



# County of Fairfax, Virginia

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

November 2, 2011

Mark C. Looney  
Cooley LLP  
One Freedom Square  
Reston Town Center  
11951 Freedom Drive  
Reston, VA 20190-5656

RE: Rezoning Application RZ 2011-LE-008

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 1, 2011, granting Rezoning Application RZ 2011-LE-008 in the name of Loisdale 24, LLC. The Board's action rezones certain property in the Lee District from the R-1 District to the C-3 District and permits commercial development with an overall Floor Area Ratio (FAR) of 0.18. The subject property is located in the northeast quadrant of the intersection of Loisdale Road and Newington Road on approximately 24.68 acres of land [Tax Map 99-2 ((1)) 7A and 8], and is subject to the proffers dated October 27, 2011.

**The Board also:**

- Waived the construction of road improvements associated with the Newington Road property frontage.

Sincerely,

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

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

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Cc: Chairman Sharon Bulova  
Supervisor Jeffrey McKay, Lee 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  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
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 1st day of November, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2011-LE-008**

**WHEREAS**, Loisdale 24, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the C-3 District, and

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

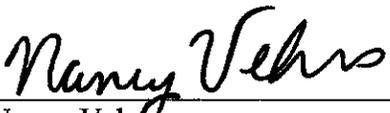
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

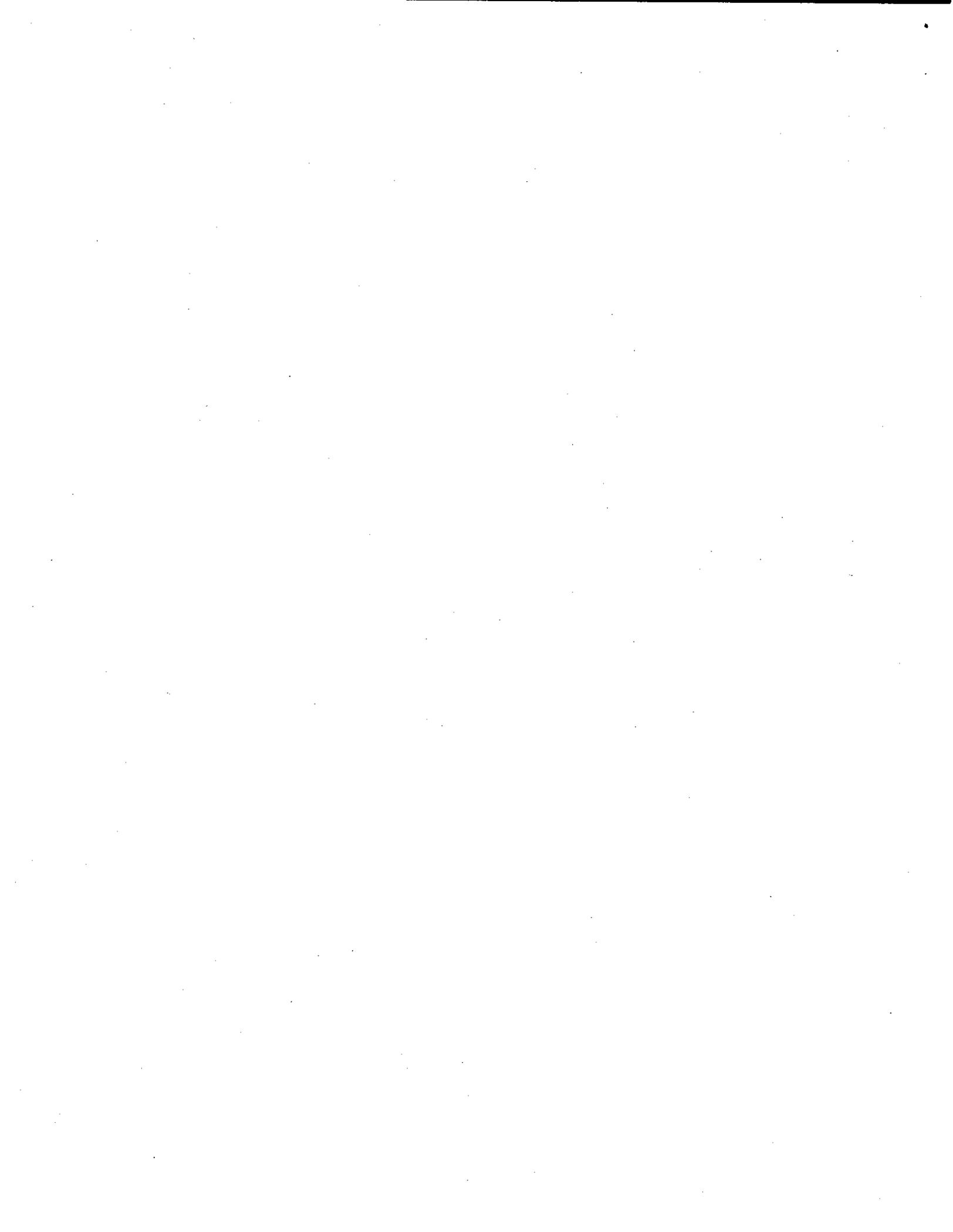
**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-3 District, and said property is subject to the use regulations of said C-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 1st day of November, 2011.

  
\_\_\_\_\_  
Nancy Vehrs  
Clerk to the Board of Supervisors



**Belvoir Corporate Campus**

RZ-2011-LE-008

April 27, 2011

Revised October 27, 2011

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and subject to the Fairfax County Board of Supervisors' (the "Board of Supervisors") approval of the requested rezoning of Fairfax County Tax Map parcels 99-2 ((1)) 8 and 99-2 ((1)) 7A (collectively, the "Property") from the R-1 District to the C-3 District, the property owner and applicant, for themselves and their successors and/or assigns (hereinafter referred to collectively as the "Applicant") hereby proffer that the development of the Property shall be in accordance with the following conditions if, and only if, rezoning RZ-2011-LE-008 (the "Application") is granted. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force and effect.

I. GENERAL

A. Generalized Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan Belvoir Corporate Campus (the "Development Plan") dated March 14, 2011, and revised through September 23, 2011, and prepared by Urban Ltd. consisting of 26 sheets.

B. Minor Modifications. Pursuant to Section 18-204(5) of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications may be permitted when necessitated by sound engineering or as necessary as part of final site design or engineering as determined by the Zoning Administrator.

II. PROPOSED DEVELOPMENT

A. Proposed Development and Uses. The Applicant shall be permitted to develop the Property with up to (i) 200,000 square feet of gross floor area, as defined in the Fairfax County Zoning Ordinance (the Zoning Ordinance"), and (ii) up to 50,000 square feet of cellar space, as defined in the Zoning Ordinance, along with surface parking (collectively, the "Proposed Development"), generally as shown on Sheet 4 of the Development Plan. Irrespective of the uses permitted under the C-3 provisions of the Zoning Ordinance, the permitted uses on the Property shall be restricted to the following:

1. Offices, limited to not more than 200,000 square feet, as clarified below in Proffer II.B, and regardless of the location of such use within the Proposed Development;

2. Eating establishments, limited by the provisions of Sec. 4-305;

3. Child care center and associated outdoor play area, provided that such facility shall be restricted for the exclusive use of children of employees of the office building(s) comprising the Proposed Development;

4. Public uses;

5. Mobile and land-based telecommunications facilities (building-mounted only, unless installed to directly serve tenants of the Proposed Development);

6. Telecommunications facilities (building-mounted only, unless installed to directly serve tenants of the Proposed Development);

7. Financial institutions limited to automated teller machines;

B. Non-Office uses. For the purposes of these proffers, the following uses shall not be considered Office uses.

1. Core area used by the building tenants or owners (such as rest rooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms);

2. Accessory uses and accessory service uses as permitted by Article 10;

3. Specialty areas used by building tenants or owners (such as computer rooms, telecommunications centers, research centers, computer labs, datacenter space, battery rooms, secure ("SCIF") conference or training rooms, conference centers, bulk storage for documents, paper and office supplies, goods and products of the building tenants or janitorial supplies, libraries, etc.);

C. Building Height. The building height for the Proposed Development shall not exceed the maximum building height of ninety feet (90') as shown on Sheet 2 of the Development Plan. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the Development Plan.

D. Building Massing. As an alternative to the two-building layout of the Proposed Development shown on Sheet 8 of the Development Plan, the Applicant reserves the right to develop a single building of not more than 200,000 square feet, exclusive of cellar space, as shown on Sheet 11 of the Development Plan. In connection with such alternative design, the Applicant may modify the location of the building entrances and associated loading spaces, provided the percentage of open space on the Property is not reduced and such change is determined to be a minor modification. Such design changes shall be shown as part of site plan approval.

E. Parking. Parking shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by the Department of Public Works & Environmental Services ("DPWES"), for the uses within the Proposed Development.

F. Phasing. The Applicant reserves the right to submit a single site plan for the Proposed Development but to develop the Property in phases. The Applicant may be permitted to construct each phase, or portion thereof, in any order/sequence the Applicant determines

reasonable based on market conditions, provided such development otherwise is in substantial conformance with the Development Plan and these Proffers.

G. Architecture and Building Materials. The architectural design of the Proposed Development shall be in general conformance with the illustrative elevations shown on Exhibit A attached to these Proffers. Building materials for the Proposed Development shall be selected from among the following: brick, concrete, masonry/stone, aluminum, glass, steel, and pre-cast concrete panels and precast panels with the appearance of brick, provided that final architectural details and accents may include other materials.

H. Secure Campus. The Applicant reserves the right to develop the Property in accordance with the Interagency Security Committee Standards and/or the Unified Facilities Criteria established by the General Services Administration or Department of Defense, respectively. Adherence to these standards may include such things as the provision of a secure perimeter fence, guard booth, truck inspection facility, including, as necessary or required the establishment of an additional or revised entrance to the Property for security screening purposes, as generally shown on Sheet 10 of the Development Plan. In connection with the creation/modification of such security measures, the Applicant shall be permitted to adjust the location and spacing of landscaping along Loisdale Road from that shown on Sheet 22 of the GDP without the need to secure approval of an amendment to these Proffers or the GDP.

### III. ENVIRONMENTAL.

A. Stormwater Management Program. As part of site plan approval for the Proposed Development, the Applicant shall develop a Stormwater Management Program ("SWM Program") for the Property that shall provide onsite strategies ("SWM Facilities") designed to improve both water quality and water quantity and demonstrates that the Proposed Development will meet applicable Fairfax County requirements for both stormwater quality and stormwater quantity. The SWM Program shall incorporate ponds, Best Management Practices and non-structural stormwater management facilities.

1. Dry Pond(s). In accordance with the standards set forth in the Public Facilities Manual ("PFM"), the Applicant shall construct one or more dry ponds on the Property to capture stormwater runoff resulting from construction of the Proposed Development on the Property, as more particularly shown on Sheet 4 of the Development Plan, subject to the review and approval of DPWES. The dry pond(s) will be one element of the SWM Facilities and shall be designed to control the two (2) and ten (10) year storms and will incorporate a spillway design flood for the 100-year storm.

2. Vegetated Swale. The Applicant shall create a vegetated swale in the general location shown on Sheet 18 of the Development Plan. The swale shall be designed to capture storm runoff from the parking spaces and drive aisles in the southeastern portion of the Property, as shown as the area labeled "on-site controlled by vegetated swale" on Sheet 18 of the Development Plan, in order to permit transpiration of the runoff before the swale connects with the Dry Pond(s).

3. Bioretention Basin. The Applicant shall create a bioswale in the general location shown on Sheet 18 of the Development Plan. The swale shall be designed to capture storm runoff from the parking spaces and drive aisles in the northwestern portion of the Property, as shown as the area labeled "on-site controlled by bioretention" on Sheet 18 of the Development Plan.

B. Stormwater Maintenance Responsibilities. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with Fairfax County (the "County") in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all of the SWM Facilities, as applicable. The SWM Agreement shall require the Applicant (and its successors/assigns) 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 DPWES. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

C. Landscaping. Landscaping for the Proposed Development shall be in substantial conformance with Sheet 22 of the Development Plan. As part of the first site plan and all subsequent site plan submissions, the Applicant shall submit to the Urban Forest Management Division ("UFM") of DPWES for review and approval a detailed landscape plan. Such landscape plan(s) shall show a mix of shade and/or ornamental trees consistent with the quality and quantity of plantings and materials shown on Sheet 22 of the Development Plan. Native species shall be used for the proposed tree plantings to the maximum extent possible and as determined practical by UFM. Adjustments to the type and location of vegetation and the design of the plantings shall be permitted in consultation with UFM so long as the final landscape design and planting materials are in substantial conformance with Sheet 22 of the Development Plan as determined by UFM.

D. Limits of Clearing and Grading. The Applicant shall strictly adhere to the Limits of Clearing and Grading ("LOC") as shown on Sheet 4 of the Development Plan. However, minor adjustment of the LOC may be made at time of final design and engineering to accommodate the location of proposed utilities, as permitted pursuant to Section 18-204 of the Zoning Ordinance and approved by UFM and DPWES. If such adjustments are needed, the utilities shall be located in the least disruptive manner possible as determined by UFM. The Applicant shall develop and implement a replanting plan, subject to UFM approval, for any areas outside the limits of clearing and grading that must be disturbed to accommodate utilities.

E. Tree Preservation. As part of the first site plan approval for the Proposed Development, and all subsequent site plan approvals, the Applicant shall submit a Tree Conservation Plan to DPWES to reflect the designated Tree Save Areas on the Property that are not to be disturbed during construction of the Proposed Development (the "Tree Conservation Plan"). The Tree Conservation Plan shall adhere to the requirements of the Fairfax County Public Facilities Manual ("PFM"), and the Applicant shall not disturb trees shown on the Tree Conservation Plan as intended to be saved. Notwithstanding the foregoing, the Applicant shall be permitted to remove trees that are dead, dying or diseased and/or unlikely to survive, as determined in coordination with the UFM division of DPWES.

#### IV. GREEN BUILDING CERTIFICATION

A. LEED Silver. The Applicant shall obtain LEED Silver certification under the U.S. Green Building Council's ("USGBC") Leadership in Energy and Environmental Design (LEED) certification (or other comparable rating system as agreed upon by the Applicant and the County) for each office building constructed on the Property. If the Applicant elects the LEED certification process, then certification shall be under either the most current version of the LEED for New Construction (LEED-NC) or LEED for Core and Shell (LEED-CS) rating systems.

1. LEED-AP. As part of the initial site plan submission for each office building, the Applicant shall include a statement certifying that a LEED-accredited professional (LEED-AP) who is also a professional engineer or architect is a member of the Applicant's design team, and that the LEED-AP has provided direction to incorporate sustainable design elements and innovative technologies into the building's design to facilitate attainment of LEED Silver certification pursuant to this.

2. LEED Checklist. As part of the initial site plan submission and building permit application for each office building, the Applicant shall provide a list of specific credits within the most current version of the LEED-NC or LEED-CS (or other comparable rating system selected by the Applicant as specified above) rating system that the Applicant anticipates incorporating in the design of such building (to the extent known at the time of such application). As part of such submissions, the Applicant's LEED-AP shall provide certification statements confirming that the proposed credits will facilitate the Applicant achieving the minimum number of credits necessary to attain LEED Silver certification of the subject building(s).

3. LEED-AP Certification. Prior to receiving building permit plan approval for each office building, the Applicant's LEED-AP shall provide documentation to the Environment and Development Review Branch of DPZ certifying that the proposed office building 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 Silver certification, or that the Proposed Development has received LEED-CS precertification documentation at the LEED Silver level from the U.S. Green Building Council. Should the Applicant's LEED-AP certify that the anticipated credits would exceed the LEED Silver certification requirements by at least three (3) points, then the Applicant shall not be required to post a Green Building Escrow (as defined in Proffer IV.B below). Prior to final bond release for the subject building(s), the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Silver certification from the U.S. Green Building Council for the building(s).

#### B. LEED Escrow.

1. Posting Escrow. If the Applicant's LEED-AP certifies that the subject office building is not anticipated to exceed LEED Silver certification by at least three (3) points, then the Applicant shall execute a separate agreement and post a "Green Building Escrow" in the form of cash, a bond or a letter of credit from a financial institution acceptable to DPWES, as defined in the Public Facilities Manual, in the amount of two dollars (\$2) per gross square foot

for the office building that is proposed for certification. This Green Building Escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED Silver certification by the U.S. Green Building Council, under the most current version of the LEED-NC rating system, LEED-CS rating system, or other LEED rating system of the U.S. Green Building Council (or comparable rating system agreed upon by the Applicant and the County). The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED Silver certification will be sufficient to satisfy this commitment.

2. Release of Escrow.

a. If the Applicant provides to the Planning Division, Environment and Development Review Branch of DPZ, within one year of issuance of the final non-RUP for the Proposed Development, documentation demonstrating that LEED Silver certification for the building(s) has not been attained but that the building(s) has been determined by the U.S. Green Building Council to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the Green Building Escrow shall be released to the Applicant; the other fifty percent (50%) shall be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

b. If the Applicant fails to provide, within one year of issuance of the final non-RUP for the Proposed Development, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED Silver certification or demonstrating that the building(s) has fallen short of LEED Silver certification by more than three (3) points, the entirety of the Green Building Escrow for the building(s) that is proposed for certification will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

c. If the Applicant provides documentation 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 time frames set forth in this Proffer IV may be extended as determined appropriate by the Zoning Administrator, and no release of Green Building Escrow funds shall be made to the Applicant or to the County during the extension.

V. SITE DESIGN

A. Streetscape. Streetscape improvements and plantings shall be provided as indicated on the Development Plan. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with UFM, to shift the location of street trees, sidewalks, pedestrian paths and drive aisles to accommodate final architectural design, utilities, and layout considerations.

B. Lighting. All on-site outdoor lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance. ~~Building-mounted security lighting shall utilize full-cut-off fixtures with shielding such that the lamp surface is not directly visible. When measured outside~~

the building, interior lighting of the building shall not exceed the Outdoor Lighting Standards of Part 9 of Article 14 of the Zoning Ordinance.

C. Signage. Signage for the Property and the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a special exception approved by the Board of Supervisors in accordance with Section 9-620 of the Zoning Ordinance.

D. Cisterns. The Applicant shall install at least one (1) cistern sized to hold a minimum of 10,000 gallons or two (2) cisterns, each sized to hold a minimum of 5,000 gallons, on the Property in the general locations shown on Sheet 4 of the Development Plan to capture condensate from the building(s)' cooling systems to be used for underground irrigation purposes. Upon approval of DPWES, the cistern(s) shall be installed prior to the issuance of the first Non-RUP for the building it serves.

E. Dumpsters, Generators, Cooling Towers. The locations and numbers of the dumpsters, generators and associated fuel storage and cooling towers shown on the Development Plan are preliminary and may vary or change as a result of final engineering, architectural design and final user/occupant requirements provided the amount of impervious surface is not increased and the amount of open space is not decreased.

## VI. TRANSPORTATION IMPROVEMENTS

A. Dedication of Onsite Right-of-Way. As part of the first site plan approval for the Proposed Development or upon written request by Fairfax County and/or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey in fee simple, without the lien of a deed of trust, to the Board of Supervisors all remaining right-of-way on both Loisdale Road and Newington Road not previously dedicated (the "Dedication Areas"), as reflected on Sheet 5 of the Development Plan. Notwithstanding the foregoing, however, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required dedications will be or have been delayed (such as the inability to secure necessary permission for utility relocations or VDOT approval for traffic signals) beyond the time set forth in these Proffers, the Zoning Administrator may agree to a later date for dedication of such right-of-way.

B. Acquisition of Offsite Right-of-Way and Easements. The Applicant shall attempt to acquire and, if successful, shall dedicate and convey in fee simple, without the lien of a deed of trust, to the Board of Supervisors such off-site right-of-way and easements as are necessary to complete the improvements described herein and shown on Sheet 4 of the Development Plan, including traffic signals. The Applicant shall use its good faith efforts and offer a reasonable fair market value for such rights-of-way and easements.

C. Condemnation. If the Applicant is unable to bring about the dedication by others of the necessary rights-of-way and easements, or to acquire by purchase the rights-of-way or easements at fair market value, as determined by a MAI (Member of the Appraisal Institute) appraisal, then the Applicant shall request the Board of Supervisors to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board of Supervisors

for condemnation will not be considered until it is forwarded in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (a) plans, plats and profiles showing the necessary right-of-way or grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (b) an independent appraisal of the value of the right-of-way property to be acquired and of all damages to the residue of the affected property; (c) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (d) 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 which can be drawn upon by the County. The public improvement plans shall be submitted to FCDOT concurrent with the Applicant's submission of such plans to DPWES. It is also understood that in the event the property owner of the property to be acquired is awarded more than the appraised value of the property in damages to the residue in a condemnation suit, the amount of the award in excess of the letter of credit amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

1. Contribution in Lieu of Construction. In the event the offsite right-of-way and/or easements required for any of the transportation improvements listed in this Proffer and/or delineated on the Development Plan cannot be acquired voluntarily, and the Board of Supervisors elects not to exercise its right of eminent domain, then the Applicant shall, prior to the issuance of the first building permit for the Proposed Development, escrow funds with DPWES in an amount equal to the cost of completing such improvement, including but not limited to the cost of right-of-way acquisition in accordance with these Proffers and utility relocation, as determined by DPWES for use by the Board of Supervisors and/or VDOT to complete such improvement in the future. The Applicant thereafter shall be relieved of its obligation to complete the proffered improvement.

D. Loisdale Road Construction.

1. Construction of a Second Northbound Through Lane. Subject to the acquisition of any necessary off-site right-of-way or easements (although not currently anticipated), and as approved by VDOT, the Applicant shall widen and/or restripe Loisdale Road to accommodate a second (2nd) northbound through lane along the Property's frontage to a location that is approximately 678 feet north of the site entrance (the "Northbound Lane"), as more particularly shown on Sheet 4 of the Development Plan. The Applicant shall construct the Northbound Lane and open it to traffic (but not necessarily have it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

2. Construction of a Northbound Deceleration/Right Turn Lane. Subject to the acquisition of any necessary off-site right-of-way or easements and as approved by VDOT, the Applicant shall widen and/or restripe northbound Loisdale Road to accommodate a deceleration/right turn lane from northbound Loisdale Road into the Property (the "Deceleration/Right Turn Lane"), as shown on Sheet 4 of the Development Plan. The Applicant shall construct the Deceleration/Right Turn Lane and open it to traffic (but not necessarily have

it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

3. Construction of a Southbound Deceleration/Left Turn Lane. Subject to the acquisition of any necessary off-site right-of-way or easements and as approved by VDOT, the Applicant shall widen/restripe Loisdale Road to accommodate a deceleration/left turn lane from southbound Loisdale Road into the Property (the "Deceleration/Left Turn Lane"), as shown on Sheet 4 of the Development Plan. The Applicant shall construct the Deceleration/Left Turn Lane and open it to traffic (but not necessarily have it accepted by VDOT for maintenance) no later than the issuance of the first Non-RUP for the Proposed Development.

4. Construction of a Raised Median. As part of completing its frontage improvements described in this Proffer VI.D, the Applicant shall install a raised, concrete median on Loisdale Road north of Newington Road in the general location as shown on Sheet 5 of the Development Plan, provided that such median shall only be required if VDOT approves the median and associated road design specifically as set forth on Sheet 5 and without requiring any design waivers, including the eleven foot (11') lane widths along Loisdale Road. The median shall be installed in conjunction with the improvements detailed in Proffers VI.D.1 and VI.D.2 above. In the event either FCDOT or VDOT determine at any time prior to site plan approval that such a median is not necessary or cannot be approved as shown on the Development Plan, then the Applicant shall be relieved of said obligation, and this proffer VI.D.4 shall be null and void.

E. Traffic Signal. At any time as requested by VDOT and/or Fairfax County but no later than final bond release, the Applicant shall conduct and submit a traffic signal warrant study to VDOT for the intersection of Loisdale Road and the Property entrance. Should the traffic signal warrant study conclude, and VDOT concur, that a traffic signal is warranted, then the Applicant shall design and install a traffic signal at the intersection of Loisdale Road and the Property entrance within 180 days of VDOT issuing all permits for the signal.

F. Off-Site Contributions.

1. Fairfax County Parkway. Prior to issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of two hundred and forty-three thousand, five hundred forty dollars (\$243,540) for the provision of a second left turn lane from southbound Fairfax County Parkway onto eastbound Loisdale Road, representing the Applicant's pro rata share (27.06%) of the projected cost of such improvement.

2. Loisdale Road. Prior to issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of twenty-three thousand, one hundred thirty dollars (\$23,130) for the provision of a second left turn lane from westbound Loisdale Road onto southbound Fairfax County Parkway, representing the Applicant's pro rata share (7.71%) of the projected cost of such improvement.

3. Intersection Improvements. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute to the Board of Supervisors a total of

eighty-five thousand, five hundred sixty-three dollars (\$85,563) to be used for additional intersection improvements at the intersection of the Fairfax County Parkway and Loisdale Road.

4. Aggregated Improvements. As an alternative to Proffer VI.F.1, VI.F.2 and VI.F.3 above, the Board of Supervisors may elect to reallocate/combine the Applicant's contribution amounts for the above-named improvements, provided such moneys are used to construct one or more of such improvements. Any remaining proffered money from the Applicant would then be used by FCDOT or VDOT for other regional transportation improvements located within two (2) miles of the Property.

5. Area Improvements. In the event the County and/or VDOT determines any of the improvements listed in Proffers VI.F.1, VI.F.2 and VI.F.3 above are not needed or if those improvements are fully funded before the applicable contribution becomes due and payable by the Applicant, then such proffered funds may be used by FCDOT or VDOT for other regional transportation improvements located within two (2) miles of the Property.

6. Loisdale Road/Constance Drive Traffic Signal. Prior to issuance of the first Non-RUP for the Proposed Development, the Applicant shall contribute twenty-five thousand dollars (\$25,000) to the Board of Supervisors to be used to conduct a warrant study for or, if already warranted, to install a traffic signal at the intersection of Constance Drive and Loisdale Road. In the event a traffic signal already has been installed or determined by FCDOT or VDOT as not likely to be warranted, then such funds may be redirected by the Board of Supervisors to Fund 301 Countywide Proffers to be used for regional transportation improvements located within two (2) miles of the Property.

7. Intraparcel Access. In the event (i) the Applicant elects not to develop the Property and Proposed Development as a secure campus as permitted by Proffer II.H herein, and (ii) the Applicant subsequently secures approval to develop the approximately nine (9) acre portion of the Property that abuts Newington Road (currently identified as Tax Map parcel 99-2 ((1)) 8) (the "Undeveloped Area"), then, as part of such future development, the Applicant shall permit construction of an intraparcels vehicular connection from the Proposed Development to the Undeveloped Area, with the final location to be determined at time of site plan for the Undeveloped Area.

G. Time Extension. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required transportation improvements will be or have been delayed beyond the time set forth in these Proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

## VII. MULTIMODAL IMPROVEMENTS.

A. Bus Stop Pad. Prior to the issuance of the first Non-RUP for the Proposed Development, and subject to FCDOT and VDOT approval, the Applicant shall install a concrete bus stop pad (the "Bus Pad") in the location as shown on Sheet 4 of the Development Plan for future use by Fairfax County or WMATA. The Applicant shall maintain the Bus Pad, provided the County and/or VDOT grant the Applicant the necessary easements and/or permits for the Applicant to perform such maintenance.

B. Loisdale Road Paved Trail. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall provide a ten-foot (10') wide, asphalt pedestrian path along the east side of Loisdale Road in the location shown on Sheet 5 of the Development Plan. For the portion of the existing trail located along the frontage of parcel 99-2 ((1)) 8, the Applicant shall repave and, where utilities allow, widen such trail to match the width of the new trail to be constructed in accordance with this Proffer, provided that the Applicant shall have no obligation to relocate any existing utilities in order to widen the trail that currently exists along Loisdale Road.

C. Bicycle Racks. Prior to the issuance of the first Non-RUP for the Proposed Development, the Applicant shall provide a minimum of 42 bike spaces to be consistent with LEED standards. The exact locations of such bike racks shall be determined as part of site plan approval.

D. Shuttle Service. Prior to the issuance of the interior Non-RUP that brings the total development on the Property to more than 150,000 gross square feet, the Applicant shall provide and/or make available van or shuttle service (or its equivalent) between the Property and the Franconia-Springfield Metro Station (the "Metro Station") at a rate of not less than one (1) shuttle every 30 minutes during the hours of 7 a.m. to 9 a.m. and 4 p.m. to 6 p.m. Monday through Friday, excluding Federal holidays. This Proffer VII.D may be fulfilled by either making an equivalent financial contribution to a regional circulator system that services the Property during the above-specified hours, such as TAGS, or by providing a private shuttle between the Property and Metro Station, as determined by the Applicant in consultation with FCDOT.

## VIII. TRANSPORTATION DEMAND MANAGEMENT.

A. TDM Plan and Goal. This Proffer sets forth a program for a transportation demand management plan (the "TDM Plan") that shall be implemented by the Applicant, its successors and/or assigns to encourage the use of transit, other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the Proposed Development. TDM strategies, as detailed below, shall be utilized by the Applicant in order to reduce the A.M. and P.M. peak hour trips by a minimum of twenty percent (20%) from the total number of vehicle trips that would be expected from a fully-leased building(s) containing 200,000-square-foot of office uses (the "Baseline Trips") based on the Institute of Traffic Engineers (ITE) Trip Generation Manual, 8th Edition (the "TDM Goal"). In the event the Applicant constructs less office square footage than is permitted for the Proposed Development, then the Baseline Trips shall be calculated as if the full 200,000 square feet of office uses in the Proposed Development actually had been constructed as reflected on the Development Plan. Owners, tenants and employees of the Proposed Development shall be advised of the TDM Goal and the TDM strategies by the PM (hereinafter defined) through the annual dissemination of written materials summarizing the availability of the TDM strategies.

1. Program Manager. Within one hundred and twenty (120) days of the issuance of the first building permit for the Proposed Development, the Applicant shall designate an individual to act as the Program Manager ("PM") for the Property, whose responsibility will be to implement the TDM strategies, with ongoing coordination with FCDOT. The PM duties

may be a part of other duties assigned to the individual(s). The Applicant shall notify FCDOT within ten (10) days of the designation and thereafter shall do the same within ten (10) days of any change in such appointment.

2. TDM Plan. In order to meet the TDM Goals set forth in this Proffer, the Applicant shall implement the TDM Plan. A draft copy of this plan shall be provided to FCDOT for review and comment sixty (60) days after notification of the appointment of the PM to FCDOT. Should FCDOT seek modifications to the TDM Plan, the Applicant shall work in good faith with FCDOT and shall amend the TDM Plan as mutually agreed to by the Applicant and FCDOT. If FCDOT does not comment on the TDM Plan within sixty (60) days following its submission, the TDM Plan shall be deemed approved. Once the TDM Plan is approved by FCDOT, the Applicant shall implement the TDM Plan. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA. The TDM Plan and any amendments thereto shall include provisions for the following with respect to the Proposed Development:

a. Requirement that each lease/sublease in the Proposed Development include a requirement for the tenant to disseminate information about transit services available to the Property, including Metro/Fairfax Connector maps, schedules and forms, as well as ride-sharing and other relevant transit options, to employees, subtenants and, as applicable, on-site consultants;

b. Coordination/Assistance with existing/established vanpool and carpool formation programs, including the Fairfax County Department of Transportation Ride Share program, as well as other ride matching services and adjacent office buildings and homeowners associations and established guaranteed ride home programs;

c. Dedicated parking spaces on the Property for vanpools and car-sharing vendors not otherwise addressed herein will be provided at convenient locations so as to encourage vanpool usage and car-sharing;

d. Installation of bicycle racks per Proffer VII.C herein, shower facilities and similar amenities in at least one office building constructed on the Property in order to encourage tenants and employees to use alternate means of transportation to work; and

e. Other programs as may be determined by the PM in consultation with FCDOT.

B. TDM Account. Concurrent with the designation of the PM, the Applicant shall establish and fund a TDM account (the "TDM Account") in the initial amount of Twenty-Five Thousand Dollars (\$25,000). Funds in the TDM Account shall be utilized by the PM each year to implement the TDM strategies, and up to fifty percent (50%) of the TDM Account may be used to pay for the PM's services, provided however that the percentage of the TDM Account used to pay for the PM's services shall not exceed the percentage of time the PM spends implementing the TDM strategies each year. The TDM Account shall be managed by the PM. A line item for further funding of the TDM Account shall be included in each annual operating and

maintenance budget for the Property, which amount may not be eliminated as a line item in the budget; nor may the funds held in the TDM Account be utilized for purposes other than to fund implementation of the TDM Plan or to pay the PM. In the event that the TDM Account is drawn upon, then the TDM Account shall be replenished annually until the TDM Account achieves a balance of Twenty-Five Thousand Dollars (\$25,000). The PM shall consult with FCDOT to develop and implement the initial TDM strategies.

C. TDM Monitoring.

1. TDM Survey. Between September and December beginning with the first calendar year following the issuance of the final Non-RUP on the Property, the effectiveness of the TDM Plan shall be evaluated using surveys and/or traffic counts prepared by the PM and as reviewed by FCDOT. Neither the Applicant's tenants nor adjacent property owners shall be notified of the date and time of the surveys and/or traffic counts. All costs exclusive of those of the PM, such as the employment of a traffic consultant, associated with undertaking the traffic study shall be funded outside the TDM Account. The Applicant shall use the results of the surveys and/or traffic counts to determine if the TDM Goal has been met and shall submit this information in an Annual Report to FCDOT for review and approval no later than February 1st of the year it is due. If the TDM surveys and/or traffic counts show that the trip reduction objective is being met, then the Applicant shall proceed with the TDM strategies as implemented. Similar TDM surveys and/or traffic counts shall be conducted annually thereafter for an additional two (2) years following the initial Annual Report submission. If the TDM surveys and/or traffic counts show that the trip reduction objective is being met after a total of three (3) annual surveys, the Applicant shall provide supplemental surveys as may be requested by FCDOT, but not more often than once every five (5) years thereafter. Nothing herein shall preclude the Applicant, in consultation with FCDOT, from modifying the TDM Plan and/or increasing the trip reduction objective for the TDM Goal based on the results of one or more surveys and/or traffic counts, which modifications can be implemented without the requirement for approval of a PCA by the Board of Supervisors.

IX. MISCELLANEOUS

A. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of site plan approval for the Property.

B. Parks and Recreation. Prior to the issuance of the first building permit for each office building in the Proposed Development, the Applicant shall contribute twelve and one-half cents (\$0.125) per square foot of space in the Proposed Development that is proposed for office uses (up to a total maximum contribution of twenty-five thousand dollars (\$25,000)) to the Board of Supervisors for transfer to the Fairfax County Park Authority to be used for construction or enhancements at the Lee District Park.

~~C. Utilities. To the extent possible and as permitted by the applicable utility companies, the Applicant shall place all utilities that exclusively serve the Property underground. Notwithstanding the foregoing, the Applicant shall not be required to relocate or place~~

underground any existing utility lines presently located along the Property's frontage on Loisdale Road to the extent such lines serve properties other than the subject Property. 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.

D. Inflationary Adjustment of Contributed Funds. Any funds contributed for transportation improvements or as contributions to Parks and Recreation shall escalate on a yearly basis from the base year of 2011 and change effective each January 1 thereafter until tender of payment, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3(B).

E. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and its 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 and/or developer(s) of the site or any portion of the site.

[Signature pages follow]

E.V. HUNTER TRUST DATED NOVEMBER 10, 1986  
Title owner of Tax Map #s: 0992-1-007A and 0992-1-0008

By: Edith H. Rameika

Name: Edith H. Rameika

Its: Trustee

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LOISDALE 24, LLC,  
a Delaware limited liability company and  
contract purchaser of Tax Map #s: 0992-1-  
007A and 0992-1-0008

By: RP Loisdale Member, LLC,  
Its Managing Member

By: Rubenstein Properties Fund, L.P.,  
its Member/Manager

By: Rubenstein Properties Fund GP, L.P.,  
its General Partner

By: Rubenstein Properties Fund GP, LLC.,  
its General Partner

By:   
\_\_\_\_\_

Name: Eric G. Schiela

Its: Managing Principal, Senior Vice  
President and Assistant Secretary

Exhibit A to the Belvoir Corporate Campus Proffers



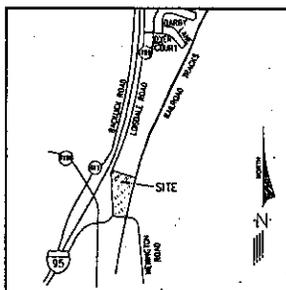
For Illustrative Purposes Only

Exhibit A to the Belvoir Corporate Campus Proffers



For Illustrative Purposes Only

# GENERALIZED DEVELOPMENT PLAN (GDP) BELVOIR CORPORATE CAMPUS LEE DISTRICT FAIRFAX COUNTY, VIRGINIA GDP-2011-008



VICINITY MAP  
SCALE: 1" = 2000'

**OWNER**  
EDITH H RAMEIKA, TRUSTEE  
P.O. BOX 232 EV HUNTER TRUST  
CLIFTON, VA 20124

**APPLICANT**  
LOISDALE 24, LLC  
C/O RUBENSTEIN PROPERTIES, LP  
2929 ARCH STREET, 28TH FLOOR  
CIRA CENTER  
PHILADELPHIA, PA 19104-2869

**ATTORNEY**  
COOLEY LLP  
11951 FREEDOM DRIVE  
RESTON, VA 20190  
PH. 703-456-6000

**CIVIL ENGINEER**  
URBAN, LTD.  
4200 D TECHNOLOGY COURT  
CHANTILLY, VIRGINIA 20151  
PH. 703-642-23D6

**TRAFFIC ENGINEER**  
WELLS & ASSOCIATES, INC.  
1420 SPRING HILL ROAD SUITE 600  
MCLEAN, VIRGINIA 22102  
PH. 703-917-6620

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1	COVER
2	GENERAL NOTES
3	GENERAL NOTES
4	OVERVIEW
5	RIGHT OF WAY EXHIBIT
6	EXISTING CONDITION
7	EXISTING CONDITION
8	GEOMETRY PLAN - OPTION #1
9	GEOMETRY PLAN - OPTION #1
10	GEOMETRY PLAN - SECURITY OPTION
11	GEOMETRY PLAN - OPTION #2
12	GEOMETRY PLAN - OPTION #2
13	GRADING PLAN - OPTION #1
14	GRADING PLAN - OPTION #1
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17	STORM WATER MANAGEMENT
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21	EXISTING VEGETATION MAP
22	LANDSCAPE PLAN
23	LANDSCAPE COMPUTATIONS AND DETAILS
24	ILLUSTRATIVE PLAZA PLAN
25	PEDESTRIAN CIRCULATION
26	SIGHT DISTANCE PROFILE

SCALE: 1" = 2000'

DATE: MARCH 2011

SHEET 1 OF 26

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BELVOIR CORPORATE CAMPUS  
REZONING PLAN  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 2000'

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**GENERAL NOTES**

1. THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 99-2-(11)-7A88.
2. THE ABOVE REFERENCED PARCELS ARE CURRENTLY ZONED AS R-1.
3. BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY URBAN LTD DATED JAN. 2011 AND IS REFERENCED HORIZONTALLY TO HAD 1983 AND VERTICALLY TO NAVD 1983.
4. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD. (BASED JAN. 2011).
5. THE PROPERTY SHOWN ON THIS GDD PLAN IS LOCATED IN THE LEE DISTRICT.
6. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, UNLESS MODIFIED.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED BY AN ON-SITE FACILITIES TO BE CONSTRUCTED AND LOCATED DETAILED WITH THE FINAL SITE PLAN.
9. UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
10. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
12. THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
13. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR MICHIGAN DEPARTMENT OF TRANSPORTATION (MDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC UTILITIES BUREAU, SECTION 7.
14. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-504 OF THE ZONING ORDINANCE, MAJOR MODIFICATIONS TO THE SITE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
15. THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), RPA'S, 100' W/ FLOODPLAINS OR WETLANDS. THERE ARE EXISTING WETLANDS AND AN ENVIRONMENTAL STREAM LOCATED ON THE NORTHERN PROPERTY LINE OF PARCEL 1A.
16. THERE ARE NO SCIENTIFIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
17. THE SPECIAL AGREEMENTS PROPOSED WITH THIS SITE SHALL INCLUDE:
  - \* PEDESTRIAN SIDEWALKS AND TRAILS
  - \* THE LOCATION OF THESE AGREEMENTS ARE REFLECTED ON SHEETS A, B, & 23.
18. THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS. DEVELOPMENT MAY BE PHASED.
19. THE PROPOSED ROAD IMPROVEMENTS ILLUSTRATE THE REQUIRED IMPROVEMENTS PER THE COMPREHENSIVE PLAN, UNLESS MODIFIED PER THIS APPLICATION. THE APPROVAL OF THIS PLAN WILL ONLY BIND THE OWNER TO CONSTRUCTING THE PROPOSED ROAD IMPROVEMENTS FRONTING THE SUBJECT SITE.
20. NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING STANDARDS AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER, AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IF NO ENDS SHALL THE OVERALL CFM BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDD PLAN AS DETERMINED BY OPEL.
21. THE TOTAL AMOUNT OF GROSS FLOOR AREA CONSTRUCTED ON THE SITE MAY BE LESS THAN THE AMOUNT APPROVED ON THE ENCLOSED GDD.
22. DIMENSIONS AND SIZES AS SCALED ARE APPROPRIATE AND VERY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDD PLAN.
23. THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
24. THE COMPREHENSIVE PLAN REQUIRES A MAJOR PAVED TRAIL TO WIDE OR MORE ALONG LINDALE ROAD. THE TRAIL IS BEING PROVIDED IN SATISFACTION OF THE COMPREHENSIVE PLAN RECOMMENDATION AS SHOWN ON THE GDD PLAN.
25. THE APPLICANT IS REQUESTING CHANGES AND MODIFICATIONS AS FOLLOWS:
  - THE APPLICANT REQUESTS A WAIVER OF FRONTAGE IMPROVEMENTS ON MONTICORN ROAD AND LINDALE ROAD, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, NOT CONSTRUCTING A FULL ROAD SECTION FRONTING THE SITE AND NOT INSTALLING CURB AND GUTTER ON THE WEST SIDE OF LINDALE ROAD NEAR THE DRIVE ACCESS LINE.
26. THERE ARE EXISTING UTILITY EASEMENTS WITH WIDTHS OF 25' AND GREATER ON THE SUBJECT SITE.
27. ALL IRRIGATION SHALL BE LIMITED TO SURFACE IRRIGATION.
28. PROPOSED GRADING ON NORTH AND SOUTH SIDES OF THE BUILDINGS MAY BE ADJUSTED TO ACCOMMODATE THE FINAL SITE PLAN.

**PARKING TABULATION:**

**PARKING REQUIREMENTS:**

<b>SECTION #1:</b>	<b>OFFICE USE - 100,000 GSF</b>
<b>BUILDING 1:</b>	<b>CELLAR USE - 25,000 GSF</b>
	<b>REQUIRED PARKING - 2.6 SPACES/1,000 GSF = 125,000 GSF @ 2.6/1000 = 325 SPACES</b>
<b>BUILDING 2:</b>	<b>OFFICE USE - 100,000 GSF</b>
	<b>CELLAR USE - 25,000 GSF</b>
	<b>REQUIRED PARKING - 2.6 SPACES/1,000 GSF = 125,000 GSF @ 2.6/1000 = 325 SPACES</b>
	<b>TOTAL PARKING REQUIRED FOR OPTION #1: 650 SPACES</b>
<b>SECTION #2:</b>	<b>OFFICE USE - 200,000 GSF</b>
	<b>CELLAR USE - 50,000 GSF</b>
	<b>REQUIRED PARKING - 2.6 SPACES/1,000 GSF = 250,000 GSF @ 2.6/1000 = 650 SPACES</b>
	<b>TOTAL PARKING REQUIRED FOR OPTION #2: 650 SPACES</b>

**PARKING PROVIDED OPTION #1 AND #2 (SEE SHEETS S & A 1):**

**FABRICATION REQUIREMENTS SECTION (BASED ONSET 10):**

**TOTAL PARKING PROVIDED: 711 SPACES**

**MINIMUM SPACES REQUIRED:**

- = 501 TO 1,000 SPACES REQUIRES 2% OF THE PARKING TO BE ACCESSIBLE SPACES
- = 102 TO 241 SPACES
- = 15 SPACES

**MINIMUM SPACES PROVIDED:**

- = 15 SPACES

**LOADING SPACE TABULATION:**

**LOADING REQUIREMENTS:**

<b>BUILDING 1 - 1 SPACE FOR 15T 10,000 GSF + 1 SPACE/20,000 GSF THEREAFTER</b>	<b>PER SECTION 11-392-1B, NO MORE THAN 5 LOADING SPACES SHALL BE REQUIRED</b>
<b>PERCE USE - 1 SPACE/10,000 GSF + 1 SPACE/20,000 GSF + 1 SPACE/30,000 GSF</b>	
<b>TOTAL LOADING SPACES REQUIRED:</b>	<b>= 11 SPACES</b>

**LOADING PROVIDED:**

- 5 LOADING SPACES PROVIDED (AS DEPICTED ON THE ENCLOSED PLAN)

**NOTE:** OTHER PROFFERER USES MAY BE PROVIDED BY THE BUILDING WITH FINAL DESIGN. PARKING REQUIREMENTS AND COMPUTATIONS WILL USE COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.

**SITE TABULATIONS:**

EXISTING SITE AREA	<b>TOTAL</b>	<b>26A (PART 100) 184,124 SF @ 11.541 AC</b>
	<b>26B (PART 100) 9,071 SF @ 0.226 AC</b>	
	<b>0</b>	<b>301,239 SF @ 6.215 AC</b>
	<b>TOTAL</b>	<b>1,075,314 SF @ 24,882 AC</b>
AREA OF PROPOSED ROW DEDICATION		48,913.25 SF @ 1.121 AC
ADJUSTED SITE AREA		1,026,400.74 SF @ 23,561 AC
EXISTING ZONING		R-1
PROPOSED ZONING		CS-3
EXISTING USE		VACANT
PROPOSED USE		OFFICE

**ZONING TABULATIONS:**

PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE	<b>BUILDING #1 - 100,000 GSF (PLUS 25,000 SF OF CELLAR SPACE)</b>		
<b>OPTION #1</b>	<b>BUILDING #2 - 100,000 GSF (PLUS 25,000 SF OF CELLAR SPACE)</b>		
	<b>TOTAL: 200,000 GSF (PLUS 50,000 S.F. OF CELLAR SPACE)</b>		
PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE	<b>BUILDING - 200,000 GSF (PLUS 50,000 SF OF CELLAR SPACE)</b>		
<b>OPTION #2</b>			
	<b>ALLOWABLE</b>	<b>PROPOSED-OPTION #1</b>	<b>PROPOSED-OPTION #2</b>
MINIMUM LOT AREA	20,000 S.F.	1,026,421 S.F.	1,026,421 S.F.
MINIMUM LOT WIDTH	100'	1,213'	1,213'
MINIMUM BUILDING HEIGHT	90'	W/ (6 STORES)	W/ (6 STORES)
YARD REQUIREMENTS			
FRONT YARD	25' BULK PLANE, BUT NOT LESS THAN 40'	72.18' OR 272.87' (EAST)	72.75' OR 308.89' (EAST)
SIDE YARD	NO REQUIREMENT	186.39' (SOUTH)	282.21' (SOUTH)
REAR YARD	20' BULK PLANE, BUT NOT LESS THAN 25'	88.64' OR 226.54' (WEST)	89.89' OR 247.07' (WEST)
MINIMUM FLOOR AREA RATIO (FAR)	1.00	0.18' (2)	0.18' (2)
		200,000 GSF/1,026,421 SF	200,000 GSF/1,026,421 SF
		0.18' (1)	0.18' (1)
		200,000 GSF/1,026,421 SF	200,000 GSF/1,026,421 SF
MINIMUM OPEN SPACE	15% (OR 151,900 S.F.) (1)	35% (OR 316,478 S.F.) (2)	35% (OR 316,478 S.F.) (2)
		37A (OR 376,478 S.F.) (1)	37A (OR 376,478 S.F.) (1)

- (1) WITH RIGHT OF WAY DEDICATION.
- (2) WITHOUT RIGHT OF WAY DEDICATION.

\* THE SUBJECT PROPERTY HAS THREE EXISTING UTILITY EASEMENTS WITH A WIDTH GREATER THAN 25'. THE MAJOR UTILITY EASEMENTS AS RECORDED BY DD 500 PG 83, IN 1962 PG 88, AND DD 1515 PG 348 WERE RECORDED IN 1948, 1957, AND 1952, RESPECTIVELY. SINCE THE SAID EASEMENTS WERE RECORDED PRIOR TO SECTION 2-303.3 OF THE ZONING ORDINANCE TAKING EFFECT, THE APPLICANT RESERVES THE DENSITY CREDIT ASSOCIATED WITH THE AREA OF THE UTILITY EASEMENTS.

**LEGEND:**

	EXISTING WATER LINE		ROAD SIGN
	PROPOSED WATER LINE		15' POWER POLE
	15' FIRE HYDRANT		25.5' EXISTING SPOT ELEVATION
	42.5' FIRE HYDRANT		42.5' PROP. SPOT ELEVATION
	EXISTING WATER METER		CURB AND TRANSITION
	PROPOSED WATER METER		PROPOSED CURB
	EXISTING WATER VALVE		MAIN BUILDING INTERFERENCE
	PROPOSED WATER VALVE		EX. STREET LIGHTS
	EXISTING STORM DRAIN		PROP. STREET LIGHTS
	PROPOSED STORM DRAIN		PROPOSED CE-10
	EXISTING SANITARY SEWER		EXISTING TREE
	PROPOSED SANITARY SEWER		PROPOSED TREE
	EXISTING GAS LINE		BULK FILLING SKID/TRANSFER
	PROPOSED GAS LINE		LOADING AREA
	EXISTING GAS VALVE		REMNANT
	PROPOSED GAS VALVE		15:1 PV REQUIRED
	EXISTING OVERHEAD WIRE		PROPOSED FENCE
	EXISTING LIGHTING		PROPOSED LIGHTING
	PROPOSED LIGHTING		EXISTING FENCE
	EXISTING FENCE		PROPOSED FENCE
	EXISTING TREE LINE		EXISTING TREE
	EXISTING CONTOURS		PROPOSED CONTOURS
	PROPOSED CONTOURS		PROPOSED PHASE LINE
	PROPOSED LIMITS OF CLEARING A GRADING		PROPOSED WETLANDS
	EXISTING WETLANDS		PROP. REG. WALL
	PROP. REG. WALL		EX. REG. WALL

REV. NO.	DATE	DESCRIPTION
1	11-11-11	ISSUE FOR PERMIT
2	11-11-11	ISSUE FOR PERMIT
3	11-11-11	ISSUE FOR PERMIT
4	11-11-11	ISSUE FOR PERMIT
5	11-11-11	ISSUE FOR PERMIT
6	11-11-11	ISSUE FOR PERMIT
7	11-11-11	ISSUE FOR PERMIT
8	11-11-11	ISSUE FOR PERMIT
9	11-11-11	ISSUE FOR PERMIT
10	11-11-11	ISSUE FOR PERMIT

**urban**

Urban Planning & Architecture

1000 North 17th Street, Suite 1000, Arlington, VA 22209

703.241.1111

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**GENERAL NOTES**

**BELVOIR CORPORATE CAMPUS**

**REZONING PLAN**

**LEE DISTRICT**

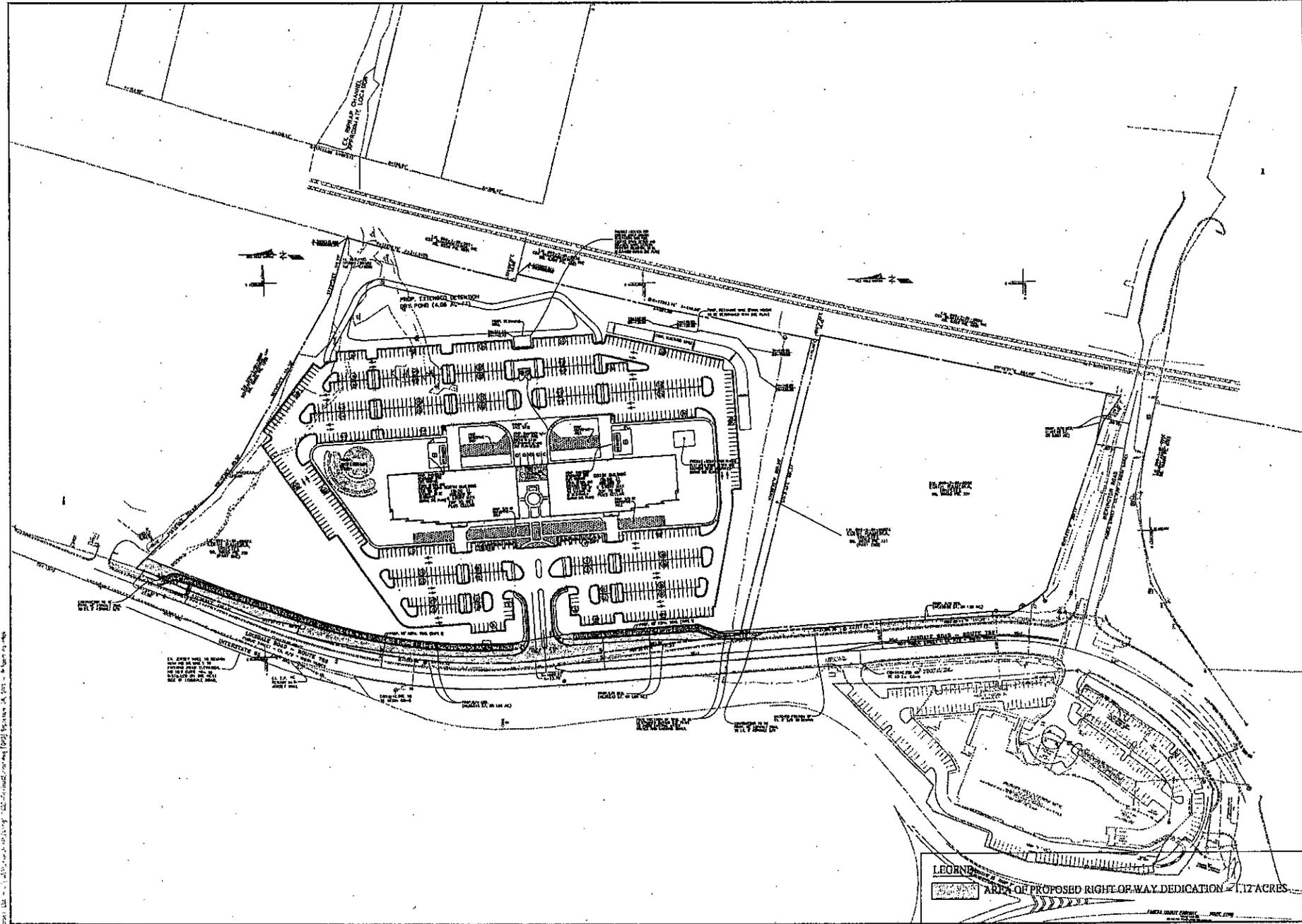
**FAIRFAX COUNTY, VIRGINIA**

SCALE: N/A

DATE: MARCH 2011



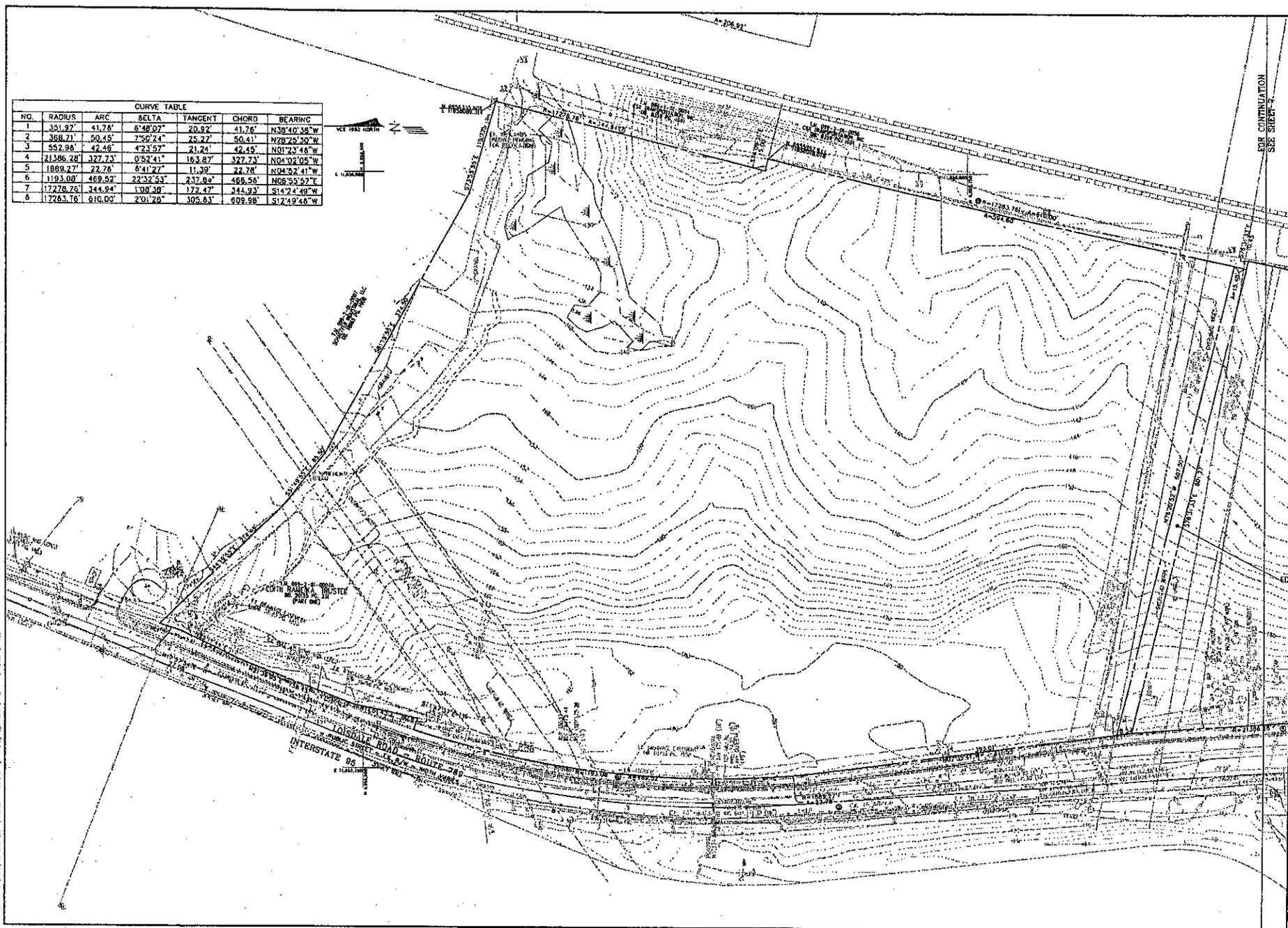




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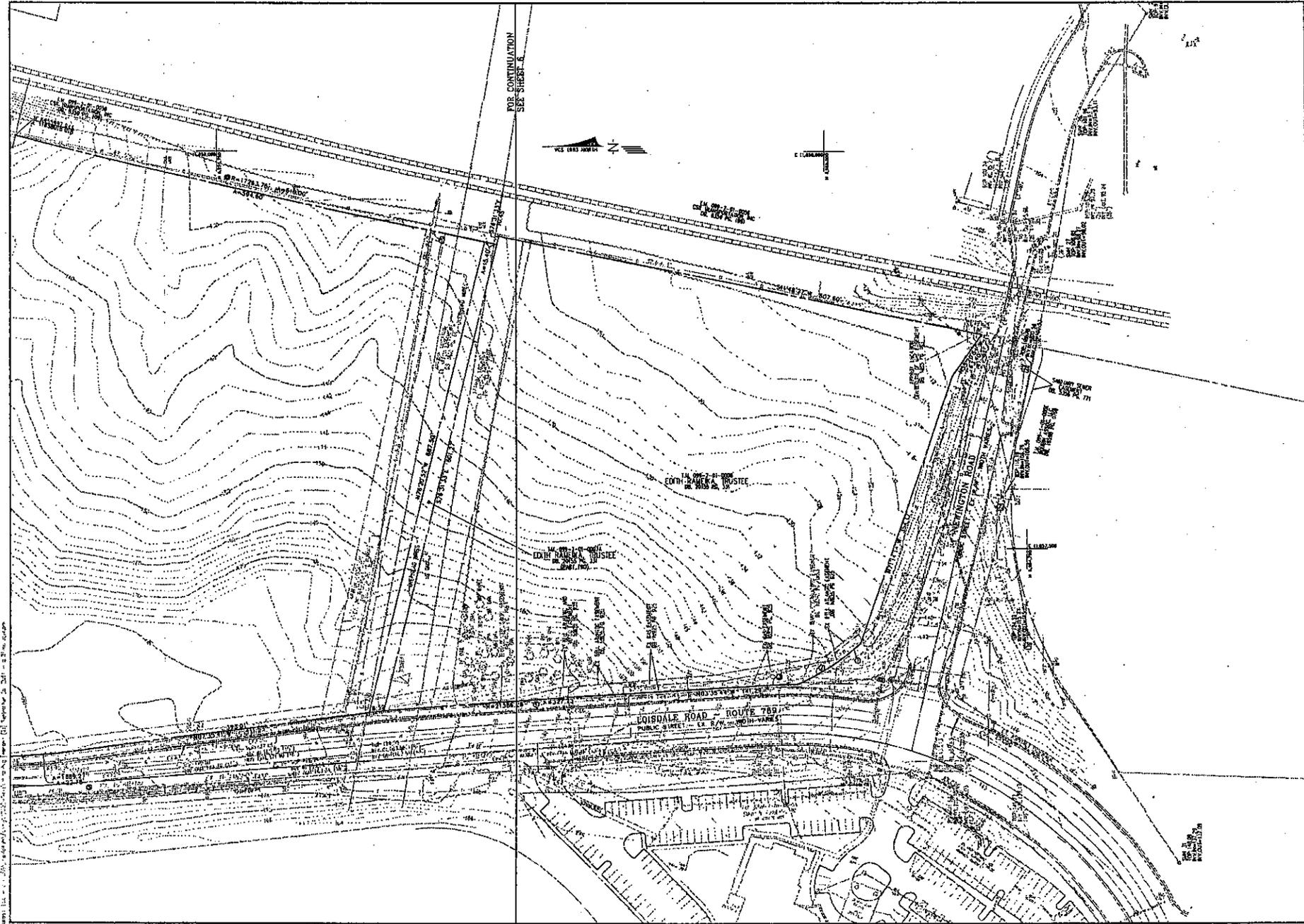
<b>PLAN DATE</b> 08-14-11 08-14-11 08-14-11 08-14-11 08-14-11	<b>REVISIONS</b> NO. DATE DESCRIPTION
 <b>urban</b> <small>Urban Solutions</small> <small>Professional Land Surveyors</small>	
 CITY OF FAIRFAX OFFICE OF THE PLANNING DIRECTOR 11010 BELVOIR CAMPUS DRIVE FAIRFAX, VA 22031	
<b>RIGHT OF WAY EXHIBIT</b> <b>BELVOIR CORPORATE CAMPUS</b> <b>REZONING PLAN</b> LEE DISTRICT FAIRFAX COUNTY, VIRGINIA CL/N/A	
DATE: MARCH 2011	
SCALE: 1" = 50' <b>SHEET</b> OF 26	
SP-12602	

CURVE TABLE						
NO.	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
1	351.97'	41.78'	6°48'07"	20.82'	41.76'	N38°40'56"W
2	388.71'	50.45'	7°50'24"	25.27'	50.41'	N28°25'50"W
3	552.98'	42.46'	4°23'57"	21.24'	42.45'	N01°23'48"W
4	21386.28'	327.73'	0°52'41"	163.87'	327.73'	N04°02'05"W
5	1889.27'	22.76'	8°41'27"	11.39'	22.78'	N04°52'41"W
6	1193.08'	469.52'	22°32'53"	237.89'	466.56'	N06°59'52"E
7	1728.76'	344.94'	1°08'38"	172.47'	344.93'	S14°24'49"W
8	17283.76'	610.00'	2°01'26"	305.83'	609.96'	S17°49'46"W



FOR CONTINUATION  
SEE SHEET 7

<b>urban.</b> <small>Professional Engineers, Land Surveyors, and Architects</small>	
<b>EXISTING CONDITION</b> <b>BELVOIR CORPORATE CAMPUS</b> <b>REZONING PLAN</b> FAIRFAX COUNTY, VIRGINIA	
SHEET 6 OF 26	DATE: MARCH 2011 CL-2
SCALE: 1" = 50' 9P-12602	
PLAN DATE: 03-14-11 05-24-11 06-23-11 08-08-11	REVISIONS: NO. DATE DESCRIPTION



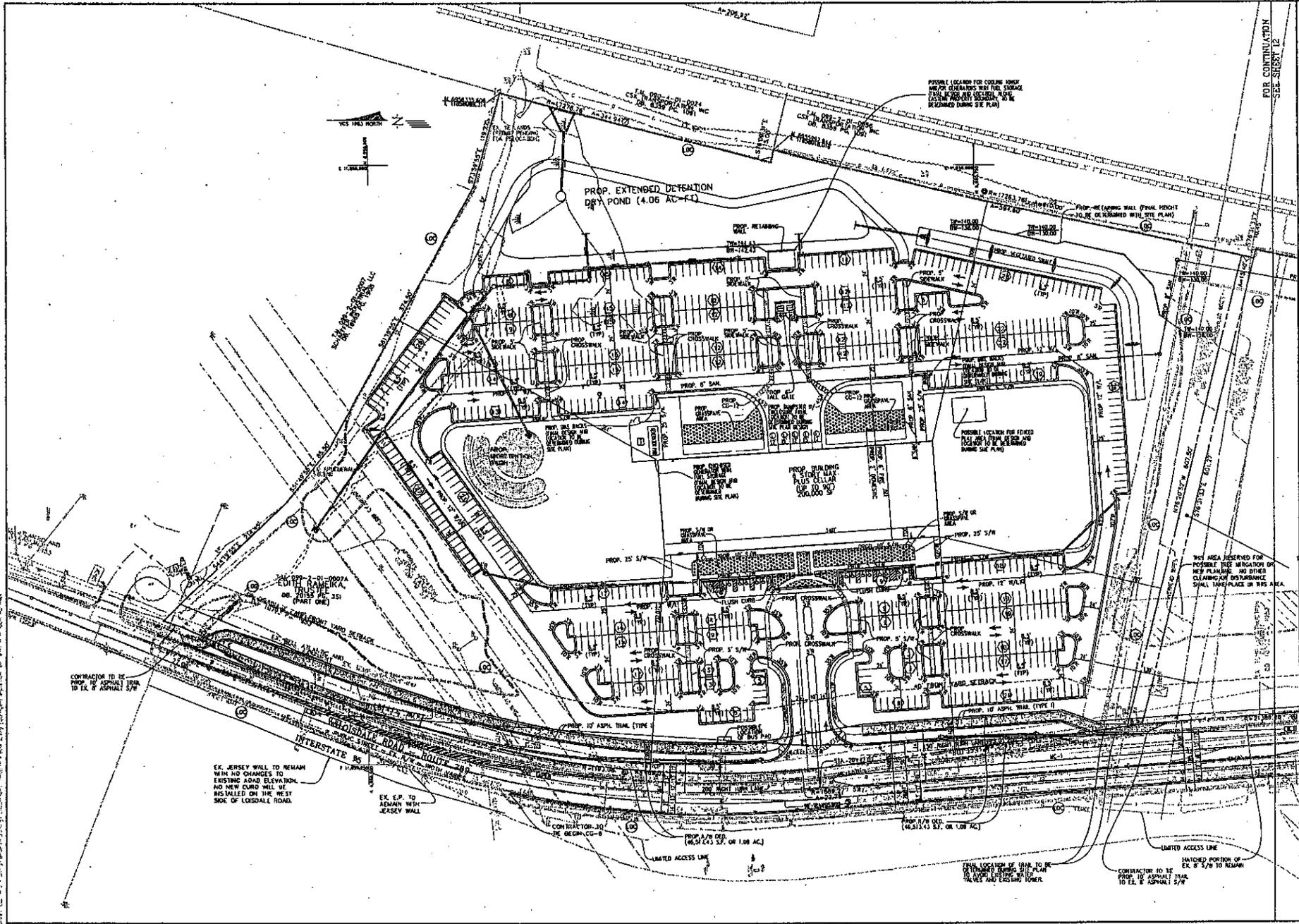
DATE: 11/11/11  
 DRAWN BY: J. J. JONES  
 CHECKED BY: J. J. JONES  
 PROJECT NO.: SP-12802

<b>urban</b> <small>PLANNING &amp; DESIGN</small> <small>1000 W. MARKET STREET, SUITE 100, FAYETTEVILLE, NC 28404</small> <small>TEL: 704.336.1111 FAX: 704.336.1112</small>													
<b>SEAL</b> <small>Professional Seal of the State of North Carolina</small> <small>07/20/11</small>	<b>REVISIONS</b> <table border="1"> <thead> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </tbody> </table>	NO.	DATE	DESCRIPTION									
NO.	DATE	DESCRIPTION											
<b>EXISTING CONDITION</b> <b>BELVOIR CORPORATE CAMPUS</b> <b>REZONING PLAN</b> <small>LEE DISTRICT</small> <small>FAIRFAX COUNTY, VIRGINIA</small> <small>SCALE: 1" = 50'</small> <small>DATE: MARCH 2011</small> <small>CL: 2</small>													
SHEET 7 OF 26	SP-12802												









POSSIBLE LOCATION FOR COILING DUCT AND FOR CLEAN ROOMS WITH THE CHANGE FROM 200 TO 250' AS SHOWN IN THE REVISIONS DRAWING SEE PLAN

PROP. EXTENDED DETENTION DRY POND (4.06 AC - F1)

PROP. BUILDING A (100,000 SF) SEE PLAN

FOR CONTINUATION SEE SHEET 12

NO.	DATE	DESCRIPTION
1	03-11-11	ISSUED FOR PERMITTING
2	03-11-11	ISSUED FOR PERMITTING
3	03-11-11	ISSUED FOR PERMITTING
4	03-11-11	ISSUED FOR PERMITTING
5	03-11-11	ISSUED FOR PERMITTING
6	03-11-11	ISSUED FOR PERMITTING

PLAN DATE
03-11-11
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03-11-11
03-11-11

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 PLANNING & ARCHITECTURE
   
 1000 WEST 10TH STREET, SUITE 200
   
 ARLINGTON, VA 22202
   
 TEL: 703.261.1100
   
 FAX: 703.261.1101
   
 WWW.URBANVA.COM



GEOMETRY PLAN - OPTION #2  
**BELVOIR CORPORATE CAMPUS**  
**REZONING PLAN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=50' DATE: MARCH 2011  
 CL-N/A

SHEET  
 11  
 OF  
 28  
 SP-12602

EX. JERSEY WALL TO REMAIN WHEN NO CHANGES TO EXISTING ROAD ELEVATION. NO NEW CURB WILL BE INSTALLED ON THE WEST SIDE OF LOSDALE ROAD.

EX. E.P. TO REMAIN WITH JERSEY WALL

CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF THE LIMITED ACCESS LINE

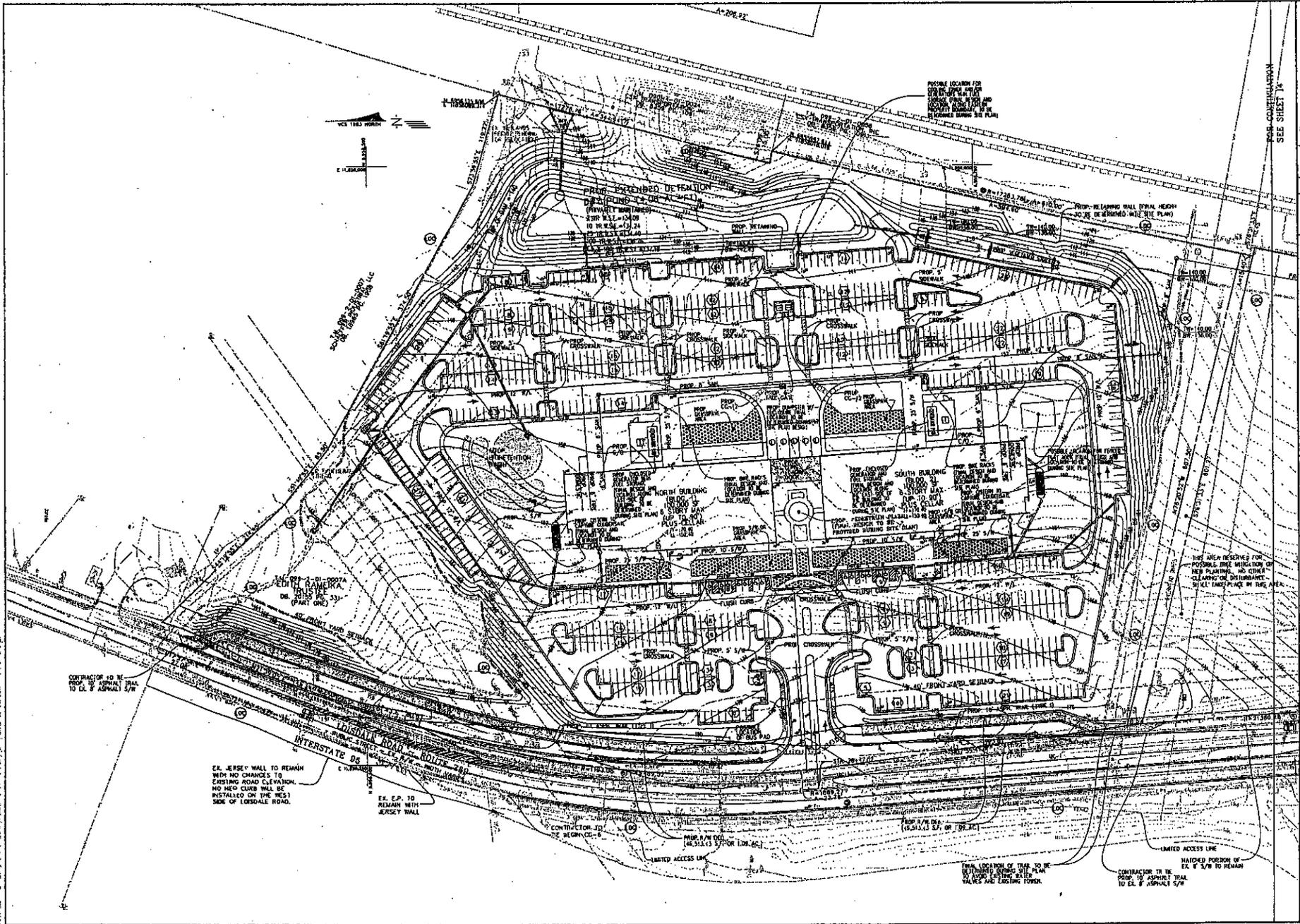
THIS PORTION OF THE PLAN IS TO BE CONSIDERED AS A HATCHED PORTION OF THE PLAN AND SHALL BE REMOVED BY THE CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF THE LIMITED ACCESS LINE

HATCHED PORTION OF EX. 8' S/W TO REMAIN. CONTRACTOR TO BE RESPONSIBLE FOR THE PROVISION OF THE LIMITED ACCESS LINE

THE AREA RESERVED FOR POSSIBLE TREE REMOVAL OR NEW PLANTING. NO OTHER CLEARANCE DISTANCE SHALL TAKE PLACE IN THIS AREA.

DATE: 03-11-11 11:54 AM  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 PROJECT NO.: SP-12602

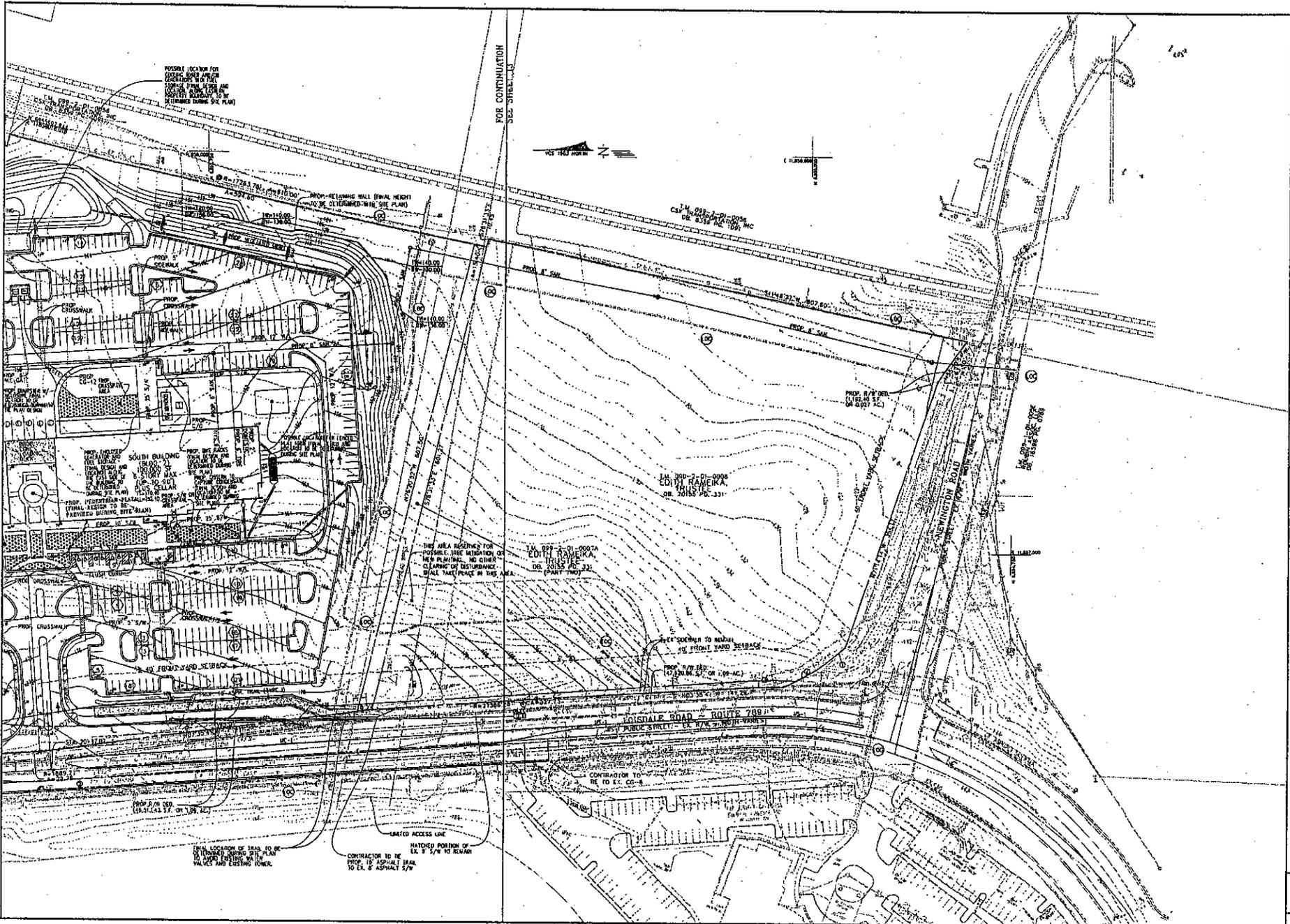




<p>DATE: 03-14-11          DRAWN BY: J. W. BROWN          CHECKED BY: J. W. BROWN          PROJECT NO.: 12602</p>	<p>DATE: 03-14-11          DRAWN BY: J. W. BROWN          CHECKED BY: J. W. BROWN          PROJECT NO.: 12602</p>
<p>SCALE: 1" = 50'</p>	<p>DATE: MARCH 2011</p>
<p>CL: 2</p>	
<p>FAIRFAX COUNTY, VIRGINIA</p>	
<p>REZONING PLAN</p>	
<p>BELVOIR CORPORATE CAMPUS</p>	
<p>GRADING PLAN - OPTION #1</p>	
<p>DATE: MARCH 2011</p>	
<p>FAIRFAX COUNTY, VIRGINIA</p>	
<p>REVISIONS</p>	
<p>SEE SHEET 14</p>	
<p>CONSTRUCTION</p>	

13  
OF  
26

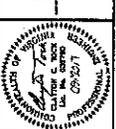
SP-12602



NO.	DATE	DESCRIPTION

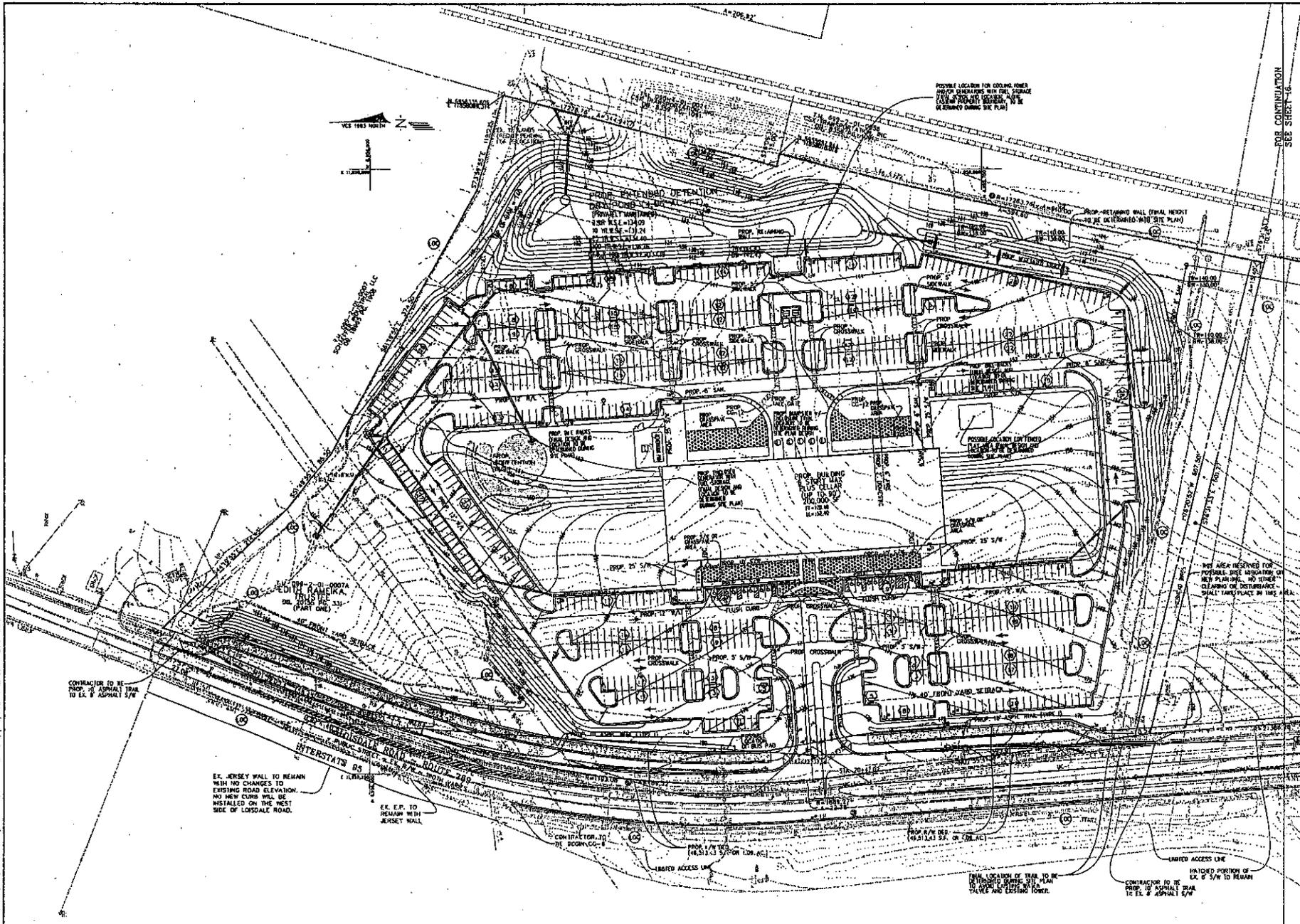
DATE: 03-23-11  
 DRAWN BY: J. L. ...  
 CHECKED BY: ...

Urban  
 Planning, Engineering, Architecture, Landscape Architecture

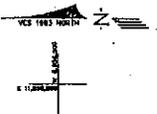


GRADING PLAN - OPTION #1  
**BELVOIR CORPORATE CAMPUS**  
**REZONING PLAN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1"=50'  
 DATE: MARCH 2011

SHEET  
 14  
 OF  
 26  
 SP-12602



POSSIBLE LOCATION FOR COOLING TOWER AND/OR GENERATORS MAY BE LOCATED WITHIN 500' OF CITY BOUNDARY. SEE SECURITY DRAWING OF PLAN.



DATE: 03/11/11  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 APPROVED BY: J. W. WILSON  
 TITLE: GRADING PLAN - OPTION #2

NO.	DATE	DESCRIPTION	REVISIONS

DATE: 03/11/11  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 APPROVED BY: J. W. WILSON  
 TITLE: GRADING PLAN - OPTION #2

**urban**
  
 Planning Engineers, Landscape Architects, Land Surveyors



GRADING PLAN - OPTION #2  
**BELVOIR CORPORATE CAMPUS**  
**REZONING PLAN**  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: MARCH 2011  
 CL-2  
 SCALE: 1"=50'

SHEET  
 15  
 OF  
 28  
 SP-12602

CONTRACTOR TO BE PROVED TO REMAIN WITH EX. 3' ASPHALT 5/8"

EX. JERSEY WALL TO REMAIN WITH NO CHANGES TO EXISTING ROAD ELEVATION. NO NEW CURBS WILL BE INSTALLED ON THE WEST SIDE OF LORRAINE ROAD.

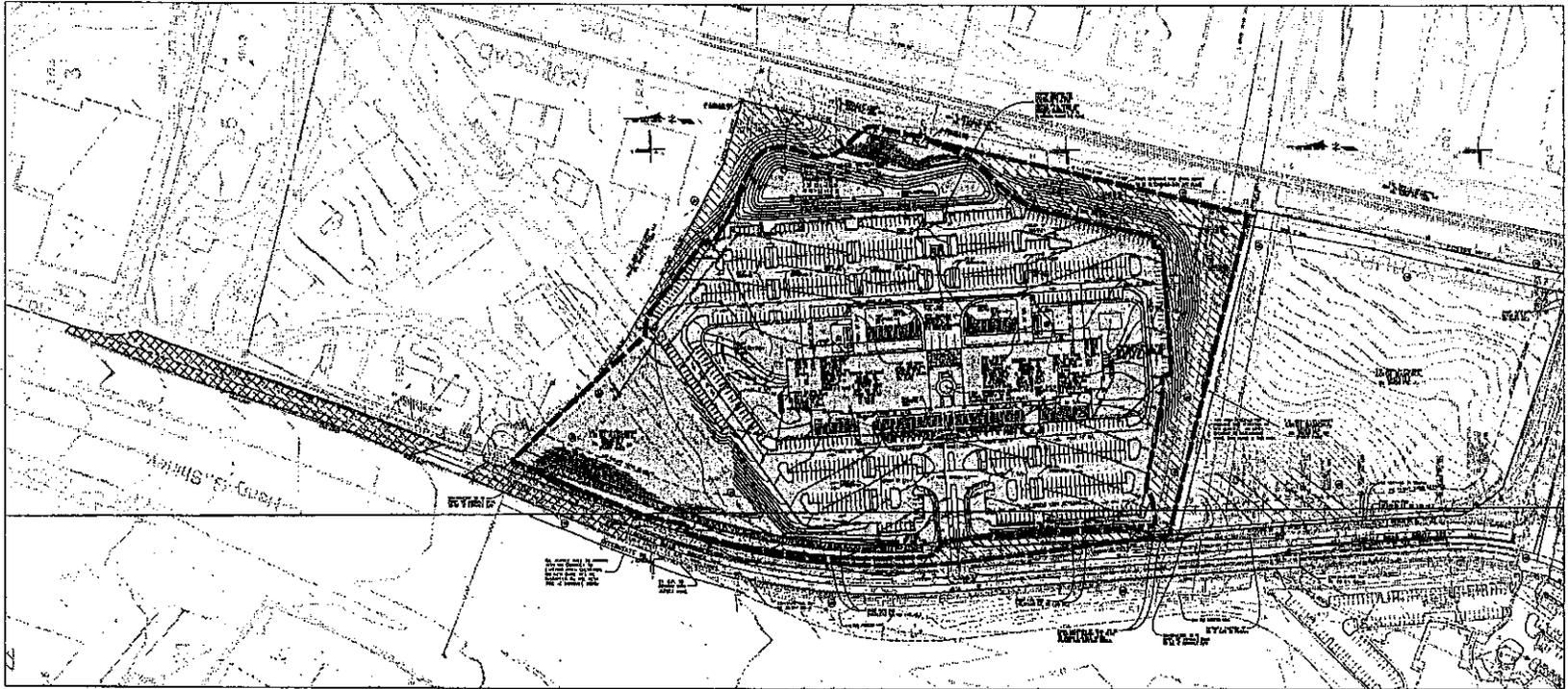
EX. E.P. TO REMAIN WITH JERSEY WALL

POSSIBLE LOCATION OF TRAIL TO BE PROPOSED TO REMAIN WITH EX. 3' ASPHALT 5/8" TO EX. 3' ASPHALT 5/8" TO EX. 3' ASPHALT 5/8"

CONTRACTOR TO BE PROVED TO REMAIN WITH EX. 3' ASPHALT 5/8"

INCLUDED PORTION OF EX. 3' ASPHALT 5/8"





**SWM/BMP NARRATIVE**

THE SUBJECT SITE IS LOCATED WITHIN THE ACCOONK CREEK WATERSHED. TOTAL SUBJECT SITE AREA FOR PURPOSES OF SWM AND BMP IS 17.54 AC. A STORMWATER MANAGEMENT (SWM) ANALYSIS COMPARING THE EXISTING 2 AND 10 YEAR RUNOFF TO THE PROPOSED 2 AND 10 YEAR RUNOFF HAS BEEN PERFORMED FOR THE SUBJECT SITE AS SHOWN ON THIS SHEET.

THE EXISTING IMPERVIOUS AREA FOR THE SITE PRODUCES A RUNOFF COEFFICIENT (C<sub>i</sub>) OF 0.30 FOR THE PRE-DEVELOPMENT CONDITIONS. PROPOSED SWM SYSTEM OF THE SUBJECT SITE INCREASES THE RUNOFF COEFFICIENT TO 0.67. PROPOSED SWM SYSTEM CONTROLS THE STORM RUNOFF FROM 14.06 ACRES OF ON-SITE AREA AND 1.06 ACRES OF OFF-SITE ORANGE. THE REST OF THE SITE, 2.88 ACRES, ARE ON-SITE UNCONTROLLED AND DISCHARGE INTO AN EXISTING CULVERT THAT CONVEYS THE TOW INTO THE EXISTING LONG BRANCH STREAM.

THE PROPOSED STORMWATER MANAGEMENT SYSTEM FOR THE SUBJECT SITE IS AN EXTENDED DETENTION DRY POND. THE TOTAL VOLUME PROVIDED IN THE PROPOSED POND IS APPROXIMATELY 177,167 CUBIC FEET, WHICH IS ADEQUATE TO CONTROL THE STORMWATER RUNOFF DRAINING TO THE POND. THE PROPOSED POND PROVIDES ADEQUATE VOLUME TO RETAIN THE 1.5 X 100 YEAR STORM WITH ADEQUATE FREEBOARD. INCLUDED IN THE 177,167 CUBIC FEET OF STORAGE IS 28,088 CUBIC FEET OF STORAGE PROVIDED UNDER ELEVATION 133.40 FOR BEST MANAGEMENT PRACTICE WHICH EXCEEDS THE MINIMUM REQUIREMENT OF 26,716.59 CUBIC FEET AS SHOWN ON SHEET 18.

BEST MANAGEMENT PRACTICE IS PROVIDED ON SITE THROUGH THE USE OF THE EXTENDED DETENTION DRY POND, A VEGETATED SWALE, AND A BIORETENTION BASIN AS SHOWN ON SHEET 18. THE SITE REQUIRES A 40% PHOSPHOROUS REMOVAL. THROUGH THE USE OF THE PROPOSED BEST MANAGEMENT PRACTICE FACILITIES ON THE SUBJECT SITE, THE 40% REMOVAL REQUIREMENT IS EXCEEDED BY PROVIDING A TOTAL REMOVAL OF 42,842 AS SHOWN ON THE COMPUTATIONS PROVIDED ON SHEET 18.

THE PROPOSED IMPROVEMENTS TO THE SUBJECT SITE DO NOT INCREASE THE STORMWATER RUNOFF AS A RESULT OF PROVIDING STORM WATER MANAGEMENT DETENTION SYSTEMS.

**SWM CALCULATIONS**

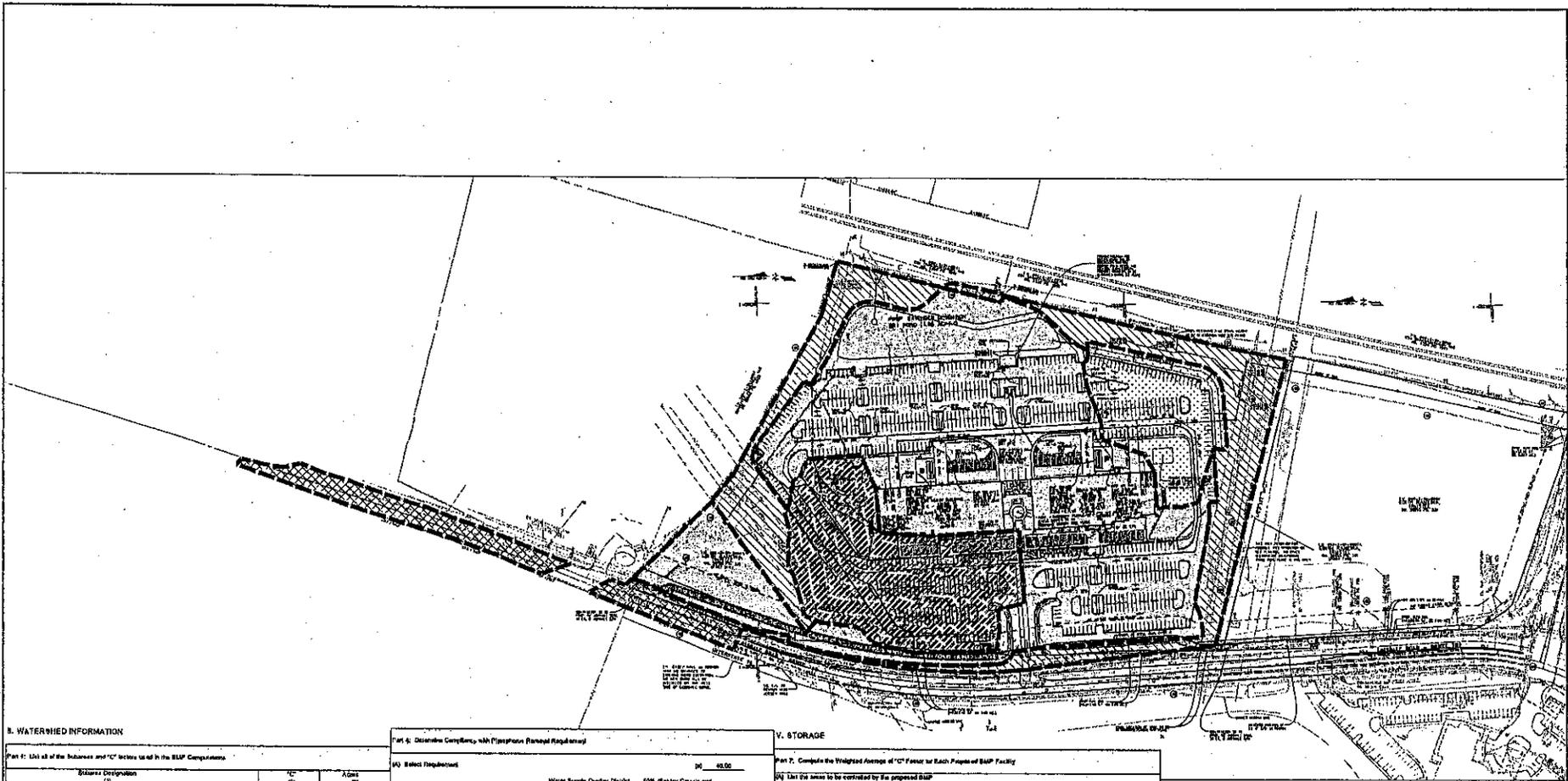
- SITE DESCRIPTION:**  
 LOCATION: ACCOONK CREEK WATERSHED  
 TOTAL SITE AREA=17.54 AC.  
 TOTAL ON-SITE CONTROLLED=14.06 AC.  
 TOTAL ON-SITE UNCONTROLLED=2.88 AC.  
 TOTAL OFF-SITE CONTROLLED=1.06 AC.  
 TIME OF CONCENTRATION: 16=5 MINUTES  
 RAINFALL INTENSITY: 2-YEAR=5.15 IN/HR  
 10-YEAR=7.27 IN/HR  
 100-YEAR=9.84 IN/HR
- PRE-DEVELOPMENT RUN-OFF:**  
 ACTUAL C FACTOR, C=0.30  
 Q2=(0.30)(5.15 IN/HR)(17.54 AC)=26.86 CFS  
 Q10=(0.30)(7.27 IN/HR)(17.54 AC)=36.25 CFS
- POST-DEVELOPMENT ON-SITE CONTROLLED:**  
 ACTUAL C FACTOR, C=0.82  
 Q2=(0.82)(5.15 IN/HR)(14.06 AC)=59.54 CFS  
 Q10=(0.82)(7.27 IN/HR)(14.06 AC)=86.07 CFS
- POST-DEVELOPMENT ON-SITE UNCONTROLLED:**  
 ACTUAL C FACTOR, C=0.30  
 Q2=(0.30)(5.15 IN/HR)(2.88 AC)=4.74 CFS  
 Q10=(0.30)(7.27 IN/HR)(2.88 AC)=6.32 CFS
- POST-DEVELOPMENT OFF-SITE CONTROLLED:**  
 ACTUAL C FACTOR, C=0.67  
 Q2=(0.67)(5.15 IN/HR)(1.06 AC)=4.62 CFS  
 Q10=(0.67)(7.27 IN/HR)(1.06 AC)=6.16 CFS
- ALLOWABLE RELEASE RATE:**  
 Q(ALLOWABLE)=Q(PRE)-(Q10 UNCONTROLLED)+(Q10 OFFSITE CONTROLLED)  
 Q2 ALLOWABLE = (26.86) - (4.74 UNCONTROLLED) + (4.74 OFFSITE CONTROLLED)  
 Q2 ALLOWABLE = 26.86 CFS - 4.74 CFS + 4.62 CFS  
 Q2 ALLOWABLE = 26.74 CFS  
 Q2 PROVIDED = 15.45 CFS

Q10 ALLOWABLE = (Q10 PRE) - (Q10 UNCONTROLLED) + (Q10 OFFSITE CONTROLLED)  
 Q10 ALLOWABLE = 36.25 CFS - 6.32 CFS + 6.10 CFS  
 Q10 ALLOWABLE = 36.03 CFS  
 Q10 PROVIDED = 26.84 CFS

**LEGEND**

- ON-SITE CONTROLLED - 14.06 AC, C=0.82
- OFF-SITE CONTROLLED - 1.06 AC, C=0.80
- ON-SITE UNCONTROLLED - 2.88 AC, C=0.30
- DRAINAGE AREA DELINEATION

PLAN DATE 03-11-11 03-08-08	REVISIONS NO. DATE DESCRIPTION
 urban Project Support Solutions. Making Life Simpler.	
<b>STORM WATER MANAGEMENT</b> <b>BELVOIR CORPORATE CAMPUS</b> <b>RETENTION PLAN</b> LEE DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=100' DATE: MARCH 2011 CL:2	
SHEET 17 OF 26 SP-12802	



**B. WATERSHED INFORMATION**

Part 1: List all of the Subareas and "C" factors used in the BMP Computation.

Subarea Designation	"C"	Area	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. POND	0.00	30.00	0.00
(2) TOTAL ONSITE UNCONTROLLED	0.75	2.25	1.69
(3) DRAINAGE SWALE	0.15	0.80	0.12
(4) VEGETATED SWALE CONTROLLED (PROP. AC)	0.00	1.46	0.00
(5) TOTAL OFFSITE CONTROLLED BY PROP. POND	0.00	1.46	0.00
<b>Total</b>		<b>35.97</b>	<b>1.69</b>

**B.1. PHOSPHORUS REMOVAL - "COCCOQUIAN METHOD"**

Part 2: Compute the Weighted Average "C" Factor for the Site.

(A) Area of the Site: **35.97 acres**

Subarea Designation	"C"	Area	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. POND	0.00	30.00	0.00
(2) TOTAL ONSITE UNCONTROLLED	0.75	2.25	1.69
(3) DRAINAGE SWALE	0.15	0.80	0.12
(4) VEGETATED SWALE CONTROLLED (PROP. AC)	0.00	1.46	0.00
<b>Total</b>		<b>35.51</b>	<b>1.81</b>

(B) Weighted average "C" factor: **0.05**

Part 3: Compute the Total Phosphorus Removal for the Site.

Subarea Designation	Removal Efficiency (%)	Area (Ac)	"C" Factor	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. POND	0	30.00	0.00	0.00
(2) TOTAL ONSITE UNCONTROLLED	40	2.25	1.69	0.68
(3) DRAINAGE SWALE	0	0.80	0.12	0.00
(4) VEGETATED SWALE CONTROLLED (PROP. AC)	0	1.46	0.00	0.00
(5) TOTAL OFFSITE CONTROLLED BY PROP. POND	0	1.46	0.00	0.00
<b>Total</b>		<b>35.97</b>		<b>0.68</b>

**IV. SITE COVERAGE**

Part 4: Determine Compliance with Site Coverage Requirements.

(A) Select Requirement: **60% (Fairfax County)**

Water Supply Cluster District (Fairfax County) 60% (Fairfax County)

Chattahoochee Bay Preservation Area (Fairfax County) 60% (Fairfax County)

Chattahoochee Bay Preservation Area (Fairfax County) 60% (Fairfax County)

(1 - 0.6) x (7 year) pond x 100 = **31.98 %**

(B) If Line 3(a) > Line 3(b), Site Phosphorus removal requirement is satisfied.

Line 3(a) **0.05** > **0.00**

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

Part 5: Determine Compliance with Site Coverage Requirements.

(A) Extended Detention Dry Pond

Subarea Designation	"C"	Area	Product
(1) TOTAL ONSITE UNCONTROLLED	0.75	2.25	1.69
(2) DRAINAGE SWALE	0.15	0.80	0.12
(3) VEGETATED SWALE CONTROLLED (PROP. AC)	0.00	1.46	0.00
<b>Total</b>		<b>4.51</b>	<b>1.81</b>

(B) Total required uncontrolled area: **1.12**

(C) Weighted average "C" factor: **0.05**

(D) If Line 5(a) > 20% of Line 5(b), then the site coverage requirement is satisfied.

Line 5(a) = 20% of Line 5(b) = 0.36 / Line 5(b) = 1.81 = 0.20

Line 5(a) = 0.05 < 0.36 / Line 5(b) = 1.81 = 0.03

SITE COVERAGE REQUIREMENT IS SATISFIED

**V. STORAGE**

Part 6: Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility.

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C"	Area	Product
(1) TOTAL ONSITE CONTROLLED BY PROP. POND	0.00	10.00	0.00
(2) TOTAL OFFSITE CONTROLLED BY PROP. POND	0.00	1.46	0.00
<b>Total</b>		<b>11.46</b>	<b>0.00</b>

(B) Total = **0.00**

(C) Weighted average "C" factor: **0.00**

Part 7: Determine the Storage Required for Each Proposed Facility.

(A) Extended Detention Dry Pond

Chart A8-10 value (Proportion = 0.05 for 60% storage per acre)

(1.578 x "C") + 0.750 or (2.133 x "C" + 0.750)

Design 1 (48 hour duration)

Line 7(a) = 11.46 x 0.00 = 0.00

Line 7(b) = 0.750

Line 7(c) = 2.133 x 0.00 = 0.00

Line 7(d) = 0.750

Line 7(e) = 0.750

Line 7(f) = 0.750

Line 7(g) = 0.750

Line 7(h) = 0.750

Line 7(i) = 0.750

Line 7(j) = 0.750

Line 7(k) = 0.750

Line 7(l) = 0.750

Line 7(m) = 0.750

Line 7(n) = 0.750

Line 7(o) = 0.750

Line 7(p) = 0.750

Line 7(q) = 0.750

Line 7(r) = 0.750

Line 7(s) = 0.750

Line 7(t) = 0.750

Line 7(u) = 0.750

Line 7(v) = 0.750

Line 7(w) = 0.750

Line 7(x) = 0.750

Line 7(y) = 0.750

Line 7(z) = 0.750

**LEGEND**

- ON-SITE CONTROLLED BY POND - 9.99 AC, C=0.75
- ON-SITE CONTROLLED BY DRAINAGE SWALE - 2.85 AC, C=0.75
- OFF-SITE CONTROLLED - 1.07 AC, C=0.00
- ON-SITE UNCONTROLLED - 3.20 AC, C=0.75
- ON-SITE CONTROLLED BY VEGETATED SWALE - 1.46 AC, C=0.00 (0.83 AC IMPERVIOUS)
- DRAINAGE AREA DELINEATION

PLANNING DATE: 03-14-11

DATE: 03-14-11

DESCRIPTION: REVISIONS

urban

PREPARED BY: [Name]

DESIGNED BY: [Name]

CHECKED BY: [Name]

APPROVED BY: [Name]

SCALE: 1"=100'

DATE: MARCH 2011

BEST MANAGEMENT PRACTICES

BELVOIR CORPORATE CAMPUS

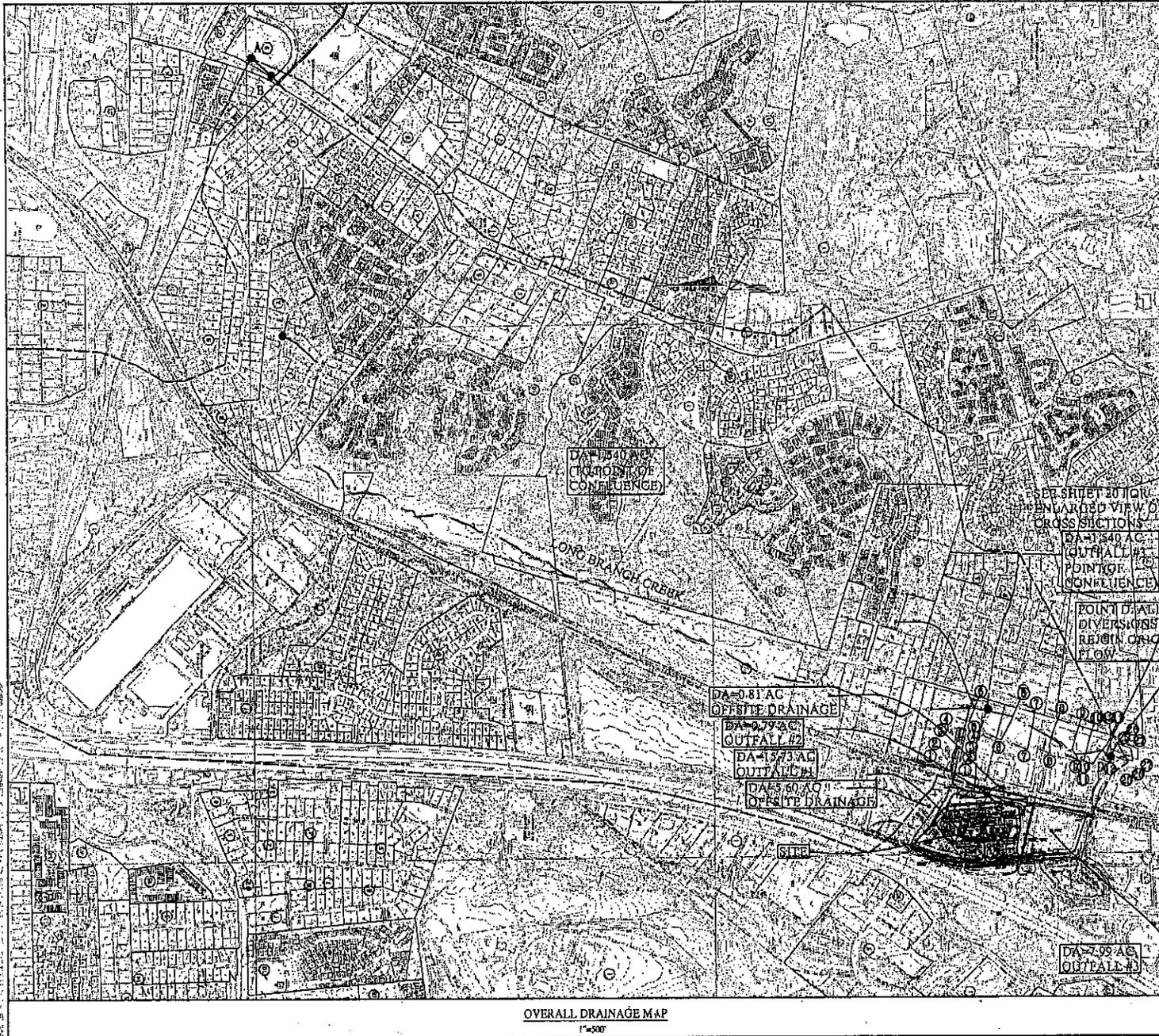
REZONING PLAN

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET 10 OF 26

SP-12682



OVERALL DRAINAGE MAP  
1"=300'

**OUTFALL NARRATIVE**

THIS SUBJECT SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE MAJORITY OF THIS SITE DRAINAGE WOULD BE TO LONG BRANCH CREEK. IN THE PROPOSED IMPROVEMENTS, STORM WATER FROM THE SITE WILL BE CAPTURED VIA APPROPRIATELY DIMENSIONED DROP PIPES AND THE FLOW WILL BE DIRECTED TO THE EXISTING LONG BRANCH CREEK. THE FLOW WILL BE CONTROLLED BY A POND IN THE SOUTH EAST CORNER OF THE PROJECT SITE. THE POND WILL ALLOW WATER TO ACCUMULATE AND THEN FLOW FROM THE SITE INTO AN EXISTING CULVERT THAT WILL BE INSTALLED IMMEDIATELY TO THE SOUTH OF THE SITE. THE EXISTING CULVERT WILL BE ENLARGED TO ACCOMMODATE THE FLOW FROM THE SITE AND TO LONG BRANCH CREEK. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

IN EXISTING CONDITIONS, THE SUBJECT SITE CONTAINS THREE MAJOR DRAINAGE AREAS. DRAINAGE AREA #1 IS LOCATED ON THE EASTERN CORNER OF THE SITE AND DRAINAGE AREA #2 IS LOCATED ON THE WESTERN CORNER OF THE SITE. DRAINAGE AREA #3 IS LOCATED ON THE SOUTHERN CORNER OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

OUTFALL #1 IS LOCATED CLOSE TO THE SOUTH EAST CORNER OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

THE STORM WATER RUNOFF FROM THE PROPOSED IMPROVEMENTS TO THIS SITE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

AT A PROPOSED SANITARY MANHOLE, IT IS THE INTENTION OF URBAN ENGINEERING & ASSOCIATES, INC. THAT AN APPROPRIATE DRAINAGE PIPE WILL BE INSTALLED TO THE SOUTH OF THE SITE. THE PROPOSED IMPROVEMENTS TO THIS SITE WILL INCLUDE THE INSTALLATION OF A PROPOSED SANITARY LANE AND SANITARY MANHOLE. THE PROPOSED DRAINAGE WILL BE DIRECTED TO LONG BRANCH CREEK VIA A PROPOSED DRAINAGE PIPE THAT WILL BE INSTALLED TO THE SOUTH OF THE SITE.

Urban Eng  
URBAN ENGINEERING & ASSOCIATES, INC.  
CLAYTON C. YORK, P.E., ASSOCIATE  
03/21/2011  
DATE

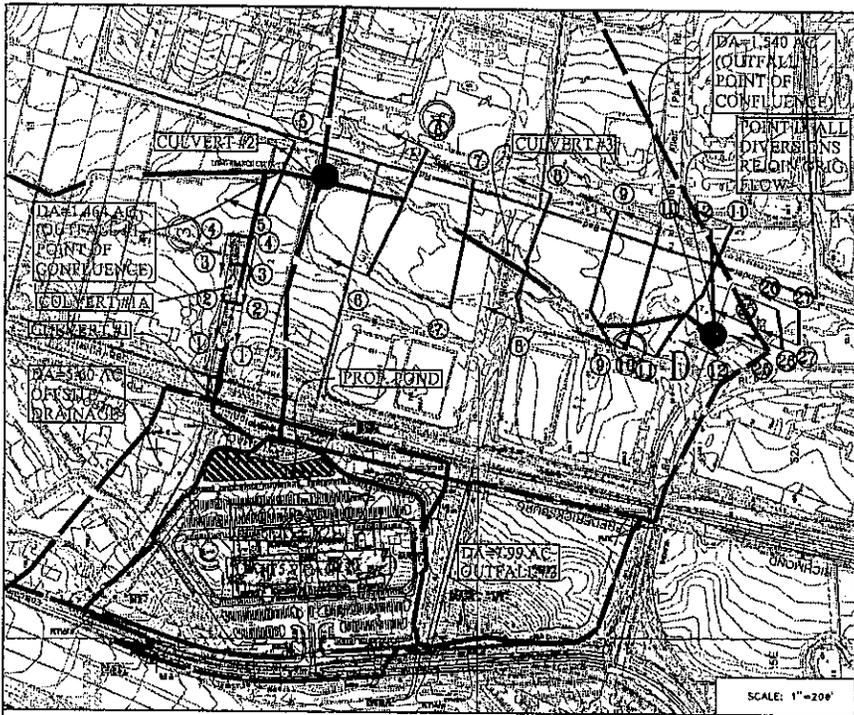
NO.	DATE	DESCRIPTION
1	03/21/2011	REVISED FOR

urban  
Urban Engineering & Associates, Inc.  
10000 Lee Highway, Suite 100  
Falls Church, VA 22044  
Phone: 703.261.1111  
Fax: 703.261.1112  
www.urbaneng.com



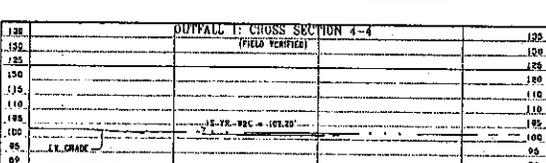
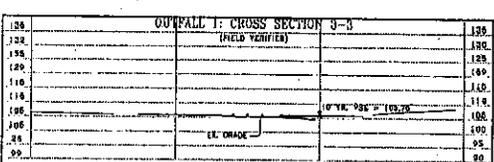
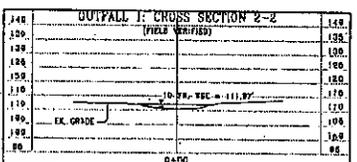
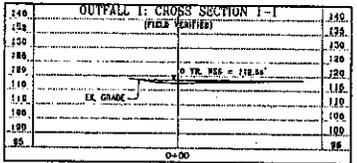
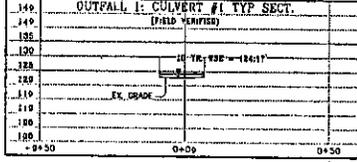
DATE: MARCH 2011

OUTFALL ANALYSIS  
BELVOIR CORPORATE CAMPUS  
REZONING PLAN  
1500 BELVOIR DRIVE  
FAIRFAX COUNTY, VIRGINIA  
CLN/A  
SCALE: 1"=500'  
SHEET 10 OF 29  
SP-12602



**Time of Concentration**

WET FLOW	Segment	FD
1 Surface description (Table 3-1)		Surface
2 Slope length (Table 3-1)		L
3 Flow length, L (Table 3-1)		L
4 Time to travel (Table 3-1)		T <sub>s</sub>
5 Land slope, S		S
6 $1.48000 \sqrt{L} / (S)^{0.5849}$		T <sub>s</sub>
SHALLOW CONCENTRATION FLOW	Segment	S-C
7 Surface description (Table 3-1)		Surface
8 Slope length, L (Table 3-1)		L
9 Flow length, L (Table 3-1)		L
10 Time to travel, T <sub>s</sub> (Table 3-1)		T <sub>s</sub>
11 $1.48000 \sqrt{L} / (S)^{0.5849}$		T <sub>s</sub>
CHANNEL FLOW	Segment	CH
12 Cross section (Table 3-1)		Area
13 Wetted perimeter, P <sub>w</sub>		P <sub>w</sub>
14 Hydraulic radius, R <sub>h</sub>		R <sub>h</sub>
15 Channel slope, S		S
16 Manning's roughness coefficient, n		n
17 Velocity, V (Table 3-1)		V
18 Time to travel, T <sub>c</sub> (Table 3-1)		T <sub>c</sub>
19 Total time of concentration, T <sub>c</sub>		T <sub>c</sub>
20 Total watershed time of concentration, T <sub>c</sub>		T <sub>c</sub>



**POST DEVELOPMENT CONDITIONS - OUTFALL I:**  
CULVERT #1 TYPICAL SECTION

DA	=	21.33 AC
C FACTOR	=	0.70
R	=	6.45 N/H/R
T <sub>s</sub>	=	7.27 N/H/R
T <sub>c</sub>	=	5 MIN
Q <sub>10</sub>	=	61.89 CFS
Q <sub>100</sub>	=	106.57 CFS
CHANNEL SLOPE	=	1.00%
K FACTOR	=	0.030 (FOR NATURAL STREAM)

V<sub>2</sub> = 4.83 FPS  
Q<sub>10</sub> = 1.43 FT

CULVERT #1 HAS BEEN ANALYZED AS A BRIDGE BASED ON FIELD VERIFIED CROSS SECTIONAL DATA  
\*ALLOWABLE VELOCITY FOR FINE GRAVEL IS 5.0 FPS PER VESCH TABLE 5-22

**POST DEVELOPMENT CONDITIONS - OUTFALL I:**  
CROSS SECTION 1-1

DA	=	23.14 AC
C FACTOR	=	0.67
R	=	5.45 N/H/R
T <sub>s</sub>	=	7.27 N/H/R
T <sub>c</sub>	=	5 MIN
Q <sub>10</sub>	=	64.50 CFS
Q <sub>100</sub>	=	112.71 CFS
CHANNEL SLOPE	=	4.054%
K FACTOR	=	0.076 (FOR R/RWAP D50)

V<sub>2</sub> = 2.71 FPS  
Q<sub>10</sub> = 1.27 FT

\*ALLOWABLE VELOCITY FOR FINE GRAVEL IS 5.0 FPS PER VESCH TABLE 5-22

**POST DEVELOPMENT CONDITIONS - OUTFALL I:**  
CROSS SECTION 2-2

DA	=	23.14 AC
C FACTOR	=	0.62
R	=	5.45 N/H/R
T <sub>s</sub>	=	7.27 N/H/R
T <sub>c</sub>	=	5 MIN
Q <sub>10</sub>	=	61.50 CFS
Q <sub>100</sub>	=	112.71 CFS
CHANNEL SLOPE	=	4.054%
K FACTOR	=	2.876 (FOR R/RWAP D50)

V<sub>2</sub> = 3.36 FPS  
Q<sub>10</sub> = 1.30 FT

\*ALLOWABLE VELOCITY FOR FINE GRAVEL IS 5.0 FPS PER VESCH TABLE 5-22

**POST DEVELOPMENT CONDITIONS - OUTFALL I:**  
CROSS SECTION 3-3

DA	=	20.14 AC
C FACTOR	=	0.67
R	=	5.45 N/H/R
T <sub>s</sub>	=	7.27 N/H/R
T <sub>c</sub>	=	5 MIN
Q <sub>10</sub>	=	64.50 CFS
Q <sub>100</sub>	=	112.71 CFS
CHANNEL SLOPE	=	4.054%
K FACTOR	=	0.076 (FOR R/RWAP D50)

V<sub>2</sub> = 2.22 FPS  
Q<sub>10</sub> = 1.49 FT

\*ALLOWABLE VELOCITY FOR FINE GRAVEL IS 5.0 FPS PER VESCH TABLE 5-22

**POST DEVELOPMENT CONDITIONS - OUTFALL I:**  
CROSS SECTION 4-4

DA	=	23.14 AC
C FACTOR	=	0.67
R	=	5.45 N/H/R
T <sub>s</sub>	=	7.27 N/H/R
T <sub>c</sub>	=	5 MIN
Q <sub>10</sub>	=	64.50 CFS
Q <sub>100</sub>	=	112.71 CFS
CHANNEL SLOPE	=	4.054%
K FACTOR	=	0.076 (FOR R/RWAP D50)

V<sub>2</sub> = 2.05 FPS  
Q<sub>10</sub> = 1.021 FT

\*ALLOWABLE VELOCITY FOR FINE GRAVEL IS 5.0 FPS PER VESCH TABLE 5-22

DESIGNER: [Blank]

DATE: [Blank]

REVISIONS: [Blank]

PLAN DATE: 03-20-2011

SCALE: 1"=20'

urban

Belvoir Corporate Campus Rezoning Plan Lee District Fairfax County, Virginia

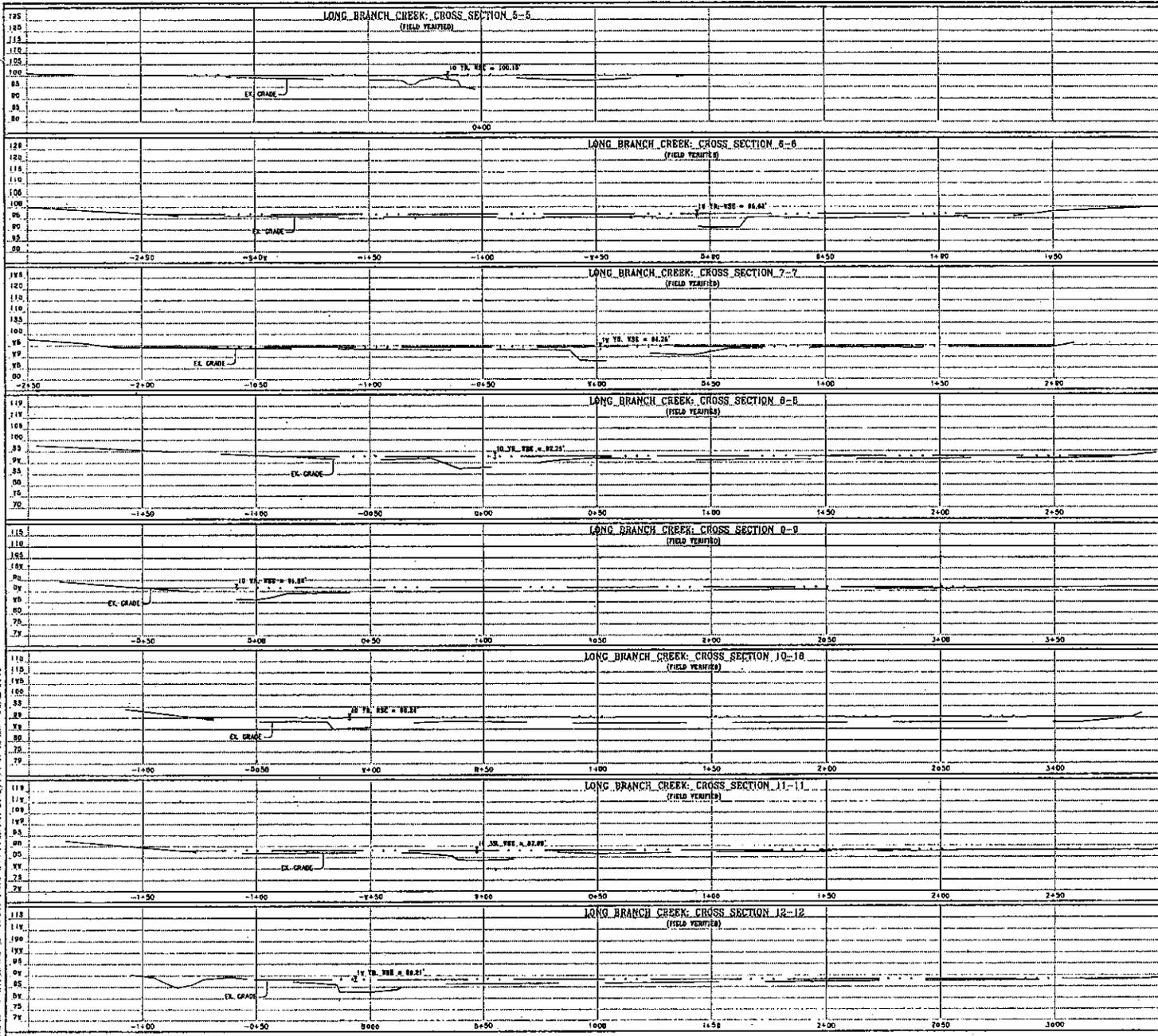
DATE: MARCH 2011

SCALE: AS NOTED

CLN/A

SHEET 20 OF 29

SP-12802



Cross Section	Area (AC)	C Factor	V <sub>2</sub> (FPS)	V <sub>10</sub> (FPS)
5-5	1,484	0.70	2.98	0.84
6-6	1,454	0.70	2.32	0.60
7-7	1,484	0.70	2.79	0.80
8-8	1,540	0.70	2.42	0.55
9-9	1,540	0.70	2.27	0.50
10-10	1,540	0.70	2.27	0.50
11-11	1,540	0.70	1.87	0.57
12-12	1,540	0.70	2.78	0.55

REV.	DATE	REVISIONS

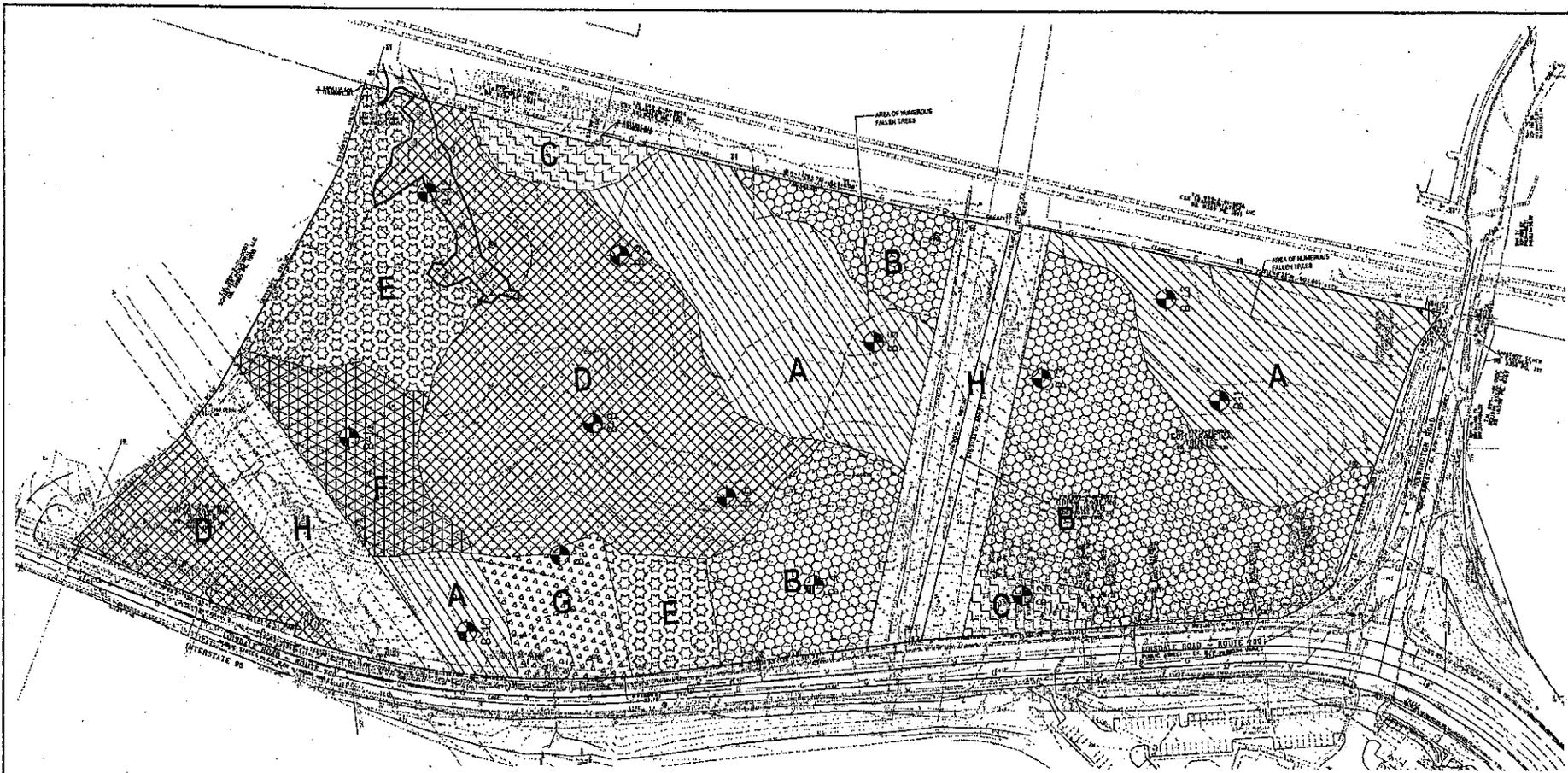
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 03-14-11

urban  
 Urban Engineering & Construction, Inc.  
 10000 Old Dominion Road, Suite 100  
 Fairfax, VA 22030  
 (703) 261-1000  
 www.urban-engineering.com



DATE: MARCH 2011

OUTFALL CROSS SECTIONS  
 BELVOIR CORPORATE CAMPUS  
 REZONING PLAN  
 LEFC DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CLN/TA



EXISTING VEGETATION SUMMARY

Cover Type	Primary Species	Sociological Stage	Canopy Average	Comments	Cover Type	Primary Species	Sociological Stage	Canopy Average	Comments
Upland Forest	Virginia Pine (Pinus virginiana), White Oak (Quercus alba), Southern Red Oak (Quercus falcata), Swamp White Oak (Quercus bicolor)	Class	5.25 ac	This cover type is mostly dominated by mature Virginia Pine (Pinus virginiana) (10-15' DBH), White Oak (Quercus alba) (10-15' DBH) and Southern Red Oak (Quercus falcata) (10-15' DBH). There is very little vegetation in the mid-layer with the exception of a few shrubs along the edge of the site which have been killed. Many of the Virginia Pine trees in both the southeast corner of the site and the middle of the site injured by the power line have fallen or are in place.	Upland Forest	Tulip Poplar (Liriodendron tulipifera), American Sycamore (Fagus grandifolia), American Holly (Ilex opaca)	Class	6.84 ac	This cover type includes mature Tulip Poplar (Liriodendron tulipifera) (10-15' DBH) and American Sycamore (Fagus grandifolia) (10-15' DBH) and American Holly (Ilex opaca) (10-15' DBH). The mid-layer on the site that contained this cover type has been largely killed and composed primarily of Black Locust trees (Robinia pseudoacacia) and hollyhocks in an shrub layer.
Upland Forest	White Oak (Quercus alba), Scarlet Oak (Quercus coccinea), Swamp White Oak (Quercus bicolor)	Class	8.83 ac	This cover type is mostly composed of White Oak (Quercus alba) (10-15' DBH), Scarlet Oak (Quercus coccinea) (10-15' DBH) and Swamp White Oak (Quercus bicolor) (10-15' DBH). There are scattered patches throughout the cover type. There is little vegetation or shrubs with the exception of a few patches of White Pine (Pinus strobus) (10-15' DBH) located at the forest edge.	Upland Forest	American Holly (Ilex opaca), Tulip Poplar (Liriodendron tulipifera), Red Maple (Acer rubrum), American Holly (Ilex opaca)	Class	1.71 ac	This cover type has a canopy that is formed by mature Tulip Poplar (Liriodendron tulipifera) (10-15' DBH) and Red Maple (Acer rubrum) (10-15' DBH). This cover type is relatively the due due to an understory layer primarily composed of mature American Holly (Ilex opaca) (10-15' DBH). The understory layer is also composed of American Holly (Ilex opaca) (10-15' DBH) and hollyhocks in an shrub layer (Ilex opaca, Liriodendron tulipifera).
Upland Forest	White Oak (Quercus alba), Swamp White Oak (Quercus bicolor)	Class	2.1 ac	This cover type is located on the southeast edge of the site and is dominated by White Oak (Quercus alba) (10-15' DBH) and Swamp White Oak (Quercus bicolor) (10-15' DBH). There are scattered patches throughout the cover type. There is little vegetation or shrubs with the exception of a few patches of White Pine (Pinus strobus) (10-15' DBH) located at the forest edge.	Upland Forest	Red maple (Acer rubrum)	Sub-Class	2.2 ac	This cover type was composed primarily of Red Maple (Acer rubrum) (10-15' DBH) and hollyhocks in the shrub layer. The cover type is relatively flat and was mostly killed.
					Upland Forest	PA	Open field	2.83 ac	This cover type is located in the southeast corner of the site and is composed of a herbaceous layer of grasses and broadleaves.
				TOTAL	21.68 ac				

Drawn from:  
 1. Field data collected during the site visit on February 4, 2011.  
 2. The site specific field data has been used for some parts of a sampling protocol for trees, shrubs and wetland plant communities including crown characteristics, maximum girth, and basal area data. The data was obtained through GPS, but the accuracy of it was limited by the land between the last VEPCC assessment.

SYMBOL KEY

- 1" 4" Swamp White Oak
- 2" 2" Swamp White Oak
- 3" 2" Swamp White Oak
- 4" 2" Swamp White Oak
- 5" 2" Swamp White Oak
- 6" 2" Swamp White Oak
- 7" 2" Swamp White Oak
- 8" 2" Swamp White Oak
- 9" 2" Swamp White Oak
- 10" 2" Swamp White Oak



THIS PLAN PREPARED AND/OR APPROVED BY A CERTIFIED ARBORIST  
  
 Kyle Berselli, ISA Certified Arborist  
 # MA-5175A

urban  
 Planning, Design, Landscape Architecture, Civil Survey

STATE OF VIRGINIA  
 DEPARTMENT OF ENVIRONMENTAL QUALITY  
 DIVISION OF FORESTRY  
 1000 COMMONWEALTH AVENUE  
 RICHMOND, VA 23219

SCALE AS NOTED  
 BELVOIR CORPORATE CAMPUS  
 REZONING PLAN  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL:NA

DATE: MARCH 2011

REVISIONS

NO. DATE DESCRIPTION

1 03/01/11 Initial Plan

2 03/01/11 Initial Plan

3 03/01/11 Initial Plan

4 03/01/11 Initial Plan

5 03/01/11 Initial Plan

6 03/01/11 Initial Plan

7 03/01/11 Initial Plan

8 03/01/11 Initial Plan

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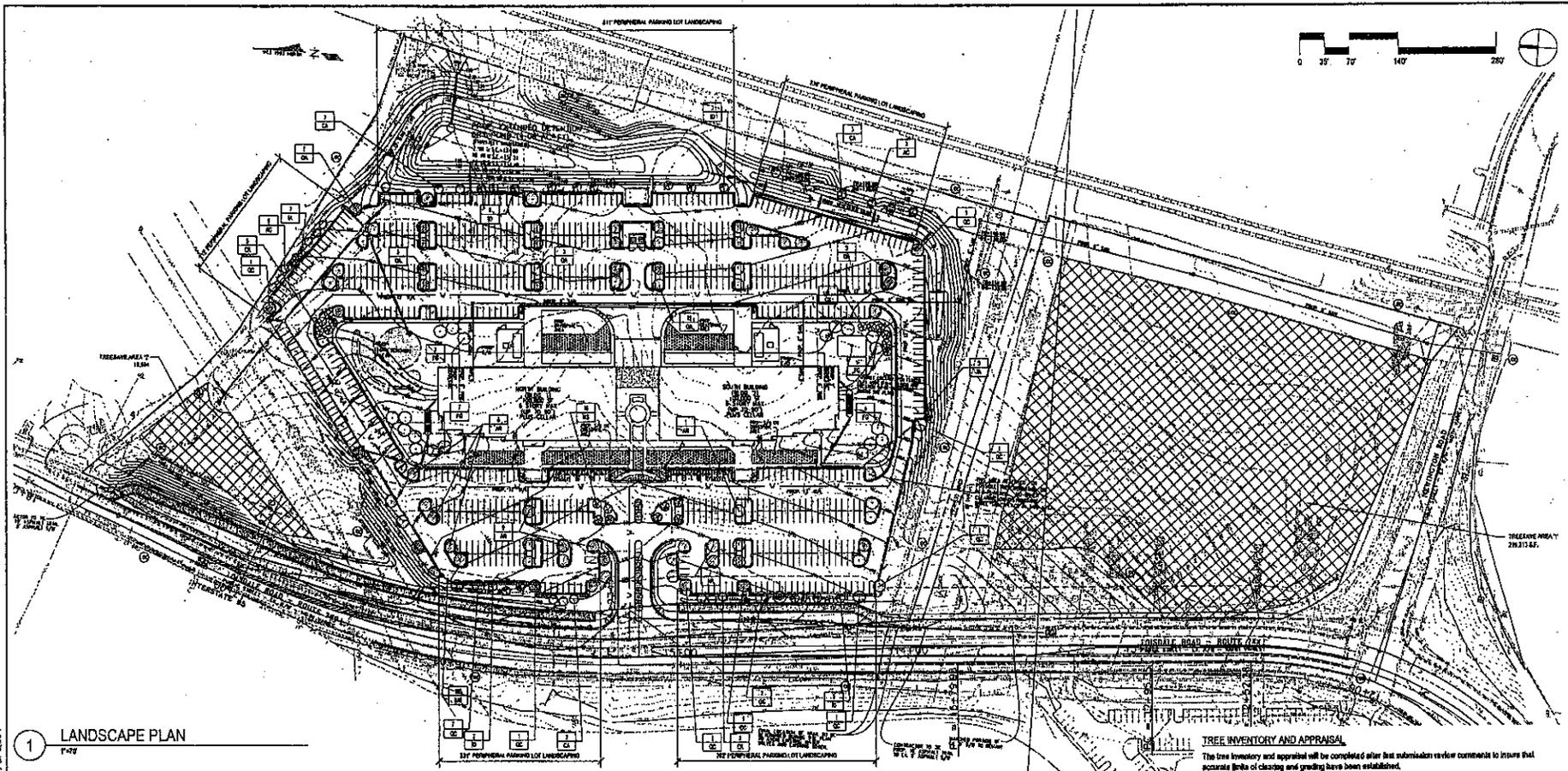
96 03/01/11 Initial Plan

97 03/01/11 Initial Plan

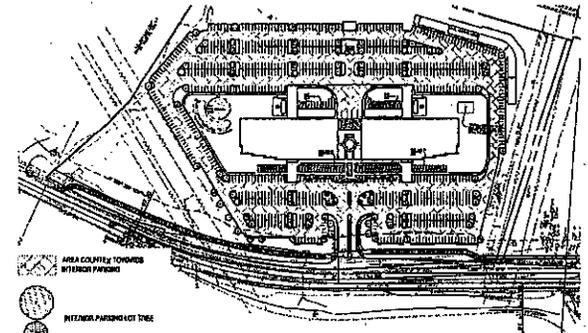
98 03/01/11 Initial Plan

99 03/01/11 Initial Plan

100 03/01/11 Initial Plan



1 LANDSCAPE PLAN  
P100



2 INTERIOR PARKING LOT AREA  
P100

Tree Species	Quantity	Notes
...	...	...

Tree Species	Quantity	Notes
...	...	...

Tree Species	Quantity	Notes
...	...	...

Tree Species	Quantity	Notes
...	...	...

Tree Species	Quantity	Notes
...	...	...

Tree Species	Quantity	Notes
...	...	...

**TREE INVENTORY AND APPRAISAL**  
The tree inventory and appraisal will be completed after final submission review comments to insure that accurate levels of clearing and grading have been established.

PLAN DATE: 03-14-11  
 DESIGNER: [Logo]  
 SCALE: 1" = 50'  
 SHEET: 22 OF 26  
 SP-12002

**urban**  
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LANDSCAPE PLAN  
**BELVOIR CORPORATE CAMPUS**  
**REZONING PLAN**  
 I-66 DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL: N/A  
 DATE: MARCH 2011







