County of Fairfax, Virginia

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

July 27, 2011

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

RE: Proffered Condition Amendment Application PCA 2005-PR-041-02

Dear Mr. Gill:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 2011, approving Proffered Condition Amendment Application PCA 2005-PR-041-02 in the name of Eskridge (E&A), LLC. The Board's action amends the proffers for Rezoning Application RZ 2005-PR-041, previously approved for mixed use development to permit single-family attached dwellings and associated modifications to site design with an overall Floor Area Ratio (FAR) of 1.90 in the PDC and 1.93 in the PRM. FAR for the entire rezoning property remains 1.39 including bonus density associated with ADUs and workforce housing. The subject property is located on the east side of Eskridge Road approximately 350 feet north of its intersection with Williams Drive and south side of Route 29 on 21.99 acres of land, zoned PDC and PRM [Tax Map Map 49-3 ((37)) C, D, F, G and J], in the Providence District and is subject to the proffers dated July 18, 2011.

Please note that on July 7, 2011, the Planning Commission approved Final Development Plan Amendment Application FDPA 2005-PR-041-02, subject to the development conditions dated June 22, 2011.

The Board also:

- Approved Conceptual Development Plan Amendment Application CDPA 2005-PR-041-02, subject to the development conditions dated June 22, 2011.

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

- Reaffirmed all previously approved waivers and modifications associated with Rezoning/Final Development Plan Application RZ/FDP 2005-PR-041 and PCA/FDPA 2005-PR-041 for the current applications.

- Modified the private street limitations of Section 11-302 of the Zoning Ordinance.

- Modified the loading space requirements for Multi-Family dwelling units and office space in favor of that depicted on the CDPA/FDPA.

- Modified the transitional screening and a waiver of the barrier requirements to the south, east and internal to the site in favor of the treatments depicted on the CDPA/FDPA.

- Modified the transitional screening and a waiver of the barrier requirements between uses within the site zoned PDC and PRC in favor of the treatments depicted on CDPA/FDPA.

- Waived the four foot peripheral parking lot landscaping requirement north of Parcel G, West of Parcel C and E, and along the southerly and easterly property lines.

- Approved a waiver to include underground facilities for all residential development, subject to Waiver #0561-WPFM-002-3.

- Waived the service drive along the Lee Highway frontage.

- Directed the Director of Department of Public Works and Environmental Services (DPWES), to approve a modification of the parking geometric standards to allow for 75 degree angled parking spaces within parking structures.

- Modified Paragraph 3 of Section 18-201 of the Zoning Ordinance which would require the provisions of further inter-parcel access in addition to that indicated on the CDPA/FDPA.

- Modified Paragraph 4 of Section 17-201 of the Zoning Ordinance for dedication and construction of widening for existing roads on new alignments, and proposed roads along Lee Highway as indicated in the Comprehensive Plan or as required by the Director to that shown on the CDPA/FDPA and as proferred.

- Modified the proposed trail along Lee Highway shown on the Comprehensive Plan Trails Map to that shown on CDPA/FDPA.

- Directed the Director of DPWES to approve a modification of the PFM and Paragraph 12 of Section 11-102 of the Zoning Ordinance to allow for the projection, by no more than 4 percent of the stall area, of structural columns into parking stalls in parking structures.

- Directed the Director of DPWES to waive the PFM onsite stormwater detention requirements, in favor of providing stormwater management off-site in the Merrifield Town Center vault.

- Approved a modification to allow residential as a secondary use consisting of up to 63 percent of the principal uses in the PDC District pursuant to Section 6-206 of the Zoning Ordinance.

- Modified the 200 square foot minimum privacy yard requirement for single family attached dwellins in favor of that shown on the CDPA/FDPA.

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Lynda Smyth, Providence 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 July, 2011, the following ordinance was adopted.

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA-2005-PR-041-02

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 2005-PR-041 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

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

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PCA 2005-PR-041-2

Eskridge (E&A) LLC
Merrifield Town Center

PROFFER STATEMENT

July 18, 2011

PCA 2005-PR-041-2
Eskridge (E&A) LLC
PROFFER STATEMENT

Table of Contents

Page Number

I. GENERAL 4
1. Substantial Conformance 4
2. Minor Modifications 4
3. Final Development Plan Amendments 5
4. Density Credit 5
5. Escalation 5
6. Demonstration of Square Footage Compliance 5
II. LAND USE 6
1. Zoning Districts 6
2. Permitted Uses 6
3. Overall Maximum Floor Area Ratios and Gross Floor Areas 10
4. Parcel Allocation Chart 10
5. Non-Residential Gross Floor Area 10
6. Residential Gross Floor Area 11
7. Minimum Number of Dwelling Units 11
8. Allocation of Land Uses 11
9. Build-out in Phases 12
10. Location of Residential Uses 12
11. Location of Hotel and Related Uses 12
12. Building Heights 12
13. Parcel A Ground Floor Height 13
III. COMMUNITY SPACE 13
1. Community Meeting Space 13
2. Satellite Police Office 14
IV. AFFORDABLE HOUSING. 15
1. Affordable Dwelling Units ("ADUs") 15
2. Workforce Housing Units 15
V. PARKING 20
1. Parking Deck Heights 20
2. Parking Tabulations 20
3. Shared Parking Agreement 21
4. Temporary Parking 20
5. Parallel Parking Spaces Along Internal Streets 22
6. Theatre Accessory Uses Parking Calculation 22
VI. TRANSPORTATION – GENERAL 22
1. Right-of-Way Dedication 22
2. Definition of "Construct" 22
3. Condemnation 22
4. Private Streets 23

5. Strawberry Lane 23
6. Public Streets 23
7. Vacation/Abandonment 24
8. Interparcel Access 24
9. Future Retaining Walls 24
10. Temporary Access 24
11. Yates Way Access 25
VII. TRANSPORTATION – ROAD IMPROVEMENTS 25
1. Eskridge Road 25
2. Extension of Eskridge Road to Williams Drive 25
3. Lee Highway (Route 29 Property Frontage) 26
4. Lee Highway (Route 29) Offsite 27
5. Strawberry Lane 27
6. Loading Restrictions on Strawberry Lane 27
7. Festival Street and Festival Street Extended 28
8. North Street 28
9. Yates Way Extended 28
10. Service Alleys 29
11. Traffic Signals. 29
12. Dual Left Turn Lanes on Lee Highway at Eskridge Road 30
13. Sight Distance Profiles 30
14. Unreasonable Delay 30
VIII. PEDESTRIAN AND BICYCLE CIRCULATION SYSTEM 30
1. Internal Circulation Plan 30
2. Route 29 Trail 31
3. Crosswalk at Future Eskridge Road/ Route 29 Intersection 31
4. Pedestrian Connection to Luther Jackson Middle School 31
5. Areawide Pedestrian Enhancements 31
6. Bicycle Storage. 31
IX. TRANSPORTATION DEMAND MANAGEMENT PROGRAM 32
1. Transportation Demand Management 32
2. Definitions. 32
3. Trip Reduction Goals 35
4. Components of the TDM Plan 37
X. TRANSPORTATION DEMAND MANAGEMENT PROGRAM SPECIFIC TO THE RETAIL/HOTEL USES. 52
1. Transportation Demand Management for Retail/Hotel Uses 52
2. Goals of the Retail/Hotel TDM Program 53
3. Components of the Retail/Hotel TDM Program 53
4. Retail/Hotel TDM Incentive Fund 54
5. Retail/Hotel TDM Program Participation Outreach 54
XI. ENVIRONMENTAL 55
1. Stormwater Management Master Plan 55
2. Lighting 58
3. Potential Hotel Noise Attenuation 59
XII. LANDSCAPING AND OPEN SPACE 60

1. Minimum Open Space 60
2. Landscape Design 60
3. Tree Size 60
4. Non-Invasive Plant Materials 61
5. Public Access Easements 61

XIII. UTILITIES 62
1. Underground Utilities 62
2. Sewer Coordination 62

XIV. RECREATIONAL FACILITIES 62
1. On-Site Amenities and Facilities for Residents 62
2. On-Site Parks 63

XV. SCHOOLS CONTRIBUTION 64
1. Public Schools Contribution 64
2. Escalation in Schools Contribution 65
3. Luther Jackson Middle School Improvements 65

XVI. OTHER COMMUNITY CONTRIBUTIONS 67
1. Providence District Contributions 67

XVII. URBAN DESIGN 67
1. Architectural Treatments 67
2. Streetscapes 68
3. Street Sections 68
4. Building Elevations 68
5. Building Materials 68
6. Parking Garage Façade Treatments 68
7. Design Guidelines 69
8. Security 69
9. Green Building Principles 69

XVIII. SIGNAGE 72
1. Site Signage 72
2. Ticker "Sign" 73
3. Temporary Signs 73

XIX. OWNERS' ASSOCIATIONS 73
1. Umbrella Owners' Association 73
2. Homeowner and Condominium Owners' Associations 73
3. Membership in UOA 73
4. HOA/COA Maintenance Obligations 74
5. UOA Maintenance Obligations 74

XX. OTHER 74
1. Unreasonable Delay 74
2. Administrative Review 74
3. Successors and Assigns 75
4. Counterparts 75
5. Board of Supervisors Signature 75

PCA 2005-PR-041-2
Eskridge (E&A) LLC
PROFFER STATEMENT
October 15, 2007
February 1, 2011
April 15, 2011
May 13, 2011
June 2, 2011
June 10, 2011
June 16, 2011
July 7, 2011
July 18, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to the Fairfax County Board of Supervisors' (the "Board") approval of this application PCA 2005-PR-041-2, Eskridge (E&A) LLC (the "Applicant") as owner, for itself and for its successors and assigns, hereby proffers that development of this partial PCA on approximately 21.9 acres inclusive of Tax Map parcels 49-3 ((37)) Parcels C, D, F, G and J (the "Property") shall be in accordance with the following proffered conditions (the "Proffers"), which, if approved, shall supersede any and all existing proffered conditions as to the area of this Amendment. In the event this partial PCA application is denied, these proffers shall immediately be null and void and the previous proffers shall remain in full force and effect.

I. GENERAL

1. **Substantial Conformance**. Subject to the Proffers and the provisions of Sections 6-200 and 6-400 and Article 16 of the Zoning Ordinance, the Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment/Final Development Plan Amendment ("CDPA/FDPA") dated January 10, 2011, as revised through June 17, 2011, consisting of Sheets 1 through 48, and prepared by VIKA, LLC., Lessard Group and SK&I Architectural Design Group, as further modified by these proffered conditions.
2. **Minor Modifications**. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDPA/FDPA described above encompassing the application Property may be permitted due to final architectural and engineering design, as determined by the Zoning Administrator. Building footprints may be decreased, and the number of units and square footage within each building may be

adjusted, as long as the minimum open space tabulations provided in the CDPA/FDPA are not reduced; the minimum building setbacks from the property lines as shown on the CDPA/FDPA are maintained; the number of residential units and the building heights comply with those indicated in the CDPA/FDPA and in these Proffers; and the development otherwise is in substantial conformance with the CDPA/FDPA and these Proffers. The Applicant further retains the option to file partial Conceptual Development Plan Amendments (CDPAs) and/or partial Proffered Condition Amendments (PCAs) in the future pursuant to Paragraph 6 of Section 18-204.

3. **Final Development Plan Amendments**. Notwithstanding that CDP 2005-PR-041 appears on the same development plan with FDP 2005-PR-041-2, it shall be understood that (i) said CDP plan shall consist of the entire plan relative solely to ultimate points of access at their periphery of the Property; the general location of the proposed building footprints, uses, and parking at or above grade; minimum and maximum building heights, on-site vehicular circulation, the amount and location of common open space areas; and (ii) the Applicant has the option to request Final Development Plan Amendment ("FDPA") approvals from the Planning Commission in accordance with Section 16-402 of the Zoning Ordinance with respect to the remaining elements.

4. **Density Credit**. All intensity/ density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers (including, without limitation, the dedications referenced below) shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the Property.

5. **Escalation**. The amounts of each cash contribution set forth in these Proffers shall adjust on a yearly basis (but not to exceed 3% increase for any given calendar year) from the base year of 2008, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").

6. **Demonstration of Square Footage Compliance**. At the time of filing of each development site plan, the Applicant shall submit to the Department of Public Works and Environmental Services ("DPWES") a running square footage tabulation which clearly presents proposed and approved square footage and dwelling units as follows: (i) total overall site development and development within the respective PRM and PDC Zoning

Districts cumulatively; (ii) total non-residential use versus residential use, overall and within the respective PRM and PDC Zoning Districts cumulatively; (iii) total by land use category and (iv) cumulative total proposed in the respective site plans for each development Parcel A through J, broken down by uses. Said tabulations shall demonstrate compliance with the square footage limitations set forth in the tabulations and charts listed on the CDPA/FDPA. All references in the Proffers to "Parcels A, B, C, D, E, F, G, H, and/or I" are to the development parcels as identified in the CDPA/FDPA, and not as identified on the Fairfax County tax maps.

II. LAND USE

1. **Zoning Districts**. As delineated on the CDPA/FDPA, the approximately 31.37-acre land area that was rezoned by the Board on October 15, 2007, RZ 2005-PR-041 (the "Application Property") is zoned as follows:

   A. Approximately 24.14 acres to the PDC District and comprised of development parcels A, B, D, F, H and I.

   B. Approximately 7.23 acres to the PRM District and comprised of development parcels C, E, G and J.

2. **Permitted Uses**. The following uses shall be allowed on the respective portions of the Property, consistent with the CDPA/FDPA and the Parcel Allocation Chart referenced in Proffer II(4), below and set out in the CDPA/FDPA. Any use not set forth below and allowed in the respective District may be permitted with approval of a final development plan amendment, special exception or special permit, as applicable.

   A. PDC District "Principal Uses" Permitted.

   - Business service and supply service establishments
   - Eating establishments
   - Establishments for scientific research, development and training
   - Financial institutions (without drive-through)
   - Garment cleaning establishments (without on-site processing)
   - Hotels
   - Offices, including medical offices/urgent medical care with no overnight stay
   - Personal service establishments
   - Public uses
   - Repair service establishments
   - Retail sales establishments
   - Theatres

B. PDC "Secondary Uses" Permitted.

- Accessory uses, accessory service uses and home occupations as permitted by Article 10
- Bank teller machines, unmanned
- Commercial and industrial uses of special impact (Category 5), limited to:
  -Amusement arcades
  -Fast food restaurants (without drive-through windows)
  -Quick-service food stores
  -Retail sales establishments - large (not to exceed two)
  -Vehicle rental establishments, limited by the provisions of Sect. 9-518
- Commercial recreation uses (Group 5), limited to:
  -Bowling alleys
  -Billiard and pool halls
  -Health clubs
  -Miniature golf courses (limited to elements which are not visually intrusive and which complement, and do not detract from, the high quality design of the Town Center)
  -Ice skating facilities
  -Any other similar commercial recreation use
- Community uses (Group 4), excluding marinas, docks and boating facilities
- Multi-Family Dwellings
- Institutional uses (Group 3), limited to home child care facilities
- Light public utility uses (Category 1) limited to electric substations and distribution centers including transformer stations, roof-top antennae and other facilities associated with a local radio, television, and/or cable access channel, and mobile and land-based telecommunication facilities (See Proffer II.12.C below)
- New vehicle storage (maximum 50 vehicles) (pre-buildout, and only to the extent the number of spaces exceed Zoning Ordinance requirements for uses with occupancy permits)
- Quasi-public uses (Category 3), limited to:
  -Child care centers and nursery schools
  -Colleges, universities (without dormitories)
  -Cultural centers, museums and similar facilities
  -Independent living facilities
  -Private clubs
  -Private schools of special education
- Veterinary hospitals (kennels and boarding allowed, but no exterior runs)

- Single Family Attached

C. PRM "Principal Uses" Permitted.

- Dwellings, multiple family.
- Public uses.

D. PRM "Secondary Uses" Permitted.

- Accessory uses and home occupations as permitted by Article 10

- Bank teller machines, unmanned
- Business service and supply service establishments
- Commercial and industrial uses of special impact (Category 5), limited to:
  -Fast food restaurants (without drive-throughs)
  -Quick-service food stores
  -Vehicle rental establishments, limited by the provisions of Sect. 9-518
- Commercial recreation uses (Group 5), limited to:
  -Bowling alleys
  -Billiard and pool halls
  -Health clubs
  -Ice Skating facilities
  -Any other similar commercial recreation use
- Eating establishments
- Financial institutions (without drive-throughs)
- Garment cleaning establishments (no on-site processing).
- Institutional uses (Group 3), limited to:
  -Home child care facilities
- Light public utility uses (Category 1) limited to electric substations and distribution centers including transformer stations, roof-top antennae and other facilities associated with a local radio, television, and/or cable access channel, and mobile and land-based telecommunication facilities. See Proffer II.12.C below.
- Offices, including medical offices/urgent medical care with no overnight stay
- Personal service establishments
- Quasi-public uses (Category 3), limited to:
  -Child care centers and nursery schools
  -Colleges, universities (without dormitories)
  -Cultural centers, museums and similar facilities
  -Independent living facilities
  -Private clubs
  -Private schools of special education
- Repair service establishments
- Retail sales establishments
- Vehicle transportation service establishments

- Single Family Attached

E. PDC and PRM "Temporary Uses" Permitted

- Festivals, fairs or similar activities, as defined in Paragraph F below
- Farmers' Markets, as defined in Paragraph G below
- Promotional activities of retail merchants
- Apartment sales and rental offices

F. Festivals, Fairs or Similar Activities. The Applicant shall be permitted to provide on the subject Property festivals, fairs or similar activities including, without

limitation, farmers' markets, without the need for issuance or approval of a "Temporary Special Permit" in accordance with the following provisions:

i. Maximum of 64 events per year;

ii. May be provided with or without admission or other fees;

iii. Sponsored by the Applicant, or its designee, a civic organization, public entity including the Fairfax County Park Authority ("FCPA"), local chamber of commerce, charitable organization, service club, non-profit, or similar entity;

iv. Complies with all Health Department regulations;

v. The Applicant reserves the right to periodically close the following portions of the internal private road network: Festival Street between Strawberry Lane and the Festival Street intersection with Festival Street Extended. Other portions of the internal private street network may also be closed on an infrequent basis.

vi. Notwithstanding the "Shopping Center Parking Exhibit" on Sheet 3 of the CDPA/FDPA, the Applicant, upon temporary closure of portions of the internal road network, reserves the right to temporarily provide no more than 61 parking spaces (a number which will fluctuate downward depending upon the portion temporarily closed and the number of street level parking spaces affected) in one "parking zone" for uses in one or more other "parking zones." Such provision of temporary parking shall permit the Applicant to count all on-street spaces on private roads within the development toward the parking required by the Ordinance.

G. Unmanned Freestanding Automated Teller Machines. The Applicant shall be permitted to install up to five free-standing, unmanned bank teller (aka "ATM") machines on the Property; the footprint of each such ATM shall not exceed sixteen (16) square feet. Said ATMs shall not be counted toward the maximum amount of retail or non-residential GFA permitted on the Property referenced below. Said ATMs shall be located in kiosks in a manner that does not interfere with pedestrian movements or safety. This limitation shall not preclude additional ATMs within buildings or on building facades.

H. Retail Kiosks/Moveable Carts. The Applicant shall be permitted to operate movable carts, which shall be defined as temporary, transportable kiosks that

serve a retail purpose, but shall not be counted toward that maximum amount of retail or non-residential GFA permitted on the Property referenced below. Each kiosk/cart shall be no more than 120 square feet; however, one newsstand kiosk shall be permitted to be up to 900 square feet maximum size, which kiosk, if not portable, shall be counted against the maximum amount of retail or non-residential GFA permitted on the Property. Said carts shall be located within park and plaza areas, as well as adjacent to non-residential uses, as determined by the Applicant, provided that, cumulatively, said carts do not negatively impact streetscape views, do not interfere with pedestrian movements or safety and conform with the standards set forth in the "Design Guidelines," as described below.

3. **Overall Maximum Floor Area Ratios and Gross Floor Areas**. Development on the Property as a whole shall not exceed 1,893,112 square feet of GFA of principal and secondary uses, at an overall 1.39 floor area ratio ("FAR"), including (i) "Affordable Dwelling Units" ("ADUs") and ADU-related density, and (ii) Workforce Housing-related density, as presented in the tabulations on Sheet 2 of the CDPA/FDPA, but excluding Cellar Space as defined in the Zoning Ordinance ("Cellar Space"). A maximum of 1,442,712 square feet of GFA, exclusive of Cellar Space, shall be permitted within the PDC zone, and a maximum of 610,000 square feet of GFA, exclusive of Cellar Space, shall be permitted within the PRM zone. Cellar Space shall be limited to 175,000 SF for all permitted uses, except dwelling units. Cellar Space dwelling units shall be limited separately to 25,000 SF. Nothing herein shall be construed to limit the Applicant's ability to utilize Cellar Space for storage or other uses not occupied by humans.

4. **Parcel Allocation Chart**. Land uses and building heights shall be allocated in accordance with the "Parcel Allocation Chart" which appears on Sheets 6 and 7 (and subsequent sheets) of the CDPA/FDPA. The Applicant, in its sole discretion, shall determine the final allocation for each Development Parcel in accordance with the limitations set forth in those charts

5. **Non-Residential Gross Floor Area**. To provide the "synergy" of uses envisioned for the Town Center, the total non-residential uses within both the PDC and PRM Zoning Districts combined shall consist of a minimum of 460,000 square feet of GFA and a maximum total of 1,196,144 square feet of GFA (excluding Cellar Space), which shall be

allocated in accordance with the Site Tabulations on Sheet 2 and the "Parcel Allocation Chart" on Sheets 6 and 7 (and subsequent sheets) of the CDPA/FDPA generally as follows: 0 to 171,000 square feet of GFA in office and related uses; 10,000 to 120,000 square feet of GFA in theatre and related uses; 0 to 364,000 square feet of GFA in hotel and related uses; and 370,000 to 675,000 square feet of GFA (exclusive of any eating establishment/fast food or related uses provided in conjunction with the theatre, office, and/or hotel uses) in uses such as retail uses, accessory service uses, retail sales establishments, child care centers, eating establishments, financial institutions, health clubs, and other principal and secondary PDC and PRM uses that are neither residential, office/research, theatre and related uses, or hotel and related uses. For purposes of this proffer, the designation of a building as office or other employment use shall be construed to permit inclusion of fast food (e.g. delicatessen) financial institution, and other such accessory and personal service uses (as may otherwise be permitted in these proffers) on the ground and/or first floor level of such building. At ultimate build-out of the development, no more than fifty-five (55) percent of the overall project density shall consist of theatre, retail, eating establishments, service and related non-residential uses; (office and hotel uses and uses accessory to residential within residential buildings shall not be included within this fifty-five (55) percent cap). In no event shall the combined total maximum residential and non-residential GFA for the Property exceed 1,893,112 square feet of GFA.

6. **Residential Gross Floor Area**. The total residential uses within both the PDC and PRM Zoning Districts combined shall be a minimum of 550,000 square feet of GFA to a maximum of 1,205,112 square feet of GFA, including ADUs and ADU bonus density, and Workforce Housing Units and Workforce Housing bonus density, which shall be provided pursuant to Proffer IV.1 and IV.2 below. Said residential uses shall be allocated in accordance with these proffers and with the "Parcel Allocation Chart" listed on Sheets 6 and 7 (and subsequent sheets) of the CDPA/FDPA. In no event shall the combined total maximum residential and non-residential GFA for the Property exceed 1,893,112 square feet of GFA.

7. **Minimum Number of Dwelling Units**. A minimum of 500 residential units shall be constructed on the Property. Such total shall include all required "ADUs" and all "bonus" dwelling units attributable to the provision of ADUs, which shall be provided pursuant to Proffer IV.1 below, and all Workforce Housing and Workforce Housing "bonus" Units

provided pursuant to Proffer IV.2 below. Market-rate residential units constructed as part of the Proposed Development shall have an average gross unit size of approximately 1,100 square feet of gross floor area per dwelling unit (+/- 5%); provided, however, that nothing shall preclude the Applicant from constructing individual units of lesser or greater size than the average set forth herein.

8. **Allocation of Land Uses**. The allocation of dwelling units and residential and commercial gross floor area among the building parcels on the Property is represented on the CDPA/FDPA. The Applicant may reallocate dwelling units and/or gross floor area among the buildings depicted on the CDPA/FDPA without requiring a PCA or FDPA so long as (1) the total maximum FAR and residential square footage proffered above is not exceeded; (2) the Parcel Allocation Charts shown on Sheets 6 and 7 and subsequent sheets of the CDPA/FDPA is adhered to; (3) the minimum and maximum building heights shown on the CDPA/FDPA are adhered to; (4) the footprint and configuration of individual buildings do not exceed that shown on the CDPA/FDPA except to the extent such change is deemed a minor modification, as determined by the Zoning Administrator; and (5) the maximum FAR limitations within the PRM and PDC Zoning Districts shown on the CDPA/FDPA, respectively, and for the Property overall as set forth in Proffer II.3 above, are not exceeded, as proffered here and as determined by the Zoning Administrator.

9. **Build-out in Phases.** Build-out of the Property may proceed in phases. The FAR constructed within a respective site plan-approved portion of the project may exceed the maximum density limitation set forth in Proffer II.3, so long as such maximum density limitation is not exceeded over the entirety of the Property at any time, as shall be demonstrated pursuant to Proffer I.6, and is consistent with the Parcel Allocation Chart and the CDPA/FDPA.

10. **Location of Residential Uses**. As depicted on the CDPA/FDPA, residential use shall be located on the upper floors (i.e. above the ground floor) of buildings on Parcels "C" and "E," and on the ground (which, because of topography and "front door" access design, may be deemed "Cellar Space") and/or upper floors of "G;" however, this shall not be construed to prohibit retail and related uses on the second floor, in addition to the ground floor, of such buildings or uses ancillary to residential on the ground floor of such buildings. Residential use may also be provided, as determined by the Applicant in its sole discretion, on Parcel "F" in accordance with the CDPA/FDPA. Residential use will

be provided on Parcels H, I and J in accordance with the CDPA/FDPA. Parcel H will also be allowed, at the sole discretion of the Applicant, to provide retail and ancillary residential uses.

11. **Location of Hotel and Related Uses**. Up to 364,000 square feet of GFA of hotel and related uses may be located on Parcels A, B, F, and/or G, or on none of them, as determined by the Applicant in its sole discretion.

12. **Building Heights**. Heights of buildings shall be permitted up to the maximums listed for each building "Parcel" on the CDPA/FDPA and Parcel Allocation Chart. In its sole discretion, the Applicant may construct a maximum of three buildings that are up to 115 feet in height, within Parcels "A," "B," and/or "F," as set forth on the "Parcel Allocation Chart" listed on Sheets 6 and 7 (and subsequent sheets) of the CDPA/FDPA. Building height shall be measured as defined by the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as specifically set forth in the Zoning Ordinance such as, without limitation, penthouses and other roof structures used for common amenity space for residents of those multifamily buildings (rooftop pool facilities, exercise rooms, meeting/party rooms and such comparable uses).

    A. Mechanical penthouses shall be permitted to exceed said maximum heights listed on the CDPA/FDPA, provided that they meet the following standards as determined by DPWES:

        i. They comprise less than twenty-five (25) percent of the roof of the building.

        ii. They do not exceed twenty (20) feet in height.

        iii. They are architecturally integrated with materials and colors consistent with the building upon which they are situated.

    B. Notwithstanding the foregoing, however, nothing shall preclude the Applicant, in the Applicant's sole discretion, from constructing buildings to a lesser building height than the maximums depicted on the development plan and listed on the CDPA/FDPA "Parcel Allocation Chart," provided minimum heights are no less than the minimums shown on the CDPA/FDPA and Parcel Allocation Chart, and the configuration of the building envelope remains in substantial conformance with those shown on the CDPA/FDPA.

    C. Telecommunications equipment may be placed on the proposed building(s) rooftop(s); however, any such facilities must (a) comply with the Zoning

Ordinance and (b) be screened, designed and/or set back sufficiently from the perimeter of the roof and penthouse to minimize view from the street below. Screening measures may be used such as, but not limited to, (i) including the facilities as part of the architecture of the building(s), (ii) employing telecommunication screening material, and/or (iii) flush-mounted antennas utilizing colors consistent with the building treatment in the area where the antennas are to be installed.

13. **Parcel A Ground Floor Height**. In the event an office building is constructed at the corner of Lee Highway and Eskridge Road, as depicted for Parcel A Option 1 on Sheets 5 and 7 of the CDPA/FDPA, the Applicant shall provide a minimum clear height of 11 feet on the first floor to enable potential future use as ground-floor retail.

III. COMMUNITY SPACE

1. **Community Meeting Space**. Within one of the buildings located within Parcels G or H, a 1,000 square feet of GFA shall be provided to Fairfax County at no cost to the County to serve community needs, as coordinated with the County by the Owner of the Parcel it will be finally located in, in accordance with the following conditions:

   A. Said "Community Space" shall be limited to uses and events such as exhibit and/or activity space, or other uses and events as may be agreed to by the owner of the building on Parcel G or H where the 1,000 s.f. space is located.

   B. Within sixty (60) days following the receipt, of a building permit for said building that the 1,000 s,f. space is located in, or such later time as Owner of the said building, in its sole discretion, may choose prior to issuance of a Non-RUP for the building it is located in on G or H , the Owner shall request in writing that a Lease/License shall be prepared by the County Attorney and submitted to the Owner for review and approval. Said Lease/License shall include commercially reasonable terms substantially similar to other leases/licenses executed by the Board of Supervisors for leased space elsewhere in Fairfax County, except that there shall be no rent required of the County. Said Lease/License shall also provide that the Owner shall be permitted, in coordination with the County, to utilize said space on an agreed to basis for uses in conjunction with the building it is located in, and that the owner shall provide utilities, cleaning services and general maintenance for this space at no cost to the County.

C. In the event that Fairfax County fails to submit said Lease/License within 60 days of the request referenced above, fails to execute said Lease/License within 30 days after its language has been agreed upon by the County and the Owner of the building on G or H that the 1,000 square foot space is located, fails to occupy said "Community Space" within six months after execution of the said Lease/License and a Non-RUP has been issued for said space, or fails to utilize said space for six consecutive months once it has been "finished" and utilized by the County, then the Applicant's obligations under this Proffer shall automatically and completely expire, and the Applicant thereafter shall be permitted to market and lease said space as an accepted use within the building it is located in, in accordance with the square footage allocation listed on the CDPA/FDPA and the uses set forth in these Proffers.

D. All time-frames listed above may be subject to extension by mutual agreement of the parties.

2. **Satellite Police Office**. Provision shall be made in Applicant's security offices for desk and phone facilities dedicated for use by the Fairfax County Police, password secure internet access, as well as access to necessary support facilities, such as copiers and facsimile machines and private interview space, all at no cost to the County.

IV. AFFORDABLE HOUSING.

1. **Affordable Dwelling Units ("ADUs")**. The Applicant shall provide as Affordable Dwelling Units (ADUs), to be located in any residential building on the Property, the equivalent of twelve and one half (12.5) percent of all single family attached ("SFA") dwelling units built on the Property, as set forth in Part 8 of Article 2 of the Zoning Ordinance (the "ADU Ordinance"). Additionally, the Applicant shall provide a total of 4.27 percent of all multiple family residential units, excluding any SFA ADU's built as multiple family units, built on the Property, regardless of building construction type, as ADUs. The actual number of ADUs to be provided, attributable to multiple family residential units only, shall be determined at the time of site plan approval by applying 4.27 percent to the total number of multi-family residential units actually shown on the respective site plans, excluding any SFA ADU's or ADU's generated from other buildings but located within the subject building. The ADUs may be provided as for-sale or rental units, consistent with the market rate units in the same building, and shall be

administered in accordance with the requirements of the ADU Ordinance. Ten (10) (or more, in the Applicant's sole discretion) of the ADU units required under this Proffer shall be designed and constructed as fully handicapped-accessible units. RUPs shall not be issued for more than seventy-five percent (75%) of the total dwelling units approved on the Property until all of the RUPs have been issued for at least 75% of the ADUs required pursuant to this Proffer.

2. **Workforce Dwelling Units**. In addition to the ADUs required pursuant to this Proffer IV(1) above, the Applicant also shall provide 7.73 percent of all non-ADU, non--bonus density market rate multiple family dwelling units built on the Property as Workforce Dwelling Units ("WDUs"). The actual number of WDUs to be provided, attributable to multiple family residential units only, shall be determined at the time of site plan approval by applying 7.73 percent to the number of multi-family residential units (excluding all ADU's, ADU bonus density, and WDU bonus density) actually shown on the respective site plans. The WDUs shall be provided such that they are affordable to households with a maximum annual income of one hundred twenty (120) percent of the Area Median Income for the Washington Metropolitan Statistical Area ("AMI"). One-third of said units shall be affordable to future residents who have a household income of up to 80%, up to 100%, and up to 120%, respectively, of the AMI, regardless of building construction type. ADUs and/or Workforce Units (as defined in this Proffer) provided in any single Residential Building of the Proposed Development may be greater or less than twelve percent (12%) of the total residential units in such phase/building; provided, however, that the total number of ADUs provided upon completion of the Proposed Development shall satisfy, respectively, the above-defined twelve and one-half percent (12 ½%) of the total number of SFA units, and 4.27% of the total number of multiple family units (excluding any SFA ADUs provided as multiple family units), and the total number of WDUs provided upon completion of the Proposed Development shall be 7.73% of all non-ADU, non--bonus density multiple family dwelling units.

A. Definitions. The following terms used in these Proffered Conditions shall be defined as follows, unless specifically modified:

i. Market-Rate Units. Dwelling units approved on the Property that are not subject to either the price/rental restrictions of Proffers IV(1) or IV(2);

ii. Workforce Dwelling Units ("WDUs"). Dwelling units on the Property subject to the price/rental restrictions of this Proffer IV(2), but not subject

to those of Proffer IV(1) or the ADU Ordinance except to the extent specified in Proffer IV(2)(G), below; and

iii. Bonus Density. Applicant may provide bonus market rate dwelling units at a ratio (a) of one (1) bonus market rate dwelling unit per one (1) WDU provided; and (b) of seventeen percent (17%) ADU bonus density of the total multiple family dwelling units built on the Property (not including any SFA-attributable ADU's or SFA bonus units built as multiple family residential units).

B. Workforce Dwelling Units. Each WDU provided shall be made available by the Applicant on either a for-sale basis or rental basis to future residents who have a household income of up to 80%, up to 100%, or up to 120% of AMI, respectively, in accordance with Proffer IV(2) above. The Applicant shall direct its marketing of the WDUs with particular emphasis on bicyclists, one or no-car individuals/families, and employees of nearby employers (such as the INOVA Fairfax Hospital nurses, Exxon/Mobil, nearby police and fire units, Luther Jackson Middle School teachers); provided, however, that such marketing shall be conducted on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations.

C. Unit Size. WDUs shall have a minimum size of 450 net leasable square feet and a maximum size of 850 net leasable square feet and may be provided as efficiency and/or studio units and/or one (1) or (2) bedroom units, as determined by the Applicant in its sole discretion. The bedroom count for the 4.27% of multiple family ADUs generated per proffer IV(1) above shall be proportionate to the bedroom mix of the market rate units in the residential building in which they are located; in the event that ADUs in excess of 4.27% are provided in a given building, such excess ADUs shall be proportionate to the bedroom mix of the market rate units in the residential building in which they are located. The size of the multiple family ADUs shall be consistent with the size requirements included in the ADU Ordinance and published Specifications for Prototype ADUs.

D. Designation on Approved Site Plan. The approved site plans, record plats and building plans for the Residential Buildings shall designate the number of ADUs, WDUs, Market-Rate Units, and bonus Market Rate Units to be provided in each

respective building. The Applicant shall determine the interior amenities, including the number of bedrooms, for each WDU provided. Interior amenities shall not be less than that provided for the ADUs referenced in Proffer Paragraph IV(1) above. If the development of the Residential Buildings is phased or developed in sections, then the approved site plan(s) for each Residential Building shall also contain tabulations of the total number of ADUs by bedroom count, WDUs by bedroom count, and the number of Market-Rate Units by bedroom count on the Property. Whenever the calculation of the required ADU's and WDUs results in a fractional unit less than 0.5, then the number shall be rounded down to the next whole number, and any fractional unit of 0.5 or greater shall be rounded up to the next whole number.

E. Location Change. If there is to be any change in the location of WDUs after the original approval of a site plan, the Applicant shall be responsible for amending the approved plans and plats to reflect the designation of the alternate WDU location(s) prior to the issuance of a Residential Use Permit for the new WDUs. However, in the case of a multiple family rental building that is under single ownership, the WDUs need not be specifically identified. In such rental buildings, the site plans, record plats and building plans shall identify the building as a rental project and shall note the total number of WDUs and the number of market rate units provided. For all for-sale buildings, the floor area of each WDU shall be noted on the approved site plan, record plat and building plan.

F. Timing for Provision of the Work-Force Units. RUPs shall not be issued for more than ninety percent (90%) of the total dwellings units approved on the Property until all of the RUPs have been issued for all of the WDUs required pursuant to this Proffer.

G. Provisions of the ADU Ordinance. The WDUs shall be administered in a fashion similar to ADUs pursuant to the below-specified provisions of the ADU Ordinance in effect at the time of the execution of these Proffers. The following specific provisions of the Zoning Ordinance shall apply to administration of the WDUs: Sections 2-805, 2-807, 2-810, 2-811, 2-812 (with a control period of 50 years for rental units and recording covenants committing to the above-mentioned control periods), 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except

where such provisions directly conflict with these Proffers. Occupants of WDUs purchased or leased by the Board and/or HCD shall qualify for the household income tiers set forth above. There shall be no requirement that the WDUs provided shall be of proportional bedroom count to the market rate units within this development. When the provisions of Proffer IV(2)(1) and/or IV(2) conflict with any provision of the Zoning Ordinance or of the Board's WDU Administration Policy Guidelines, these Proffers shall control.

H. Alternative Administration. Notwithstanding the foregoing subparagraph G, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement, and subparagraph G above shall become null and void. Such an agreement and any modifications thereto, shall be recorded in the land records of Fairfax County. In addition, if, prior to site plan approval, the Fairfax County Zoning Ordinance is amended to provide specific requirements regarding WDUs, the Applicant reserves the right, in its sole discretion, to opt into the new Zoning Ordinance provisions regarding WDUs, and the administrative requirements of this Proffer IV(2)(G) and (H) shall be null and void. In any event, if this proffer conflicts with the administrative sections of the WDU provisions of the Zoning Ordinance, if any, this proffer shall control.

I. WDUs – Rental Rates. The maximum monthly rental, initially and for each year thereafter, at which each WDU may be offered shall be the rental rate for the Washington Standard Metropolitan Statistical Area published by the United States Department of Housing and Urban Development for the respective percentage of AMI designated for such unit. The initial AMI to determine such initial maximum monthly rent shall be determined from the date of the issuance of the first RUP for each respective WDU. The AMI and the maximum monthly rent, as calculated above, may be adjusted once a year, as published by HUD. A copy of such annual calculation shall be provided to the Fairfax County Department of

Housing and Community Development ("HCD"), or such other agency as may be designated by the County to oversee implementation of a Workforce Housing Program.

J. Control Period. The price for subsequent re-rental WDUs shall be controlled for a period of fifty (50) years from the date of issuance of the first Residential Use Permit for each respective WDU. For for-sale WDUs, the price for the subsequent resales shall be controlled for a period of thirty (30) years after the initial sale. However, upon any resale, conveyance, and/or transfer to a new owner of such WDU within the initial thirty (30) year period of control, the prices for each subsequent resale and/or transfer to a new owner shall be controlled for a new thirty (30) year period commencing on the date of such resale, conveyance, and/or transfer of the WDU. For any WDU that is owned for an entire thirty (30) year control period by the same individual(s), the price control term shall expire and the first sale of the WDU after such expiration shall be in accordance with Sect. 2-812(5) of the Fairfax County Zoning Ordinance.

K. Compliance with Federal, State, and Other Local Laws/Severability. If it is found by a court of competent jurisdiction, that any portion of this Proffer related to providing WDUs violates any Federal, State or other local law, then the offending portion of this Proffer shall be deemed null and void and no longer in effect.

L. Condominium Conversion. If a residential building was initially operated as a rental project, then subsequently is converted to a condominium project, any existing WDUs shall be maintained as WDUs and shall be administered as WDU Sale Units as set forth herein. The restrictions on any such WDU Sale Units shall be disclosed in the condominium declaration creating the condominium. Should the Applicant choose to relocate any such WDU to another rental building, the Applicant shall be responsible for amending the respective approved site plans to reflect the designation of the alternate WDU prior to the issuance of a Residential Use Permit for the respective new WDU.

M. None of the ADUs or WDUs referenced above shall be required to be located within high-rise or single family attached residential buildings. As determined by the Applicant, the ADUs and WDUs for the entire 31-acre development may be located entirely within either the PDC or the PRM zone.

N. WDUs that are included on approved site plans shall be deemed features shown for purposes of Section 15.2-2232 of Va. Code Ann. and, as such, shall not require further approvals pursuant thereto in the event the Board of Supervisors and/or the Fairfax County Redevelopment and Housing Authority shall acquire or lease such units.

V. PARKING

1. **Parking Deck Heights**. Above-grade, structured parking decks each shall have a maximum height of 75 feet above average grade, with the exception of the Parcel A Parking Deck and the East Parking Deck (Parcel H Deck) (which may each have a maximum height of 85 feet above average grade). Building F may include at or above grade structured parking, but in no event shall such above grade parking exceed a maximum height of 75 feet above average grade. Said "maximum heights" shall be exclusive of elevator and stairwell structures at the top level. Below-grade parking may be provided with any or all buildings.

2. **Parking Tabulations**. Parking spaces shall be provided in accordance with the "Parking Tabulations" listed on Sheets 3, 8 and 9 of the CDPA/FDPA and parking provided for development parcels shown in the tabulations may be located within or outside of such development parcel. The Applicant may utilize on-street parking on the private streets within the development to meet the parking requirements, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. The specific number of parking spaces represented on the CDPA/FDPA is based on preliminary estimates of the proposed mix of uses, unit count and unit type. The final number of parking spaces shall be determined at the time of each site plan approval based upon the uses shown on the respective site plans. The Applicant may provide parking for residential units in parking structures connected to the Unit's building and other, adjacent residential buildings, so long as the minimum total parking requirement for all residential uses is met at all times. Access to residential parking will be segregated from non-residential parking. The Applicant may provide parking for non-residential uses in parking structures (including the East deck) in or connected to other buildings containing non-residential uses, so long as the minimum total parking requirement for all non-residential uses is met at all times. The Applicant may construct parking in phases and may construct parking in advance of the use for

which such parking will ultimately be provided. The Applicant may relocate above-grade parking shown on the CDPA/FDPA to a subsurface location beneath those buildings; provided, however, that the building height, outdoor rooftop amenities and general ground floor configuration (footprint) of such building(s) remain in substantial conformance with that shown on the CDPA/FDPA, the Parcel Allocation Chart and these Proffers. The Applicant may locate parking below private streets, and park areas. The Applicant reserves the right, however, to provide parking spaces in addition to the total number of parking spaces shown on the CDPA/FDPA if (i) such additional spaces result from the final design of the parking structures for the Principal and Secondary Uses so as to avoid partial garage floors; or (ii) to the extent necessary to accommodate uses established on the Property that result in a higher parking requirement than is shown on the CDPA/FDPA (e.g., eating establishments), provided that the building heights set forth in these Proffers are not exceeded.

3. **Shared Parking Agreement**. Notwithstanding the above, the Applicant may request a parking reduction or approval of a shared parking agreement pursuant to Article 11 of the Zoning Ordinance. Any modification of the required parking as approved by such parking reduction or agreement may be accommodated without requiring a PCA, CDPA or FDPA, provided that the location of the parking remains in substantial conformance with that depicted on the CDPA/FDPA.

4. **Temporary Parking** The applicant will provide temporary parking on Parcel F in conjunction with its grand opening ceremony for the project. The applicant also reserves the right to provide temporary parking on any undeveloped parcel, excluding areas designated to be parks, as the applicant deems necessary until such time each parcel is developed. The area of South Park, in a temporary condition, after the final RUP of Parcel H , will be seeded and remain a seeded lawn until such time construction of Parcel G commences. . Any temporary parking, other than construction staging, on Parcel G will have a landscaping hedge and/or decorative fence along the North Street, Penny Lane and South Park sides.

5. **Parallel Parking Spaces Along Internal Streets**. The Applicant may establish surface parking spaces to be located along either or both sides of "Festival Street," "Festival Street Extended," "North Street," "Strawberry Lane," "South Theatre Drive", "Penny Lane", and "EYA Lane (Internal Townhouse Street)" generally as shown on the

Development Plan (the "Parallel Spaces"). The Parallel Spaces may be part of, or in addition to, the total number of required parking spaces to be provided with the Proposed Development. The Applicant may restrict the use of those Parallel Spaces, that otherwise are not required to satisfy the minimum parking requirements, through appropriate signage or such other means as the Applicant determines, for use as a (i) drop-off area or (ii) temporary loading area.

6. **Theatre Accessory Uses Parking Calculation**. Retail, restaurant and similar uses shall be accessory uses to the main theatre use and, as such, shall not require additional parking above and beyond that deemed required under the Ordinance for theatre use, provided that sole customer access to said accessory uses is via the theatre lobby.

VI. TRANSPORTATION – GENERAL

1. **Right-of-Way Dedication**. All road right-of-way ("ROW") dedicated in conjunction with these proffers and/or as depicted on the CDPA/FDPA shall be conveyed to the Board of Supervisors in fee simple at the time of recordation of the final record plat for the contiguous development area, or upon written demand by Fairfax County and/or VDOT, whichever occurs first. All ROW dedication shall be subject to the "Density Credit" proffer in Proffer I.4, regarding reservation of development intensity to the residue of the Property.

2. **Definition of "Construct"**. For the purposes of these proffers, "construct" shall mean that the committed road improvement is open to public traffic use whether or not accepted into the State road system.

3. **Condemnation**. To the extent off-site right-of-way or easements are required for the Applicant to construct any of the improvements in Proffer VII, and Applicant has been unable to acquire said right-of-way or easements after documented, reasonable efforts to do so, Applicant's obligation to construct such improvements for which right-of-way is not available shall be contingent upon the Board acquiring such right-of-way and/or easements through its powers of Eminent Domain after being requested to do so by the Applicant in writing. The Applicant shall pay all costs, including reasonable attorneys' fees for outside counsel (if applicable), necessary to condemn any such right-of-way or easement. The Applicant's request shall be forwarded, in writing, to the Director of Property Management accompanied by:

A. An independent appraisal, by an MAI appraiser who is not employed by the County, of the value of the land taken and damages, if any, to the residue of the affected property;

B. A sixty (60) year title search certificate of the land to be acquired; and

C. A Letter of Credit in an amount equal to the appraised value of the property to be acquired and of all damages to the residue, if any, which can be drawn upon by Fairfax County. It is also understood that in the event the property owner is awarded more than the Letter of Credit in a condemnation suit, said excess amount of the award shall be paid to Fairfax County by the Applicant within five (5) days after said award has become final. It is further understood that all other costs incurred by Fairfax County, as defined above, in acquiring said land area shall be paid to Fairfax County by the Applicant upon demand.

4. **Private Streets**. Public access easements shall be provided on Festival Street, Festival Street Extended, Strawberry Lane, North Street, and South Theatre Drive within the limits of the Property. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Fairfax County Public Facilities Manual ("PFM") as may be approved by DPWES, except to the extent DPWES may approve a modified section (i) where parking structures are constructed under portions of private streets, or (ii) in areas where modification/elimination of curbs may occur to facilitate pedestrian circulation as depicted on Sheet 29 of the CDPA/FDPA. The above construction standard shall not apply to parking lots. The Applicant shall be responsible for the maintenance of all private streets.

5. **Strawberry Lane**. The Applicant shall be responsible for the maintenance of the dedicated portion of Strawberry Lane from Yates Way to the western edge of its intersection with Gallows Road, beginning at such time as that portion is ready to be accepted into the State system for maintenance and "Uniwest" has been released from its bond for said public improvement, which maintenance obligation shall be the subject of an executed Agreement with Fairfax County.

6. **Public Streets**. Any and all public streets shall be constructed in accordance with the PFM and/or VDOT standards, as determined by DPWES. Acceptance of public roads by VDOT into its roadway system shall be diligently pursued by the Applicant, and shall be accomplished prior to final bond release.

7. **Vacation/Abandonment**. Prior to final approval of any site plan and release of the record plat for recordation for any development section which includes development on an area of ROW to be abandoned/vacated, the Applicant shall obtain vacation and/or abandonment of the relevant portion of the Application Property, i.e., vacation and/or abandonment of the relevant portions of the areas identified as approximately 12,646 gross square feet of Hilltop Road and 2,314 gross square feet of Eskridge Road, as depicted on the CDPA/FDPA as the area to be vacated/abandoned. In the event the Board does not approve the requested vacation and/or abandonment of this portion of public roadway and failure to obtain such approval precludes development in substantial conformance with the CDPA/FDPA, the Applicant shall obtain a PCA to the extent necessary to develop that portion of the Property, which may result in a loss of density/intensity. The Applicant hereby waives any right to claim or assert (i) any vested right in any plan approved under the assumption of accomplishment of such vacation and/or abandonment, or (ii) a taking or any other cause of action that otherwise may have arisen out of a Board decision to deny in whole or in part the ROW vacation and/or abandonment request.

8. **Interparcel Access**. As shown on the CDPA/FDPA, North Street and the east-west service alley ("South Theatre Drive") located in the southeast corner of the site shall be designed and constructed to connect to adjacent parcels (Tax Map Parcels 49-4 ((1)) -13,) abutting such streets and to facilitate the ultimate construction by others of those private streets as through streets (public or private) connecting Gallows Road to Eskridge Road. The Applicant shall grant temporary grading and/or construction easements (up to twelve (12) feet from the respective property lines), as reflected on Sheets 6 and 7 of the CDPA/FDPA, to the extent needed to facilitate the construction by others of the referenced interparcel access connections.

9. **Future Retaining Walls**. As shown on the CDPA/FDPA, retaining walls may be needed by the respective property owners adjacent to the service alley behind Buildings C and E, along North Street, and along portions of South Theatre Drive. The Applicant shall grant temporary grading and/or construction easements (up to twelve (12) feet from the respective property lines), as reflected on Sheets 5, 6 and 7 of the CDPA/FDPA, if needed to facilitate the construction by others of the referenced future retaining walls.

10. **Temporary Access**. Temporary public access shall be provided across the northern portion of Parcel B, between Yates Way and the existing theater access at Route 29 (or

between Yates Way and the new Festival Street access to Route 29), consistent with, and for so long as required by, the terms of the Temporary Access Easement executed by NAI on August 31, 2007, as may be amended pursuant to direction of the Fairfax County Attorney, to be recorded among the Land Records of the Circuit Court of Fairfax County.

11. **Yates Way Access**. No site plan for development of uses on Parcel B providing for direct vehicular access between Parcel B and Yates Way shall be approved by DPWES until such time as the following conditions are satisfied: (i) Parcel B has a legal right of direct vehicular access to Yates Way in the manner proposed by such site plan via either public or private easement or right of way over that certain approximately 10-foot-wide landscape strip along Parcel B's eastern boundary north of Strawberry Lane, being part of Parcel 49-4 ((1)) 8A, which strip separates the existing public access easement for Yates Way from Parcel B; and (ii) the Board of Supervisors' has approved a Proffered Condition Amendment for Parcel 49-4 ((1)) 8A which allows, among other things, for the modification or elimination of such approximately 10-foot-wide landscape strip referenced above.

VII. TRANSPORTATION – ROAD IMPROVEMENTS

1. **Eskridge Road**. The Applicant shall reconstruct Eskridge Road as set forth in detail in Site Plan SP-0561-02, as it may be revised by the Applicant and approved by DPWES ("PI Plan"), from its intersection at Lee Highway to the southern end of the Property ("Eskridge Road"). Said improvement shall be constructed and open to traffic consistent with the approved PI Plan, as said PI Plan may be modified or amended to reflect such additional improvements as are shown on the CDPA/FDPA as set forth below, prior to issuance of any Non-Residential Use Permits ("Non-RUPs") or Residential Use Permits ("RUPs") for any new buildings associated with the CDPA/FDPA. Notwithstanding the aforesaid, those improvements to Eskridge Road reflected on the CDPA/FDPA but not on the approved PI Plan (which consist of modifications to the median on Eskridge Road between Strawberry Lane and Route 29, and the extension of a continuous right-turn lane, as approved by VDOT, from Strawberry Lane north to eastbound Route 29) shall be constructed and open to traffic prior to the issuance of a Non-RUP for any use on Parcel A.

2. **Extension of Eskridge Road to Williams Drive**. Within 120 days of approval of the rezoning application, the Applicant shall prepare and submit to the County a preliminary

design (as described below) of the extension of Eskridge Road from the southern Property boundary through to, and including, its the intersection with Williams Drive (PI Plan Station 28+57 through Station 32+50). Said extension shall be designed as a two lane, undivided section and shall include a transition from a three lane section at the southern Property boundary. Said preliminary design shall include horizontal and vertical alignment of the road, as well as an exhibit showing the impacts of said extension on existing parking, buildings, accessory structures on, and zoning compliance of, the parcels through which said road is to be extended. At the same time, the Applicant also shall provide to the County a preliminary construction cost for said extension, including its estimate of right-of-way acquisition cost. If, prior to Applicant's having completed construction (as defined in Proffer VI.2) of Eskridge Road, sufficient funds for engineering design, approval, permitting, land acquisition, and construction of this extension of Eskridge Road to Williams Drive be made available by Fairfax County, and should all necessary right-of-way and easements be provided by others and all approvals prerequisite to beginning construction of said extension have been issued, then Applicant shall construct such connection and shall replace 14 parking spaces lost due to the construction of the connection on Parcel 49-3-((22))-3D. Regardless of whether the Applicant or others construct the said extension, so long as it is constructed in an alignment causing the loss of the aforesaid 14 parking spaces, those 14 parking spaces shall be replaced by the Applicant consistent with the CDPA/FDPA; however, it is to be understood that the Applicant shall regain control of said 14 replacement parking spaces referenced above at such time Parcel 49-3-((22))-3D redevelops and/or if the extension of Eskridge Road is redesigned into an alignment which does not, per se, require the loss of said 14 parking spaces. The Applicant shall respond with a legitimate, viable proposal to any County RFP for the construction of said extension, should an RFP be deemed necessary by the County.

3. **Lee Highway (Route 29 Property Frontage).** Subject to VDOT approval, the Applicant shall design and construct the ultimate southern curb line of Route 29 and the adjacent right turn lane (collectively the "Ultimate Southern Curb Line") from the eastern terminus of Eskridge Road along the Property frontage to station 77+00 as shown on Sheet 7 of the CDPA/FDPA. The Ultimate Southern Curb Line shall be approximately 12' (plus or minus) south of the proposed curb line of the VDOT Route 29/Gallows Road Project #0029-029-119 (the "VDOT Project") in order to facilitate provision of a

continuous right turn lane along the Property's frontage. From approximately station 77+00 to the Yates Way intersection, the Applicant shall continue the continuous right turn lane to and including the Yates Way intersection to match the existing conditions of Route 29.

A. Design. The Applicant shall provide said design on a Site Plan (or Site Plans if filed separately) for the development of Parcel A and Parcel B. Such design shall tie the Ultimate Southern Curb Line into the existing Route 29 conditions. The Applicant shall also, subject to VDOT approval (which shall be diligently pursued), redesign VDOT's road plans for its VDOT Project, and shall be responsible for the actual cost incurred, up to a maximum of $30,000, for time and material for Applicant to effectuate said redesign to interface the VDOT Project with said Ultimate Southern Curb Line (the "Redesign").

B. Construction. If the Applicant's construction timing for Parcel A and/or Parcel B precedes the VDOT Project, the Applicant shall construct the Ultimate Southern Curb Line consistent with the Redesign, to include the 42-inch storm drain pipe and the relocation of a 10-inch water line along the aforesaid frontage improvement. The pavement constructed by the Applicant shall tie into the existing Route 29 condition. Said construction shall be accomplished simultaneous with construction of the improvements on, respectively, the adjacent Parcel A and/or Parcel B, prior to issuance of a Non-RUP or RUP for the respective Parcel. If construction of the VDOT Project has begun on Route 29 west of Gallows Road prior to the development of Parcel A and/or Parcel B, the Applicant shall contribute $300,000 for VDOT to construct the Ultimate Southern Curb Line as part of the VDOT Project, in accordance with the Redesign.

4. **Lee Highway (Route 29) Offsite**. As referenced in Proffer VII.9. below and as shown on Sheet 7 of the CDPA/FDPA (the "Yates Way" connection") the Applicant shall contribute $200,000 toward the construction of an additional right turn lane as shown on Sheet 7 of the CDPA/FDPA from Yates Way to Gallows Road. Said contribution will be made at the time of the first site plan approval.

5. **Strawberry Lane**. Strawberry Lane shall be constructed by the Applicant as a private street in substantial conformance with that depicted on the CDPA/FDPA; east of Festival Street to the western edge of Yates Way, the Applicant shall construct a roadway measuring 49 feet face of curb to face of curb, including parallel parking in select

locations as reflected on the CDPA/FDPA. Generally, west of Festival Street, the Applicant shall construct a roadway measuring 37 feet face of curb to face of curb. These improvements shall be constructed prior to issuance of the first Non-RUP or RUP for any of the Applicant's buildings located within Parcel (A) or Parcel (B).

6. **Loading Restrictions on Strawberry Lane**. No tractor-trailers shall be permitted to ingress or egress the loading areas serving Parcel A from Strawberry Lane (i) on weekdays between the hours of 6:00 a.m. and 9:00 a.m., and between the hours of 4:00 p.m. and 7:00 p.m.; or (ii) on Saturdays between the hours of 11:00 a.m. and 2:00 p.m. Prior to execution of leases, tenants located within Parcel A who will require deliveries by tractor trailer shall be informed in writing by the Applicant of said loading restrictions and the Applicant also shall post signs on Strawberry Lane stating the above loading restrictions.

7. **Festival Street and Festival Street Extended**. Both Festival Street (north/south) and Festival Street Extended (east/west) shall be constructed by the Applicant as private streets varying in width from a minimum of 24 feet to up to a maximum of 44 feet in width face of curb to face of curb with on-street parking provided at select locations as reflected on the CDPA/FDPA. Parking within the first four (4) spaces located on the west side of Festival Street immediately north of Strawberry Lane will be prohibited during PM peak hours (4:00 to 7:00 p.m. weekdays) in order to facilitate right-turn traffic; the Applicant shall post signs in said area stating the aforesaid restrictions. That portion of Festival Street necessary for ingress and egress from each respective building on the Property shall be constructed prior to issuance of the first Non-RUP or RUP for each of the Applicant's respective buildings which have direct vehicular access onto Festival Street. Festival Street Extended shall be constructed prior to issuance of the first RUP for Parcels G, H, I or J. Both Festival Street and Festival Street Extended shall be constructed in general accordance with the cross-sections shown on the CDPA/FDPA.

8. **North Street**. North Street shall be constructed by the Applicant as a private street varying in width from a minimum of 22 feet to up to a maximum of 30 feet in width face of curb to face of curb with on-street parking provided at select locations as reflected on the CDPA/FDPA. Parking within the first four spaces located on the south side of North Street east of Eskridge Road will be prohibited during PM peak hours (4:00 to 7:00 p.m. weekdays) in order to facilitate right-turn traffic; the Applicant shall post signs in said area stating the aforesaid restrictions. That portion of North Street necessary for ingress

and egress to Buildings E, F and/or G shall be constructed, prior to issuance of the first Non-RUP or RUP for the respective buildings which, at that time, have no other access except by way of North Street, in general accordance with the cross-sections on the CDPA/FDPA. The Applicant shall provide an interparcel access easement, including temporary grading and/or construction easements not to exceed 12 feet in width, along the eastern property line as depicted on the CDPA/FDPA to facilitate ultimate construction of a private street connection by others to extend North Street eastward.

9. **Yates Way Extended**. Subject to provision of the necessary right-of-way and/or easements by others and in reliance upon finalization of the preliminary approval granted by FCDOT and VDOT, the Applicant shall extend Yates Way off-site, from its ultimate terminus as built by Uniwest, to and including a right-in/right-out intersection with eastbound Route 29 in accordance with VDOT requirements. The Applicant shall substantially complete construction of such extension prior to the issuance of the first Non-RUP or RUP associated with Parcel B, if such rights-of-way and/or easements are made available to the Applicant by others; notwithstanding the aforesaid, should VDOT require an interim condition that is less than a full right-in/right-out intersection, then Applicant shall substantially complete construction of such extension and such interim condition to the extent permitted by VDOT prior to the issuance of the first Non-RUP or RUP associated with Parcel B, if such rights-of-way and/or easements are made available to the Applicant by others.

10. **Service Alleys**. The alleys parallel to the eastern and western property line of the Property, which provide service and access to the loading areas and parking structures serving the principal and secondary uses in the buildings adjacent to them, shall be constructed by the Applicant consistent with the sections shown on the CDPA/FDPA prior to the issuance of the initial RUP or Non-RUP for the respective building adjacent to said alley.

11. **Traffic Signals**.

    A. Applicant shall submit a traffic signal warrant study to VDOT concurrent with submission of to the final site plan for the Property. If not deemed warranted, Applicant shall grant such easements as may be required for installation of said signal in the future by others and shall otherwise be relieved of any obligation as to this signal. If warranted, the Applicant shall design, equip and construct said

traffic signal subject to the availability of all rights-of-way and easements as outlined in Proffer VI.3.

B. The Applicant shall further modify the existing signal at Route 29 and Merrilee Drive to accommodate the construction of Eskridge Road at this location. Said signal modifications shall be designed to accommodate the ultimate improvements proposed by VDOT, the Applicant and others, including, but not limited to, signals for dual eastbound and westbound left-turn lanes, and a mast arm of sufficient length to accommodate the ultimate location of the signal. The traffic signal modifications shall be constructed prior to the issuance of the first Non-RUP for the Property. The Applicant may utilize those funds proffered or made available by others for this signal.

C. At build-out, but before final bond release, the Applicant shall confirm the appropriateness of the timing of the traffic signal previously installed by others at the Gallows Road/Strawberry Lane intersection.

D. Each traffic signal installed or modified by the Applicant shall include pedestrian countdown and audible features as may be approved by VDOT.

12. **Dual Left Turn Lanes on Lee Highway at Eskridge Road**. In conjunction with the revision to the VDOT road plan outlined in Proffer VII.3.A above, if approved by VDOT, the Applicant shall also provide the design of the ultimate (i) dual westbound left turn lanes and (ii) traffic signal pole locations on Lee Highway at its intersection with Eskridge Road. During the construction of Eskridge Road, the Applicant will construct signal poles in their locations for the ultimate intersection configuration, and shall provide signal modifications for only a single westbound left turn from Lee Highway onto southbound Eskridge Road until such time as VDOT shall remove the striping limitation to enable dual lefts. All improvements shall be provided to the satisfaction of VDOT and FCDOT.

13. **Sight Distance Profiles**. To the extent required by VDOT and/or DPWES at the time of site plan review, the Applicant shall provide sight distance profiles at all public street connections.

14. **Unreasonable Delay**. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of an improvement has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

VIII. PEDESTRIAN AND BICYCLE CIRCULATION SYSTEM

1. **Internal Circulation Plan**. The Applicant shall construct a comprehensive pedestrian system throughout the Property, generally as shown on Sheet 15 of the CDPA/FDPA. Such system shall be constructed concurrent with the phasing of development of the Property and shall include sidewalk connections extending to the property line. Each on-site sidewalk shall be constructed to the width shown on the CDPA/FDPA for such sidewalk and shall be maintained by the Applicant. Sidewalk improvements within existing or proposed VDOT right-of-way shall be in accordance with VDOT requirements. At the time of site plan approval for each respective phase of development the Applicant shall grant public access easements over the private sidewalks located within such phase.

2. **Route 29 Trail**. Subject to DPWES approval, the Applicant shall construct a ten-foot wide sidewalk/bike trail within the ROW across the Route 29 frontage of the Property, as generally shown on the CDPA/FDPA. The Applicant and its successor UOA (as defined below) shall maintain such sidewalk.

3. **Crosswalk at Future Eskridge Road/ Route 29 Intersection**. The Applicant shall provide pedestrian cross-walk striping as shall be approved by VDOT for each VDOT-designated pedestrian crossing of the Eskridge Road/Route 29 intersection.

4. **Pedestrian Connection to Luther Jackson Middle School**. A direct pedestrian access, which provides safe and convenient access for students residing within the subject Property during school hours, shall be provided generally as depicted on the CDPA/FDPA. The Applicant shall retain the right to restrict said access outside of school hours.

5. **Areawide Pedestrian Enhancements**. The Applicant shall contribute $10,000 towards other areawide pedestrian enhancements to be used by the County within the area bounded by Route 50 to the south, Prosperity Avenue to the west, Gallows Road to the east and Lee Highway to the north.

6. **Bicycle Storage**.

   A. Office. For office uses, secure bicycle storage shall be provided in the same location as the vehicular parking for the respective office building. Such storage shall be provided at a rate of one (1) storage space per 20,000 square feet of office GFA.

B. Residential. For residential uses, secure bicycle storage shall be provided in the same location as the vehicular parking for the respective multi-family residential building. Such storage shall be provided at a rate of one (1) storage space per eight (8) dwelling units.

C. Single Family Attached Residential. For Town Houses secure bicycle storage will be provide in the garage.

D. On-Street. "Public bike racks" shall be provided in the general locations shown on Sheet 40 of the CDPA/FDPA, although additional locations may be provided at the Applicant's sole discretion. The exact type and number of bike racks shall be determined at final engineering and design, but in no event shall each CDPA/FDPA location provide secure storage for fewer than eight (8) bicycles.

IX. TRANSPORTATION DEMAND MANAGEMENT PROGRAM

1. **Transportation Demand Management.** This Proffer and the Applicant's "Merrifield Town Center Mixed Use Development TDM Strategic Plan" dated September 10, 2007 prepared by UrbanTrans Consultants (the "TDM Strategic Plan") set forth the programmatic elements of a transportation demand management plan (the "TDM Plan") for the residential and office uses proposed as part of Merrifield Town Center. The Merrifield Town Center is envisioned by the County's Comprehensive Plan as a mixed-use, urban environment which should include retail, office, residential and theatre uses. One of the key objectives of the Town Center is to encourage alternative modes of transportation other than the single occupant vehicle. To help achieve this objective, the Comprehensive Plan recommends a mode split of at least 15% within suburban centers such as proposed with the Town Center. The greatest level of attainment would occur on those properties proximate to the Dunn Loring - Merrifield Metro rail station and is then tiered downward relative to a property's distance from the transit station platform. According to the Comprehensive Plan, the trip reduction objective for the Merrifield Town Center is 15%, given its distance from the Metro platform. As outlined in Proffer IX.3.A.i and ii, the Applicant has committed to a significantly higher reduction for the Property at Build Out than is recommended by the adopted Comprehensive Plan.

Initially, the TDM Plan shall be implemented and maintained by the Applicant and subsequently, as appropriate, the UOA/HOA/COA. For the purposes of this Proffer IX, under no circumstance shall the UOA/HOA/COA be deemed to be the Applicant, and the

provisions of this Proffer applicable to the Applicant shall not apply to the UOA/HOA/COA, except as specifically noted.

The purpose of the TDM Plan is to encourage the use of transit (Metrorail and bus), other multiple occupant vehicle commuting modes, walking, biking and teleworking by employees, customers and residents who work and/or live in the buildings located on the Property. The TDM Plan shall complement the synergies expected from the Property and the numerous transportation systems management programs and improvements referenced elsewhere in these proffers.

2. **Definitions.**

A. Applicant Control Period. The term "Applicant Control Period" shall be defined as the period starting upon the approval of this Rezoning Application and ending on the date when two (2) consecutive annual Trip Counts conducted starting at least one (1) full year after build out of the Property, as defined in Proffer IX.2.B below, shows that the trip reduction percentages listed in Proffer IX.3.A.i and/or ii have been met. The implementation of the TDM Plan may not be assigned to the UOA/HOA/COA until the Applicant Control Period has expired. Upon expiration of the Applicant Control Period, the Applicant shall have no further obligation under this Proffer IX, after which the on-going implementation of the TDM Plan and funding of the TDM Budget (and 10% contingency) shall be the responsibility of the UOA/HOA/COA as outlined in Proffer IX.4.L.

B. Build Out. For purposes of this Proffer IX and the TDM Plan, "Build out" of the Proposed Development shall be defined to occur upon the issuance of (a) 100% of all RUPs for the residential units site plan approved and constructed on the Property in its entirety, (b) Non-Residential Use Permits ("Non-RUPs") representing 100% of the maximum floor area for the office uses site plan approved and constructed on the Property in its entirety, and (c) Non-RUPs representing 80% of the floor area for the retail and theatre uses constructed on the Property in its entirety.

C. Peak Hour. The relevant weekday AM or PM "peak hour" shall be that 60-minute period during which the highest volume of mainline through volumes occurs between 6:00 and 9:00 AM and 4:00 to 7:00 PM, respectively, as determined by mechanical and/or manual traffic counts conducted by a qualified traffic engineering firm at two select locations on Gallows Road between Routes 29 and

50 and on Route 29 between Prosperity Avenue and Gallows Road, and as approved by FCDOT. To determine the peak hour, such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g., September to November, not including a week containing a county/state/federal holiday or when area public schools are not in session). The methodology for determining the peak hour may be modified, in agreement between the Applicant (or the UOA/HOA/COA after the end of the Applicant Control Period) and FCDOT without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

D. Pre-shuttle. For purposes of this Proffer IX and the TDM Plan, "Pre-shuttle" shall be the term used to define any time prior to operation of a shuttle/van system, by the Applicant or through a service provider contracted by the Applicant (the "Shuttle"), and providing service between the Property and the Dunn Loring Merrifield Metro Station as set forth in Proffer VI.10.

E. Post-shuttle. For purposes of this Proffer IX and the TDM Plan, "Post-shuttle" shall be the term used to define any time after the issuance of the first RUP for the third residential building constructed on the Property and after the initiation of operation of a shuttle/van system, by the Applicant or through a service provider contracted by the Applicant, and providing service between the Property and the Dunn Loring Merrifield Metro Station as set forth in Proffer VI.10.

F. Areawide Circulator. For purposes of this Proffer IX and the TDM Plan, "Areawide Circulator" shall be the term used to define a shuttle and/or bus/van system that is owned/operated/maintained by a third party (i.e., the County, a Transportation Management Association or others) and that provides service to, and circulation within, the greater Merrifield Suburban Center Area.

G. TDM Program Manager. The Applicant, and subsequently the UOA/HOA/COA, shall appoint a qualified individual to be the Program Manager ("PM") for the TDM program. The PM's duties shall be to develop, implement and monitor the various components of the TDM Plan, and to revise the TDM Plan as appropriate. The PM shall oversee all elements of the TDM Plan and act as the liaison between the Applicant, and subsequently the UOA/HOA/COA, and FCDOT. The PM may be employed either directly by the Applicant/UOA/HOA/COA or by a

management company under a management contract with the Applicant/UOA/HOA/COA. The PM position may be part of other duties assigned to the individual.

H. TDM Account. The TDM Account shall be an interest bearing account established by the Applicant with a banking or financial institution qualified to do business in Virginia and used by the PM each year to implement the TDM Plan in accordance with the TDM Budget as defined in Proffer IX.2.I below.

I. TDM Budget. The "TDM Budget" is defined as the estimated costs plus 10% (the "TDM Budget Contingency") needed to implement the TDM Plan in any given calendar year. The TDM Budget may be less than, but in any event shall be no more than $236,300 (including the 10% TDM Budget Contingency and including approximately $90,000 as the projected annual cost of the Shuttle) per full calendar year (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) as required by the FCDOT. However, the Applicant may, at its sole discretion, increase the TDM Budget (including the 10% Budget Contingency) for any calendar year if necessary in order to achieve the trip reduction goals outlined in Proffer IX.3.A.i and/or ii.

J. TDM Remedy Fund. The "TDM Remedy Fund" shall be an interest bearing account, separate and distinct from the TDM Account, established by the Applicant with a banking or financial institution qualified to do business in Virginia and used to supplement additional strategies which may be required to achieve the goals established in Proffer IX.3.A.i and/or ii, and for which funding is not immediately available in the TDM Account.

K. TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicant shall deposit penalty payments as may be required in accordance with Proffer IX.4.M.

3. **Trip Reduction Goals.** The goal of the TDM Plan is to reduce the number of weekday peak hour vehicle trips generated by the residential and office uses on the Property through the use of mass transit, ride-sharing and other strategies. The Property shall be designed to maximize interactions among the various uses on the Property such that fewer automobile trips will occur within the site and on the external road network through the creation of synergistic relationships among the uses within the Property. In addition, the implementation of the Shuttle Service, as well as enhanced pedestrian and

bike facilities will provide convenient and safe access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.

A. Percentage Reductions. The objective of the TDM Plan shall be to reduce the number of baseline vehicle trips (as defined in Proffer IX.3.B below) generated by the residential and office uses on the Property during weekday peak hours as set forth in the following tables and as estimated in accordance with Proffer IX.3.B below. The number of vehicle trips generated by the proposed residential and office uses shall be separately measured so that appropriate remedial actions may be undertaken as required to address the trip generation associated with a specific type of use. The types of actions that will be undertaken at each phase are described in the TDM Strategic Plan and in these proffers.

i. Residential Goals.

	Percent Reduction
Phase 1	
- Pre-shuttle	7%
Phase 2	
- Post-shuttle/Pre-build out	13%
Phase 3	
- Post-shuttle/Post build out	26%
Phase 4	
- Post-shuttle/Post Areawide circulator	30%

ii. Office Goals.

	Percent Reduction
Phase 1	
- Pre-build out	9%
Phase 2	
- Post build out	20%

B. Baseline Vehicle Trips. The baseline number of weekday peak hour vehicular trips to be reduced from the proposed new residential and office uses will be based on the percentage reduction (shown in the table above for the respective use and phase of development) of total peak hour trips otherwise generated by the Property according to methods set forth in the ITE, 7th edition, Trip Generation manual for Land Use Codes 230 and 710 for the residential and office uses respectively. The number of residential units and office floor area for each phase will be based on those amounts reflected on individual approved site plans for the specific residential and office uses. In the event at Build Out the Applicant has constructed fewer than 749 residential units and/or 150,000 gross square feet (GSF) of office uses, respectively, then the baseline trip generation at Build Out shall be calculated as if 749 residential units and 150,000 GSF of office uses had actually been constructed.

4. Components of the TDM Plan. In order to meet the Trip Reduction Goals set forth in Proffer IX.3.A.i and ii, a TDM Plan shall be adopted and implemented by the Applicant, subject to FCDOT approval. The minimum components of the TDM Plan are specified in this Proffer and may be subsequently adjusted by mutual agreement between the Applicant (and subsequently the UOA/HOA/COA, as applicable) and FCDOT. All adjustments to the components of the TDM Plan contained in this Proffer IX.4 shall be approved by FCDOT and will not require a PCA. The TDM Plan shall include, at a minimum, those provisions pertaining to the residential and office uses on the Property as listed below, as well as those listed below pertaining to the retail and hotel uses, as qualified by Proffer X below. The minimum TDM Plan components are further described in the TDM Strategic Plan. The TDM Strategic Plan also includes information about possible supplemental TDM Plan components. In addition to the timing, phasing and implementation information in this Proffer, more detail is provided in the TDM Strategic Plan.

A. Shuttle Component Applicable to the Property. The Applicant shall provide the following in conjunction with the TDM Plan

i. *Shuttle* -- Prior to the issuance of an initial RUP for the 400th dwelling unit or the 1st RUP within the third residential building to be constructed on the Property, whichever first occurs, the Applicant, individually or in conjunction with other property owners and/or developers within the

Merrifield Town Center and the Dunn Loring Transit Station Area, shall operate or contract with a third party to operate and maintain the Shuttle for use by the residents and employees of the Property to provide access to and from the Dunn Loring Metro Station. Such service shall be available, excluding Sundays, national holidays and snow emergency days, during the morning peak (6:00 a.m. to 10:00 a.m.) and evening peak (3:00 p.m. to 7:00 p.m.) hours on weekdays, and may (in the Applicant's sole discretion) run on Saturdays between 11:00 a.m. and 6:00 p.m. Seating capacity of such Shuttle vehicle and the frequency of trips shall be adjusted to reasonably meet demand as determined by periodic surveys/evaluations and in consultation with FCDOT. Adequacy and success of the Shuttle service shall be evaluated as part of the Annual Report submitted in accordance with Proffer IX.4.J.ii. The on-site Shuttle program may be adjusted or discontinued, as deemed appropriate after consultation with FCDOT and based upon usage and effectiveness as demonstrated by the respective Annual Report. The Applicant shall work with FCDOT and other property owners and/or developers within the Merrifield Town Center and Dunn Loring Transit Station Area to develop methods whereby usage of the Shuttle by others than residents and employees of the Property may be facilitated so long as no cost, beyond that necessary to satisfy Applicant's obligation towards residents and employees of the Property, shall be incurred by the Applicant in the provision of such expanded service.

ii. *Pro Rata Shuttle Contribution* -- Should an Areawide Circulator (as defined in Proffer IX.2.F) be established to link uses within the Merrifield Suburban Center, including the Dunn Loring Metro Station and locations within the Property, then the Applicant may discontinue, or may be relieved from the burden of establishing and continuing, the Shuttle service described in Proffer VI.10, but in lieu thereof shall contribute to said Areawide Circulator on a pro rata basis (Applicant's pro rata share shall be determined annually by applying to the annual cost of operating and maintaining the Areawide Circulator, the percentage derived by dividing into the GFA of residential and non-residential square feet

developed on the Property for which occupancy permits have been issued, the total square feet of GFA of residential and non-residential uses for which occupancy permits have been issued on all of the properties within the Merrifield Suburban Center served by said Areawide Circulator). Further, Applicant may, in lieu of establishing the Property's own Shuttle (as committed in Proffer IX.4.A above) assist, at a cost not to exceed $50,000, in establishing said Areawide Circulator by funding acquisition of the initial Circulator Vehicle or otherwise, so long as the Areawide Circulator's ongoing operation and expense beyond Applicant's pro rata share of said cost is provided by others, such as through a Pro Rata contribution system or a Business Improvement District.

B. TDM Components Applicable to the Property. In addition to the Shuttle proffers outlined in Proffer IX.4.A. above, at a minimum, the TDM Plan shall contain the following elements:

i. *TDM Network* -- Establishment of a network of designated on-site TDM contacts among the Applicant, the UOA/HOA/COA, office building tenants, property managers and FCDOT through which to coordinate the implementation of the TDM Plan.

ii. *Meetings with Community Groups* -- The PM shall organize and attend meetings with community groups and/or other organizations within the greater Merrifield Suburban Center that have a mutual interest in furthering the success of TDM programming and the effectiveness of mass transit and other non-SOV commuting measures.

iii. *Website* -- Develop and maintain a TDM website for the Property that includes multi-modal transportation information, real-time travel and transit data, and links to transportation and telework sites.

iv. *Personal outreach* -- Personal outreach by the PM to all new commercial/residential tenants to explain the TDM program and transit options.

v. *Dissemination of information* -- Dissemination of information relevant to patrons and customers of the proposed new retail/commercial uses, residents, and office and hotel employees and guests about transit benefits

programs, maps and schedules offered by WMATA, Fairfax Connector, the on-site shuttle provider and/or other transit providers.

vi. *Transit benefits* -- Encouragement of employers to offer employee benefit options, including parking cash out, pre-tax/payroll subsidies for transit and vanpool fares, flex-time and alternative work schedule programs and live-near-work incentives.

vii. *Telework programs and telework facility* -- The Applicant shall provide space on the Property for a business center for use by residents of the Property. The facility shall consist of a minimum of 500 square feet of gross floor area and shall have copier facilities, a fax machine and access to lap-top hook up stations with secure internet access, private space for phone calls, and access to a washroom. Dwelling units in all residential buildings shall include wiring and access ports capable of carrying broadband internet access.

viii. *Car sharing* -- Car sharing program(s) subject to agreement with third-party vendor(s) (such as ZipCar or FlexCar).

ix. *Ridematching assistance, carpools, vanpools and guaranteed ride home* -- Vanpool and carpool formation programs, including Fairfax County ride matching services, and coordination with established local and regional guaranteed ride home programs.

x. *Parking management plan* -- A parking management plan, which shall include dedication of convenient parking spaces for carpools/vanpools and shared car services throughout the Property, as generally reflected on Sheet 40 of the CDPA/FDPA, as well as incentives/benefits to residential carpoolers.

xi. *Vans and shuttles* -- The Applicant shall provide van and shuttle pick-up and drop-off points on the Property as generally reflected on Sheet 40 of the CDPA/FDPA, and shall allow and encourage employer, hotel and other shuttle services that are operating in the Merrifield Suburban area to stop at such points to pick-up or drop off employees and patrons.

xii. *Pedestrian Connections* -- The applicant shall provide an integrated system of on-site sidewalks and trails within the Property as reflected on the CDPA/FDPA. The PM shall provide information to residents and

employees as to the best pedestrian route(s) to take to and from the Dunn Loring Metro.

xiii. *Bicycle Facilities* -- The Applicant shall provide bicycle racks along the internal streets and within residential and office buildings and parking structures as designated on Sheet 40 of the CDPA/FDPA and in Proffer VIII.6. The PM shall coordinate with the Halsted, Dunn Loring Metro, and Wilton House HOAs to encourage those residents to bike to the Property.

C. Additional TDM Components Applicable to Residential Buildings Only. In addition to the TDM program components described in Proffer IX.4.A.i through xiii above, at a minimum, the TDM Plan shall also have the following components as applicable to residents of the Property.

i. *In-Unit Internet Access* -- All residential units shall be pre-wired to provide Internet access (or other technology that may become available) to permit residents to access the Internet from home.

ii. *Sales/leasing marketing program* -- A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented people such as one and no-car individuals and families to live on the Property as well as a targeted marketing program to encourage on-site and nearby office workers to live in the on-site residential buildings. The Applicant shall actively support the PM in efforts to encourage employees of office tenants both on-site and elsewhere in Merrifield to live in the residential units on the Property through discussions between executives and officers of the office tenants and executives and officers of the Applicant.

iii. *TDM incentives* -- One time distribution of fare media or other incentives to all initial residents of driving age as an incentive to occupancy.

iv. *Transportation advising* -- "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents.

D. Additional TDM Components Applicable to Office Building Only. In addition to the TDM program components described in Proffer IX.4.A.i through xiii above, at a minimum, the TDM Plan shall also have the following components as applicable to the office building tenants and employees:

i. *Matching On-Site Office Employees to On-Site Residential Units* -- Residential units shall be marketed to on-site office employers and workers, including providing information in prospective tenant packages and possible discounts or financial incentives to those employees who live and work on the Property. The Applicant shall actively support the PM in the efforts to encourage office tenants and their employees to live in the residential units on the Property through discussions between executives and officers of the office tenants and executives and officers of the Applicant.

ii. *Leasing Packages* -- Integration of transportation information and education materials into office leasing packages, including outreach efforts to tenants and their respective corporate management about the quality of life, financial and employee retention benefits associated with participation in the program.

E. TDM Program Manager (PM). Within 30 days after the issuance of the building permit for the first residential or office building on the Property, the Applicant shall appoint, as provided in Proffer IX.2.G, a PM for the project whose responsibilities shall include development and implementation of the TDM Plan. The PM position may be part of other duties assigned to the individual. The Applicant shall provide written notice to FCDOT of the appointment of the PM within fourteen (14) days after such appointment and shall furnish FCDOT his/her qualifications, and thereafter shall do the same within fourteen (14) days of any change in such appointment. Following the initial appointment of the PM, the Applicant or the UOA/HOA/COA, as applicable, shall continuously employ, or cause to be employed as specified above, a PM for the Property.

F. PM Office. The Applicant, and subsequently the UOA/HOA/COA, shall provide a centrally-located office for the PM and space for TDM products, services and program offerings available to residents, businesses, customers and visitors to the Property. The office may be located within a Property Management office, designated business center, or elsewhere on the Property.

G. TDM Plan and Budget. Within sixty (60) days after the PM has been appointed by the Applicant and no later than ninety (90) days after issuance of the building permit for the first residential or office building on the Property, the Applicant,

through the PM, shall prepare and submit an initial TDM Plan to FCDOT and shall request in writing the County's review and comment. The TDM Plan shall include (i) the start-up components of the TDM Plan that will be put in place both before and after the commencement of the Shuttle as outlined in Proffer IX.4.A and (ii) an initial budget sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year (the "TDM Budget") plus ten (10) percent, which amount shall not be more than $236,300 for each full calendar year (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) unless increased at the sole discretion of the Applicant. With the submission of the initial TDM Plan, the Applicant shall provide the County with a copy of the approved proffers and the TDM Strategic Plan. If FCDOT has not responded with any comments to the Applicant within sixty (60) days of receipt of the initial TDM Plan and TDM Budget, the TDM Plan and TDM Budget shall be deemed approved. The Applicant shall provide written final plan and budget documentation demonstrating the establishment of the TDM Budget to FCDOT no later than thirty (30) days after FCDOT's response to the proposed TDM Budget and Plan or following the sixty (60) day period described above.

Thereafter, the PM shall re-establish the TDM Budget for each successive calendar year, which shall cover the costs of implementation of the TDM Plan for such year (including the TDM Budget Contingency). The PM shall furnish a copy of the TDM Budget and TDM Plan for each year to the FCDOT and shall request in writing the County's review and comment in conjunction with the submission of the Annual Report as outlined in Proffer IX.4.J.ii A line item for the TDM Account shall be included in the UOA/HOA/COA budget upon the establishment of the same. The association documents that establish and control the UOA/HOA/COA shall provide that the TDM Account shall not be eliminated as a line item in the UOA/HOA/COA budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies. The TDM Account shall be funded solely by the Applicant until such time as assessments of residents and commercial owners are implemented as provided in the UOA/HOA/COA documents.

H. TDM Account

i. Initial Funding. Within thirty (30) days after FCDOT's response to the initial TDM Budget and TDM Plan or following the sixty (60) day process described above, the Applicant shall establish and fund the TDM Account in an amount equal to the initial TDM Budget for the TDM Plan and including the TDM Budget Contingency. The purpose of the TDM Account shall be to fund the TDM Budget as defined in Proffer IX.2.I. The TDM Account shall be established as an interest bearing account with a banking or other financial institution qualified to do business in Virginia. All interest earned on the account principal shall remain in the TDM Account and shall be used for TDM Plan purposes. The Applicant shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within fourteen (14) days of its establishment. Funds in the TDM Account shall be utilized by the PM each year to implement the TDM Plan in accordance with the TDM Budget.

ii. Excess Funds in TDM Account. Any funds remaining in the TDM Account at the end of any given year shall be carried over into the following year's TDM Budget or transferred, in the Applicant's sole discretion, in whole or in part to the TDM Remedy Fund and/or Incentive Fund, as defined, respectively, in Proffers IX.4.H and IX.4.I, below.

iii. Annual Funding. The TDM Account (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) shall be replenished annually, following the establishment of each year's TDM Budget and any transfer of funds, as described in this Proffer IX, solely by the Applicant, in such amount as is necessary to achieve the respective year's TDM Budget as approved by FCDOT, until such time as assessments of residents and commercial owners are implemented as provided in the UOA/HOA/COA documents.

iv. Transfer to UOA. The TDM Account shall be managed by the Applicant (and not the UOA/HOA/COA) until the Applicant Control Period has expired. Thereafter, management of the TDM Account will become the responsibility of the UOA/HOA/COA as appropriate.

I. TDM Remedy Fund. At the same time that the Applicant creates and funds the TDM Account, the Applicant shall establish a separate interest bearing account referred to as the "TDM Remedy Fund." All interest earned on the principal in this account shall be added to the principal in the TDM Remedy Fund and shall be used for TDM Remedy purposes. The Applicant shall provide an initial contribution to the TDM Remedy Fund at the time said fund is established in the amount of $50,000 (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008). Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need of TDM funding to serve the Property, and may be drawn upon prior to any TDM Budget adjustments that may be required under Proffer IX.4.K.iv.b.ii. Upon expiration of the Applicant Control Period, the Applicant shall transfer the TDM Remedy Fund to the UOA/HOA/COA for TDM purposes.

J. TDM Incentive Fund. Prior to the issuance of the initial RUP for each Residential Building and the initial Non-RUP for the office uses site plan approved and constructed on the Property, the Applicant shall make a one time contribution (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008) of $50 per unit in each respective residential building and $0.10 per gross square foot of office use for which an initial Non-RUP is issued, to a segregated sub-account in the TDM Account to fund a transit incentive program for, respectively, initial purchasers and/or lessees of the residential units or office uses. Such program shall be prepared by the Applicant through the PM and in coordination with FCDOT and shall include consideration for fare media distribution and value loading, financing incentives, and alternative incentives (such as grocery delivery) tailored to residents and office tenants on the Property. The TDM Incentive Fund shall be established as an interest bearing account with a banking or other financial institution qualified to do business in Virginia. All interest earned on the account principal shall remain in the TDM Incentive Fund and shall be used for TDM incentive purposes only.

K. Monitoring and Reporting.

i. Annual Surveys. Between September and November, beginning one year after the issuance of the first building permit for the first residential or the first office building on the Property, whichever first occurs, and

continuing annually thereafter until the Applicant Control Period expires, the PM shall conduct a survey of residents and/or office tenants designed to evaluate the effectiveness of the TDM Plan in meeting the TDM Goals applicable at that time and to evaluate the need for adjustments to the TDM Plan. The PM shall coordinate the draft Annual Survey materials and the methodology for validating the Survey results with FCDOT at a minimum sixty (60) days prior to each year's Survey. If an Annual Survey reveals changes to the TDM Plan are needed or advisable, then the PM shall coordinate such changes with FCDOT and, as necessary, adjust the following year's Budget and implement the revisions. The PM shall submit to FCDOT as part of each Annual Report (as outlined in Proffer IX.4.J.ii) an analysis of the Annual Surveys. Such analysis shall include at a minimum:

a. A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented.

b. The number of people surveyed and the number of people who responded.

c. The results of the surveys taken during the survey period.

d. The number of residents, employees and/or others participating in the TDM programs.

e. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goals, and if necessary, proposed modifications to the Plan.

f. A description of the uses constructed and occupied on the Property at the time the Survey was conducted.

Notwithstanding the aforesaid, no such annual survey or analysis shall be required until there exists on the Property a threshold critical mass (400 occupied dwelling units) to conduct a meaningful survey and analysis, or as determined by FCDOT. Additionally, upon expiration of the Applicant Control period, the PM shall conduct such surveys every three years for inclusion in the Annual Report.

ii. Annual Report. The PM shall report annually on the TDM Plan to the FCDOT (the "Annual Report") no later than January 31st of each calendar

year after completion of the Annual Survey described in Proffer IX.4.J.i. The Annual Report shall include (a) a description of the TDM strategic efforts for the year, including, as applicable, sample marketing materials, (b) a financial statement that includes the TDM Budget for the year and a detailed summary of actual TDM Plan revenues and expenditures for the preceding year, (c) a summary of the levels of occupancy in the buildings that have been completed in the Proposed Development, (d) an analysis of the results of the Annual Survey, (e) a compilation and analysis of the results of any Trip Counts that were conducted during the year, (f) discussion of any changes proposed to the TDM Plan, (g) the amount of money then on deposit in the TDM Penalty, Incentive and Remedy Funds, and (h) utilization of the on-site shuttle service if available and operational.

iii. Adjustments to Calendar and Due Dates. At the mutual agreement of the FCDOT and the PM, the due dates for the delivery of the Annual Report may be altered by up to sixty (60) days if changes have occurred, or appear to have occurred, in trip characteristics resulting from other events.

iv. Meetings with FCDOT. The PM shall meet with FCDOT annually, or as mutually agreed upon, after submission of the Annual Report to discuss the results of the Trip Counts, the Annual Survey, the Annual Report and the TDM Plan.

L. Trip Counts

i. Annual Trip Counts. The PM shall conduct a Trip Count annually between September 1st and November 30th (excluding weeks containing a county, state or federal holiday or when County public schools are not in session such as Thanksgiving week) beginning with the year following the issuance of the 100th RUP for the first residential building or Non-RUP for the first 50,000 square feet of office use constructed on the Property, whichever first occurs. The purpose of such Trip Count is to measure the actual vehicle trips generated by the residential and office uses constructed on the Property as of the date the Trip Count is completed and to evaluate whether such vehicle trips are less than, equal to or greater than the applicable phased TDM Goal (which is determined by the level of

development completed and whether the point in time is pre-or post shuttle) set forth in Proffer IX.3.A.i and .ii above. Trip Counts provided to FCDOT shall include information on the percentage of RUPs and Non-RUPs issued for the Proposed Development as of the date of the Trip Count.

ii. Methods. For purposes of this Proffer, Trip Counts shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county, state or federal holiday or when area public schools are not in session) between September 1 and November 30 of each calendar year, or such other time as the PM and FCDOT shall mutually determine. At least sixty (60) days prior to conducting the Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Counts and the analyses to be done after the Trip Counts are complete. The Trip Counts shall include Peak Hour counts of vehicles entering and exiting driveways to residential and office buildings on the Property. The Trip Counts shall be conducted so that only trips generated by the residential and office uses on the Property shall be counted (i.e. cut-through trips, transit trips, retail/hotel trips, etc., shall be excluded). Values will be provided for each residential and office building included on the Property, and a sum of vehicle trips generated by the residential and the office uses on the Property will be calculated by use. Residents and tenants ***shall not*** be advised of the date Trip Counts will be conducted.

iii. Frequency of Trip Counts. Once initiated, the PM shall conduct Trip Counts annually until such time as two (2) consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Property reaches Build Out as defined in Proffer IX.2.B show that vehicle trips generated by the residential units and office uses are less than or equal to the Phased TDM Goal as applicable. If the results of two (2) consecutive Trip Counts reveal that the TDM Goal after Build Out has been met, then the Applicant Control Period shall expire as provided in Proffer IX.2.A above, and the Applicant shall have no further responsibility under Proffer IX. Thereafter, the UOA/HOA/COA shall be responsible for the

on-going implementation of the TDM Plan pursuant to Proffer IX.4.L and shall conduct additional Trip Counts as set forth in Proffer IX.4.L. Notwithstanding the provisions of this paragraph, FCDOT may request Trip Counts be undertaken at any time to validate traffic data, but not more frequently than once per calendar year. If such requests are made by FCDOT, the PM shall conduct the requested Trip Counts within sixty (60) days after the County's request or as may be agreed up with FCDOT.

iv. Evaluation. The results of each Trip Count shall be compared to the trip reduction goals established in Proffer IX.3.A above for the then-applicable phase of development on the Property to determine whether actual traffic counts are equal to, less than or greater than the maximum allowed trips for the then-applicable TDM Goal as calculated in accordance with Proffer IX.3.v

a. Pre-Build Out

i. In the event the trips generated by the residential units and office uses prior to Build Out, as defined in Proffer IX.2.B, are equal to or less than the maximum allowed trips established in accordance with Proffer IX.3.A.i and i or ii and IX.3.B above, as determined for the then-applicable development phase of the Property, then (i) no penalty is owed, and (ii) the Applicant or the PM shall continue to administer the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers, until Build Out is reached, after which Proffer IX.4.K.iv.b below shall apply.

ii. In the event the trips generated by the residential units and/or office uses prior to Build Out, as defined in Proffer IX.2.B are greater than the maximum allowed trips set forth in Proffer IX.3.A.i and/or .ii above, as determined for the then-applicable development phase of the Property, then the PM shall (i) develop modifications to the TDM Plan and the TDM Budget and/or implement certain of the supplemental strategies as outlined in the TDM Strategic

Plan to address the surplus of trips, (ii) submit any such revisions to the TDM Plan and TDM Budget to FCDOT as part of the Annual Report as outlined in Proffer IX.4.J.ii and request in writing the County's review and concurrence, and (iii) pay no penalties. If no written response is provided by FCDOT within sixty (60) days after receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget or after the sixty (60) day period outlined above, the PM shall (a) increase the TDM Account with TDM Remedy Funds, if necessary and in the Applicant's sole discretion, in order to cover any proportional additional costs to implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan

b. Build Out.

i. In the event the trips generated by the residential units and the office uses at the time of the initial or subsequent trip counts after Build Out reveal that the applicable trip reduction goals outlined in Proffer IX.3.A have not been met, then the Applicant shall (a) pay into the TDM Penalty Fund in accordance with Proffer IX.4.M below and (b) (i) develop modifications to the to the TDM Plan and the TDM Budget and/or (ii) implement one or more of the supplemental strategies outlined in the TDM Strategic Plan to address the surplus of trips. The PM shall submit any such revision to the TDM Plan and TDM Budget to FCDOT as part of the Annual Report as outlined in Proffer IX.4.J.ii and request in writing the County's review and concurrence. If no written response is provided by FCDOT within sixty (60) days of receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget

shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget or after the sixty (60) day period outlined above, the PM shall (a) increase the TDM Account with TDM Remedy Funds at the applicant's sole discretion, if necessary, in order to cover any proportional additional costs to implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan.

ii. If two (2) consecutive annual Trip Counts conducted in accordance with this Proffer reveal that the trip reduction goals outlined in Proffer IX.3.A have been met after Build Out of the Property, as defined in Proffer IX.2.B, then (i) no penalty is owed, (ii) the PM shall continue to administer the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers, and (iii) the Applicant Control Period Expires, after which Proffer IX.4.L below shall apply.

M. Ongoing Implementation of TDM Plan. Once the Applicant Control Period has expired, the UOA/HOA/COA shall be responsible for ongoing implementation of the TDM Plan. The PM shall conduct additional Trip Counts at five (5) year intervals to determine whether the relevant Phase 3 (or Phase 4) TDM Goal, as established by Proffer IX.3.A, continues to be met. In the event that an Annual Report submitted by the PM demonstrates significant enough reason to question whether the relevant Phase 3 or Phase 4 TDM Goal is met, then FCDOT may require the PM to conduct additional Trip Counts on a more frequent basis (but not more frequently than once per year) to determine whether, in fact, the relevant Phase 3 or Phase 4 TDM Goal is being met.

i. Continuation of TDM Plan. In the event subsequent Trip Counts conducted after the Applicant Control Period has expired reveal that the actual trips generated remain equal to or less than the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal, then the PM shall continue to implement the TDM Plan and to make Annual Reports to FCDOT.

ii. Further Revisions to TDM Plan. In the event any subsequent Trip Counts conducted after the Applicant Control Period has expired reveals that the actual number of trips generated by the residential and office uses are greater than the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal, as established by this Proffer, then the PM shall convene a meeting with FCDOT within forty-five (45) days of the completion of the respective Trip Count to review the results of the Trip Count and the TDM Plan then in place and to develop modifications to the TDM Plan and the TDM Budget to address the surplus of trips. The PM shall submit any revisions to the TDM Plan and TDM Budget to FCDOT within forty-five (45) days following this meeting and shall request in writing the County's review and concurrence. If no written response is provided by FCDOT within sixty (60) days upon receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget, the PM shall (a) draw down on the TDM Remedy Fund, as needed and available; (b) increase the TDM Account with TDM Remedy Funds, if necessary and available, in order to cover any proportional additional costs to implement the updated TDM Budget; and (c) implement the provisions of the revised TDM Plan as developed in consultation with FCDOT. The PM shall repeat the process above (including annual trip counts, additional adjustments to the TDM Plan, additional funding and additional monitoring) annually until the relevant Phase 3 or 4 TDM Goal has been met for two (2) consecutive years, whereupon the PM shall then be required to conduct Trip Counts and surveys only at five (5) year intervals, as described above.

N. TDM Penalty Fund. Prior to the issuance of the first RUP for the first residential building or Non-RUP for the first office building on the Property, whichever first occurs, the Applicant (or its successor owner or developer, but not the UOA/HOA/COA) shall establish the TDM Penalty Fund.

i. Funding of TDM Penalty Fund: During the Applicant Control Period, if the results of any consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Property reaches Build Out reveal

that the actual vehicle trips generated by the residential units and office uses exceeds the maximum number of trips permitted under the relevant Phase 3 or Phase 4 TDM Goal as outlined in Proffer IX.3.A, then the Applicant shall pay into the TDM Penalty Fund the amounts specified below, for each such failed annual Trip Count, for additional transportation incentives which will directly serve the Property. Such incentives shall include enhancements to the Shuttle, increased incentives, and/or a contribution to the establishment of the Areawide Circulator. The maximum aggregate amount of all penalties to be paid under Proffer IX.4.L.iv.b.i and Proffer IX.4.N. is $100,000 (as such amount may have been adjusted annually based on changes in the "CPI" from a base year of 2008). No penalties shall be imposed while the Phase 1 and Phase 2 TDM Goals are applicable.

a. Failure up to 10%. A failure in the reduction of trips in either or both of the Peak Hours by ten percent (10%) or less requires the Applicant to make a payment to the TDM Penalty Fund of $10,000.

b. Failure Greater than 10% but less than or equal to 15%. A failure in the reduction of trips in either or both of the Peak Hours by more than ten percent (10%) but less than or equal to fifteen percent (15%) requires the Applicant to make a payment into the TDM Penalty Fund of $15,000.

c. Failure Greater than 15%. A failure in the reduction of trips in either or both of the peak hours by an amount greater than fifteen percent (15%) requires the Applicant to make a payment into the TDM Penalty Fund of $30,000.

O. Enforcement. If the PM fails to timely submit the Annual Report to FCDOT as required by this Proffer, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer IX.4.J and providing the PM sixty (60) days after receipt of said notice within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent Annual Report, then the Applicant and/or UOA/HOA/COA, as applicable, shall be subject to a penalty of $200 per day payable to Fairfax County to be used for

transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

P. Notice to Owners. All residents, tenants and employers of the Merrifield Town Center shall be advised of the TDM Plan. UOA/COA/HOA members will be informed of their funding obligations pursuant to the requirements of this Proffer IX prior to the purchase of units, or execution of leases, and the requirements of the TDM Plan, including annual contributions (as provided herein) shall be included in all purchase/lease documents and within the UOA/COA/HOA documents.

X. TRANSPORTATION DEMAND MANAGEMENT PROGRAM SPECIFIC TO THE RETAIL/HOTEL USES.

1. **Transportation Demand Management for Retail/Hotel Uses.** As provided in Proffer IX.4.A, certain components of the TDM Plan are applicable to and will benefit the proposed retail/hotel uses on the Property. Also, the Applicant shall provide an additional TDM program that is tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). Solely for purposes of this Proffer X, "Retail" shall be defined as all non-residential and non-office uses on the Property.

2. **Goals of the Retail/Hotel TDM Program.** Because tenants of the Retail stores and Hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Property during the Peak Hours. Given this, the Retail/Hotel TDM Program shall encourage Retail tenants, Hotel Guests and the Retail/Hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Property rather than focusing on the specific trip reductions during the AM or PM Peak Hours. The goal of the Retail/Hotel TDM Program is for 5% of the Retail store tenants, Hotel Guests and the Retail/Hotel employees to use non-SOV modes of transportation to commute to and from the Retail/Hotel uses on a regular basis.

3. **Components of the Retail/Hotel TDM Program.** The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Property that are described in Proffer IX.4.A and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program

contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Strategic Plan.

A. Employee/Tenant Meetings. The PM shall hold, at a minimum, annual TDM meetings with the Retail owners and/or tenants and Hotel Managers, and their respective employees, to review the available transit options, adequacy of bus schedules (including hours of service), changes in transit service and other relevant transit-related topics. The PM shall invite Fairfax County and/or WMATA representatives to these meetings from time to time to speak to the group(s) about these and related subjects. Based on these meetings, the PM shall work with Fairfax County and/or WMATA to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Property tenants and their employees.

B. Transit Incentives. Utilizing the Retail/Hotel TDM Incentive Fund (described in paragraph C below), the PM shall provide financial incentives to Retail store tenants, Hotel guests and the Retail/Hotel employees to utilize transit. These incentives may include contests with fare card rewards, retail gift certificates and the like (for example—an award could be offered to the transit riding employee of the month/year or the tenant with the highest percentage of employees utilizing non-SOV transport to commute to and from the Retail uses).

C. Regional TDM Incentive Programs. The PM shall make information available to Retail store tenants, Hotel Guests and the Retail/Hotel employees about programs that promote alternative commuting options. This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

D. Ridesharing. The PM shall assist Retail store tenants and the Retail/Hotel employees in forming carpools or vanpools and in providing convenient parking spaces to carpools or vanpools.

4. **Retail/Hotel TDM Incentive Fund.** The Applicant shall establish a Retail/Hotel TDM Incentive Fund for use exclusively by the Applicant with Retail and Hotel employers and their employees. Such incentives could include gift certificate awards, fare card contests and/or give-aways, transit fairs specific to the Retail tenants, Hotel Guests, and the Retail/Hotel employees and for similar inducements or incentive activities. The Applicant shall make a one-time contribution to this fund at the time that the first TDM

Budget is approved and funded per Proffer IX in the amount of $10,000. At such time as a Retail/Hotel employer elects to financially contribute to the Retail/Hotel TDM Program, such contributions shall be utilized in addition to the Applicant's contribution (that is, the Applicant's contribution shall not be reduced or offset in any way).

5. **Retail/Hotel TDM Program Participation Outreach**. The PM and the Applicant or Retail Manager shall endeavor in good faith to encourage participation by Retail tenants and Hotel Management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such Retail/Hotel employers through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the PM and Property management in furtherance of this objective shall include dissemination of information to, and solicitation of participation from, the Retail/Hotel employer in-store management and executives or officers at their headquarters offices, at appropriate intervals.

The PM shall provide a report to the County with respect to the activities described in Proffer X.5 as a supplement to the Annual Report to be filed with the County in accordance with Proffer IX.4.J.ii. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

XI. ENVIRONMENTAL

1. **Stormwater Management Master Plan.** Concurrent with the submission and approval of the first site plan for the Proposed Development, the Applicant shall submit to and obtain approval from DPWES of an Overall Master Stormwater Management Plan ("SWM Plan") for the Proposed Development. Following approval by DPWES of the SWM Plan, the Applicant thereafter shall submit an updated SWM Plan to DPWES for approval concurrent with all subsequent site plans submissions for the Proposed Development. These updated plans shall include any modifications to the stormwater detention or stormwater quality treatment program since the initial approval of the SWM Plan.

   A. Stormwater Quantity Goals. The Property currently is served by two (2) stormwater detention ponds, which provide peak flow reduction for the 10-year storm, and serve 10.71-acres (northern pond) and 18.3-acres (southern pond), respectively, and which shall be replaced as follows. Upon the completion of the Proposed Development, there will be a minimum of two (2) underground facilities

providing stormwater detention for the property. As is demonstrated in the calculations on the CDPA/FDPA, the peak flow rates in the new post-developed condition shall be reduced to the pre-developed "good forested" condition, as outlined in the PFM, and no credit for flow rates currently being generated by the subject property/detention facilities as currently developed shall be taken. The reduction of total discharge from the Property, as outlined above, shall apply to the sum of all stormwater flow from the Property at buildout and shall include Eskridge Road Improved. The control of runoff from the Eskridge Road Improved site shall include the increase in impervious area proposed in Fairfax County Plan #0561-PI-001 relative to the existing impervious area in said plan. The peak reduction will be on each facility combined. The discharge at either facility may vary from "good-forested" flows, so long as the reduction for the entire Property as a whole is achieved. A waiver to allow for underground detention, which includes an installation/maintenance cost burden estimate, has been submitted to Fairfax County DPWES. Development of the Property may be phased; the stormwater management quantity controls for each development phase shall provide detention capacity for the area proposed to be developed in the subject phase as well as for any other development phase for which control was previously provided. The location and size of these facilities shall generally conform to that shown in the CDPA/FDPA.

B. Best Management Practices. As part of the stormwater management associated with the Property, Best Management Practice (BMP) techniques will be utilized to improve the water quality of the runoff from the Property in the post-developed condition. Through the use of BMP facilities, such as sand filters, storm filters, other Fairfax County approved methodologies, or any combination thereof, the phosphorous removal rate on the subject property in the post-developed condition shall be a minimum of 40%. The Applicant shall make best efforts to provide phosphorous removal efficiency between 40% and 47%. (It should be noted that the PRM portion of the subject property qualifies as re-development, and therefore is subject to a phosphorous removal rate as low as 10%, but a minimum of 40% removal for the Property as a whole at buildout shall be achieved.) Prior to approval, the SWM Plan shall demonstrate the entire Property shall achieve a minimum of 40% phosphorous removal rate as opposed to any re-development

reduction credits. Development of the Property may be phased, thus the BMP controls for each development phase shall provide phosphorous removal at a minimum 40% rate for the area within the development phase, as well as any other development phase for which removal was previously provided. The location and type of BMP facilities shall generally conform to those shown in the CDPA/FDPA.

C. Green Roof. In addition to the above-referenced proffered minimum phosphorous removal, an "extensive green roof" shall be provided generally as shown on the CDPA/FDPA, which is to be designed in accordance with PFM requirements regarding green roof design. No credit toward the proffered minimum 40% phosphorous removal efficiency shall be taken for the design and implementation of said green roof. Said green roof shall be approximately 20,000 gross square feet in size and, at Applicant's discretion, shall be distributed across either Parcel A, B, or D, and provided generally in accordance with the details on Sheet 38 of the CDPA/FDPA.

Additionally, in the event that Parcel G is developed with a two-story structure, a minimum 5,000 s.f. green roof will be provided as long as Fairfax County provides storm water quality and quantity credits for such a green roof assembly at the time of site plan approval for said building. If Parcel G is developed with a building of three or more stories, no green roof will be required for that Building.

D. Maintenance Responsibility.

i. *Regular Maintenance*. Prior to initial site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the elements of the SWM Plan, including the BMP, Green Roof, and underground detention facilities (collectively, the "SWM Facilities"). The SWM Agreement shall require the Applicant (or a successor UOA/HOA/COA) to contract with one or more maintenance/management companies to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DWPES. The UO/HOA/COA documents shall

specify the maintenance responsibilities of the owners under the SWM Agreement.

ii. *SWM Maintenance Fund.* Prior to issuance of the initial RUP for the first residential building to be constructed as part of the Proposed Development, the Applicant shall establish an account (the "SWM Maintenance Account") to be used for the on-going maintenance of the SWM Facilities located on or serving the Property. The SWM Maintenance Account shall be an interest-bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for on-going maintenance of the SWM Facilities shall be included in the budget(s) for any UOA/HOA/OCA(s) established for the Proposed Development, and the fees collected for such purposes by the UOA/HOA/COA shall be deposited in the SWM Maintenance Account semi-annually. The association documents that establish and control the UO/HOA/COA shall provide that the SWM Maintenance Account shall not be eliminated as a line item in the UO/HOA/COA budget, and that funds in the SWM Maintenance Account shall not be utilized for purposes other than to fund the maintenance of the SWM Facilities. Prior to issuance of first RUP for the first residential building, the Applicant shall make an initial contribution to the SWM Maintenance Account of $44,464. The SWM Maintenance Account shall be funded through pro-rata assessments of the subsequent owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

iii. *SWM Replacement Fund.* Prior to issuance of the initial RUP or Non-RUP or the first building to be constructed as part of the Proposed Development, the Applicant shall establish an account (the "SWM Replacement Account") to be used as an escrow account for the eventual replacement of the SWM Facilities located on or serving the Property. The SWM Replacement Account shall be an interest bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for future replacement of the SWM Facilities shall be included in the budget(s) for any UOA/HOA/COA(s) established for the Proposed Development, and the fees collected for such purposes by the

UOA/HOA/COA shall be deposited in the SWM Replacement Account annually. The association documents that establish and control the UO/HOA/COA shall provide that the SWM Replacement Account shall not be eliminated as a line item in the UOA/HOA/COA budget, and that funds in the SWM Replacement Account shall not be utilized for purposes other than to fund the replacement of the SWM Facilities. Prior to issuance of final RUP for the third residential building, the Applicant shall make a contribution to the SWM Replacement Account of $27,000. The SWM Replacement Account shall be funded through pro-rata assessments of subsequent owners of the Proposed Development as set forth in the UOA/HOA/COA documents, as applicable.

iv. *County Agreement.* The SWM Agreement shall address the following issues to the satisfaction of DPWES: (a) Future replacement of elements of the Stormwater Plan, when and as warranted; (b) Requirement for liability insurance in an amount reasonably acceptable to DPWES; and (c) Easements for County inspection and emergency maintenance to ensure that the facilities are maintained by the Applicant in good working order.

2. **Lighting**. All on-site outdoor and parking garage lighting fixtures, except as may otherwise be permitted in conjunction with a comprehensive signage program, shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Lighting within the stair towers shall be designed to contain light within the tower and minimize light from spilling outward on adjacent residential properties. Light poles in surface parking lots and on the top level of parking decks shall use shielded cutoff fixtures and be directed inward and downward.

3. **Potential Hotel Noise Attenuation**. In the event a hotel and/or residential use are located within Parcels A or B, the following proffer shall be applicable.

A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, for hotel rooms and/or residential units that are demonstrated, by a refined acoustical analysis as set forth in Paragraph B below, to be impacted by highway noise from Lee Highway (Route 29) having exterior façade noise levels projected to be above 60 dBA Ldn, such rooms/units shall be constructed with the following acoustical measures:

i. Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39.

ii. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above.

iii. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39.

iv. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

B. The Applicant shall submit a refined acoustical analysis prior to the submission of building plans for Parcels A or B, whichever occurs first, showing a hotel and/or residential units in order to determine the affected rooms/ units (if any), and shall provide such appropriate interior noise attenuation measures as may be required based on the noise impact from Lee Highway (Route 29) on such building. Such analysis shall be submitted to and approved by DPZ and shall be based on the accepted methodology contained said refined analysis. Any changes to the hotel and/or residential use premised on the conclusions of such a refined acoustical analysis shall be in substantial conformance with the CDPA/FDPA and these proffers, as determined by the Zoning Administrator.

C. Building plans for the hotel and/or residential buildings shall depict the final noise contours and all locations of the respective building/rooms/units, if any, that are subject to noise mitigation as provided herein.

XII. LANDSCAPING AND OPEN SPACE

1. **Minimum Open Space**. As depicted on the CDPA/FDPA, within the PDC portion of the Application Property a minimum of 23 percent open space shall be provided, and within the PRM portion of the Property a minimum of 35 percent landscaped open space shall be provided in accordance with Zoning Ordinance requirements. Provision of the open space areas and improvements may occur in phases, concurrent with the phasing of development/construction of the Application Property. As such, the total area of open space provided at any given phase of development shall not be required to be equivalent to the minimum overall open space specified herein. Site plans (and subsequent revisions

as may be applicable and relevant to landscaping) submitted for the respective phases of development shall include a landscape plan showing the open, streetscape and landscaping appurtenant to that respective phase of development, as generally shown on the CDPA/FDPA.

2. **Landscape Design**. Landscaping shall be generally consistent with the quality, quantity and the locations shown on CDPA/FDPA Sheets 10 through 14 entitled "Landscape Plan." Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent submissions of the site plans for each respective section, for review and approval by Urban Forest Management. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by Urban Forest Management. Landscaping shown on the CDPA/FDPA may be modified, if in substantial conformance with that shown on the CDPA/FDPA as approved by the Zoning Administrator and Urban Forest Management, to allow for final engineering considerations, such as final utility locations, low impact development facilities, sight distance requirements and other requirements. The Applicant shall coordinate the location of any utilities within open space areas to allow sufficient planting depth for trees and other landscaping as shown on the CDPA/FDPA. As a priority, where reasonably feasible as determined by Urban Forestry Management, DPWES, the Applicant shall install water, sanitary sewer and storm sewer utility lines within the street network to avoid conflicts with open space areas and streetscape elements shown on the CDPA/FDPA..

3. **Tree Size**. All shade trees provided as a part of the streetscape shall be minimum of 3 to 3.5 inches in caliper at the time of planting; all new flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting, subject to the review and approval of the Urban Forester as shown on the CDPA/FDPA.

4. **Non-Invasive Plant Materials**. Only non-invasive plant materials, including street trees, shall be used within the streetscape and open space areas, subject to approval by the County Urban Forest Management Division.

5. **Public Access Easements**. The Applicant shall grant public pedestrian access easements over those specific open space areas identified on the CDPA/FDPA as "Public Open Space Areas." Such right of public access shall be subject to the right of the Applicant and the successor UOA and/or HOA/COAs, as applicable, to establish reasonable rules

and regulations pertaining to hours of public access, maintenance, repairs and the like; provided, however, that hours for such public access shall be at least 6 a.m. to 1:00 a.m. on weekdays and 8 a.m. to 2:00 a.m. on weekends and holidays, subject to Applicant's right to temporary closures for necessary maintenance, repairs, safety, and public welfare considerations, and programmed events.

6. Alternative Planting Width Details: Site Plans submitted for the respective phases of development that are subject to the Alternative Planting Widths shall include a landscape plan for that phase of development in conformance with the PCA/FDPA. Tree Spcidies and planting sites are set forth on the PCA/FDPA, subject to revision as may be approved by the Urban Forest Management Division for those trees counting toward Tree Canopy Coverage. Where minimum planting widths of 8 feet can not be provided, the Applicant shall use Structural specifications for all planting sites that are:

- A minimum of 4' open surface width and 16 square feet open surface area for Category III and IV trees, with the tree located in the center of the open area;
- A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below Pavement), with no barrier to root growth within four feet of the base of the tree;
- Soil volume for Category II and IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total volume of at least 1200 cubic feet shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal to at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area.
- Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions.

XIII. UTILITIES

1. **Underground Utilities**. The Applicant shall coordinate with utility companies (gas, power, telephone, cable etc.) to co-locate utilities where reasonably feasible. To the extent possible and as permitted by the applicable utilities companies, the Applicant shall place all utilities serving the Property underground. Upon request by the Applicant, the Zoning Administrator may waive/modify the requirement to place utilities underground

without approval of a PCA upon a determination that such requirement (a) is infeasible or impractical or (b) would require the Applicant to secure easements or consents from third-parties that, despite having been diligently pursued by the Applicant, are not available.

2. **Sewer Coordination**. At the time of submission of a site plan for any building other than the theatre and its appurtenant parking structures, the Applicant shall provide DPWES with an analysis of the capacity of the sanitary sewer lines serving the Property. If the County determines that any sewer line serving the Property is inadequate, the Applicant shall upgrade or improve offsite sanitary sewer lines, as necessary and subject to a reimbursement agreement pursuant to County policy, to accommodate each phase of the Proposed Development at the time of issuance of Building Permits for the respective buildings.

XIV. RECREATIONAL FACILITIES

1. **On-Site Amenities and Facilities for Residents**. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance, the Applicant shall expend a minimum of $955.00 per market-rate residential unit and $1,600.00 per single family attached market-rate residential unit on on-site developed recreation facilities, as described herein. Prior to final bond release for the Proposed Development, the balance of any funds not expended on-site for the items listed below and for the construction of the North and South Parks identified in Proffer XI(2) below, shall be contributed to the Fairfax County Park Authority ("FCPA") for the provision of recreation facilities located in proximity to the Property. To satisfy the above Zoning Ordinance requirement, the Applicant shall make the following facilities or amenities available for each multi-family residential building, provided that a substantially-comparable level of amenities are provided in each building or are shared among the buildings:

   A. Swimming pool;

   B. Interior courtyard areas, which may be located on the top deck of the parking structure(s) in the open area, shall include informal seating areas, landscaping, hardscape areas and passive recreation areas;

   C. One (1) bike storage space per every eight residential units in a building for use by residents of the building, which may be provided in the Cellar Space as defined in these Proffers;

D. A fitness center, which is a minimum of 1,200 gross square feet in size and includes equipment such as stationary bikes, treadmills, weight machines, free weights, etc; and

E. A business center, which is a minimum of 500 gross square feet in size and includes broadband or high-speed data connections (including "secure" voice and/or data connections), computers, facsimile machine and similar items.

2. **On-Site Parks**. Two parks (described both below and also in the "Design Guidelines" referenced in "Urban Design" Proffer XVI.7 below) shall be provided on the Property and shall be interconnected through the use of a pedestrian-oriented promenade and an attractive streetscape system lined with special landscape treatments, water features, outdoor seating and entertainment areas. Said parks, while retained in ownership by the Applicant, shall be subject to public access easements, which shall reserve to the Applicant the right to restrict access for special events or out of security and/or safety concerns. "North Park" shall be subject to programmatic access by the Park Authority pursuant to a separate "Memorandum of Understanding" between the Park Authority and the Applicant, which shall be executed by February 8, 2012. These parks shall be designed to enhance and complement land uses sited along "Festival Street," which shall serve as the "main street" of the development and may include both hardscape and softscape elements, generally as depicted on the CDPA/FDPA but subject to final engineering and architectural design changes by Applicant. These parks and associated linear walkway system shall be owned, programmed and maintained by the Applicant, which shall grant public access easements as described below:

A. "North Park" shall consist of at least twenty-seven thousand square feet which, when combined with the 16,561 square feet in the adjacent "Uniwest" park, shall provide a minimum of a one-acre park and shall be designed to be integrated with the adjacent "Uniwest" park, which may be redesigned by the Applicant in accordance with a separate "Memorandum of Understanding" between the Park Authority and the Applicant, resulting in a large, active open space at a main entrance into the "Town Center." Water features and lawn space may be used to provide a casual backdrop to the first floor commercial uses which shall front on this park. North Park will function as a community-serving park and programmed with community oriented activities such as concerts, exhibits, seasonal festivals

and other cultural events as programmed by Applicant pursuant to the previously mentioned Memorandum of Understanding

B. "South Park," located on Parcel G and H between North Street and South Theater Drive, shall consist of approximately 22,000 square feet connecting District Avenue to the LJMS Ball Fields. The park will function as a community-serving park planned for family oriented uses to include lawn areas and seating areas.

"

C. Pocket Parks. The Applicant shall provide a minimum of one small "pocket park," which shall be directly accessible to pedestrians from Festival Street, and shall include, but not be limited to, seating, planting, shaded areas and/or outside dining.

3. **Parcel I and J Facility Use:** The single family attached residents on Parcels I and J will have full access to the Parcel H multi-family building's pool and fitness facility, which will provide recreational alternatives to both the residents living in the multi-family building on Parcel H, as well as the townhouse residents living on Parcels I and J. Should the Hotel option for Parcel H be developed, a pool and fitness facility will be made available to the same townhouse residents living on Parcels I and J.

XV. SCHOOLS CONTRIBUTION

1. **Public Schools Contribution**. The Applicant shall contribute $9,378 per student for students projected to be generated by this development to the Board of Supervisors for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by the Residential Buildings will attend. Said contribution shall be based on student yield ratios of .047, .013 and .027 per unit for elementary, middle and high school, respectively for multi-family and .204, .057, and .118 per unit for elementary, middle, and high school, respectively for single-family attached. Such contribution shall be made at the time of final approval of the site plan for each residential building triggering the FCPS contribution for the students generated by that respective residential building.

2. **Escalation in Schools Contribution**. If, prior to site plan approval for the respective residential buildings, Fairfax County should increase the accepted ratio of students per

subject multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the reduced amounts.

3. **Luther Jackson Middle School Improvements**. In accordance with specific terms set forth in a separate "Memorandum of Understanding" between FCPS and the Applicant (the "MOU"), and in accordance with the approved Special Exception Amendment Application 99-P-008 (the "SEA") and SEA Plat as to the below parking spaces, the Applicant shall provide, respectively, natural turf ball-field(s), graded to meet FCPA grading standards for such ball-field(s), on approximately 4.50 acres in the general location of the existing athletic fields on the Middle School site, and the below parking spaces and associated features. Site plan approval for, and construction of said improvements associated with the natural turf ball-field(s) and parking spaces shall be provided by the Applicant at no cost to FCPS. As specified below, said improvements, or a cash contribution to the Board of Supervisors in lieu of certain of said improvements, shall be completed prior to issuance of the RUP for the first residential building on the Property and shall consist of the following:

   A. Grading for both the below parking spaces and for improvement of the approximately 4.5 acres as natural turf ball-field(s) in accordance with FCPS requirements;

   B. Construction of a minimum of 64 new parking spaces located along the Middle School's common boundary with the Property, which new parking spaces shall be counted towards the required parking for the Property (a system to ensure adequate access to these spaces for FCPS, the Property, and FCPA and in support of use of the ball-field(s), shall be provided in the MOU). The Applicant shall be responsible for all costs associated with requesting and obtaining all County approvals requisite to the construction and use of the new parking lot. Use of said 64 parking spaces by the Applicant shall not occur in advance of Applicant's completion of the natural turf ball-field(s), or cash contribution in lieu of certain of said ball-field improvements as specified in Paragraph E below.

   C. Subject to approval by FCPS, provision of an access gate on the eastern entrance, as depicted on the proposed SEA Plat, which shall be controlled by FCPS;

D. Provision of a landscaped berm between the new parking lot and the ball-field(s) area, including the provision of two pedestrian access points which connect said parking spaces to the closest field. The exact type, extent and location of landscape elements and of the two access points shall be provided in accordance with the MOU, with the Concept Plan referenced below, and with that shown on the approved SEA Plat; and

E. Ball-field improvements performed by the Applicant shall be in substantial conformance with one of the two following alternatives identified, respectively, as "Alternative One" and "Alternative Two" on the October 10, 2007 "Athletic Field Concept Plans" prepared by VIKA and attached as Exhibit 1 to the MOU, which alternative shall be selected by FCPS and the Providence District Supervisor at any time after sixty (60) days following Rezoning (but no later than April 1, 2008) in accordance with these proffers and with the terms set forth in the MOU. In the event no election is made, then the Applicant shall proceed with "Alternative One" unless otherwise agreed upon in the MOU.

i. In "Alternative One", the Applicant shall be responsible for providing (a) three overlapping, natural turf athletic fields (one sixty (60) foot baseball diamond; one sixty-five (65) foot baseball diamond; and one "full-size" rectangular field); (b) grading and hydro-seeding the 4.5-acre area; (c) installing an irrigation system to the satisfaction of FCPS and consistent with that detailed in the MOU; (d) four soccer goals; and (e) two permanent baseball backstops, the location of which shall be determined by FCPS;

ii. In Alternative Two (depicted conceptually on MOU "Exhibit 1" as one sixty (60) foot, diamond-shaped natural turf field and one rectangular-shaped synthetic turf field), the Applicant shall be responsible for (a) grading and hydro-seeding the 4.5-acre area, (b) providing, relative to the diamond-shaped natural turf field only, installation of an irrigation system to the satisfaction of FCPS and consistent with that detailed in the MOU, (c) providing four soccer goals, and (d) providing one permanent baseball backstop. In addition, under Alternative Two only, the Applicant shall make a one time cash-in-lieu of materials and construction contribution towards the synthetic turf field of $45,000.00, which shall be paid to the

Board of Supervisors at the time of final site plan approval for the ball-field improvements. This cash-in-lieu amount may be supplemented by the value, agreed upon by FCPS and this Applicant, of whatever other of the Alternative One or Alternative Two materials and improvements FCPS and the Providence District Supervisor shall determine, pursuant to the MOU, that Applicant shall not provide.

XVI. OTHER COMMUNITY CONTRIBUTIONS.

1. **Providence District Contributions**. At the time of approval of the final site plan for the first residential building, the Applicant shall contribute $5,000.00 to each of the following entities or funds (up to a maximum of $25,000.00 in total contributions) to support their activities and programs:

   A. Providence District Tree Fund;

   B. Dunn Loring Volunteer Fire Department;

   C. Merrifield Fire Department;

   D. Nottoway Nights; and

   E. Providence District Library.

XVII. URBAN DESIGN

1. **Architectural Treatments**.

   A. The architectural treatment of this "Merrifield Town Center" development shall create a sense of identity and place and preserve human scale through the use of unifying elements, such as materials, textures, colors, window treatments, decorative details, lighting, landscaping, and roof pitches. All building facades/elevations shall be designed to incorporate architectural elements and/or decorative details, except for those locations where a building façade: faces a parking structure; is located less than ten feet from a property line; or is "wrapped" by, or otherwise shielded by immediate adjacency to, the exterior of another building (such as the north and west façades of the East Deck) or an element of the same building. This proffer shall not be interpreted to preclude the ability of individual users and tenants to use architectural themes that incorporate corporate logos and identities. Signage and architectural elements shall be used to create a festive and vibrant atmosphere. If the building on Parcel G is 7 stories in

height, the 7th floor will be stepped back along the western Penny Lane frontage at a minimum distance of 15'.

B. The single family attached units within Parcel I and Parcel J will be developed in substantial conformance with the attached documents titled "Conceptual Elevations," and dated July 13, 2011 consisting of two (2) sheets representing the intended color and material patterns and distribution for the single family attached units within those Parcels (See Attachment A). This attachment will serve as a guideline for the colors and materials only. Copies of these "Conceptual Elevations" will be provided in each Building Permit submission to Fairfax County, with a corresponding Architect's statement that the Building Permit submission is in substantial conformance with the "Conceptual Elevations." Minor changes or deviations from the "Conceptual Elevations" may be granted by the Department of Planning and Zoning in response to a written request from the developer/applicant. As outlined in Attachment A, the materials for the single family attached units within Parcel I and Parcel J shall be brick, Fiber-Cement "Hardie-Panel" and Fiber-Cement "Hardie-Trim". The railings will be painted steel.

2. **Streetscapes**. To create a high quality, street-level activity zone, a mix of retail shops, restaurants and multifamily uses shall be oriented along "Festival Street," which shall serve as a central spine connecting the two commercial anchors at either end of the development. Outdoor eating may be provided in front of each restaurant, as long as a clear and direct pedestrian access is maintained. A street-level activity zone shall be established along Strawberry Lane, where retail and/or restaurant uses shall be oriented and designed to enhance the "North Park" and create an animated street edge at this main entrance to the Town Center.

3. **Street Sections**. Streetscapes shall be provided generally as shown on the cross-sections on Sheets 29 through 33 of the CDPA/FDPA.

4. **Building Elevations**. The architectural design of commercial retail, office, hotel and multi-family buildings shall be consistent with the quality of the elevations shown on Sheets 16 through 27 of the CDPA/FDPA. The Applicant reserves the right to revise the elevations as a result of final architectural and engineering design, provided the quality of design remains consistent with those shown, as determined by DPWES.

5. **Building Materials**. Buildings shall consist of high quality materials, a combination thereof including, but not limited to, stone, cast stone, masonry, glass, precast, metal, cementitious fiber board, asphalt shingles, clay tiles, slate, wood or comparable materials. EIFS shall be limited solely to use on mechanical penthouses and architectural detailing not to exceed five percent of a building's façade.

6. **Parking Garage Façade Treatments**. Facades of above-grade garages facing Eskridge Road, Festival Street, Festival Street Extended and Strawberry Lane shall be treated with materials consistent with those materials used on companion buildings in accordance with the CDPA/FDPA and the "Design Guidelines" referenced below.

7. **Design Guidelines**. The overall concepts presented in the Merrifield Town Center Design Guidelines, prepared by RTKL and dated September 6, 2007, shall be used generally as a guide in the creation of architectural, landscape, street section, building elevation, North Park and South Park features and design elements.

8. **Security**. In consideration of security concerns along the southern property boundary, transitional screening shall be provided as depicted on Sheets 10, 11 and 33 of the CDPA/FDPA, and lighting shall be provided in this area to address safety concerns. Contingent upon the provision of diligently pursued off-site grading easements, the Applicant shall grade-out this property line and the immediately adjacent Middle School property to minimize or eliminate the need for a retaining wall in this area. In the event said off-site grading easements are not timely provided by the Fairfax County School Board, then the Applicant shall have the right to construct a retaining wall in this area.

9. **Green Building Principles**. The Applicant shall work with its architect to incorporate, in Applicant's sole discretion, environmentally sustainable attributes into its building program which may include, but not necessarily be limited to, such elements as high-efficiency mechanical systems, water efficient fixtures, CO2 sensors and air filters, and storage and collection of recyclables.

   In addition to the above commitment the following green building commitment shall only apply to the single-family attached uses shown on the CDPA/FDPA, and shall not apply to other uses on the Property. Compliance with this green building proffer shall not prohibit the development and construction (including issuance of site plans, building permits and other related permits) of other uses on the Property consistent with these proffers and the CDPA/FDPA. For this green building commitment, the applicant shall

have the option, in its sole discretion, to utilize any of the choices identified below. Further, in addition to the choices identified herein, the applicant may submit an alternative third party certification for the single-family attached uses shown on the CDPA/FDPA that meets the substantive intent of the choices identified below. Such alternative third party certification must be reviewed and approved by DPZ prior to construction that utilizes such alternative certification.

A. LEED for Homes Proffer (single family)

If the applicant selects the LEED for Homes option, the approval of the 1st Single Family attached Building Permit, the applicant will execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit or other financial surety from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $4,000 per unit based on an average square footage of 2,000 per unit. This escrow will be in addition to and separate from other bond requirements and will be released as a total sum, and not an individual dwelling unit basis, upon demonstration of attainment of certification for each dwelling unit, by the U.S. Green Building Council, under the current version at the time of project registration with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED® for Homes) rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each dwelling unit 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 for each dwelling unit within one year of issuance of the final RUP, a proportion of the escrow related to the number of units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant provides to the Environment and Development Review Branch of DPZ, within one year of issuance of the final RUP, documentation demonstrating that LEED certification for any dwelling unit(s) has not been attained but that the dwelling unit(s) has been determined by the U.S. Green Building Council to fall within three points of

attainment of LEED certification, 50% of the escrow proportionate to the dwelling unit(s) failing to achieve certification will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the applicant fails to provide, within one year of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that any dwelling unit(s) has fallen short of certification by three points or less, the entirety of the escrow proportionate to the dwelling units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification for any dwelling unit(s) application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

LEED-AP

The applicant will include a LEED®-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

Checklist

The applicant will include, as part of the 1st Single Family Attached Building Permit submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design for Homes (LEED® for Homes) rating system that the applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at 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 certification of the project.

Green Building Manual

Prior to approval of the final RUP, the applicant will provide to the Environment and Development Review Branch of DPZ a letter from a LEED®-accredited professional certifying that a green building maintenance reference manual has been prepared for use by future residents, that this manual has been written by a LEED-accredited professional, that copies of this manual will be provided to all future residents and that this manual, at a minimum:

- provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
- provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
- provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
- provides contact information that building occupants can use to obtain further guidance on each green building component.

- Prior to approval of the final RUP, the applicant will provide an electronic copy of the manual in pdf format to the Environment and Development Review Branch of the Department of Planning and Zoning.

LEED Online – DOES NOT APPLY TO LEED for Homes

B. EarthCraft:

Prior to issuance of the non-RUP/RUP for the proposed building, the Applicant shall provide documentation to DPWES and DPZ that the building has been awarded certification in accordance with the EarthCraft House Program.

XVIII. SIGNAGE

1. **Site Signage**. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance, or pursuant to a Comprehensive Sign Plan as may be approved by the Planning Commission. In either event, however, a coordinated signage system, including free-standing signs, way-finding signs (including those for sidewalks/trails) and potential retail awning signage, shall be provided for all residential and non-residential uses. Building mounted signage shall be compatible in terms of height, color, illumination and letter sizing, but may vary from retailer to retailer. If lighted, signage may be internally lighted, neon or lighted via downward-directed lights.
2. **Ticker "Sign"**. As generally depicted on Sheet 17 of the CDPA/FDPA and subject to Planning Commission approval in a Comprehensive Sign Plan, a ticker element shall be permitted as an architectural feature integrated into the retail building façade located along the Festival Street and Strawberry Lane street frontages within either Parcel A or Parcel B in the PDC zoning district. Said ticker element shall not exceed two feet in height.
3. **Temporary Signs**. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on- or off-site by the Applicant or at the Applicant's direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the

Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.

XIX. OWNERS' ASSOCIATIONS

1. **Umbrella Owners' Association**. Prior to the issuance of the first Non-RUP or RUP for any phase of the development/construction of the Application Property, except temporary transportation facilities and/or parking uses, if any, the Applicant shall establish an Umbrella Owners' Association ("UOA") in accordance with Virginia Law.

2. **Homeowner and Condominium Owners' Associations**. Prior to the issuance of the first RUP for any residential phase of the development/construction of the Application Property, the Applicant shall cause either a homeowners' association and/or a condominium owners' association ("HOA/COA") to be formed for that phase in accordance with Virginia law. The HOA/COA documents shall include a notification/statement that there shall be ball-fields accessible for use by the general public on the adjacent Luther Jackson Middle School property.

3. **Membership in UOA**. At a minimum, each HOA/COA and the owner(s) of the office building(s) shall be member(s) of the UOA.

4. **HOA/COA Maintenance Obligations**. Each HOA/COA shall have specific areas of the Application Property within its boundaries, and each shall assume all maintenance and other obligations required by these proffers for common space and common infrastructure within those boundaries except for those maintenance obligations to be assumed by the UOA pursuant to Proffer 18.e. below. Maintenance obligations of the HOA/COAs for the various phases of the Application Property may be shared by agreement among the HOA/COAs.

5. **UOA Maintenance Obligations**. The Applicant, and then the subsequent UOA, shall have maintenance responsibilities that shall include, but not necessarily be limited to the following:

   A. Maintenance of private streets, all sidewalks, plazas, open-space, stormwater management facilities (as set forth in Proffer Section IX above), recreational facilities and other common areas within the Application Property including standard cleaning and lawn/landscaping maintenance and removal of snow from streets and all sidewalks (including VDOT sidewalks) with the Application

Property. The UOA shall incorporate into its lawn maintenance contracts a prohibition against mowing with gas-powered equipment on Code Red days.

B. Repair of surfaces and site furnishings.

C. Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size and similar species as originally approved on the landscape plan.

D. The TDM Program. The respective UOA and HOA/COA documents shall specify the maintenance obligation as set forth herein. Purchasers shall be advised in writing prior to entering into a contract of sale, and in the UOA documents and the HOA/COA documents, that the UOA/HOA/COA shall be responsible, respectively, for the maintenance obligations as set forth herein.

XX. OTHER

1. **Unreasonable Delay**. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of an improvement set forth in these proffers has been unreasonably delayed by others or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

2. **Administrative Review**. Concurrent with the submission to DPWES of site plans, and any major inserts or revisions to said site plans, the Applicant shall submit copies of the same to the Providence District Supervisor and Planning Commissioner for the purpose of administrative review and comment.

3. **Successors and Assigns**. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, developer(s) of the site or any portion of the site, and the respective Owners' Associations described in Proffer XIV.

4. **Counterparts**. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to the Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

5. **Board of Supervisors Signature**. The Board of Supervisors is a signatory to this Proffer Statement solely in its capacity as owner of the Hilltop Road and Eskridge Road right-of-

way included in the Application area and, by so signing, assumes no responsibility nor obligation as to these Proffers.

[SIGNATURES ON FOLLOWING PAGES]

ESKRIDGE (E&A), LLC
Title Owner of Fairfax County Tax Map Parcels
49-3-((1))-80E, 80F 81A, 82A & 82B

By: _____
Name: Steven C. Boyle
Title: Managing Director

EYA DEVELOPMENT LLC
Contract Purchaser of Fairfax County Tax Map Parcels 49-3-((37)) G(pt), J(pt)

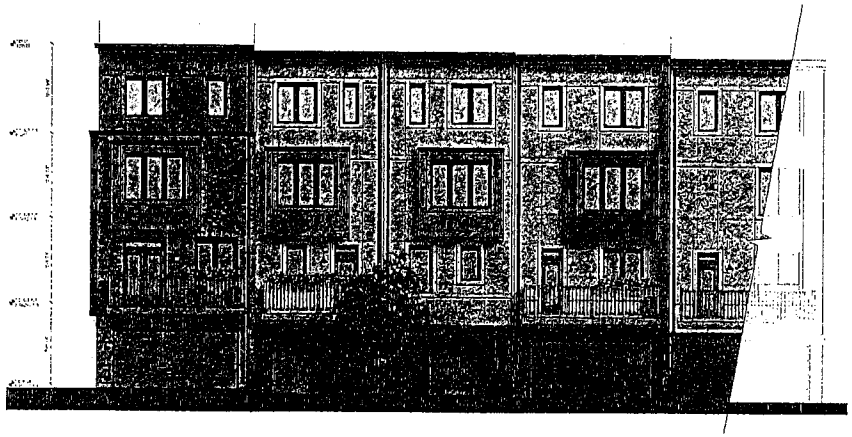
By: _____
Name: Robert D. Youngentob
Title: Manager

AND

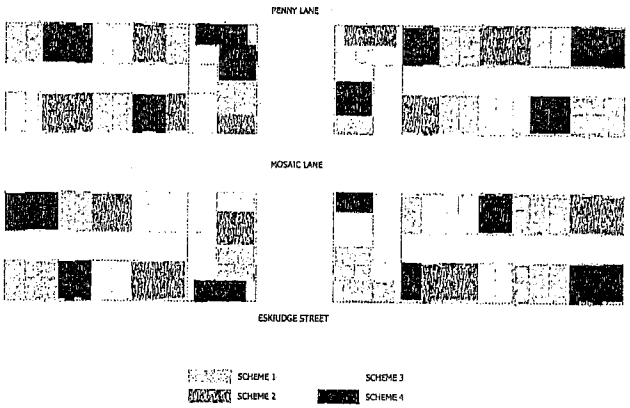
By: _____
Name: LeRoy Eakin, III
Title: Manager

ATTACHMENT A

FRONT ELEVATION Scale : N.T.S.



REAR ELEVATION Scale : N.T.S.



COLOR KEY PLAN Scale : N.T.S.

LESSARD Design
Architecture | Planning | Interiors
1861 Campus Commons Drive | Suite 105 | Reston, VA 20191
T: 703.596.4486 | F: 703.596.0147
www.lessarddesign.com

CONCEPTUAL ELEVATIONS

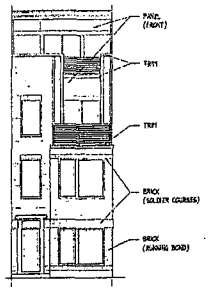
MOSAIC TOWNHOMES
FAIRFAX COUNTY, VIRGINIA

JUL. 13, 2011 EYA.006A.00D

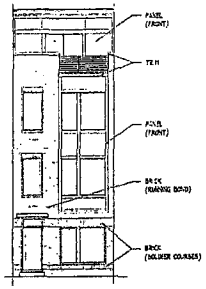
THE NEIGHBORHOODS OF EYA

SCALE: 1/8" = 1'-0"

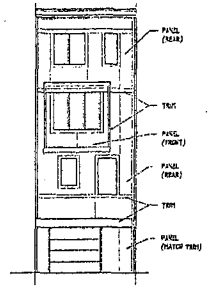
A-01



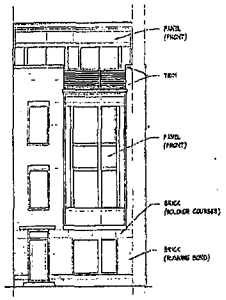
1 A-02 Front Elevation - A1
SCALE: 1/8"=1'-0"



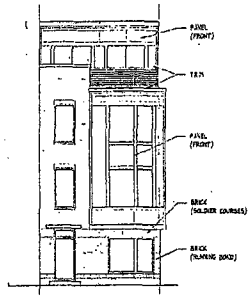
2 A-02 Front Elevation - A2
SCALE: 1/8"=1'-0"



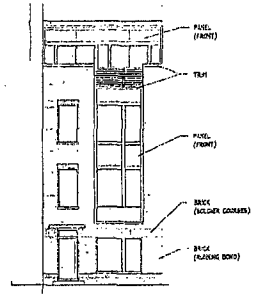
3 A-02 Sample Rear Elevation
SCALE: 1/8"=1'-0"



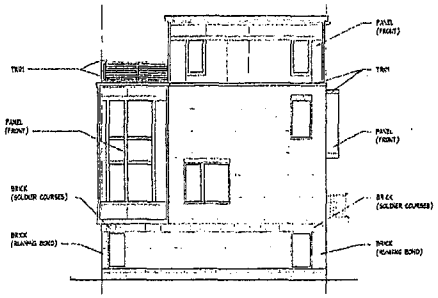
4 A-02 Front Elevation - B1
SCALE: 1/8"=1'-0"



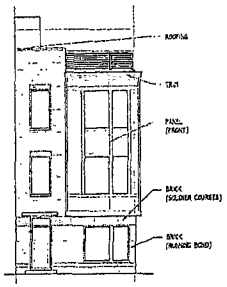
5 A-02 Front Elevation - B1 End
SCALE: 1/8"=1'-0"



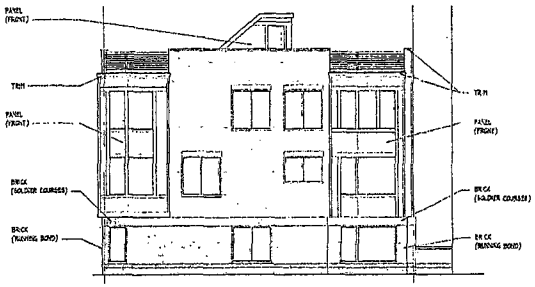
6 A-02 Front Elevation - B2
SCALE: 1/8"=1'-0"



7 A-02 Front Elevation - B1 Side
SCALE: 1/8"=1'-0"



8 A-02 Front Elevation - A1
SCALE: 1/8"=1'-0"



9 A-02 Front Elevation - A2
SCALE: 1/8"=1'-0"

	FRONT PANEL	REAR PANEL	BRICK	BASE BRICK	TRIM
SCHEME 1	SW6194 BASIL	SW7018 DOVETAIL	CAROLINA CERAMICS: CHESTNUT VELOUR	N/A	SW7675 SEALSKIN
SCHEME 2	SW7047 PORPOISE		CONTINENTAL BRICK: #490 - STRAIGHT RANGE WINE COLONIAL		
SCHEME 3	SW7591 RED BARN		CONTINENTAL BRICK: #597 - WALNUT BLEND	HARMAR: #880 DUSTY GREY MATT	
SCHEME 4	SW7604 SMOKY BLUE		PALMETTO: DARK RED WIRECUT	N/A	

NOTES:
1. PANEL MATERIAL TO BE FIBER-CEMENT "HARDIE-PANEL," 3/8" THICK
2. TRIM MATERIAL TO BE FIBER-CEMENT "HARDIE-TRIM," OR SIMILAR
3. ALL PAINT COLORS ARE SHERWIN WILLIAMS

A-02 Material Legend
SCALE: 1/8"=1'-0"

LESSARD Design
Architecture | Planning | Interiors
1881 Campus Commons Drive | Suite 100 | Reston, VA 20191
T: 703.596.4486 | F: 703.596.0147
www.lessarddesign.com

CONCEPTUAL ELEVATIONS

MOSAIC TOWNHOMES
FAIRFAX COUNTY, VIRGINIA

JUL. 13, 2011 EYA.006A.00D

THE NEIGHBORHOODS OF EYA
0 4' 8' 16'
SCALE: 1/8" = 1'-0"

A-02

FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS

FDPA 2005-PR-041-2

June 22, 2011

If it is the intent of the Planning Commission to approve FDPA 2005-PR-041-2 for a mixed-use development located at Tax Maps 49-3 ((37)) C, D, F, G and J, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Merrifield Town Center" consisting of sixty-seven sheets prepared by VIKA Inc, Edens & Avant, and RTKL Associates, dated January 10, 2011, as revised through June 17, 2011.

2. Stormwater Management for the subject property shall be provided in conformance with the Waiver Conditions associated with the Public Facilities Manual Waiver #0561-WPFM-002-3.* (see Attachment A)

3. If development of North Park occurs in conformance with the Memorandum of Understanding referenced in proffer XIV.2, an FDPA will not be required.

4. Temporary parking (referenced in Proffer V4) shall include appropriate signage in accordance with Article 12 of the Zoning Ordinance.*

5. Any building on Parcel G that results in more than 7 stories in height shall be subject to the review and approval of a Final Development Plan Amendment (FDPA) to ensure that the building design is compatible with the surrounding buildings.

6. The residential portion of the PDC District in the original rezoning development shall not exceed 63% as a result of the proposed residential square footage in PDC portion of the FDPA application.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.

ATTACHMENT A

Attachment A

Waiver #0561-WPFM-002-3 Conditions

Merrifield Town Center
RZ 2005-PR-041
November 30, 2006

1. The underground facilities shall be constructed in accordance with the development plan, these conditions and as determined by the Director of the Department of Public Works and Environmental Services (DPWES).

2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum interior height of 72" and be located as close to the edge of the building perimeter as possible, as determined by DPWES. The underground facilities shall not be located within the open space areas of the proposed development.

3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

4. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

   The private maintenance agreement shall address:
   - County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners (e.g. Condominium Association or Owners Association) in good working condition acceptable to the County so as to control stormwater generated from the development of the site.
   - A condition that the applicant, property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facilities.
   - Establishment of a reserve fund, for future replacement of the underground facilities.
   - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
   - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least $1,000,000, against claims associated with underground facilities.
   - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

6. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and property owner association documents which insure safe operation, inspection and maintenance of the facilities.

7. A financial plan, for the property owner association, to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plat approval. A separate a line item in the property owner association annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established to receive annual deposits from the members of the property owners association based on the initial construction costs and an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the property owner association which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the property owner association until after final bond release.

9. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, as well as within the recorded property owner association documents, that the property owner association is responsible for the operation, inspection, maintenance and replacement of the underground facilities.

10. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the umbrella owner association's responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each lot and the record plat:

    "The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the property owners association documents and a private maintenance agreement entered into with the County."

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

CDPA 2005-PR-041-2

June 22, 2011

1. Up to an additional $50,000 shall be provided to VDOT to be applied toward the offsite right-of-way acquisition and construction of the offsite southern curb line, between the application property's eastern boundary and Gallows Road, of the VDOT Route 29/Gallows Road intersection improvements.

PCA 2005-PR-041-2

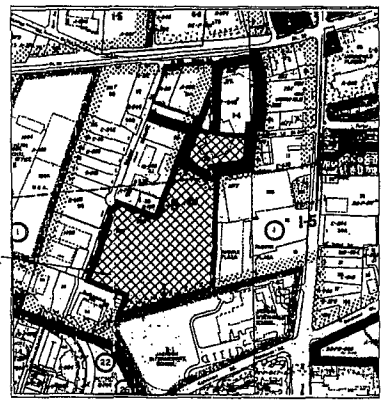
MERRIFIELD TOWN CENTER

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT, FINAL DEVELOPMENT PLAN AMENDMENT, AND PROFFER CONDITION AMENDMENT

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

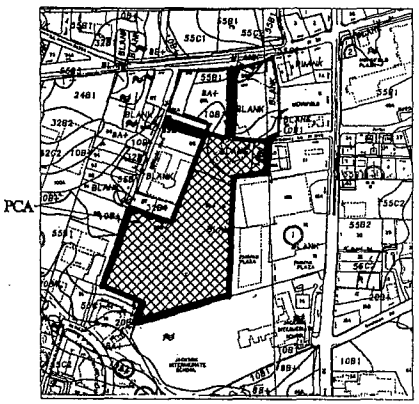
DECEMBER 7, 2005
REV. APRIL 7, 2006
REV. APRIL 27, 2006
REV. OCTOBER 2, 2006
REV. NOVEMBER 6, 2006
REV. DECEMBER 15, 2006
REV. JANUARY 12, 2007
REV. MARCH 08, 2007
REV. JUNE 01, 2007
REV. JULY 16, 2007
REV. AUGUST 22, 2007
REV. OCTOBER 1, 2007
REV. JUNE 08, 2010
REV. AUGUST 16, 2010
REV. AUGUST 23, 2010
REV. OCTOBER 11, 2010
REV. NOVEMBER 5, 2010
REV. DECEMBER 3, 2010
REV. DECEMBER 17, 2010
REV. JANUARY 10, 2011
REV. APRIL 15, 2011
REV. MAY 13, 2011
REV. JUNE 2, 2011
REV. JUNE 17, 2011

AREA SUBJECT TO PCA



VICINITY MAP
SCALE: 1"=200'

AREA SUBJECT TO PCA



SOIL MAP
SCALE: 1"=200'

TM NO. 49-3 ((37)) PARCELS C, D, F, G AND J

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT NOTES AND TABULATIONS
3. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT NOTES AND TABULATIONS
4. EXISTING CONDITIONS PLAN (THIS SHEET UNCHANGED)
5. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
6. FINAL DEVELOPMENT PLAN AMENDMENT
7. FINAL DEVELOPMENT PLAN AMENDMENT (THIS SHEET UNCHANGED)
8. ALTERNATE LAYOUT PLAN (THIS SHEET UNCHANGED)
9. ALTERNATE LAYOUT PLAN (THIS SHEET UNCHANGED)
9A. FDPA ALTERNATE LAYOUT PLAN (THIS SHEET UNCHANGED)
9B. FDPA ALTERNATE LAYOUT PLAN (THIS SHEET UNCHANGED)
10. LANDSCAPE PLAN
11. LANDSCAPE ENLARGEMENT
11A. LANDSCAPE ENLARGEMENT
11B. SOUTH PARK ENLARGEMENT
12. LANDSCAPE ENLARGEMENT (THIS SHEET UNCHANGED)
13. OPTIONAL LANDSCAPE ENLARGEMENTS (THIS SHEET UNCHANGED)
14. OPTIONAL LANDSCAPE ENLARGEMENTS (THIS SHEET UNCHANGED)
14A. OPTIONAL LANDSCAPE ENLARGEMENTS (THIS SHEET UNCHANGED)
15. PEDESTRIAN CIRCULATION PLAN
15A. PEDESTRIAN CIRCULATION PLAN (THIS SHEET UNCHANGED)
16. ELEVATIONS, BUILDING A, OPTION 1 (THIS SHEET UNCHANGED)
17. ELEVATIONS, BUILDING A, OPTION 2 (THIS SHEET UNCHANGED)
18. ELEVATIONS, BUILDING A, OPTION 3(THIS SHEET UNCHANGED)
19. ELEVATIONS, BUILDING A, OPTION 4(THIS SHEET UNCHANGED)
19A. PARCEL A-GROCERY ELEVATIONS (THIS SHEET UNCHANGED)
19B. PARCEL A-HOTEL ELEVATIONS (THIS SHEET UNCHANGED)
19C. PARCEL A-OFFICE ELEVATIONS (THIS SHEET UNCHANGED)
19D. PARCEL A-GARAGE ELEVATIONS (THIS SHEET UNCHANGED)
20. ELEVATIONS, BUILDING B, OPTION 1 (THIS SHEET UNCHANGED)
21. ELEVATIONS, BUILDING B, OPTION 2 (THIS SHEET UNCHANGED)
22. ELEVATIONS, BUILDING C AND E (THIS SHEET UNCHANGED)
23. ELEVATIONS, BUILDING D AND F (THIS SHEET UNCHANGED)
23A. PARCEL D-BUILDING ELEVATIONS (THIS SHEET UNCHANGED)
24. ELEVATIONS, BUILDING I
24A. ELEVATIONS, BUILDING G
25. ELEVATIONS, BUILDING H
25A. ELEVATIONS, BUILDING H
26. ELEVATIONS, BUILDING I & J
26A. ELEVATIONS, BUILDING I & J
26B. ELEVATIONS, BUILDING I & J
27. OVERALL STREET ELEVATIONS
28. PARK AND BUILDING DESIGN
28A. PARK AND BUILDING DESIGN
29. TYPICAL STREET SECTIONS 1
29A. TYPICAL STREET SECTIONS, BUILDING H
29B. TYPICAL STREET SECTIONS, BUILDING I & J
30. SITE SECTIONS AT PROPERTY LINES
31. TYPICAL STREET SECTIONS 2
32. SITE SECTIONS AT PROPERTY LINES 2
33. SITE SECTIONS AT PROPERTY LINES 3
33A. PARCEL A-STREET SECTIONS (THIS SHEET UNCHANGED)
34. WEST DECK PLANS
35. EAST DECK PLANS
36. SITE FURNITURE AND TREE SELECTIONS (THIS SHEET UNCHANGED)
37. LANDSCAPE DETAILS (THIS SHEET UNCHANGED)
38. GREEN ROOF DETAILS (THIS SHEET UNCHANGED)
39. FUTURE LEE HIGHWAY DEVELOPMENT (THIS SHEET UNCHANGED)
40. NEW IMPROVEMENT PLAN
41. FUTURE ROAD NETWORK PLAN
42. INTERIM PARKING AND PEDESTRIAN CIRCULATION (THIS SHEET UNCHANGED)
43. SWM MAP AND COMPUTATIONS
44. ROUTING RESULTS (THIS SHEET UNCHANGED)
45. ROUTING RESULTS (THIS SHEET UNCHANGED)
46. VAULT DETAIL AND NARRATIVE (THIS SHEET UNCHANGED)
47. SWM OUTFALL DETAILS (THIS SHEET UNCHANGED)
48. EXISTING VEGETATION MAP (THIS SHEET UNCHANGED)

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE
SUITE 200
MCLEAN, VIRGINIA 22102
CONTACT: MR. P. CHRISTOPHER CHAMPAGNE, P.E.
(703) 442-7800

ATTORNEY
MCGUIRE WOODS, LLP
1750 TYSONS BOULEVARD
SUITE 1800
MCLEAN, VIRGINIA 22102
CONTACT: MR. DAVID GILL
(703) 712-5000

EDENS&AVANT

PROPERTY OWNERS/APPLICANT
ESKRIDGE (E&A) LLC
1901 MAIN STREET, SUITE 900
COLUMBIA, SC 29201
(PARCELS 49-3-((1))-61A,62A)
CONTACT: MR. STEVE TEETS

ARCHITECTS/PLANNERS
LESSARD ARCHITECTURAL GROUP, INC.
1251 LEESBURG PIKE
SUITE 700
VIENNA, VIRGINIA 22102
CONTACT: MR. JACK MCLAURIN
(703) 760-9344

SK & I ARCHITECTURAL DESIGN GROUP, LLC
7735 OLD GEORGETOWN ROAD
SUITE 1000
BETHESDA, MARYLAND 20814
CONTACT: MR. ABED BENZINA
(301) 654-9300

TRAFFIC ENGINEER
WELLS AND ASSOCIATES, INC
1420 SPRING HILL ROAD
SUITE 600
MCLEAN, VIRGINIA 22102
CONTACT: MS. ROBIN ANTONUCCI
(703) 365-9262

NOTE:
FOR THE PURPOSE OF THIS PLAN AMENDMENT WHICH INCLUDES REVISIONS TO PARCELS G, H, I, AND J, THE DESIGNATION OF "UNCHANGED" IS INTENDED TO EXPRESS THE FACT THAT THE SHEET HAS NOT BEEN REVISED EXCEPT FOR POTENTIALLY THE SHEET TITLE, NARRATIVE/TABLE TITLES, AND DATES.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic No. 31708
6/17/11
PROFESSIONAL ENGINEER

67 TOTAL SHEETS INCLUDING ALPHA-NUMERIC SHEETS

JOB NUMBER 6575
SHEET 1 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_COV.dwg 6/17/2011 10:55:15 AM EDT

A. NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN ("CDP/FDP") WAS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS 49-3 ((1))-604, 608, 608C, 61A, 62A AND PORTIONS OF HALLMAN ROAD AND CHAPMAN ROAD WHICH HAVE BEEN VACATED. THE PROPERTY WAS ZONED I-4, I-5 AND H-C AND IS LOCATED WITHIN THE MERRIFIELD SUBURBAN CENTER AREA. THIS APPLICATION REAFFIRMS THE PREVIOUS REZONING OF THE APPROXIMATELY 31.37 ACRE SITE (WHICH IS NOW MADE UP OF PARCELS 49-3 ((1)) 608C, 608, 61A, 62A AND 608 INCLUDING DENSITY CREDITS) TO THE PROPOSED DEVELOPMENT COMMERCIAL DISTRICT (PDC) (7.0838 ACRES NOT INCLUDING DENSITY CREDIT) AND PLANNED RESIDENTIAL MIXED USE DISTRICT (PRM) (23.8338 ACRES NOT INCLUDING DENSITY CREDIT), SUBJECT TO PROFFERED CONDITIONS TO BE PROVIDED UNDER SEPARATE COVER.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.

4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC. THE BOUNDARY DATA WAS FIELD RUN ON SEPTEMBER 15, 2005 (REFERENCE: CERTIFIED PLAT DEPICTED UNDER SEPARATE COVER).

5. THE PROPERTY IS LOCATED IN PLANNING AREA II, LAKES UNIT F, OF THE TOWN CENTER CORE OF THE MERRIFIELD SUBURBAN CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND IS PLANNED AS THE TOWN CENTER.

6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVE THE DEVELOPMENT.

7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN UNDERGROUND STORMWATER MANAGEMENT FACILITIES THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IS ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES (SWM/BMP) WILL BE PROVIDED ON-SITE IN UNDERGROUND FACILITIES IN ACCORDANCE WITH COUNTY SPACE REQUIREMENTS. GENERAL DETAILS OF SWM FACILITIES ARE PROVIDED ON SHEET 17 - 18. A WAIVER TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY AN UNDERGROUND SYSTEM IN A RESIDENTIAL AREA WAS APPROVED WITH THE PREVIOUS REZONING AND IT IS REQUESTED THE BOARD RECEIVE SAID WAIVER.

8. TO THE BEST OF OUR KNOWLEDGE, NO DRAINS, SINKS OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.

9. TO THE BEST OF OUR KNOWLEDGE, THE USES PRESENTED HEREON WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 355; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA / DEPARTMENT OF WASTE MANAGEMENT VR 672.10 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS, PART 280.

10. THE EXISTING WOOD, FRAME BUILDING (LOCATED ON PARCEL 4, WAS CONSTRUCTED IN 1.08 AND A NEW WOOD THEATER WILL BE CONSTRUCTED ELSEWHERE ON SITE. THE EXISTING BUILDING ON PARCEL (TAX 49-3-((1))-61A HAS BEEN DEMOLISHED.

11. NO FLOODPLAIN, ENVIRONMENTAL QUALITY CORRIDOR OR RESOURCE PROTECTION AREAS EXIST ON THE SUBJECT PROPERTY. (SEE CDP/FDP)

12. THERE IS A PROPOSED FEAT WIDENED ALONG THE ROUTE 29 FRONTAGE OF THE PROPERTY AS SHOWN ON THE FAIRFAX COUNTY COMPREHENSIVE PLAN.

13. UNITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING SHALL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.

14. IT IS CURRENTLY ANTICIPATED THAT PHASED CONSTRUCTION OF THE PROPOSED DEVELOPMENT WILL COMMENCE AS SOON AS ALL NECESSARY COUNTY APPROVALS AND PERMITS ARE OBTAINED. THE EXACT PHASING SCHEDULE IS NOT KNOWN AT THIS TIME BUILD-OUT WILL PROCEED IN ACCORDANCE WITH MARKET CONDITIONS SUBJECT TO VARIATIONS CONTAINED IN THE PROFFERS. WITHIN EACH PHASE OF BUILD-OUT, INFRASTRUCTURE, AMENITIES AND AMENITIES MAY PROCEED BEFORE COMPLETION OF ACTIVITY WITHIN OTHER PHASES, SO LONG AS CONSTRUCTION IS IN ACCORDANCE WITH THE PROFFERS.

15. EXCEPT AS NOTED HEREON OR IN THE PROFFERED CONDITIONS, TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL EXISTING APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.

16. LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH REQUIREMENTS OF ARTICLE 13 OF THE ZONING ORDINANCE, UNLESS MODIFIED OR WAIVED. LANDSCAPING MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, BUT THE QUANTITY, LEVEL OF QUALITY AND GENERAL CHARACTER WILL REMAIN CONSISTENT WITH THAT SHOWN HEREON AND AS SET FORTH IN THE PROFFERED CONDITIONS. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE PLAN(S). THE PROPOSED LANDSCAPING WITHIN THE PUBLIC STREETS IS CONSISTENT WITH VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) APPROVAL. SEE SHEET 3 FOR WAIVERS AND MODIFICATIONS.

17. DIMENSIONS REPRESENTED HEREON ARE APPROXIMATE AND MAY BE MODIFIED. THE SIZE AND SHAPE OF THE BUILDINGS ARE PRELIMINARY AND MAY VARY AS A RESULT OF FINAL ENGINEERING, DESIGN AND/OR FINAL DEVELOPMENT PROGRAM REQUIREMENTS, PROVIDED EACH SUCH REVISION IS SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP. THE LOCATION OF SIDEWALKS, TRAILS AND UTILITIES SHOWN ON THE GRAPHIC ARE PRELIMINARY AND MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN, SUBJECT TO DPWES, VDOT AND/OR FCDOT APPROVAL. HEIGHTS AND BUILDING HEIGHTS REPRESENTED IN THE TABULATION AND/OR ON THE GRAPHIC SHEETS ARE TO BE CONSIDERED MAXIMUMS AND MINIMUMS, RESPECTIVELY. THE APPLICANT RESERVES THE RIGHT TO INCREASE A LESSER NUMBER OF DWELLING UNITS AND/OR GROSS FLOOR AREA FROM THE TOTAL MAXIMUMS REPRESENTED IN THE TABULATION. BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING LOT LAYOUT(S) MAY BE MODIFIED ACCORDINGLY, PROVIDED THAT THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, ABOVE OF LANDSCAPING AND THE MINIMUM DISTANCE TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.

18. MECHANICAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE, BUT ARE NOT LIMITED TO, PARKS, PLAZAS, LANDSCAPED SPACES, SWIMMING POOLS, COURTYARD GARDENS, OUTDOOR ENTERTAINMENT, WATER FEATURES, OUTDOOR EATING AREAS, AN EXTENSIVE PEDESTRIAN / BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS, AND EXTENSIVE LANDSCAPING THROUGHOUT THE SITE, INCLUDING PERIMETER BERMS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND AMENITIES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, INCLUDES, LUMINARIA SIGNS, LIGHTS AND/OR TRELLIS, ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.

19. THE PROJECT WILL MEET MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED BY A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND SURFACE SPACES AND, TO THE EXTENT AUTHORIZED, SURFACE SPACES ON THE ADJACENT PARCEL (TAX 49-4-((1))-1). THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11 AND TO SEEK PARKING REDUCTIONS AND/OR SHARED PARKING AGREEMENTS.

20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE OR PURSUANT TO AN APPROVED COMPREHENSIVE SIGN PLAN, AS MAY BE APPROVED BY THE PLANNING COMMISSION.

21. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF PRESERVATION. (SEE CDP/FDP)

22. PARKING LOT LANDSCAPING AND TRAFFIC ISLAND IMPROVEMENTS WILL BE PROVIDED IN ACCORDANCE WITH ZOO ARTICLE 13 AS SHOWN ON SHEET 3 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.

23. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE, AND NO MAJOR UNDERGROUND UTILITY EASEMENTS ON THE PROPERTY.

24. APPLICANT RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER(S) ON THE PROPERTY DURING THE CONSTRUCTION AND SALES PERIOD IN ACCORDANCE WITH SECTION 8-808 OF FAIRFAX COUNTY ORDINANCE.

25. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.

26. THE SUBJECT PROPERTY MAY BE DEVELOPED WITH PRINCIPAL USES PERMITTED IN THE PRM AND PDC ZONING DISTRICTS AS SET FORTH IN THE PROFFERS. SEE PROFFERS FOR SPECIFIC SECONDARY USES THAT MAY BE DEVELOPED ON THE SUBJECT PROPERTY. SPECIAL EXCEPTION AND SPECIAL PERMIT USES ALLOWED IN THE PRM AND THE PDC DISTRICTS SHALL BE PERMITTED AS APPROVED.

27. IT IS UNDERSTOOD THAT THE DIMENSIONS OF ALL INTERNAL PRIVATE ROADS MAY CHANGE PROVIDED THEY CONFORM TO STANDARDS SPECIFIED IN THE PUBLIC FACILITIES MANUAL (PFM), AS MAY BE MODIFIED AND AS APPROVED BY DPWES. ALL PRIVATE ROADS WILL COMPLY WITH THE FIRE MARSHAL REQUIREMENTS.

28. THE SUBJECT PROPERTY MAY BE SUBDIVIDED, TO SUBDIVISION FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PARTNERSHIP, AND PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING MODIFICATION OF THE FDP OR PROFFERED PLAN. THE PROJECT MAY BE PHASED AND SUBDIVIDED BETWEEN DIFFERENT OWNERSHIP GROUPS.

29. A STATEMENT OF THE PUBLIC IMPROVEMENTS THAT MAY BE PROPOSED FOR DEDICATION AND/OR CONSTRUCTION WILL BE SPECIFIED IN THE PROFFERED CONDITIONS.

30. WHILE THE ADUS OR WORKFORCE HOUSING UNITS REQUIRED FOR THE SUBJECT PROPERTY SHALL BE REQUIRED TO BE LOCATED WITHIN HIGH RISE RESIDENTIAL BUILDINGS AS DETERMINED BY THE APPLICANT, THE ADUS AND WORKFORCE HOUSING UNITS FOR THE ENTIRE 31-ACRE DEVELOPMENT MAY BE LOCATED ANYWHERE WITHIN THE PRM ZONE.

31. ALL BUILDINGS TALLER THAN 55' HAVE A LEAST TWO LEVELS OF PARKING INTEGRATED INTO THEM, WHETHER ABOVE OR BELOW GRADE.

32. BASED UPON FINAL ENGINEERING AND ARCHITECTURAL DESIGN, THE NUMBER AND/OR LOCATION OF LOADING SPACES MAY VARY FROM THAT SHOWN ON THE CDP/FDP, HOWEVER, THE MINIMUM NUMBER OF LOADING SPACES, AS MAY BE MODIFIED WITH THIS APPROVAL, SHALL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LOADING SPACES IN EXCESS OF THAT SHOWN HEREON.

33. THE TAX MAP INFORMATION NUMBERS ARE LISTED FOR LAND RECORD OWNERSHIP ONLY. ALL OTHER REFERENCES WITHIN THE PROFFERS, PLAN AND APPLICATION REFERENCE THE DEVELOPMENT PARCEL IDENTIFICATIONS.

C1. PCA/FDPA SITE AREA

THE AREA SUBJECT TO THE PCA IS 958,052 SQUARE FEET ON 21.9838 ACRES.

PRM:		
MAXIMUM GFA =		559,000 SF
AREA OF APPLICATION =	308,568 S.F.	(7.0837 AC)
FAR FOR PRM =		1.81
OPEN SPACE PROVIDED =	100,000 S.F.	(.2297)
PDC:		
MAXIMUM GFA =		1,216,000 S.F.
AREA OF APPLICATION =	649,484 S.F.	(14.9101 AC)
FAR FOR PDC =		1.90
OPEN SPACE PROVIDED =	183,490 S.F.	(.4212)
TOTALS PER THIS APPLICATION:		
MAXIMUM GFA =		1,831,000 S.F.
AREA OF APPLICATION =	958,052 S.F.	(21.9838 AC)
MAXIMUM FAR =		1.91
OPEN SPACE PROVIDED =	283,490 S.F.	(6.5109)

C2. PCA/FDPA SITE TABULATIONS

SITE AREA (PARCELS C, D, F, C AND J)
PRM SITE AREA = 308,568 SF (7.0837 AC)
PDC SITE AREA = 649,484 SF (14.9101 AC)
TOTAL SITE AREA = 958,052 SF (21.9838 AC)

OVERALL DENSITY RANGES
RESIDENTIAL (MULTI & SFA)....855,000 – 1,581,000
RETAIL....102,000 – 231,000
OFFICE....0 – 100,000
HOTEL....0 – 1,018,000
THEATER....20,000 – 65,000

PDC DISTRICT RANGES
RETAIL....50,000 – 187,000
RESIDENTIAL (MULTI & SFA)....372,000 – 1,069,000
HOTEL....0 – 914,000
THEATER....20,000 – 65,000

PRM DISTRICT RANGES
RETAIL....47,000 – 84,000
OFFICE....0 – 100,000
RESIDENTIAL (MULTI & SFA)....283,000 – 512,000
HOTEL....0 – 100,000

–AS NOTED FOR THE OVERALL SITE, THE RESIDENTIAL GFA WITHIN THE PDC DISTRICT MAY EXCEED 50% OF THE TOTAL GFA WITHIN THIS DISTRICT. THIS IS UNDERSTOOD AND IS TO BE ALLOWED – CONDITIONED BY THE APPROVAL OF THIS PCA/FDPA.

–THIS INFORMATION IS FOR THE PCA/FDPA AND IS A SUBSET OF THE OVERALL DENSITY RANGE INFORMATION. THE RANGES FOR THE OVERALL SITE STILL APPLY. OPEN SPACE, DISTRICTS SIZES, FAR, ETC SHALL BE COMPUTED BASE ON THE OVERALL SITE AND NOT THE PCA AREA SPECIFICALLY.

PARCEL IDENTIFICATION NOTE

1. THE PARCELS THAT CONSTITUTE THE OVERALL MERRIFIELD TOWN CENTER SITE TABULATIONS ARE THOSE PREVIOUSLY IDENTIFIED AS 49-3 ((1)) 60A, 60B, 60C, 60D, 61A, 62A, & 62B – CURRENTLY IDENTIFIED AS 49-3 ((37)) A-1, B, C, D, F, G & J.

2. THE PCA AREA FOR THIS APPLICATION IS A PORTION OF WHAT WAS FORMERLY PARCEL 49-3 ((1)) 60A, AND ALSO FORMERLY PARCELS 49-3 ((1)) 60C & 60F, AND IS NOW CURRENT PARCELS 49-3 ((37)) C, D, F, G & J.

B. TOTAL SITE TABULATIONS

EXISTING ZONING: PDC, PRM, AND H-C — PROPOSED ZONE: PDC, PRM, AND H-C

SITE AREA	ACRES	SF OF LAND
PARCEL 1 (BOC)	23.57236	1,026,812
PARCEL 2 (BOF)	3.44838	150,254
PARCEL 3 (61A)	2.18710	95,270
PARCEL 4 (62A)	1.65507	72,095
PARCEL 5 (620)	0.05312	2,314
DENSITY CREDIT (ESKRIDGE DEDICATION)	0.08632	3,760
O.B. 20131 PG 0180		
DENSITY CREDIT (ESKRIDGE DEDICATION)	0.36653	15,966
O.B. 20085 PG 0413		
TOTAL SITE AREA:	31.36986	1,366,471 (INCLUDES DEDICATED ROW FOR WHICH DENSITY CREDIT WAS RESERVED)

DOES NOT INCLUDE DENSITY CREDIT — PRM DISTRICT AREA: 308,552 SF (7.08338 AC); PDC DISTRICT AREA: 1,036,193 SF (23.83383 AC)

	FAR	GFA
ALLOWABLE PER COMPREHENSIVE PLAN	1.20	1,639,692 (BASED ON 1,366,410 SF SITE AREA ON ORIGINAL APPROVAL)
MAXIMUM ADU BONUS DENSITY (17% PER FCZO SECTION 2-800)	0.12	165,698
MAXIMUM WORKFORCE HOUSING BONUS DENSITY	0.06	82,777
TOTAL DENSITY	1.38	1,893,112 (SEE PROFFERS)

UNCHANGED FROM APPROVED PLAN RZ 2005-PR-041

OVERALL DENSITY RANGES (SEE PROFFERS AND NOTE 17)

RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	550,000 – 1,209,112	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	370,000 – 675,000	GFA
THEATER & RELATED USES =	20,000 – 65,000	GFA
OFFICE & RELATED USES=	0 – 171,000	GFA
HOTEL & RELATED USES=	0 – 710,000	GFA
OVERALL DENSITY	1,010,000– 1,893,112	GFA

PRM DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	360,000 – 550,000	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	80,000 – 97,000	GFA
OFFICE AND RELATED USES =	0 – 100,000	GFA
HOTEL & RELATED USES =	0 – 75,000	GFA
PRM OVERALL DENSITY =	400,000 – 936,000	GFA

PDC DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

**RESIDENTIAL (MULTI-FAMILY) =	0 – 754,712	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	310,000 – 615,000	GFA
THEATER & RELATED USES =	20,000 – 65,000	GFA
OFFICE & RELATED USES=	0 – 171,000	GFA
HOTEL & RELATED USES=	0 – 635,000	GFA
PDC OVERALL DENSITY=	835,000 – 1,442,712	GFA

* ALSO APPLIES TO ALTERNATIVE LAYOUTS FOR PARCELS A & B AS DEPICTED ON SHEETS 8, 9, 13, & 14.
** WHILE FINAL GFA FOR USES SHALL BE ESTABLISHED WITH FINAL ENGINEERING PLANS, IT IS ANTICIPATED THAT THE PERCENTAGE OF RESIDENTIAL GFA WITHIN THE PDC DISTRICT MAY EXCEED 50%. THIS IS UNDERSTOOD AND IS TO BE ALLOWED BASED ON APPROVAL OF THE SUBJECT ENTITLEMENT DOCUMENT.

APPROXIMATE AVERAGE GROSS RESIDENTIAL UNIT SIZE = 1,100 GSF (SEE PROFFERS)

PDC DISTRICT

	ZO REQUIREMENT	PROVIDED
MINIMUM PDC DISTRICT SIZE:	SITE MUST YIELD A MINIMUM OF 100,000 GFA	23.83 AC, DEVELOPMENT YIELDS AT LEAST 100,000 GFA AS REQUIRED
MINIMUM PDC LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 95-FEET, MIN UP TO THREE BUILDINGS UP TO 115 FEET
MAXIMUM PERMITTABLE FAR:	1.5 (PDC)	1.37 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS, AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS)
REQUIRED PDC OPEN SPACE: OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH	15%	*** 23% OR 1,243,000 SF(INCLUDING ±75,000 SF OR 1.7218 AC OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH PARK, 27,000 SF, AND A PORTION OF SOUTH PARK, ±11,195 SF, RESTAURANT GARDEN, 1,000 SF, AND RESIDENTIAL AMENITY AREA, 38,000 SF)

PRM DISTRICT

	ZO REQUIREMENT	PROVIDED
MINIMUM PRM DISTRICT SIZE:	2 AC, PROVIDED THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN	7.08 AC
MINIMUM PRM LOT AREA:	NONE	AS SHOWN
MINIMUM PRM LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 90 FEET – SEE SHEET 24
MAXIMUM PERMITTABLE FAR:	2.0 (PRM)	1.84 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS).
REQUIRED PRM OPEN SPACE:	20%	*** 32% OR 100,000 SF (INCLUDING ±22,000 SF (0.5051 AC) OF DEVELOPED LANDSCAPED/HARDSCAPED RECREATION AREA WHICH INCLUDES A PORTION OF SOUTH PARK, ±10,805 SF).

*** TOTAL SOUTH PARK AREA SHALL BE 22,000 SF MIN. AT THE TIME OF FINAL ENGINEERING, THE ACTUAL DISTRIBUTION BETWEEN PDC & PRM DISTRICTS MAY VARY FROM THAT SHOWN HEREON.

COMMONWEALTH OF VIRGINIA — MICHAEL D. BENTON — Lic. No. 31768 — 6/17/11 — PROFESSIONAL ENGINEER

18.) REVISED 6/17/11
17.) REVISED 6/2/11

VIKA
CIVIL ENGINEERS • LANDSCAPE ARCHITECTS • SURVEYORS • SITE DESIGNERS
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
703-442-7800 • FAX 703-848-2115
GERMANTOWN, MD • LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
NOTES AND TABULATIONS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/01/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 8/08/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05

DES.	DWN.
BC	DC

SCALE: AS NOTED
PROJECT/FILE NO. 8575
SHEET NO. 2 OF 48

6/20/2011 10:29:13 AM EDT
R:\Projects\P-Z\8575\Dwg\Parcel G and I\8575-NOT.dwg

D. PARKING TABULATIONS (SEE SHEET 2 NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP, NOT FOR THE DEVELOPMENT OPTIONS SHOWN ON SHEETS 8 AND 8-AB, WHICH ARE TABULATED SEPARATELY ON THOSE SHEETS. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN. ALSO, PER APPROVED PARKING REDUCTION ON PHASE I DEVELOPMENT, CERTAIN PARKING IS CALCULATED SEPARATELY. SEE REDUCTION INFO.

SOUTHERN PARKING ZONE [f,g]	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	57,500	690	690
RETAIL [b]	50,500	202	202
TOTAL	108,000	892	892

NORTH PARKING ZONE: EATING ESTABLISHMENT/RETAIL ALLOCATION	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	43,000	516	516
RETAIL [b]	415,000	1,660	1,660
OFFICE [c,d,f (note)]	141,000	437	437
PROPOSED THEATER/ ACCESSORY USES [e]	20,000	170	170
HOTEL [h]	100,203	154	154
TOTAL	719,203	2,937	2,937

RESIDENTIAL PARKING	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES PROVIDED
PARCEL C	119,900	+/-109	175	225
PARCEL E	135,300	+/-123	197	247
PARCEL F [j]	121,000	+/-110	176	176
PARCEL G	66,000	+/-60	96	96
PARCEL H	627,000	+/-570	912	912
PARCEL I&J [j]	125,600	114 SFA	308	308
	1,194,600	+/-1086 UNITS	1,864	1,964

SPACES	GFA	REQUIRED	PROPOSED
PROGRAM:	2,021,803	5,693	5,793

Note: Office computations assume 24,000 of parked per (d) and 117,000 parked per (e) - as noted and allowed by proffers, final parking requirements and ratios to be established with final design

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON THIS SHEET. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL IN EACH OF THE TWO PARKING ZONES WILL BE PARKED IN ACCORDANCE WITH SECTION 11-104.23 (B) OR (C) OF THE Z.O.

c. THEATER REQUIRED BY Z.O IS THREE-TENTHS SPACES (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED REQUIRED BY Z.O IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

j. RESIDENTIAL TOWNHOUSES REQUIRED BY Z.O IS TWO AND SEVEN-TENTHS (2.7) SPACES PER TOWNHOUSE UNIT.

LOADING SPACES

	REQUIRED**	PROVIDED
PARCEL A	21	3
PARCEL B	20	10
PARCEL C	4	2
PARCEL D	6	1
PARCEL E	4	2
PARCEL F	4	2
PARCEL G	5	2
PARCEL H	5	2
PARCEL I&J	0	0
	70 SPACES	33 SPACES

** (PER SECTION 11-203, THE PROVISION OF THIS PART SHALL HAVE GENERAL APPLICATIONS AS DETERMINED BY THE DIRECTOR)

** LOADING REQUIRED PER PAR. 2 OF ARTICLE 11 OF Z.O. :
DWELLING, MULTIPLE FAMILY : 1 SPACE FOR THE 1ST 25,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 100,000 SF.
EATING ESTABLISHMENT : 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 25,000 SF. RETAIL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. OFFICE: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 20,000 SF. PROPOSED THEATER: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF. HOTEL: 1 SPACE FOR THE 1ST 10,000 SF OF GFA, PLUS 1 SPACE FOR EACH ADDITIONAL 15,000 SF.

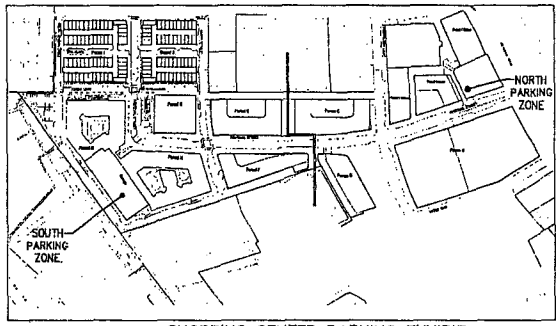
APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LOADING SPACES IN EXCESS OF THOSE REQUIRED / PROVIDED IN THE SUBJECT APPLICATION

PARKING REDUCTION INFORMATION:

FOR PARCELS A,B, AND, D (ALL IN THE NORTHERN ZONE) 1,970 PARKING SPACES SHALL BE REQUIRED FOR THE FIRST:

280,640 SF SHOPPING CENTER RETAIL
40,000 SF THEATRE WITH 1,800 SEATS
85,000 SF OFFICE
100,000 SF HOTEL FOR 150 GUEST ROOMS & 2,000 SF MEETING/BANQUET FACILITIES FOR 140 SEATS
43,400 SF RESTAURANT FOR 1,302 INDOOR SEATS (877 TABLE & 325 COUNTER) WITH 217 EMPLOYEES. AN ADDITIONAL 400 OUTDOOR SEATS (TABLE) WITH 67 EMPLOYEES WILL BE ALLOWED SEASONALLY (FROM JANUARY - NOVEMBER)

BEYOND THESE AMOUNTS, ANY USE IN THE NORTHERN ZONE SHALL PARK AT THE SPECIFIED RATIOS - UNLESS FUTURE ADDITIONAL PARKING REDUCTIONS ARE REQUESTED.



SHOPPING CENTER PARKING EXHIBIT
NOT TO SCALE

E. PARK TABULATIONS

	SQ. FT.	AC
SOUTH PARK (PARCEL G)	+/-10,600 SF	0.243 AC
SOUTH PARK (PARCEL H)	+/-11,400 SF	0.262 AC
SOUTH PARK TOTAL	+/-22,000 SF	0.505 AC
RESTAURANT GARDEN	+/- 1,000 SF	0.023 AC
NORTH PARK*	+/-37,000 SF	0.850 AC
TOTAL	+/-50,000 SF	1.148 AC

*NOTE: IN COMBINATION WITH UNWEST PARK AREA (+/- 16,561 SF), TOTAL NORTH PARK SIZE IS +/- 43,561 SF OR 1.00 AC.

F. TREE COVER TABULATIONS

PRM
314,911 SF PRM SITE AREA
- 170,172 SF BUILDING FOOTPRINTS FOR ZONING
= 144,739 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,474 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
81 TYPE IV TREES X 250SF/TREE= 15,250 SF
= 15,250 SF (10.54%) PROVIDED TREE COVERAGE

PDC
THIS TABULATION IS FOR THE BASE OPTION SHOWN ON SHEETS 5-7 OF THIS CDP/FDP. FOR OTHER OPTIONS, SEE SHEETS 8 AND 9.

1,031,499 SF PDC SITE AREA
- 560,284 SF BUILDING FOOTPRINTS FOR ZONING
= 471,215 SF ADJUSTED PDC SITE AREA
X 10% REQUIRED TREE COVERAGE IN PDC DISTRICT
= 47,122 SF REQUIRED TREE COVERAGE

189 TYPE IV TREES X 250SF/TREE= 47,250 SF
= 47,250 SF (10.03%) PROVIDED TREE COVERAGE

*PER FZ2012-0501.100

G. INTERIOR PARKING LOT LANDSCAPE TABULATIONS

PARCEL H DECK
AREA TO BE COUNTED= 38,000 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,900 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250SF)=2,000 SF

NORTHERN SURFACE LOT
AREA TO BE COUNTED=9,314 SF
INTERIOR LANDSCAPING REQUIRED (5%)=468 SF
TOTAL SHADE TREE COVER PROVIDED (2 TREESX250SF)=500 SF

PARCEL A DECK, OPTION 1
AREA TO BE COUNTED= 42,897 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,145 SF
TOTAL SHADE TREE COVER PROVIDED (9 TREESX250 SF)= 2,250 SF

PARCEL B DECK, OPTION 1
AREA TO BE COUNTED= 62,626 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 3,391 SF
TOTAL SHADE TREE COVER PROVIDED (14 TREESX250 SF)= 3,500 SF

** PARCEL C DECK
AREA TO BE COUNTED= 13,500 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 675 SF
TOTAL SHADE TREE COVER PROVIDED (3 TREESX250 SF)= 750 SF

** FINAL PARCEL G PARKING DECK TO BE SUBMITTED UNDER SEPARATE FDP. IF NO OPEN TO THE SKY PARKING IS PROVIDED, THEN NO PARKING LOT LANDSCAPING WILL BE REQUIRED.

SOUTHERN SURFACE LOT
AREA TO BE COUNTED= 15,155 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 758 SF
TOTAL SHADE TREE COVER PROVIDED (4 TREESX250 SF)= 1,000 SF

PARCEL A DECK, OPTION 2
AREA TO BE COUNTED= 51,082 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 2,554 SF
TOTAL SHADE TREE COVER PROVIDED (11 TREESX250 SF)= 2,750 SF

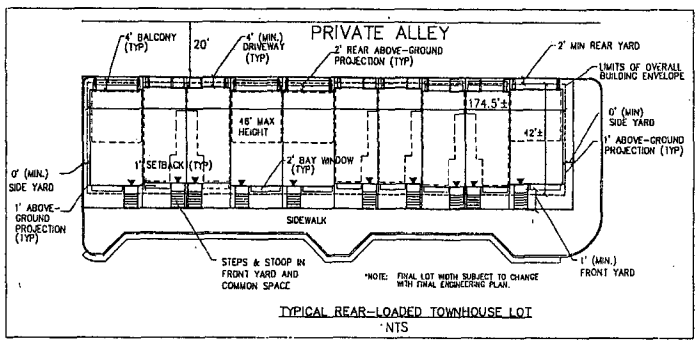
PARCEL B DECK, OPTION 2
AREA TO BE COUNTED= 38,408 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,970 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250 SF)= 2,000 SF

H. WAIVERS AND MODIFICATIONS (PREVIOUSLY GRANTED TO BE REAFFIRMED)

1. THE APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PAR. 2 OF SECT. 11 - 302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.
2. PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
3. PURSUANT TO PART 6 OF SECT. 13-304 OF THE ZONING ORDINANCE, A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS IS REQUESTED ALONG THE SOUTHERLY AND EASTERLY PORTIONS OF PROPERTY LINES TO THAT SHOWN HEREON. SEE SHEETS 28 THROUGH 33 FOR PROPOSED SCREENING.
4. PURSUANT TO PAR. 1 OF SECT. 13-304 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES WITHIN THE SITE TO BE ZONED PDC & PRM.
5. THE APPLICANT REQUESTS A WAIVER (WAIVER #5051-WPFM-202-1 -(2/3/4/5)) TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR ALL PROPOSED RESIDENTIAL DEVELOPMENT PURSUANT TO SECTION 6 OF SECTION 5303.8 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).
6. THE APPLICANT REQUESTS A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY PROPERTY FRONTAGE. A WAIVER IS HEREBY REQUESTED BECAUSE NO SERVICE DRIVE SHOWN ON THE COMPREHENSIVE PLAN (MERRIFIELD SUBURBAN CENTER AREA) ON EITHER SIDE OF THE SUBJECT PROPERTY.
7. THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECT.11-102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.
8. THE APPLICANT REQUESTS A MODIFICATION TO ALLOW SECONDARY USE (RESIDENTIAL) UP TO 76% OF PRINCIPAL USE IN THE PDC ZONE PURSUANT PARAGRAPH 5 OF SECTION 8-206.
9. THE APPLICANT REQUESTS MODIFICATION OF SECTION 7-0802.2 OF THE PUBLIC FACILITIES MANUAL AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING STALLS SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
10. THE APPLICANT REQUESTS A WAIVER OF THE 4 FOOT PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENT NORTH OF PARCEL C, WEST OF PARCELS C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES IN ACCORDANCE WITH ARTICLE 13-202-3A AND B.
11. THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.
12. THE APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 17-201-4 REQUIREMENT FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISTING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE HIGHWAY AS INDICATED ON THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR, TO THAT SHOWN HEREON.
13. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MATERIALS AND WIDTH (10 FEET) OF THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN ON THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN HEREON.

I. ADDITIONAL WAIVERS AND MODIFICATIONS REQUESTED

1. PURSUANT ZONING ORDINANCE SECTIONS 6-207(2) AND 8-407(2) THE APPLICANT HEREBY REQUESTS A WAIVER OF THE 200' MINIMUM PRIVACY YARD REQUIREMENT IN FAVOR OF THAT SHOWN IN THE CDP/FDP FOR THE TOWNHOMES.
2. PURSUANT TO ZONING ORDINANCE SECTION 8-206(5). THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MAXIMUM 50% RESIDENTIAL REQUIREMENT IN PDC DISTRICT TO BE CONSISTENT WITH THE USE BREAKDOWN SHOWN ON THE TABULATIONS.



TYPICAL REAR-LOADED TOWNHOUSE LOT
NTS

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/7/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011
17.) REVISED 6/2/11

VIKA
VIKA INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703)442-7800 FAX (703)741-7767
MCLEAN, VA CHARLOTTESVILLE, VA CLEARWATER, FL

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
NOTES AND TABULATIONS

VIKA REVISIONS
1.) REVISED 4/27/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/23/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 8/08/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05

DES. BC | DWN. UC
SCALE: AS NOTED
PROJECT/FILE NO. 8575
SHEET NO. 3 OF 48

P:\Planning Proj\8575\dwg\Parcel G # and 1\8575_PG.dwg 6/2/2011 10:13 PM EDT

NOTES:

1.) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 49-3 AS TAX MAP NUMBER 49-3-01-00A0A, 49-3-01-00B0B, 49-3-01-C0B0C, 49-3-01-00B1A, AND 49-3-01-00B2A AND IS ZONED I-4 AND I-5.
2.) THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA NORTH COORDINATE SYSTEM OF 1983 (NSRS).
3.) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: NATIONAL AMUSEMENTS, INC. BY DEED RECORDED IN D.B. 1541 AT PG. 443, D.B. 1183 AT PG. 284, AND D.B. 17078 AT PG. 41 (PARCELS 80A, 80B AND 80C) AND ESKRIDGE (E&A), LLC, BY DEED RECORDED IN D.B. 18718 AT PG. 76 AND D.B. 18718 AT PG. 82 (PARCELS 81A AND 82A), ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515520-0010-B, DATED MAY 3, 1982.
5.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 05-3680 WITH AN EFFECTIVE DATE OF MARCH 1, 2005.

TITLE REPORT NOTES:

TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION

COMMITMENT NO: 05-3680

EFFECTIVE DATE: MARCH 1, 2005

THE FOLLOWING ITEMS APPEAR TO AFFECT THE SUBJECT PROPERTY BUT CAN NOT BE GRAPHICALLY SHOWN DUE TO A LACK OF A METES AND BOUNDS DESCRIPTION, PLAT AND/OR SKETCH:

ITEM 7.) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1312 AT PAGE 91, IN DEED BOOK 3156 AT PAGE 233.

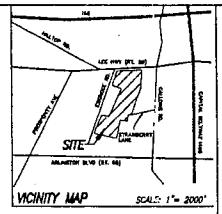
ITEM 11.) STORM WATER DETENTION AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 8247 AT PAGE 243.

ITEM 12.) STORM DRAINAGE MAINTEANCE AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 8303 AT PAGE 478.

CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

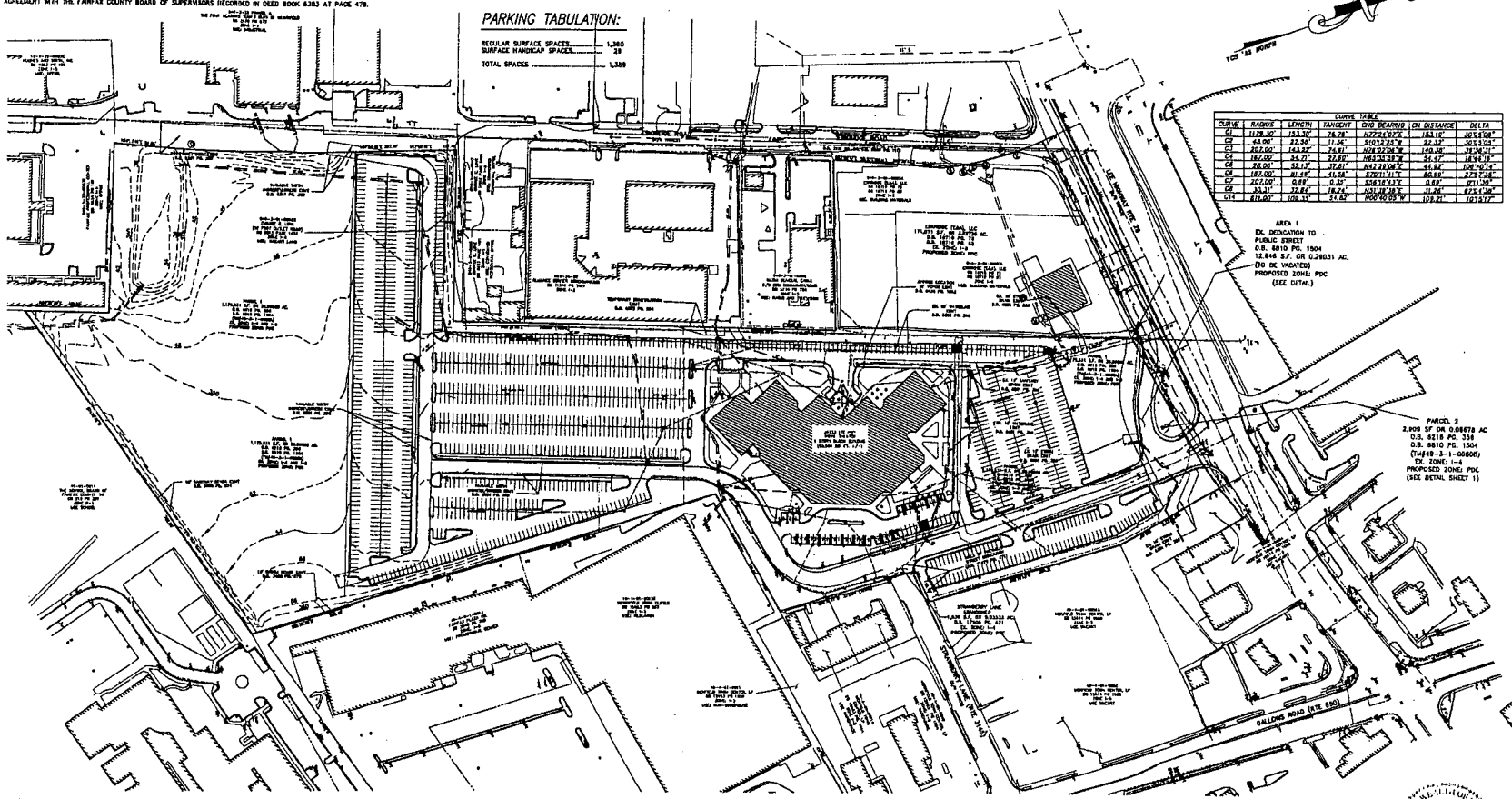
NOTE:

EXISTING CONDITIONS PLAN REPRESENTS EXISTING CONDITIONS AT THE TIME OF INITIAL REZONING PLAN FILING.



PARKING TABULATION:

REGULAR SURFACE SPACES	1,360
SURFACE HANDICAP SPACES	29
TOTAL SPACES	1,389



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	1128.30'	153.35'	76.78'	N77°24'07"E	153.18'	07°47'06"
C2	43.00'	22.36'	11.46'	S10°32'23"W	22.12'	29°47'51"
C3	202.00'	143.87'	74.81'	N28°52'06"W	140.86'	40°48'11"
C4	187.00'	54.71'	27.67'	N63°32'59"W	54.47'	16°46'18"
C5	26.00'	53.11'	37.67'	N42°28'06"E	44.87'	104°45'14"
C6	187.00'	81.68'	41.56'	S70°11'11"E	80.98'	25°17'35"
C7	202.00'	0.69'	0.35'	S36°16'43"E	0.69'	0°11'30"
C8	30.31'	32.66'	18.24'	N31°18'38"E	31.26'	62°16'38"
C14	611.00'	109.31'	54.82'	N00°40'09"W	109.21'	10°15'17"

LEGEND

BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT
SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GAS POLL
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE
SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
INLET
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET
CONC ..... CONCRETE
CLB ..... CURB AND GUTTER
BLDG ..... BUILDING
STR ..... STORM
TRF ..... ELECTRICAL TRANSFORMER
ASPH ..... ASPHALT
CONT ..... CANOPY
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
PL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
INF ..... INFORMATION
H.C. ..... HANDICAP RAMP

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

MICHAEL D. BENTON
Lic. No. 31706
6/21/11

17.) REVISED 6/17/2011

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
(703) 442-7800 ■ FAX (703) 741-7287
MCLEAN, VA 22102
DERWINTON, MD.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

EXISTING CONDITIONS PLAN

VIKA REVISIONS
1.) REVISED 4/07/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 1/12/07
6.) REVISED 3/6/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/8/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
14.) REVISED 4/15/11
15.) REVISED 5/13/11
16.) REVISED 6/2/11

DATE: SEPT 22, 2005
DES. MH | DWN. KED
SCALE: 1"=100'
PROJECT/FILE NO. 8575-SV
SHEET NO. 4 OF 48

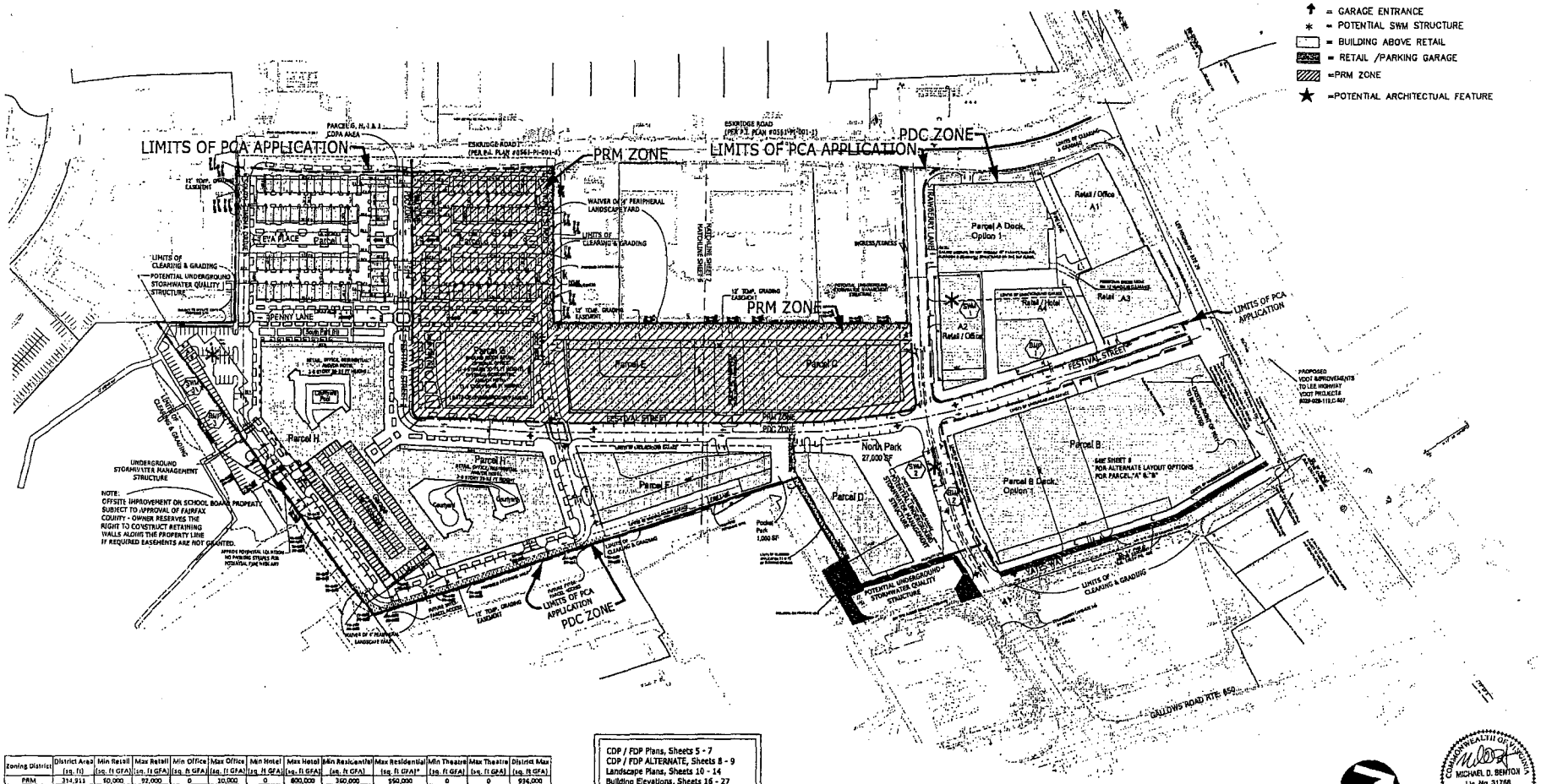
P:\Planning Projects\8575\eng\Parcel G H and I\8575_EC.dwg 6/7/2011 8:50:26 AM EDT

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

L = LOADING AREA
↑ = GARAGE ENTRANCE
* = POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL /PARKING GARAGE
= PRM ZONE
★ = POTENTIAL ARCHITECTUAL FEATURE



Zoning District	District Area (sq. ft)	Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	District Max (sq. ft GFA)
PRM	314,911	60,000	92,000	0	20,000	0	800,000	360,000	950,000	0	0	926,000
PDC	1,053,499	310,000	415,000	0	171,000	0	384,000	0	754,712	70,000	65,000	1,442,712

Overall Site											
Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	Site Max (sq. ft GFA)*
370,000	675,000	0	171,000	0	384,000	550,000	1,205,112	70,000	120,000	1,639,992

*Exclusive of ADU / Workforce Housing Bonus Density

Maximum Overall Density Inclusive of ADU / Workforce Housing Bonus Density (sq. ft GFA) = 1,893,112

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP ALTERNATE, Sheets 8 - 9
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/7/11
PROFESSIONAL ENGINEER

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 741-1767
WWW.VIKA.COM

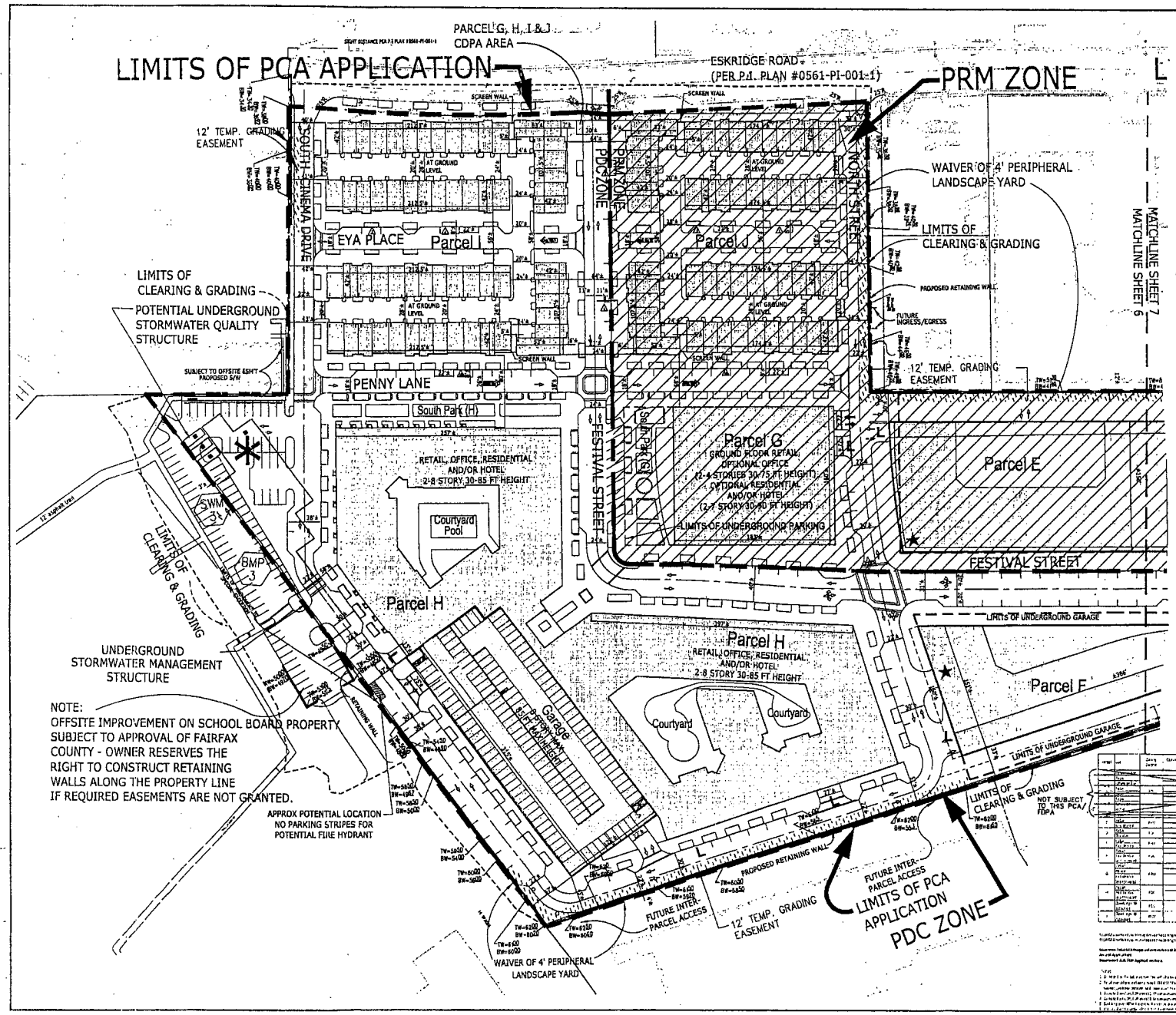
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 6/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 5 OF 48

P:\Planning\Projects\6575\Merg\Final CD and RZ\6575CD.dwg 6/16/2011 10:42:23 AM EDT



NOTE:
OFFSITE IMPROVEMENT ON SCHOOL BOARD PROPERTY SUBJECT TO APPROVAL OF FAIRFAX COUNTY - OWNER RESERVES THE RIGHT TO CONSTRUCT RETAINING WALLS ALONG THE PROPERTY LINE IF REQUIRED EASEMENTS ARE NOT GRANTED.

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
= POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL / PARKING GARAGE
= PRM ZONE
= POTENTIAL ARCHITECTUAL FEATURE

*NOTE: SEE SHEET 29 FOR PROPERTY LINE SECTIONS WITH AND WITHOUT RETAINING WALL.

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

NOTE:
GARAGE HEIGHTS DO NOT INCLUDE PARAPET/RAILING, ELEVATOR & STAIRWELL STRUCTURES ON THE TOP FLOOR.

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/17/11
PROFESSIONAL ENGINEER

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)741-1767
MCLEAN, VA FREDERICK, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENTS

VIKA REVISIONS
1. REVISED 4/7/06
2. REVISED 4/27/06
3. REVISED 10/02/06
4. REVISED 11/06/06
5. REVISED 01/12/07
6. REVISED 3/8/07
7. REVISED 6/1/07
8. REVISED 7/18/07
9. REVISED 8/22/07
10. REVISED 10/1/07
11. REVISED 6/8/10
12. REVISED 8/2/10
13. REVISED 8/16/10
14. REVISED 1/10/11
15. REVISED 4/15/11
16. REVISED 5/13/11
17. REVISED 6/02/11
18. REVISED 6/17/11

DATE: DEC 15, 2005
DES. JFA
DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 6 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 5/20/2011 10:37:06 AM EDT

ESKRIDGE ROAD
(PER P.I. PLAN #0561-PI-001-1)

LIMITS OF PCA APPLICATION

PDC ZONE

SEE SHEET 9 FOR ALTERNATE INTERSECTION LAYOUT

LIMITS OF CLEARING & GRADING

EXIT ONLY

STRAWBERRY LANE

Parcel A Deck, Option 1

Retail / Office A1

FIRE LANE

INGRESS/EGRESS

BUILDING TO REMAIN

NOTE: GARAGE HEIGHTS DO NOT INCLUDE 42" PARAPET/RAILING, ELEVATOR & STAIRWELL STRUCTURES ON THE TOP FLOOR.

SEE SHEET 8 FOR ALTERNATE LAYOUT OPTIONS FOR PARCEL "A" & "B"

NOT SUBJECT TO THIS PCA/FDPA

LEE HIGHWAY - RTE 29

LIMITS OF PCA APPLICATION

PEDESTRIAN BRIDGE ABOVE MIN. 15' VEHICULAR CLEARANCE

LIMITS OF UNDERGROUND GARAGE

Retail / Hotel A4

Retail A3

A2 Retail / Office

SWM 1

BMP 1

12' TEMP. GRADING EASEMENT

POTENTIAL UNDERGROUND STORMWATER MANAGEMENT STRUCTURE

PRM ZONE

MATCHLINE SHEET 7
MATCHLINE SHEET 6

Parcel C

NORTHERN PARKING ZONE

SOUTHERN PARKING ZONE

FESTIVAL STREET

PARKING RESTRICTED DURING RETAIL HOURS

LIMITS OF UNDERGROUND GARAGE

EXISTING RIGHT OF WAY TO BE VACATED

PROPOSED VDOT IMPROVEMENTS TO LEE HIGHWAY VDOT PROJECT# 0029-029-119,C-507

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

PRM ZONE

PDC ZONE

North Park 27,000 SF

SWM 2

BMP 2

Parcel B

SEE SHEET 8 FOR ALTERNATE LAYOUT OPTIONS FOR PARCEL "A" & "B"

Parcel B Deck, Option 1

Parcel D

POTENTIAL UNDERGROUND STORMWATER MANAGEMENT STRUCTURE

FIRE LANE

PROPOSED RETAINING WALL

Pocket Park 1,000 SF

LIMITS OF REZONING APPLICATION & LIMITS OF CLEARING GRADING

PROPERTY LINE

POTENTIAL UNDERGROUND STORMWATER QUALITY STRUCTURE

BUILDING ON PROPERTY LINE

OFF SITE ACCESS EASEMENT REQUIRED

YATES WAY

LIMITS OF CLEARING & GRADING

STRAWBERRY LANE-RTE 345 BY OTHERS

GRAPHIC SCALE

(IN FEET)
1 inch = 80 ft.

ABBREVIATIONS

R/W = RIGHT OF WAY
SF = SQUARE FEET
PI = POINT OF INTERSECTION
REST = Eating Establishment
DN = DOWN
RES = RESIDENTIAL
PKG = PARKING

LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
= POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL / PARKING GARAGE
= PRM ZONE
= POTENTIAL ARCHITECTUAL FEATURE

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31780
6-17-11
PROFESSIONAL ENGINEER

VIKA
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)761-2797
VIRGINIA, VA PROVIDENCE, MD

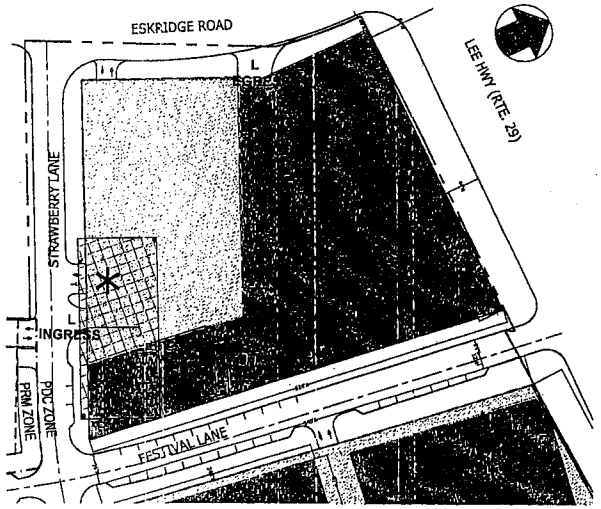
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENTS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 6/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11
DATE: DEC. 7, 2005
DES. JFA / DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 7 OF 48

P:\Projects\6575\dwg\Plans\01 and 6575101.dwg 6/20/2011 10:37:06 AM EDT

PARCEL A–OPTION 2



LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 5, Parcel A Option 2: Two Story Department Store on Parcel A Parcel(s) in Lee Highway

Parcel	Use	Zoning District	Conversion factor for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	70 – 200 k	3 St. / 30'	3 St. / 55'	140 - 440 k	17	3/29, 4/29, 7/29, 4/30
	Retail		Yes	10 – 40 k					
A2	Office		No	5 – 40 k					
	Hotel		No	80 – 300 k					

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,439,093 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,873,113 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM is 810,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,713 GFA.
5 Buildings over 55' in height will incorporate at least two levels of parking, either at or below grade.
6 Hotel shall be understood to include banquets, but to exclude office and meetings.

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

AFFORDABLE HOUSING TABULATIONS (FOR PARCEL B OPTION 2 ONLY

I. ASSUMPTIONS: THE COMPREHENSIVE PLAN CALLS FOR TOWN CENTER DEVELOPMENT WITH AN FAR OF 1.2 FAR (OPTION 2). WITH THE 17 % BONUS DENSITY FOR PROVIDING AFFORDABLE DWELLING UNITS, THE PROPOSED DEVELOPMENT HAS AN FAR OF 1.32.

RESIDENTIAL IS COMPRISED OF A TOTAL OF 865 MULTI-FAMILY DWELLING UNITS WITH AN AVERAGE SQUARE FOOTAGE OF 1,100 (SEE PROFFERS). WITH THE ADU OF 43 (SEE PROFFERS) AND ADU BONUS OF 104 UNITS, RESIDENTIAL IS COMPRISED OF 1,012 UNITS TOTAL. THE MULTI-FAMILY BUILDINGS HAVE ELEVATORS AND STRUCTURED PARKING.

II. OVERALL DENSITY OF PROPOSAL: = 32.27 DWELLING UNITS PER ACRE @ 31.37 ACRES

III. CALCULATION OF DENSITY RANGE:
RESIDENTIAL MIX PROPORTION = 1,113,480 GFA / 1,639,592 GFA = 67.91 %

SIZE OF SITE x FAR x(RESIDENTIAL MIX %) = MAXIMUM ALLOWABLE RESIDENTIAL SQUARE FOOTAGE

UPPER END OF DENSITY RANGE:

1,366,410 GFA x 1.2 FAR= 67.91%
(1100 GFA/DU)(31.37 AC) = 32.27 DU/AC

LOWER END OF DENSITY RANGE:
(50%)(32.27 DU/AC) = 16.13 DU/AC

UPPER END OF DENSITY RANGE = 32.27 DWELLING UNITS PER ACRE
LOWER END OF DENSITY RANGE = 16.13 DWELLING UNITS PER ACRE

IV. ADU CALCULATION
FOUR STORY MULTI-FAMILY WITH ELEVATORS AND STRUCTURED PARKING (17 % BONUS PER PART 8 SECTION 2)

UPPER END OF ADJUSTED DENSITY RANGE = (32.27 DU/AC)(1.17 BONUS) = 37.76 DWELLING UNITS PER ACRE
LOWER END OF ADJUSTED DENSITY RANGE = (16.13 DU/AC)(1.17 BONUS) = 18.88 DWELLING UNITS PER ACRE

32.27 DU/AC – 16.13 DU/AC = 16.14 = 0.85 x 5 % = 4.27%
37.76 DU/AC – 18.88 DU/AC 18.88

4.27% x 1,012 = 43 ADUs

NOTE: THE ABOVE CALCULATION REPRESENTS THE APPLICANT'S REQUIRED ADUS. THE APPLICANT HAS PROFFERED TO PROVIDE ADUS OF 5% OF ALL NON-BONUS MARKET-RATE RESIDENTIAL UNITS.

PARKING TABULATIONS FOR PARCEL A, OPTION 2 WITH PARCEL B, OPTION 2 (SEE SHEET 2, NOTE #19)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON THIS SHEET OF THE CDP / FDP ONLY. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE [1,2]	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	67,500	690	584
RETAIL [b]	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES [c]	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTHEAST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	36,300	436	459
RETAIL [b]	113,700	455	515
OFFICE [d]	24,000	66	86
TOTAL	174,000	977	1,060

NORTHWEST PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	5,000	60	60
RETAIL [b]	210,378	842	842
HOTEL [g]	103,000	158	158
TOTAL	318,378	1,060	1,060

RESIDENTIAL PARKING [h]	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	258,000	+/-235	376	470
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	265,000	+/-241	386	482
PARCEL G [i]	288,000	+/-283	421	525
PARCEL H	104,000	+/-95	152	189
	1,164,318	+/-1,080 UNITS	1,729	2,160

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,884,854	5,654	6,168

PARKING NOTES:
APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE ZO.

c. THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000–125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000–125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

TREE COVER TABULATIONS

PARCEL A OPTION 2 + PARCEL B OPTION 2
THIS TABULATION IS FOR PDC :
1,051,498 SF PDC SITE AREA
– 454,500 SF BUILDING FOOTPRINTS FOR ZONING
= 596,998 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
59,700 SF REQUIRED TREE COVERAGE

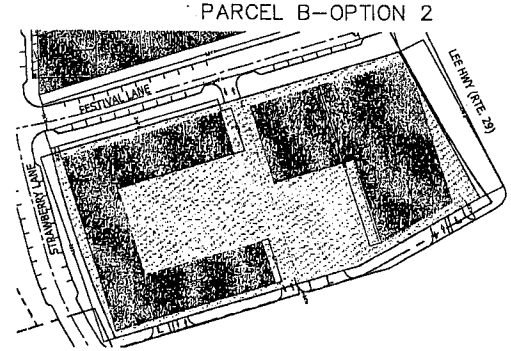
CREDIT FOR TREES PLANTED IN PDC ZONE
224 TYPE IV TREES X 250SF/TREE= 56,000 SF
+ 16 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =6,000 SF
62,000 SF (10.4%) PROVIDED TREE COVERAGE

* PER RC20 12-0501.10.D

THIS TABULATION IS FOR PRM
314,911 SF PRM SITE AREA
– 183,300 SF BUILDING FOOTPRINTS FOR ZONING
= 148,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,861 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
88 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT*X375 SF/TREE=2,250 SF
+ 6 TYPE II TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

PARCEL B–OPTION 2



NOTE: IF ACCESS FROM YATES WAY PUBLIC ACCESS EASEMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BLENTON
Lic. No. 31788
6/2/11
6/17/11

LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 5, Parcel B Option 2: Two Department Stores

Parcel	Use	Zoning District	Conversion factor for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Ref. for Parcel Streetscape
B1	Retail	PDC	Yes	55 - 165 k	3 St. / 30'	3 St. / 55'	110 - 330 k	21	3/29, 4/29, 3/31 4/32
	Office		No	100 - 300 k					
	Residential		Yes	20 - 115					
B2	Retail		Yes	55 - 165 k	3 St. / 30'	10 St. / 115'			
	Office		No	100 - 343 k					
	Hotel		No	80 - 300 k					

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,439,093 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,873,113 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 810,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,713 GFA.
5 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,713 GFA.
6 Buildings over 55' in height will incorporate at least two levels of parking, either at or below grade.
7 Hotel shall be understood to include banquets, but to exclude office and meetings.

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

13.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703) 442-7800 FAX (703) 790-1787
MALLAN, VA GERMANTOWN, MD LEESBURG, VA

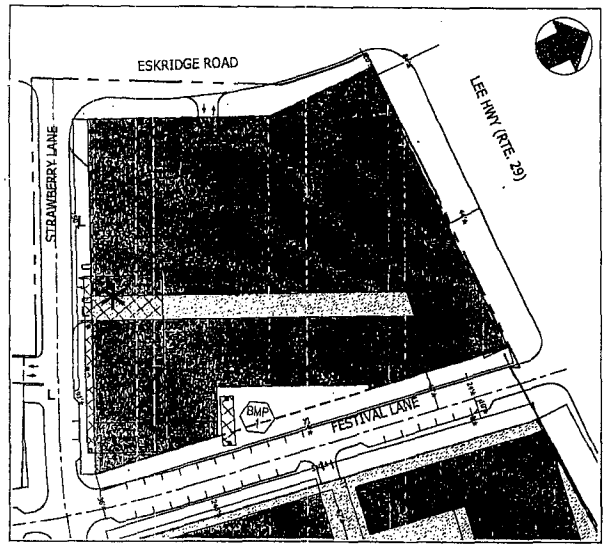
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 5/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 1/10/11
15.) REVISED 4/15/2011
DATE: 12/7/05

DES. BC	DWN. BC

SCALE: AS NOTED
PROJECT/FILE NO. 8575
SHEET NO. 8 OF 48

P:\Planning Projects\8575\dwg\Parcel A and B Amendment\8575.DPT ■ Jung 7/6/2011 7:57:42 AM EST

PARCELS A OPTION 3



LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 3: Two-Story Department Store on Parcel A Parallel to Eskridge Road

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Structures
A1	Retail	PDC	Yes	180 - 240k	1 St./ 20'	3 St./ 45'	290 - 450k	18	2/29, 4/29, 7/29, 4/30
A2	Retail Office Hotel		Yes No No	35 - 80k 5 - 30k 80 - 200k	2 St./ 30'	11 St./ 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,492 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 2,893,113 GFA.
3 As noted on CDP/FDP sheet 2, the maximum potential density in the PRM zone is 630,000 GFA.
4 As noted on CDP/FDP sheet 2, the maximum potential density in the PDC zone is 1,442,792 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stores shall be understood to include businesses, but to exclude offices and restaurants.

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
- 306,700 SF BUILDING FOOTPRINTS FOR ZONING
= 844,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
84,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT X375 SF/TREE = 9,375 SF
65,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,811 SF PRM SITE AREA
- 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,811 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,981 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
60 TYPE IV TREES X 250SF/TREE= 12,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 15,650 SF (11.0%) PROVIDED TREE COVERAGE

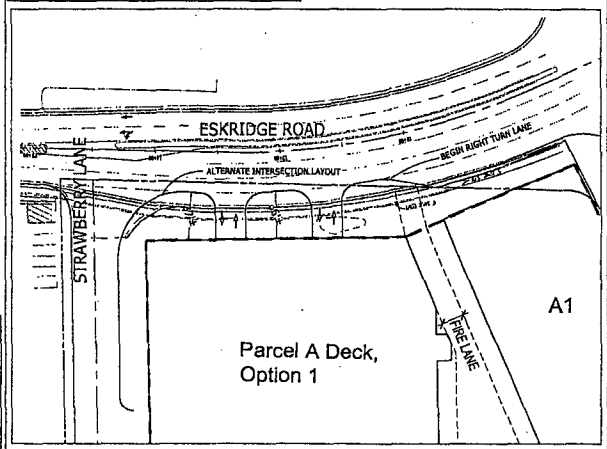
THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

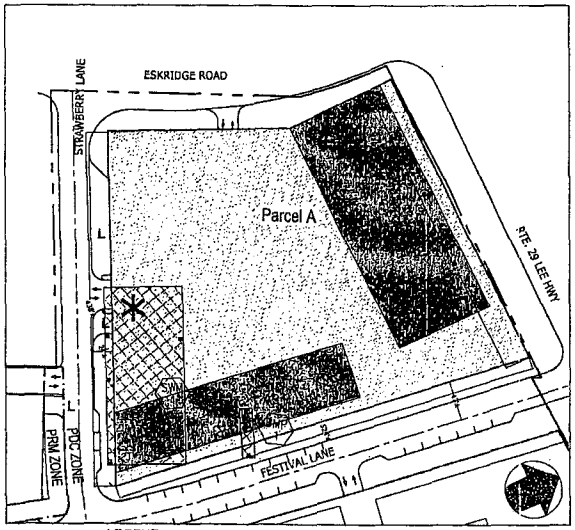
1,051,499 SF PDC SITE AREA
- 312,700 SF BUILDING FOOTPRINTS FOR ZONING
= 838,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
83,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT X375 SF/TREE = 9,375 SF
55,875 SF (10.6%) PROVIDED TREE COVERAGE

ALTERNATE INTERSECTION LAYOUT



PARCELS A OPTION 4



LEGEND

- L = LOADING AREA
- = GARAGE ENTRANCE
- * = POTENTIAL SWM STRUCTURE
- = BUILDING ABOVE RETAIL
- = RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP/ FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Program Table for Sheet 9, Parcel A Option 4: 2nd Level Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Structures
A1	Retail	PDC	Yes	180 - 240k	1 St./ 20'	3 St./ 45'	290 - 370k	19	2/29, 4/29, 7/29, 4/30
A3	Office		No	100 - 150k	4 St./ 60'	8 St./ 115'			
A3	Hotel		No	80 - 200 k	6 St./ 75'	8 St./ 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,492 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 2,893,113 GFA.
3 As noted on CDP/FDP sheet 2, the maximum potential density in the PRM zone is 630,000 GFA.
4 As noted on CDP/FDP sheet 2, the maximum potential density in the PDC zone is 1,442,792 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stores shall be understood to include businesses, but to exclude offices and restaurants.

PARKING TABULATIONS FOR PARCEL A, OPTION 3 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	67,500	690	584
RETAIL [b]	90,900	202	171
PROPOSED THEATER/ ACCESSORY USES [c]	120,000	1020	1,133
TOTAL	278,000	1,888	1,888

NORTHEAST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	38,300	436	458
RETAIL [b]	123,700	495	555
OFFICE [d]	125,000	375	438
OFFICE [e]	24,000	86	88
TOTAL	309,000	1,342	1,515

NORTHWEST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	5,000	60	60
RETAIL [b]	242,000	968	968
HOTEL [f]	192,000	234	234
TOTAL	389,000	1,262	1,262

RESIDENTIAL PARKING [h]

	GFA	UNITS OR 1,000 AVG. GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	251,318	+/-228	368	457
PARCEL G[i]	286,000	+/-283	421	525
PARCEL H	104,000	+/-89	152	188
	892,632	+/-832 UNITS	1,333	1,665

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,878,632	5,825	6,330

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN THREE PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE ZO.

c. THEATER REQUIRED BY Z.O. IS THREE TENTHS (0.3) SPACES PER SEAT.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 50,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 50,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

PARKING TABULATIONS FOR PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2(SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP / FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	67,500	690	465
RETAIL [b]	50,500	202	145
HOTEL	154,000	237	237
PROPOSED THEATER/ ACCESSORY USES [c]	120,000	876	1,133
TOTAL	382,000	2,005	2,010

NORTHEAST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	38,300	436	458
RETAIL [b]	123,700	495	555
OFFICE [d]	24,000	86	88
TOTAL	184,000	1,017	1,100

NORTHWEST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	6,000	60	60
RETAIL [b]	225,000	900	920
TOTAL	230,000	960	1,100

RESIDENTIAL PARKING [h]

	GFA	UNITS OR 1,000 AVG. GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	287,000	+/-270	432	540
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	234,718	+/-213	341	428
PARCEL G[i]	286,000	+/-283	421	526
TOTAL	1,069,032	+/-892 UNITS	1,588	1,985

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,865,032	5,570	6,195

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

COMMONWEALTH OF VIRGINIA
MICHAEL D. DENTON
Lic. No. 31768
6/7/11
PROFESSIONAL ENGINEER

16.) REVISED 6/17/2011
17.) REVISED 6/1/2011
18.) REVISED 5/13/2011

VIKA
VIKA INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 • TEL (703) 442-7800 VIRGINIA 22102
(703)442-7800 • FAX (703)761-2787
McLEAN, VA. GAITHERSBURG, MD LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ALTERNATE LAYOUT PLAN

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

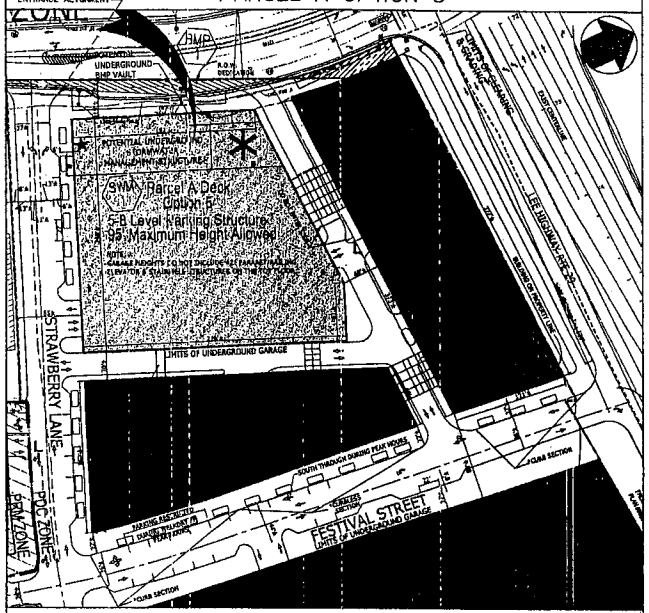
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/23/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
13.) REVISED 1/10/11
15.) REVISED 4/1/2011
DATE: 12/7/05

DES.	DWN.
BC	BC

SCALE: AS NOTED
PROJECT/FILE NO. 8575
SHEET NO. 9 OF 48

P:\Planning\Projects\8575\dwg\Parcel A and B Incorporated\8575_DPT_A-4.dwg 1/6/2011 8:30:28 AM, CST

PARCEL A OPTION 5



Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories/Feet)		Max Height (Stories/Feet)		Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A-1	Retail	PDC	Yes	12-50k	1	20	8	95	165-300k		
	Office		No	0-170k							
	Hotel		No	0-120k							
A-2	Retail		Yes	5-60k	1	20	8	95			
	Office		No	0-170k							
	Hotel		No	0-120k							
A-3	Retail		Yes	20-80k	1	20	8	95			
	Office		No	0-170k							
	Hotel		No	0-120k							

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,061,488 SF PDC SITE AREA
- 608,700 SF BUILDING FOOTPRINTS FOR ZONING
= 844,788 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
84,488 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 2800SF/TREE= 48,800 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
58,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,811 SF PRM SITE AREA
- 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,811 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,981 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 2800SF/TREE= 17,000 SF
+ 5 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =1,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

* THE REFERENCED CURB/CURBLESS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF DETAILED GRADING WITH FINAL ENGINEERING. TRANSITIONS ARE UNDERSTOOD TO BE REQUIRED WHEN CHANGES BETWEEN CURB/CURBLESS OCCUR. APPLICANT RESERVES THE RIGHT TO PROVIDE CURB OR CURBLESS SECTIONS THROUGHOUT THE REST OF THE ON-SITE PRIVATE STREETS WITHIN THE TOWN CENTER. CURB SECTIONS MAY BE EITHER HEADER CURB OR CURB AND GUTTER.

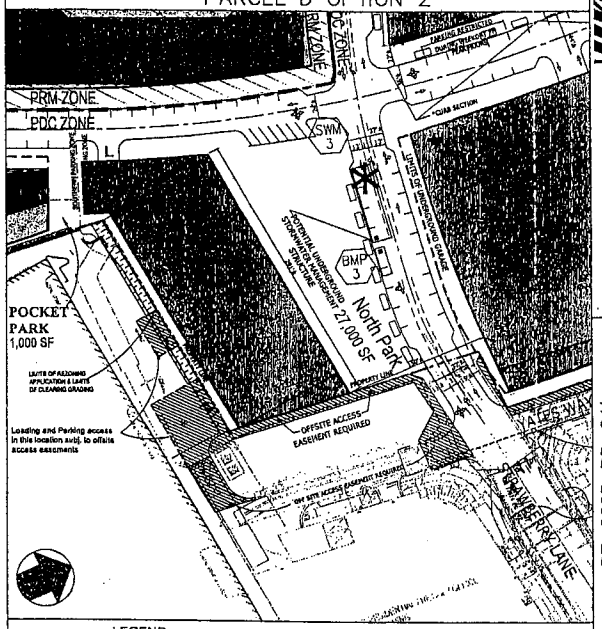
THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

1,051,488 SF PDC SITE AREA
- 613,700 SF BUILDING FOOTPRINTS FOR ZONING
= 838,788 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
83,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 2800SF/TREE= 48,800 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
58,875 SF (10.4%) PROVIDED TREE COVERAGE

PARCEL D OPTION 2



LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
= POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL / PARKING GARAGE

CDP / FDP Plans, Sheets 5 - 7
CDP/ FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories / Feet)		Max Height (Stories / Feet)		Overall Parcel Density Range	Sheet Reference for Building	Detail / Sheet Reference for Parcel
D	Retail Theatre	PDC	Yes	15-35k	1	40	3	60	35-85k		
			Yes	20-65k							

PARKING TABULATIONS FOR PARCEL A, OPTION 5 WITH PARCEL B, OPTION 2 & PARCEL D OPTION 2 (SEE NOTE #19 ON SHEET 2)

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION THAT INCLUDES PARCEL A, OPTION 4 WITH PARCEL B, OPTION 2. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT ENTIRELY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN.

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT*	57,500	690	584
RETAIL*	60,500	202	171
PROPOSED THEATER/ ACCESSORY USES*	20,000	1020	1,131
TOTAL	228,000	1,888	1,886

NORTH PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT*	41,500	498	488
RETAIL*	385,700	1,163	1,653
OFFICE*	125,000	325	438
OFFICE*	24,000	86	86
HOTEL*	152,000	234	234
TOTAL	708,600	2,404	2,777

RESIDENTIAL PARKING

	GFA	UNITS @1.100 AVG.SFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-125	197	247
PARCEL E	135,658	+/-125	197	247
PARCEL F	254,316	+/-235	368	457
PARCEL G[1]	266,000	+/-280	421	525
PARCEL H	104,000	+/-95	152	188
	892,632	+/-835 UNITS	1,333	1,664

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,828,632	5,625	8,130

CDP / FDP Plans, Sheets 5 - 7
CDP / FDP Alternate Plans Sheets 8-9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

LEGEND

L = LOADING AREA
= GARAGE ENTRANCE
= POTENTIAL SWM STRUCTURE
= BUILDING ABOVE RETAIL
= RETAIL / PARKING GARAGE

NOTE:
REFER TO SHEETS 2 AND 3 FOR COMPLETE LIST OF NOTES, SITE TABULATIONS AND WAIVERS/MODIFICATIONS.

PARKING NOTES FOR BOTH OPTIONS:

APPLICANT RESERVES THE RIGHT TO PURSUE A SHARED PARKING AGREEMENT, BUT UNTIL SUCH TIME AS SUCH AGREEMENT MAY BE GRANTED BY THE BOARD OF SUPERVISORS, THE TOTAL OVERALL PARKING COUNT FOR THE SITE WILL BE AT LEAST AS LARGE AS THAT REQUIRED BY THE ORDINANCE.

THE PROPOSED DEVELOPMENT SHALL BE CONSIDERED A SHOPPING CENTER PER 11-104.23 OF THE ZONING ORDINANCE. THE TOTAL GFA FOR RETAIL, EATING ESTABLISHMENTS, THEATER, OFFICE AND HOTEL SHALL BE TALLIED IN TWO PARKING ZONES, AS ILLUSTRATED ON SHEET 3. APPLICANT WILL DETERMINE THE EXACT RETAIL AND EATING ESTABLISHMENT PROGRAM AT SITE PLAN SUBJECT TO MARKET CONDITIONS. THEREAFTER, APPLICANT RESERVES THE RIGHT TO MODIFY THE RETAIL AND EATING ESTABLISHMENT PROGRAMS SUBJECT TO MARKET CONDITIONS.

THE SUBJECT PROPERTY IS PROPOSED TO BE REZONED PDC AND PRM. PARKING FOR PARCELS SHOWN IN THE TABULATIONS ABOVE MAY BE LOCATED IN EITHER ZONING DISTRICT.

a. EATING ESTABLISHMENT REQUIRED BY Z.O. IS ONE (1) SPACE PER FOUR (4) SEATS + ONE (1) SPACE PER TWO (2) EMPLOYEES.

b. RETAIL REQUIRED BY Z.O. IS FOUR(4.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA AS DEFINED FOR A SHOPPING CENTER IN SECTION 11-104.23.B OF THE ZO.

c. GIVEN A THEATER USE OF LESS THAN 2000 SEATS, THE REQUIRED PARKING BY Z.O. IS THE SAME AS RETAIL ABOVE.

d. OFFICE REQUIRED BY Z.O. IS THREE AND SIX-TENTHS (3.6) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS LESS THAN 60,000 SF OF GFA.

e. OFFICE REQUIRED BY Z.O. IS THREE (3.0) SPACES PER 1000 SQUARE FEET OF GROSS FLOOR AREA FOR OFFICE BUILDINGS BETWEEN 60,000-125,000 SF OF GFA.

f. OFFICE REQUIRED BY Z.O. IS TWO AND SIX TENTHS (2.6) SPACES PER 1000 SF OF GROSS FLOOR AREA FOR OFFICE BUILDINGS GREATER THAN 125,000 SF OF GFA.

g. HOTEL REQUIRED BY Z.O. IS ONE (1) SPACE PER RENTAL UNIT PLUS FOUR (4) SPACES PER FIFTY (50) RENTAL UNITS, PLUS SUCH SPACES AS ARE REQUIRED FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES.

h. RESIDENTIAL REQUIRED BY Z.O. IS ONE AND SIX-TENTHS (1.6) SPACES PER MULTI-FAMILY DWELLING UNIT.

i. PARCEL G INCLUDES APPROXIMATELY 21 RESIDENTIAL UNITS IN CELLAR SPACE, AS DEFINED IN THE ZO. THESE UNITS WILL BE PARKED AT A MINIMUM AT THE RATIO NOTED IN NOTE H, ABOVE.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31706
6/17/14

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/13/2011
18.) REVISED 1/18/2011
17.) REVISED 12/17/10

VIKA
VIKA INCORPORATED
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703)-442-7800 FAX (703)790-9202
MCLEAN, VA. CHANTILLY, VA. LEESBURG, VA.

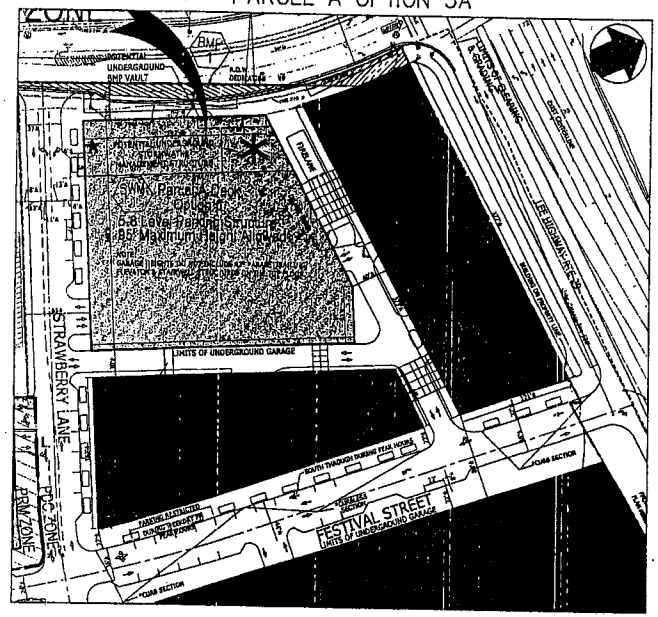
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA ALTERNATE LAYOUT PLAN

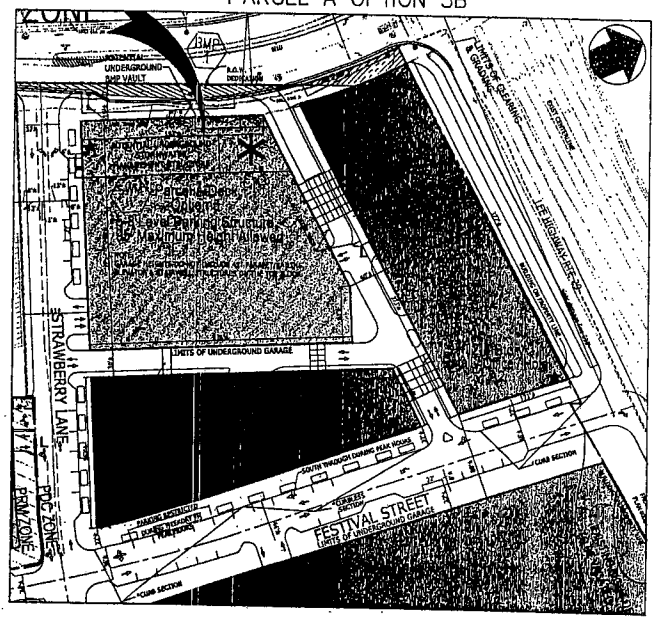
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 10/11/10
15.) REVISED 11/5/10
16.) REVISED 12/3/10

DATE: 12/7/05	
DES. JS	DWN. CADD
SCALE: 1"=60'	
PROJECT/FILE NO. 6575T	
SHEET NO. 8A OF 48'	

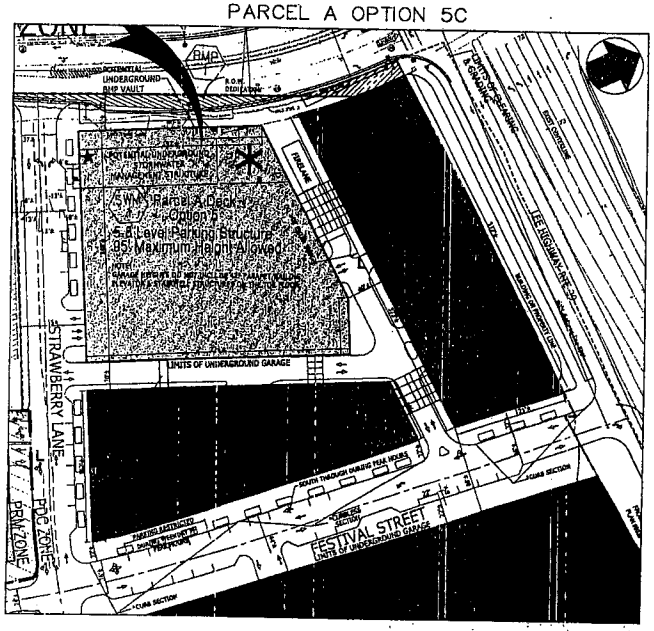
PARCEL A OPTION 5A



PARCEL A OPTION 5B



PARCEL A OPTION 5C



* THE REFERENCED CURB/CURBLESS SECTIONS SHOWN HEREON ARE APPROXIMATE AND SUBJECT TO MINOR MODIFICATIONS AT THE TIME OF DETAILED GRADING WITH FINAL ENGINEERING. TRANSITIONS ARE UNDERSTOOD TO BE REQUIRED WHEN CHANGES BETWEEN CURB/CURBLESS OCCURS. APPLICANT RESERVES THE RIGHT TO PROVIDE CURB OR CURBLESS SECTIONS THROUGHOUT THE REST OF THE ON-SITE PRIVATE STREETS WITHIN THE TOWN CENTER. CURB SECTIONS MAY BE EITHER HEADER CURB OR CURB AND GUTTER.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No 31768
6/2/11
6/7/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

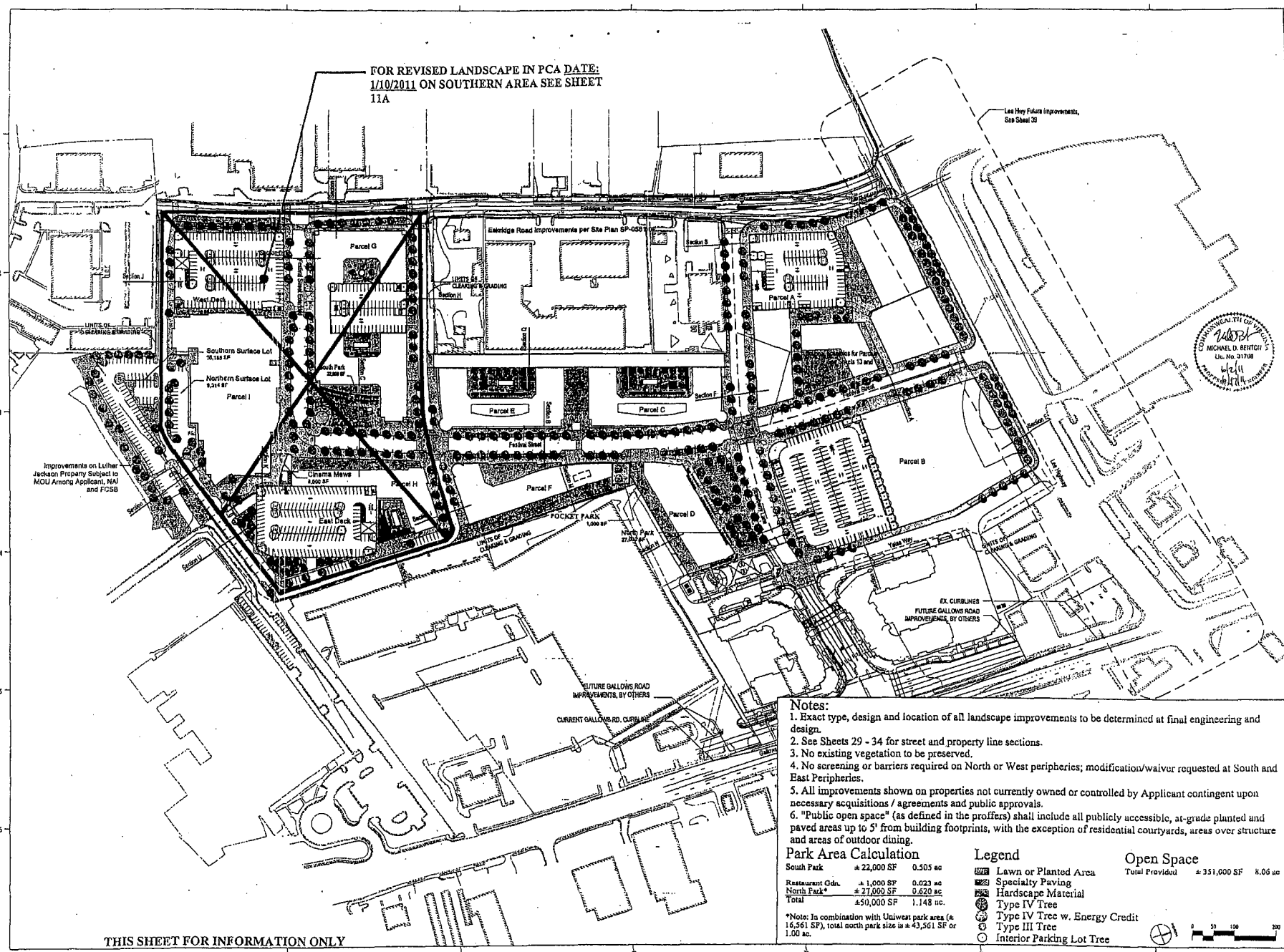
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA ALTERNATE LAYOUT PLAN

VIKA REVISIONS

14.) REVISED 10/13/10
15.) REVISED 11/5/10
16.) REVISED 12/3/10
17.) Revise 12-03-2010
17.) REV. 12-7-2010
18.) REV. 1-18-2011
19.) REVISED 4/15/2011
20.) REVISED 5/13/2011
21.) REVISED 6/2/2011
22.) REVISED 6/17/2011

DATE: 12/7/05
DES. JS
DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 6575T
SHEET NO. 9B OF 41



THIS SHEET FOR INFORMATION ONLY

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. See Sheets 29 - 34 for street and property line sections.
3. No existing vegetation to be preserved.
4. No screening or barriers required on North or West peripheries; modification/waiver requested at South and East Peripheries.
5. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
6. "Public open space" (as defined in the proffers) shall include all publicly accessible, at-grade planted and paved areas up to 5' from building footprints, with the exception of residential courtyards, areas over structure and areas of outdoor dining.

Park Area Calculation

South Park	± 22,000 SF	0.505 ac
Restaurant Gdn.	± 1,000 SF	0.023 ac
North Park*	± 27,000 SF	0.620 ac
Total	±50,000 SF	1.148 ac.

*Note: In combination with Uniwest park area (± 16,561 SF), total north park size is ± 43,561 SF or 1.00 ac.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

Open Space

Total Provided	± 351,000 SF	8.06 ac

0 50 100 200

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revisi
12	6/08/2010	CDP/FDP Revisi
11	3/25/2010	CDP/FDP Revisi
10	10/01/2007	CDP / FDP Revi
9	08/22/2007	CDP / FDP Revi
8	07/16/2007	CDP / FDP Revi
7	06/01/2007	CDP / FDP Revi
6	03/08/2007	CDP / FDP Revi
5	01/12/2007	CDP / FDP Revi
4	12/15/2006	CDP / FDP Revi
3	11/06/2006	CDP / FDP Revi
2	10/2/2006	CDP / FDP Revi
1	4/7/2006	CDP / FDP Revi

Issued Drawing Log

RTKL

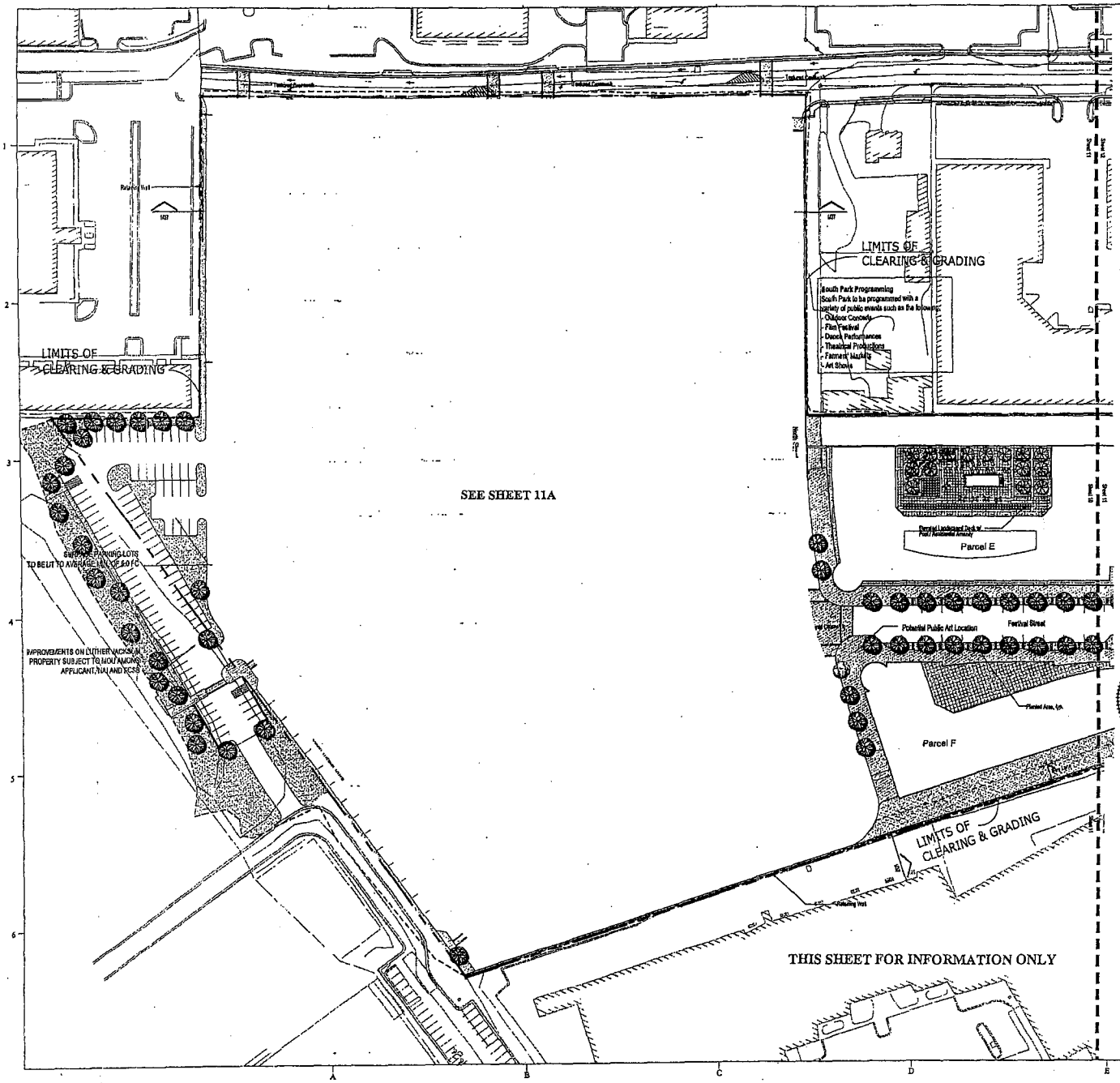
RTKL Associates, Inc.

GS
Drawn
GS
Checked
BC
Approved

LANDSCAPE PLAN

Contract No.	200606
Issue Date	12/07/2
Last Revision	10/01/2

SHEET 10 OF 48

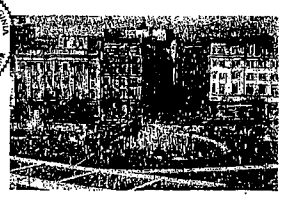


Illustrative Examples

2 Fountain

3 Restaurant Seating Area

4 Concert in Park



6 Water Feature / Fountain

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/3/11
PROFESSIONAL ENGINEER

Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend
- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

0 50 100 200

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
19	6/17/2011	CDP/FDP Revision
18	6/2/2011	CDP/FDP Revision
17	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

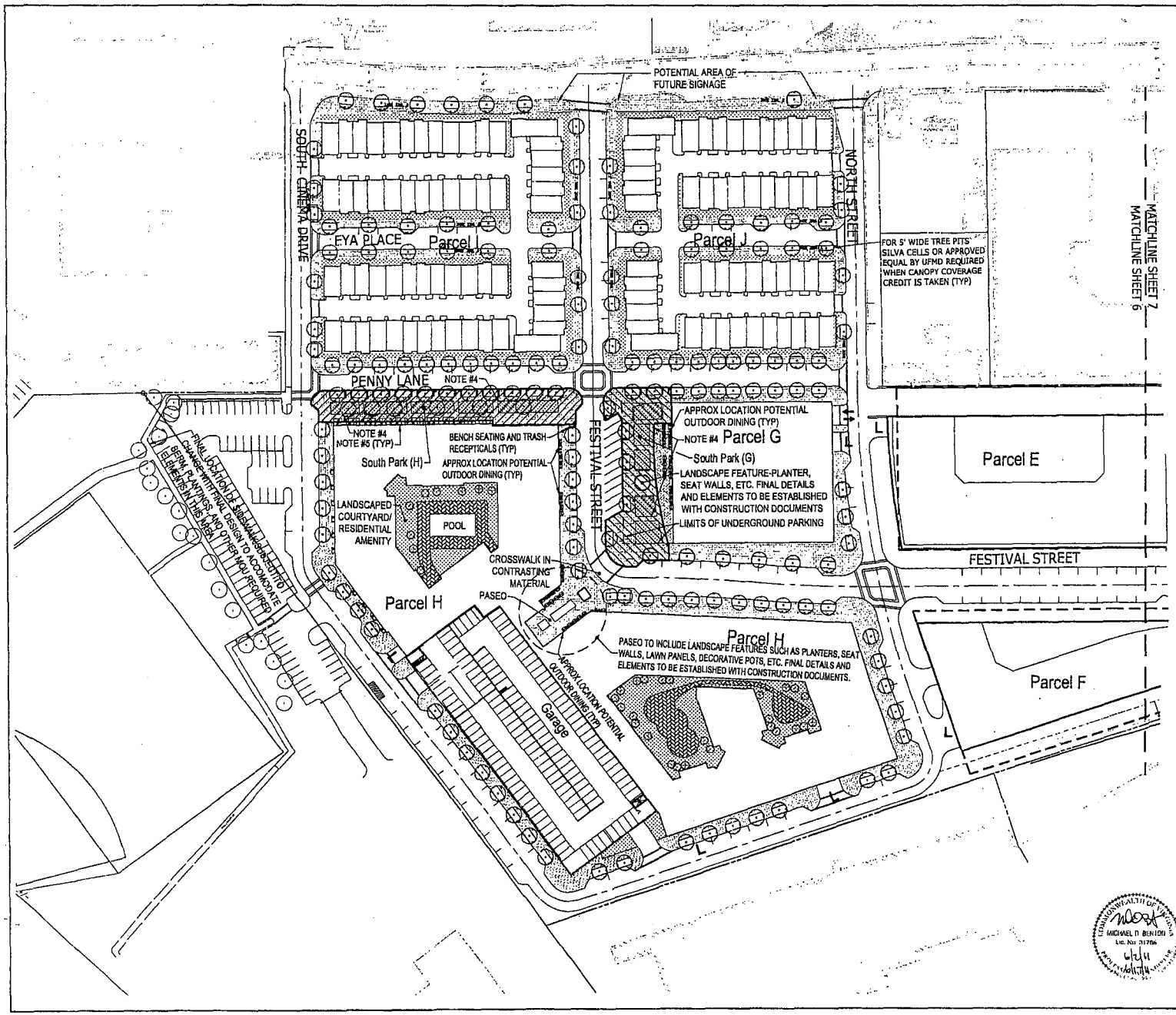
COPYRIGHT

MS
Drawn
GS
Checked
JC
Approved

LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 11 OF 48



South Park Area (H) =11,400± sq. ft.
South Park Area (G) =10,600± sq. ft.
South Park Total Area=22,000± sq. ft.

LEGEND

- LAWN OR PLANTED AREA
- HARDSCAPE MATERIAL
- TYPE IV TREE

NOTES:

1. EXACT TYPE, DESIGN AND LOCATION OF ALL LANDSCAPE IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS/AGREEMENTS AND PUBLIC APPROVALS.
3. FINAL LOCATION AND NUMBER OF TABLES FOR POTENTIAL OUTDOOR DINING TO BE ESTABLISHED WITH FINAL DESIGN AND MAY BE REVISED BASED ON FINAL GROUND FLOOR TENNANT TYPES/LOCATIONS
4. FINAL LOCATION OF WALKS IN THESE AREAS TO BE ESTABLISHED WITH FINAL SITE DESIGN TO COORDINATE WITH FINAL BUILDING PLANS.
5. APPROXIMATE LOCATION OF STOOP AND RISERS. FINAL NUMBER, LOCATION, ORIENTATION, AND DETAILS OF THESE ELEMENTS SUBJECT TO CHANGE WITH FINAL DESIGN.
6. TOWNHOUSE UNITS TO HAVE LEAD WALKS ESTABLISHED WITH FINAL ENGINEERING THAT WILL BE THROUGH THE PLANTING AREAS DIRECTLY IN FRONT OF TOWNHOUSE UNITS.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31706
6/21/11

(18.) REVISED 6/17/2011

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.

VIKA

DESIGNERS & PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE - SUITE 200 • MCLEAN, VIRGINIA 22102
LEESBURG • MANASSAS • FREDERICK, MD
McLEAN, VA FREDERICK, MD

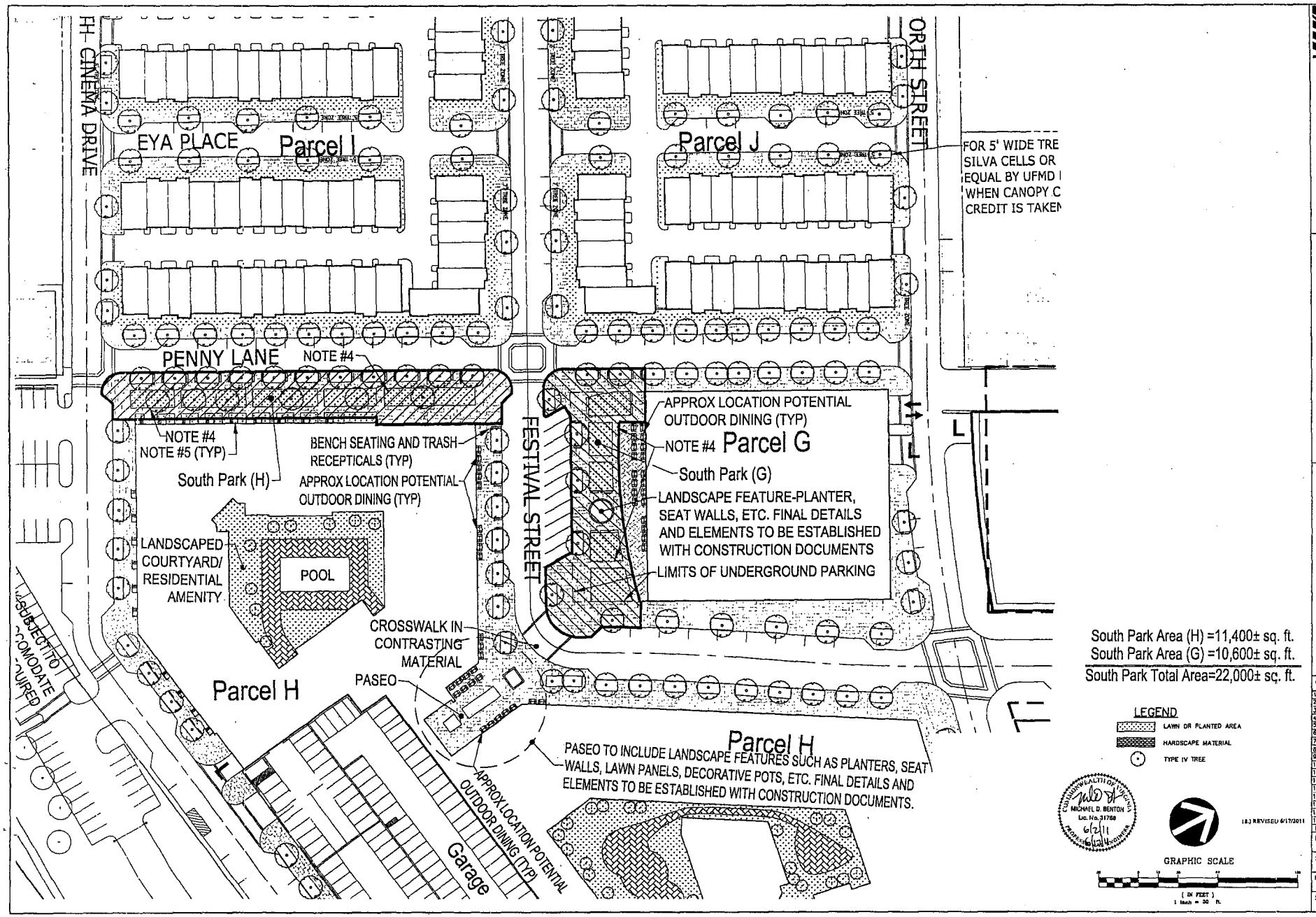
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ENLARGMENT

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/03/06
4.) REVISED 11/09/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 8/8/10
12.) REVISED 8/2/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/2011

DATE: DEC 15, 2005
DES. JFA
DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 8575
SHEET NO. 11A OF 48

P:\Planning\Projects\8575\dwg\Plans G11 and MCTS\10.3.dwg 6/17/2011 3:13:19 PM EDT



South Park Area (H) =11,400± sq. ft.
South Park Area (G) =10,600± sq. ft.
South Park Total Area=22,000± sq. ft.

LEGEND
- LAWN OR PLANTED AREA
- HARDSCAPE MATERIAL
- TYPE IV TREE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 21788
6/2/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011

GRAPHIC SCALE
(IN FEET)
1 inch = 30 ft.

VIKA

CIVIL ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS & SURVEYORS • GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
TEL: (703) 442-7800 FAX: (703) 848-2687
DENVER • FREDERICK • FRONT ROYAL
MALVERN, PA FREDERICK, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

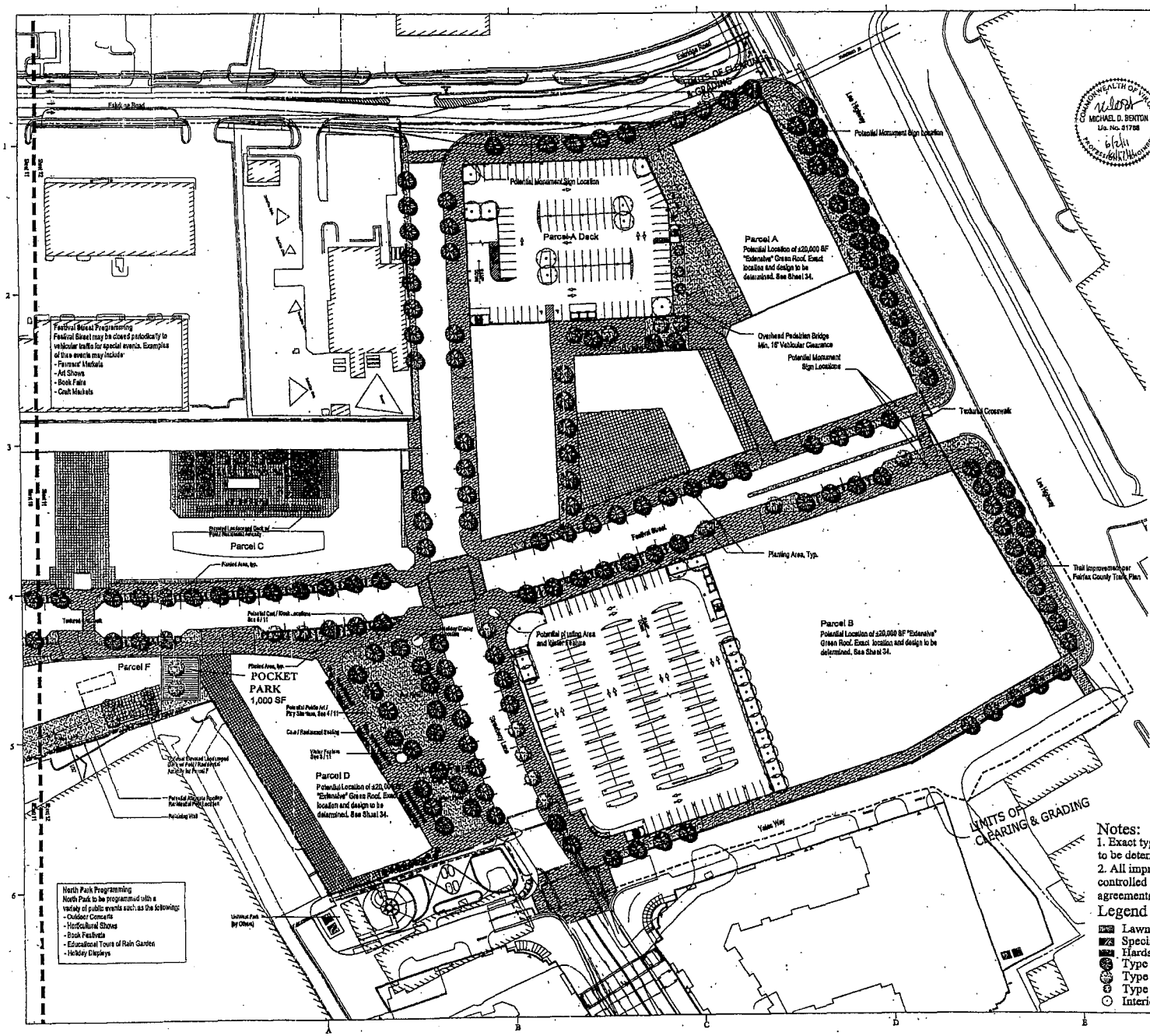
ENLARGMENT SOUTH PARK

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 5/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 6/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
DATE: DEC 15, 2005

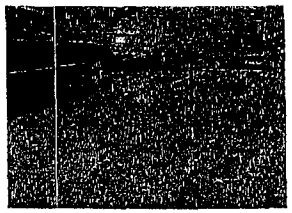
DES.	DWN.
JFA	RJB

SCALE: 1"=30'
PROJECT/FILE NO. 8575
SHEET NO. 11B OF 46

P:\Planning\Projects\8575\Angle\Parcel G H and 8575\11B.dwg 6/7/2011 5:16:19 PM EDT

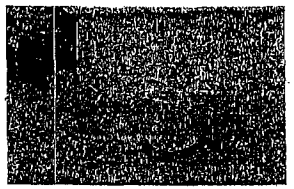


Illustrative Examples

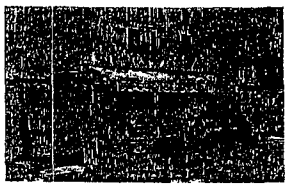


1 Infiltration Planting Strip

3 Water Feature with Seat Wall



4 Public Art / Play Structure



5 Kiosk

Notes:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend
- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

0 50 100 200

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
12	1/10/2011	CDP/FDP Revision
11	08/16/2010	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

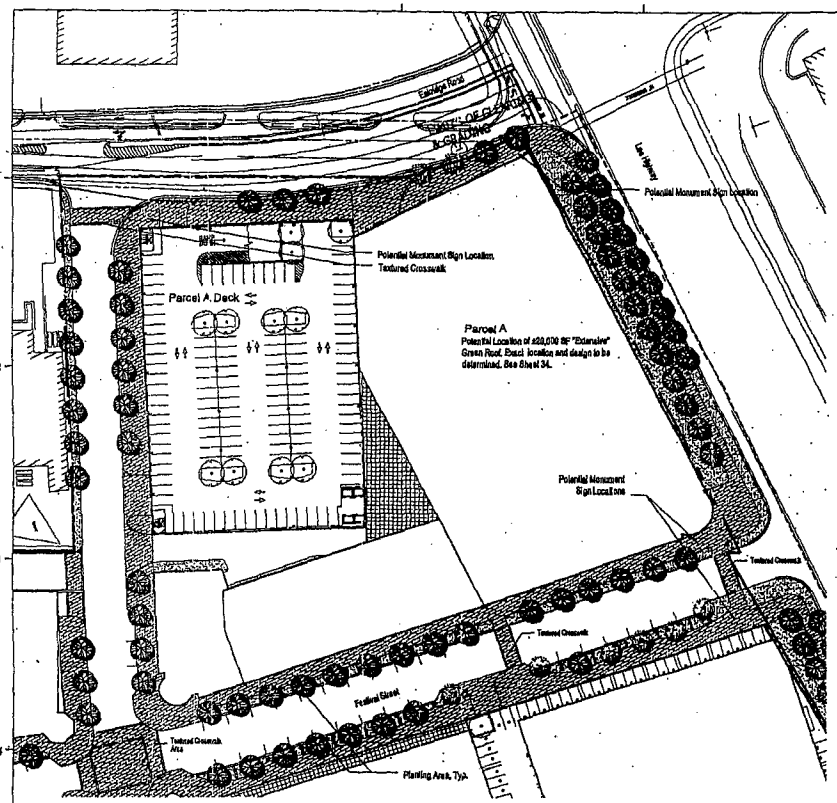
Issued Drawing Log

RTKL
RTKL Associates, Inc.

MS
Drawn
GS
Checked
BC
Approved

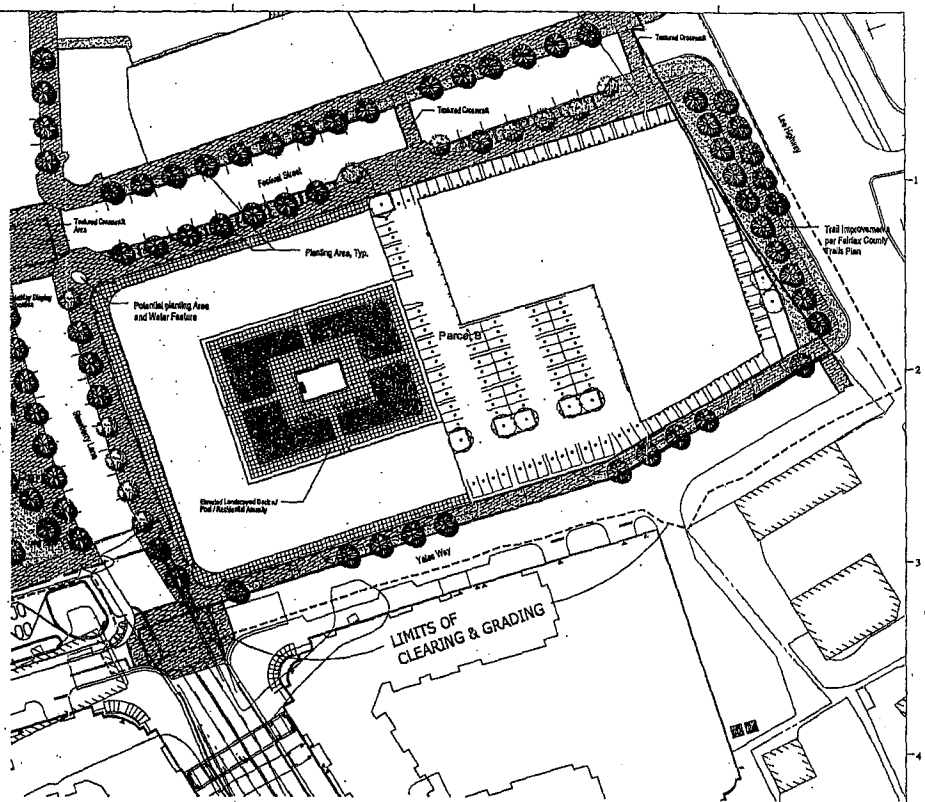
LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



1 PARCEL A - OPTION 2

1" = 60'



2 PARCEL B - OPTION 2

1" = 60'

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BEATON
Lic. No. 31756
6/2/11

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	10/16/2009	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/13/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL

RTKL Associates, Inc.

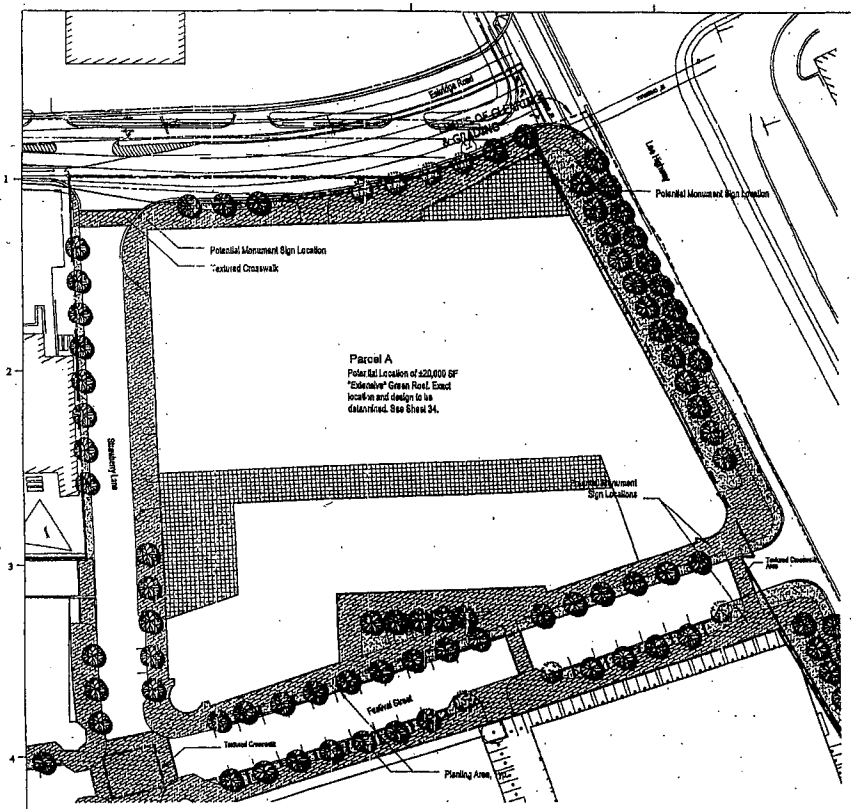
COPYRIGHT

MS
Drawn
GS
Checked
BC
Approved

OPTIONAL LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

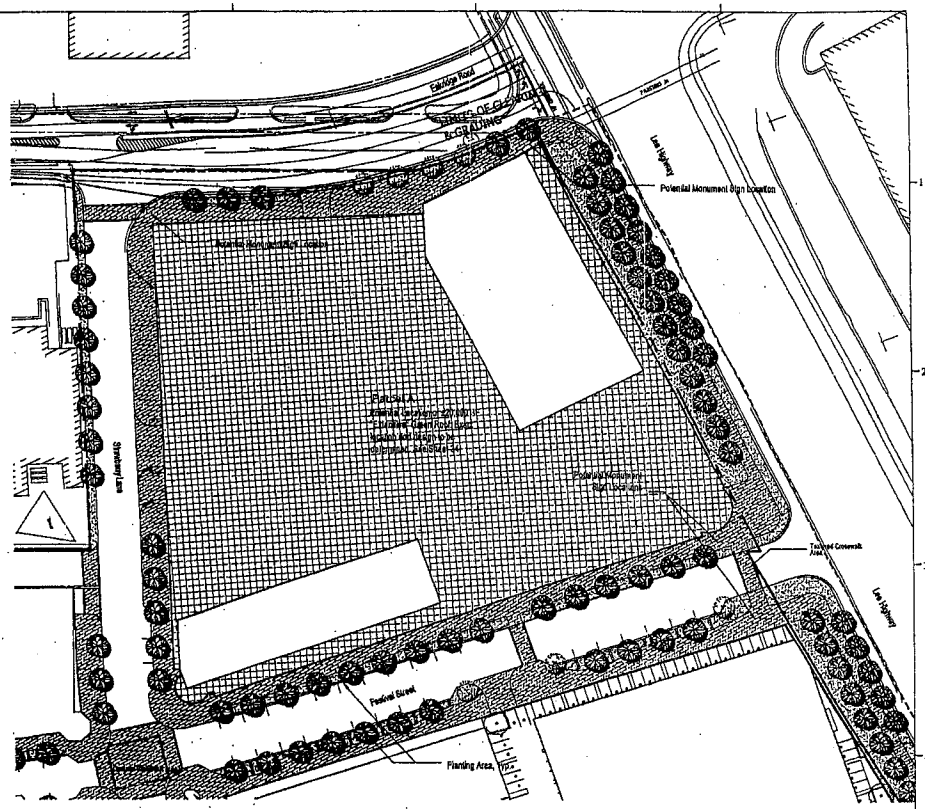
SHEET 13 OF 48



1 PARCEL A - OPTION 3

1" = 50'

REF:



2 PARCEL A - OPTION 4

1" = 50'

REF:

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31758
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Notes:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.

Legend

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree w. Energy Credit
- Type III Tree
- Interior Parking Lot Tree

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
15	6/17/2011	CDP/FDP Revision
14	6/2/2011	CDP/FDP Revision
13	5/13/2011	CDP/FDP Revision
12	4/13/2011	CDP/FDP Revision
11	1/10/2011	CDP/FDP Revision
10	07/16/2010	CDP / FDP Revision
9	10/01/2007	CDP / FDP Revision
8	08/22/2007	CDP / FDP Revision
7	07/16/2007	CDP / FDP Revision
6	06/01/2007	CDP / FDP Revision
5	03/08/2007	CDP / FDP Revision
4	01/12/2007	CDP / FDP Revision
3	12/15/2006	CDP / FDP Revision
2	11/06/2006	CDP / FDP Revision
1	10/2/2006	CDP / FDP Revision
	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL

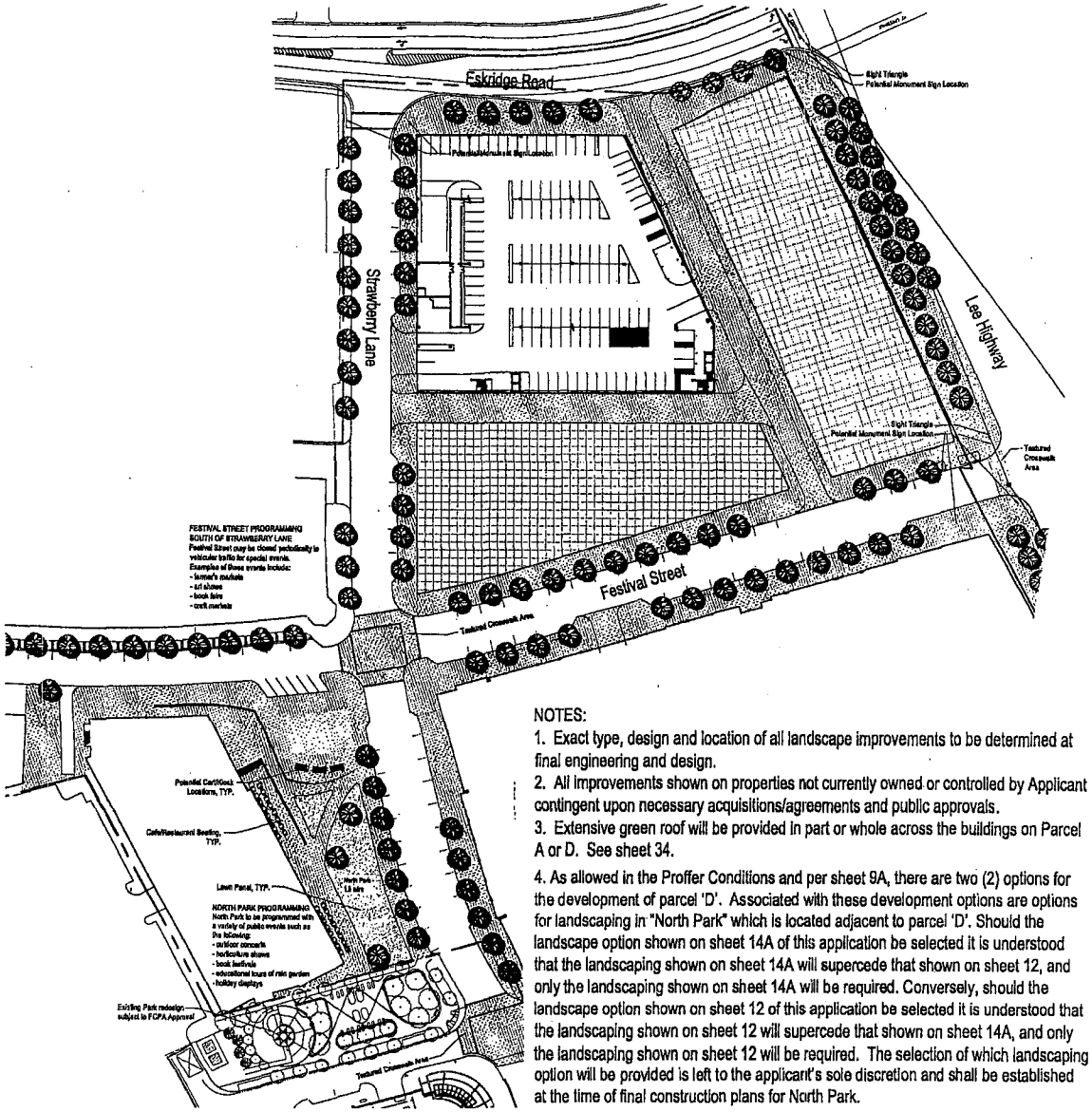
RTKL Associates, Inc.

MS
Drawn
GS
Checked
BC
Approved

OPTIONAL LANDSCAPE ENLARGMENT

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 14 OF 48



NOTES:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions/agreements and public approvals.
3. Extensive green roof will be provided in part or whole across the buildings on Parcel A or D. See sheet 34.
4. As allowed in the Proffer Conditions and per sheet 9A, there are two (2) options for the development of parcel 'D'. Associated with these development options are options for landscaping in "North Park" which is located adjacent to parcel 'D'. Should the landscape option shown on sheet 14A of this application be selected it is understood that the landscaping shown on sheet 14A will supercede that shown on sheet 12, and only the landscaping shown on sheet 14A will be required. Conversely, should the landscape option shown on sheet 12 of this application be selected it is understood that the landscaping shown on sheet 12 will supercede that shown on sheet 14A, and only the landscaping shown on sheet 12 will be required. The selection of which landscaping option will be provided is left to the applicant's sole discretion and shall be established at the time of final construction plans for North Park.

LEGEND:

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree with Energy Credit

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV 12-03-2010
REV 11-06-2010
REV 10-11-2010
REV 08-23-2010
SUB 08-08-2010

DATE	PROJECT #	DRAWN BY
-	—	MO
SCALE		
1" = 50'		

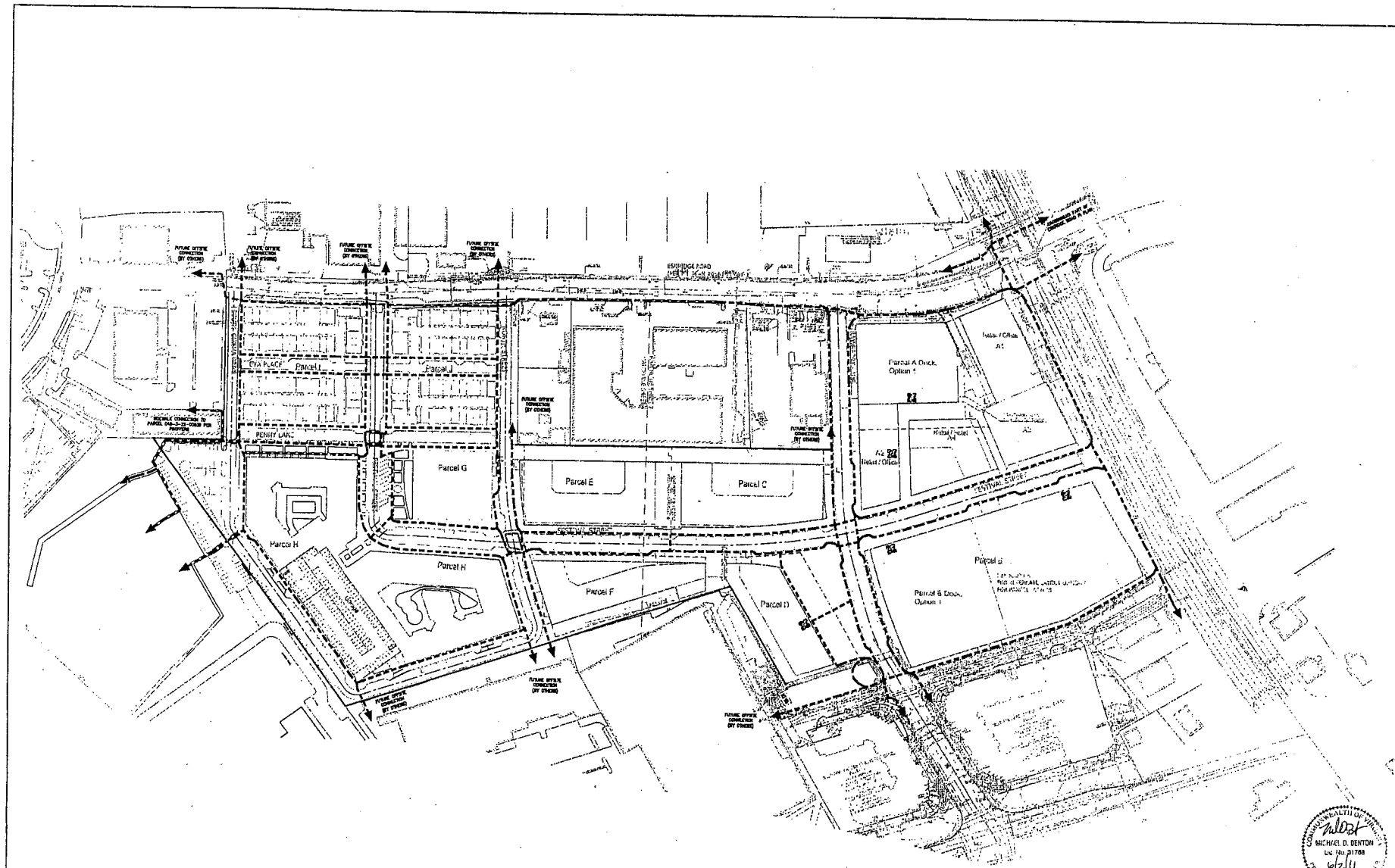
Optional Landscape Enlargement

Merrifield Town Center

Fairfax County, VA

EDENS & AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.3588

SHEET NO.
14A



NOTES:

1. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS/AGREEMENTS AND PUBLIC APPROVALS.
2. SIDEWALK DIMENSIONS VARY. FOR TYPICAL SIDEWALK SECTIONS AND LOCATIONS, SEE SHEET 29-33.

LEGEND

- SIDEWALK
- INTERNAL PUBLIC VERTICAL CIRCULATION

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

16.) REVISED 6/17/2011

COMMONWEALTH OF VIRGINIA
MICHAEL D. DENTON
Lic. No. 21768
6/2/11

VIKA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 8/6/10
12.) REVISED 8/27/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11

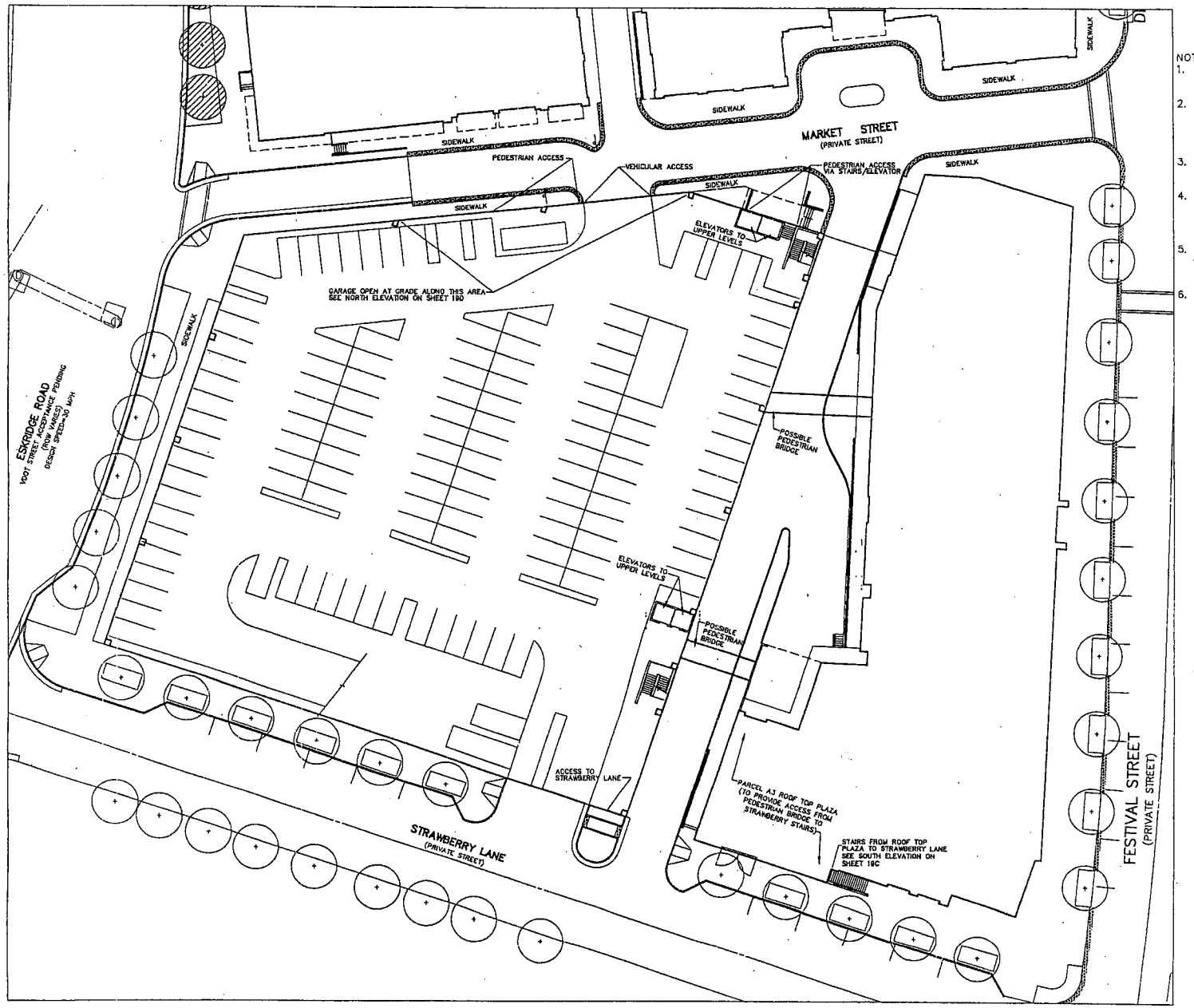
DATE: DEC 7, 2005

DES.	DWN.
JFA	RJB

SCALE: 1"=100'

PROJECT/FILE NO. 8575

SHEET NO. 15 OF 48



NOTES:

1. THIS PLAN SHOWN FOR PEDESTRIAN CIRCULATION AROUND PARCEL A GARAGE ONLY
2. ALL INFORMATION SHOWN ON THIS PLAN SHEET UNDERSTOOD TO BE SUPPLEMENTAL AND BUILDING ELEVATIONS/ARCHITECTURAL PLANS TO PROVIDE DETAILED INFORMATION REGARDING EXIT LOCATIONS AND TYPES
3. SKY BRIDGE NUMBER AND LOCATION SHOWN IS APPROXIMATE AND IS SUBJECT TO CHANGE
4. PARKING CONFIGURATION AND ALL OTHER INTERNAL COMPONENTS SHOWN WITHIN GARAGE IS APPROXIMATE AND SHALL BE ESTABLISHED FOR EACH FLOOR WITH FINAL CONSTRUCTION DOCUMENTS FOR GARAGE
5. ENTRANCE LOCATIONS FOR GARAGE AND ALL OTHER BUILDINGS SHALL BE DETERMINED WITH FINAL ARCHITECTURAL / CONSTRUCTION PLANS
6. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE PER CDP/FDP AND PROFFER CONDITIONS AS MAY BE AMENDED

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

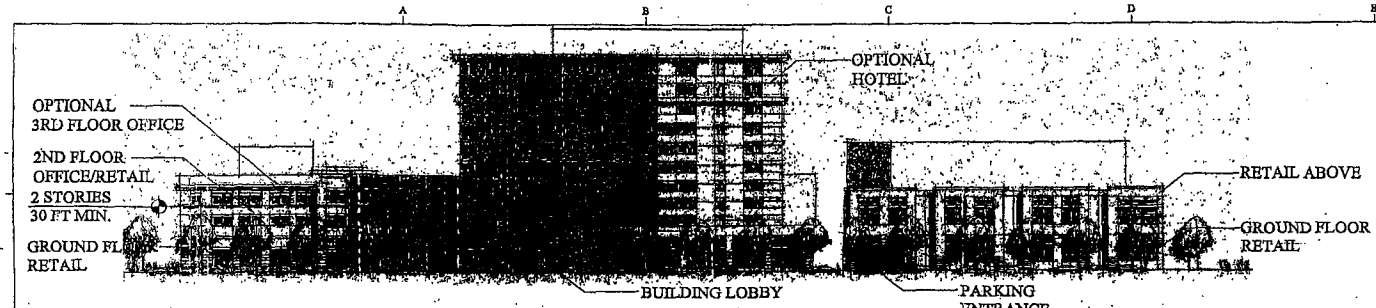
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

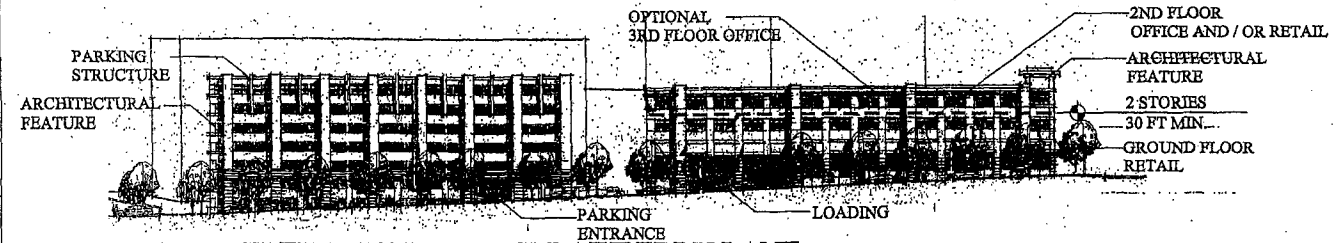
VIKA REVISIONS

22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1/10/2011
17.) REV. 12-7-2010
Revise 12-03-2010
REV. 12/3/10
SUB. 11/5/10
DATE: NOV. 2010
DES. SEC DWN. SEC
SCALE: 1"=20'
PROJECT/FILE NO. 6575
SHEET NO. 15A



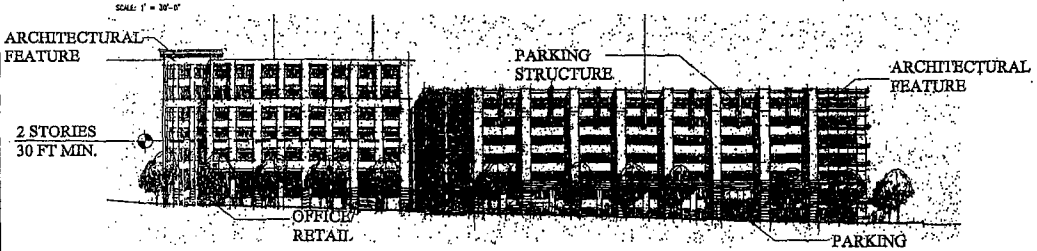
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



2. SOUTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"

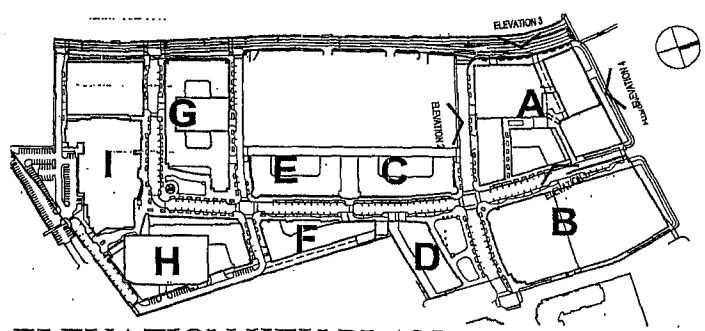


3. WEST ELEVATION FROM ESKRIDGE ROAD

SCALE: 1" = 30'-0"

4. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
11	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
11	08/16/2008	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

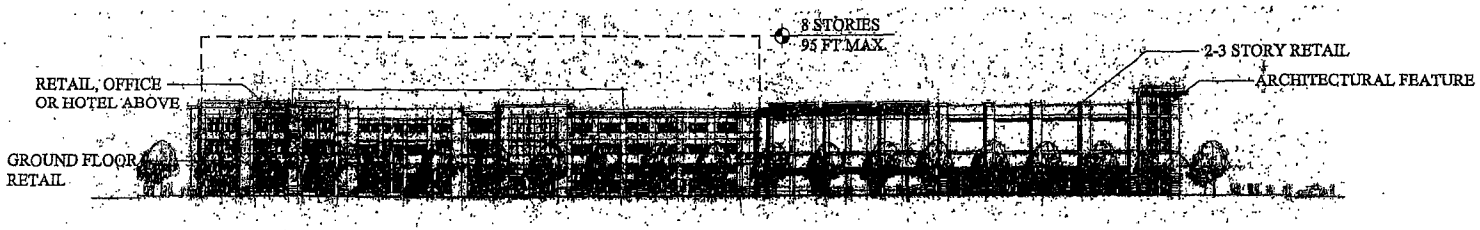
RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION 1 ELEVATIONS

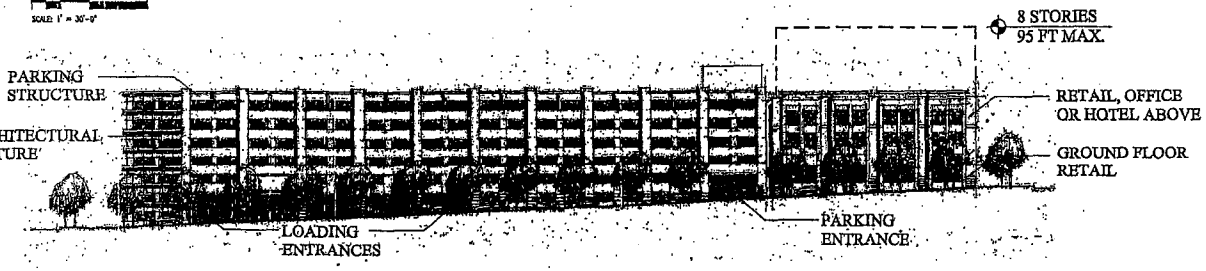
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 16 OF 48



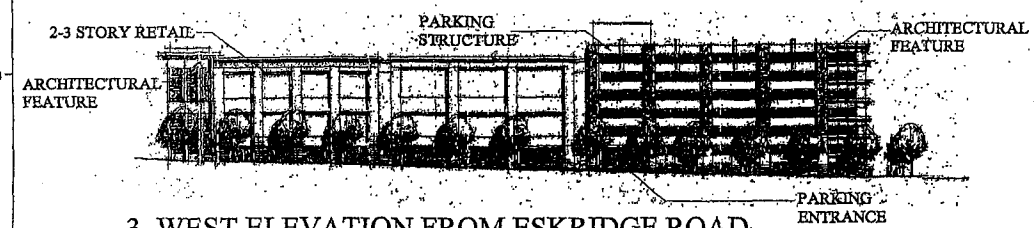
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



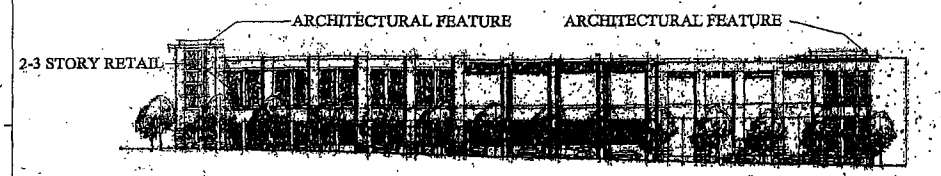
2.SOUTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



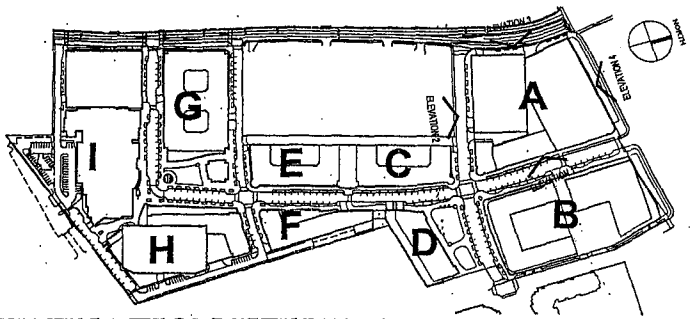
3. WEST ELEVATION FROM ESKRIDGE ROAD

SCALE: 1" = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS. AS NOTED ABOVE, PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE FDC DISTRICT SHALL NOT EXCEED 1,423,718 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	10/14/2010	CDP / FDP Revision
12	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

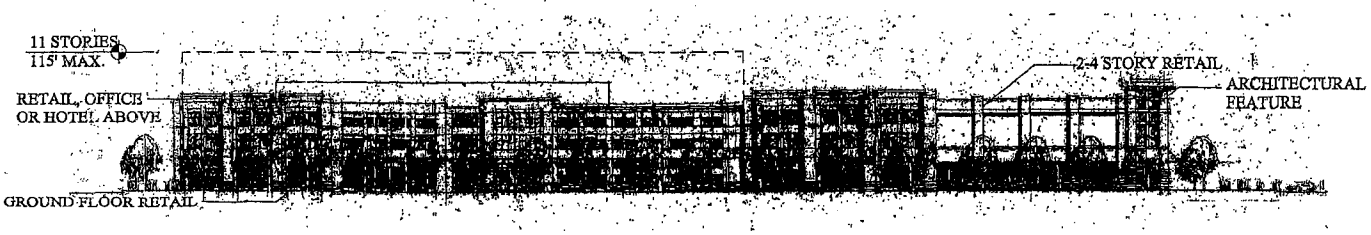
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

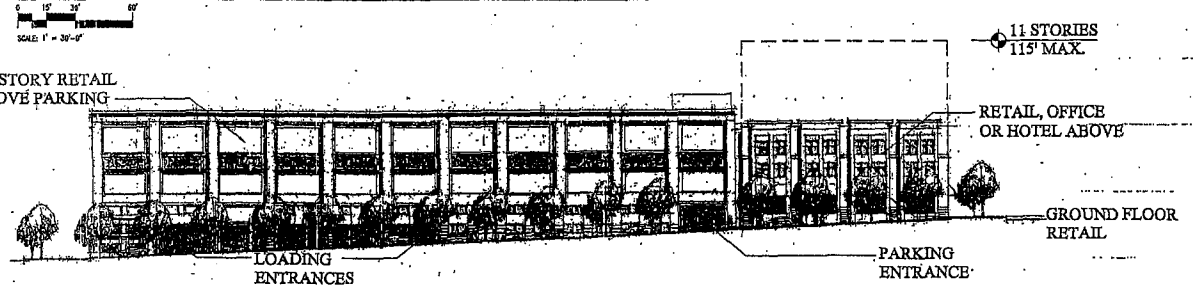
PARCEL A OPTION
2 ELEVATIONS

Contract No.	206606101
Issue Date	12/07/2005
Last Revision	10/01/2007



1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



2. SOUTH ELEVATION FROM STRAWBERRY LANE

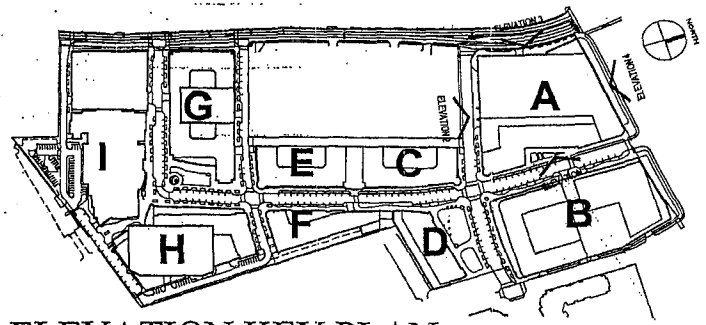
SCALE: 1" = 30'-0"

3. WEST ELEVATION FROM ESKRIDGE ROAD

SCALE: 1" = 30'-0"

4. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. HINTON
Lic. No. 31706
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	11/16/2010	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

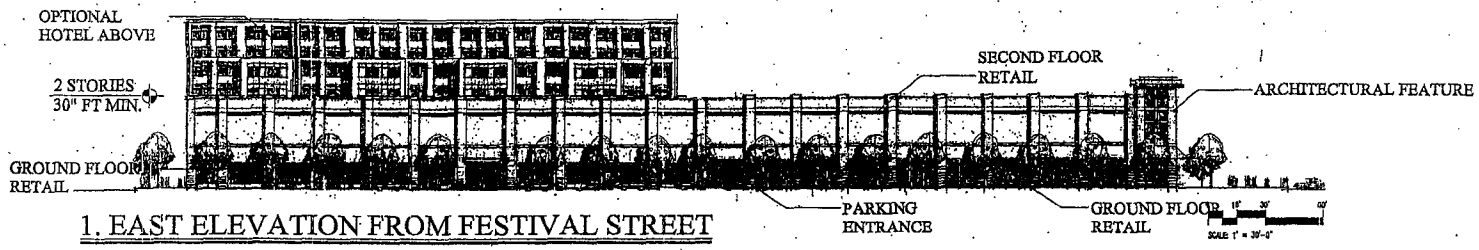
RTKL

RTKL Associates, Inc.

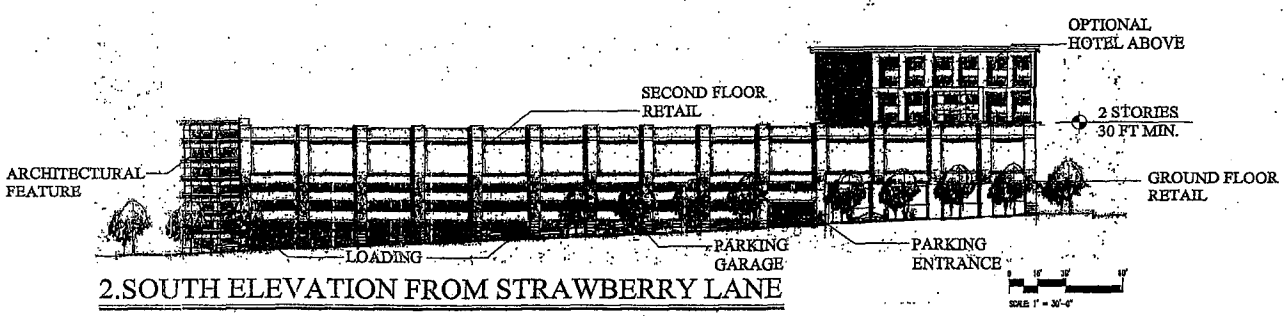
KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION
3 ELEVATIONS

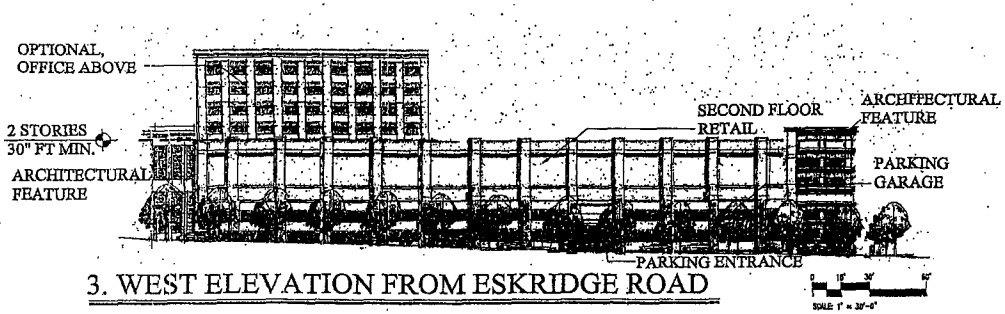
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



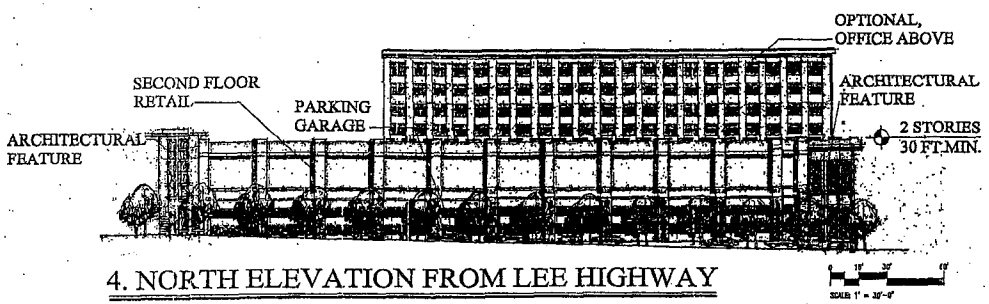
1. EAST ELEVATION FROM FESTIVAL STREET



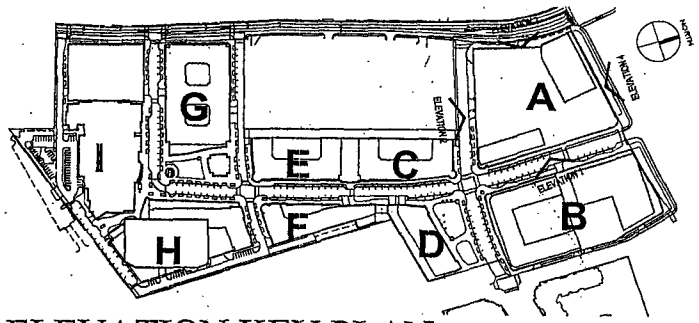
2.SOUTH ELEVATION FROM STRAWBERRY LANE



3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31762
6/2/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
17	6/11/2011	CDP/FDP Revision
16	6/2/2011	CDP/FDP Revision
15	5/13/2011	CDP/FDP Revision
14	4/15/2011	CDP/FDP Revision
13	1/10/2011	CDP/FDP Revision
12	08/16/2010	CDP /FDP Revision
11	10/01/2007	CDP / FDP Revision
10	08/22/2007	CDP / FDP Revision
9	07/16/2007	CDP / FDP Revision
8	06/01/2007	CDP / FDP Revision
7	03/08/2007	CDP / FDP Revision
6	01/12/2007	CDP / FDP Revision
5	12/15/2006	CDP / FDP Revision
4	11/06/2006	CDP / FDP Revision
3	10/2/2006	CDP / FDP Revision
2	4/7/2006	CDP / FDP Revision
1		

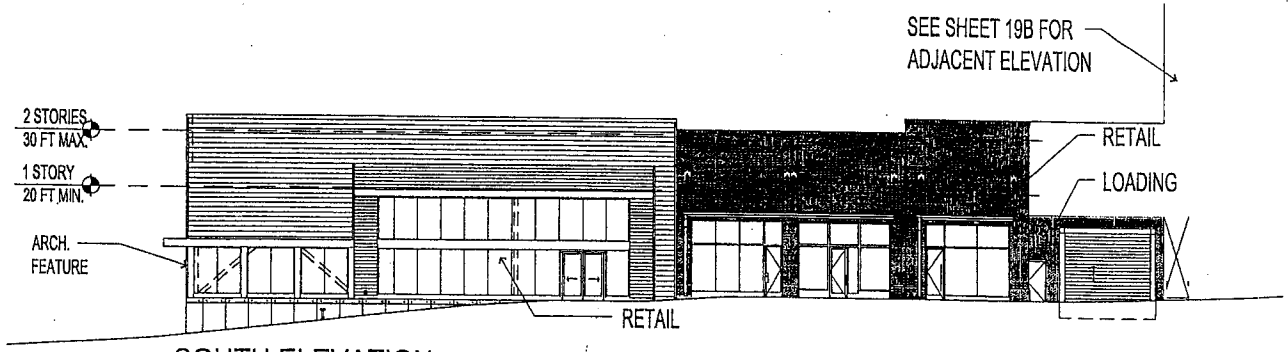
Issued Drawing Log

RTKL
RTKL Associates, Inc.

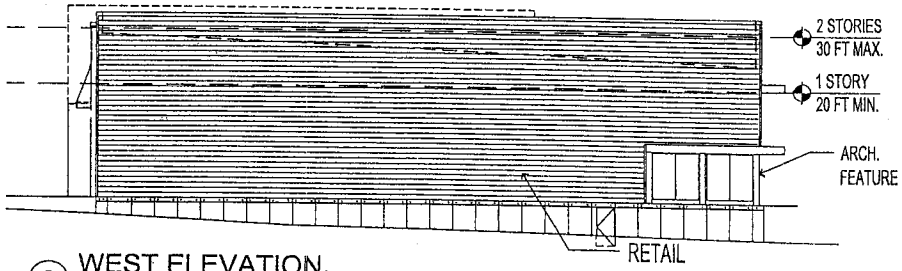
KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION
4 ELEVATIONS

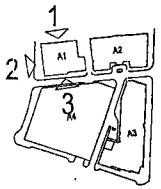
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



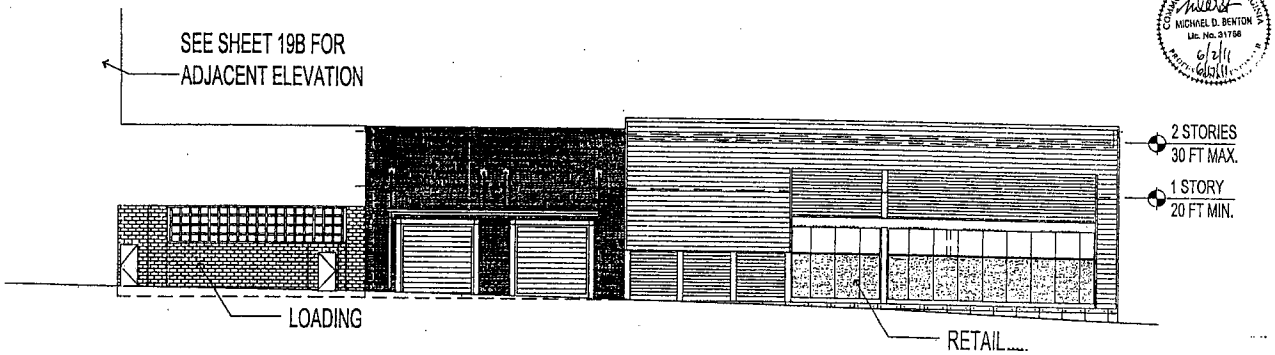
3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 WEST ELEVATION
SCALE: 1" = 10'-0"



KEY PLAN
SCALE: NTS



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31756
6/2/11
PRINT: 6/17/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

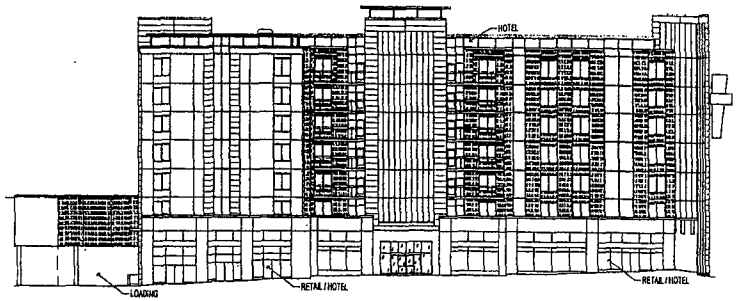
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT # —
DATE —
DRAWN BY CH
SCALE AS NOTED

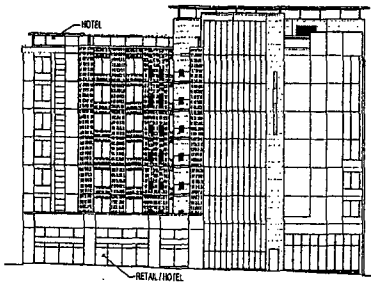
Parcel A - Grocery Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.2588

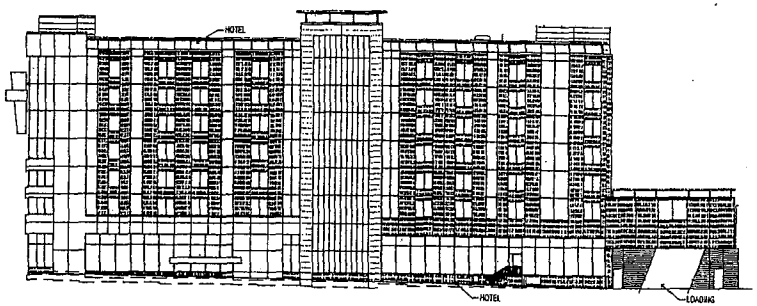
SHEET NO
19A



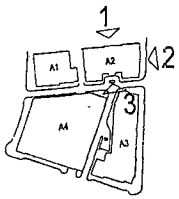
3 SOUTH ELEVATION
SCALE: 1" = 20'



2 EAST ELEVATION
SCALE: 1" = 20'



1 NORTH ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31766
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

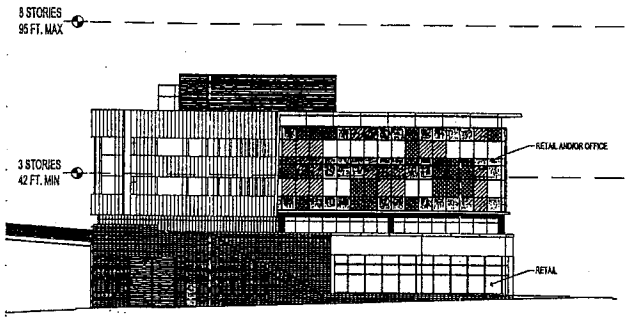
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	1
DRAWN BY	CH
DATE	-
SCALE	AS NOTED

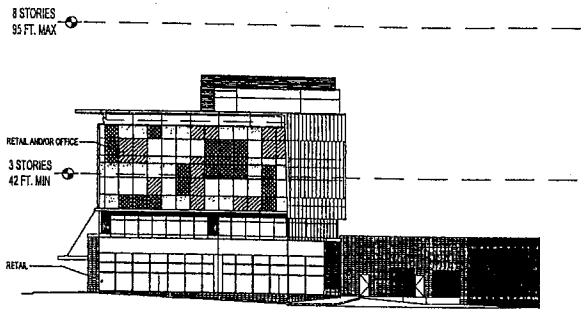
Parcel A - Hotel Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.2538

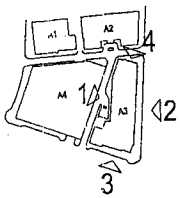
SHEET NO.
19B



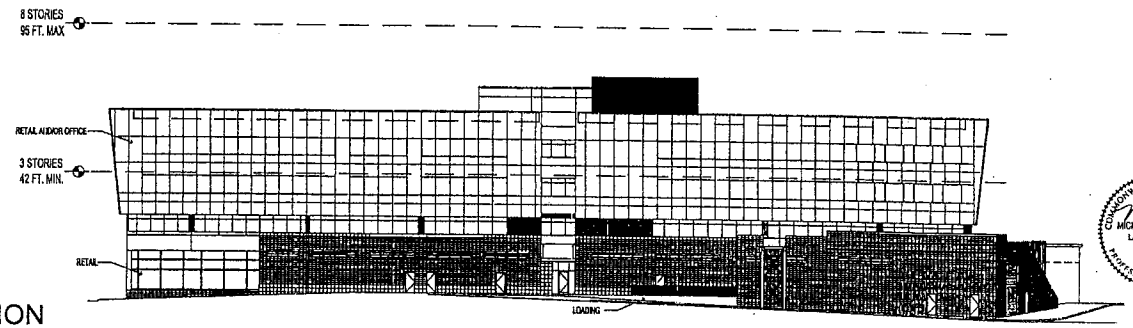
3 SOUTH ELEVATION
SCALE: 1" = 20'



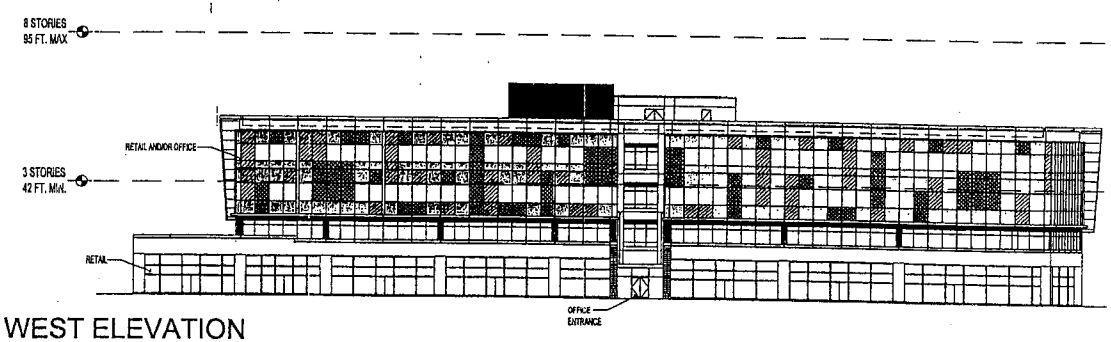
4 NORTH ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 EAST ELEVATION
SCALE: 1" = 20'



1 WEST ELEVATION
SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 6-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 01768
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

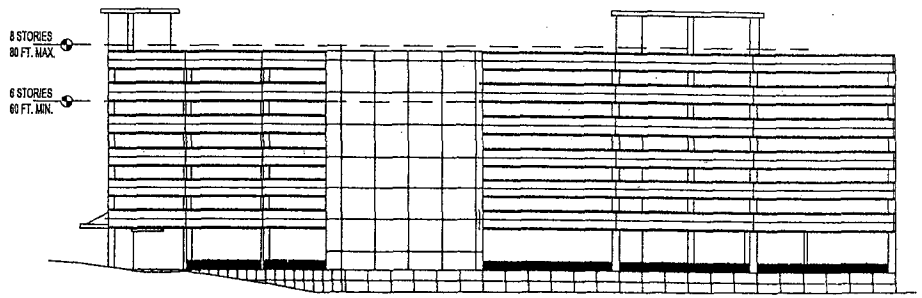
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	---
DRAWN BY	CH
DATE	-
SCALE	AS NOTED

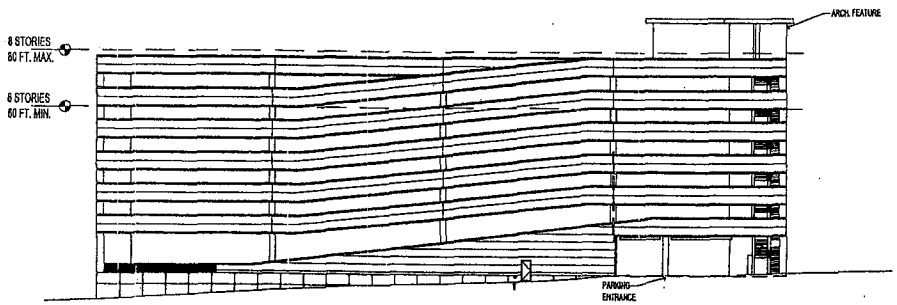
Parcel A - Office Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.2588

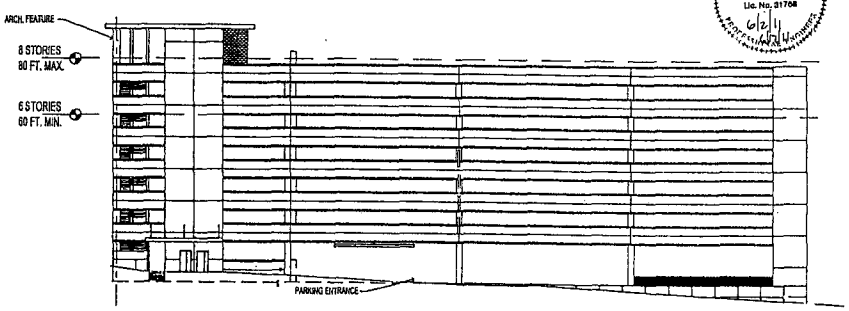
SHEET NO.
19C



3 WEST ELEVATION
SCALE: 1" = 20'



4 SOUTH ELEVATION
SCALE: 1" = 20'



2 NORTH ELEVATION
SCALE: 1" = 20'

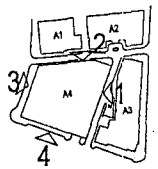
COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 01708
6/2/11
PROFESSIONAL ENGINEER

NOTES:

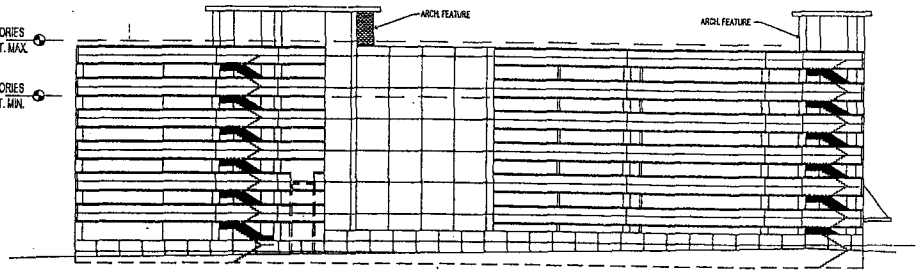
1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE POC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.



KEY PLAN
SCALE: NTS



1 EAST ELEVATION
SCALE: 1" = 20'

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

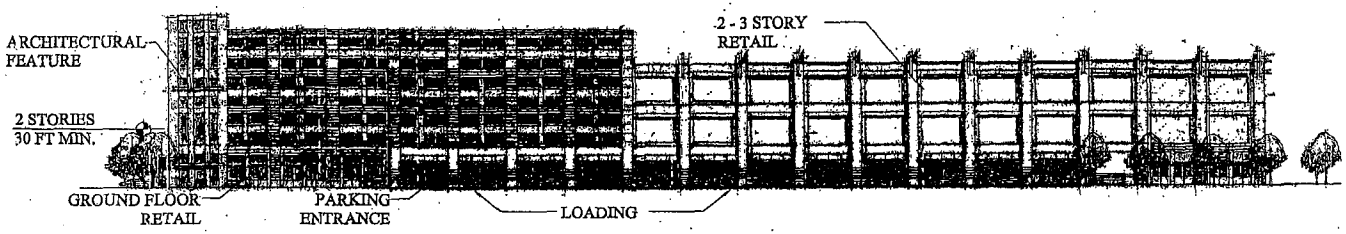
PROJECT #	-
DRAWN BY	CH
DATE	-
SCALE	AS NOTED

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

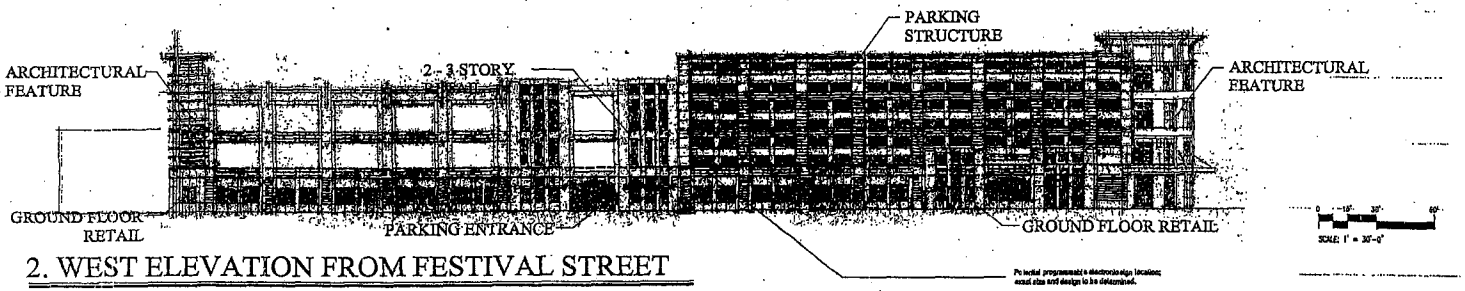
Parcel A - Garage Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue 9 Suite 400 9 Bethesda, MD 9 20814
Phone: 301.652.7400 9 Fax: 301.652.3588

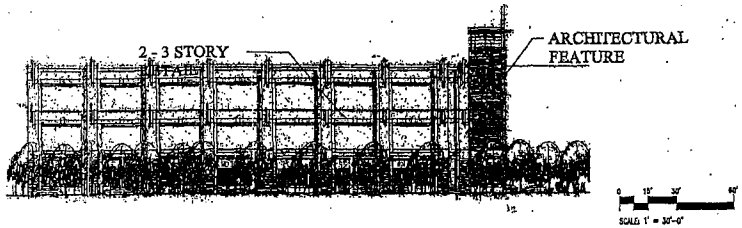
SHEET NO.
19D



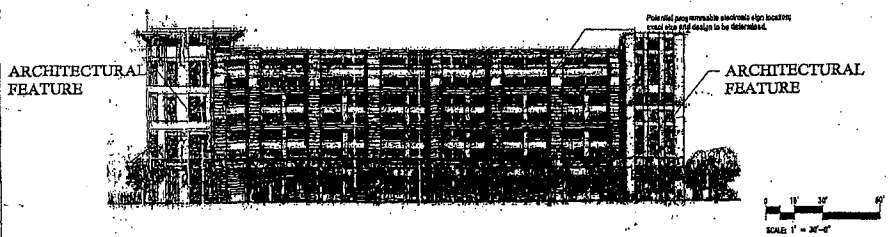
1. EAST ELEVATION FROM YATES WAY



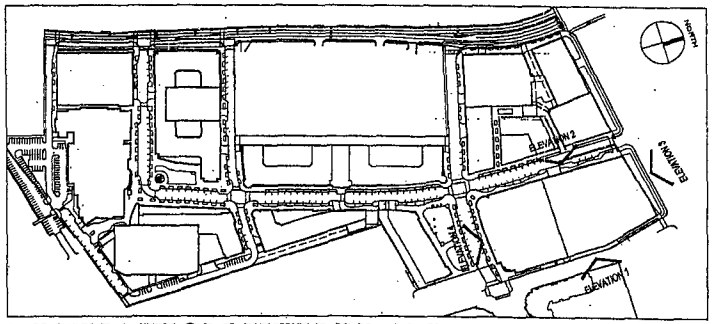
2. WEST ELEVATION FROM FESTIVAL STREET



3. NORTH ELEVATION FROM LEE HIGHWAY



4. SOUTH ELEVATION FROM STRAWBERRY LANE



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31769
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No	Date	Item
12	6/17/2011	CDP/FDP Revision
11	6/2/2011	CDP/FDP Revision
10	5/13/2011	CDP/FDP Revision
9	4/15/2011	CDP/FDP Revision
8	1/10/2011	CDP/FDP Revision
7	03/16/2010	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

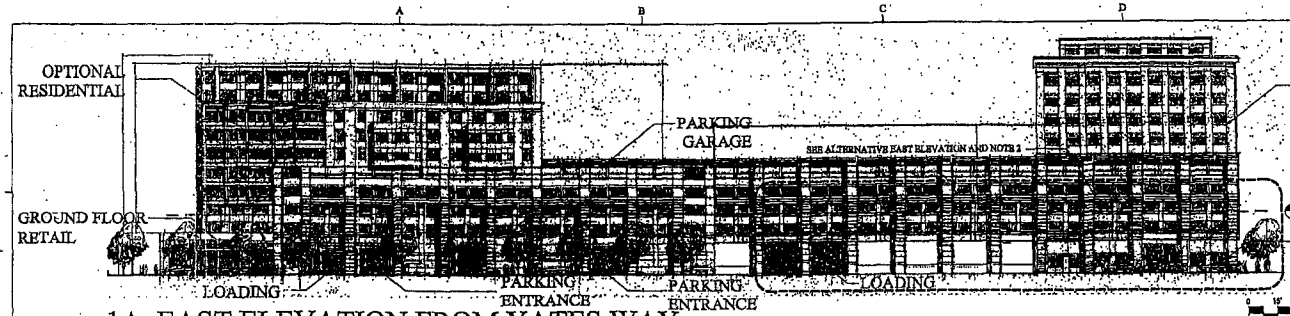
RTKL
RTKL Associates, Inc.

COPYRIGHT

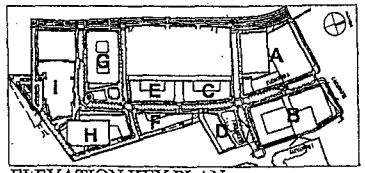
KY
Drawn
GS
Checked
BC
Approved

PARCEL B OPTION 1
ELEVATIONS

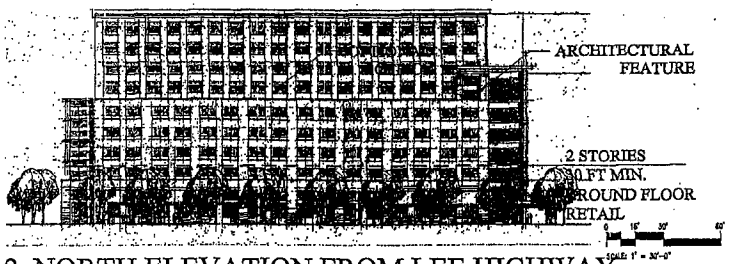
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



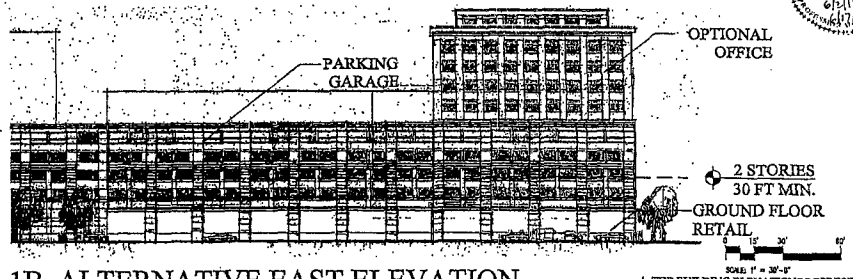
1A. EAST ELEVATION FROM YATES WAY



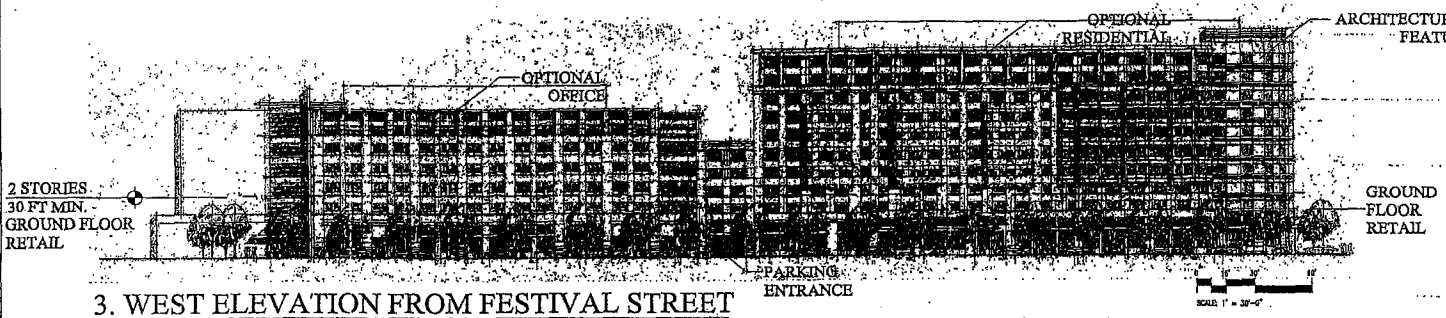
ELEVATION KEY PLAN



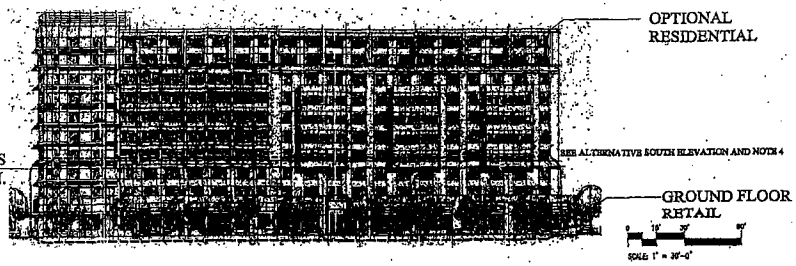
2. NORTH ELEVATION FROM LEE HIGHWAY



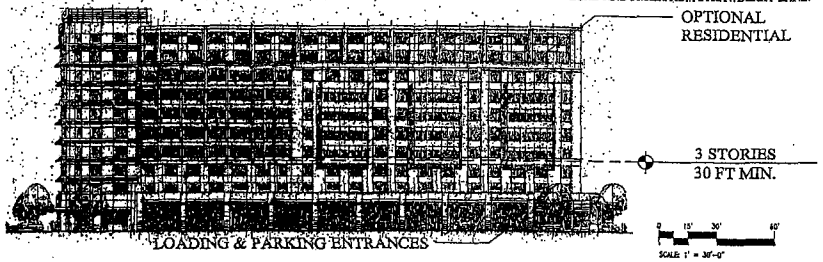
1B. ALTERNATIVE EAST ELEVATION



3. WEST ELEVATION FROM FESTIVAL STREET



4A. SOUTH ELEVATION FROM STRAWBERRY LANE



4B. ALTERNATIVE SOUTH ELEVATION

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.
4. IF ACCESS FROM YATES WAY PUBLIC ACCESS EASMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/13/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
15	6/17/2011	CDP/FDP Revision
14	6/2/2011	CDP/FDP Revision
13	5/13/2011	CDP/FDP Revision
12	4/13/2011	CDP/FDP Revision
11	1/10/2011	CDP/FDP Revision
10	03/15/2010	CDP/FDP Revision
9	10/01/2007	CDP / FDP Revision
8	08/22/2007	CDP / FDP Revision
7	07/16/2007	CDP / FDP Revision
6	06/01/2007	CDP / FDP Revision
5	03/08/2007	CDP / FDP Revision
4	01/12/2007	CDP / FDP Revision
3	12/15/2006	CDP / FDP Revision
2	11/06/2006	CDP / FDP Revision
1	10/2/2006	CDP / FDP Revision
	4/7/2006	CDP / FDP Revision

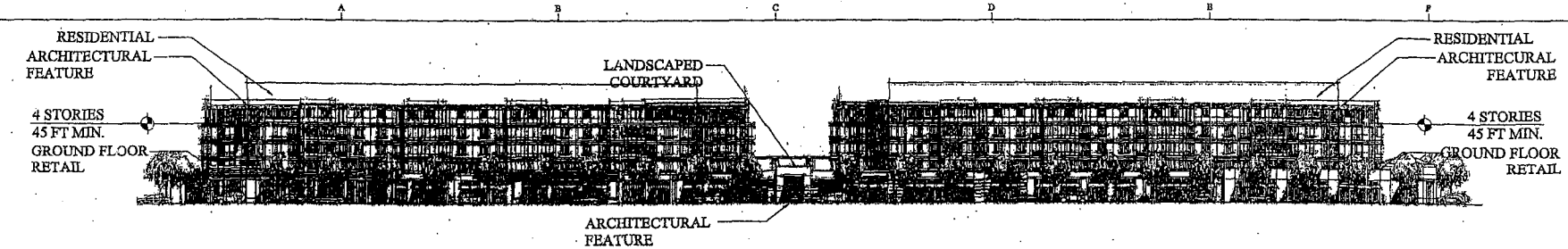
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

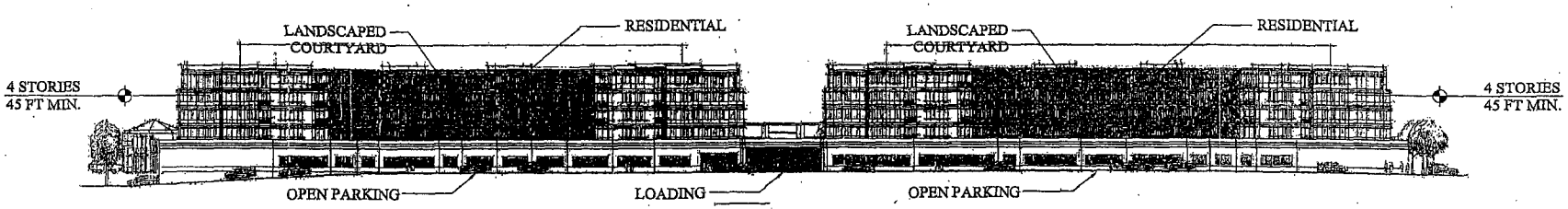
PARCEL B OPTION
2 ELEVATIONS

Contract No:	2006005101
Issue Date :	12/07/2005
Last Revision	10/01/2007



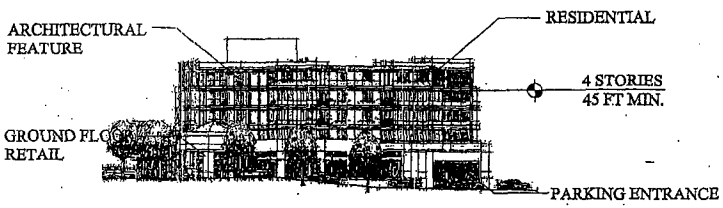
1. EAST ELEVATION FROM FESTIVAL STREET

SCALE: 1" = 30'-0"



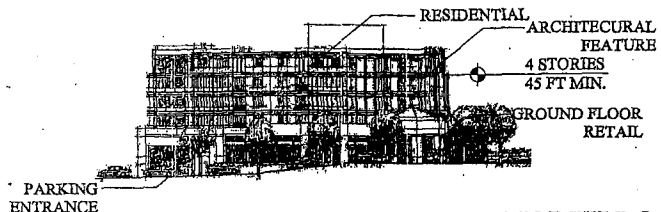
2. WEST ELEVATION FROM ALLEY

SCALE: 1" = 30'-0"



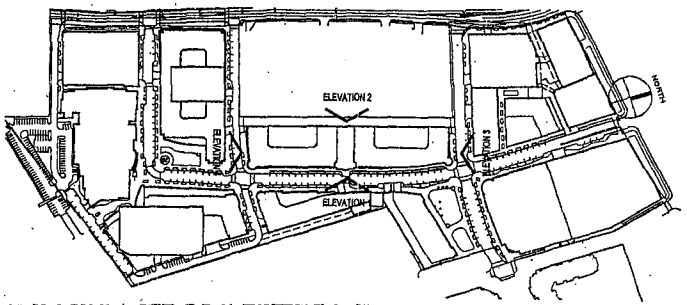
3. NORTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



4. SOUTH ELEVATION FROM NORTH ROAD

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/4/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/12/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	09/14/2010	CDP / FDP Revision
12	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL

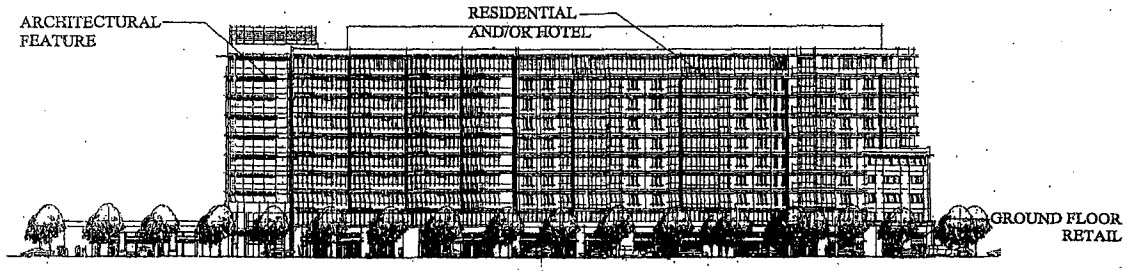
RTKL Associates, Inc.

COPYRIGHT

KY
Drawn
GS
Checked
BC
Approved

PARCEL C & E ELEVATIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

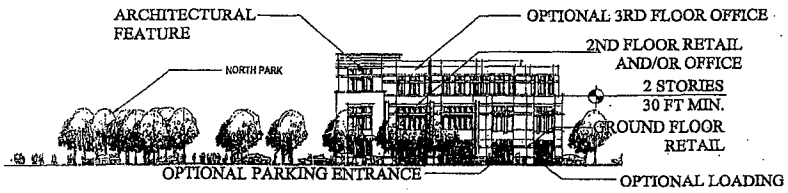


1A. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION A

0 15' 30' 60'
SCALE: 1" = 30'-0"

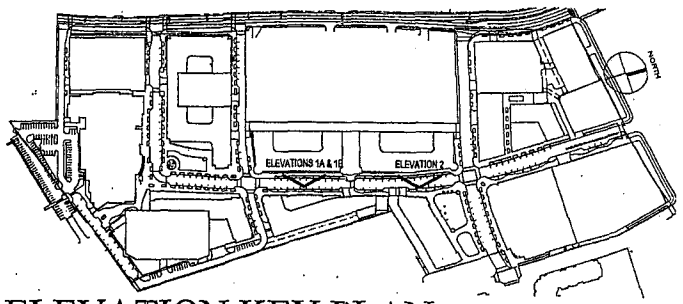
1B. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION B

0 15' 30' 60'
SCALE: 1" = 30'-0"



2. PARCEL D - ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31704
6/2/11

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
8	6/17/2011	CDP/FDP Revision
7	6/2/2011	CDP/FDP Revision
6	5/13/2011	CDP/FDP Revision
5	4/15/2011	CDP/FDP Revision
4	1/10/2011	CDP/FDP Revision
3	08/16/2010	CDP / FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

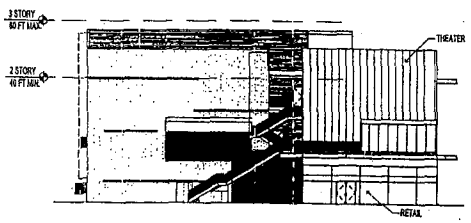
RTKL
RTKL Associates, Inc.

COPYRIGHT

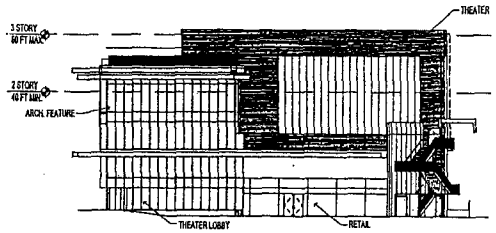
KY
Drawn
GS
Checked
BC
Approved

PARCEL D & F ELEVATIONS

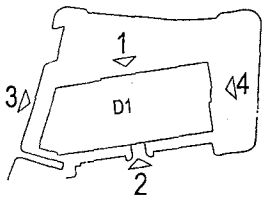
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



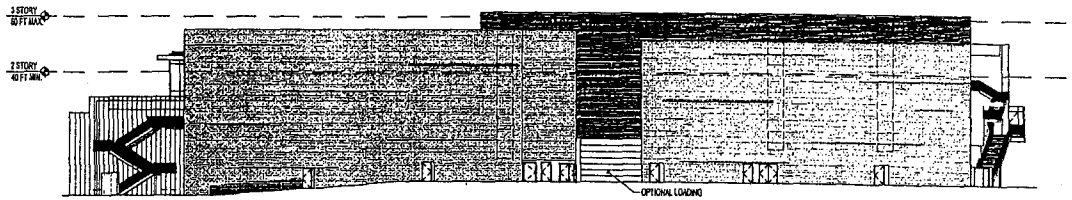
4 EAST ELEVATION
SCALE: 1" = 20'



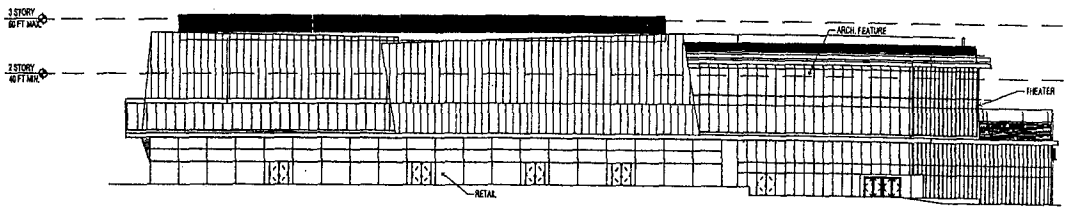
3 WEST ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 SOUTH ELEVATION
SCALE: 1" = 20'



1 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	-
DRAWN BY	CH
DATE	-
SCALE	AS NOTED

Parcel D1 Elevations

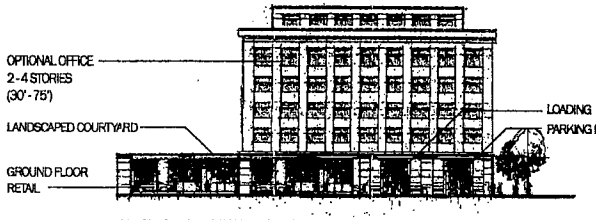
Merrifield Town Center

Fairfax County, VA

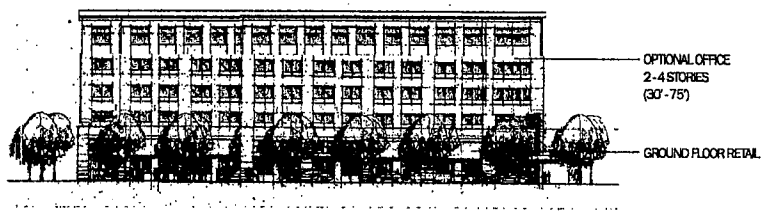
EDENS AVANT

7200 Wisconsin Avenue & Suite 400 & Bethesda, MD & 20814
Phone: 301.652.7400 & Fax: 301.652.3588

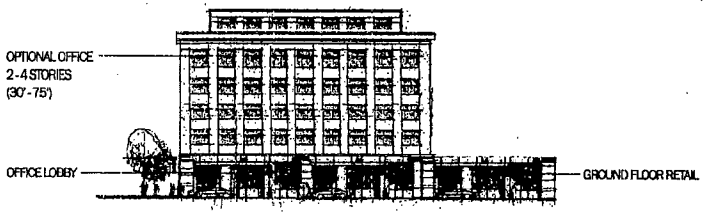
SHEET NO.
23A



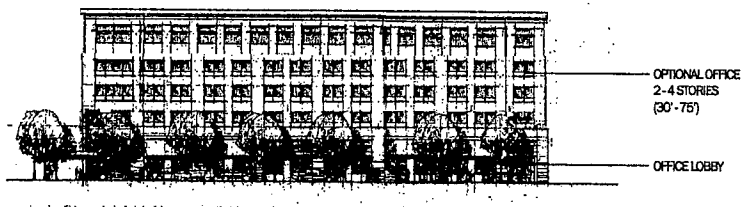
1A. OFFICE NORTH ELEVATION - FROM NORTH STREET



1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET



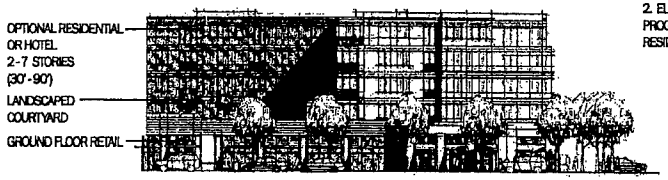
1C. OFFICE SOUTH ELEVATION



1D. OFFICE WEST ELEVATION - FROM PENNY LANE

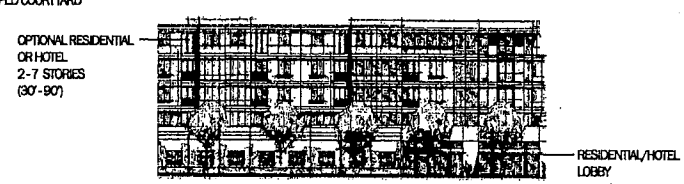
1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES) THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9.

2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET

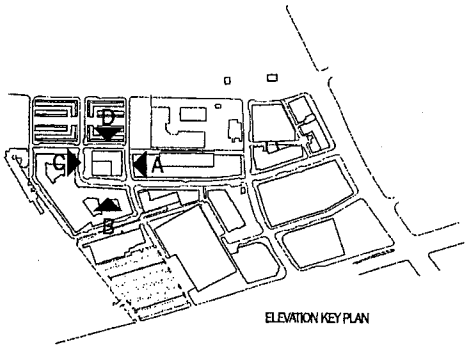


2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET

2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED



2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE



ELEVATION KEY PLAN

(8.) REVISED 6/17/2011
(7.) REVISED 6/2/2011
(6.) REVISED 5/13/2011

PROJECT #	—
DRAWN BY	MO
DATE	6/2/2011
SCALE	1" = 50'

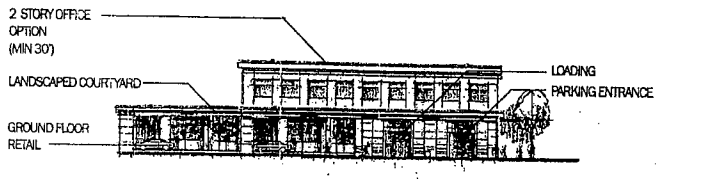
Parcel G Options - Elevations

Merrifield Town Center

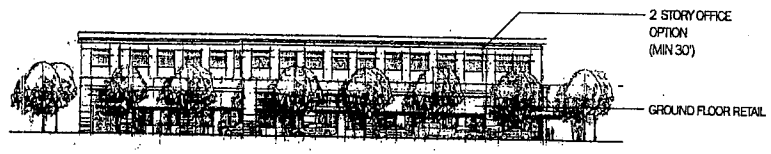
Fairfax County, VA

EDENS & AVANT
7200 Wisconsin Avenue & Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.3308

SHEET NO.
24

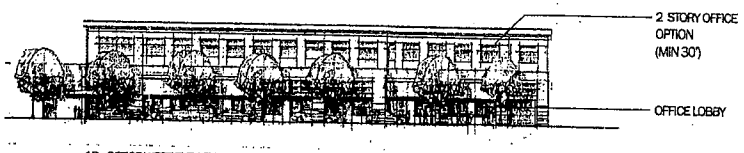


1A. OFFICE NORTH ELEVATION - FROM NORTH STREET

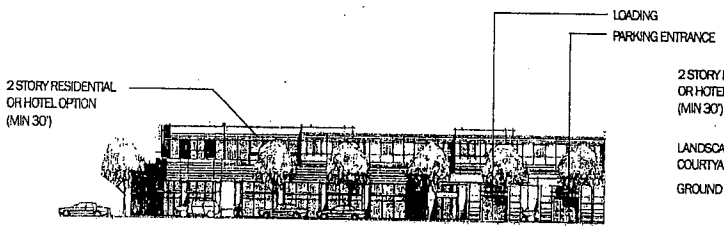


1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET

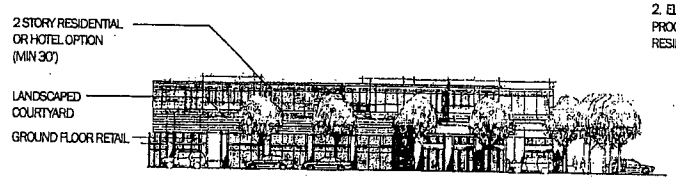
1C. OFFICE SOUTH ELEVATION



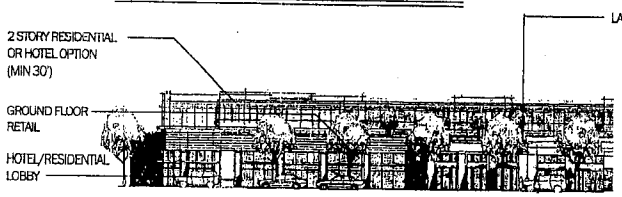
1D. OFFICE WEST ELEVATION - FROM PENNY LANE



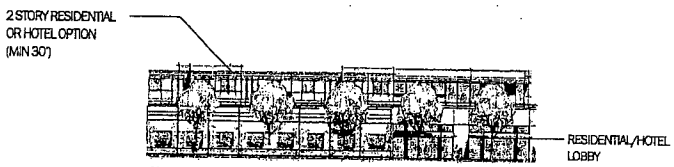
2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET



2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET

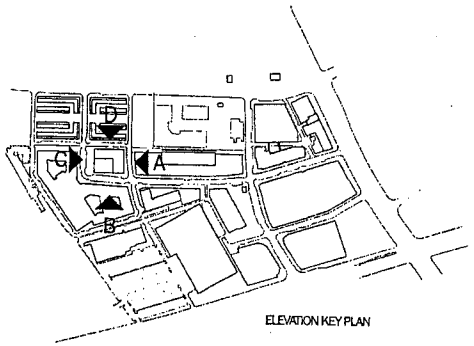


2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED



2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9.



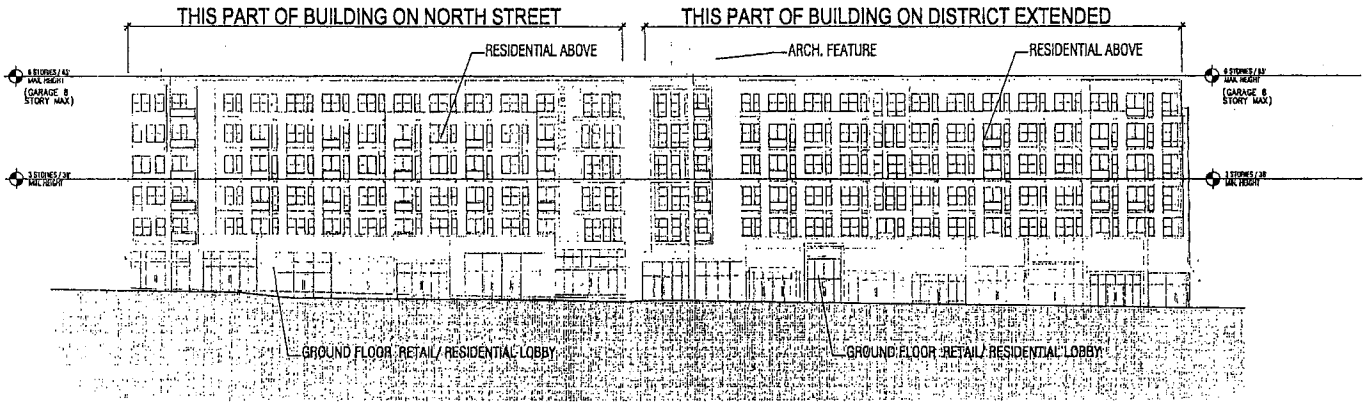
ELEVATION KEY PLAN

Parcel G Options - Elevations
Merrifield Town Center
Fairfax County, VA

DATE 6/17/2011
SCALE 1" = 50'
PROJECT # —
DRAWN BY MD

EDENS AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.3588

SHEET NO. 24A



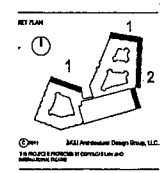
1/25 NORTH ELEVATION
SCALE: 1" = 20'-0"

NOTES:

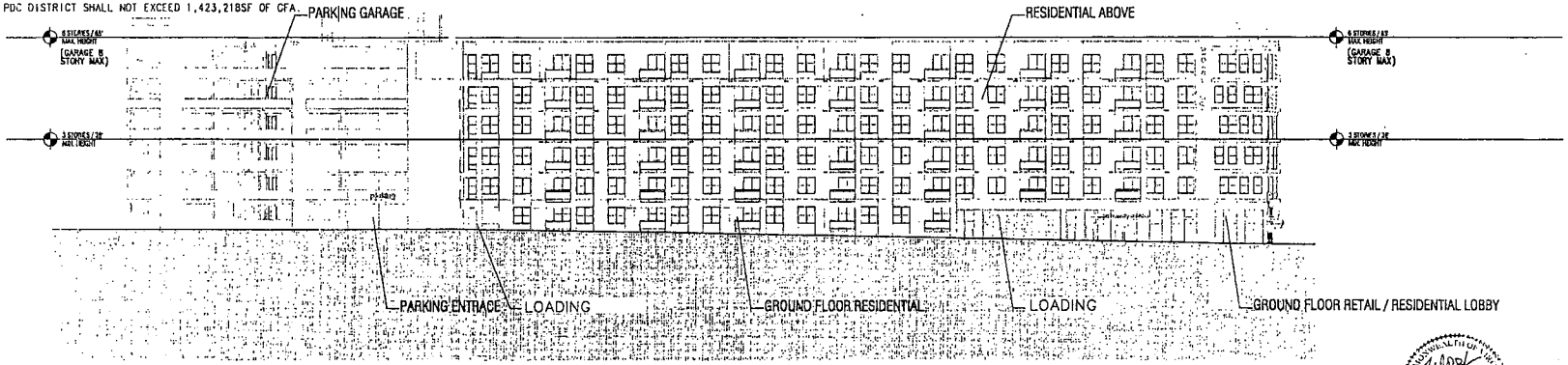
1 – THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 – ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 – NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.



ELEVATIONS



2/25 EAST ELEVATION
SCALE: 1" = 20'-0"

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31701
6/2/11
6/17/11

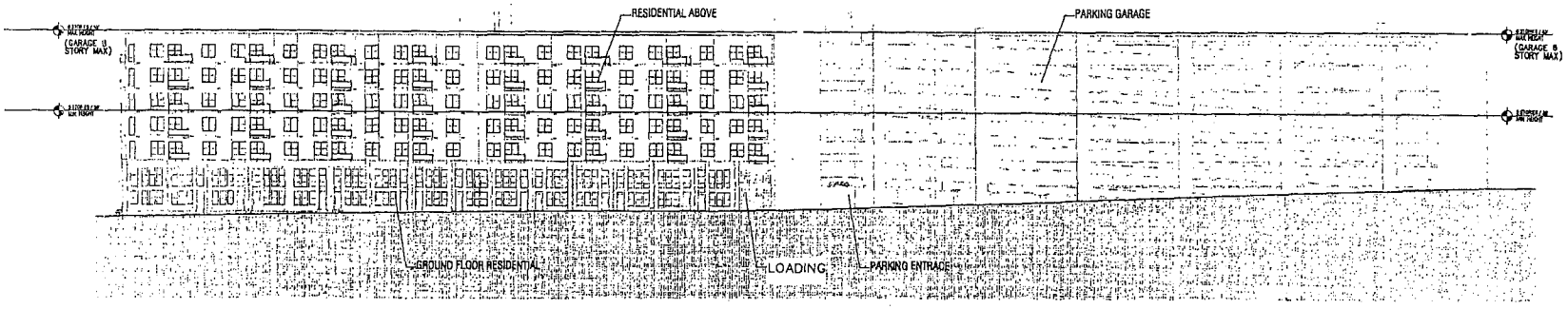
VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)561-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

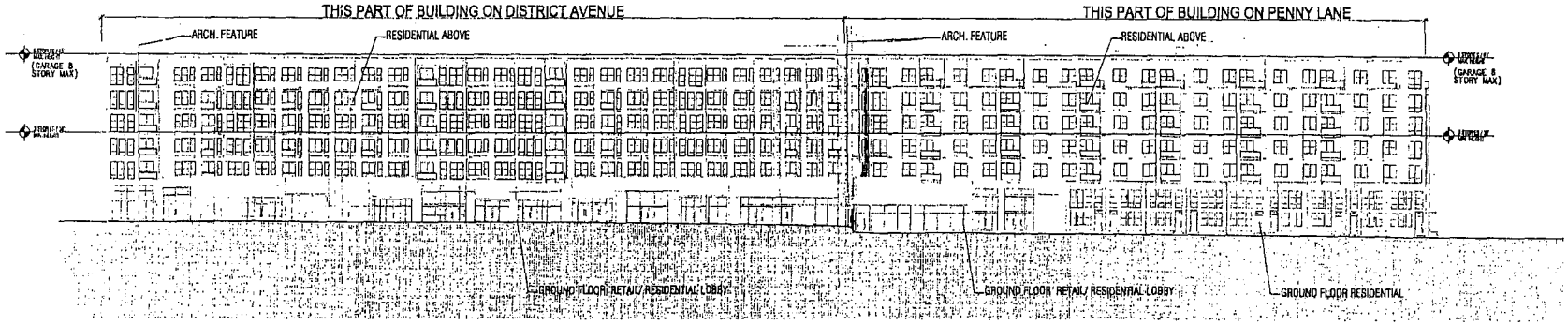
ELEVATIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 5/06/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05
DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 25 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_9b2.dwg 5/17/2011 4:38:58 PM EDT



1 / 25A SOUTH ELEVATION
SCALE: 1" = 20'-0"



2 / 25A WEST ELEVATION
SCALE: 1" = 20'-0"

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

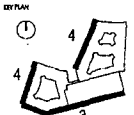
2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No 31760
6/7/11
PROFESSIONAL ENGINEER

(E.) REVISED 6/17/2011
17.) REVISED 6/2/2011

KEY PLAN



© 2011 SK&I Architectural Design Group, LLC.
THE PROJECT & NOTES CONTAINED IN COPYRIGHTED LAW AND INTERNATIONAL TREATIES

DRAWING TITLE
ELEVATIONS

VIKA

ENGINEERS • ARCHITECTS • LANDSCAPE ARCHITECTS • SURVEYORS • CPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200, MCLEAN, VIRGINIA 22102
PHONE: (703) 442-7800 FAX: (703) 893-1977
MCLEAN, VA. CORNATZINO, MD LEESBURG, VA.

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/23/10
12.) REVISED 8/06/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
DATE: 12/15/05

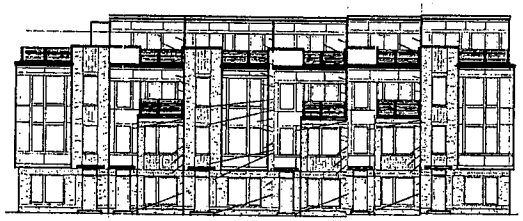
DES.	DWN.
BC	BC

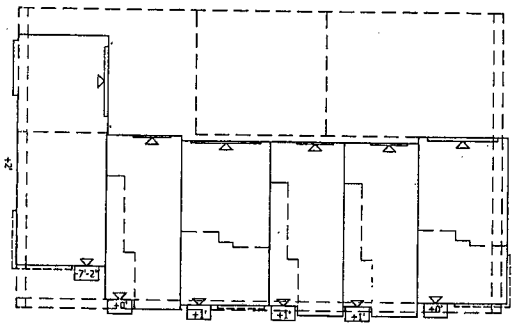
SCALE: AS NOTED

PROJECT/FILE NO. 6575

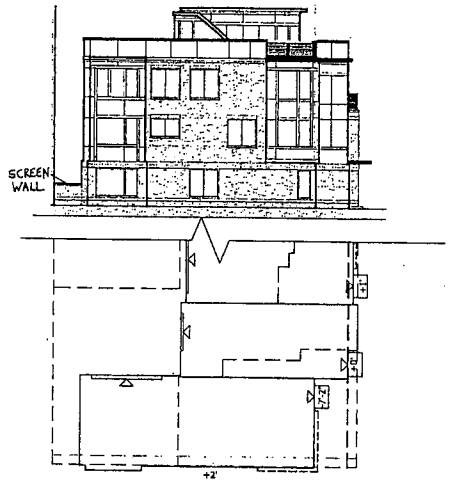
SHEET NO. 25A OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_562.dwg 5/31/2011 4:38:58 PM EDT

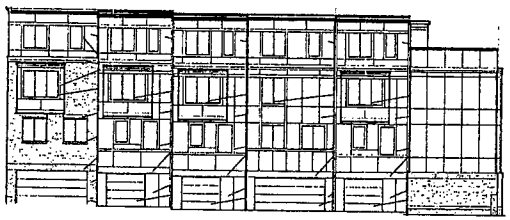


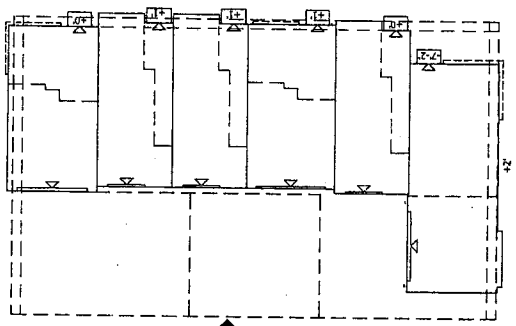


1

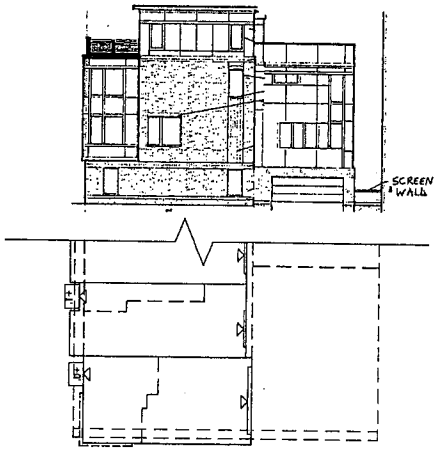


2

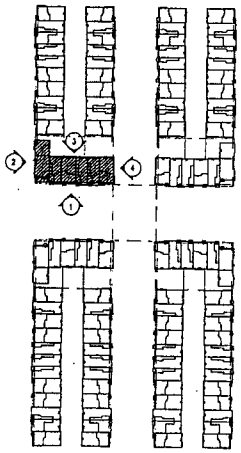




3



4



KEY MAP

NOTE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31786
6/2/11
6/17/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011
17.) REVISED 6/3/2011
16.) REVISED 5/13/2011

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GIS SERVICES

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)724-3787
PALM BEACH, FL ■ SCHAUMBURG, IL

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/18/2011
15.) REVISED 4/15/2011

DATE: 12/15/05

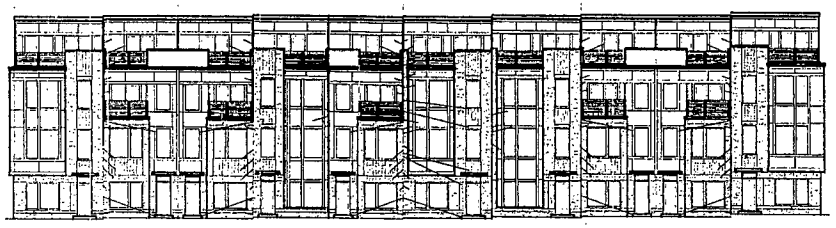
DES.	DWN.
BC	BC

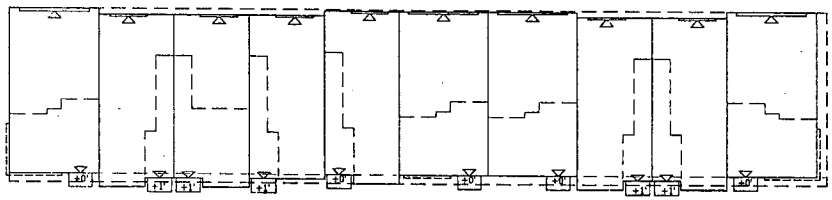
SCALE: AS NOTED

PROJECT/FILE NO. 6575

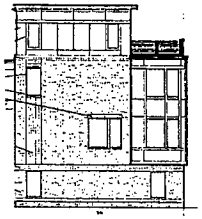
SHEET NO. 26 OF 48

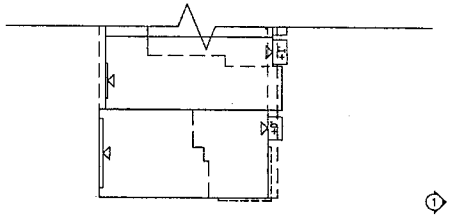
B:\A-Architecture\6575\11-06-02 LESSAC ZONING ELEVATIONS-C-FINAL.DWG, (18x24, A-4)-Site UPDATED\ACAD-C-FINAL.A-400-Site.dwg 6/2/2011 12:39:00 PM EDT



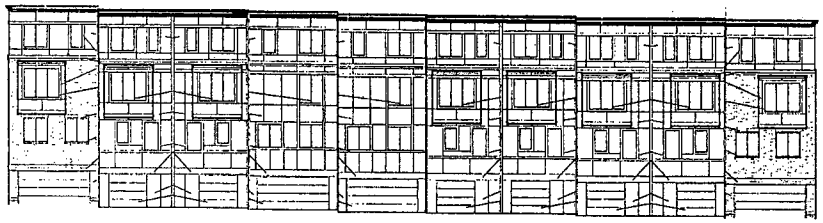


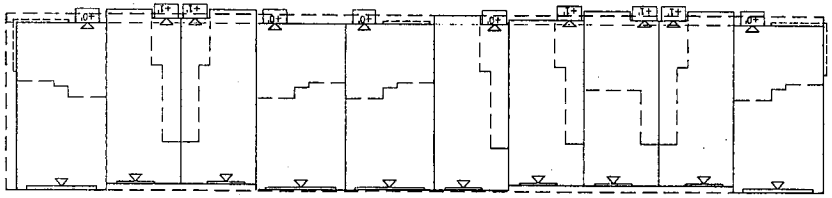
1



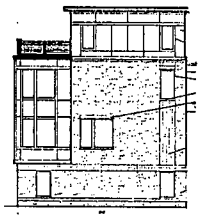


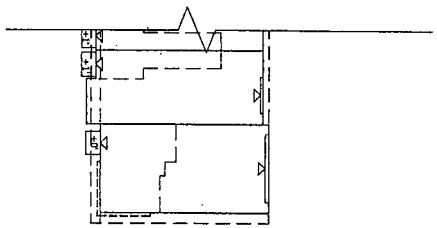
2



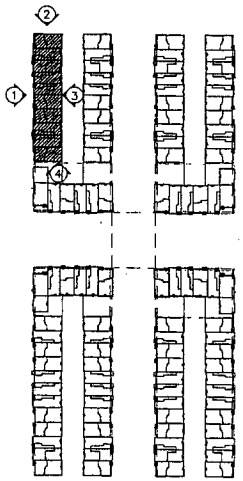


3





4



KEY MAP

NOTE: NOT TO SCALE

18.) REVISED 6/17/2011
18.) REVISED 6/2/2011
15.) REVISED 4/15/2011

COMMONWEALTH OF VIRGINIA
MICHAEL D. HENSON
Lic. No. 31708
6/2/11
6/17/11
PROFESSIONAL ENGINEER

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GIS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703) 442-7800 • FAX (703) 761-2787
WILLIAMSTOWN, NJ
KEMMERTON, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 8/06/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011
DATE: 12/15/05

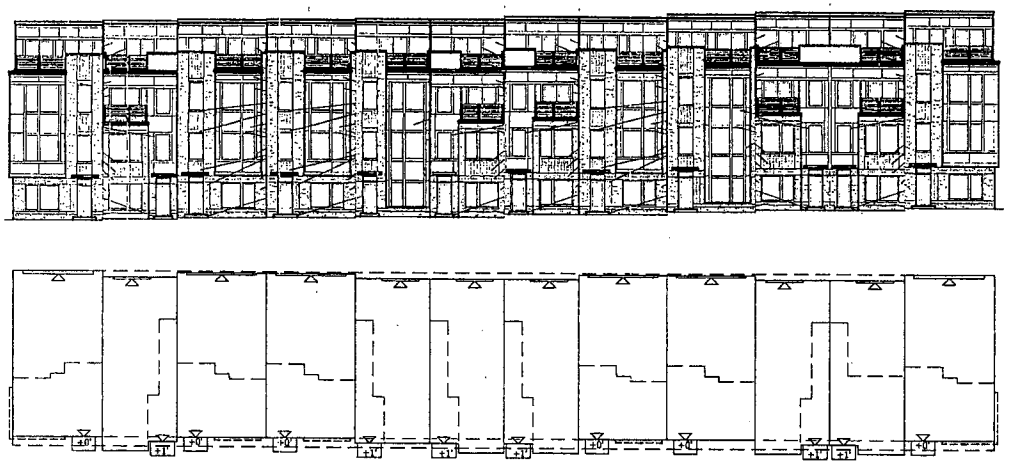
DES.	DWN.
BC	BC

SCALE: AS NOTED

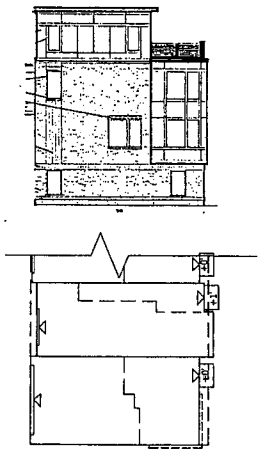
PROJECT/FILE NO. 6575

SHEET NO. 26A OF 48

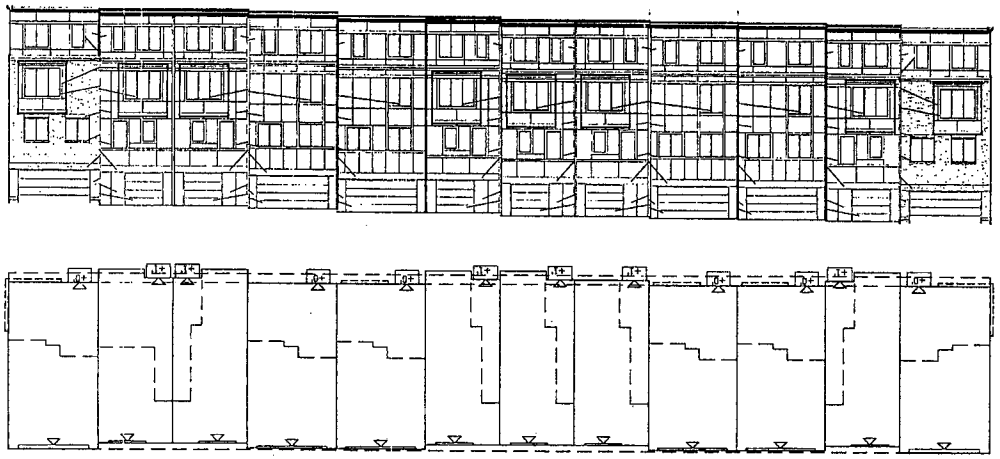
A:\Planning\Projects\6575\Sheets\Sheet G and J\6575_104 CSHI 2Building 6/2/2011 8:16:28 AM EDT



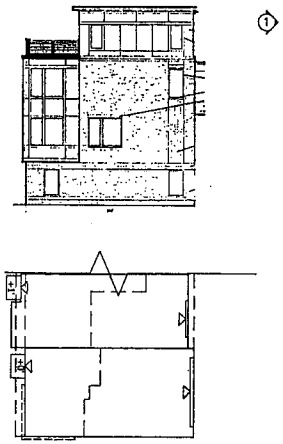
1



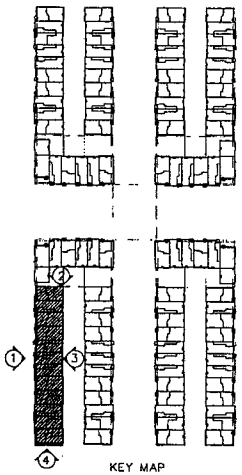
2



3



4



KEY MAP

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/2/11
6/2/11
REGISTERED PROFESSIONAL ENGINEER

NOTE: NOT TO SCALE

18.) REVISED 6/13/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • EPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE - SUITE 200 • MCLEAN, VIRGINIA 22102
703-442-7800 • FAX 703-848-2801 • 703-724-7411
MCLEAN, VA CENTREVILLE, VA LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011

DATE: 12/16/05

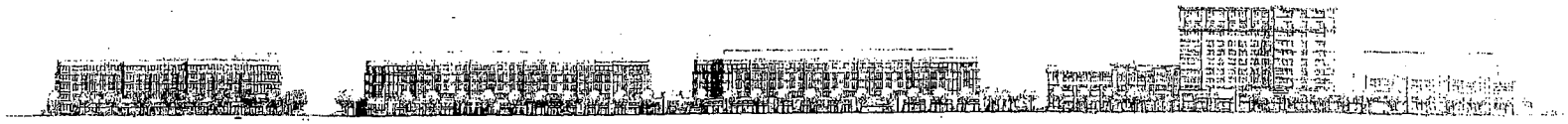
DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

SHEET NO. 26B OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_901 15-1 26B.dwg 6/1/2011 4:15:5 PM EDT

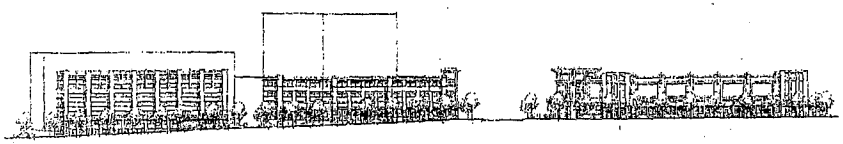


1. FESTIVAL STREET - EAST ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"

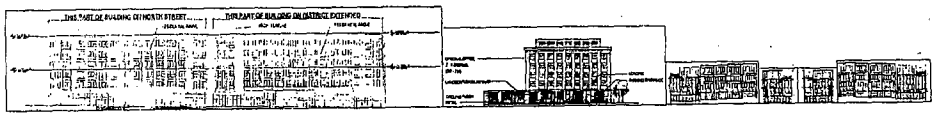
2. FESTIVAL STREET - WEST ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"



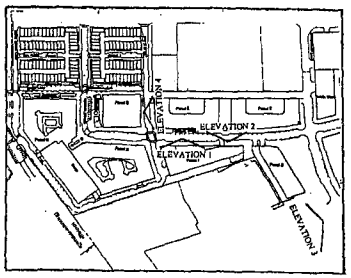
3. STRAWBERRY LANE - SOUTH ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"



4. NORTH STREET - NORTH ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/3/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/11	CDP/FDP Revision
14	1-10-2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/01/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

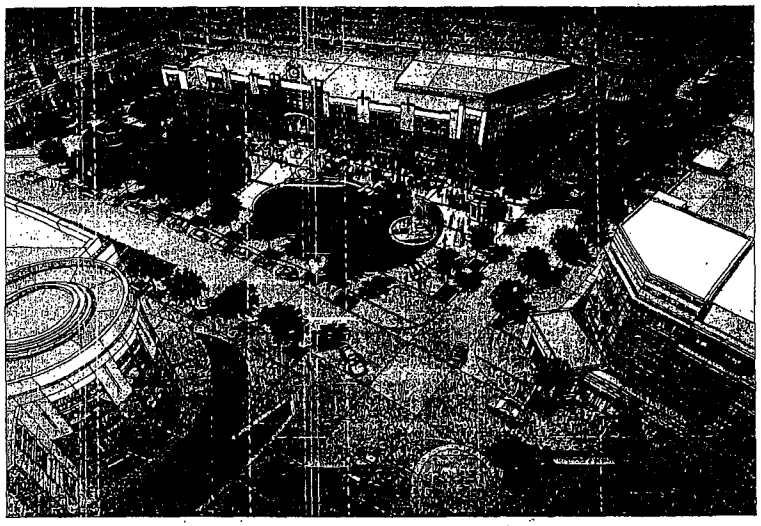
RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

STREET ELEVATIONS

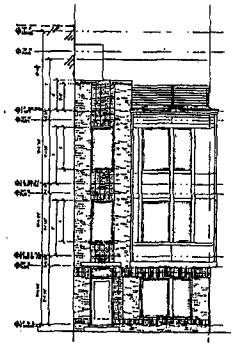
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

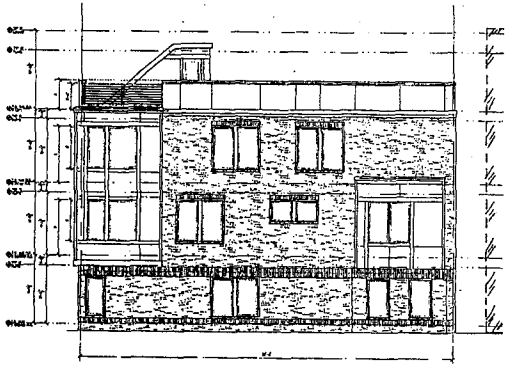
SHEET 27 OF 48



1. NORTH PARK - AERIAL PERSPECTIVE (ILLUSTRATIVE)

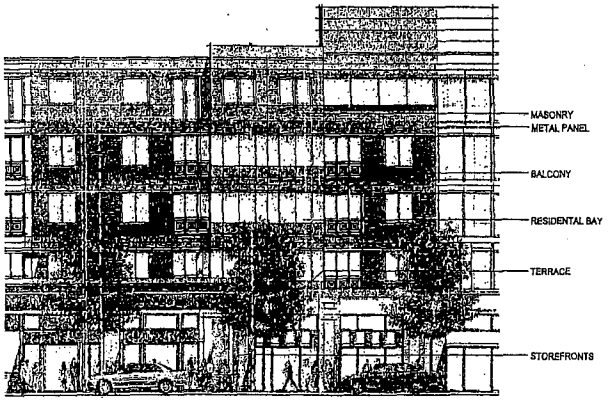
(NTS)





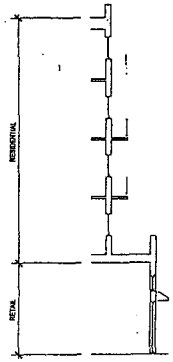
TOWNHOUSE CORNER UNIT

(NTS)



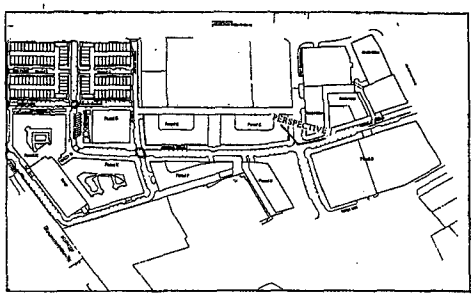
3. TYPICAL MIXED-USE BUILDING ELEVATION

0 5' 10' 20'
SCALE: 1" = 10'-0"



4. TYPICAL MIXED-USE BUILDING SECTION

0 5' 10' 20'
SCALE: 1" = 10'-0"



PERSPECTIVE KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR LIST OF MATERIALS, SEE PROFFERS.

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
MICHAEL O. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

COPYRIGHT

KY
Drawn
GS
Checked
BC
Approved

PARK & BUILDING DESIGN

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 28 OF 48

PERSPECTIVE C

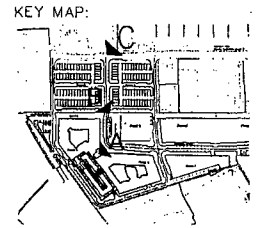
CORNER UNIT PERSPECTIVE

PERSPECTIVE A

PERSPECTIVE B

NOTE: The perspectives represented hereon are preliminary and represent only general character. Exact type, design, and location of all landscape improvements to be determined at final engineering and design.

KEY MAP:



SOUTH PARK & PASEO PERSPECTIVE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/7/11
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
6160 GREENSBORO DRIVE SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2797
MCLEAN, VA. GERMANTOWN, MD LEESBURG, VA.

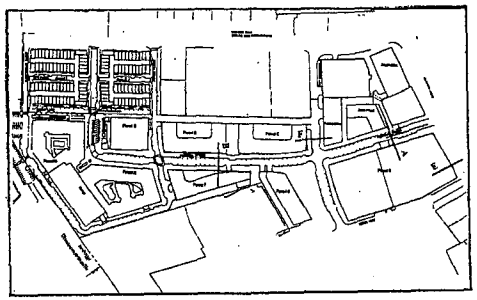
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

PARK AND BUILDING DESIGN

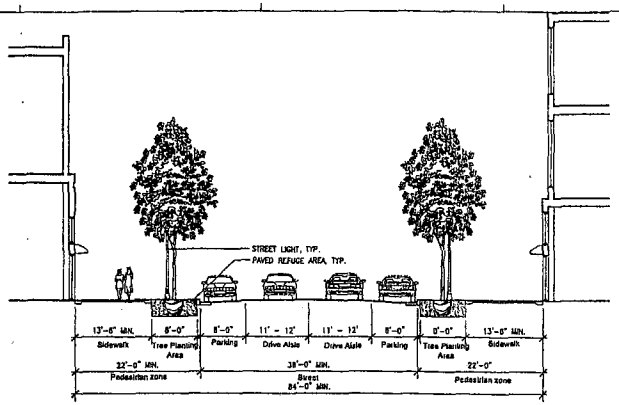
VIKA REVISIONS
1.) REVISED 6/2/11
2.) REVISED 6/17/2011

DATE: 12/15/05
DES. BC | DWN. BC
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6575
SHEET NO. 28A OF 48

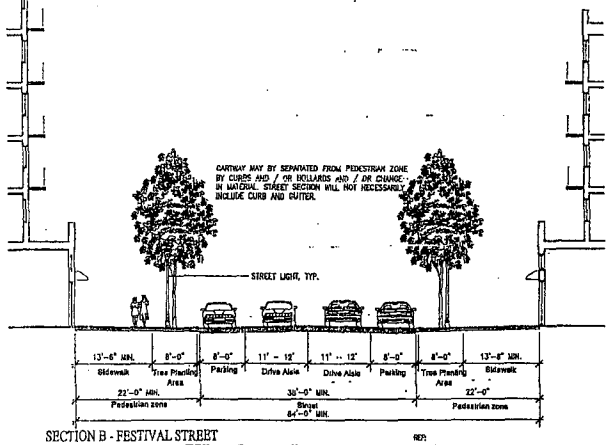
P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_902.dwg 6/9/2011 10:11:11 AM EDT



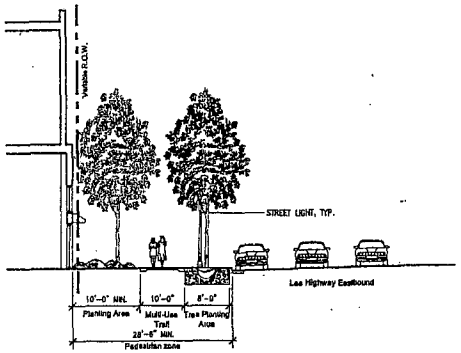
1 KEY PLAN
SCALE: NOT TO SCALE



2 SECTION A - FESTIVAL STREET
SCALE: NOT TO SCALE

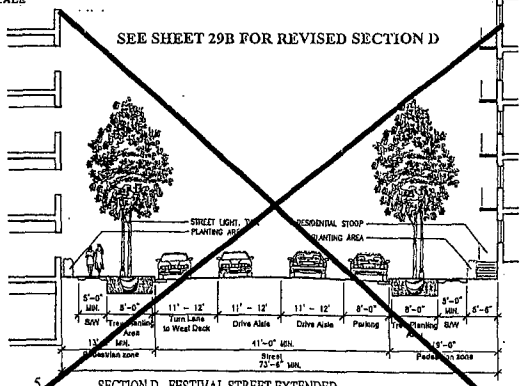


3 SECTION B - FESTIVAL STREET
SCALE: NOT TO SCALE



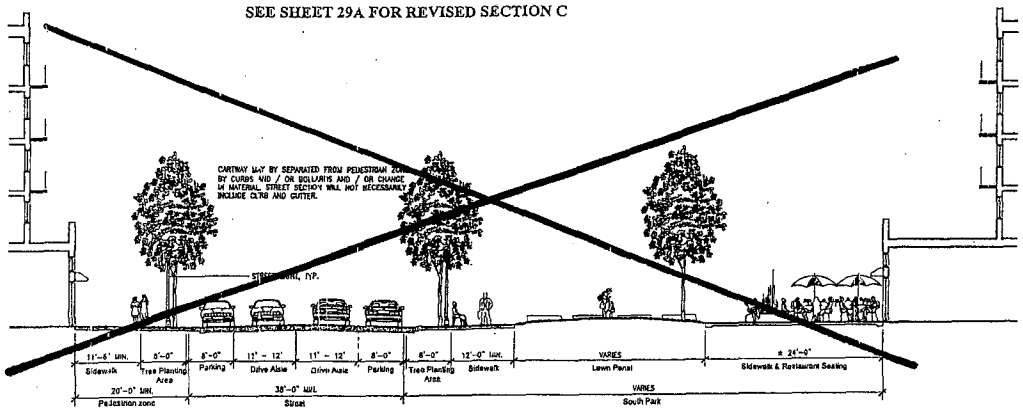
4 SECTION E - LEE HIGHWAY
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION D

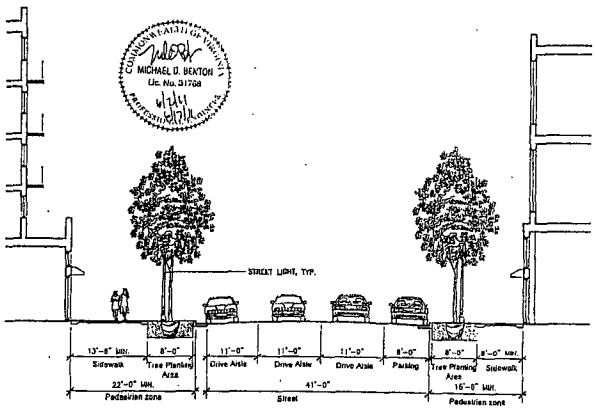


5 SECTION D - FESTIVAL STREET EXTENDED
SCALE: NOT TO SCALE

SEE SHEET 29A FOR REVISED SECTION C



6 SECTION C - SOUTH PARK & FESTIVAL STREET
SCALE: NOT TO SCALE



7 SECTION F - STRAWBERRY LANE
SCALE: NOT TO SCALE

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
MICHAEL D. BEATCH
Lic. No. 31768
9/24/11
PROFESSIONAL ENGINEER

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

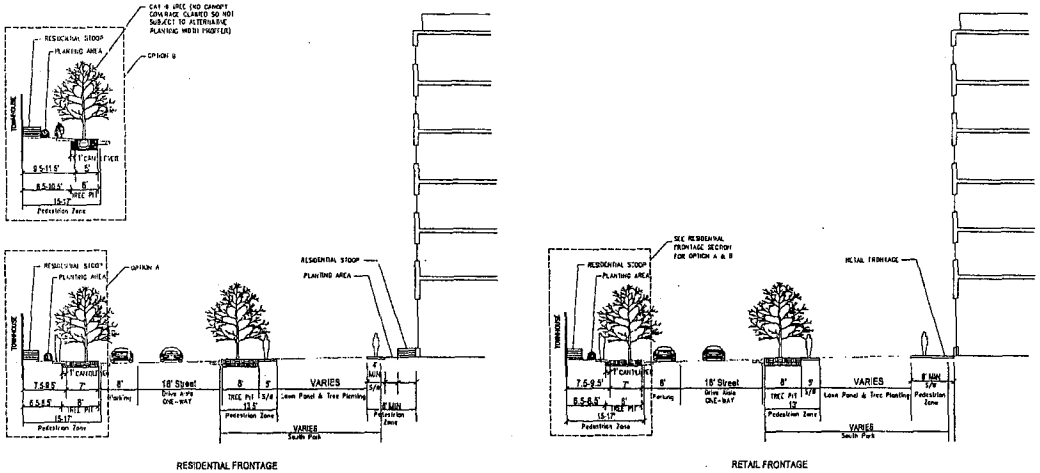
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

STREET SECTIONS

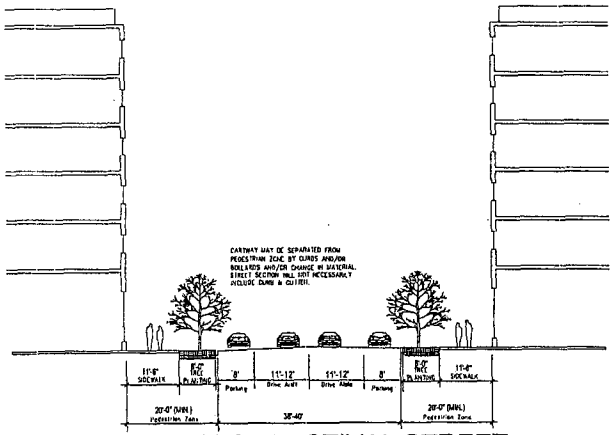
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 29 OF 48



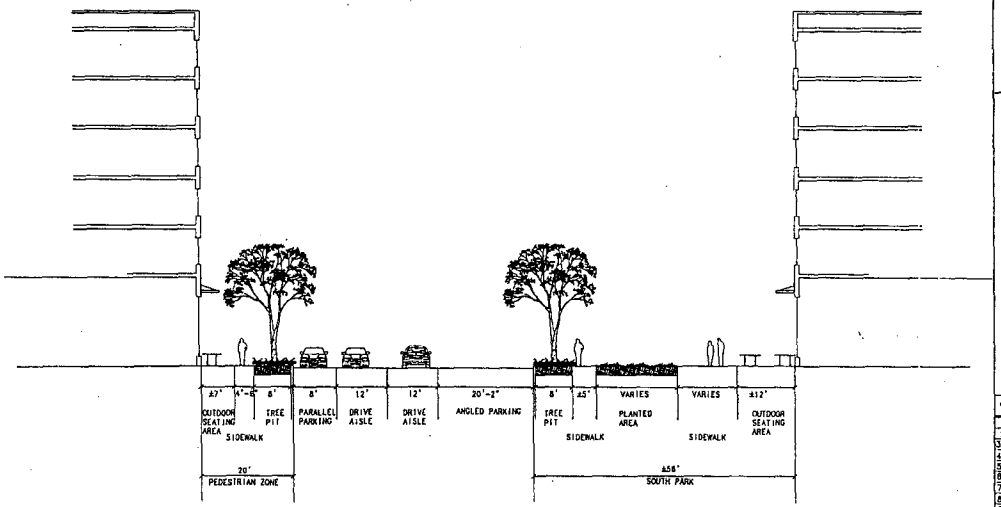
1 SECTION Y - SOUTH PARK AND PENNY LANE

SCALE: NOT TO SCALE



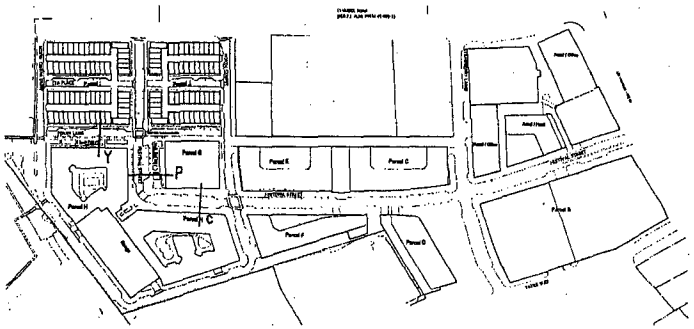
2 SECTION C - FESTIVAL STREET

SCALE: NOT TO SCALE



3 SECTION P- SOUTH PARK / FESTIVAL STREET SECTION

SCALE: NOT TO SCALE



KEY MAP

VIKA
VIKA VIRGINIA, LLC
ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • CITY SERVICES
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
(703) 442-7800 • FAX (703) 761-2787
MCLEAN, VA • FREDERICKSBURG, VA • LEESBURG, VA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

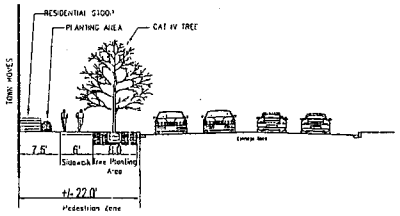
TYPICAL STREET SECTIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

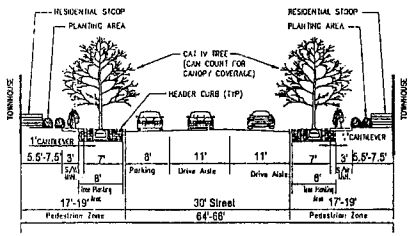
DATE: 12/15/05
DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 29A OF 48

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/17/11
PROFESSIONAL ENGINEER

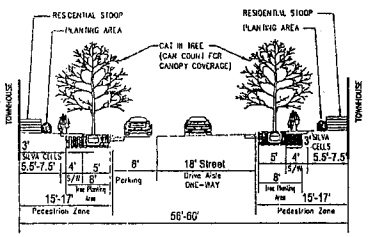
P:\Planning\Proj\6575\Dwg\Phase 1\6575_SC2.dwg 6/16/2011 11:29:46 AM EDT



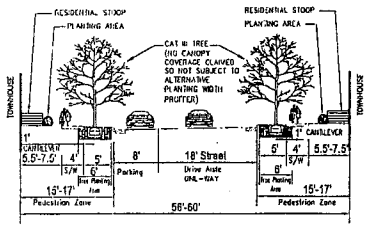
1 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY
SCALE: NOT TO SCALE



2 SECTION D - FESTIVAL STREET SECTION
SCALE: NOT TO SCALE

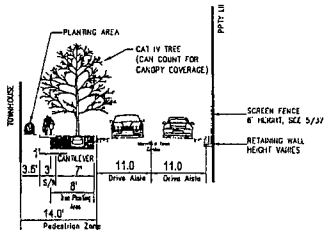


3 SECTION Z (OPTION A) - EYA PLACE
SCALE: NOT TO SCALE

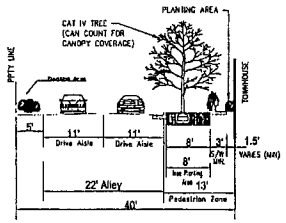


NOTE: STREET SECTION OPTIONS A OR B TO BE UTILIZED WILL BE DETERMINED AT SITE PLAN PER PROPERTY DEVELOPERS DISCRETION DEPENDING ON TREE COVERAGE REQUIREMENTS AND STREETSCAPE / UTILITY NEEDS.

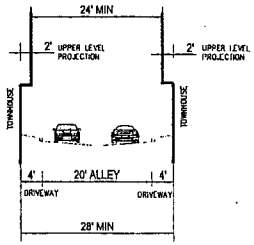
4 SECTION Z (OPTION B) - EYA PLACE
SCALE: NOT TO SCALE



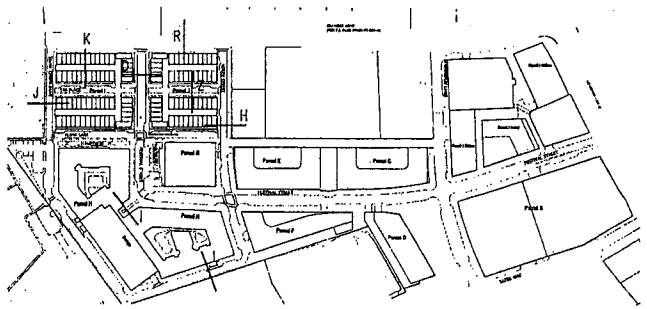
5 SECTION H - NORTH STREET
SCALE: NOT TO SCALE

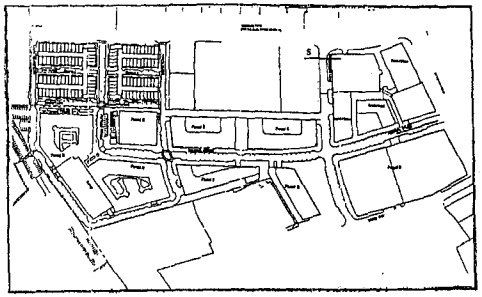


6 SECTION J - SOUTH CINEMA DRIVE
SCALE: NOT TO SCALE



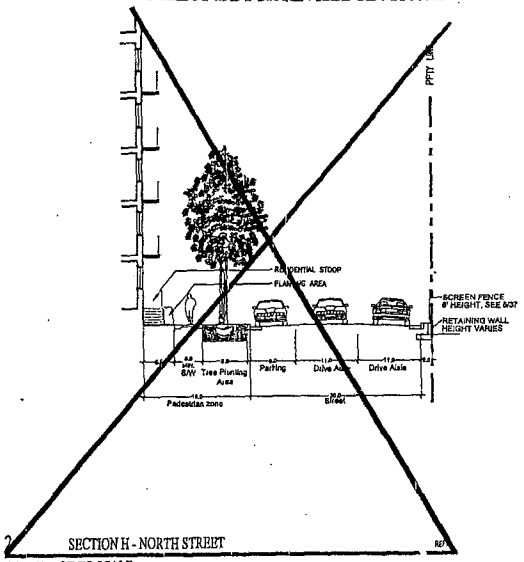
7 SECTION K- ALLEY
SCALE: NOT TO SCALE


K
R
H
J
B
Parcel A
Parcel B
Parcel C
Parcel D
Parcel E
Parcel F
Parcel G
Parcel H
Parcel I
Parcel J
Parcel K
Parcel L
Parcel M
Parcel N
Parcel O
Parcel P
Parcel Q
Parcel R
Parcel S
Parcel T
Parcel U
Parcel V
Parcel W
Parcel X
Parcel Y
Parcel Z
Parcel AA
Parcel BB
Parcel CC
Parcel DD
Parcel EE
Parcel FF
Parcel GG
Parcel HH
Parcel II
Parcel JJ
Parcel KK
Parcel LL
Parcel MM
Parcel NN
Parcel OO
Parcel PP
Parcel QQ
Parcel RR
Parcel SS
Parcel TT
Parcel UU
Parcel VV
Parcel WW
Parcel XX
Parcel YY
Parcel ZZ
Parcel AAA
Parcel BBB
Parcel CCC
Parcel DDD
Parcel EEE
Parcel FFF
Parcel GGG
Parcel HHH
Parcel III
Parcel JJJ
Parcel KKK
Parcel LLL
Parcel MMM
Parcel NNN
Parcel OOO
Parcel PPP
Parcel QQQ
Parcel RRR
Parcel SSS
Parcel TTT
Parcel UUU
Parcel VVV
Parcel WWW
Parcel XXX
Parcel YYY
Parcel ZZZ
Parcel AAAA
Parcel BBBB
Parcel CCCC
Parcel DDDD
Parcel EEEE
Parcel FFFF
Parcel GGGG
Parcel HHHH
Parcel IIII
Parcel JJJJ
Parcel KKKK
Parcel LLLL
Parcel MMMM
Parcel NNNN
Parcel OOOO
Parcel PPPP
Parcel QQQQ
Parcel RRRR
Parcel SSSS
Parcel TTTT
Parcel UUUU
Parcel VVVV
Parcel WWWW
Parcel XXXX
Parcel YYYY
Parcel ZZZZ
Parcel AAAAA
Parcel BBBBB
Parcel CCCCC
Parcel DDDDD
Parcel EEEEE
Parcel FFFFF
Parcel GGGGG
Parcel HHHHH
Parcel IIIII
Parcel JJJJJ
Parcel KKKKK
Parcel LLLLL
Parcel MMMMM
Parcel NNNNN
Parcel OOOOO
Parcel PPPPP
Parcel QQQQQ
Parcel RRRRR
Parcel SSSSS
Parcel TTTTT
Parcel UUUUU
Parcel VVVVV
Parcel WWWWW
Parcel XXXXX
Parcel YYYYY
Parcel ZZZZZ
Parcel AAAAAA
Parcel BBBBBB
Parcel CCCCCC
Parcel DDDDDD
Parcel EEEEEE
Parcel FFFFFF
Parcel GGGGGG
Parcel HHHHHH
Parcel IIIIII
Parcel JJJJJJ
Parcel KKKKKK
Parcel LLLLLL
Parcel MMMMMM
Parcel NNNNNN
Parcel OOOOOO
Parcel PPPPPP
Parcel QQQQQQ
Parcel RRRRRR
Parcel SSSSSS
Parcel TTTTTT
Parcel UUUUUU
Parcel VVVVVV
Parcel WWWWWW
Parcel XXXXXX
Parcel YYYYYY
Parcel ZZZZZZ
Parcel AAAAAAA
Parcel BBBBBBB
Parcel CCCCCCC
Parcel DDDDDDD
Parcel EEEEEEE
Parcel FFFFFFF
Parcel GGGGGGG
Parcel HHHHHHH
Parcel IIIIIII
Parcel JJJJJJJ
Parcel KKKKKKK
Parcel LLLLLLL
Parcel MMMMMMM
Parcel NNNNNNN
Parcel OOOOOOO
Parcel PPPPPPP
Parcel QQQQQQQ
Parcel RRRRRRR
Parcel SSSSSSS
Parcel TTTTTTT
Parcel UUUUUUU
Parcel VVVVVVV
Parcel WWWWWWW
Parcel XXXXXXX
Parcel YYYYYYY
Parcel ZZZZZZZ
Parcel AAAAAAAA
Parcel BBBBBBBB
Parcel CCCCCCCC
Parcel DDDDDDDD
Parcel EEEEEEEE
Parcel FFFFFFFF
Parcel GGGGGGGG
Parcel HHHHHHHH
Parcel IIIIIIII
Parcel JJJJJJJJ
Parcel KKKKKKKK
Parcel LLLLLLLL
Parcel MMMMMMMM
Parcel NNNNNNNN
Parcel OOOOOOOO
Parcel PPPPPPPP
Parcel QQQQQQQQ
Parcel RRRRRRRR
Parcel SSSSSSSS
Parcel TTTTTTTT
Parcel UUUUUUUU
Parcel VVVVVVVV
Parcel WWWWWWWW
Parcel XXXXXXXX
Parcel YYYYYYYY
Parcel ZZZZZZZZ
Parcel AAAAAAAAA
Parcel BBBBBBBBB
Parcel CCCCCCCCC
Parcel DDDDDDDDD
Parcel EEEEEEEEE
Parcel FFFFFFFFF
Parcel GGGGGGGGG
Parcel HHHHHHHHH
Parcel IIIIIIIII
Parcel JJJJJJJJJ
Parcel KKKKKKKKK
Parcel LLLLLLLLL
Parcel MMMMMMMMM
Parcel NNNNNNNNN
Parcel OOOOOOOOO
Parcel PPPPPPPPP
Parcel QQQQQQQQQ
Parcel RRRRRRRRR
Parcel SSSSSSSSS
Parcel TTTTTTTTT
Parcel UUUUUUUUU
Parcel VVVVVVVVV
Parcel WWWWWWWWW
Parcel XXXXXXXXX
Parcel YYYYYYYYY
Parcel ZZZZZZZZZ
Parcel AAAAAAAAAA
Parcel BBBBBBBBBB
Parcel CCCCCCCCCC
Parcel DDDDDDDDDD
Parcel EEEEEEEEEE
Parcel FFFFFFFFFF
Parcel GGGGGGGGGG
Parcel HHHHHHHHHH
Parcel IIIIIIIIII
Parcel JJJJJJJJJJ
Parcel KKKKKKKKKK
Parcel LLLLLLLLLL
Parcel MMMMMMMMMM
Parcel NNNNNNNNNN
Parcel OOOOOOOOOO
Parcel PPPPPPPPPP
Parcel QQQQQQQQQQ
Parcel RRRRRRRRRR
Parcel SSSSSSSSSS
Parcel TTTTTTTTTT
Parcel UUUUUUUUUU
Parcel VVVVVVVVVV
Parcel WWWWWWWWWW
Parcel XXXXXXXXXX
Parcel YYYYYYYYYY
Parcel ZZZZZZZZZZ
Parcel AAAAAAAAAAA
Parcel BBBBBBBBBBB
Parcel CCCCCCCCCCC
Parcel DDDDDDDDDDD
Parcel EEEEEEEEEEE
Parcel FFFFFFFFFFF
Parcel GGGGGGGGGGG
Parcel HHHHHHHHHHH
Parcel IIIIIIIIIII
Parcel JJJJJJJJJJJ
Parcel KKKKKKKKKKK
Parcel LLLLLLLLLLL
Parcel MMMMMMMMMMM
Parcel NNNNNNNNNNN
Parcel OOOOOOOOOOO
Parcel PPPPPPPPPPP
Parcel QQQQQQQQQQQ
Parcel RRRRRRRRRRR
Parcel SSSSSSSSSSS
Parcel TTTTTTTTTTT
Parcel UUUUUUUUUUU
Parcel VVVVVVVVVVV
Parcel WWWWWWWWWWW
Parcel XXXXXXXXXXX
Parcel YYYYYYYYYYY
Parcel ZZZZZZZZZZZ
Parcel AAAAAAAAAAAA
Parcel BBBBBBBBBBBB
Parcel CCCCCCCCCCCC
Parcel DDDDDDDDDDDD
Parcel EEEEEEEEEEEE
Parcel FFFFFFFFFFFF
Parcel GGGGGGGGGGGG
Parcel HHHHHHHHHHHH
Parcel IIIIIIIIIIII
Parcel JJJJJJJJJJJJ
Parcel KKKKKKKKKKKK
Parcel LLLLLLLLLLLL
Parcel MMMMMMMMMMMM
Parcel NNNNNNNNNNNN
Parcel OOOOOOOOOOOO
Parcel PPPPPPPPPPPP
Parcel QQQQQQQQQQQQ
Parcel RRRRRRRRRRRR
Parcel SSSSSSSSSSSS
Parcel TTTTTTTTTTTT
Parcel UUUUUUUUUUUU
Parcel VVVVVVVVVVVV
Parcel WWWWWWWWWWWW
Parcel XXXXXXXXXXXX
Parcel YYYYYYYYYYYY
Parcel ZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAA
Parcel BBBBBBBBBBBBB
Parcel CCCCCCCCCCCCC
Parcel DDDDDDDDDDDDD
Parcel EEEEEEEEEEEEE
Parcel FFFFFFFFFFFFF
Parcel GGGGGGGGGGGGG
Parcel HHHHHHHHHHHHH
Parcel IIIIIIIIIIIII
Parcel JJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKK
Parcel LLLLLLLLLLLLL
Parcel MMMMMMMMMMMMM
Parcel NNNNNNNNNNNNN
Parcel OOOOOOOOOOOOO
Parcel PPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRR
Parcel SSSSSSSSSSSSS
Parcel TTTTTTTTTTTTT
Parcel UUUUUUUUUUUUU
Parcel VVVVVVVVVVVVV
Parcel WWWWWWWWWWWWW
Parcel XXXXXXXXXXXXX
Parcel YYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRRRRRRRR



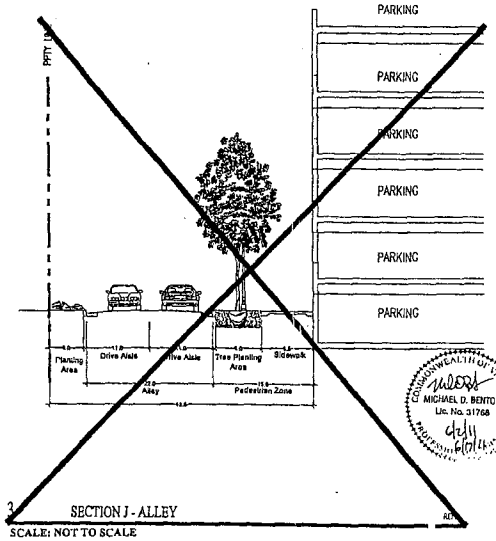
1 KEY PLAN
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION H

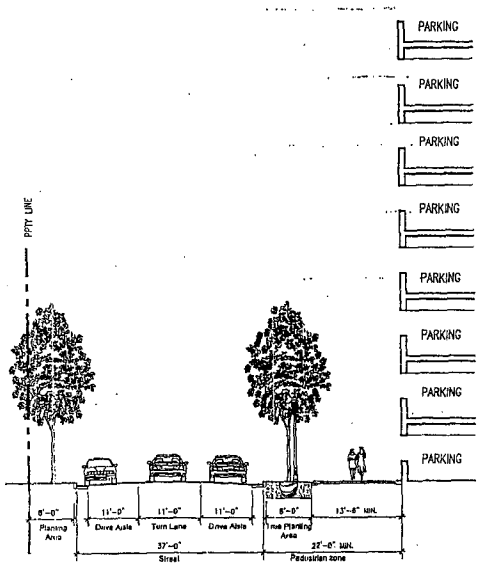


2 SECTION H - NORTH STREET
SCALE: NOT TO SCALE

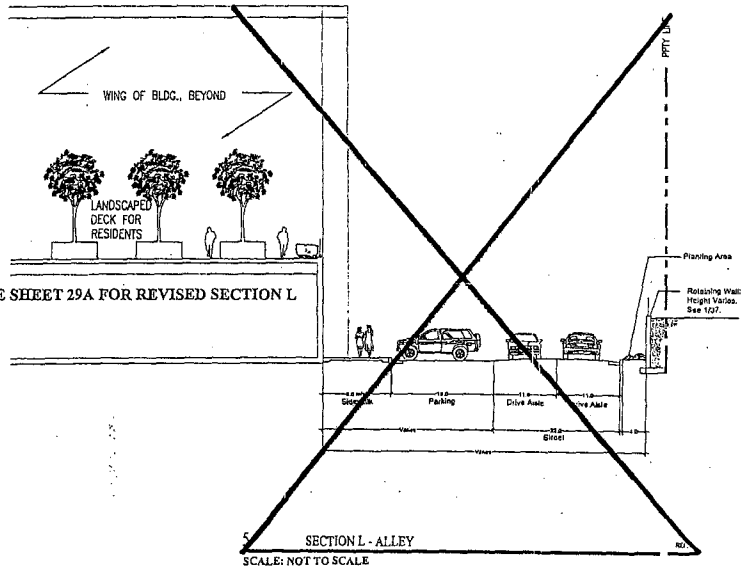
SEE SHEET 29B FOR REVISED SECTION J



3 SECTION J - ALLEY
SCALE: NOT TO SCALE



4 SECTION S - STRAWBERRY LANE
SCALE: NOT TO SCALE



SEE SHEET 29A FOR REVISED SECTION L

5 SECTION L - ALLEY
SCALE: NOT TO SCALE

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

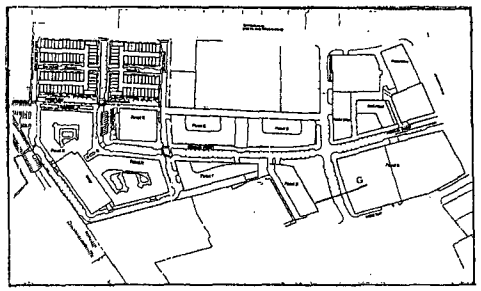
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

STREET SECTIONS

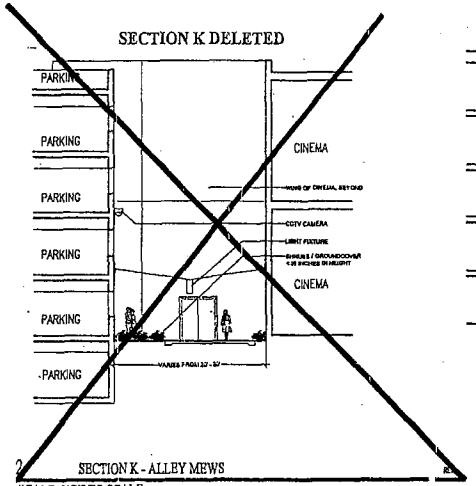
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 30 OF 48



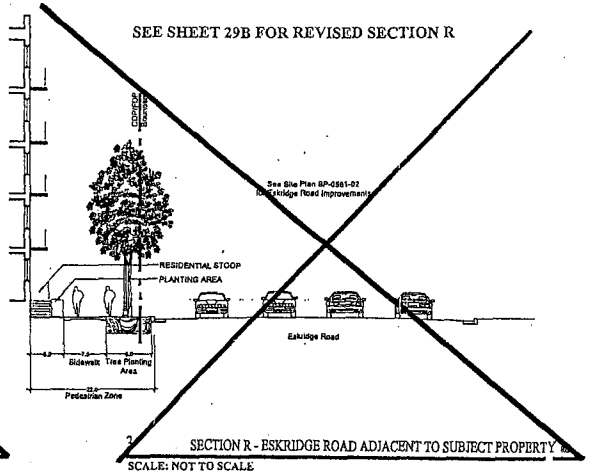
1 KEY PLAN
SCALE: NOT TO SCALE

SECTION K DELETED

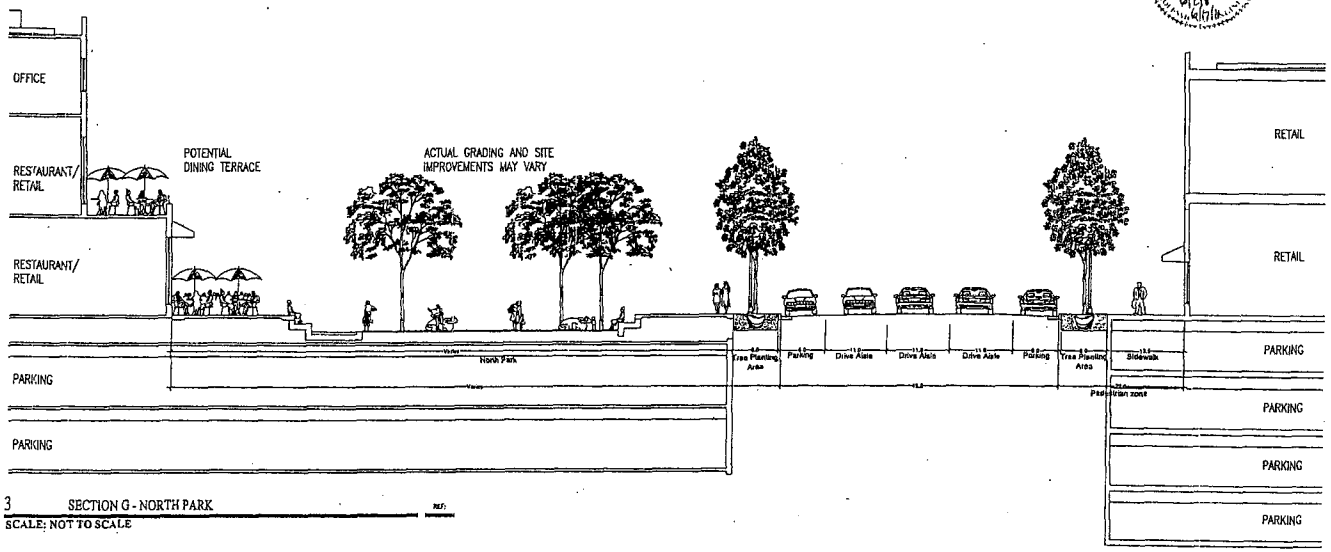


2 SECTION K - ALLEY MEWS
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION R



3 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY
SCALE: NOT TO SCALE



3 SECTION G - NORTH PARK
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. DENTON
Lic. No. 31/6M
6/7/11
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/3/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

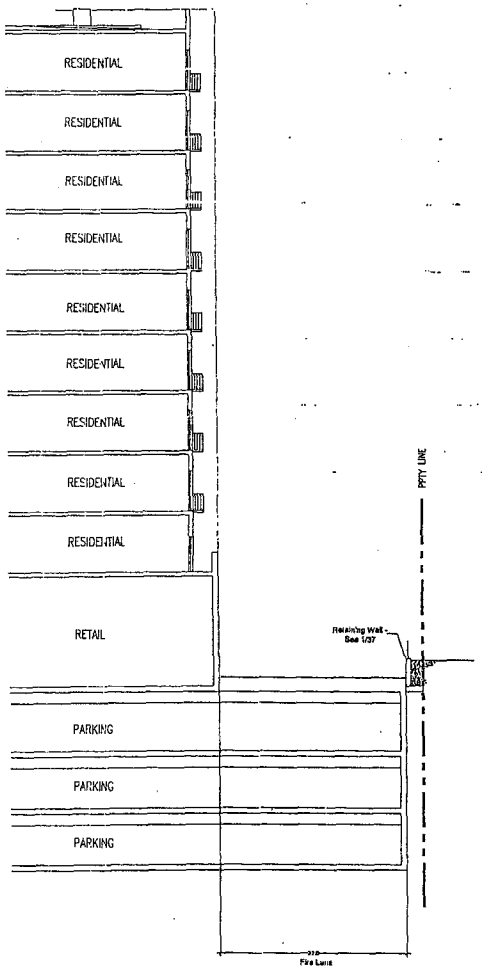
COPYRIGHT...

BC
Drawn
GS
Checked
BC
Approved

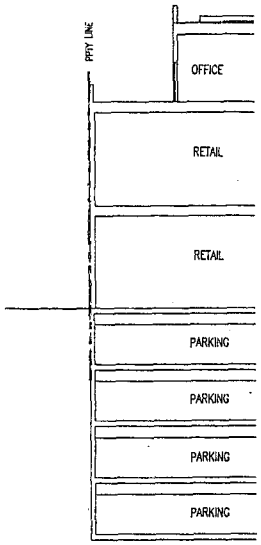
STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

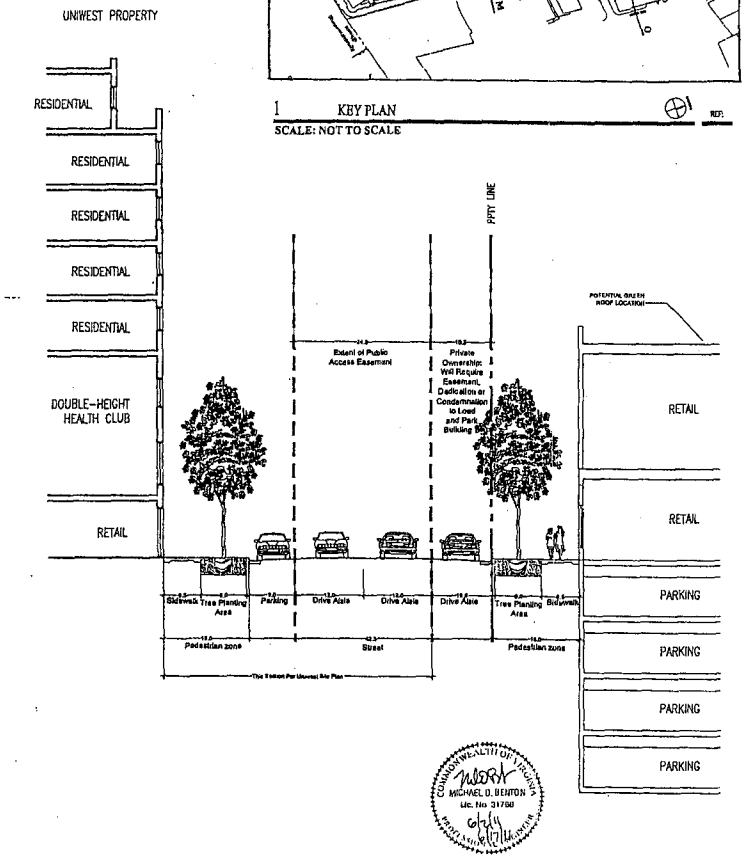
SHEET 31 OF 48



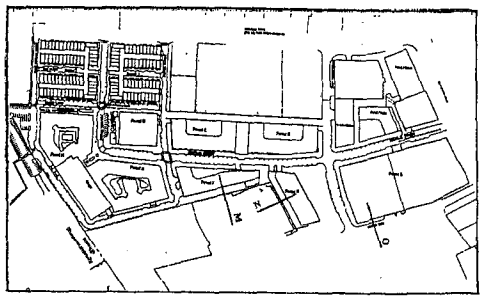
2 SECTION M
SCALE: NOT TO SCALE



3 SECTION N
SCALE: NOT TO SCALE



4 SECTION O
SCALE: NOT TO SCALE



1 KEY PLAN
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/3/11

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

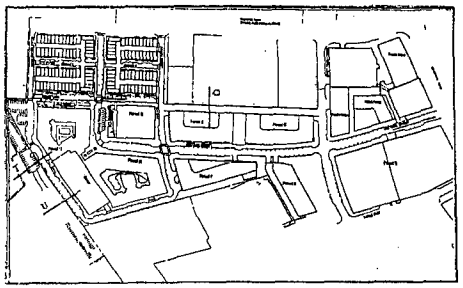
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

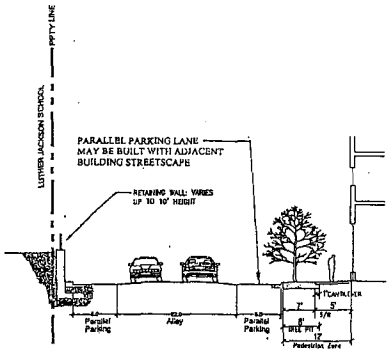
STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

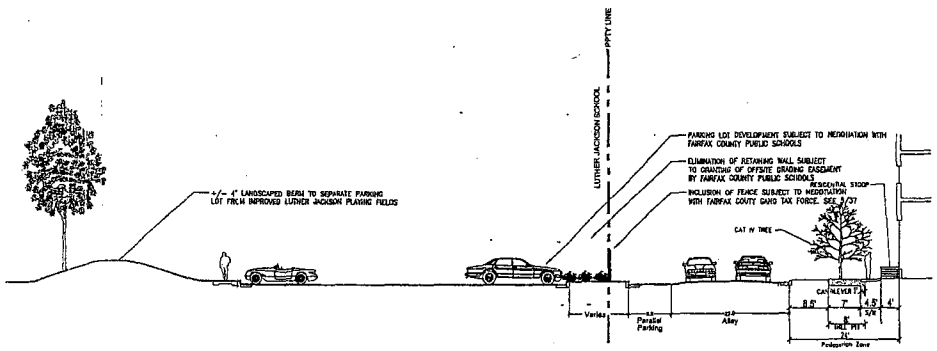
SHEET 32 OF 48



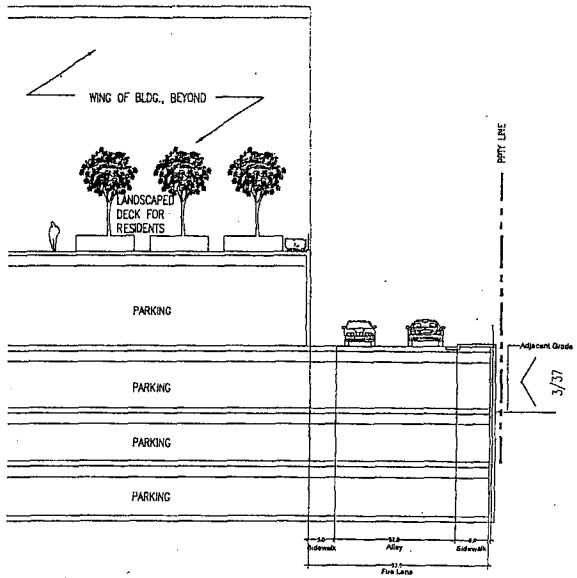
1 KEY PLAN
SCALE: NOT TO SCALE



2 SECTION U - SOUTHERN PL CONDITION
SCALE: NOT TO SCALE



3 SECTION T - SOUTHERN PL CONDITION AND LUTHER JACKSON IMPROVEMENTS
SCALE: NOT TO SCALE



4 SECTION Q - ALLEY
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 01788
6/2/11
PROFESSIONAL ENGINEER

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP REVISION
14	1/10/2011	CDP/FDP Revision
13	8/14/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

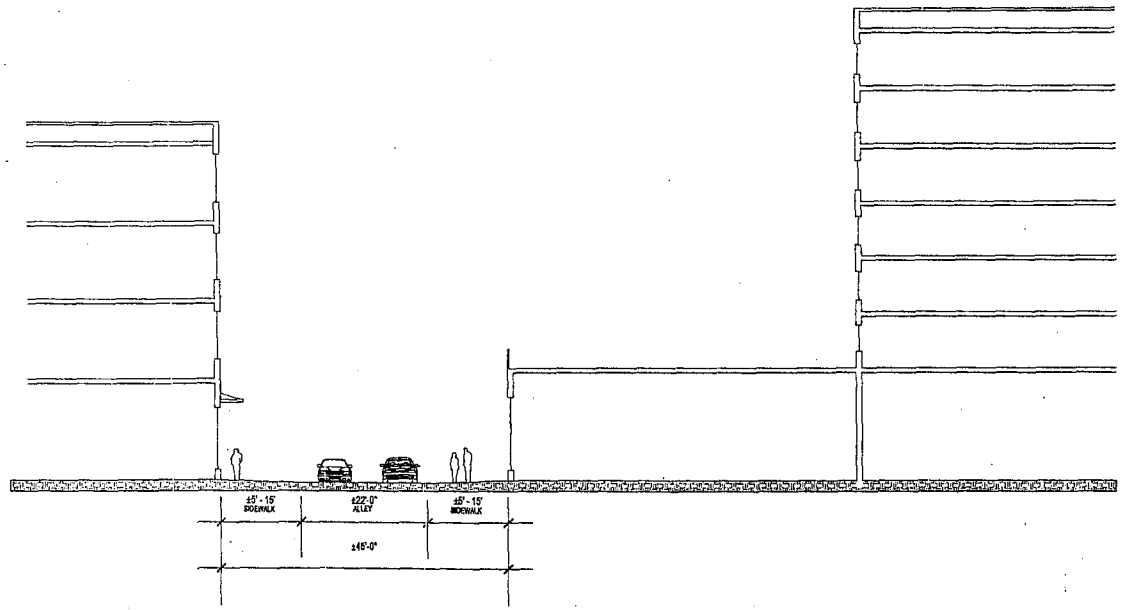
COPYRIGHT

HC Drawn
GS Checked
HC Approved

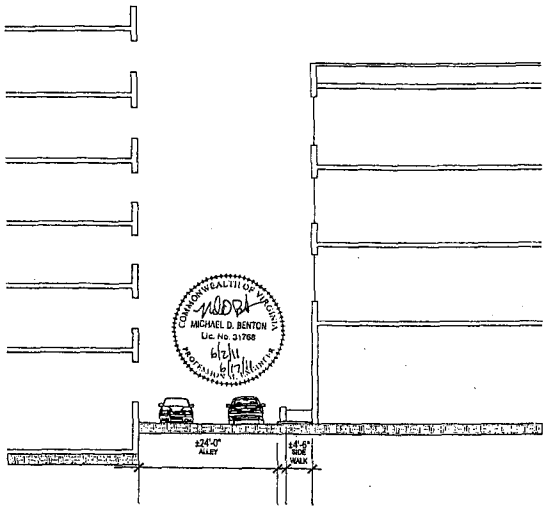
STREET SECTIONS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

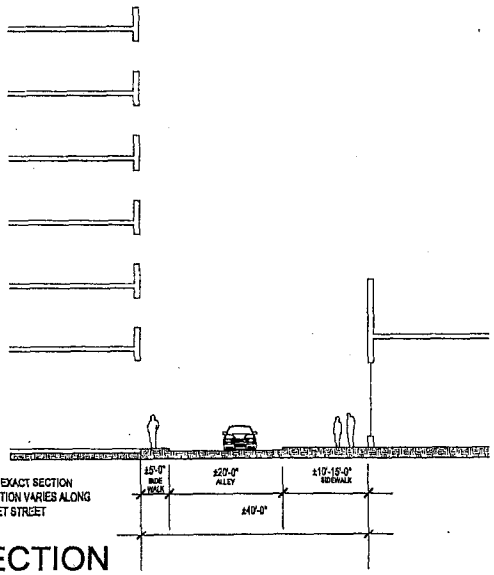
SHEET 33 OF 48



V ALLEY SECTION
SCALE: NOT TO SCALE

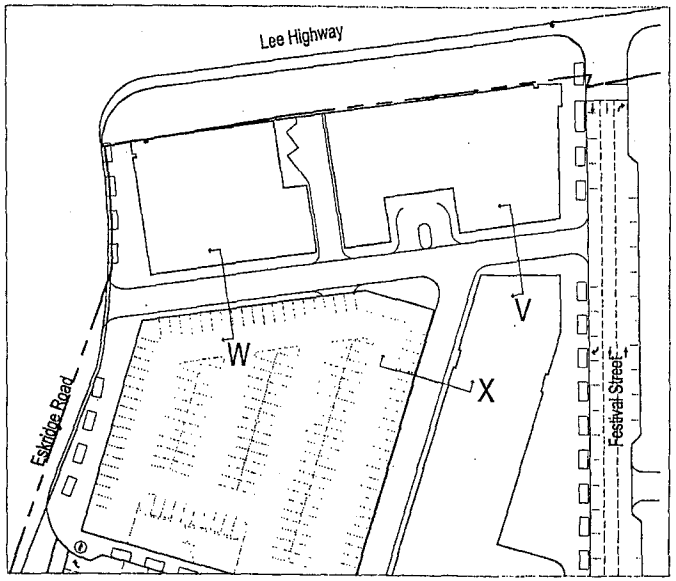


X ALLEY SECTION
SCALE: NOT TO SCALE



NOTE: EXACT SECTION CONDITION VARIES ALONG MARKET STREET

W ALLEY SECTION
SCALE: NOT TO SCALE



"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 08-08-2010

DATE	SCALE	PROJECT #	DRAWN BY
-	1" = 10'	-	CH

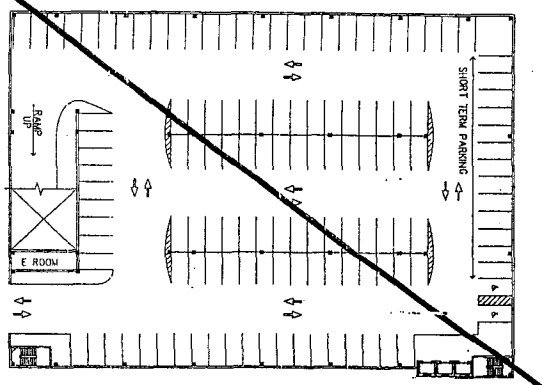
Parcel A - Street Sections

Merrifield Town Center

Fairfax County, VA

EDENS & AVANT
7200 Wisconsin Avenue • Suite 400 • Bethesda, MD • 20814
Phone: 301.652.7400 • Fax: 301.652.3580

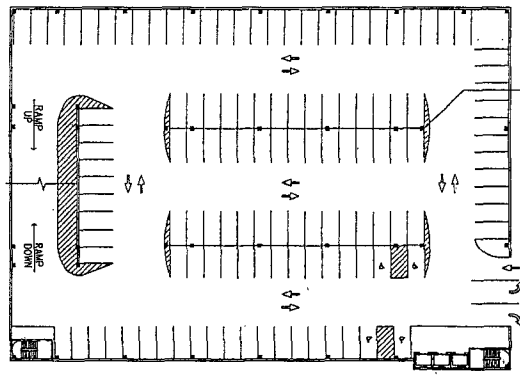
SHEET NO. 33A



1 BASEMENT LEVEL PLAN

1" = 30'

REF:



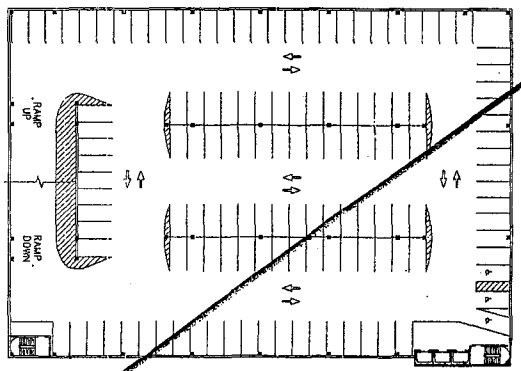
2 GROUND LEVEL PLAN

1" = 30'

REF:

Notes:
1 Garage plans shown hereon are preliminary and subject to change at final design and engineering.
2 Applicant reserves the right to increase or decrease the number of spaces shown hereon, subject to Proffers.

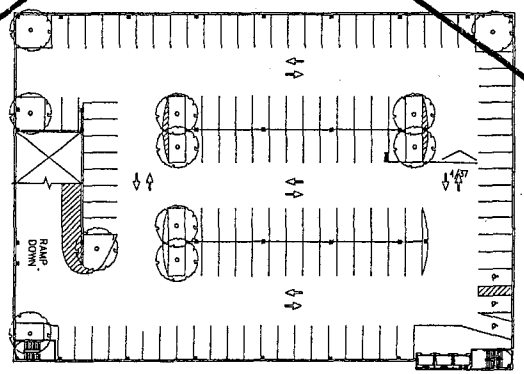
SHEET DELETED



3 TYPICAL LEVEL PLAN

1" = 30'

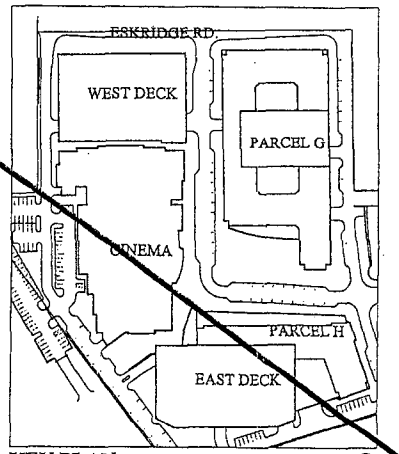
REF:



4 TOP LEVEL PLAN

1" = 30'

REF:



KEY PLAN

COMMONWEALTH OF VIRGINIA
MICHAEL D. DENTON
Lic. No. 31798
6/2/11

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/13/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	8/16/2010	CDP/FDP Revision
12	6/08/2010	CDP/FDP Revision
11	3/25/2010	CDP/FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

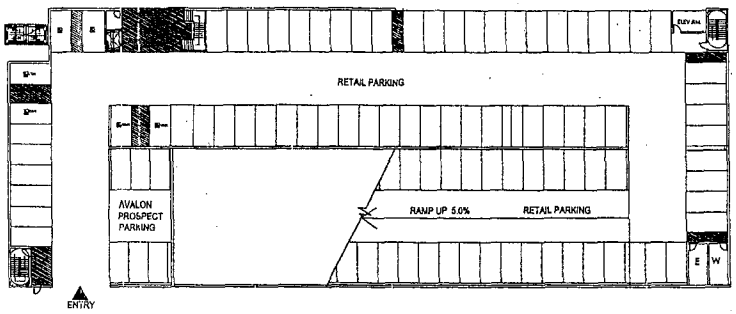
WALKER
PARKING CONSULTANTS

COPYRIGHT

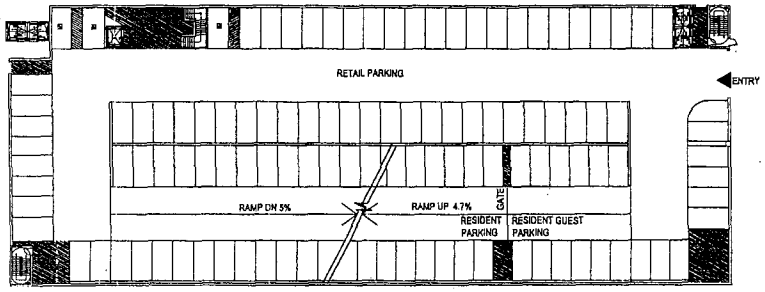
GS
Drawn
GS
Checked
BC
Approved

WEST DECK PLANS

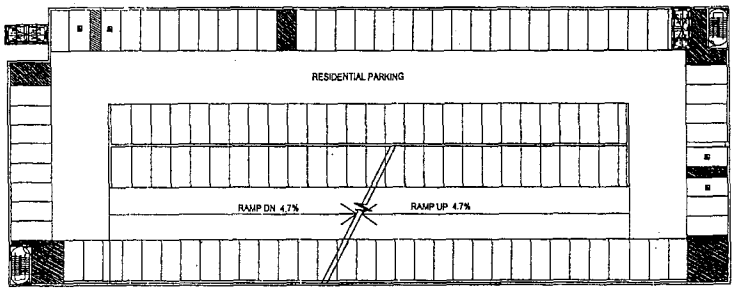
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



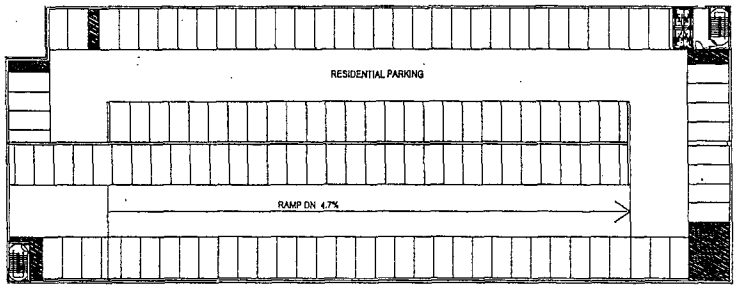
GROUND LEVEL PLAN
1"=30'



LEVEL 1 PLAN
1"=30'



LEVEL 2-6 PLAN
1"=30'

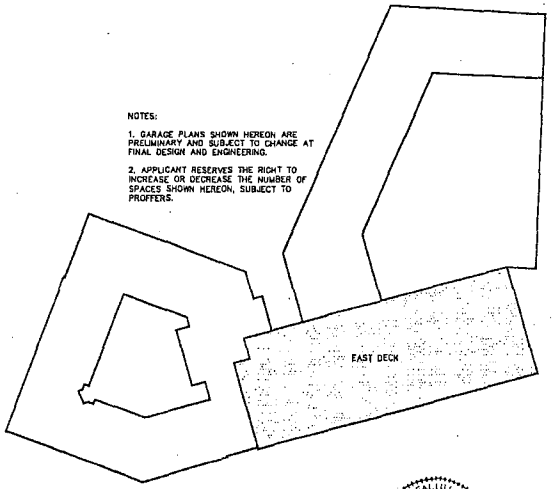


ROOF PLAN
1"=30'

NOTES:

1. GARAGE PLANS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN AND ENGINEERING.

2. APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF SPACES SHOWN HEREON, SUBJECT TO PROFFERS.



COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31758
6/2/11
REGISTERED PROFESSIONAL ENGINEER

VIKA

VIKA INCORPORATED
ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS STRINGERS

8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VA. (703)847-1200 • FAX (703)761-2797
FREDERICKSBURG, VA. (540)373-7400 • FAX (540)373-2797

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

EAST DECK PLANS

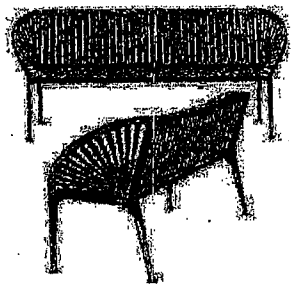
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/06/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
16.) REVISED 6/17/2011
17.) REVISED 6/2/2011

DATE: 12/15/05	
DES. BC	DWN. BC
SCALE: AS NOTED	
PROJECT/FILE NO. 6575	
SHEET NO. 35 OF 48	

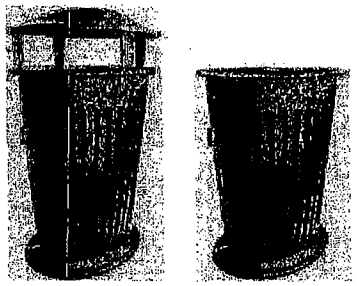
P:\Drawing\Projects\6575\dwg\Parcel G H and I\6575_393.dwg 3/12/2011 9:11:58 AM EDT

Sample Tree Selection

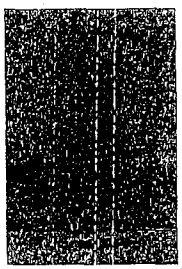
Acer rubrum	Red maple
Betula nigra	River birch
Liquidambar styraciflua 'Rotundiloba'	Sweet gum Rotundiloba
Nyssa sylvatica	Black gum
Platanus x acerifolia	London Plane
Quercus phellos	Willow oak
Quercus rubra	Red oak
Ulmus parvifolia	Chinese elm
Ulmus americana 'Valley Forge'	Valley Forge American elm
Ulmus americana 'New Harmony'	New Harmony American elm



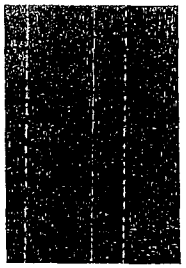
Benches



Trash Recptacles

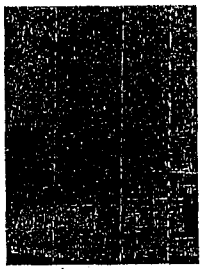


Red Maple



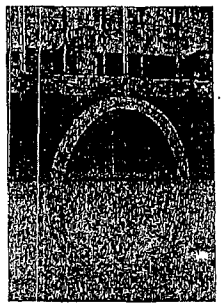
River Birch

Sweet Gum

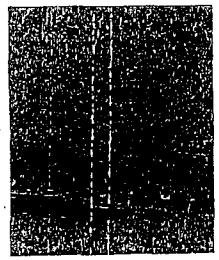


Black Gum

Pedestrian Street Lamp



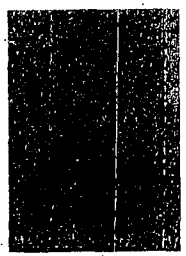
Bike Rack



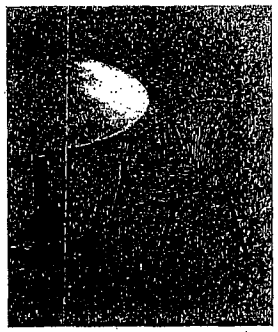
London Plane

Willow Oak

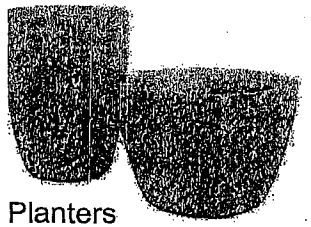
Red Oak



Chinese Elm



Moveable Tables and Chairs



Planters

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
PROFESSIONAL ENGINEER

Note:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. Tree selection is for illustrative purposes. Plant schedule will be submitted as part of Landscape Plan at Site Plan submission.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
12	6/17/2011	CDP/FDP Revision
11	6/2/2011	CDP/FDP Revision
10	5/13/2011	CDP/FDP Revision
9	4/15/2011	CDP/FDP Revision
8	1/10/2011	CDP/FDP Revision
7	03/18/2010	CDP / FDP Revision
6	10/01/2007	CDP / FDP Revision
5	08/22/2007	CDP / FDP Revision
4	07/16/2007	CDP / FDP Revision
3	06/01/2007	CDP / FDP Revision
2	03/08/2007	CDP / FDP Revision
1	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

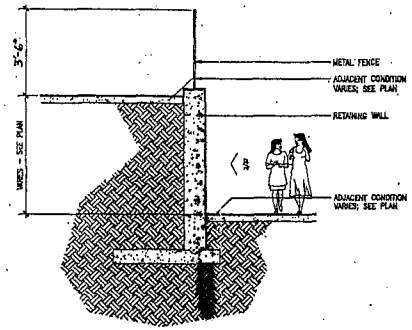
RTKL
RTKL Associates, Inc.

COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

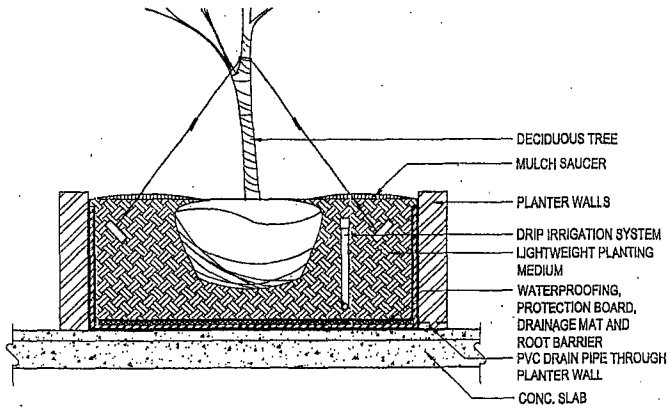
LANDSCAPE ELEMENTS

Contract No.	20060610
Issue Date.	12/07/200
Last Revision	10/01/200

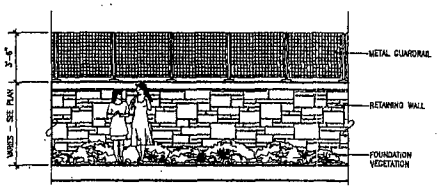


1 RETAINING WALL DETAIL-SECTION REF:
1/4" = 1'-0"

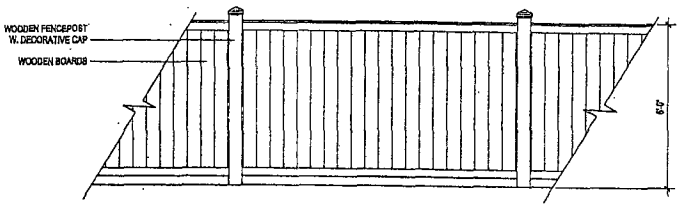
2 NOT USED REF:
1/4" = 1'-0"



4 TREE ON SLAB DETAIL REF:
3/4" = 1'-0"



3 RETAINING WALL DETAIL-ELEVATION REF:
1/4" = 1'-0"



5 SCREEN FENCE - ELEVATION REF:
1/2" = 1'-0"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/7/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	06/16/2010	CDP/FDP Revision
12	10/01/2007	CDP / FDP Revision
11	08/22/2007	CDP / FDP Revision
10	07/16/2007	CDP / FDP Revision
9	06/01/2007	CDP / FDP Revision
8	03/08/2007	CDP / FDP Revision
7	01/12/2007	CDP / FDP Revision
6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

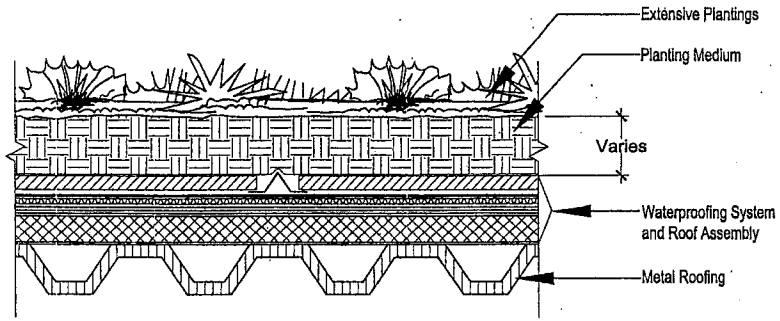
COPYRIGHT

MS
Drawn
GS
Checked
HC
Approved

LANDSCAPE ELEMENTS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 37 OF 48

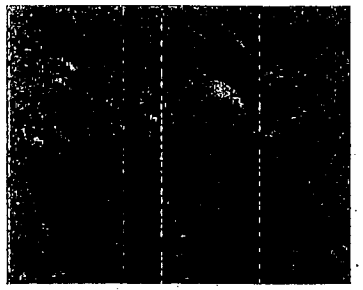


1 TYPICAL SECTION - EXTENSIVE GREEN ROOF REF:
N.T.S.

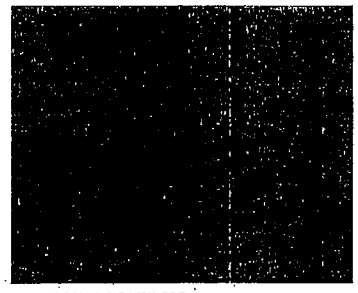
Note:
1See sheets 12 - 14 of CDP / FDP application for roof location.

2 Applicant shall provide green roof of approximately 20,000 SF in accordance with the typical sections shown on this sheet, provided that incremental costs associated with such green roof do not exceed $300,000. If costs are anticipated to exceed the foregoing estimated cost, then, subject to approval by the County, which approval shall not be unreasonably withheld, the scope of improvements may be modified and/or value engineered by Applicant in order to meet the cost parameter set forth above. Incremental costs include items such as increased structural support, drainage requirements, waterproofing, etc.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/10/11



3 PLANT MATERIAL EXAMPLE: SEDUM SPURIUM 'JOHN CREECH' REF:
N.T.S.



4 PLANT MATERIAL EXAMPLE: PETRORHAGIA SAXIFRAGA REF:
N.T.S.

TYPE	CONTAINER	NOTES
EXTENSIVE PLANTS		
PETRORHAGIA SAXIFRAGA	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM ALBUM 'MURALE'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM RUPESTRE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SEXANGULARE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'FULDAGLUT'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'JOHN CREECH'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'WHITE FORM'	PRE-EST. CUTTINGS	FULLY ROOTED

Note: For Informational purposes only. Exact plant schedule to be determined.

6 SAMPLE ROOFTOP PLANT SCHEDULE REF:

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

No.	Date	Item
11	6/7/2011	CDP/FDP Revision
10	6/2/2011	CDP/FDP Revision
9	5/13/2011	CDP/FDP Revision
8	4/15/2011	CDP/FDP Revision
7	1/10/2011	CDP/FDP Revision
6	08/16/2010	CDP/FDP Revision
5	10/01/2007	CDP / FDP Revision
4	08/22/2007	CDP / FDP Revision
3	07/16/2007	CDP / FDP Revision
2	06/01/2007	CDP / FDP Revision
1	03/08/2007	CDP / FDP Revision
3	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
2	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

RTKL
RTKL Associates, Inc.

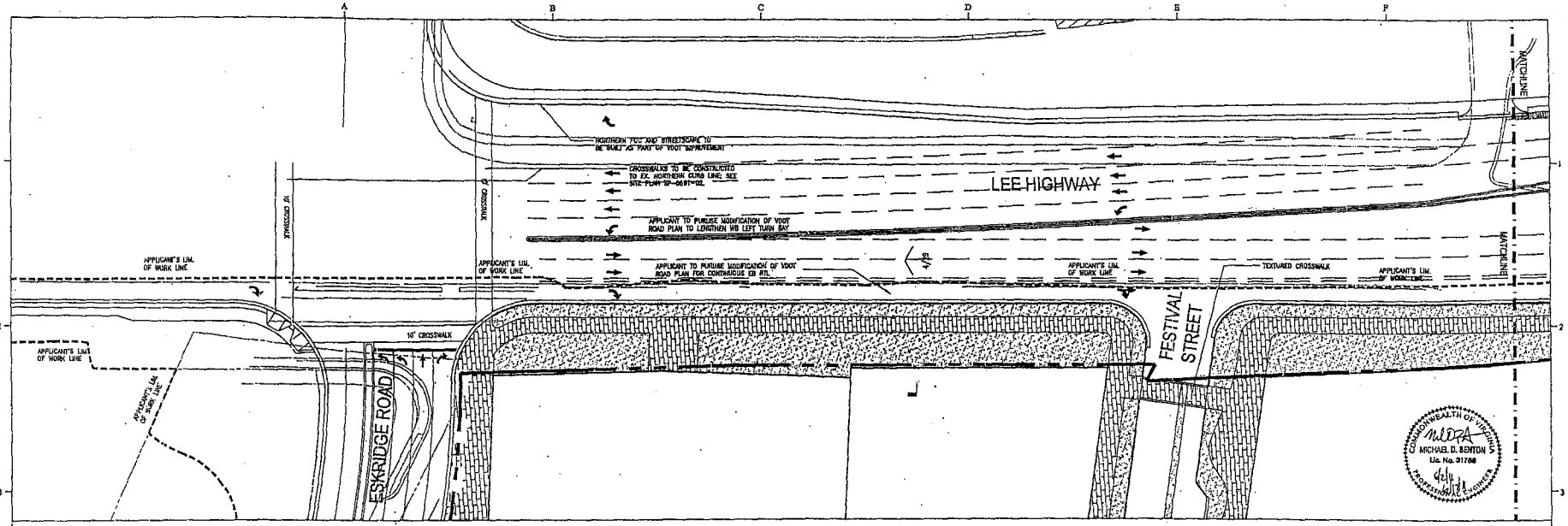
MJ
Drawn
GS
Checked
BC
Approved

GREEN ROOF DETAILS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

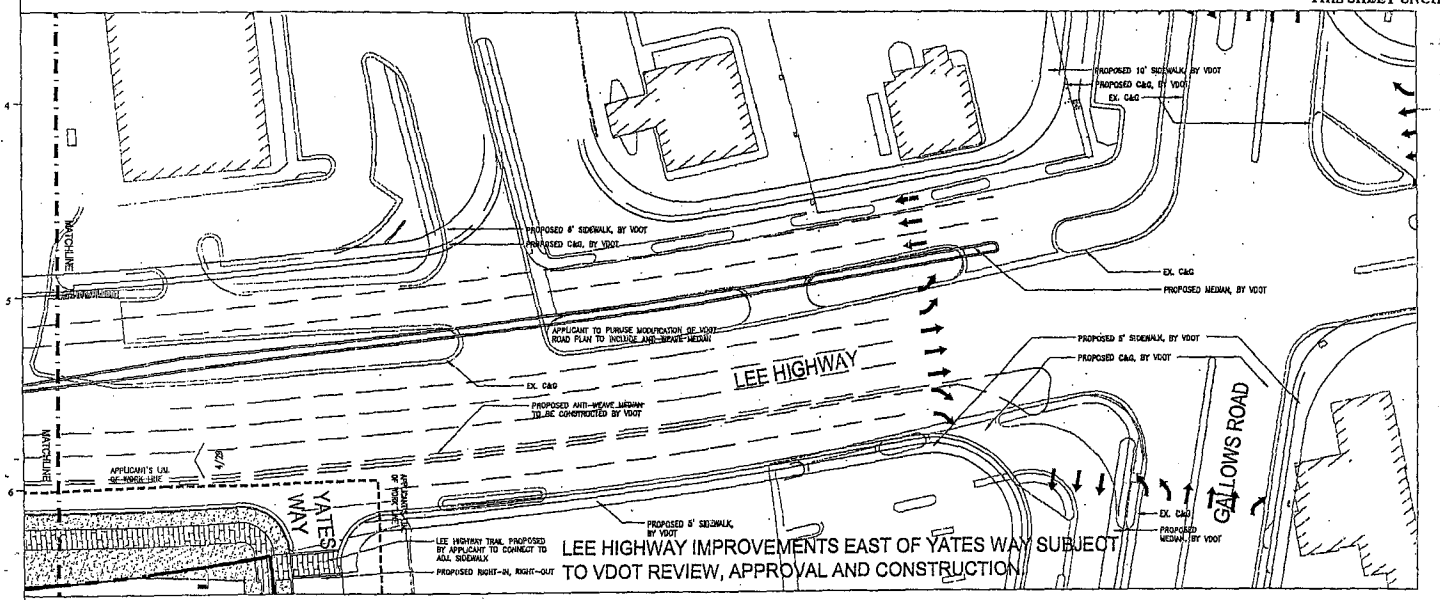
SHEET 38 OF 48

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

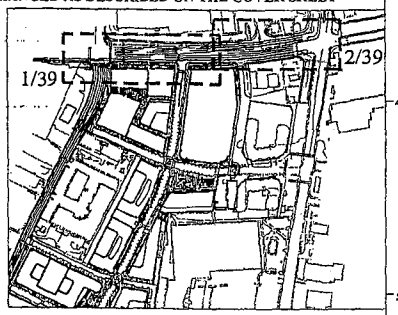


1 WEST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"



2 EAST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'



Key Plan

Notes:

1. This exhibit is for illustrative purposes only, and depicts improvements to Eskridge Road, Lee Highway and Gallows Road. Applicant's proposed improvements are indicated.
2. For proposed streetscape improvments to Eskridge Road, see Site Plan SP-0561-02; for proposed imrovements to Lee Highway, see plans for VDOT project #0029-029-119.
3. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
4. Exact type, design and location of all landscape improvements to be determined at final engineering and design.

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
14	1/10/2011	CDP/FDP Revision
13	08/16/2010	CDP/FDP Revision
12	10/01/2007	CDP / FDP Revision
11	08/22/2007	CDP / FDP Revision
10	07/16/2007	CDP / FDP Revision
9	06/01/2007	CDP / FDP Revision
8	03/08/2007	CDP / FDP Revision
7	01/12/2007	CDP / FDP Revision
6	12/15/2006	CDP / FDP Revision
5	11/06/2006	CDP / FDP Revision
4	10/2/2006	CDP / FDP Revision
3	4/7/2006	CDP / FDP Revision

Issued Drawing Log

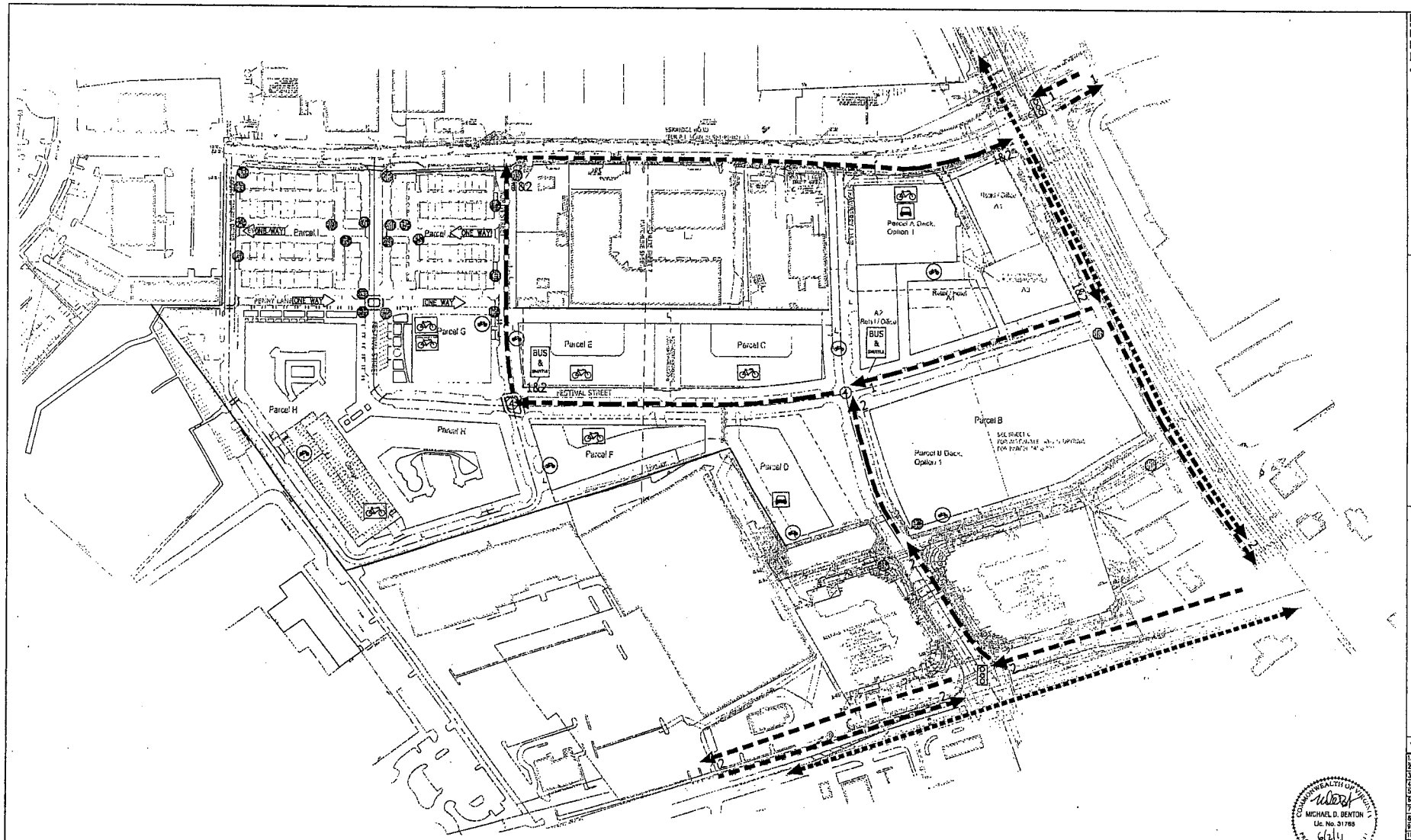
RTKL
RTKL Associates, Inc.

COPYRIGHT

GS
Drawn
GS
Checked
BC
Approved

FUTURE LEE HWY IMPROVEMENTS

Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



LEGEND

- PUBLIC BIKE RACK
- RESIDENTIAL BIKE CAGE
- OFFICE BIKE CAGE
- OFFICE CAR-& VAN-POOL PARKING
- 4 ←WAY STOP
- INDIVIDUAL STOP
- SIGNAL WITH PEN-HEADS
- BUS & SHUTTLE — SHUTTLE STOP
- SHARED BIKE LANE
- 1&2 / 2 — SHUTTLE ROUTES

NOTES:

1. EXACT TYPE AND LOCATION OF ALL IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN. SEE PROFFERS FOR BICYCLE STORAGE/RACK QUANTITIES.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS, AGREEMENTS AND PUBLIC APPROVALS.
3. EXACT SHUTTLE ROUTES TO BE ESTABLISHED AS PART OF FUTURE TDM PROGRAM.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/21/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011

GRAPHIC SCALE
(IN FEET)
1 inch = 100 ft.

VIKA

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TDM IMPROVEMENTS PLAN

VIKA REVISIONS
1.) REVISED 4/07/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/06
6.) REVISED 1/12/07
7.) REVISED 3/06/07
8.) REVISED 6/01/07
9.) REVISED 7/18/07
10.) REVISED 8/22/07
11.) REVISED 10/01/07
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11

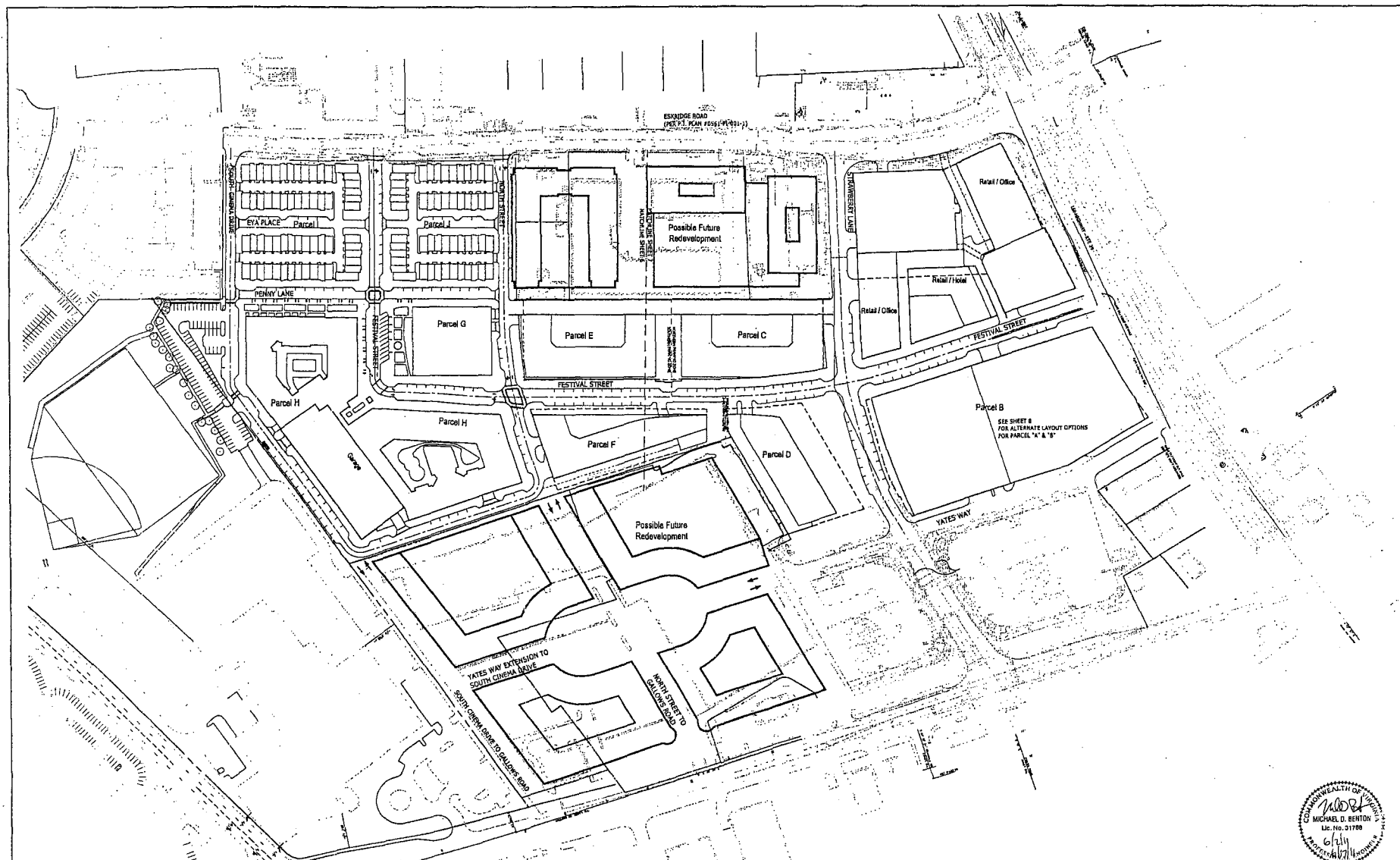
DATE: DEC. 7, 2005

DES.	DWN.
JFA	RJB

SCALE: 1"=100'

PROJECT/FILE NO. 8575

SHEET NO. 40 OF 48



NOTES:

1. PLAN ILLUSTRATES HOW THE STREET GRID PROPOSED BY THE APPLICANT ALLOWS FOR FUTURE CONNECTIONS TO ADJOINING PARCELS AND TO THE LARGER REGIONAL ROAD NETWORK. EXCEPTING THE OFFSITE IMPROVEMENTS CALLED OUT EXPLICITLY IN THE PROFFERS AND ELSEWHERE WITHIN THIS CDP/FDP, THE IMPROVEMENTS SHOWN ABOVE ON PARCELS NOT CONTROLLED BY THE APPLICANT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND WOULD BE DESIGNED AND CONSTRUCTED BY OTHERS.
2. APPLICANT SHALL EXTEND PUBLIC ACCESS EASEMENTS TO PROPERTY LINES AS SHOWN ON SHEET 5-7 TO FACILITATE FUTURE INTERPARCEL ACCESS.
3. APPLICANT SHALL PROVIDE REASONABLE CONSTRUCTION AND GRADING EASEMENTS TO FACILITATE FUTURE INTERPARCEL ACCESS.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/2/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUTURE ROAD NETWORK PLAN

VIKA REVISIONS

1.)	REVISED 4/7/06
2.)	REVISED 4/27/06
3.)	REVISED 10/02/06
4.)	REVISED 11/06/06
5.)	REVISED 01/12/07
6.)	REVISED 3/8/07
7.)	REVISED 6/1/07
8.)	REVISED 7/18/07
9.)	REVISED 8/22/07
10.)	REVISED 10/1/07
11.)	REVISED 6/8/10
12.)	REVISED 8/2/10
13.)	REVISED 8/16/10
14.)	REVISED 1/10/11
15.)	REVISED 4/15/11
16.)	REVISED 5/13/11
17.)	REVISED 6/02/11

DATE: DEC 7, 2005

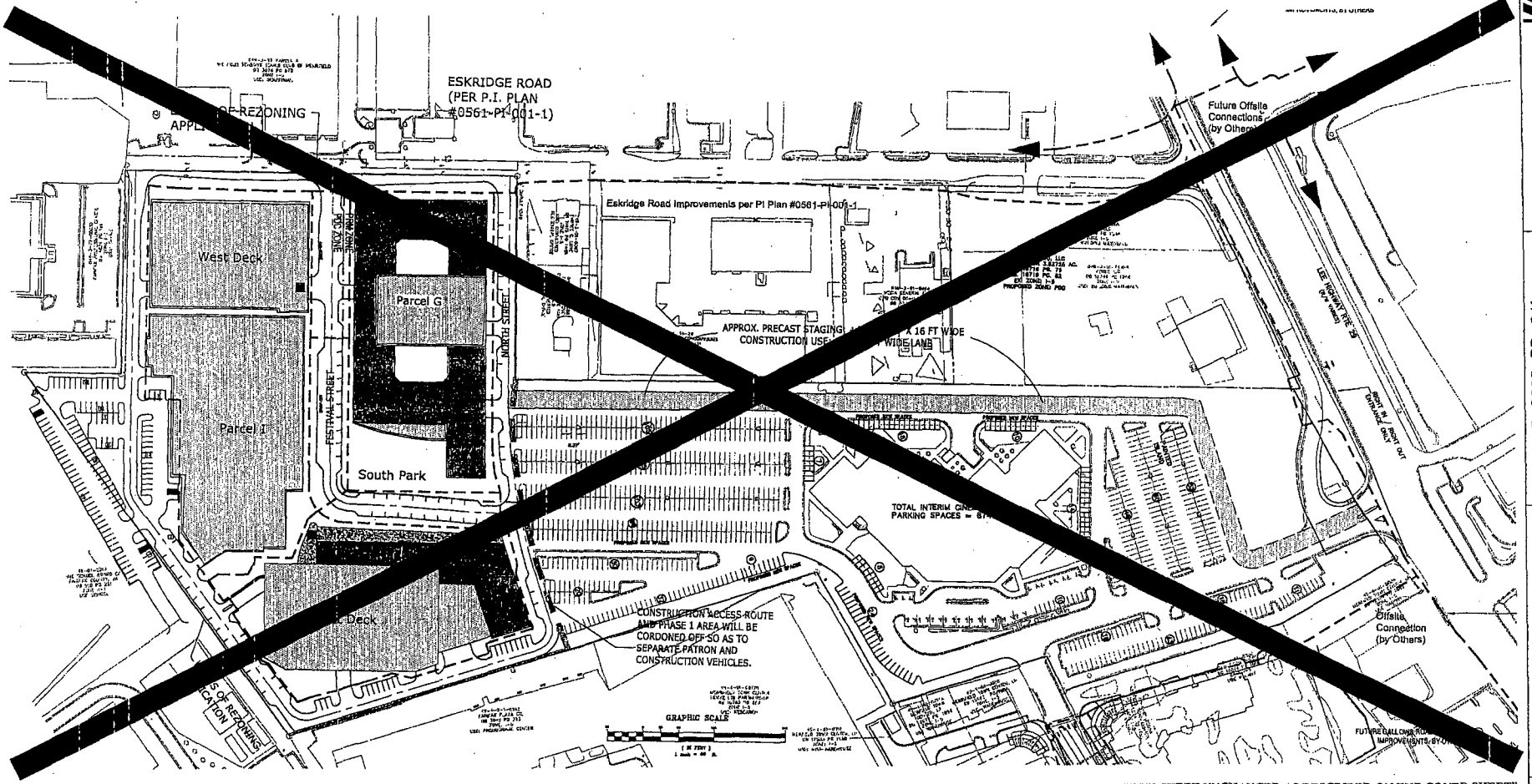
DES.	DWN.
JFA	RJB

SCALE: 1"=100'

PROJECT/FILE NO. 6575

SHEET NO. 41 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT



LEGEND

- - - - - DENOTES SIDEWALK / PEDESTRIAN PATHWAY

■ DENOTES VERTICAL PEDESTRIAN CIRCULATION

INTERIM PARKING TO BE IN ACCORDANCE WITH PROFFERS.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/4/11

THIS SHEET NO LONGER APPLIES PER PCA DATED 03-25-2010

VIKA

ENGINEERS • PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)741-1797
MCLEAN, VA FREDERICK, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

INTERIM PARKING AND PEDESTRIAN CIRCULATION

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/18/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 5/06/10
13.) REVISED 8/18/10
14.) REVISED 1/10/11
15.) REVISED 4/13/2011
16.) REVISED 5/13/2011
17.) REVISED 6/2/2011
18.) REVISED 6/17/2011

DATE: DEC. 7, 2006

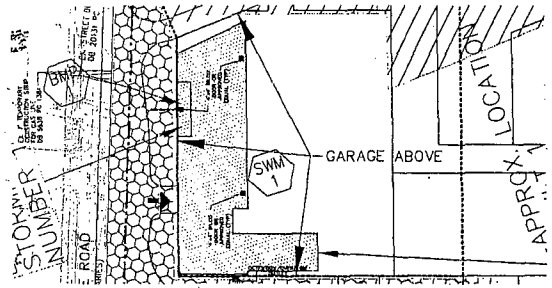
DES.	DWN.
JFA	RNC

SCALE: 1"=80'

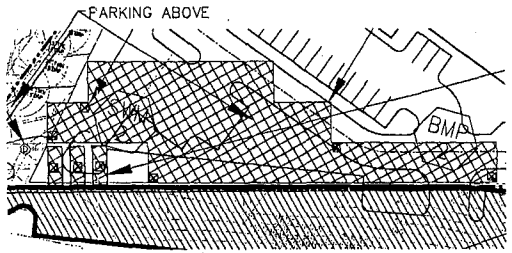
PROJECT/FILE NO. 8575

SHEET NO. 42 OF 48

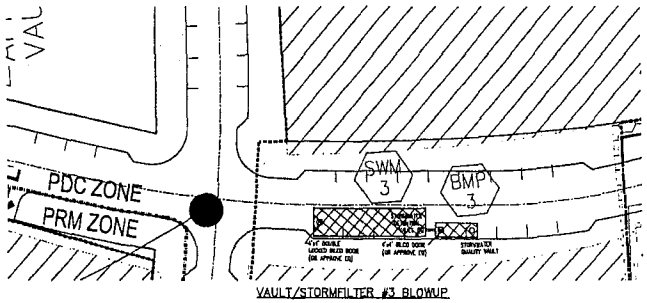
P:\Planning\Projects\8575\dwg\Parcel G H and I\8575_INTERIM PK.dwg 1/6/2011 8:38:33 AM EST



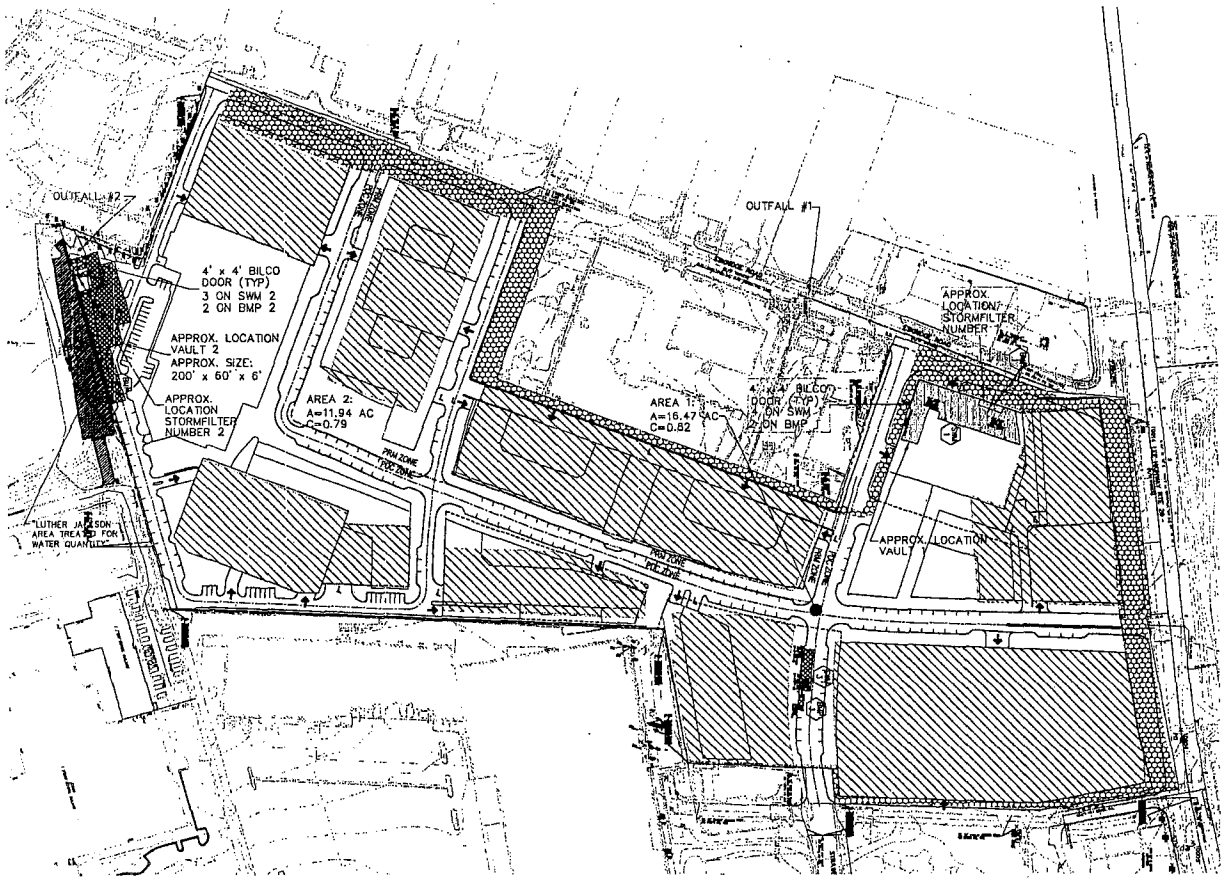
VAULT/STORMFILTER #1 BLOWUP



VAULT/STORMFILTER #2 BLOWUP



VAULT/STORMFILTER #3 BLOWUP



SWM VAULT DESIGN NOTE:
ALL INFORMATION REGARDING STORM WATER MANAGEMENT STRUCTURES SHOWN IN THIS PLAN IS BASED ON ESTIMATED DRAINAGE DIVIDES AND C-FACTORS SHOWN IN THE REZONING APPLICATION. AT THE TIME OF FINAL ENGINEERING, THESE STORM WATER MANAGEMENT STRUCTURES ARE SUBJECT TO CHANGE PER ANY MODIFICATIONS MADE DURING FINAL ENGINEERING THAT WOULD REQUIRE ADJUSTMENTS TO THE STORM WATER MANAGEMENT STRUCTURES.

BMP NOTE:
THE APPLICANT COMMITS TO A PHOSPHOROUS REMOVAL OF 40% (WHICH EXCEEDS REDEVELOPMENT REQUIREMENTS).

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/2/11
6/7/11
PROFESSIONAL ENGINEER

VCS 83

(IN FEET)
1 inch = 30 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)791-2787
McLEAN, VA CERMANTOWN, MD

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

SWM MAP AND COMPUTATIONS

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 01/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 8/8/10
12.) REVISED 8/2/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 6/17/2011
17.) REVISED 6/2/2011
18.) REVISED 5/13/2011

DATE: OCT 2006
DES. SEC
DWN. SEC
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 43 OF 48

SOUTHERN VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	78.09	78.09	0.27	331.21	0.10	0.10
0.17	50.29	50.29	0.71	332.82	0.16	0.16
0.25	37.28	37.28	1.00	333.90	2.28	2.28
0.33	29.80	29.80	1.18	334.53	13.91	13.90
0.42	24.65	24.65	1.25	334.78	20.28	20.28
0.50	20.92	20.92	1.28	334.82	21.70	21.70
0.58	18.34	18.34	1.25	334.78	20.50	20.53
0.67	15.76	15.76	1.23	334.72	18.71	18.71
0.75	14.33	14.33	1.21	334.65	16.99	16.99
0.83	12.75	12.75	1.19	334.59	15.30	15.38
0.92	11.75	11.75	1.18	334.53	13.91	13.91
1.00	10.60	10.60	1.16	334.48	12.63	12.63
1.08	9.74	9.74	1.15	334.43	11.48	11.48
1.17	8.88	8.88	1.14	334.39	10.47	10.47
1.25	8.02	8.02	1.13	334.35	9.52	9.52
1.33	7.02	7.02	1.12	334.31	8.59	8.59
1.42	6.16	6.16	1.11	334.28	7.65	7.65
1.50	5.30	5.30	1.10	334.24	6.85	6.85
1.58	4.44	4.44	1.09	334.20	6.28	6.28
1.67	3.58	3.58	1.07	334.15	5.63	5.63
1.75	2.72	2.72	1.03	334.10	4.92	4.92
1.83	1.72	1.72	1.04	334.04	4.14	4.14
1.92	0.86	0.86	1.02	333.98	3.33	3.33
2.00	0.00	0.00	1.01	333.92	2.49	2.49

SOUTHERN VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	104.17	104.17	0.38	331.55	0.12	0.12
0.17	67.08	67.08	0.95	333.70	0.19	0.19
0.25	49.58	49.58	1.27	334.85	22.76	22.76
0.33	39.69	39.69	1.38	335.24	35.16	35.16
0.42	32.81	32.81	1.38	335.20	35.81	35.81
0.50	27.80	27.80	1.38	335.16	32.66	32.66
0.58	24.07	24.07	1.32	335.04	28.85	28.85
0.67	21.08	21.08	1.29	334.93	25.29	25.29
0.75	18.77	18.77	1.27	334.84	22.24	22.24
0.83	16.91	16.91	1.24	334.76	19.75	19.75
0.92	15.48	15.48	1.22	334.69	18.03	18.03
1.00	14.19	14.19	1.21	334.63	16.53	16.53
1.08	13.04	13.04	1.19	334.56	15.17	15.17
1.17	11.89	11.89	1.18	334.53	13.90	13.90
1.25	10.60	10.60	1.16	334.48	12.66	12.66
1.33	9.46	9.46	1.15	334.43	11.43	11.43
1.42	8.31	8.31	1.14	334.38	10.24	10.24
1.50	7.16	7.16	1.12	334.33	9.07	9.07
1.58	5.87	5.87	1.11	334.29	7.87	7.87
1.67	4.73	4.73	1.10	334.24	6.60	6.60
1.75	3.58	3.58	1.08	334.18	6.04	6.04
1.83	2.44	2.44	1.06	334.12	5.17	5.17
1.92	1.15	1.15	1.04	334.04	4.20	4.20
2.00	0.00	0.00	1.02	333.97	3.16	3.16

STRAWBERRY VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	34.69	34.69	0.02	339.53	8.15	8.15
0.17	22.34	22.34	0.21	342.83	13.48	13.48
0.25	16.55	16.55	0.23	343.76	14.63	14.63
0.33	13.24	13.24	0.25	343.80	14.68	14.68
0.42	10.85	10.85	0.24	343.40	14.19	14.19
0.50	9.29	9.29	0.21	342.76	13.39	13.39
0.58	8.15	8.15	0.18	342.04	12.42	12.42
0.67	7.00	7.00	0.15	341.08	10.99	10.98
0.75	6.37	6.37	0.13	340.44	9.80	9.80
0.83	5.67	5.67	0.10	339.86	8.83	8.83
0.92	5.22	5.22	0.09	339.37	7.78	7.78
1.00	4.71	4.71	0.07	338.94	6.77	6.77
1.08	4.33	4.33	0.06	338.45	5.38	5.38
1.17	3.95	3.95	0.05	338.20	4.74	4.74
1.25	3.58	3.58	0.05	338.17	4.25	4.25
1.33	3.12	3.12	0.01	338.05	3.80	3.80
1.42	2.74	2.74	0.01	337.95	3.23	3.23
1.50	2.36	2.36	0.04	337.87	2.71	2.71
1.58	1.97	1.97	0.03	337.82	2.29	2.29
1.67	1.59	1.59	0.03	337.76	1.90	1.90
1.75	1.21	1.21	0.03	337.71	1.52	1.52
1.83	0.76	0.76	0.01	337.65	1.11	1.11
1.92	0.38	0.38	0.02	337.59	0.71	0.71
2.00	0.00	0.00	0.01	337.53	0.46	0.46

STRAWBERRY VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	49.28	49.28	0.13	340.39	9.82	9.82
0.17	29.79	29.79	0.29	344.82	18.54	19.54
0.25	22.03	22.03	0.32	345.80	21.00	21.90
0.33	17.63	17.63	0.31	345.45	21.90	21.90
0.42	14.58	14.58	0.28	344.68	17.48	17.48
0.50	12.35	12.35	0.26	344.10	15.03	15.03
0.58	10.69	10.69	0.24	343.55	14.38	14.38
0.67	9.36	9.36	0.22	342.87	13.53	13.53
0.75	8.34	8.34	0.19	342.15	12.57	12.57
0.83	7.51	7.51	0.16	341.22	11.20	11.20
0.92	6.86	6.86	0.14	340.61	10.21	10.21
1.00	6.30	6.30	0.11	340.07	9.25	9.25
1.08	5.79	5.79	0.09	339.60	8.30	8.30
1.17	5.28	5.28	0.08	339.21	7.41	7.41
1.25	4.71	4.71	0.07	338.77	6.29	6.29
1.33	4.20	4.20	0.06	338.41	5.21	5.21
1.42	3.69	3.69	0.05	338.25	4.59	4.50
1.50	3.18	3.18	0.04	338.10	4.01	4.01
1.58	2.61	2.61	0.04	337.97	3.37	3.37
1.67	2.10	2.10	0.03	337.88	2.56	2.50
1.75	1.56	1.59	0.03	337.76	2.02	2.02
1.83	1.08	1.08	0.03	337.71	1.49	1.49
1.92	0.51	0.51	0.03	337.63	0.96	0.96
2.00	0.00	0.00	0.02	337.55	0.54	0.54

PARCEL 'A' 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	54.89	54.89	0.19	332.77	0.82	0.82
0.17	35.35	35.35	0.49	333.91	1.60	1.30
0.25	26.18	26.18	0.69	334.67	1.95	1.95
0.33	20.95	20.95	0.84	335.21	2.17	2.17
0.42	17.32	17.32	0.95	335.66	2.33	2.33
0.50	14.70	14.70	1.04	336.02	2.48	2.48
0.58	12.89	12.89	1.12	336.31	2.56	2.56
0.67	11.08	11.08	1.19	336.58	2.64	2.64
0.75	10.07	10.07	1.26	336.76	2.70	2.70
0.83	8.86	8.86	1.30	336.93	2.75	2.75
0.92	8.26	8.26	1.33	337.07	2.79	2.79
1.00	7.45	7.45	1.36	337.20	2.83	2.83
1.08	6.85	6.85	1.38	337.32	2.86	2.86
1.17	6.24	6.24	1.42	337.41	2.89	2.89
1.25	5.64	5.64	1.46	337.49	2.91	2.91
1.33	4.93	4.93	1.46	337.56	2.93	2.93
1.42	4.33	4.33	1.47	337.60	2.95	2.95
1.50	3.73	3.73	1.48	337.63	2.95	2.95
1.58	3.12	3.12	1.48	337.64	2.96	2.96
1.67	2.52	2.52	1.48	337.64	2.96	2.96
1.75	1.91	1.91	1.47	337.62	2.95	2.95
1.83	1.21	1.21	1.46	337.58	2.94	2.94
1.92	0.60	0.60	1.45	337.53	2.92	2.92
2.00	0.00	0.00	1.43	337.46	2.90	2.90

PARCEL 'A' VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	73.22	73.22	0.25	332.99	1.02	1.02
0.17	47.13	47.13	0.65	334.54	1.90	1.90
0.25	34.85	34.85	0.92	335.53	2.29	2.29
0.33	27.90	27.90	1.12	336.30	2.55	2.55
0.42	23.03	23.06	1.26	336.88	2.74	2.74
0.50	19.54	19.54	1.40	337.36	2.86	2.88
0.58	16.92	16.92	1.51	337.76	2.99	2.99
0.67	14.80	14.80	1.60	338.10	3.08	3.08
0.75	13.19	13.19	1.67	338.39	3.16	3.16
0.83	11.88	11.88	1.74	338.63	3.22	3.22
0.92	10.88	10.88	1.79	338.83	3.27	3.27
1.00	9.97	9.97	1.84	339.01	3.32	3.32
1.08	9.19	9.18	1.89	339.17	3.36	3.36
1.17	8.36	8.36	1.92	339.31	3.39	3.39
1.25	7.45	7.45	1.95	339.43	3.42	3.42
1.33	6.65	6.65	1.98	339.52	3.44	3.44
1.42	5.84	5.84	2.00	339.60	3.46	3.46
1.50	5.04	5.04	2.01	339.65	3.47	3.47
1.58	4.13	4.13	2.02	339.68	3.48	3.48
1.67	3.32	3.32	2.02	339.69	3.48	3.45
1.75	2.52	2.52	2.02	339.67	3.48	3.46
1.83	1.71	1.71	2.01	339.63	3.47	3.47
1.92	0.81	0.81	1.99	339.58	3.46	3.46
2.00	0.00	0.00	1.97	339.50	3.44	3.44

STRAWBERRY VAULT RATING CURVE DATA

Outflow Pipe Diameter: 27 in
Outflow Pipe Invert: 337 ft
Centroid of Outflow Pipe: 338.125 ft

Outflow Pipe Slope: 0.005 ft/ft
Mannings Coefficient of Pipe: 0.013 unitless
Full Flow Capacity of Outflow Pipe: 21.8993 cfs

Stage 1 Orifice
Orifice Invert: 337 ft
Orifice Diameter: 15 in
Orifice Centroid: 337.635 ft

Stage 2 Weir
Weir Invert: 344.5 ft
Weir Width: 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
337	0.00	0.00	0.00	0.00	0.00
337.5	0.00	0.00	0.00	0.00	0.00
338	3.62	0.00	0.00	0.00	3.62
338.5	5.53	0.00	11.72	5.53	5.53
339	6.50	0.00	17.31	6.50	6.50
339.5	8.09	0.00	22.45	8.09	8.09
340	9.11	0.00	26.21	9.11	9.11
340.5	10.07	0.00	29.50	10.07	10.02
341	10.64	0.00	32.46	10.66	10.66
341.5	11.63	0.00	35.17	11.63	11.63
342	12.36	0.00	37.80	12.36	12.36
342.5	13.05	0.00	40.04	13.05	13.05
343	13.70	0.00	42.27	13.70	13.70
343.5	14.32	0.00	44.38	14.32	14.32
344	14.92	0.00	46.40	14.92	14.92
344.5	15.49	0.00	48.34	15.49	15.49
345	16.05	6.79	50.20	22.83	21.90
345.5	16.58	18.20	51.99	35.78	21.90
345.75	16.84	29.83	52.87	43.88	21.90
346	17.10	35.27	53.72	52.37	21.90
346.5	17.60	54.31	55.40	55.40	21.90

SOUTHERN VAULT RATING CURVE DATA

Outflow Pipe Diameter: 48 in
Outflow Pipe Invert: 330.25 ft
Centroid of Outflow Pipe: 330.25 ft

Outflow Pipe Slope: 0.005 ft/ft
Mannings Coefficient of Pipe: 0.013 unitless
Full Flow Capacity of Outflow Pipe: 101.571 cfs

Stage 1 Orifice
Orifice Invert: 330.25 ft
Orifice Diameter: 2 in
Orifice Centroid: 330.333333 ft

Stage 2 Weir
Weir Invert: 333.75 ft
Weir Width: 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
330.25	0.00	0.00	0.00	0.00	0.00
330.75	0.07	0.00	0.00	0.00	0.07
331.25	0.10	0.00	0.00	0.00	0.10
331.75	0.13	0.00	0.00	0.00	0.13
332.25	0.15	0.00	0.00	0.00	0.15
332.75	0.18	0.00	42.78	0.18	0.18
333.25	0.18	0.00	60.51	0.18	0.18
333.75	0.19	0.00	74.11	0.19	0.19
334.25	0.21	0.79	85.57	7.00	7.00
334.75	0.22	10.30	95.67	19.42	19.42
335.25	0.20	35.27	104.80	35.91	35.91
335.75	0.24	54.31	113.20	54.55	54.55
336.25	0.26	73.99	121.01	76.15	76.15

SOUTH VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
330.25	0	0
330.75	6000	0.14
331.25	19000	0.24
331.75	18000	0.41
332.25	24000	0.55
332.75	30000	0.69
333.25	36000	0.83
333.75	42000	0.96
334.25	48000	1.10
334.75	54000	1.24
335.25	60000	1.38
335.75	66000	1.52
336.25	72000	1.65

STRAWBERRY VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
337	0	0
337.5	800	0.02
338	1600	0.04
338.5	2400	0.06
339	3200	0.07
339.5	4000	0.09
340	4800	0.11
340.5	5600	0.13
341	6400	0.15
341.5	7200	0.17
342	8000	0.18
342.5	8800	0.20
343	9600	0.22
343.5	10400	0.24
344	11200	0.26
344.5	12000	0.28
345	12800	0.29
345.5	13600	0.31
346	14400	0.33

STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
332.07	0	0
332.57	5775	0.13
333.07	11550	0.27
333.57	17325	0.40
334.07	23100	0.53
334.57	28875	0.66
335.07	34650	0.80
335.57	40425	0.93
336.07	46200	1.06
336.57	51975	1.19
337.07	57750	1.33
337.57	63525	1.46
338.07	69300	1.59
338.57	75075	1.72
339.07	80850	1.86
339.57	86625	1.99
340.07	92400	2.12

Length: 210
Width: 55

RISER DATA

CONTROL STRUCTURE: ORIFICE
GEOMETRY: CIRCULAR
DIMENSIONS: 7' DIA

PARCEL A VAULT

RATING CURVE

Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)
332.07	0	334.07	1.682	336.07	2.476	338.07	3.074
332.17	0.025	334.17	1.73	336.17	2.511	338.17	3.101
332.27	0.083	334.27	1.778	336.27	2.544	338.27	3.128
332.37	0.2	334.37	1.823	336.37	2.576	338.37	3.154
332.47	0.346	334.47	1.868	336.47	2.608	338.47	3.18
332.57	0.515	334.57	1.912	336.57	2.64	338.57	3.206
332.67	0.715	334.67	1.955	336.67	2.671	338.67	3.232
332.77	0.822	334.77	1.997	336.77	2.702	338.77	3.257
332.87	0.917	334.87	2.038	336.87	2.732	338.87	3.283
332.97	1.004	334.97	2.078	336.97	2.762	338.97	3.308
333.07	1.083	335.07	2.118	337.07	2.792	339.07	3.333
333.17	1.157	335.17	2.156	337.17	2.822	339.17	3.357
333.27	1.225	335.27	2.194	337.27	2.851	339.27	3.382
333.37	1.292	335.37	2.232	337.37	2.88	339.37	3.406
333.47	1.355	335.47	2.269	337.47	2.908	339.47	3.431
333.57	1.414	335.57	2.305	337.57	2.937	339.57	3.455
333.67	1.472	335.67	2.34	337.67	2.965	339.67	3.479
333.77	1.527	335.77	2.376	337.77	2.992	339.77	3.502
333.87	1.58	335.87	2.41	337.87	3.02	339.87	3.526
333.97	1.632	335.97	2.444	337.97	3.047	339.97	3.549
						340.07	3.572

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Merrifield Town Center Hill Theatre Date: 12/24/2009

Plan Number: 0561-SP-003 Engineer: SEC

I. WATER QUALITY NARRATIVE

Water Quality treatment provided in Underground Storm Filter System - see BMP Narrative for more information

II. WATERSHED INFORMATION

Part 1: List all of the Subareas and "C" factors used in the BMP Computations

Subarea Designation	"C"	Acres
On-Site Controlled (South)	0.50	11.84
On-Site Controlled (Strawberry)	0.59	6.33
On-Site Controlled (Future Parcel A)	0.80	10.27
On-Site Uncontrolled	0.55	2.50
Off-Site Controlled (South)	0.80	4.20
Off-Site Controlled (Yates)	0.50	0.39
Off-Site Controlled (I-3B)	0.80	0.60
Off-Site Controlled (Strawberry)	0.61	0.40
	Total	36.67

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

(A) Area of the Site: (a) 36.94 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
On-Site Controlled (South)	0.50	x	11.84	=	10.55
On-Site Controlled (Strawberry)	0.59	x	6.33	=	3.63
On-Site Controlled (Future Parcel A)	0.80	x	10.27	=	8.15
On-Site Uncontrolled	0.55	x	2.50	=	2.20
Off-Site Controlled (South)	0.80	x	4.20	=	3.80
Off-Site Controlled (Yates)	0.50	x	0.39	=	0.25
Off-Site Controlled (I-3B)	0.80	x	0.60	=	0.48
Off-Site Controlled (Strawberry)	0.61	x	0.40	=	0.39

(b) Total: 27.53

(C) Weighted average "C" factor: (b)/(a) = (C) 0.65

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (2)		Area Ratio (3)		"C" Ratio (C)		Product (4)
On-Site Controlled (South)	50	x	0.36	x	1.001	=	0.18007
On-Site Controlled (Strawberry)	50	x	0.2	x	0.909	=	0.10101
On-Site Controlled (Future Parcel A)	50	x	0.28	x	1.002	=	0.14021
On-Site Uncontrolled	0	x	0.05	x	0.855	=	0
Off-Site Controlled (South)	50	x	0.11	x	1.001	=	0.06
Off-Site Controlled (Yates)	50	x	0.01	x	1.012	=	0.13
Off-Site Controlled (I-3B)	50	x	0.02	x	0.909	=	0.17
Off-Site Controlled (Strawberry)	50	x	0.02	x	0.913	=	0.14

(a) Total = 40

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement: (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.0 x ("C" (site)" / "C" (pre)) x 100] = %

(B) If Line 3(a) = Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a): 40 = Line 4(a): 40

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA

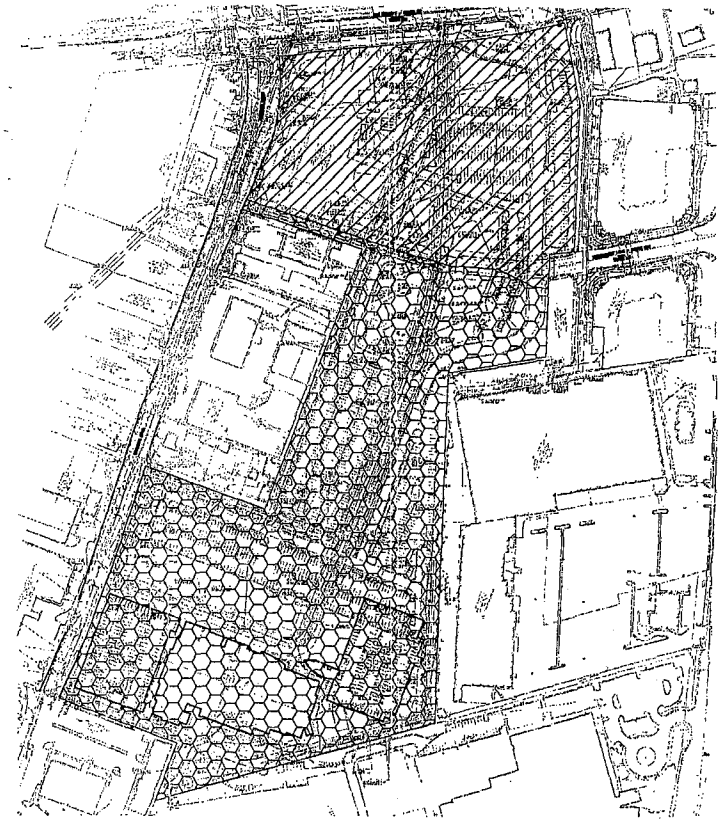
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/23/07
11.) REVISED 10/1/07
12.) REVISED 6/20/10
13.) REVISED 4/13/2011
14.) REVISED 6/17/2011
15.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19.) REVISED 4/13/2011
18.) REV. 1-18-2011
17.) REV. 12-7-2010
16.) 12-03-2010

DATE: OCT 2006
DES. SEC DWN. SEC
SCALE: N.T.S
PROJECT/FILE NO. 6575
SHEET NO. 44 OF 48

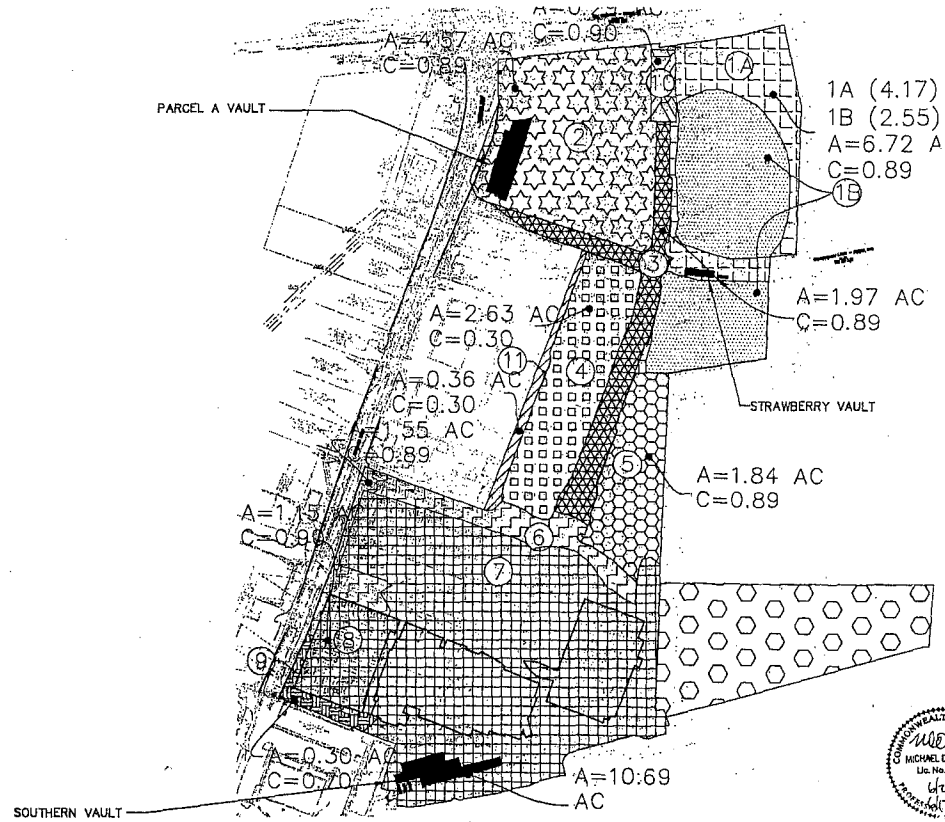
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROUTING RESULTS

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_02 SV.dwg 8/24/2010 12:18:05 PM EDT



PRE DEVELOPED DRAINAGE DIVIDES 1"=300'



POST DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH

NORTH

DETAINED / TREATED

SOUTHERN VAULT:
- AREA 7
- AREA 8
- OFF-SITE #1

STRAWBERRY VAULT:
- AREA 1A
- AREA 1B
- OFF-SITE #2
- OFF-SITE YATES

PARCEL A VAULT:
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- OFF-SITE 12B

UNDETAINED / UNTREATED
- AREA 6
- AREA 9
- AREA 10
- AREA 11

Sub Area	Pervious Area (Ac)	Impervious Area (Ac)	C - Pervious	C - Impervious	Weighted C	Total Area (Ac)	
1A	2.55	0.00	0.3	0.9	0.30	2.55	
1B	3.78	0.00	0.3	0.9	0.30	3.78	
2	4.32	0.25	0.3	0.9	0.33	4.57	
3	1.23	0.74	0.3	0.9	0.53	1.97	
4	2.48	0.08	0.3	0.9	0.32	2.56	
5	0.64	0.53	0.3	0.9	0.57	1.17	
6	0.02	1.53	0.3	0.9	0.89	1.55	
7	8.69	2.00	0.3	0.9	0.41	10.69	
8	1.15	0.00	0.3	0.9	0.30	1.15	
9	0.10	0.20	0.3	0.9	0.70	0.30	
10	0.00	0.29	0.3	0.9	0.90	0.29	
11	0.36	0.00	0.3	0.9	0.30	0.36	
Off-Site #1	0.05	4.21	0.3	0.9	0.89	4.26	*
Off-Site 12B	0.10	0.50	0.3	0.9	0.80	0.60	
Off-Site Yates	0.39	0.00	0.3	0.9	0.30	0.39	***
Off-Site #2	0.07	0.41	0.3	0.9	0.81	0.48	**
Southern Vault	9.89	6.21	0.3	0.9	0.53	16.10	
Strawberry Vault	4.24	0.41	0.3	0.9	0.35	4.65	
Parcel A Vault	8.77	2.10	0.3	0.9	0.42	10.87	

*Off-site area taken to Southern Vault
**Off-site area taken to Strawberry Vault
****Off-site from Parcel 12-B into Parcel A
***Off-site accounted for future Yates Expansion per CDP/FDP - to Strawberry Vault

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31708
6/2/11
PROFESSIONAL ENGINEER

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

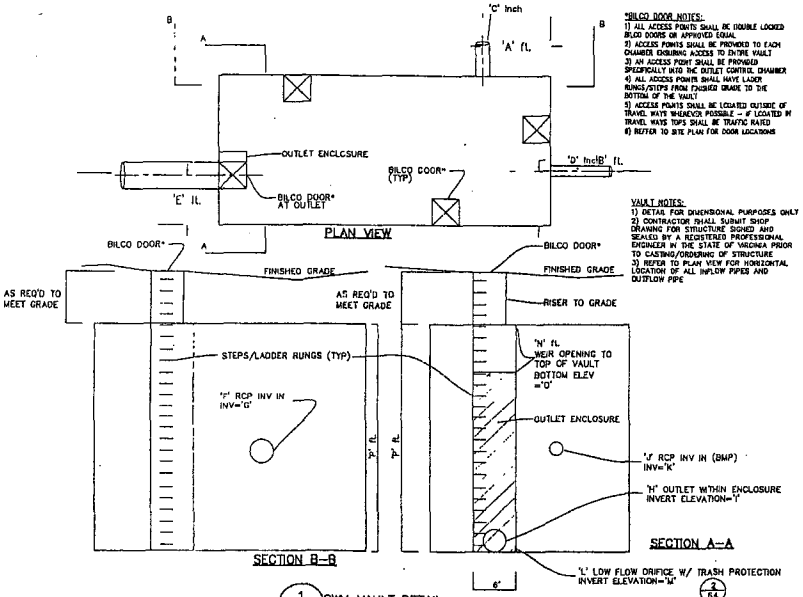
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROUTING RESULTS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/18/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 8/08/10
13.) REVISED 8/23/10
14.) REVISED 11/10/10
15.) REVISED 11/16/10
DATE: JUNE, 2008
DES. SEC DWN. SEC
SCALE: AS SHOWN
PROJECT/FILE NO. 6575
SHEET NO. 45 OF 48

20.) REVISED 6/17/2011
21.) REVISED 6/2/2011
22.) REVISED 5/13/2011
19.) REVISED 4/15/2011
18.) REV. 1-18-2011
17.) REV. 12-7-2010
16.) 2-03-2010

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_DI SIM.dwg 9/16/2010 2:20:25 PM EDT



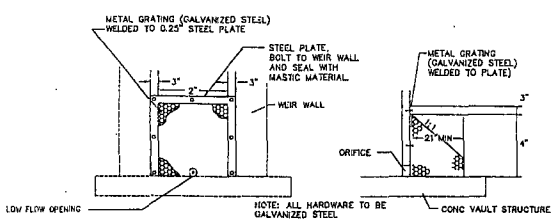
*BILCO DOOR NOTES:
1) ALL ACCESS POINTS SHALL BE DOUBLE LOCKED BILCO DOORS OR APPROVED EQUAL
2) ACCESS POINTS SHALL BE PROVIDED TO EACH CHAMBER ENSURING ACCESS TO ENTIRE VAULT
3) AN ACCESS POINT SHALL BE PROVIDED SPECIFICALLY INTO THE OUTLET CONTROL CHAMBER
4) ALL ACCESS POINTS SHALL HAVE LADDER RUNGS/STEPS FROM FINISHED GRADE TO THE BOTTOM OF THE VAULT
5) ACCESS POINTS SHALL BE LOCATED OUTSIDE OF TRAVEL WAYS WHENEVER POSSIBLE - IF LOCATED IN TRAVEL WAYS TOPS SHALL BE TRAFFIC RATED
6) REFER TO SITE PLAN FOR DOOR LOCATIONS

VAULT NOTES:
1) DETAIL FOR DIMENSIONAL PURPOSES ONLY
2) CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR STRUCTURE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA PRIOR TO CASTING/ORDERING OF STRUCTURE
3) REFER TO PLAN VIEW FOR HORIZONTAL LOCATION OF ALL INFLOW PIPES AND OUTFLOW PIPE

1 46 SWM VAULT DETAIL
N.T.S.

VAULT	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
SOUTHERN	7	10	48	15	13.5	48	331.11	48	330.11	15	334.37	2	330.11	6	333.61	6
STRAWBERRY	18.25	4.25	27	15	14.5	27	346.00	21	337.00	15	346.00	2	337.00	6	345.75	12.25

SEE SHEET 44 FOR PARCEL A VAULT INFORMATION



2 46 ORIFICE TRASH PROTECTION.
NO SCALE

STORM WATER MANAGEMENT NARRATIVE:
STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET THROUGH THE USE OF THREE (3) UNDERGROUND STORM WATER DETENTION VAULTS. THESE STORM WATER DETENTION VAULTS HAVE BEEN ADEQUATELY SIZED TO CONTROL RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVENTS. IT SHOULD ALSO BE NOTED THAT DETENTION FOR APROXIAMATELY 0.42 AC. OF IMPERVIOUS AREA ADDED WITH PLAN SEA99-P-008 IS TO BE PROVIDED WITH THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. ADDITIONALLY, THE COMPUTED ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY IS TO BE REDUCED BY AN AMOUNT TO OFFSET THE INCREASED RUNOFF FROM NEW IMPERVIOUS AREA PROPOSED IN THE ESKRIDGE ROAD PUBLIC IMPROVEMENT PLAN. (FAIRFAX COUNTY PLAN #0561-SP-002)

THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY DURING THE 2-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.15 AS IS SHOWN IN THE SWM COMPUTATIONS.

THE MAXIMUM ALLOWABLE RELEASE RATE FOR FOR THE SUBJECT PROPERTY DURING THE 10-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.30 AS IS SHOWN IN THE SWM COMPUTATIONS.

AS IS EVIDENCED BY THE ROUTINGS SHOWN ON THE ROUTING INFORMATION SHEETS, THE TOTAL RELEASE RATE FROM THE PROPOSED VAULTS IS LOWER THAN THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE DURING BOTH THE 2-YR AND 10-YR STORM EVENTS. SEE THE SWM COMPUTATIONS AND ROUTING INFORMATION.

BASED ON THE ABOVE ANALYSIS, AND SUPPORTING COMPUTATIONS IN THIS PLAN, STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THE TWO (2) PROPOSED UNDERGROUND DETENTION VAULTS.

PLEASE NOTE A WAIVER REQUESTING PERMISSION TO PROVIDE STORMWATER MANAGEMENT IN UNDERGROUND VAULTS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

WATER QUALITY NARRATIVE:
BEST MANAGEMENT PRACITE (BMP) REQUIREMENTS FOR THE SUBJECT PROPERTY, CONSISTING OF 31.37 ACRES, SHALL BE MET THROUGH THE USE OF THREE (3) SEPERATE UNDERGROUND STORM FILTER SYSTEMS. EACH OF THESE STORM FILTER SYSTEMS HAS A REMOVAL EFFICIENCY RATING OF 50%. THE AREAS TREATED BY EACH OF THE STORM FILTER SYSTEMS WILL BE THE SAME AREA$ DEPICTED ON THE SWM MAP FOR STORM WATER MANAGEMENT.

AS IS SHOWN BY THE COMPUTATIONS THE TREATMENT OF THESE CONTROLLED AREAS AT A REMOVAL EFFICIENCY RATE OF 50% WILL RESULT IN A PHOSPHOROUS REMOVAL FOR THE SITE OF SUFFICIENT TO MEET THE 40% REQUIREMENT FOR NEW DEVELOPMENT EVEN THOUGH THIS SITE IS A REDEVELOPMENT PROJECT PER THE PFM DEFINITION.

BASED ON THE ABOVE ANALYSIS AND THE SUPPORTING COMPUTATIONS SHOWN ON THE SWM MAP SHEET, BMP REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THESE STORM FILTERS.

PLEASE BE AWARE THAT A WAIVER REQUESTING PERMISSION TO MEET BMP REQUIREMENTS THROUGH THE USE OF UNDERGROUND STORMFILTER SYSTEMS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

OUTFALL DESCRIPTION
THE PROPERTY SUBJECT TO DEVELOPMENT PER THIS REZONING APPLICATION IS PRESENTLY DEVELOPED AS A CINEMA WITH ASSOCIATED SITE IMPROVEMENTS ON THE NORTHERN PORTION OF THE PROPERTY, AND CONTAINS AN UNDEVELOPED OPEN AREA ON THE SOUTHERN PORTION OF THE PROPERTY. ADDITIONALLY, THERE ARE TWO EXISTING PONDS LOCATED ON THE SUBJECT PROPERTY, ONE IN THE NORTHERN PORTION OF THE SITE AND ONE IN THE SOUTHERN PORTION OF THE SITE. THE SOIL TYPE FOR A VAST POTION OF THE SITE (MAINLY THE SOUTHERN PORTION) IS BLANK PER THE FAIRFAX COUNTY SOILS MAP. THE NORTHERN PORTION OF THE SITE HOWEVER CONTAINS 108I TYPE SOIL PER THE AFOREMENTIONED SOILS MAP. THE SITE IS BOUNDED TO THE NORTH BY LEE HIGHWAY (ROUTE 29), TO THE SOUTH BY ARLINGTON BLVD. (ROUTE 50), TO THE EAST BY MIXED USE DEVELOPMENT, AND TO THE WEST BY EXISTING INDUSTRIAL DEVELOMENT.

PRESENTLY, THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SUBJECT PROPERTY. THESE OUTFALLS ARE LOCATED AT EACH OF THE PONDS REFERENCED ABOVE. THE SUBJECT APPLICATION PROPOSES TO CONTINUE USING THESE SAME OUTFALLS (WHICH ARE CLOSED CONDUIT SYSTEMS) AS THE DISCHARGE POINTS FOR THE TWO NEW UNDERGROUND DETENTION VAULTS INCLUDED IN THE REZONING PLAN. PLEASE REFER TO THE SWM MAP FOR FURTHER INFORMATION REGARDING THE LOCATION OF THESE OUTFALLS. THE REMAINDER OF THIS NARRATIVE PROVIDES A DESCRIPTION OF EACH OUTFALL.

OUTFALL #1 IS LOCATED AT THE NORTHERN END OF THE SITE, AND ALSO DISCHARGES INTO AN EXISTING CLOSED CONDUIT SYSTEM. THIS CLOSED CONDUIT SYSTEM PRESENTLY SERVES AS THE OUTFALL FOR THE POND LOCATED IN THIS AREA, AND IT IS A 54" PIPE THAT CONVEYS FLOW IN A WESTERLY DIRECTION. AFTER LEAVING THE SUBJECT PROPERTY, FLOW WILL CONTINUE TO TRAVEL THROUGH A 54" CLOSED COUNDUIT SYSTEM IN A WESTERLY DIRECTION UNTIL APPROXIMATELY 50' EAST OF ESKRIDGE ROAD. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL BEGIN TO CONVEY FLOW IN A SOUTH-WESTERLY DIRECTION UNTIL IT REACHES ESKRIDGE ROAD. AT THIS POINT FLOW WILL BE CONVEYED IN A SOUTHERLY DIRECTION ALONG SIDE OF ESKRIDGE ROAD BY THE EXISTING CLOSED CONDUIT SYSTEM. FLOW WILL THEN BE CONVEYED IN A WESTERLY DIRECTION UNDERNEATH OF ESKRIDGE ROAD AND THEN BEGIN TO TRAVEL IN A SOUTH WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF THE ABOVE REFERENCED APPROVED FAIRFAX COUNTY PLAN, (#0561-SP-001) FLOW WILL BEGIN TO TRAVEL IN A SOUTHERLY DIRECTION TO THE EAST OF THE EXISTING REGIONAL POST OFFICE FACILITY. SOUTH OF THE POST OFFICE FACILITY, FLOW WILL BEGIN TO TRAVEL SOUTH-WESTERLY AGAIN, WHILE STILL WITHIN AN EXISTING CLOSED CONDUIT SYSTEM UNTIL APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL ONCE AGAIN TURN SOUTH, AND THEN DAYLIGHT TO AN EXISTING CONCRETE CHANNEL ABOUT 200 FEET DOWNSTREAM. FLOW ENTERING THIS EXISTING CONCRETE CHANNEL WILL THEN TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT CONVERGES WITH THE CONCRETE CHANNEL DESCRIBED FOR OUTFALL #2. FROM THIS POINT, FLOW WILL BE CONVEYED AS DESCRIBED FOR OUTFALL #2 DOWNSTREAM OF THE CONCRETE CHANNEL CONVERGENCE.

PROPOSED OUTFALL #2 WILL BE LOCATED ON THE SOUTHERN END OF THE SITE. THIS OUTFALL WILL BE INTO AN EXISTING CLOSED CONDUIT SYSTEM WHICH PRESENTLY SERVES THE EXISTING POND LOCATED IN THIS AREA. THE EXISTING CLOSED CONDUIT SYSTEM INTO WHICH THIS SITE OUTFALLS IS A 36" PIPE THAT CONVEYS WATER IN A SOUTHERLY DIRECTION. SHORTLY AFTER CROSSING THE SOUTHERN PROPERTY LINE, THE CLOSED CONDUIT SYSTEM OPENS UP TO A 48" PIPE THAT CONVEYS FLOW IN A SOUTH-WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF APPROVED FAIRFAX COUNTY PLAN #0561-SP-001, (INCLUDED IN THE SUBJECT APPLICATION FOR INFORMATION ONLY) FLOW IN THIS EXISTING CLOSED CONDUIT SYSTEM WILL CONTINUE TO FLOW IN A SOUTH-WESTERLY DIRECTION TOWARDS WILLIAMS DRIVE (ROUTE 5162). IT SHOULD BE NOTED THAT ADDITIONAL FLOW WILL ENTER INTO THE EXISTING CLOSED CONDUIT SYSTEM FROM OTHER EXISTING CLOSED CONDUIT SYSTEMS PERIODICALLY THROUGHOUT THE EXTENT OF THIS DESCRIPTION. PRIOR TO REACHING WILLIAMS DRIVE, THE CLOSED CONDUIT SYSTEM WILL BEGIN CONVEYING FLOW IN A WESTERLY DIRECTION TOWARD THE NORTHERN END OF JAVIER ROAD (ROUTE 5163). APPROXIMATELY 200 FEET WEST OF JAVIER ROAD, THIS CLOSED CONDUIT SYSTEM WILL DAYLIGHT TO AN EXISTING CONCRETE CHANNEL. THIS CHANNEL WILL CONTINUE CONVEYING WATER IN A WESTERLY DIRECTION TO A POINT APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE (ROUTE 699). AT THIS POINT, FLOW WILL BE JOINED BY FLOW FROM ANOTHER EXISTING CONCRETE CHANNEL AND PROCEED IN A SOUTH-WESTERLY DIRECTION. AS FLOW CONTINUES TO TRAVEL SOUTH-WEST, IT WILL COME TO PROSPERITY AVENUE, WHERE IT WILL BE CONVEYED UNDER THE ROADWAY THROUGH A TRIPLE BOX CULVERT. AFTER EXITING THE AFOREMENTIONED CULVERT, FLOW WILL ENTER INTO AN UN-NAMED TRIBUTARY. THIS TRIBUTARY IS RIP-RAP LINED AT THE POINT THAT THE CULVERT DISCHARGES INTO IT, AND HAS BEEN EARMARKED BY FAIRFAX COUNTY FOR RESTORATION. FROM THIS TRIBUTARY FLOW WILL CONTINUE TO TRAVEL SOUTH-WEST AND DISCHARGE INTO LONG BRANCH. FROM HERE, FLOW WILL BE COVEYED VIA LONG BRANCH INTO ACCOTINK CREEK.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31788
6/24/11
PROFESSIONAL ENGINEER

22) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19). REVISED 4/15/2011
18.) REV. 1-11-2011
17.) REV. 12-7-2010
16.) 12-01-2010

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA
VIKA INCORPORATED
SURVEYORS • PLANNERS • LANDSCAPE ARCHITECTS • ENGINEERS • GIS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 • MCLEAN, VIRGINIA 22102
TOTAL: (703) 442-7800 • FAX: (703) 848-2687
VIRGINIA • MARYLAND • DELAWARE • WASHINGTON, D.C.

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VAULT DETAIL AND NARRATIVES

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/6/07
8.) REVISED 4/7/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 10/01/10
15.) REVISED 3/4/11

DATE: OCT 2005
DES. SEC | DWN. SEC
SCALE: HORZ: 1"=XX'
PROJECT/FILE NO. 8575
SHEET NO. 46 OF 48

P:\Planning\Projects\8575\dwg\Parcel A and D Amendment\8575_02 SVM.dwg 8/24/2010 12:18:05 PM EDT

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1C)
FDP P Districts (except PRC) (16-502 1F & 1C)	Amendments (18-202 10F & 10I)

☒ 1. Plat to at a minimum scale of 1"= 50' (unless it is depicted on one sheet with a minimum scale of 1" = 100').

☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 5 and 6.

☒ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-site area served (acres)	Drainage served (acres)	Footprint served (sf)	Storage Volume (cf)	If pond, dam height (ft)
Underground Vault #1 (e.g. dry pond, inf. trench, underground vaults, etc.)	16.47	N/A	1	230 x 90	124,200	N/A
Underground Vault #2	11.94	N/A	2	200 x 60	72,000	N/A
Totals	28.41				196,200 Totals	

☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheets 41 and 37. Pond inlet and outlet pipe systems are shown on Sheets 41 and 37.

☒ 5. Maintenance access road to stormwater management facility (ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is access via on-site roadways, (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near he stormwater management facility is shown on Sheet 7.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 40.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

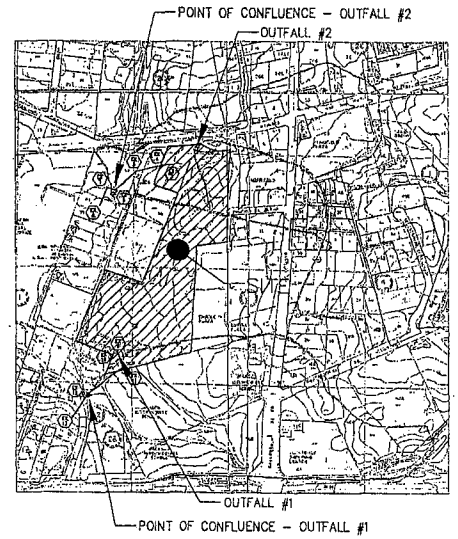
☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

☒ 10. Existing topography with a maximum contour interval of two (2) feet and a note as to weather it is an air survey or field run is provided on Sheet 3.

☒ 11. A submission waiver is requested for Underground SWM/BMP (separate cover).

☐ 12. Stormwater management is not required because N/A.

X:\D\M\0002-\PRAD\SW\[illegible]MUM STORMWATER INFORMATION FOR REZONING (10-2-08).doc



COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 01788
6/21/11
PROFESSIONAL ENGINEER

ADEQUACY OF OUTFALL COMPUTATIONS

	FROM	TO	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL. FPS	LENGTH FEET	Q CAPACITY CFS
*	EX - 3	EX - 4	2.00	0.013	54	17.49	80.00	278.10
*	EX - 4	EX - 5	2.00	0.013	54	17.49	195.00	278.10
*	EX - 5	EX - 6	2.00	0.013	54	17.49	110.00	278.10
*	EX - 6	EX - 7	2.00	0.013	54	17.49	65.00	278.10
*	EX - 7	EX - 8	1.33	0.013	54	14.26	90.00	226.79
	EX - 9	EX - 10	2.48	0.013	24	12.92	27.00	35.63
	EX - 10	EX - 11	0.88	0.013	36	9.12	50.00	62.57
	EX - 11	EX - 12	0.62	0.013	36	7.97	170.00	52.32
	EX - 12	EX - 13	4.53	0.013	48	27.79	150.00	306.40

* SLOPES OF PIPES ASSUMED TO GENERALLY FOLLOW THE SLOPE OF GROUND ABOVE THEM

(22.) REVISED 07/17/2011
(21.) REVISED 05/2/2011
(20.) REVISED 3/13/2011
19.) REVISED 4/13/2011
18.) REVISED 01/10/2011
17.) REVISED 12/07/2010
16.) REVISED 12/03/2010

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

VIKA
DIVERSIFIED PLANNERS • LANDSCAPE ARCHITECTS • SURVEYORS • GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
(703)442-7800 • FAX (703)741-2787
MCLEAN, VA CERTIFICATE NO. 189

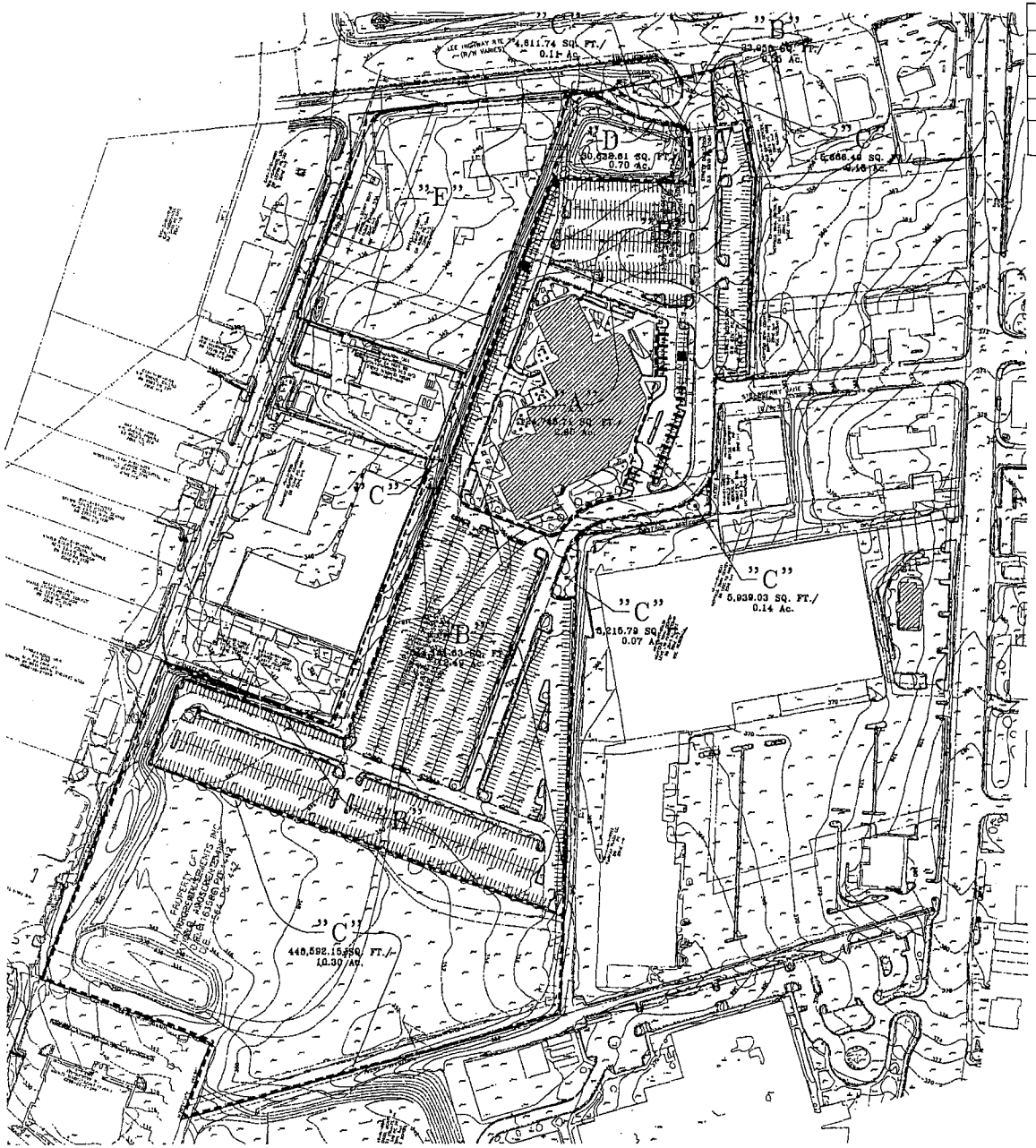
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OUTFALL DETAILS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/6/07
8.) REVISED 5/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 8/08/10
13.) REVISED 8/23/10
14.) REVISED 11/05/10

DATE: OCT 2006
DES. SEC DWN. SEC
SCALE: 1"=500'
PROJECT/FILE NO. 6575
SHEET NO. 47 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_03 SW.dwg 8/24/2010 12:16:55 PM EDT



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED/ BUILDING	N/A	2.86 AC	EXISTING RETAIL BUILDING	(SEE TYPE COVERS)	EXIST. COMMERICAL DEVELOPMENT
B	DEVELOPED/ MAINTAINED	N/A	13.04 AC	ASPHALT PARKING	(SEE VEG TYPE COVERS)	EXIST. PARKING/ TRAVEL LANE W/ LANDSCAPING
C	LANDSCAPE UNMAINTAINED	N/A	10.75 AC	PERVIOUS GOOD	(SEE VEG TYPE COVERS)	UNMAINTAINED GRASS AREA
D	EXISTING SWM POND	N/A	0.74 AC	MAINTAINED GRASS	N/A	EXIST. DRY SWM POND
E	DEVELOPED OPEN CONSTRUCTION VEHICAL STORAGE & BUILDING	N/A	3.98 AC	PAVEMENT & BUILDING	N/A	EXISTING CONSTRUCTION VEHICLE STORAGE AND ASSOCIATED BUILDING
		TOTAL	31.37 AC			

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

N

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31786
6/2/11
PROFESSIONAL ENGINEER

GRAPHIC SCALE

(IN FEET)
1 inch = 100 ft.

VEGETATION COVER TYPES

"A" PRIMARY COVER

EXIST. BUILDING
FOUNDATION PLANTINGS

"B" PRIMARY COVER

EXIST. ASPHALT PAVEMENT
PARKING LOT LANDSCAPING

"E" PRIMARY COVER

EXISTING CONSTRUCTION
VEHICLE STORAGE AND
EXISTING BUILDINGS

"C" PRIMARY COVER

OPEN GRASS AREA
WITH HARDWOOD
TREE STAND

"D" PRIMARY COVER

EXIST. STORMWATER
MANAGEMENT POND
MAINTAINED GRASS AREA

18.) REVISED 6/17/2011
17.) REVISED 6/2/2011
16.) REVISED 5/13/2011

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EXISTING VEGETATION MAP

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/6/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/13/2011

DATE: DEC. 7, 2005
DES. NPK DWN. RWS
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 48 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_EVM.dwg 2/14/2011 3:35:31 PM EST