



County of Fairfax, Virginia

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

September 28, 2011

Sara V. Mariska
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2010-MV-011

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 27, 2011, granting Rezoning Application RZ 2010-MV-011 in the name of Memorial Venture, LLC. The Board's action rezones certain property in the Mount Vernon District from the PRM, CRD and HC Districts to the C-8, CRD and HC Districts and permits commercial development with an overall Floor Area Ratio (FAR) of 0.11. The subject property is located at the southeast quadrant of the intersection of East Lee Avenue and Richmond Highway on approximately 1.23 acres of land [Tax Map 93-1 ((18)) (D) 117, 126, 130 and 138], and is subject to the proffers dated September 26, 2011.

The Board also:

- Modified the transitional screening and barrier requirements along the eastern and southern property lines.
- Modified the peripheral parking lot landscaping requirements in favor of the landscaping shown on the Generalized Development Plan (GDP).
- Modified the Richmond Highway Commercial Revitalization District streetscape requirements along Richmond Highway and East Lee Avenue, in favor of that shown on the GDP.
- Approved a deviation from the tree preservation target requirement to that shown on the GDP.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

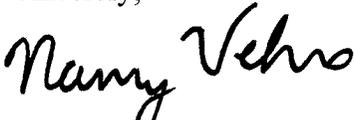
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

- Waived the minimum lot width requirement.
- Waived construction of the service drive requirement along Richmond Highway.

Sincerely,



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

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 27th day of September 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-MV-011**

WHEREAS, Memorial Venture, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PRM, CRD and HC Districts to the C-8, CRD and HC Districts, and

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

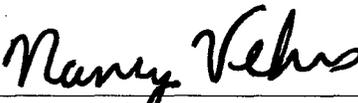
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-8, CRD and HC Districts, and said property is subject to the use regulations of said C-8, CRD and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 27th day of September, 2011.



Nancy Vehs
Clerk to the Board of Supervisors



PROFFERS

RZ 2010-MV-011

Memorial Venture, LLC

September 26, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Memorial Venture, LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2010-MV-011 filed for property identified as Tax Map 93-1 ((18)) (D) 117, 126, 130, and 138 (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2010-MV-011. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERAL

- a. Generalized Development Plan. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") consisting of eight (8) sheets, prepared by Dominion Surveyors, Inc. dated August 12, 2010 and revised through July 8, 2011.
- b. Minor Modifications. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines as shown on the GDP.
- c. Uses. As shown on the GDP, the Application Property shall be developed as a shopping center. Development on the Application Property shall include a maximum of 6,000 square feet of gross floor area ("GFA"). The Applicant shall not exceed a single fast food restaurant use on the Application Property. No more than six (6) tenant spaces shall be permitted on the Application Property.

Permitted uses shall include the following:

- Business service and supply service establishments;
- Eating establishments;
- Fast food restaurant that complies with the provisions of Section 4-805 of the Zoning Ordinance;
- Financial institutions;
- Garment cleaning establishments;

- Health clubs;
 - Offices;
 - Personal service establishments;
 - Public uses;
 - Private schools of special education;
 - Quick service food stores that comply with the provisions of Section 4-805 of the Zoning Ordinance;
 - Repair service establishments;
 - Retail sales establishments.
- d. Special Exceptions. The Applicant shall request special exception approval for any fast food restaurant or quick service food store that does not meet the limitations of Section 4-805 of the Zoning Ordinance. As determined by the Zoning Administrator, a special exception application shall not require a proffered condition amendment provided that there is no decrease in the amount or location of open space, landscaping, distance to peripheral lot lines, or increase in the total square footage as shown on the GDP.
- e. Density Credit. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation (VDOT) pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.

2. TRANSPORTATION

- a. Richmond Highway. The Applicant shall dedicate right-of-way for public street purposes up to 88 feet from the centerline of Richmond Highway along the entire site frontage in fee simple without encumbrances to the Board of Supervisors, as shown on the GDP, prior to site plan approval or upon demand, whichever shall occur first.
- b. East Lee Avenue. Prior to the issuance of a Non-Residential Use Permit (non-RUP), the Applicant shall construct a five (5) foot sidewalk on East Lee Avenue as shown on the GDP.
- c. Access Management Exception. Prior to site plan approval, the Applicant shall obtain approval of an access management exception.
- d. Taper. Notwithstanding what is shown on the GDP, prior to issuance of the first Non-RUP, the Applicant shall construct a 100 foot taper along the Application Property's frontage within the dedicated right-of-way. The taper shall be open for use by the public for travel, but not necessarily accepted by the state for maintenance prior to the issuance of the first Non-RUP. Should the Applicant or VDOT determine that the right turning movements from northbound Richmond Highway onto East Lee Avenue generated by the Applicant's mix of uses exceeds

sixty (60) vehicles per hour in a peak hour, according to the Institute of Transportation Engineers (ITE) Trip Generation handbook criteria, the Applicant shall install a right turn lane within the dedicated right-of-way as may be approved by VDOT. The Applicant shall not be required to escrow funds for construction of the possible future right turn lane; however, this language shall not release the Applicant from future compliance with this proffer.

- e. Timing of Transportation Improvements. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required transportation improvements have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or necessary easements, site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).

3. DESIGN

- a. The Applicant shall be permitted to develop the Application Property with one (1) building consisting of a maximum of 6,000 square feet or two (2) buildings that total a maximum of 6,000 square feet. The Applicant reserves the right to shift square footage between the buildings provided there is no decrease in open space and/or building setbacks.
- b. The Applicant shall ensure that the final architectural design of the building(s) shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative elevation attached to these proffers. The building(s) shall be constructed of masonry and pre-cast concrete on all four (4) sides of the building(s). The building(s) shall include awnings and transparent glass for all windows, including those incorporated into entry doors.
- c. The Applicant shall screen all mechanical equipment from view on all sides.

4. GREEN BUILDING PRACTICES

- a. The Applicant shall include, as part of the site plan submission and building plan submission for the Application Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining.
- b. A LEED accredited or equivalent-accredited professional shall be included as part of the design team. A LEED or equivalent-accredited professional shall provide certification statements at the time of site plan review and building plan submission confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the project.

Prior to site plan approval, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the project is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC certification

- c. Prior to approval of the site plan for each building, the Applicant will execute a separate agreement and post, for that building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$12,000. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design—New Construction (LEED[®]-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within three (3) years of issuance of the non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- d. Prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- e. If the Applicant provides to the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three (3) points of attainment of LEED certification, 50% of the escrow 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.
- f. If the Applicant fails to provide, within three (3) years of issuance of the non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three (3) points

or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

- g. 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 application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

The Applicant shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the PFM and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES. The Applicant shall achieve at least 50% phosphorus removal to improve stormwater quality.

6. STREETSCAPE

- a. The Applicant shall install a streetscape generally consisting of landscaping, a trail, and a browsing strip along the Application Property's Richmond Highway frontage as shown on the GDP. Subject to approval by Urban Forest Management (UFM), in addition to what is shown on the GDP, the Applicant shall install ground cover, shrubs, and flowers along the Richmond Highway frontage. The Applicant shall coordinate the installation of the proposed streetscape with VDOT. The Applicant reserves the right to make minor modifications to landscaping to reasonably accommodate utility lines, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the GDP.
- b. The Applicant shall install a streetscape generally consisting of landscaping and a sidewalk along the Application Property's East Lee Avenue frontage as shown on the GDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT. The Applicant reserves the right to make minor modifications to landscaping to reasonably accommodate utility lines, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the GDP.

7. LANDSCAPING AND SCREENING

- a. Peripheral parking lot landscaping shall be provided as generally shown on the GDP.

- b. Transitional screening and barriers shall be provided as generally shown on the GDP.
- c. The Applicant shall provide a seven (7) foot wall, as generally shown on the GDP, provided that the distance from the wall to the eastern and southern property lines is not reduced from that shown on the GDP. The Applicant shall determine the final location of the wall at time of site plan to accommodate screening to the greatest extent possible. The wall shall be constructed of architectural block or masonry materials.

8. HERITAGE RESOURCES

Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase I archaeological study of the undisturbed areas of the Application Property, and provide the results of such study to the Park Authority Cultural Resources Management and Protection Section (CRMPS). The study shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS within a reasonable time period so as to not delay construction. The Phase I study shall be performed in accordance with a scope provided by CRMPS.

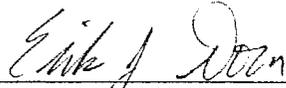
There shall be no land disturbing activities on the Application Property until the Phase I study has been reviewed and approved by CRMPS. If any archeological resources are found by the Phase I study and determined to be potentially significant, then the Applicant shall conduct a Phase II archeological study. The Phase II study data recovery shall be performed in accordance with a scope provided by CRMPS. Archeological reports produced as a result of the Phase I and/or Phase II studies shall be submitted for approval to CRMPS. Said approval process shall be completed within a reasonable time period so as to not delay construction.

9. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

Applicant/Title Owner of Tax Map 93-1 ((18)) (D) 117,
126, 130, 138

MEMORIAL VENTURE, LLC

A handwritten signature in cursive script, appearing to read "Erik J. Dorn".

By: Erik J. Dorn

Its: Managing Member

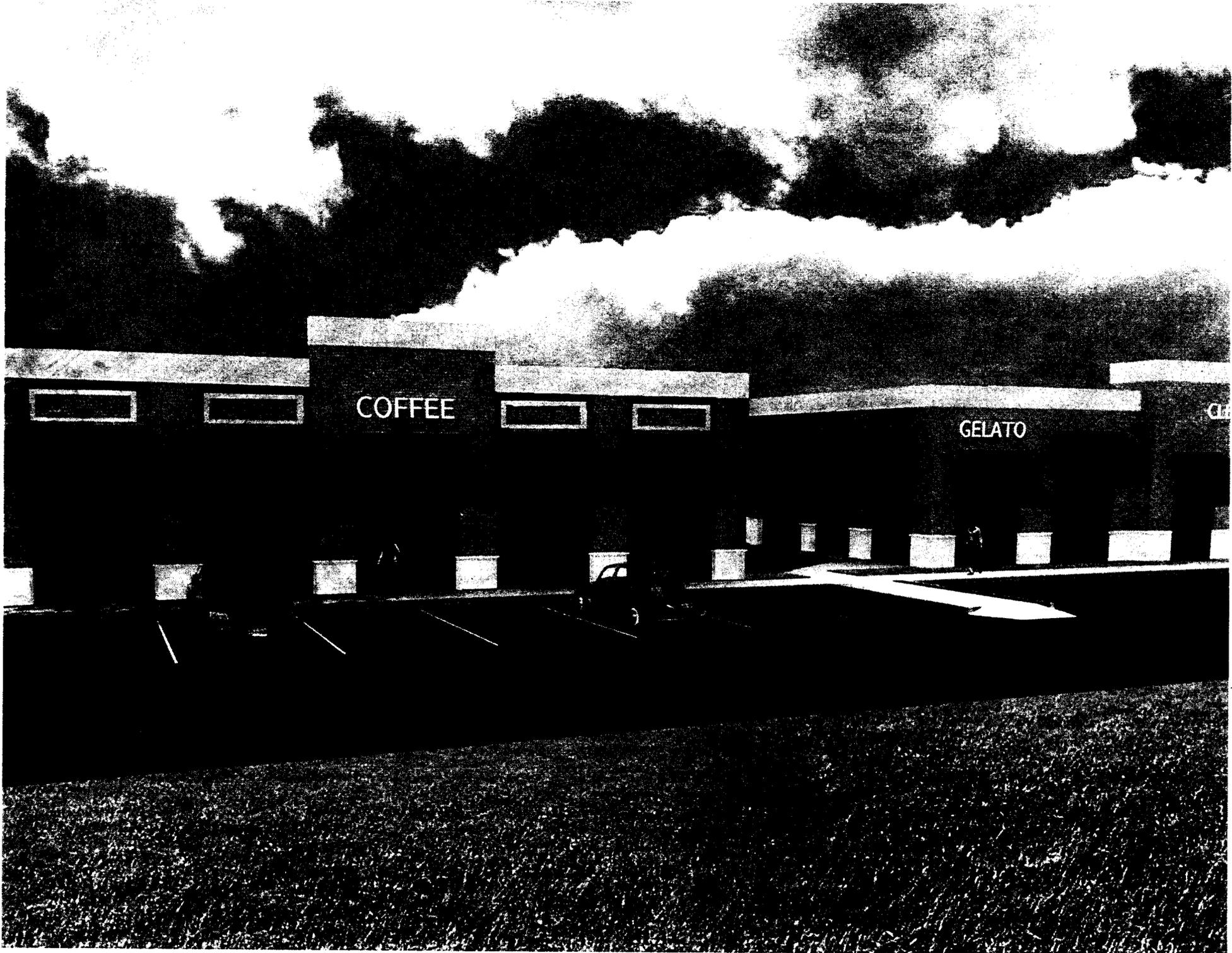
[SIGNATURE ENDS]



COFFEE

GELATO

CA





LEGEND

- EXISTING INTERMEDIATE CONTOUR
- EXISTING INDEX CONTOUR
- PROPOSED CONTOUR
- EXISTING EDGE OF PAVEMENT
- PROPOSED EDGE OF PAVEMENT
- EXISTING CURB & GUTTER
- PROPOSED CURB & GUTTER
- EXISTING WATERLINE
- PROPOSED WATERLINE
- EXISTING TELEPHONE LINE
- PROPOSED TELEPHONE LINE
- EXISTING ELECTRIC SERVICE
- PROPOSED ELECTRIC SERVICE
- EXISTING GAS LINE
- PROPOSED GAS LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- EXISTING FENCE LINE
- PROPOSED FENCE LINE
- EXISTING UTILITY POLE
- PROPOSED UTILITY POLE
- EXISTING SPOT ELEVATION
- PROPOSED SPOT ELEVATION
- PROPOSED STOP SIGN
- FLAG LINE OF SHALE
- PROPOSED FIRE LANE
- EXISTING SIDEWALK
- PROPOSED SIDEWALK
- EXISTING HANDICAP RAMP (CG-12)
- PROPOSED HANDICAP RAMP (CG-12)
- EXISTING TEST HOLE
- PROPOSED TEST HOLE
- FOUNDATION DRAIN (GRAVITY)
- FOUNDATION DRAIN (PUMP)
- EXISTING STREET LIGHT
- PROPOSED STREET LIGHT
- PARKING SPACE INDICATOR (TOTAL NUMBER OF SPACES)
- EXISTING TREE LINE
- TO BE REMOVED
- PROPOSED LIMITS OF CLEARING AND GRADING AND/OR DISTURBANCE

GENERAL NOTES:

1. BOUNDARY AND TOPOGRAPHIC SURVEY INFORMATION FROM A 2001 FIELD SURVEY BY DEFENIX SURVEYORS, INC. THE CONTOUR INTERVAL IS 2 FEET. TOPOGRAPHIC DATUM IS BASED ON FAIRFAX COUNTY/USGS ELEVATIONS.
2. THE PROPERTIES DELINEATED HEREIN ARE SHOWN ON FAIRFAX COUNTY TAX MAPS AS:

| PARCEL I.D. | CURRENT ZONING | PROPOSED ZONING |
|-----------------------|----------------|-----------------|
| 13-1 (10) (D) 017-025 | RF-1, HC, CRD | C-8, HC, CRD |
| 13-1 (10) (D) 026-029 | (ALL PARCELS) | (ALL PARCELS) |
| 13-1 (10) (D) 030 | | |
| 13-1 (10) (D) 038-040 | | |
3. THE PROPERTIES ARE LOCATED IN THE RICHMOND HIGHWAY COMMERCIAL REVITALIZATION (CRD) DISTRICT AND THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HCO).
4. THE PROPERTIES WERE REZONED FROM C-8 & R-3 TO RF-1 IN 2004, UNDER 2003-14-025. THIS APPLICATION PROPOSES TO REZONE THE PROPERTY TO A C-8 DISTRICT.
5. THE PROJECT WILL BE SERVED BY SANITARY SEWER EXTENSIONS FROM EXISTING COUNTY SEWER MAINS LOCATED IN EAST LEE AVENUE AND PRESTON AVENUE.
6. THE PROJECT WILL BE SERVED BY WATERLINE EXTENSIONS FROM EXISTING P.C.M.A. FACILITIES IN EAST LEE AVENUE.
7. STORMWATER DETENTION AND B.T.P.S WILL BE PROVIDED BY UNDERGROUND PIPING AND A SAND FILTER, UNLESS NEEDED BY D.P.M.E.S. SEE SHEET 5 FOR THE PRELIMINARY DESIGN CALCULATIONS AND OUTFALL NARRATIVE.
8. A TRAIL IS NOT REQUIRED, PER THE COUNTY MASTER TRAIL PLAN. THE PROPOSED TRAIL AND STREETSCAPE IS IN ACCORDANCE WITH FIGURE 3, "RICHMOND HIGHWAY CROSS-SECTION" IN THE TRANSPORTATION POLICY PLAN.
9. THE COUNTY COMPREHENSIVE PLAN INDICATES THAT A SERVICE DRIVE IS PLANNED FOR THE SITE'S ROUTE 1 (RICHMOND HIGHWAY) FRONTAGE. A HAVER OF THE SERVICE DRIVE REQUIREMENT IS REQUESTED AS PART OF THIS PLAN.
10. A HAVER OF ROAD FRONTAGE IMPROVEMENTS FOR RICHMOND HIGHWAY IS REQUESTED AS PART OF THIS PLAN.
11. A HAVER/MODIFICATION OF THE LANDSCAPING/TRANSITIONAL SCREENING REQUIREMENTS IS REQUESTED AS PART OF THIS PLAN.
12. THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THE SITE. THE ENTIRE SITE IS WITHIN A RESOURCE MANAGEMENT AREA (RMA).
13. THERE IS NO KNOWN OR VISIBLE EVIDENCE OF A GRAVE, OBJECT OR STRUCTURE HARBORING A PLACE OF BURIAL AND HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE.
14. THERE IS NO FLOODPLAIN MAPPED ON THE SITE.
15. THERE ARE NO SCENIC ASSETS OR VISTAS PRESENT ON THE SITE.
16. THERE ARE NO EASEMENTS IN EXCESS OF 25 FEET IN WIDTH ON THE SITE.
17. THE EXISTING VEGETATION AND LIMITS OF EXISTING TREE COVERAGE ARE SHOWN ON ATTACHED SHEET 2, AND CONSIST OF MIXED DECIDUOUS AND EVERGREEN / CONIFEROUS SPECIES.
18. THE PROPOSED DEVELOPMENT IS WITHIN THE LITTLE HANTING CREEK WATERSHED IMPROVEMENT PLANNING DISTRICT. APPROPRIATE MEASURES WILL BE APPLIED TO MEET THE POLICIES AND REQUIREMENTS OF THE P.U.P. AT THE TIME OF SITE PLAN REVIEW.
19. THE PROPOSED DEVELOPMENT SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION AND FAIRFAX COUNTY.
20. BUILDING MOUNTED AND PRESTANDING SIGNS MAY BE CONSTRUCTED, SUBJECT TO THE PROVISIONS OF ARTICLE 10 OF THE ZONING ORDINANCE.
21. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
22. ALL DIMENSIONS AND AREAS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. IN ACCORDANCE WITH ARTICLE 18 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY BE PERMITTED DUE TO ISSUES OF TOPOGRAPHY, DRAINAGE, UTILITY DESIGN, LAYOUT AND FINAL DESIGN AT THE TIME OF THE SITE PLAN.
23. DEVELOPMENT OF THIS PROJECT SHALL CONFORM AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO MARKET CONDITIONS.
24. EXISTING RESIDENTIAL STRUCTURES WERE CONSTRUCTED IN 1950s, ACCORDING TO THE TAX ASSESSMENT RECORDS, AND ARE TO BE REMOVED.
25. RETAIL USE IS PROPOSED ON THE PROPERTY, HOWEVER, OTHER USES PERMITTED IN THE C-8 DISTRICT MAY BE CONSTRUCTED SUBJECT TO THE PROVISION OF PARKING IN ACCORDANCE WITH ARTICLE 8 OF THE ZONING ORDINANCE.
26. THE GRAPHIC ON SHEET 3A DEPICTS TWO PRESTANDING BUILDINGS. AN ALTERNATIVE PLAN SHOWING A SINGLE BUILDING IS INCLUDED AS SHEET 3B. THE APPLICANT RESERVES THE RIGHT TO REALLOCATE SQUARE FOOTAGE BETWEEN BUILDINGS PROVIDED THAT THERE IS NO DECREASE IN OPEN SPACE OR DISTANCE TO PERIPHERAL LOT LINES.

SITE / ZONING TABULATIONS:

- A. THE PROPERTY OWNER IS (ALL PARCELS):
HERONIAL VENTURE, LLC
1201 CHANGING AVE.
ALEXANDRIA, VA 22306
- B. PARCEL AREAS:

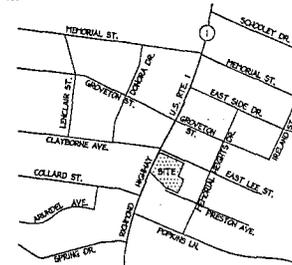
| PARCEL I.D. | AREA (S.F.) | AREA (AC.) |
|-----------------------|-------------|------------|
| 13-1 (10) (D) 017-025 | 27,850 | 0.64778 |
| 13-1 (10) (D) 026-029 | 13,500 | 0.30909 |
| 13-1 (10) (D) 030 | 3,250 | 0.0744 |
| 13-1 (10) (D) 038-040 | 4,750 | 0.2226 |
| TOTAL | 53,350 S.F. | 1.22474 |
- C. PROPOSED RIGHT-OF-WAY DEDICATION: 5,095 S.F.
- D. NET SITE AREA: 48,255 S.F.
- E. ZONING REQUIREMENTS C-8:
 - MINIMUM LOT SIZE: 40,000 S.F.
 - MINIMUM LOT WIDTH: 200 FEET
 - NOTE: A HAVER TO THE MINIMUM LOT WIDTH IS REQUESTED. THE EXISTING LOTS HAVE MINIMUM LOT WIDTHS OF 29 FEET. THE CURRENT PROPERTY WIDTH IS 104.6 FEET. THE RESIDUAL PROJECT WIDTH, ALONG EAST LEE AVENUE, AFTER R.O.W. DEDICATION, WILL BE 117.44 FEET.
 - MAXIMUM BUILDING HEIGHT: 40 FEET
 - MINIMUM YARD REQUIREMENTS:
 - FRONT YARD (C-8): CONTROLLED BY A 45 DEGREE ANGLE OF BULK PLACEMENT, BUT NOT LESS THAN 10 FEET. RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT 20 FEET
 - FRONT YARD (C.R.D.): NO REQUIREMENT
 - REAR YARD: 20 FEET
 - SIDE YARD: NO REQUIREMENT
 - MAXIMUM FLOOR AREA RATIO (OPD) SPACE: 0.50
IS PERCENT OF GROSS AREA SHALL BE LANDSCAPED OPEN SPACE.
 - TREE CANOPY: 10 PERCENT
- F. SITE TABULATIONS:
 - PROPOSED BUILDING HEIGHT: ALLOWABLE: 36 FEET
PROPOSED: SINGLE STORY = 10 FEET
 - BULK REGULATIONS:
 - FRONT YARD: ALLOWABLE: 40 FEET (C-8), 20' C.R.D. PROPOSED: 30.1 FEET
 - REAR YARD: ALLOWABLE: 20 FEET PROPOSED: 20 FEET
 - SIDE YARD: ALLOWABLE: 0 FEET PROPOSED: THERE IS NO SIDE YARD ON THIS LOT, 3 FRONT YARDS AND 1 REAR YARD.
 - FLOOR AREA RATIO: ALLOWABLE: 0.50
REQUIRED = 0.5 (48,255) = 24,127.5 S.F.
PROVIDED = 4,400 S.F. = 14.5%
 - OPEN SPACE: REQUIRED = 0.5 (48,255) = 24,127.5 S.F.
PROVIDED = 27,250 S.F. = 44.5%
 - TREE CANOPY: REQUIRED = 0.10 (48,255) = 4,825.5 S.F.
PROVIDED = 4,400 S.F. = 14.5%
 - INTERIOR PARKING LOT LANDSCAPING: REQUIRED = 5% = 0.05 (28,100 S.F.) = 1,405 S.F.
(10,100 = GROSS PARKING LOT AREA)
PROVIDED = 1,292 S.F. = 7.1%
- G. PARKING TABULATIONS:
 - PARKING REQUIRED: SHOPPING CENTER - 4.3 SPACES PER 1,000 S.F. GROSS FLOOR AREA
PARKING REQUIRED = 24 SPACES
WITH 206 RICHMOND HIGHWAY COMMERCIAL REVITALIZATION DISTRICT REDUCTION = 2 SPACES
 - PROVIDED: TOTAL PARKING PROVIDED = 26 SPACES
REGULAR SPACES = 23 SPACES
HANDICAPPED (VAN ACC.) = 2 SPACES
 - LOADING REQUIRED: STANDARD 10' 1 SPACE FOR FIRST 10,000 S.F. GROSS FLOOR AREA, PLUS 1 SPACE FOR EACH ADDITIONAL 10,000 G.S.F.
LOADING SPACES REQUIRED = 1
 - LOADING PROVIDED: LOADING SPACES PROVIDED = 1

WETLANDS CERTIFICATE
I HEREBY CERTIFY THAT ALL WETLANDS PERMITS REQUIRED BY LAW WILL BE OBTAINED PRIOR TO COMMENCING LAND DISTURBING ACTIVITIES.
SIGNATURE: Alan R. Dalton
OWNER/DEVELOPER: _____ AGENT FOR OWNER

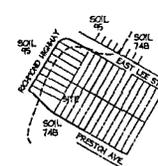
SHEET INDEX

- 1 COVER SHEET / SITE TABULATIONS
- 2 EX. CONDITIONS / EXISTING VEGETATION MAP
- 3A GENERALIZED DEVELOPMENT PLAN
- 3B GENERALIZED DEVELOPMENT PLAN - SINGLE BUILDING OPTION
- 3C GENERALIZED DEVELOPMENT PLAN - RIGHT TURN LANE EXHIBIT
- 4 LANDSCAPE / TREE COVER PLAN
- 5 PRELIMINARY STORMWATER PLAN / OUTFALL NARRATIVE
- 6 SECTION EXHIBITS

VICINITY MAP
SCALE: 1" = 500'



SOIL MAP
SCALE: 1" = 200'



| SOIL ID NUMBER | SERIES NAME | PROBLEM CLASS | SOIL PROBLEM FOR SEPTIC | SUIT. FOR INFILT. | EROSION POTENTIAL | FOUNDATION SUPPORT |
|----------------|-------------|---------------|-------------------------|-------------------|-------------------|--------------------|
| 74B | CRIST HILL | III | MARG | POOR | POOR | LOW |
| 74C | URBAN LAND | N/A | N/A | N/A | N/A | N/A |

A GEOTECHNICAL INVESTIGATION / REPORT IS REQUESTED.

TREE PRESERVATION / COVER SUMMARY

- A. TREE PRESERVATION TARGET AND STATISTICS
 - A1 TREE PRESERVATION TARGET CALCULATIONS
 - A PREDEVELOPMENT AREA OF EX. TREE CANOPY (FROM E.V.H.) = 4,584 SQ. FT.
 - B PERCENTAGE OF GROSS SITE AREA COV. BY EX. CANOPY = 17.46 %
 - C PERCENTAGE OF 10-YR CANOPY REQ'D FOR SITE = 10 %
 - D PERCENTAGE OF 10-YR CANOPY THAT SHOULD BE MET THROUGH TREE PRESERVATION = 17.46 %
 - E PROPOSED PERCENTAGE OF CANOPY THAT WILL BE MET THROUGH TREE PRESERVATION = 0 %
 - F HAS THE TREE PRESERVATION TARGET HINDERED BEEN MET? A DIVISION FROM THE TREE PRESERVATION AREA COMPLIANCE REQUIREMENT IS REQUESTED. SEE SHEET 2.
 - B. TREE CANOPY REQUIREMENTS:
 - B1 IDENTIFY GROSS SITE AREA = 53,350 SQ. FT.
 - B2 SUBTRACT PARK / RD. FRONTAGE AREA = 8,055 SQ. FT.
 - B3 SUBTRACT EXISTING AREA (ACTIVE DRAINFIELD = 1300 S.F.) = 50 SQ. FT.
 - B4 ADJ. GROSS SITE AREA = 46,295 SQ. FT.
 - B5 PROPOSED SITE ZONING = C-8
 - B6 PERCENTAGE 10 YR. CANOPY REQ'D = 10 %
 - B7 AREA OF 10-YR. CANOPY REQ'D = 4,630 SQ. FT.
 - B8 MODIFICATION OF 10-YR CANOPY REQUESTED? NO
 - B9 LOCATION OF MODIFICATION REQUESTED? N/A
 - C. TREE PRESERVATION:
 - C1 TREE PRESERVATION TARGET AREA = 84 SQ. FT.
 - C2 EXISTING TREE CANOPY TO REMAIN C2 X 1.25 = 0 SQ. FT.
 - C3 CANOPY BY VALUABLE WOODLAND C3 X 1.25 = 0 SQ. FT.
 - C4 CANOPY BY HERITAGE, ETC = 0 SQ. FT.
 - C5 CANOPY WITHIN R.P.A. 1 FLOODPLAINS = 50 SQ. FT.
 - C6 X 1.5 TO 3.0 = 0 SQ. FT.
 - C7 X 1.0 = 0 SQ. FT.
 - C8 TOTAL (C3+C5+C7+C8) = 50 SQ. FT.
 - D. TREE PLANTING:
 - D1 AREA OF CANOPY TO BE MET THROUGH PLANTING (87-02) = 6,400 SQ. FT.
 - D2 TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING = 6,400 SQ. FT.
 - D3 IS OFFSITE PLANTING BELIEF REQUESTED? NO YES / NO
 - D4 TREE BANK OR TREE FUND = 0 SQ. FT.
 - D5 CANOPY TO BE PROV. THROUGH OFFSITE BANK / FUND. = 0 SQ. FT.
 - D6 AMOUNT TO BE DEPOSITED INTO TREE FUND / PLANTING FUND = 80.00
 - E. TOTAL OF 10 YEAR CANOPY PROVIDED:
 - E1 TOTAL OF CANOPY AREA PROV. THROUGH PRESERVATION (C10) = 50 SQ. FT.
 - E2 TOTAL OF CANOPY AREA PROV. THROUGH TREE PLANTING (D1) = 6,400 SQ. FT.
 - E3 TOTAL OF CANOPY AREA PROV. THROUGH OFFSITE REGISTRATION (D4) = 0 SQ. FT.
 - E4 TOTAL OF 10 YEAR CANOPY AREA PROVIDED = 6,400 SQ. FT.

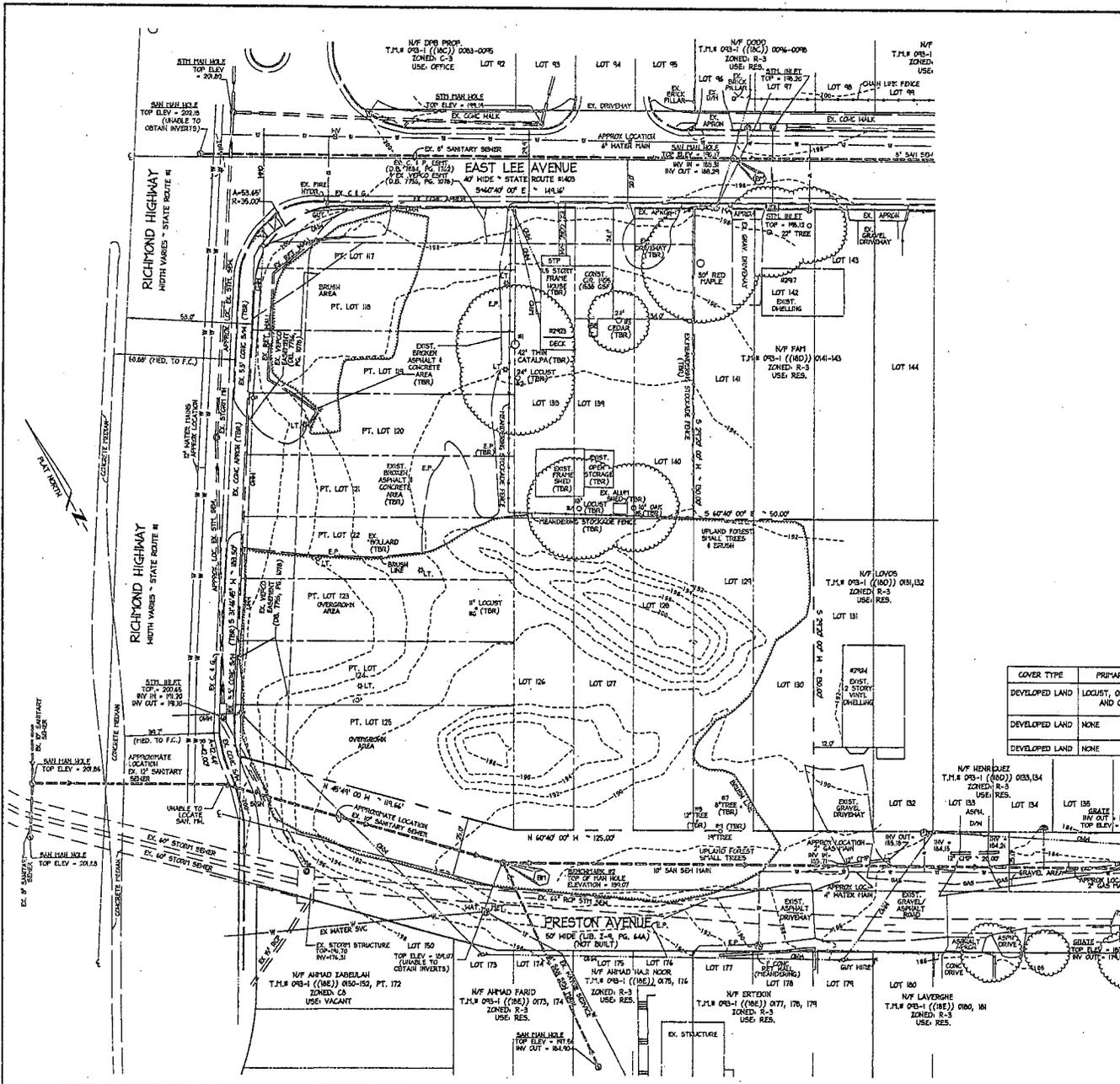
SEE SHEET 4 FOR PLANTING PLAN

DOMINION Surveyors Inc.
8808 PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-6555
703-799-8412

| REVISION | DATE | DESCRIPTION |
|----------|---------|-----------------------------|
| 1 | 7/27/11 | ISSUED PER COUNTY COMMENTS |
| 2 | 7/27/11 | REVISED PER COUNTY COMMENTS |
| 3 | 7/27/11 | REVISED PER COUNTY COMMENTS |
| 4 | 7/27/11 | REVISED PER COUNTY COMMENTS |
| 5 | 7/27/11 | REVISED PER COUNTY COMMENTS |
| 6 | 7/27/11 | REVISED PER COUNTY COMMENTS |
| 7 | 7/27/11 | REVISED PER COUNTY COMMENTS |

COVER SHEET - GENERALIZED DEVELOPMENT PLAN
LOTS 117 THROUGH 150, 153 THROUGH 140
BLOCK 107
MEMORIAL HEIGHTS
FOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: AS SHOWN
DATE: 6 JULY 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.
JOB NO. 9081022
FILE NO. 56-08
SHEET 1 OF 6



DOMINION Surveyors Inc.
 8808-H Park Tree Village Ct
 Alexandria, VA 22309
 703.516.6555 FAX: 703.516.6112
 www.dominionsurveyors.com

24 June 2011
 Mr. Michael Knapp, Director
 Urban Forestry Management Division - DPWES
 12055 Government Center Parkway
 Fairfax, VA 22033
 Ref: RZ 2010-MV-011-Memorial Ventures
 Lots 117-150, 138-140, Block D, Memorial Heights
 The Preservation Target Area Deviation

Dear Mr. Knapp:
 This letter request is submitted at the request of Mr. Jessica Strober, of your staff, in conjunction with the proposed rezoning of the above referenced project. The property was previously rezoned in 2004 to "PRM" zoning, with a "proffered" DEVELOPMENT PLAN. The proffered Development Plan preserved no trees on the property.

An part of the current Public Facilities Manual, Chapter 17, Tree Conservation, a Preservation Area Target is area is calculated and, where the project cannot comply with the target area goal, approval of a "Deviation" is required. This letter request is for the approval of the "Deviation" and listed below is our justification:

In accordance with PFM 17-0508.1A.1, it is the opinion of the developer, and agreed to by the site engineer, that meeting the Tree Preservation Target would preclude the use of the site at its planned zoning density. The requested rezoning provides a "C-4" zoning district with an F.A.R. of 0.1125. The number of parking spaces is the minimum needed based on standard Fairfax County parking requirements.

The potential building and parking lot locations for the site are severely constrained by the large amount of required right-of-way dedication, a height limitation for an entrance, a requirement to access / buffer adjoining properties, and by the site topography.

The area of existing canopy on the site is relatively small and based on the zoning of the property the calculated preservation target area is only 814 square feet. These are only nine (9) trees that meet the site threshold, identified on the existing vegetation map / existing conditions survey. These individual trees are shown on Sheet 2 and Sheet 3 of this plan. The location of the existing trees conflicts with the proposed buildings / access / required improvements.

Trees 1 & 3 - These trees are located in the driveway at the entrance to the site. This is the only allowable location for the entrance since access to Richmond Highway and the Preston Avenue right-of-way is not possible. The East Lee Avenue location cannot be utilized since it is the maximum possible distance from Richmond Highway.

Trees 2 & 4 - These trees are located within the building envelope of one of the proposed buildings. The building cannot be shifted due to the parking / loading / access requirements. The elimination of the building would result in the termination of the project.

Tree 5 - This tree is located approximately 7 feet from the required block enclosing wall, 12.5 feet from a building, and 2 feet from a sidewalk. Also, the grading of the site, in order to correct the existing large catch "moose" adjacent to the tree, and to construct the improvements, will require the removal of the tree.

Tree 6 is located immediately adjacent to a proposed building and within the path of the entry sidewalk. Trees 7, 8 and 9 are located in a fill area, where grade will slope down from the parking lot to the Preston Avenue right-of-way. The construction of the required 7 foot block wall and the storm outlet sewer would also require the removal of these trees.

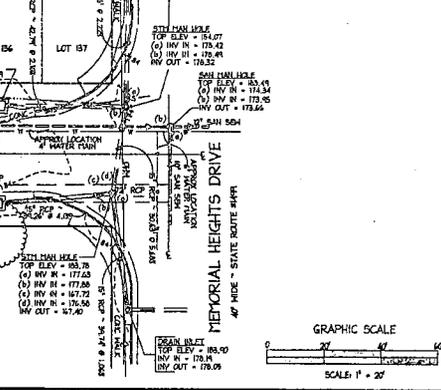
The developer proposes a proffered Development Plan which will result in a Tree Canopy that is well in excess of the PFM requirements. The proposed planting plan will provide a canopy of 6600 s.f. versus the 4330 s.f. required, or 45.7 percent greater than the C-4 minimum.

We believe the approval of the request is in alignment necessary to afford relief and that the approval of this deviation request will not grant the owner any special privileges.

Sincerely,
 Alan R. Dalton
 Alan R. Dalton, P.E.

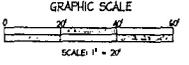
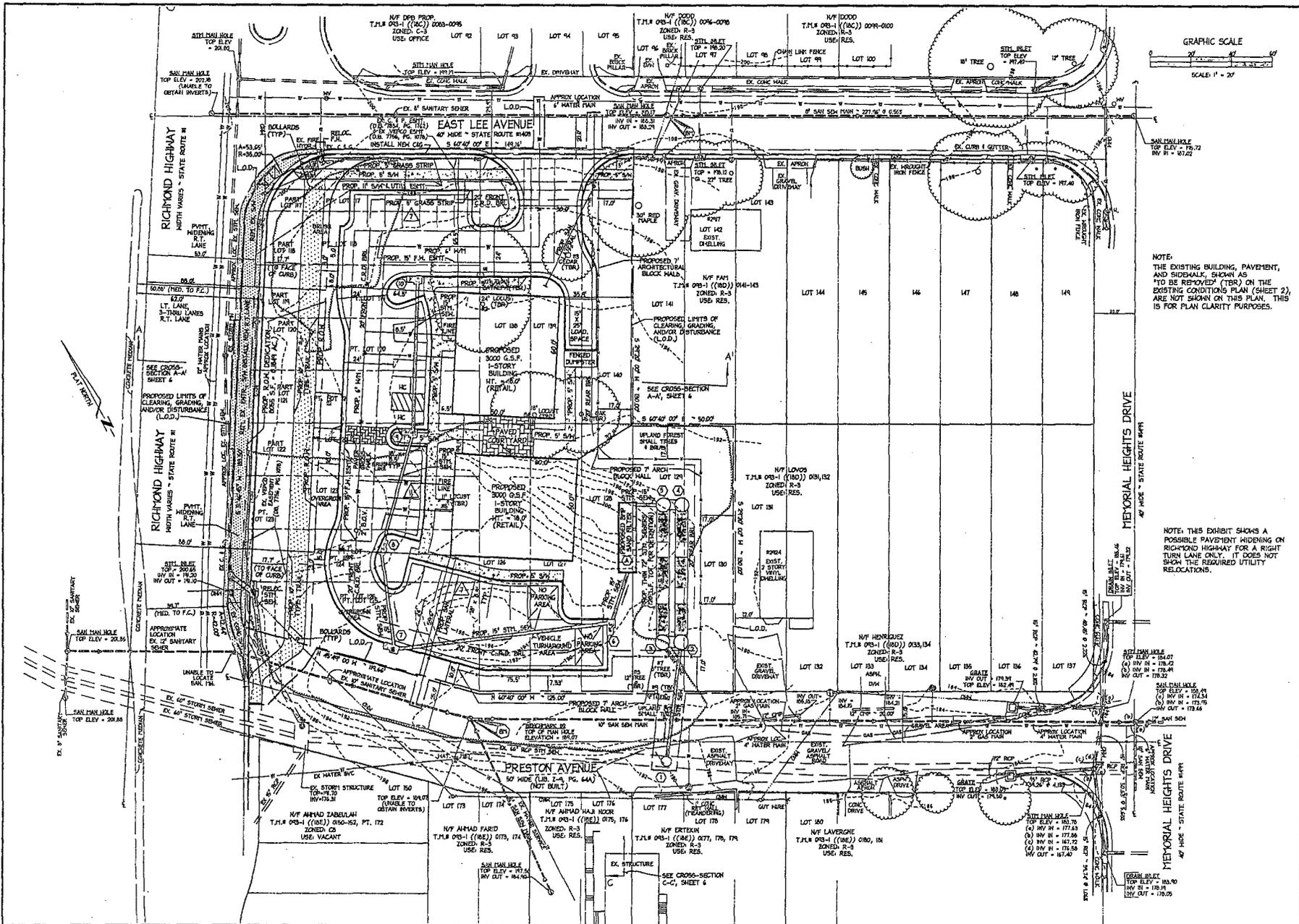
VEGETATIVE COVER SUMMARY TABLE

| COVER TYPE | PRIMARY SPECIES | SUCCESSIONAL STAGE | CONDITION | ACREAGE | COMMENTS |
|----------------|--------------------------------|--------------------|-----------|----------|---|
| DEVELOPED LAND | LOCUST, OAK, CATALPA AND CEDAR | N/A | GOOD | 0.22 AC. | SHADE AND EVERGREEN TREES WITH GRASS AND UNDERSTORY SHRUBS. |
| DEVELOPED LAND | NONE | N/A | N/A | 0.54 AC. | PAVED, GRAVEL, WALKS AND STRUCTURES. |
| DEVELOPED LAND | NONE | N/A | N/A | 0.61 AC. | GRASS / BRUSH COVER |



DOMINION Surveyors Inc.
 8808-H Park Tree Village Court
 Alexandria, Virginia 22309
 703-516-6555
 FAX: 703-799-6412

| DATE | REVISION DESCRIPTION |
|----------|------------------------------------|
| 8/17/10 | ORIGINAL PLAN, ACCEPTED FOR REVIEW |
| 8/27/11 | REVISED PER COUNTY COMMENTS |
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| 8/27/38 | REVISED PER COUNTY COMMENTS |
| 9/27/38 | REVISED PER COUNTY COMMENTS |
| 10/27/38 | |



NOTE:
THE EXISTING BUILDING, PAVEMENT,
AND SIDEWALKS SHOWN AS
TO BE REMOVED (TBS) ON THE
EXISTING CONDITIONS PLAN (SHEET 2),
ARE NOT SHOWN ON THIS PLAN. THIS
IS FOR PLAN CLARITY PURPOSES.

NOTE THIS EXHIBIT SHOWS A
POSSIBLE PAVEMENT WIDENING ON
RICHMOND HIGHWAY FOR A RIGHT
TURN LANE ONLY. IT DOES NOT
SHOW THE REQUIRED UTILITY
RELOCATIONS.

DOMINION Surveyors Inc.
8098-H PEAR TREE VILLAGE COURT
ALEXANDRIA, VA 22304
703-545-9195
FAX 703-578-9412

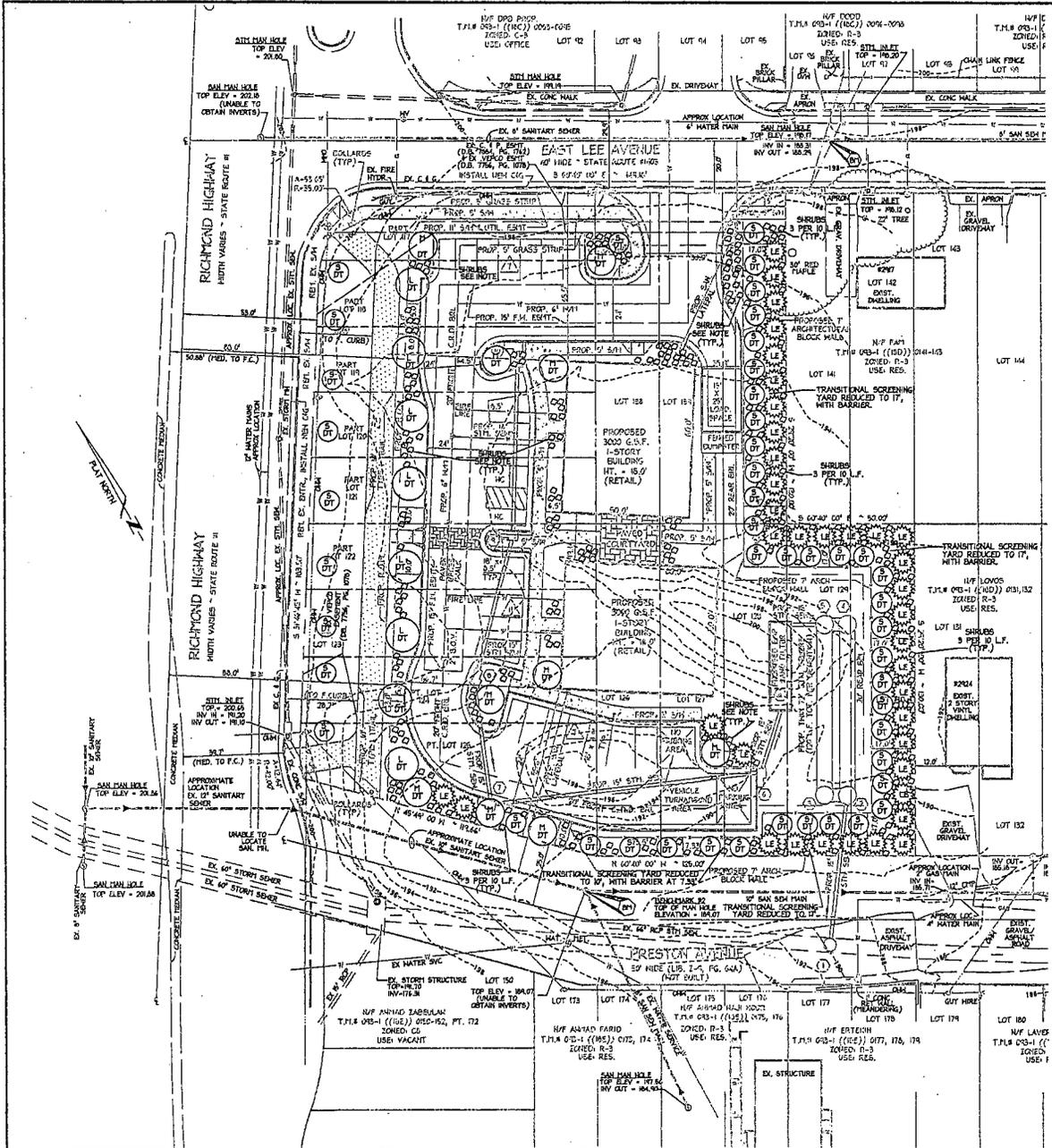
| DATE | REVISION | DESCRIPTION |
|----------|----------|---------------------------------|
| 8/12/10 | 1 | ORIGINAL PLAN, ASSET FOR REVIEW |
| 8/27/11 | 2 | REVISED PER COUNTY COMMENTS |
| 9/27/11 | 3 | REVISED PER COUNTY COMMENTS |
| 10/27/11 | 4 | REVISED PER COUNTY COMMENTS |
| 11/27/11 | 5 | REVISED PER COUNTY COMMENTS |
| 12/27/11 | 6 | REVISED PER COUNTY COMMENTS |
| 1/27/12 | 7 | REVISED PER COUNTY COMMENTS |

CDP EXHIBIT WITH POSSIBLE RIGHT TURN LANE
LOTS 117 THROUGH 130, 138 THROUGH 140
BLOCK "D"
MEMORIAL HEIGHTS
FOURTH VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'
DATE: 8 JULY 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.

APPROVED BY:
7/18/2011
ALAN R. DANTON
Professional Engineer
No. 117789

JOB NO. 0001022
FILE NO. 54-03
SHEET 3C OF 6



TREE COVER & LANDSCAPING SUMMARY:

THIS PLAN PROPOSED C-4 ZONING AND RETAIL SALES USES. THE PROPOSED LANDSCAPING AND TRANSITIONAL SCREENING FOLLOWS THE CONCEPTUAL LANDSCAPING PLAN APPROVED FOR THE SITE AS PART OF REZONING 2008-TV-09A.

PERIPHERAL PARKING LOT LANDSCAPING:
 FOR L.O. 03-302, THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS FOR PROPERTY LINES ADJACENT TO A RIGHT-OF-WAY - 4' FRONT SETBACK STRIP, WITH AT LEAST ONE TREE PER 50' OF THIS WOULD APPLY TO THE EAST SIDE OF THE PROPERTY, BY THE EXISTING R-3 LOTS.

| REQUIRED | PROVIDED |
|-------------------------------------|---|
| PARKING LOT / LANDSCAPE WIDTH | 4' MIN. |
| EAST SIDE | 7 TREES |
| NO. OF TREES (50' L.S. @ 1 PER 50') | 17 (19%) |
| | 24 TREES (TRANS. SCR., LARGE EVERGREEN) |
| | 27 TREES (TRANS. SCR., SMALL DECID.) |

FOR L.O. 03-302, THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS FOR PROPERTY LINES ADJACENT TO A RIGHT-OF-WAY - 8' WIDTH PER ROUTE 1 TRANSPORTATION PLAN, WITH AT LEAST ONE TREE PER 40'.

| REQUIRED | PROVIDED |
|---|----------------------------------|
| ROUTE / FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (25' L.S. @ 1 PER 40') | 6 TREES |
| | 8 TREES - LARGE DECID. |
| EAST LEE AVE. FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (10' L.S. @ 1 PER 40') (TRANSITION AREA NOT COUNTED) | 3 TREES |
| | 5 TREES - 3 SMALL DECIDUOUS (1') |
| | 2 TREES DECIDUOUS (2') |
| PRESCOTT AVE. FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (25' L.S. @ 1 PER 40') | 6 TREES |
| | 10 TREES - 3 - 2' MED. DECID. |
| | 10 - 10' SH. DECID. |
| | 8 - LARGE EVERGREEN |

PROPOSED PARKING LOT

| REQUIRED | PROVIDED |
|---|----------------------------------|
| ROUTE / FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (25' L.S. @ 1 PER 40') | 6 TREES |
| | 8 TREES - LARGE DECID. |
| EAST LEE AVE. FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (10' L.S. @ 1 PER 40') (TRANSITION AREA NOT COUNTED) | 3 TREES |
| | 5 TREES - 3 SMALL DECIDUOUS (1') |
| | 2 TREES DECIDUOUS (2') |
| PRESCOTT AVE. FRONTAGE - WIDTH | 10' MIN. |
| NO. OF TREES (25' L.S. @ 1 PER 40') | 6 TREES |
| | 10 TREES - 3 - 2' MED. DECID. |
| | 10 - 10' SH. DECID. |
| | 8 - LARGE EVERGREEN |

INTERIOR PARKING LOT LANDSCAPING

REQUIRED = 11 x 0.25 (8,00 S.F.) = 495 S.F.
 PROVIDED = 1292 S.F. = 7.1X

OPEN SPACE

REQUIRED = 0.1X(4,295) = 429.5 S.F.
 PROVIDED = 22,215 S.F. = 41.0X

NOTE: OPEN SPACE INCLUDES SIDEWALKS AND PATIO, PER ZONING ORDINANCE DEFINITION.

TRANSITIONAL SCREENING & BARRIER

EASTERN SIDE - ADJOINING PROPERTY IS ZONED R-3, USE RESIDENTIAL IF RETAIL SALES - ZONING ORDINANCE BUFFER 2, BARRIER D,E, OR F REQUIRED IF SHOPPING CENTER BY EAST FOOD - ZONING ORDINANCE BUFFER 3, BARRIER E,F, OR G REQUIRED A MODIFICATION TO ALLOW A 10' BUFFER AND REDUCED SETTING SIMILAR TO THE LANDSCAPE PLAN APPROVED AS PART OF 2008-TV-09A, IS REQUESTED.

SOUTHERN SIDE - ACROSS PRESOTT AVENUE A PORTION OF THE PROPERTY ACROSS PRESTON AVENUE IS ZONED C-4, AND IS VACANT, REQUIRING NO TRANSITIONAL SCREENING. A PORTION OF THE PROPERTY ACROSS PRESOTT AVENUE IS ZONED R-3, USE RESIDENTIAL. THIS PLAN PROPOSES AN ARCHITECTURAL WALL BARRIER, LOCATED 17' FOR PART OF THE R-3 FRONTAGE AND 7.33' FOR A PORTION OF THE FRONTAGE ALONG THE UNIMPROVED RIGHT-OF-WAY. LANDSCAPING, SIMILAR TO THE PREVIOUSLY APPROVED REZONING PLAN IS PROPOSED.

WESTERN SIDE - THE PROPERTY ACROSS ROUTE 1 IS ZONED C-4, USE COMMERCIAL NO BARRIER OR SCREENING REQ'D.

NORTHERN ACROSS EAST LEE AVENUE - THE PROPERTY ACROSS EAST LEE AVENUE IS ZONED C-3, USE OFFICE. NO BARRIER OR SCREENING REQ'D.

TREE CANOPY:

REQUIRED = 0.1X(4,295) = 429.5 S.F.
 PROVIDED = 4,400 S.F. = 14.5X
 SEE SHEET 1 FOR PRESERVATION / COVER SUMMARY

SHRUBS

SHRUBS ARE REQUIRED IN THE TRANSITIONAL SCREENING AREAS AND IN THE INTERIOR PARKING LOT LANDSCAPE AREAS. INDIVIDUAL SHRUBS ARE NOT SHOWN FOR CLARITY PURPOSES, AND WILL BE SHOWN ON THE DETAILED LANDSCAPING PLAN AT THE TIME OF SITE PLAN SUBMISSION. THE NUMBER AND TYPE OF SHRUBS WILL BE IN CONFORMANCE WITH THE COUNTY ORDINANCE AND SUBJECT TO COUNTY REVIEW AND APPROVAL.

NOTE: THIS PLAN IS SCHEMATIC AND CONCEPTUAL IN NATURE, TO DEMONSTRATE COMPLIANCE WITH COUNTY REQUIREMENTS. A DETAILED LANDSCAPE PLAN, INCLUDING SPECIFIC TREE / SHRUB SIZES AND SPECIES, WILL BE SUBMITTED WITH THE FINAL SITE PLAN. THE PLAN WILL CONFORM TO COUNTY REQUIREMENTS AND IS SUBJECT TO REVIEW / APPROVAL BY THE COUNTY URBAN FORESTER.

TRANSITIONAL SCREENING & BARRIER

EASTERN SIDE - ADJOINING PROPERTY IS ZONED R-3, USE RESIDENTIAL IF RETAIL SALES - ZONING ORDINANCE BUFFER 2, BARRIER D,E, OR F REQUIRED IF SHOPPING CENTER BY EAST FOOD - ZONING ORDINANCE BUFFER 3, BARRIER E,F, OR G REQUIRED A MODIFICATION TO ALLOW A 10' BUFFER AND REDUCED SETTING SIMILAR TO THE LANDSCAPE PLAN APPROVED AS PART OF 2008-TV-09A, IS REQUESTED.

SOUTHERN SIDE - ACROSS PRESOTT AVENUE A PORTION OF THE PROPERTY ACROSS PRESTON AVENUE IS ZONED C-4, AND IS VACANT, REQUIRING NO TRANSITIONAL SCREENING. A PORTION OF THE PROPERTY ACROSS PRESOTT AVENUE IS ZONED R-3, USE RESIDENTIAL. THIS PLAN PROPOSES AN ARCHITECTURAL WALL BARRIER, LOCATED 17' FOR PART OF THE R-3 FRONTAGE AND 7.33' FOR A PORTION OF THE FRONTAGE ALONG THE UNIMPROVED RIGHT-OF-WAY. LANDSCAPING, SIMILAR TO THE PREVIOUSLY APPROVED REZONING PLAN IS PROPOSED.

WESTERN SIDE - THE PROPERTY ACROSS ROUTE 1 IS ZONED C-4, USE COMMERCIAL NO BARRIER OR SCREENING REQ'D.

NORTHERN ACROSS EAST LEE AVENUE - THE PROPERTY ACROSS EAST LEE AVENUE IS ZONED C-3, USE OFFICE. NO BARRIER OR SCREENING REQ'D.

TREE CANOPY:

REQUIRED = 0.1X(4,295) = 429.5 S.F.
 PROVIDED = 4,400 S.F. = 14.5X
 SEE SHEET 1 FOR PRESERVATION / COVER SUMMARY

SHRUBS

SHRUBS ARE REQUIRED IN THE TRANSITIONAL SCREENING AREAS AND IN THE INTERIOR PARKING LOT LANDSCAPE AREAS. INDIVIDUAL SHRUBS ARE NOT SHOWN FOR CLARITY PURPOSES, AND WILL BE SHOWN ON THE DETAILED LANDSCAPING PLAN AT THE TIME OF SITE PLAN SUBMISSION. THE NUMBER AND TYPE OF SHRUBS WILL BE IN CONFORMANCE WITH THE COUNTY ORDINANCE AND SUBJECT TO COUNTY REVIEW AND APPROVAL.

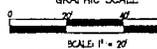
NOTE: THIS PLAN IS SCHEMATIC AND CONCEPTUAL IN NATURE, TO DEMONSTRATE COMPLIANCE WITH COUNTY REQUIREMENTS. A DETAILED LANDSCAPE PLAN, INCLUDING SPECIFIC TREE / SHRUB SIZES AND SPECIES, WILL BE SUBMITTED WITH THE FINAL SITE PLAN. THE PLAN WILL CONFORM TO COUNTY REQUIREMENTS AND IS SUBJECT TO REVIEW / APPROVAL BY THE COUNTY URBAN FORESTER.

TREE PLANTING SUMMARY

| TYPE | QUANT. | SIZE | 10-YR. CANOPY | SUB-TOTAL |
|---------------------------|--------|---------|------------------------------|------------------|
| (M) MEDIUM DECIDUOUS TREE | 10 | 2" CAL. | 100 S.F. EACH | 1000 S.F. |
| (L) LARGE DECIDUOUS TREE | 6 | 2" CAL. | 100 S.F. EACH (NOTE 1 BELOW) | 600 S.F. |
| (S) SMALL DECIDUOUS TREE | 94 | 1" CAL. | 50 S.F. EACH | 4700 S.F. |
| (E) LARGE EVERGREEN TREE | 35 | 4-8" | 75 S.F. EACH | 2625 S.F. |
| TOTAL | | | | 6400 S.F. |

NOTE 1: THE PORTION OF THE CANOPY THAT WILL OVERLAP THE R.O.W. IS NOT COUNTED. TREES SHALL BE UNWEIGHT, LARGE DECIDUOUS, SELECTED WITH CONCURRENCE WITH THE COUNTY URBAN FORESTER.

NOTE 2: PROPOSED TREES IN THE ROUTE 1 R.O.W. ARE NOT COUNTED.



DOMINION Surveyors Inc. ©

8808-HI PEAK TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-6555
 FAX 703-799-6412

ORIGINAL PLAN, ASSESSMENT FOR REVIEW

| DATE | REVISION | BY | FOR |
|---------|----------|--------|-----------------------------|
| 3/27/11 | 1 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 2 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 3 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 4 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 5 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 6 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 7 | A.S.D. | REVISED PER COUNTY COMMENTS |
| 3/27/11 | 8 | A.S.D. | REVISED PER COUNTY COMMENTS |

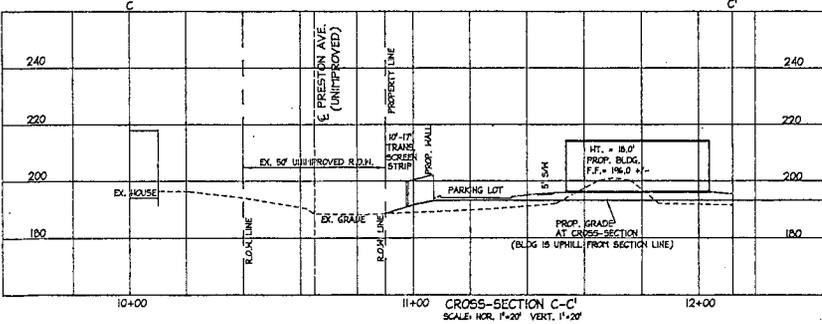
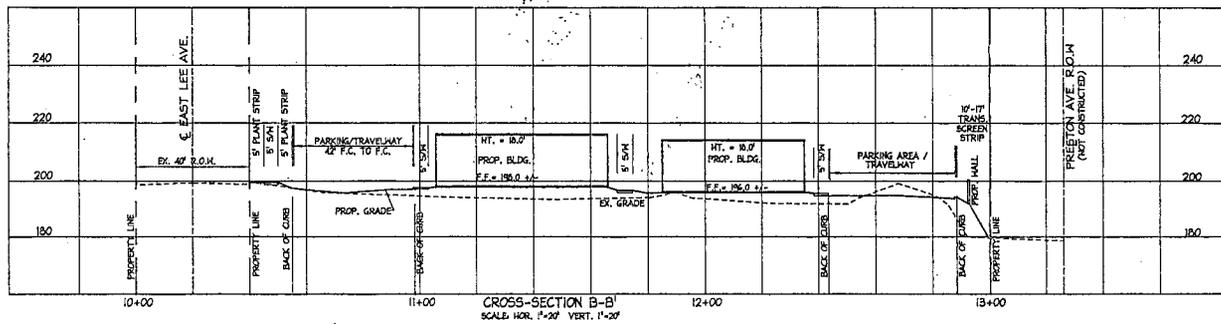
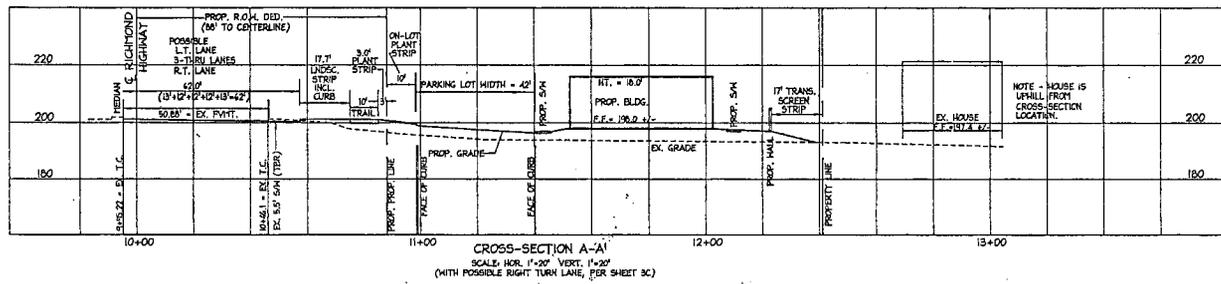
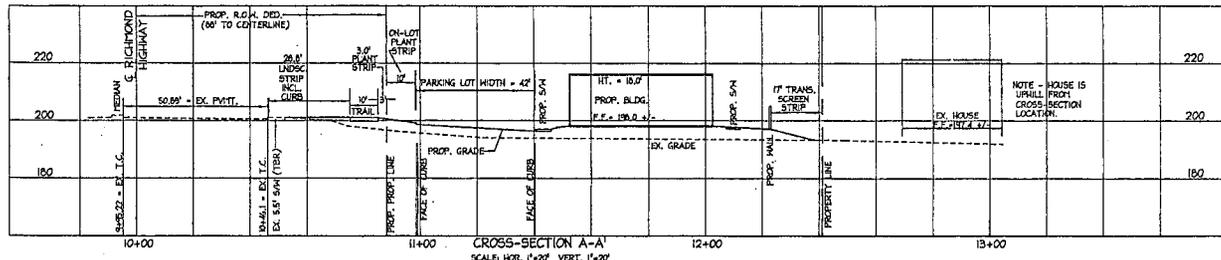
LANDSCAPING / TREE COVER PLAN
 LOTS 117 THROUGH 150, 158 THROUGH 140
 BLOCK 1D
 MEMORIAL HEIGHTS
 PORT VISION DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'

DATE: 8 JULY 2011
 DRAWN BY: A.R.D.
 DESIGNED BY: A.R.D.

11/8/2011
 ALEXANDRIA, VIRGINIA
 703-619-6555
 703-799-6412

JOB NO. 40811222
 FILE NO. 54-01
 SHEET 4 OF 6



DOMINION Surveyors Inc.
8808 H PEAR TREE VILLAGE COURT
ALEXANDRIA, VIRGINIA 22309
703-619-8555
FAX 703-799-6412

| NO. | DATE | DESCRIPTION |
|-----|---------|-------------|
| 1 | | |
| 2 | | |
| 3 | 3/22/11 | A.R.D. |
| 4 | 4/29/11 | A.R.D. |
| 5 | 5/24/11 | A.R.D. |
| 6 | 6/27/11 | A.R.D. |
| 7 | 7/26/11 | A.R.D. |

ADD SHEET 8
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS
REVISED PER COUNTY COMMENTS

CROSS SECTIONS
LOTS 117 THROUGH 150, 158 THROUGH 140
BLOCK '1D'
MEMORIAL HEIGHTS
POINT VENUE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: HORIZ. 1"=20'
VERT. 1"=20'
DATE: 8 JULY 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.

7/8/2011
ALAN R. DALTON
15. 05. 11784
Alan R. Dalton
PROFESSIONAL PROJECT

JOB NO. 40010222
FILE NO. 56-01
SHEET 6 OF 6