PCA 2005-PR-041-2

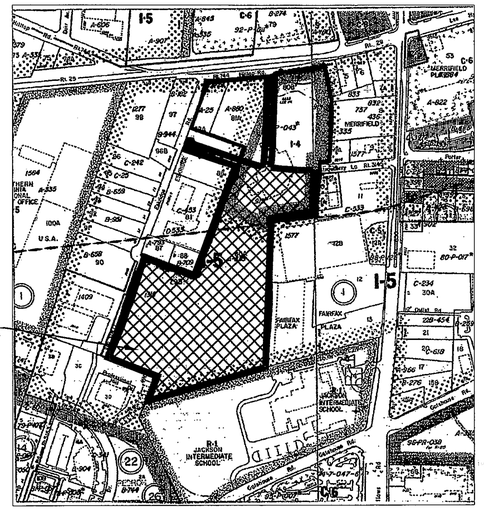
■ MERRIFIELD TOWN CENTER ■

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

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

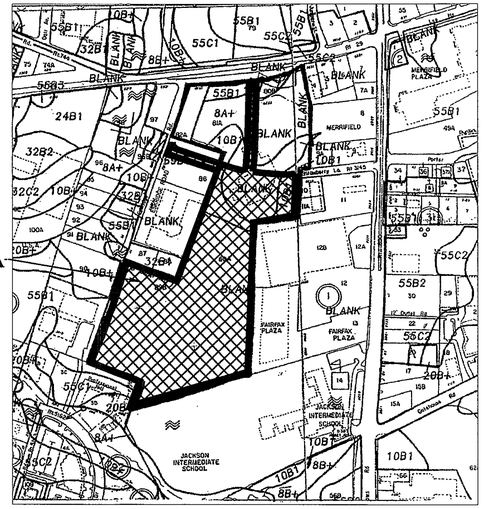
AREA SUBJECT TO PCA



VICINITY MAP

SCALE: 1"=500'

AREA SUBJECT TO PCA



SOIL MAP

SCALE: 1"=500'

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

SHEET INDEX

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

ENGINEER

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

ATTORNEY

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

EDENS&AVANT

PROPERTY OWNERS/APPLICANT

ESKRIDGE (E&A) LLC
1901 MAIN STREET, SUITE 900
COLUMBIA, SC 29201
(PARCELS 49-3-((1))-81A,82A)
CONTACT: MR. STEVE TEETS

NOTE:

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

ARCHTECTS/PLANNERS

LESSARD ARCHITECTURAL GROUP, INC.
8251 LEESBURG PIKE
SUITE 700
VIENNA, VIRGINIA 22102
CONTACT: MR. JACK MCLAURIN
(703) 760-9344

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

TRAFFIC ENGINEER

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 1 of 67

RECEIVED
Department of Planning & Zoning
JUL 20 2011
Zoning Evaluation Division

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

67 TOTAL SHEETS INCLUDING ALPHA-NUMERIC SHEETS

JOB NUMBER 6575
SHEET 1 OF 48

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

A. NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN ("CDP/FDP") WAS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCELS 49-3 ((1))-80A, 80B, 80C, 81A, 82A AND PORTIONS OF HILLTOP ROAD AND ESKRIDGE ROAD WHICH HAVE BEEN VACATED. THE PROPERTY WAS ZONED I-4, I-5 AND H-C AND IS LOCATED WITHIN THE "MERRIFIELD REVITALIZATION AREA." THIS APPLICATION REAFFIRMS THE PREVIOUS REZONING OF THE APPROXIMATELY 31.37 ACRE SITE (WHICH IS NOW MADE UP OF PARCELS 49-3 ((1)) 80E, 80F, 81A, 82A, AND 82B INCLUDING DENSITY CREDIT) TO THE "PLANNED DEVELOPMENT COMMERCIAL DISTRICT" (PDC) (23.83 ACRES NOT INCLUDING DENSITY CREDIT) AND PLANNED RESIDENTIAL MIXED USE DISTRICT (PRM) (7.08 ACRES NOT INCLUDING DENSITY CREDIT), SUBJECT TO PROFFERED CONDITIONS TO BE PROVIDED UNDER SEPARATE COVER.

2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.

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

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

5. THE PROPERTY IS LOCATED IN PLANNING AREA 1, LAND UNIT F, OF THE TOWN CENTER CORE OF THE MERRIFIELD SUBURBAN CENTER AREA OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN AND IS PLANNED AS THE TOWN CENTER.

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

7. STORMWATER MANAGEMENT FACILITIES WILL BE CONSTRUCTED ON THE SITE IN UNDERGROUND STORMWATER MANAGEMENT FACILITIES. THEY WILL BE MAINTAINED ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DPW & ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES (SWM/BMP) WILL BE PROVIDED ON-SITE IN UNDERGROUND FACILITIES IN ACCORDANCE WITH COUNTY DPWES REQUIREMENTS. GENERAL DETAILS OF SUCH SWM FACILITIES ARE PROVIDED ON SHEET 42 – 46. A WAIVER TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY AN UNDERGROUND SYSTEM IN A RESIDENTIAL AREA WAS APPROVED WITH THE PREVIOUS REZONING AND IT IS REQUESTED THE BOARD REAFFIRM SAID WAIVER.

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

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

10. THE EXISTING MOVIE THEATER BUILDING, DELINEATED ON SHEET 4, WAS CONSTRUCTED IN 1986 AND A NEW MOVIE THEATER WILL BE CONSTRUCTED ELSEWHERE ON SITE. THE EXISTING BUILDING ON PARCEL (TMP 49-3-((1))-81A HAS BEEN DEMOLISHED.

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

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

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

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

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

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

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

18. RECREATIONAL AMENITIES PROVIDED FOR THE PROPOSED DEVELOPMENT INCLUDE., BUT ARE NOT LIMITED TO: PARKS; PLAZAS; LANDSCAPED DECKS; SWIMMING POOLS; COURTYARD GARDENS; OUTDOOR ENTERTAINMENT; WATER FEATURES; OUTSIDE EATING AREAS; AN EXTENSIVE PEDESTRIAN / BICYCLE CIRCULATION SYSTEM, INCLUDING SPECIALTY PAVING AND PEDESTRIAN CROSSWALKS; AND EXTENSIVE LANDCAPING THROUGHOUT THE SITE, INCLUDING PERENNIAL BEDS, LAWN, AND SEATING AREAS. ADDITIONAL SITE FEATURES AND SIMILAR FEATURES SUCH AS PLAZA DEVELOPMENT, GAZEBOS, FENCING, BALCONIES, RETAINING WALLS, CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS, ROOF-TOP PLANTING AREAS NOT REPRESENTED HEREON MAY BE PROVIDED.

19. THE PROJECT WILL MEET MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE, AS DETERMINED BY THE ZONING ADMINISTRATOR AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES, BELOW GRADE PARKING STRUCTURES, AND SURFACE SPACES AND, TO THE EXTENT AUTHORIZED, SURFACE SPACES ON THE ADJACENT PARCEL (TM #49-4-((1))-14). THE NUMBER OF PARKING SPACES PROVIDED HEREON MAY BE ADJUSTED AT SITE PLAN BASED ON THE FINAL DEVELOPMENT PROGRAM IN ACCORDANCE WITH PROFFERS. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THAT REQUIRED BY ARTICLE 11 AND TO SEEK PARKING REDUCTIONS AND/OR SHARED PARKING AGREEMENTS.

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

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

22. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 AS SHOWN ON SHEET 3 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.

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

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

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

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

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

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

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

30. NONE OF THE ADUS OR WORKFORCE HOUSING UNITS REQUIRED FOR THE SUBJECT PROPERTY SHALL BE REQUIRED TO BE LOCATED WITHIN HIGH-RISE RESIDENTIAL BUILDINGS. AS DETERMINED BY THE APPLICANT , THE ADUS AND WORKFORCE HOUSING UNITS FOR THE ENTIRE 31-ACRE DEVELOPMENT MAY BE LOCATED ENTIRELY WITHIN THE PRM ZONE.

31. ALL BUILDINGS TALLER THAN 95' HAVE AT LEAST TWO LEVELS OF PARKING INTEGRATED INTO THEM, WHETHER ABOVE OR BELOW GRADE.

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

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

C1. PCA/FDPA SITE AREA

THE AREA SUBJECT TO THE PCA IS 958,052 SQUARE FEET OR 21.9938 ACRES.

PRM:		
MAXIMUM GFA –		595,000 SF
AREA OF APPLICATION –	308,566 S.F.	(7.0837 AC.)
FAR FOR PRM –		1.93
OPEN SPACE PROVIDED –	100,000 S.F.±	(32%)±
PDC:		
MAXIMUM GFA –		1,236,000 S.F.
AREA OF APPLICATION –	649,486 S.F.	(14.9101 AC.)
FAR FOR PDC –		1.90
OPEN SPACE PROVIDED –	162,400 S.F.±	(25%)±
TOTALS PER THIS APPLICATION:		
MAXIMUM GFA –		1,831,000 S.F.
AREA OF APPLICATION –	958,052 S.F.	(21.9938 AC.)
MAXIUMUM FAR –		1.91
OPEN SPACE PROVIDED –	262,400 S.F.±	(27.4%)±

C2. PCA/FDPA SITE TABULATIONS

SITE AREA (PARCELS C, D, F, G AND J)
PRM SITE AREA = 308,566 SF (7.0837 AC)
PDC SITE AREA = 649,486 SF (14.9101 AC)
TOTAL SITE AREA = 958,052 SF (21.9938 AC)

OVERALL DENSITY RANGES
RESIDENTIAL (MULTI & SFA).....655,000 – 1,581,000
RETAIL.....102,000 – 251,000
OFFICE.....0 – 100,000
HOTEL.....0 – 1,019,000
THEATER.....20,000 – 65,000

PDC DISTRICT RANGES
RETAIL.....55,000 – 167,000
RESIDENTIAL (MULTI & SFA).....372,000 – 1,069,000
HOTEL.....0 – 914,000
THEATER.....20,000 – 65,000

PRM DISTRICT RANGES
RETAIL.....47,000 – 84,000
OFFICE.....0 – 100,000
RESIDENTIAL (MULTI & SFA).....283,000 – 512,000
HOTEL.....0 – 105,000

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

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

PARCEL IDENTIFICATION NOTE

1. THE PARCELS THAT CONSTITUTE THE OVERALL MERRIFIELD TOWN CENTER SITE TABULATIONS ARE THOSE PREVIOUSLY IDENTIFIED AS 49-3 ((1)) 80A, 80B, 80C, 80D, 81A, 82A, & 82B – CURRENTLY IDENTIFIED AS 49-3 ((37)) A-1, B, C, D, F, G, & J.

2. THE PCA AREA FOR THIS APPLICATION IS A PORTION OF WHAT WAS FORMERLY PARCEL 49-3 ((1)) 80A, AND ALSO FORMERLY PARCELS 49-3 ((1)) 80E & 80F, AND IS NOW CURRENT PARCELS 49-3 ((37)) C, D, F, G & J.

B. TOTAL SITE TABULATIONS

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

SITE AREA	ACRES	SF OF LAND
PARCEL 1 (80E)	23.5723 6	1,026,812
PARCEL 2 (80F)	3.44936	150,254
PARCEL 3 (81A)	2.18710	95,270
PARCEL 4 (82A)	1.65507	72,095
PARCEL 5 (82B)	0.05312	2,314
DENSITY CREDIT (ESKRIDGE DEDICATION) D.B. 20131 PG 0180	0.08632	3,760
DENSITY CREDIT (ESKRIDGE DEDICATION) D.B. 20085 PG 0413	0.36653	15,966
TOTAL SITE AREA:	31.36986	1,366,471 (INCLUDES DEDICATED ROW FOR WHICH DENSITY CREDIT WAS RESERVED)

DOES NOT INCLUDE DENSITY CREDIT
PRM DISTRICT AREA: 308,552 SF (7.08338 AC)
PDC DISTRICT AREA: 1,038,193 SF (23.83363 AC)

	FAR	GFA
ALLOWABLE PER COMPREHENSIVE PLAN	1.20	1,639,692 (BASED ON 1,366,410 SF SITE AREA ON ORIGINAL APPROVAL)
MAXIMUM ADU BONUS DENSITY (17% PER FCZO SECTION 2-800)	0.12	165,698
MAXIMUM WORKFORCE HOUSING BONUS DENSITY	0.06	87,722
TOTAL DENSITY	1.39	1,893,112 (SEE PROFFERS)

UNCHANGED FROM APPROVED PLAN RZ 2005-PR-041

OVERALL DENSITY RANGES (SEE PROFFERS AND NOTE 17)

RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	550,000 – 1,205,112	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	370,000 – 675,000	GFA
THEATER & RELATED USES =	20,000 – 65,000	GFA
OFFICE & RELATED USES=	0 – 171,000	GFA
HOTEL & RELATED USES=	0 – 710,000	GFA
OVERALL DENSITY	1,010,000– 1,893,112	GFA

PRM DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

RESIDENTIAL (MULTI AND SINGLE FAMILY ATTACHED) =	360,000 – 550,000	GFA
RETAIL/EATING ESTABLISHMENT & RELATED USES=	60,000 – 92,000	GFA
OFFICE AND RELATED USES =	0 – 100,000	GFA
HOTEL & RELATED USES =	0 – 75,000	GFA
PRM OVERALL DENSITY =	400,000 – 936,000	GFA

PDC DISTRICT DENSITY RANGES (SEE PROFFERS & NOTE 17)

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

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

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

PDC DISTRICT	ZO REQUIREMENT	PROVIDED
MINIMUM PDC DISTRICT SIZE:	SITE MUST YIELD A MINIMUM OF 100,000 GFA	23.83 AC, DEVELOPMENT YIELDS AT LEAST 100,0000 GFA AS REQUIRED
MINIMUM PDC LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 95-FEET, WITH UP TO THREE BUILDINGS UP TO 115 FEET
MAXIMUM PERMITTABLE FAR:	1.5 (PDC)	1.37 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS, AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS)
REQUIRED PDC OPEN SPACE: OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH	15%	*** 23% OR ±243,000 SF(INCLUDING ±75,000 SF OR 1.7218 AC OF DEVELOPED RECREATION AREA WHICH INCLUDES NORTH PARK, 27,000 SF, AND A PORTION OF SOUTH PARK, ±1,195 SF, RESTAURANT GARDEN, 1,000 SF, AND RESIDENTIAL AMENITY AREA, 39,000 SF)

PRM DISTRICT	ZO REQUIREMENT	PROVIDED
MINIMUM PRM DISTRICT SIZE:	2 AC., PROVIDED THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN	7.08 AC
MINIMUM PRM LOT AREA:	NONE	AS SHOWN
MINIMUM PRM LOT WIDTH:	NONE	AS SHOWN
MAXIMUM PERMITTABLE BUILDING HEIGHT:	(115-FEET PER COMP PLAN)	UP TO 90 FEET – SEE SHEET 24
MAXIMUM PERMITTABLE FAR:	3.0 (PRM)	1.94 WITH ADUS AND ADU RELATED DENSITIES, WORKFORCE HOUSING UNITS AND WORKFORCE HOUSING-RELATED DENSITIES AND DENSITY CREDIT (SEE PROFFERS).
REQUIRED PRM OPEN SPACE:	20%	*** 32% OR ±100,000 SF (INCLUDING ±22,000 SF (0.5051 AC) OF DEVELOPED LANDSCAPED/HARDSCAPED RECREATION AREA WHICH INCLUDES A PORTION OF SOUTH PARK, ±10,805 SF).

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 2 of 67

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

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

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

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

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
NOTES AND TABULATIONS

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

DATE: 12/15/05
DES. BC — DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 2 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_901.dwg 6/20/2011 10:29:13 AM EDT

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

THE TABULATION BELOW IS FOR THE DEVELOPMENT OPTION SHOWN ON SHEETS 5–7 OF THIS CDP/FDP, NOT FOR THE DEVELOPMENT OPTIONS SHOWN ON SHEETS 8 AND 9–9B, WHICH ARE TABULATED SEPARATELY ON THOSE SHEETS. NOTE THAT AS THE DEVELOPMENT PROGRAM IS NOT CURRENTLY KNOWN, ACTUAL PARKING COUNTS MAY VARY FROM THE TABULATIONS SHOWN IN THIS CDP/FDP, AND WILL BE DETERMINED AT SITE PLAN. ALSO, PER APPROVED PARKING REDUCTION ON PHASE I DEVELOPMENT, CERTAIN PARKING IS CALCULATED SEPARATELY. SEE REDUCTION INFO.

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

NORTH PARKING ZONES: EATING ESTABLISHMENT/RETAIL ALLOCATION

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

RESIDENTIAL PARKING [h]	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES PROVIDED
PARCEL C	119,900	+/–109	175	225
PARCEL E	135,300	+/–123	197	247
PARCEL F [i]	121,000	+/–110	176	176
PARCEL G	66,000	+/–60	96	96
PARCEL H	627,000	+/–570	912	912
PARCEL I&J [j]	125,400	114 SFA	308	308
	1,194,600	+/–1086 UNITS	1,864	1,964
SPACES PROGRAM:	SPACES GFA 2,021,803		REQUIRED 5,693	PROPOSED 5,793

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

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

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

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

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

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

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

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

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

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

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

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

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

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

LOADING SPACES

	REQUIRED**	PROVIDED
PARCEL A	21	2
PARCEL B	20	10
PARCEL C	4	2
PARCEL D	6	1
PARCEL E	4	2
PARCEL F	4	2
PARCEL G	6	2
PARCEL H	5	2
PARCEL I&J	0	0
	70 SPACES	23 SPACES

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

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

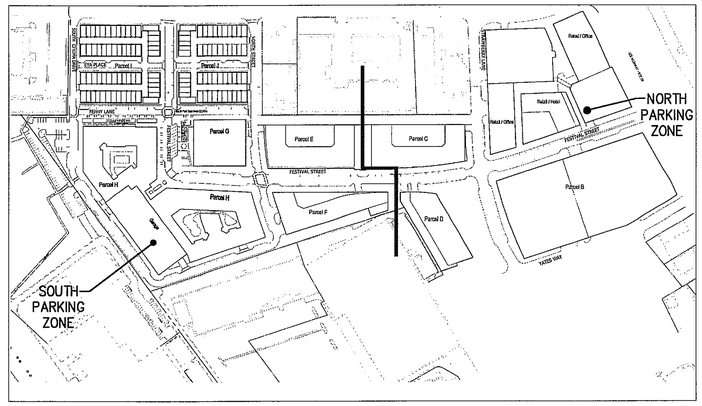
APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL LOADING SPACES IN EXCESS OF THOSE REQUIRED / PROVIDED IN THE SUBJECT APPLICATION

PARKING REDUCTION INFORMATION:

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

280,640 SF SHOPPING CENTER RETAIL
40,100 SF THEATRE WITH 1,800 SEATS
65,000 SF OFFICE
100,000 SF HOTEL FOR 150 GUEST ROOMS, & 2,000 SF MEETING/BANQUET FACILITIES FOR 140 SEATS
43,400 SF RESTAURANT FOR 1,302 INDOOR SEATS (977 TABLE & 325 COUNTER) WITH 217 EMPLOYEES. AN ADDITIONAL 400 OUTDOOR SEATS (TABLE) WITH 67 EMPLOYEES WILL BE ALLOWED SEASONALLY (FROM JANUARY –NOVEMBER)

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



SHOPPING CENTER PARKING EXHIBIT
NOT TO SCALE

E. PARK TABULATIONS

	SQ. FT.	AC
SOUTH PARK (PARCEL G)	+/–10,600 SF	0.243 AC
SOUTH PARK (PARCEL H)	+/–11,400 SF	0.262 AC
SOUTH PARK TOTAL	+/–22,000 SF	0.505 AC
RESTAURANT GARDEN	+/– 1,000 SF	0.023 AC
NORTH PARK*	+/–27,000 SF	0.620 AC
TOTAL	+/–50,000 SF	1.148 AC

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

F. TREE COVER TABULATIONS

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

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

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

1,051,499 SF PDC SITE AREA
– 580,284 SF BUILDING FOOTPRINTS FOR ZONING
= 471,215 SF ADJUSTED PDC SITE AREA
X 10% REQUIRED TREE COVERAGE IN PDC DISTRICT
= 47,122 SF REQUIRED TREE COVERAGE

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

*PER FCZ012–0501.10D

G. INTERIOR PARKING LOT LANDSCAPE TABULATIONS

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

NORTHERN SURFACE LOT
AREA TO BE COUNTED=9,314 SF
INTERIOR LANDSCAPING REQUIRED (5%)=466 SF
TOTAL SHADE TREE COVER PROVIDED (2 TREESX250SF)=500 SF

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

PARCEL B DECK, OPTION 1
AREA TO BE COUNTED= 62,826 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 3,391 SF
TOTAL SHADE TREE COVER PROVIDED (14 TREESX250 SF)= 3,500 SF

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

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

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

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

PARCEL B DECK, OPTION 2
AREA TO BE COUNTED= 39,408 SF
INTERIOR LANDSCAPING REQUIRED (5%)= 1,970 SF
TOTAL SHADE TREE COVER PROVIDED (8 TREESX250 SF)= 2,000 SF

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

1. THE APPLICANT REQUESTS A WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PAR. 2 OF SECT. 11 – 302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.

2. PURSUANT TO SECT. 11–201 AND PAR. 4 OF SECT. 11–203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.

3. PURSUANT TO PAR.1 OF SECT. 13–304 OF THE ZONING ORDINANCE, A MODIFICATION OF TRANSITIONAL SCREENING AND WAIVER OF BARRIER REQUIREMENTS IS REQUESTED ALONG THE SOUTHERLY AND EASTERLY PORTIONS OF PROPERTY LINES TO THAT SHOWN HEREON. SEE SHEETS 29 THROUGH 33 FOR PROPOSED SCREENING.

4. PURSUANT TO PAR. 1 OF SECT. 13–304 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS A WAIVER OF TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN USES WITHIN THE SITE TO BE ZONED PDC & PRM.

5. THE APPLICANT REQUESTS A WAIVER (WAIVER #0561–WPFM–002–1 –(2/14/06)) TO ALLOW STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS TO BE SATISFIED BY UNDERGROUND SYSTEMS FOR ALL PROPOSED RESIDENTIAL DEVELOPMENT PURSUANT TO SECTION 6 OF SECTION 0303.8 OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL (PFM).

6. THE APPLICANT REQUESTS A WAIVER OF THE SERVICE DRIVE ALONG THE LEE HIGHWAY PROPERTY FRONTAGE. A WAIVER IS HEREBY REQUESTED BECAUSE NO SERVICE DRIVE SHOWN ON THE COMPREHENSIVE PLAN (MERRIFIELD SUBURBAN CENTER AREA) ON EITHER SIDE OF THE SUBJECT PROPERTY.

7. THE APPLICANT REQUESTS A MODIFICATION OF THE PARKING GEOMETRIC STANDARDS OF SECT.11–102.12 OF THE ZONING ORDINANCE TO ALLOW FOR 75 DEGREE ANGLED PARKING.

8. THE APPLICANT REQUESTS A MODIFICATION TO ALLOW SECONDARY USE (RESIDENTIAL) UP TO 76% OF PRINCIPAL USE IN THE PDC ZONE PURSUANT PARAGRAPH 5 OF SECTION 6–206.

9. THE APPLICANT REQUESTS MODIFICATION OF SECTION 7–0802.2 OF THE PUBLIC FACILITIES MANUAL AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4% OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING STALLS SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.

10. THE APPLICANT REQUESTS A WAIVER OF THE 4 FOOT PERIPHERAL PARKING LOT LANDSCAPE REQUIREMENT NORTH OF PARCEL G, WEST OF PARCELS C AND E, AND ALONG THE SOUTHERLY AND EASTERLY PROPERTY LINES IN ACCORDANCE WITH ARTICLE 13–202–3A AND B.

11. THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17–201–3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.

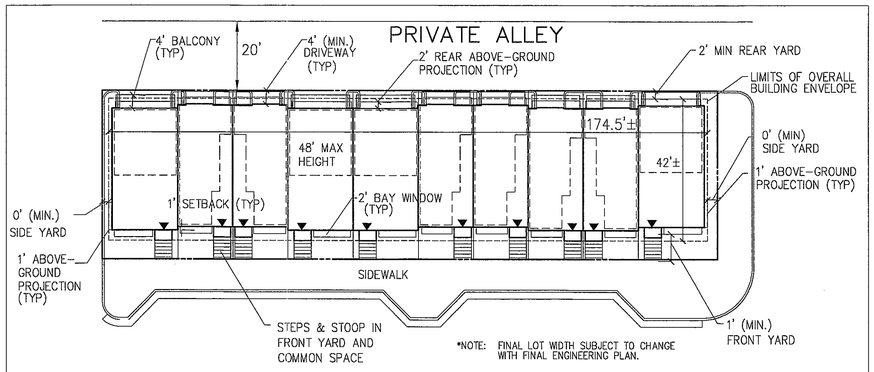
12. THE APPLICANT REQUESTS A MODIFICATION OF ZONING ORDINANCE SECTION 17–201–4 REQUIREMENT FOR DEDICATION AND CONSTRUCTION OF WIDENING FOR EXISTING ROADS, EXISITING ROADS ON NEW ALIGNMENTS, AND PROPOSED ROADS ALONG LEE HIGHWAY AS INDICATED ON THE COMPREHENSIVE PLAN OR AS REQUIRED BY THE DIRECTOR, TO THAT SHOWN HEREON.

13. THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MATERIALS AND WIDTH (10 FEET) OF THE PROPOSED TRAIL ALONG LEE HIGHWAY SHOWN ON THE COMPREHENSIVE PLAN TRAILS MAP TO THAT SHOWN HEREON.

I. ADDITIONAL WAIVERS AND MODIFICATIONS REQUESTED

1. PURSUANT ZONING ORDINANCE SECTIONS 6–207(2) AND 6–407(2) THE APPLICANT HEREBY REQUESTS A WAIVER OF THE 200' MINIMUM PRIVACY YARD REQUIREMENT IN FAVOR OF THAT SHOWN IN THE CDP/FDP FOR THE TOWNHOMES.

2. PURSUANT TO ZONING ORDINANCE SECTION 6–206(5), THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE MAXIMUM 50% RESIDENTIAL REQUIREMENT IN PDC DISTRICT TO BE CONSISTENT WITH THE USE BREAKDOWN SHOWN ON THE TABULATIONS.



TYPICAL REAR–LOADED TOWNHOUSE LOT
NTS

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 3 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

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

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

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

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
NOTES AND TABULATIONS

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

DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

SHEET NO. 3 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_901.dwg 6/2/2011 10:13 PM EDT

NOTES:

1.) THE SUBJECT PROPERTY SHOWN HEREON IS IDENTIFIED ON TAX MAP 49-3 AS TAX MAP NUMBER 49-3-01-0080A, 49-3-01-0080B, 49-3-01-0080C, 49-3-01-0081A, AND 49-3-01-0082A AND IS ZONED I-4 AND I-5.
2.) THE HORIZONTAL DATUM IS REFERENCED TO THE VIRGINIA NORTH COORDINATE SYSTEM OF 1983 (VCS83)
3.) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF: NATIONAL AMUSEMENTS, INC., BY DEED RECORDED IN D.B. 1564 AT PG. 442, D.B. 1163 AT PG. 254, AND D.B. 17075 AT PG. 471 (PARCELS 80A, 80B AND 80C) AND ESKRIDGE (E&A), LLC, BY DEED RECORDED IN D.B. 18719 AT PG. 76 AND D.B. 18719 AT PG. 82 (PARCELS 81A AND 82A), ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
4.) THE SUBJECT PROPERTY LIES IN FLOOD ZONE "C", AREAS OF MINIMAL FLOODING AS SHOWN ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 515520-0010-B, DATED MAY 3, 1982.
5.) THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN EXHIBIT "A" OF THE TITLE COMMITMENT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION, COMMITMENT NO. 05-3680 WITH AN EFFECTIVE DATE OF MARCH 1, 2005.

TITLE REPORT NOTES:

TITLE REPORT FURNISHED BY LAWYERS TITLE INSURANCE CORPORATION

COMMITMENT NO: 05-3680

EFFECTIVE DATE: MARCH 1, 2005

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

ITEM 7.) EASEMENTS GRANTED TO VIRGINIA ELECTRIC AND POWER COMPANY BY INSTRUMENTS RECORDED IN DEED BOOK 1212 AT PAGE 91, IN DEED BOOK 3156 AT PAGE 233.

ITEM 11.) STORM WATER DETENTION AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 6247 AT PAGE 243.

ITEM 12.) STORM DRAINAGE MAINTENANCE AGREEMENT WITH THE FAIRFAX COUNTY BOARD OF SUPERVISORS RECORDED IN DEED BOOK 6303 AT PAGE 479.

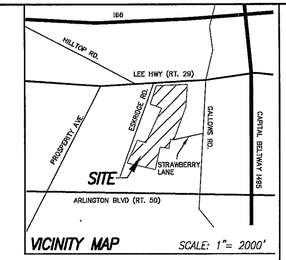
CDPA Plan, Sheet 5
FDPA Plans, Sheets 6-7
FDPA Alternate, Sheets 8 - 9A
Landscape Plans, Sheets 10 - 14
Building Elevations, Sheets 16 - 27
Street and Site Sections, Sheets 29 - 33

NOTE:

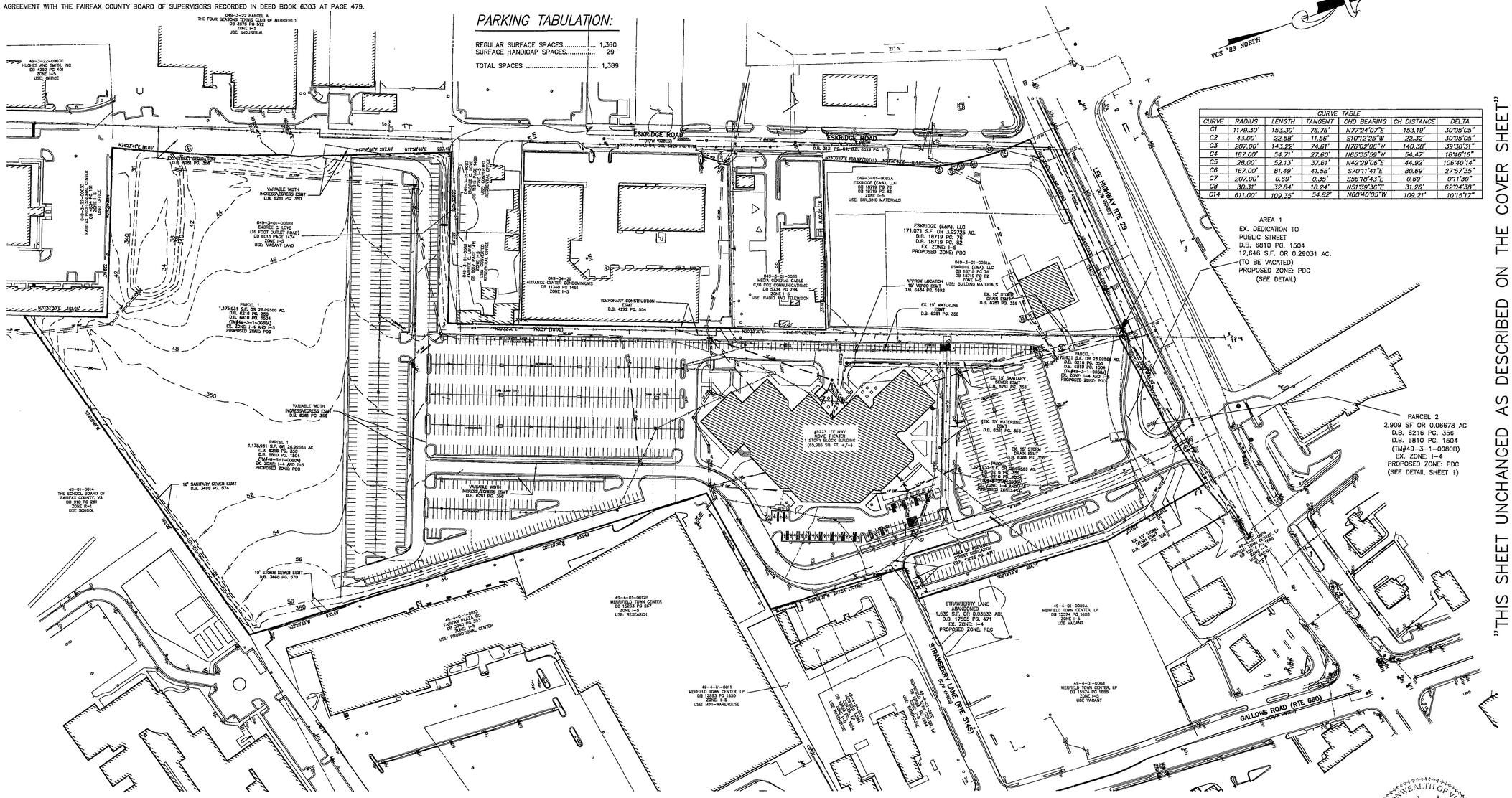
EXISTING CONDITIONS PLAN REPRESENTS EXISTING CONDITIONS AT THE TIME OF INITIAL REZONING PLAN FILING.

PARKING TABULATION:

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



VICINITY MAP SCALE: 1"= 2000'



CURVE TABLE						
CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	1179.30'	153.30'	76.78'	N77°24'07"E	153.19'	3°05'05"
C2	43.00'	22.58'	11.56'	S10°12'25"W	22.32'	30°05'05"
C3	207.00'	143.22'	74.61'	N76°02'06"W	140.38'	39°38'31"
C4	167.00'	54.71'	27.60'	N65°35'59"W	54.47'	18°46'16"
C5	28.00'	52.13'	37.61'	N42°29'06"E	44.92'	106°40'14"
C6	167.00'	81.49'	41.58'	S70°11'41"E	80.69'	27°57'35"
C7	207.00'	0.69'	0.35'	S36°18'43"E	0.69'	0°11'30"
C8	30.31'	32.84'	18.24'	N51°39'36"E	31.26'	62°04'38"
C14	611.00'	109.35'	54.82'	N00°40'05"W	109.21'	10°15'17"

LEGEND

BUILDING LINE
CABLE TELEVISION CONDUIT
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

SANITARY CLEANOUT
STORM DRAIN MANHOLE
ELECTRICAL JUNCTION BOX
ELECTRICAL MANHOLE
FIRE DEPARTMENT CONNECTION
FIRE HYDRANT
GAS MANHOLE
GUY POLE
GAS VALVE
LIGHT POLE
PHONE PEDESTAL
PHONE MANHOLE
UTILITY POLE

SANITARY MANHOLE
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE
TREE
CABLE TELEVISION PEDESTAL
UNKNOWN UTILITY MANHOLE
WATER METER
WATER MANHOLE
WATER VALVE
BOLLARD
SIGN POST
WOOD POST
INLETS
CURB INLET

CONC. ..... CONCRETE
C&G ..... CURB AND GUTTER
BLDG. ..... BUILDING
STY. ..... STORY
TRV ..... ELECTRICAL TRANSFORMER
ASPH. ..... ASPHALT
ESMT. ..... EASEMENT
RCP ..... REINFORCED CONCRETE PIPE
CMP ..... CORRUGATED METAL PIPE
BRL ..... BUILDING RESTRICTION LINE
R/W ..... RIGHT-OF-WAY
(R) ..... RECORD INFORMATION
H.C. ..... HANDICAP RAMP

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 4 of 67

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

(7.) REVISED 6/17/2011

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
8180 GREENSBORO DRIVE, SUITE 200 VIKA, INCORPORATED MCLEAN, VA 22102
GERMANTOWN, MD. (703) 442-7800 ■ FAX (703) 761-2797 MCLEAN, VA.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

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

EXISTING CONDITIONS PLAN

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

DATE: SEPT 22, 2005
DES. MH | DWN. KED
SCALE: 1"=100'
PROJECT/FILE NO. 6575-SV
SHEET NO. 4 OF 48

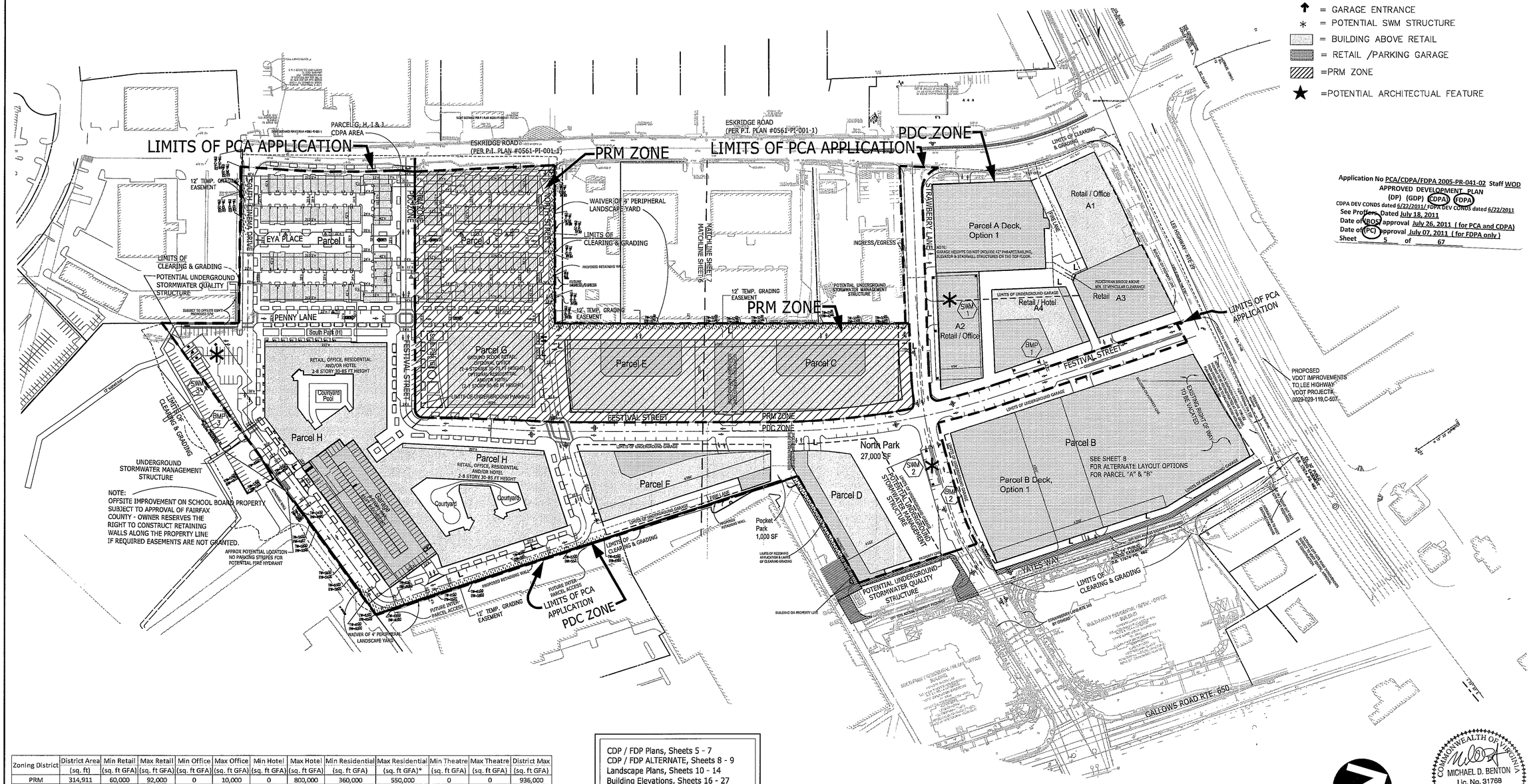
P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_EX.dwg 6/2/2011 8:50:26 AM EDT

ABBREVIATIONS

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

LEGEND

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



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 5 of 67

Zoning District	District Area (sq. ft)	Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	District Max (sq. ft GFA)
PRM	314,911	60,000	92,000	0	10,000	0	800,000	360,000	550,000	0	0	936,000
PDC	1,051,499	310,000	615,000	0	171,000	0	364,000	0	754,712	20,000	65,000	1,442,712

Overall Site											
Min Retail (sq. ft GFA)	Max Retail (sq. ft GFA)	Min Office (sq. ft GFA)	Max Office (sq. ft GFA)	Min Hotel (sq. ft GFA)	Max Hotel (sq. ft GFA)	Min Residential (sq. ft GFA)	Max Residential (sq. ft GFA)*	Min Theatre (sq. ft GFA)	Max Theatre (sq. ft GFA)	Site Max (sq. ft GFA)*
370,000	675,000	0	171,000	0	364,000	550,000	1,205,112	70,000	120,000	1,639,692

*Exclusive of ADU / Workforce Housing Bonus Density

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

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

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

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

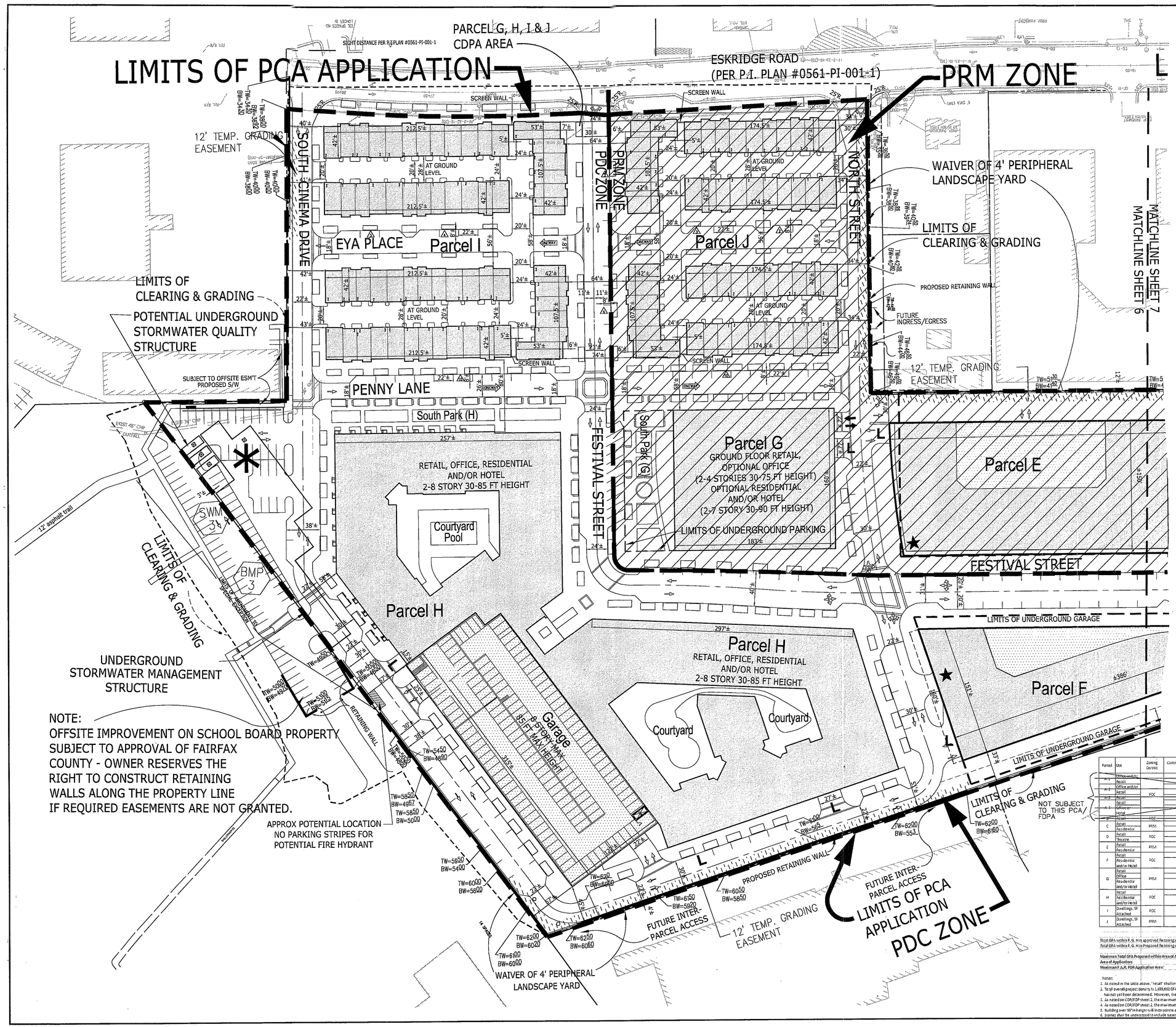
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

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

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

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/16/2011 10:42:33 AM EDT



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

ABBREVIATIONS

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

LEGEND

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

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 6 of 67

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

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

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories / Feet)		Max Height (Stories / Feet)		Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A-1	Office and/or Retail	PDC	Yes	30 - 150 k	2	30	6	90			
A-2	Office and/or Retail	PDC	Yes	30 - 75 k	2	30	3	45			
A-3	Retail	PDC	Yes	20 - 55 k	2	30	3	45	355 - 580 k	16	2/29, 4/29, 7/29, 8/30
A-4	Retail	PDC	Yes	11 - 25 k	2	30	3	45			
A-5	Office or Hotel	PDC	No	10 - 120 k	2	30	6	90			
B	Retail	PDC	Yes	175 - 205 k	2	30	3	45	175 - 325 k	30	3/29, 4/29, 8/29, 4/30
C	Retail	PRM	Yes	30 - 54 k	4	65	5	75	200 - 364 k	22	2/28, 4/29
D	Residential	PRM	Yes	60 - 108 k							
	Retail		Yes	30 - 63 k	2	30	3	50	35 - 83 k	23	3/28, 8/32
	Theatre		Yes	20 - 45k							
E	Retail	PRM	Yes	30 - 54 k	4	65	5	75	200 - 364 k	22	2/28, 4/29
	Residential		Yes	60 - 108 k							
F	Retail	PDC	Yes	54 - 94 k	4	65	11	115	206 - 353 k	23	3/28, 8/32
	Residential and/or Hotel		Yes	91 - 284 k							
G	Retail	PRM	Yes	7 - 28 k	2	30	7	90	28 - 122 k	25	5/28, 6/29/30, 2/31
	Office		No	0 - 102 k							
	Residential and/or Hotel		No	21 - 105 k							
H	Retail	PDC	Yes	30 - 53 k	2	30	6	90	185 - 475 k	25	6/29, 5/30, 2/31
	Residential and/or Hotel		Yes	155 - 422 k							
I	Dwellings, SF Attached	PDC	Yes	116 - 155 k	3	40	4	48	116 - 155 k	24	6
J	Dwellings, SF Attached	PRM	Yes	102 - 136 k	3	40	4	48	102 - 136 k	24	6

Total GFA within F, G, H is approved Rezoning at 807,000
Total GFA within F, G, H is Proposed Rezoning at 1,455,000

Maximum Total GFA Proposed within Area of Application:	1,881,000	SF	
Area of Application:	958,052	SF	(21.9938 Acres)
Maximum F.A.R. FOR Application Area:	1.96		

Notes:
1. As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2. Total overall project density is 1,889,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,881,110 GFA.
3. As noted on CDP/FDP sheet 2, the maximum potential density in the PRM zone is 616,000 GFA.
4. As noted on CDP/FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5. Building over 80' in height will incorporate at least two levels of parking, either at or below grade.
6. Stories shall be understood to include basements, but to exclude cellars and mezzanines.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)791-2787
MCLEAN, VA FREDERICK, MD

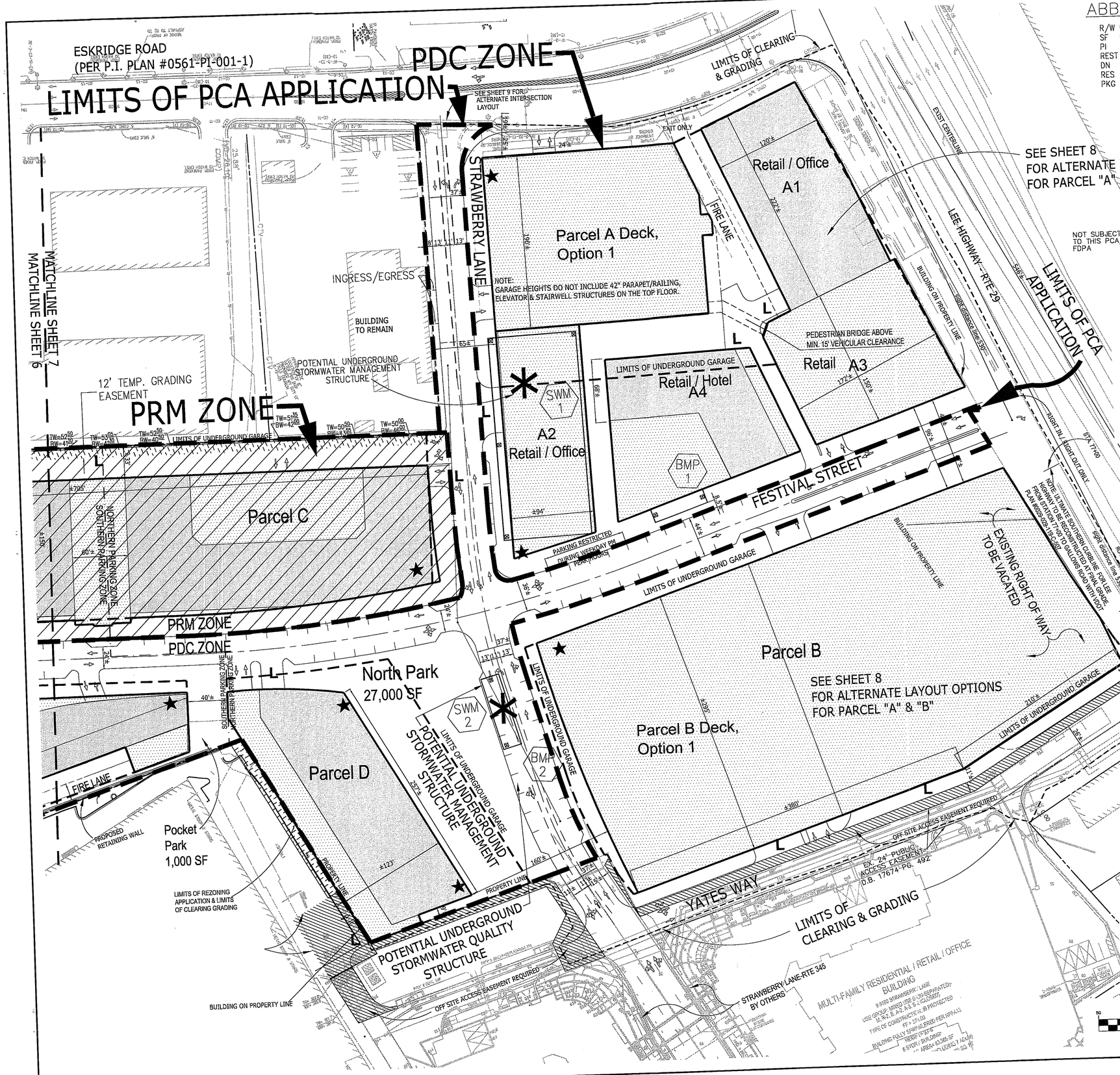
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FINAL DEVELOPMENT PLAN AMENDMENTS

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

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

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/20/2011 10:37:08 AM EDT



ABBREVIATIONS

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

LEGEND

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

NOT SUBJECT TO THIS PCA/FDPA

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories / Feet)		Max Height (Stories / Feet)		Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Street Reference for Parcel Streetscape
A-1	~~Office and/or Retail~~	PDC	~~Yes~~	~~20 - 130 k~~	~~2~~	~~30~~	~~4~~	~~55~~			
A-2	~~Office and/or Retail~~		~~Yes~~	~~20 - 130 k~~	~~2~~	~~30~~	~~3~~	~~45~~			
A-3	~~Office and/or Retail~~		~~Yes~~	~~20 - 63 k~~	~~2~~	~~30~~	~~3~~	~~45~~	185 - 280 k	16	2/20, 4/20, 7/20, 4/20
A-4	~~Office and/or Hotel~~		~~Yes~~	~~20 - 90 k~~	~~2~~	~~30~~	~~4~~	~~55~~			
B	Retail	PDC	Yes	20 - 130 k	2	30	2	25	375 - 385 k	20	3/20, 4/20, 9/20, 7/20
C	Retail	PRM	Yes	20 - 25 k	4	45	5	75	100 - 164 k	22	7/20, 4/20
	Residential		Yes	80 - 158 k							
D	Retail	PDC	Yes	20 - 88 k	2	30	3	50	35 - 83 k	23	3/31, 3/32
	Theatre		Yes	20 - 65k							
E	Retail	PRM	Yes	20 - 38 k	4	45	5	75	100 - 164 k	22	3/20, 4/23
	Residential		Yes	80 - 158 k							
F	Retail	PDC	Yes	15 - 29 k	4	45	11	115	106 - 323 k	23	3/20, 3/32
	Residential and/or Hotel		Yes	91 - 294 k							
G	Retail	PRM	Yes	7 - 28 k	2	30	7	90	28 - 132 k	25	5/20, 6/20/10, 3/31
	Office		No	0 - 104 k							
	Residential and/or Hotel		No	21 - 105 k							
H	Retail	PDC	Yes	20 - 25 k	2	30	8	95	185 - 475 k	25	4/20, 5/20, 2/33
	Residential and/or Hotel		Yes	165 - 450 k							
I	Dwellings, SF Attached	PDC	Yes	116 - 155 k	3	40	4	48	116 - 155 k	24	6
J	Dwellings, SF Attached	PRM	Yes	102 - 135 k	3	40	4	48	102 - 135 k	24	6

Total GFA within F, G, H in approved Rezoning is 607,000
Total GFA within F, G, H in Proposed Rezoning is 1,659,000

Maximum Total GFA Proposed within Area of Application: 1,831,000 SF
Area of Application: 958,053 SF (21.9938 Acres)
Maximum F.A.R. FOR Application Area: 1.91

Notes:
1. As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2. Park overall project density is 1,083,602 GFA plus 176 ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,859,112 GFA.
3. As noted on CDP/FDP sheet 2, the maximum potential density in the PRM zone is 648,000 GFA.
4. As noted on CDP/FDP sheet 2, the maximum potential density in the PDC zone is 1,441,712 GFA.
5. Building over 55' in height will incorporate at least two levels of parking, either above or below grade.
6. Stories shall be understood to include basements, but to exclude cellars and mezzanines.
7. Parcel G may also include up to 25,000 SF of residential program in cellar space, not shown in the table above. Note that the units that occupy this space will have finish floor elevations at or above the adjacent site finish grade, and they will appear to be ground floor units. It is only because of the ZO definition and site topography that these units will qualify cellar space.

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 7 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

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

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

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

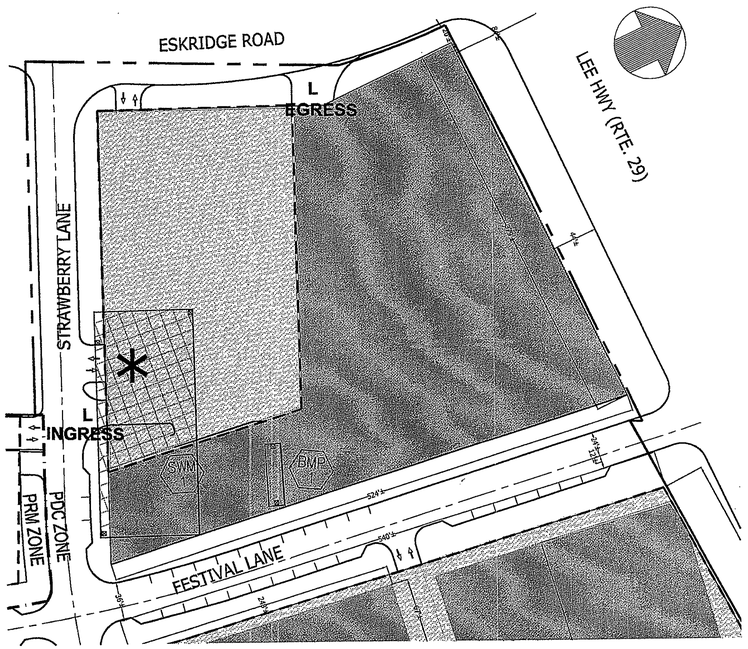
FINAL DEVELOPMENT PLAN AMENDMENTS

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

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 7 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/20/2011 10:37:08 AM EDT

PARCEL A–OPTION 2



LEGEND

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

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

Program Table for Sheet 8, Parcel A Option 2: Two Story Department Store on Parcel A Parallel to Lee Highway

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 – 200 k	2 St. / 30'	3 St. / 60'	190 - 440 k	17	2/29, 4/29, 7/29, 4/30
A2	Retail Office Hotel		Yes No No	10 – 40 k 5 – 40 k 80 – 200 k	2 St. / 30'	8 St. / 95'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

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

AFFORDABLE HOUSING TABULATIONS (FOR PARCEL B OPTION 2 ONLY

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

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

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

III. CALCULATION OF DENSITY RANGE:
RESIDENTIAL MIX PROPORTION = 1,113,480 GFA / 1,639,692 GFA = 67.91 %

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

UPPER END OF DENSITY RANGE:

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

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

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

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

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

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

4.27% x 1,012 = 43 ADUs

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

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

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

SOUTHERN PARKING ZONE [f,g]	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT [a]	57,500	690	584
RETAIL [b]	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES [c]	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

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

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

RESIDENTIAL PARKING [h]	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	258,000	+/–235	378	470
PARCEL C	135,658	+/–123	197	247
PARCEL E	135,658	+/–123	197	247
PARCEL F	265,000	+/–241	386	482
PARCEL G [i]	266,000	+/–263	421	525
PARCEL H	104,000	+/–95	152	189
	1,164,316	+/–1,080 UNITS	1,729	2,160

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,884,694	5,654	6,168

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

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

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

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

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

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

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

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

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

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

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

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

TREE COVER TABULATIONS

PARCEL A OPTION 2 + PARCEL B OPTION 2
THIS TABULATION IS FOR PDC :
1,051,499 SF PDC SITE AREA
– 454,500 SF BUILDING FOOTPRINTS FOR ZONING
= 596,999 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
59,700 SF REQUIRED TREE COVERAGE

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

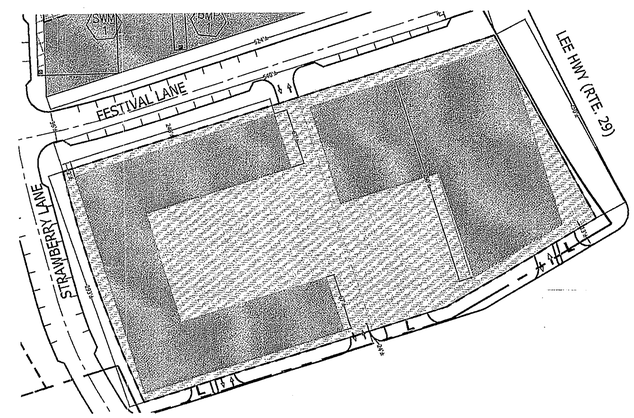
* PER RC20 12–0501.10.D

THIS TABULATION IS FOR PRM
314,911 SF PRM SITE AREA
– 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT*X375 SF/TREE=2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 8 of 67

PARCEL B–OPTION 2



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

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

LEGEND

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

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

Program Table for Sheet 8, Parcel B Option 2: No Department Store

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
B1	Retail Office Residential	PDC	Yes No No	25 – 60 k 5 – 35 k 100 - 360 k	2 St. / 30'	11 St. / 115'	120 - 600 k	21	2/29, 4/29, 3/31, 4/32
B2	Retail Office Hotel		Yes No No	20 – 75 k 100 – 145 k 80 – 200 k	2 St. / 30'	10 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

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

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

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

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

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

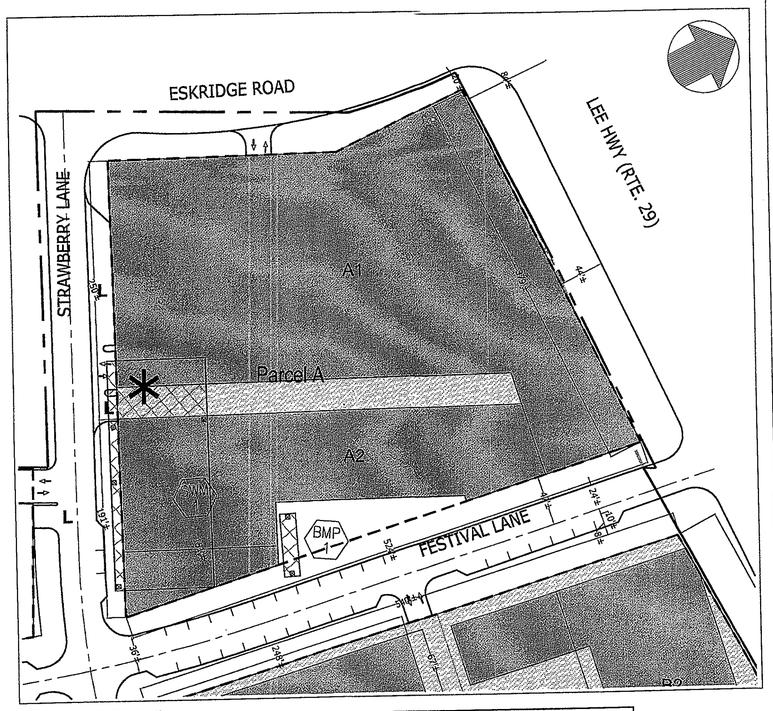
ALTERNATE LAYOUT PLAN

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

DATE: 12/7/05
DES. BC DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 8 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_DPT A-B.dwg 1/6/2011 7:57:42 AM EST

PARCELS A OPTION 3



LEGEND

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

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

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

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	170 - 210 k	2 St. / 30'	4 St. / 60'	230 - 450 k	18	2/29, 4/29, 7/29, 4/30
A2	Retail		Yes	35 – 80 k		11 St. / 115'			
	Office		No	5 – 30 k					
	Hotel		No	80 – 200 k					

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
− 506,700 SF BUILDING FOOTPRINTS FOR ZONING
= 544,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
54,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,911 SF PRM SITE AREA
− 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

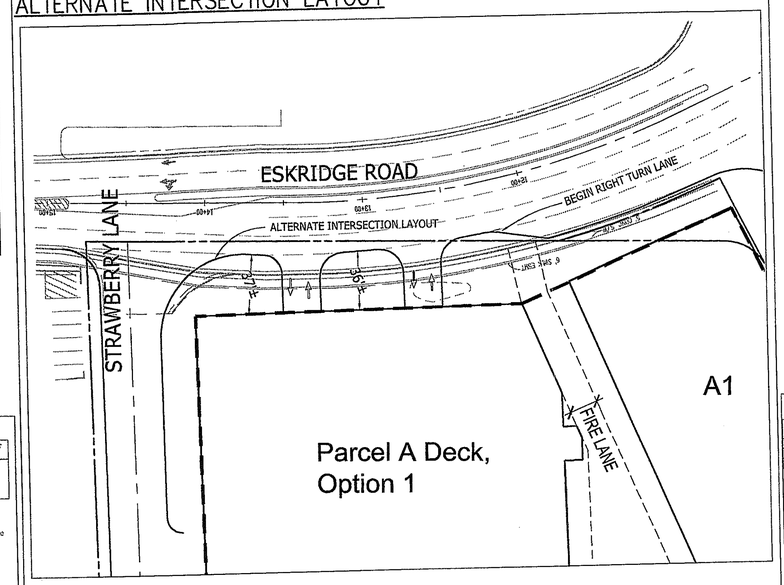
THIS TABULATION IS FOR PDC

PARCEL A OPTION 4 + PARCEL B OPTION 2

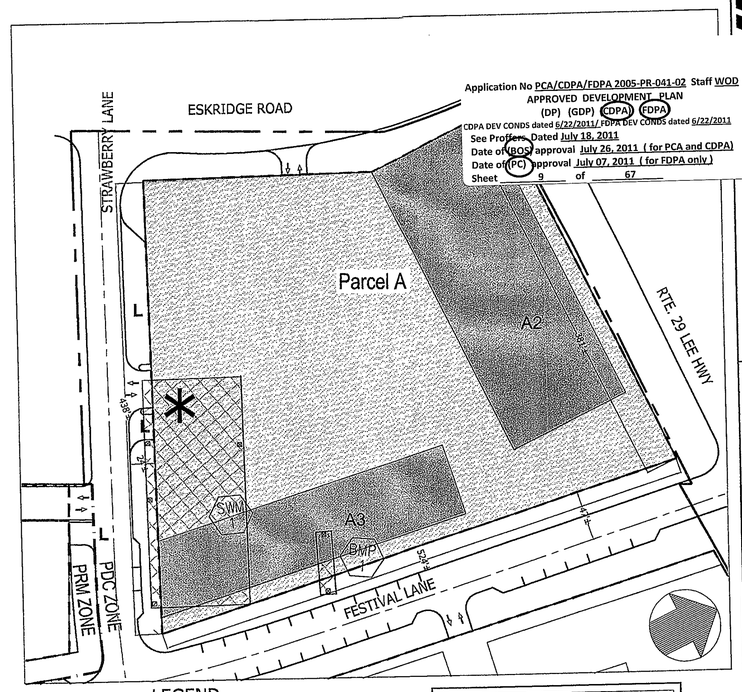
1,051,499 SF PDC SITE AREA
− 512,700 SF BUILDING FOOTPRINTS FOR ZONING
= 538,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
53,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE

ALTERNATE INTERSECTION LAYOUT



PARCELS A OPTION 4



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 9 of 67

LEGEND

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

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

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

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min. Height (Stories/Ft.)	Max. Height (Stories/Ft.)	Overall Parcel Density Range (GFA)	Sheet Reference for Building Elevations	Detail / Sheet Reference for Parcel Streetscape
A1	Retail	PDC	Yes	180 - 230 k	2 St. / 30'	3 St. / 75'	190 - 570 k	19	2/29, 4/29, 7/29, 4/30
A2	Office		No	100 – 150 k	6 St. / 80'	8 St. / 115'			
A3	Hotel		No	80 – 200 k	6 St. / 70'	9 St. / 115'			

Notes:
1 As noted in the table above, "retail" shall include all non-residential uses called out in the proffers, excepting office, theater and hotel.
2 Total overall project density is 1,639,692 GFA plus 17% ADU bonus density plus 7% workforce housing bonus density. As the residential program varies, the total overall density has not yet been determined. However, the maximum density will not exceed 1,893,112 GFA.
3 As noted on CDP / FDP sheet 2, the maximum potential density in the PRM zone is 610,000 GFA.
4 As noted on CDP / FDP sheet 2, the maximum potential density in the PDC zone is 1,442,712 GFA.
5 Buildings over 95' in height will incorporate at least two levels of parking, either at or below grade.
6 Stories shall be understood to include basements, but to exclude cellars and mezzanines.

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

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

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	584
RETAIL b	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES c	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTHEAST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	36,300	436	436
RETAIL b	123,700	495	555
OFFICE f	125,000	325	438
OFFICE d	24,000	86	86
TOTAL	309,000	1,342	1,515

NORTHWEST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	5,000	60	60
RETAIL b	242,000	968	968
HOTEL g	152,000	234	234
TOTAL	399,000	1,262	1,262

RESIDENTIAL PARKING h	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	251,316	+/-228	366	457
PARCEL G i	266,000	+/-263	421	525
PARCEL H	104,000	+/-95	152	189
	892,632	+/-832 UNITS	1,333	1,665

PROGRAM:	GFA	SPACES REQUIRED	SPACES PROPOSED
	1,828,632	5,825	6,330

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

PARKING NOTES FOR BOTH OPTIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

SOUTHERN PARKING ZONE

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	57,500	690	495
RETAIL b	50,500	202	145
HOTEL	154,000	237	237
PROPOSED THEATER/ ACCESSORY USES c	120,000	876	1,133
TOTAL	382,000	2,005	2,010

NORTHEAST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	36,300	436	459
RETAIL b	123,700	495	555
OFFICE d	24,000	86	86
TOTAL	184,000	1,017	1,100

NORTHWEST PARKING ZONES:

	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT a	5,000	60	180
RETAIL b	225,000	900	920
TOTAL	230,000	960	1,100

RESIDENTIAL PARKING h	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL B	297,000	+/-270	432	540
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	234,716	+/-213	341	426
PARCEL G i	266,000	+/-263	421	525
TOTAL	1,069,032	+/-992 UNITS	1,588	1,985

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

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

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

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

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

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

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

ALTERNATE LAYOUT PLAN

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

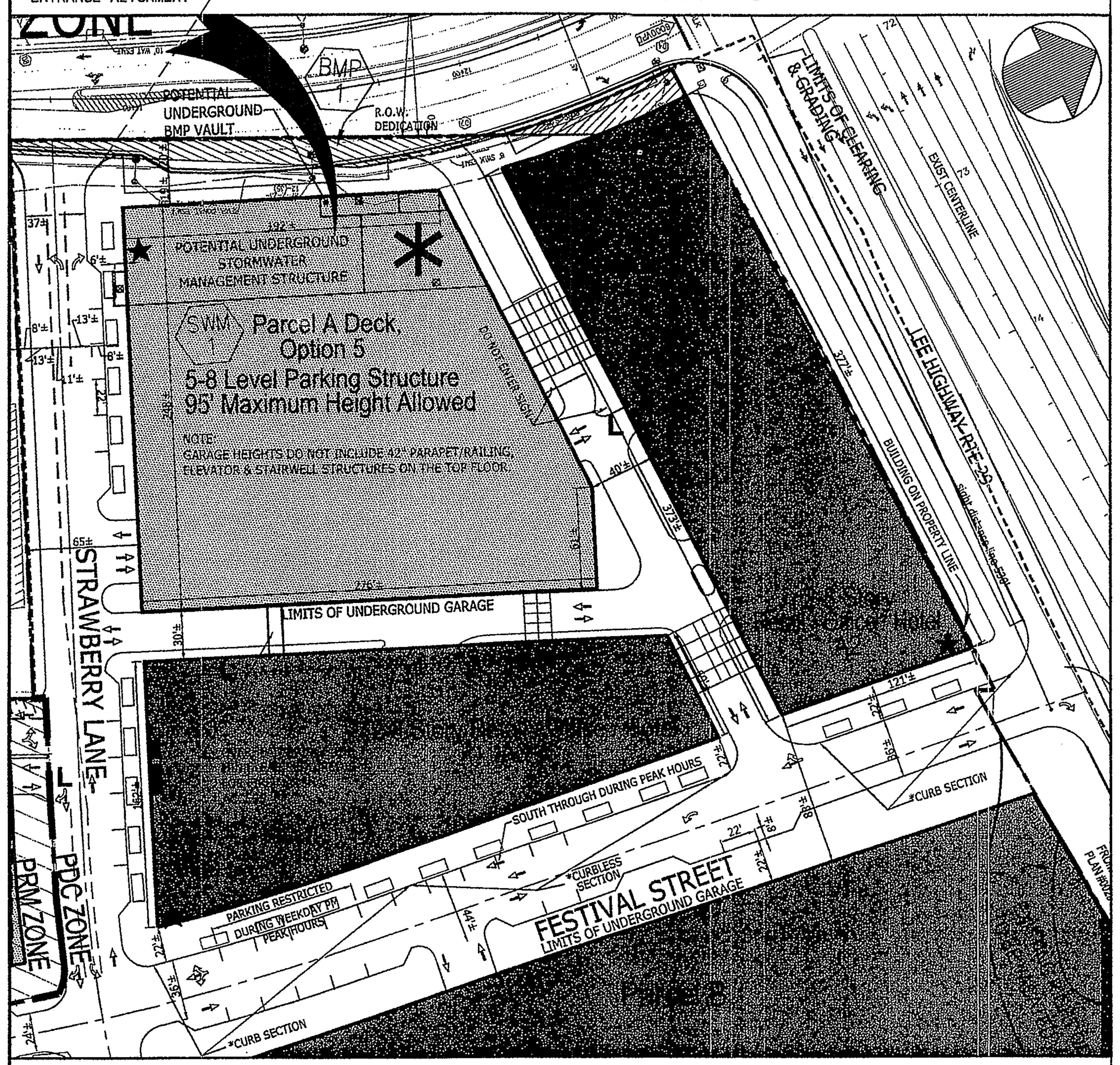
DES.	DWN.
BC	BC

SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 9 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_DPT A-A.dwg 1/6/2011 8:00:31 AM EST

SEE ALTERNATE INTERSECTION LAYOUT – THIS SHEET FOR ALTERNATE ENTRANCE ALIGNMENT

PARCEL A OPTION 5



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

TREE COVER TABULATIONS

THIS TABULATION IS FOR PDC

PARCEL A OPTION 3 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
− 506,700 SF BUILDING FOOTPRINTS FOR ZONING
= 544,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
54,480 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.3%) PROVIDED TREE COVERAGE

PRM
314,911 SF PRM SITE AREA
− 165,300 SF BUILDING FOOTPRINTS FOR ZONING
= 149,611 SF ADJUSTED PRM SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM DISTRICT
= 14,961 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED IN PRM ZONE
68 TYPE IV TREES X 250SF/TREE= 17,000 SF
+ 6 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE =2,250 SF
+ 8 TYPE III TREES X175 SF= 1,400 SF
= 20,650 SF (13.8%) PROVIDED TREE COVERAGE

THIS TABULATION IS FOR PDC

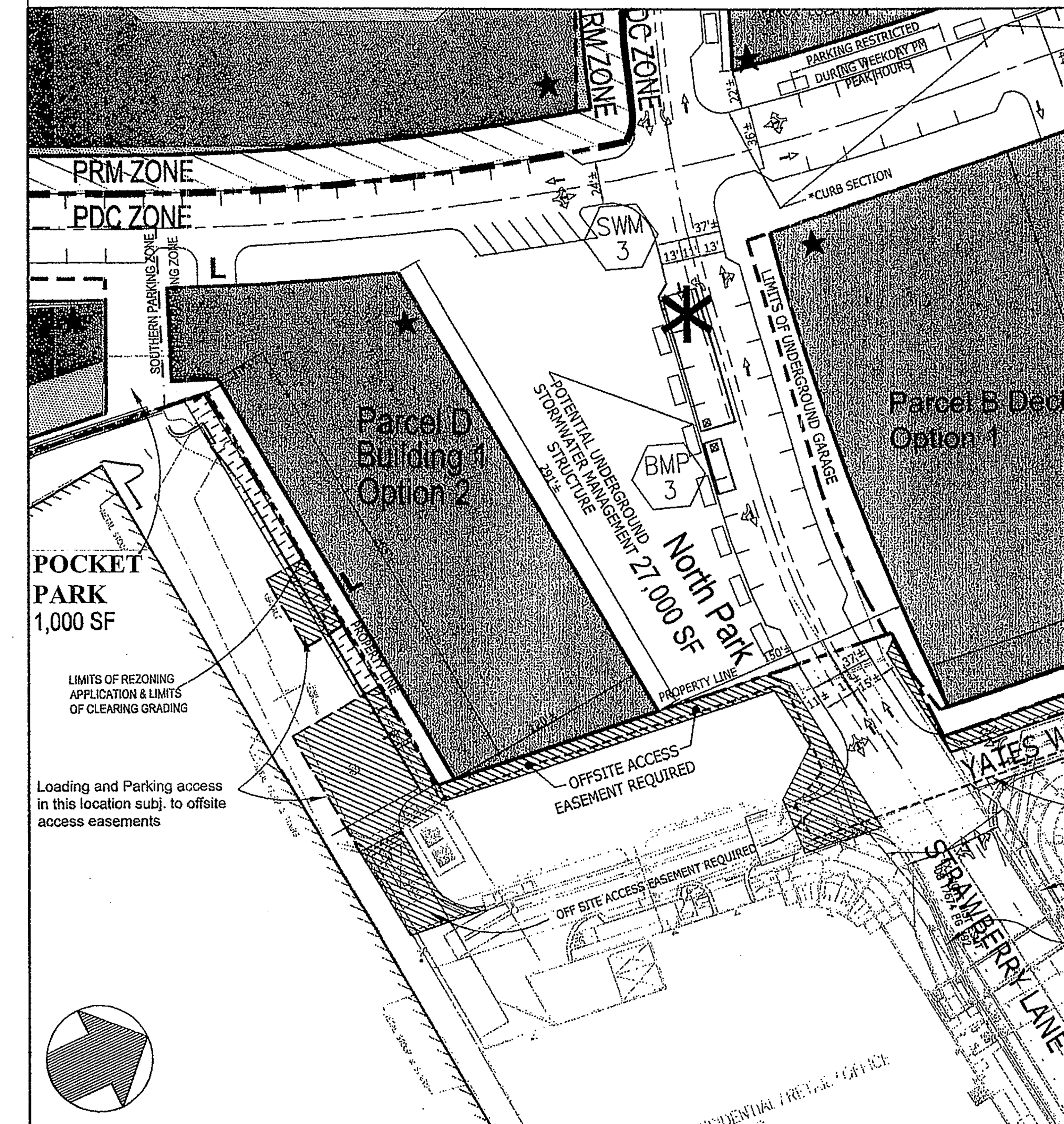
PARCEL A OPTION 4 + PARCEL B OPTION 2

1,051,499 SF PDC SITE AREA
− 512,700 SF BUILDING FOOTPRINTS FOR ZONING
= 538,799 SF ADJUSTED SITE AREA
X 10% REQUIRED TREE COVERAGE IN PRM OR PDC DISTRICTS
53,880 SF REQUIRED TREE COVERAGE

CREDIT FOR TREES PLANTED
186 TYPE IV TREES X 250SF/TREE= 46,500 SF
+ 25 TYPE IV TREES WITH ENERGY CREDIT* X375 SF/TREE = 9,375 SF
55,875 SF (10.4%) PROVIDED TREE COVERAGE

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

PARCEL D OPTION 2



LEGEND

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

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

Parcel	Use	Zoning District	Commitment for Use	Use Density Range (GFA)	Min Height (Stories /	Feet)	Max Height (Stories /	Feet)	Overall Parcel Density Range	Sheet Reference for Building	Detail / Sheet Reference for Parcel
D	Retail Theatre	PDC	Yes Yes	15 - 35 k 20 - 65 k	2	40	3	60	35 - 83 k		

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

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

SOUTHERN PARKING ZONE	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT[a]	57,500	690	584
RETAIL[b]	50,500	202	171
PROPOSED THEATER/ ACCESSORY USES[c]	120,000	1020	1,133
TOTAL	228,000	1,888	1,888

NORTH PARKING ZONES:	GFA	SPACES REQUIRED	SPACES PROPOSED
EATING ESTABLISHMENT[a]	41,300	496	496
RETAIL[b]	365,700	1,463	1,523
OFFICE[f]	125,000	325	438
OFFICE[d]	24,000	86	86
HOTEL[g]	152,000	234	234
TOTAL	708,000	2,604	2,777

RESIDENTIAL PARKING	GFA	UNITS @1,100 AVG GFA/UNIT	SPACES REQUIRED	SPACES REQUIRED
PARCEL C	135,658	+/-123	197	247
PARCEL E	135,658	+/-123	197	247
PARCEL F	251,316	+/-228	366	457
PARCEL G[i]	266,000	+/-263	421	525
PARCEL H	104,000	+/-95	152	189
	892,632	+/-832 UNITS	1,333	1,665

	GFA	SPACES REQUIRED	SPACES PROPOSED
PROGRAM:	1,828,632	5,825	6,330

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

LEGEND

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

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

PARKING NOTES FOR BOTH OPTIONS:

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

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

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

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

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

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

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

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

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

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

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

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

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 10 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

22.) REVISED 6/17/2011
21 .) REVISED 6/2/2011
20) REVISED 5/13/2011
19). REVISED 4/15/2011
18.) REVISED 1/10/2011
17.) REVISED 12/17/10

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

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

FDPA ALTERNATE LAYOUT PLAN

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

DES. JS | DWN. CADD

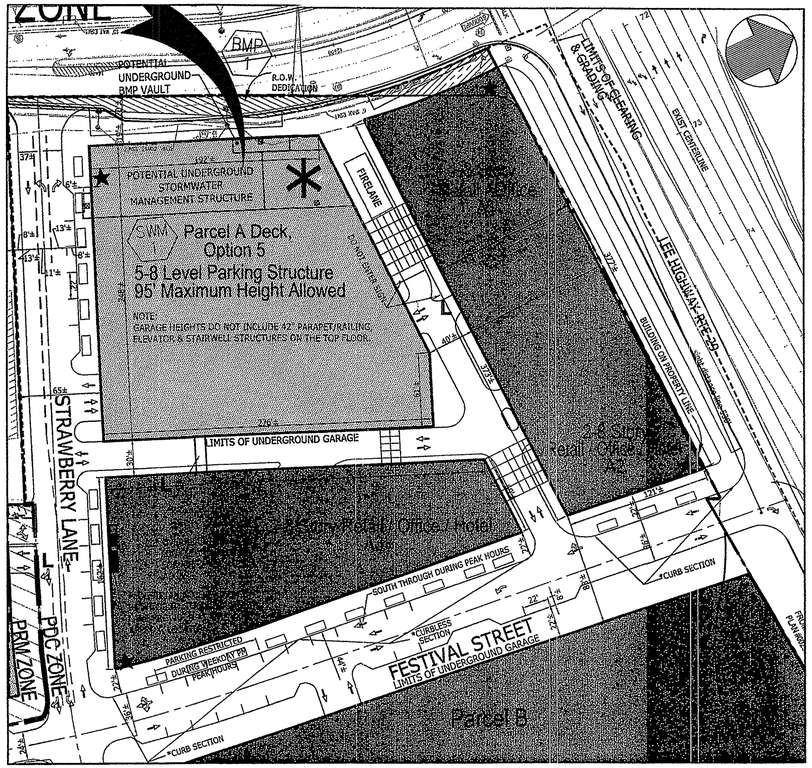
SCALE: 1"=60'

PROJECT/FILE NO. 6575T

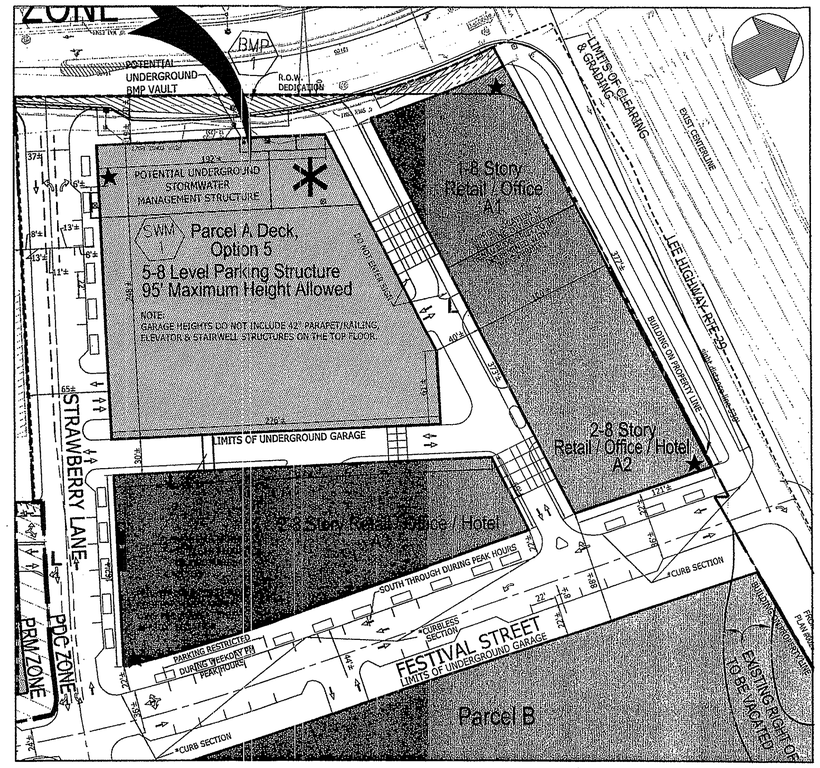
SHEET NO. 9A OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575T101.dwg 12/3/2010 9:58:03 AM EST

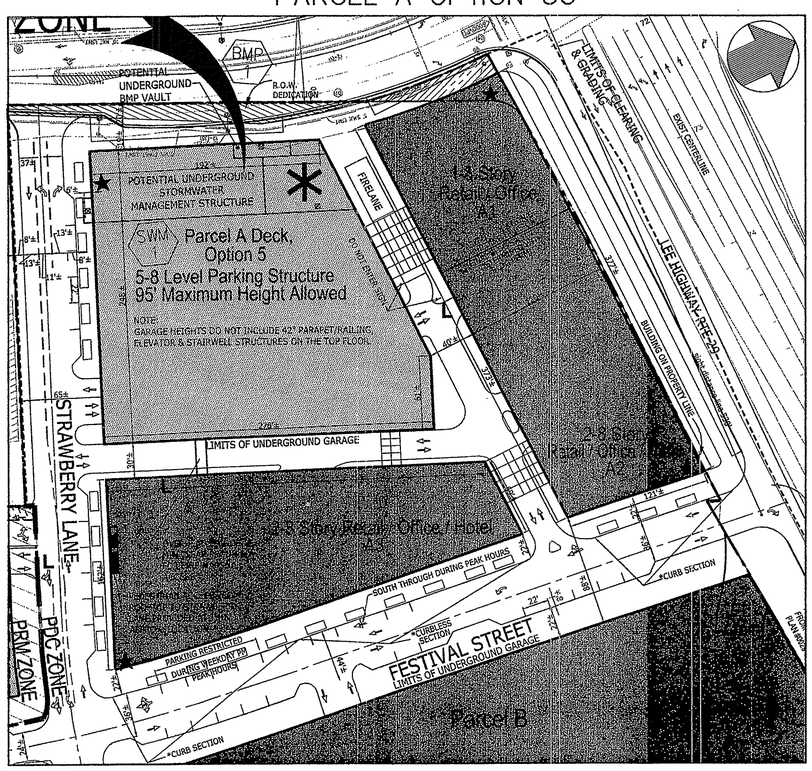
PARCEL A OPTION 5A



PARCEL A OPTION 5B



PARCEL A OPTION 5C



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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 11 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/21/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

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

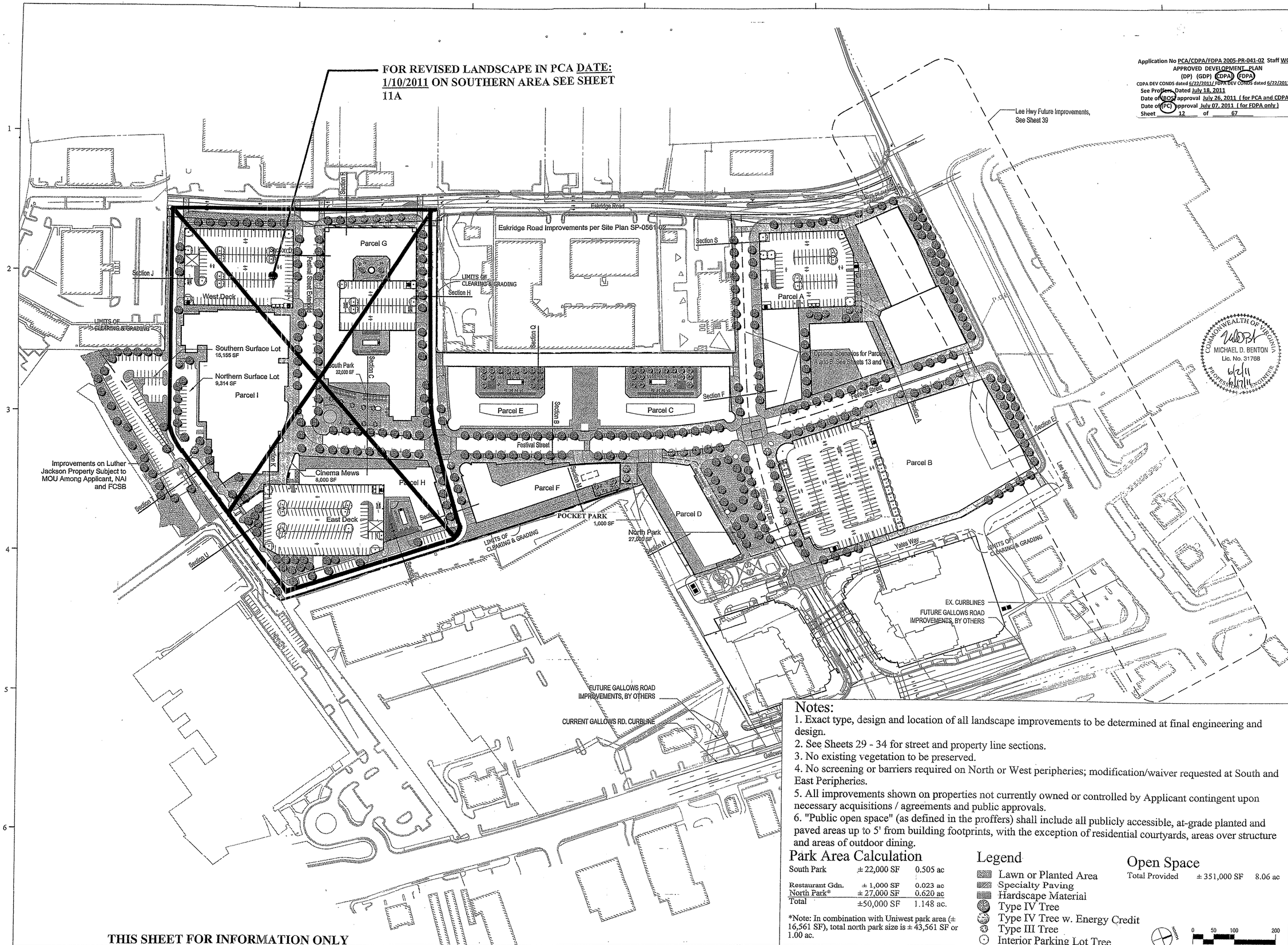
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FDPA ALTERNATE LAYOUT PLAN

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

DATE: 12/7/05
DES. JS
DWN. CADD
SCALE: 1"=60'
PROJECT/FILE NO. 6575T
SHEET NO. 9B OF 48

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 12 of 67



Notes:

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

Park Area Calculation

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

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

Legend

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

Open Space

Total Provided	± 351,000 SF	8.06 ac

0 50 100 200

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

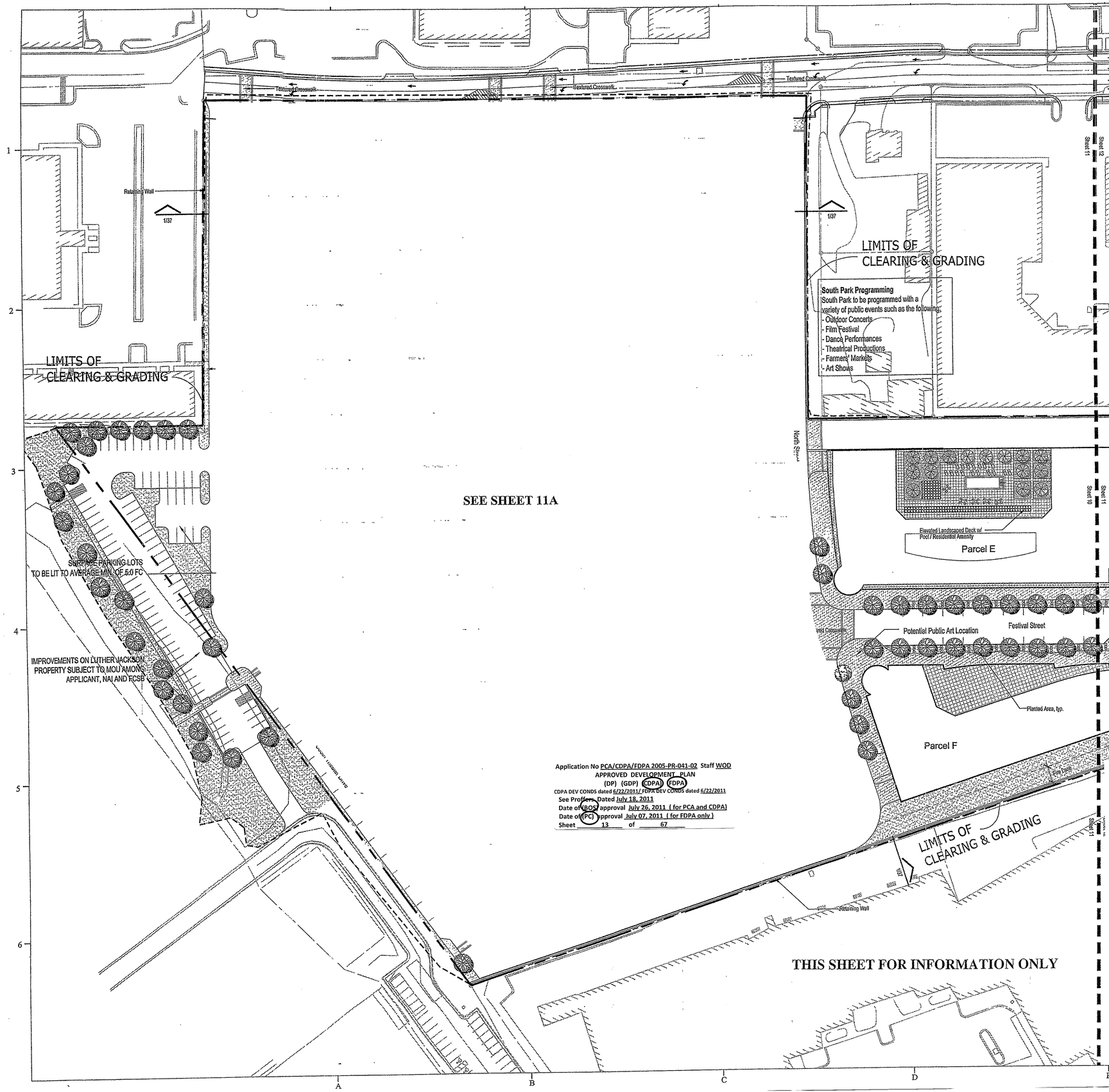
RTKL
RTKL Associates, Inc.

GS
Drawn
GS
Checked
BC
Approved

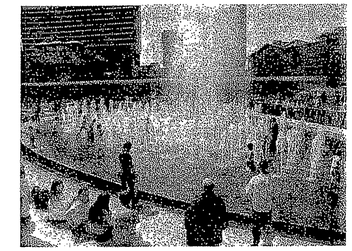
LANDSCAPE PLAN

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

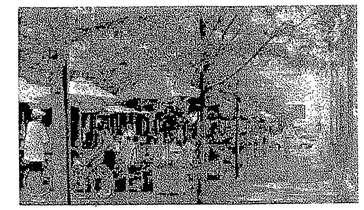
SHEET 10 OF 48



Illustrative Examples

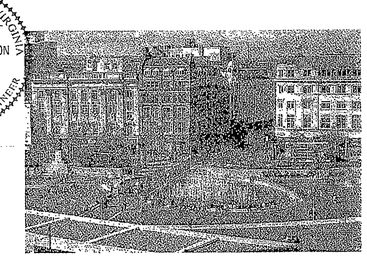


2 Fountain



3 Restaurant Seating Area

4 Concert in Park



6 Water Feature / Fountain

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

Notes:

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

Legend

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

0 50 100 200

NORTH

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL

RTKL Associates, Inc.

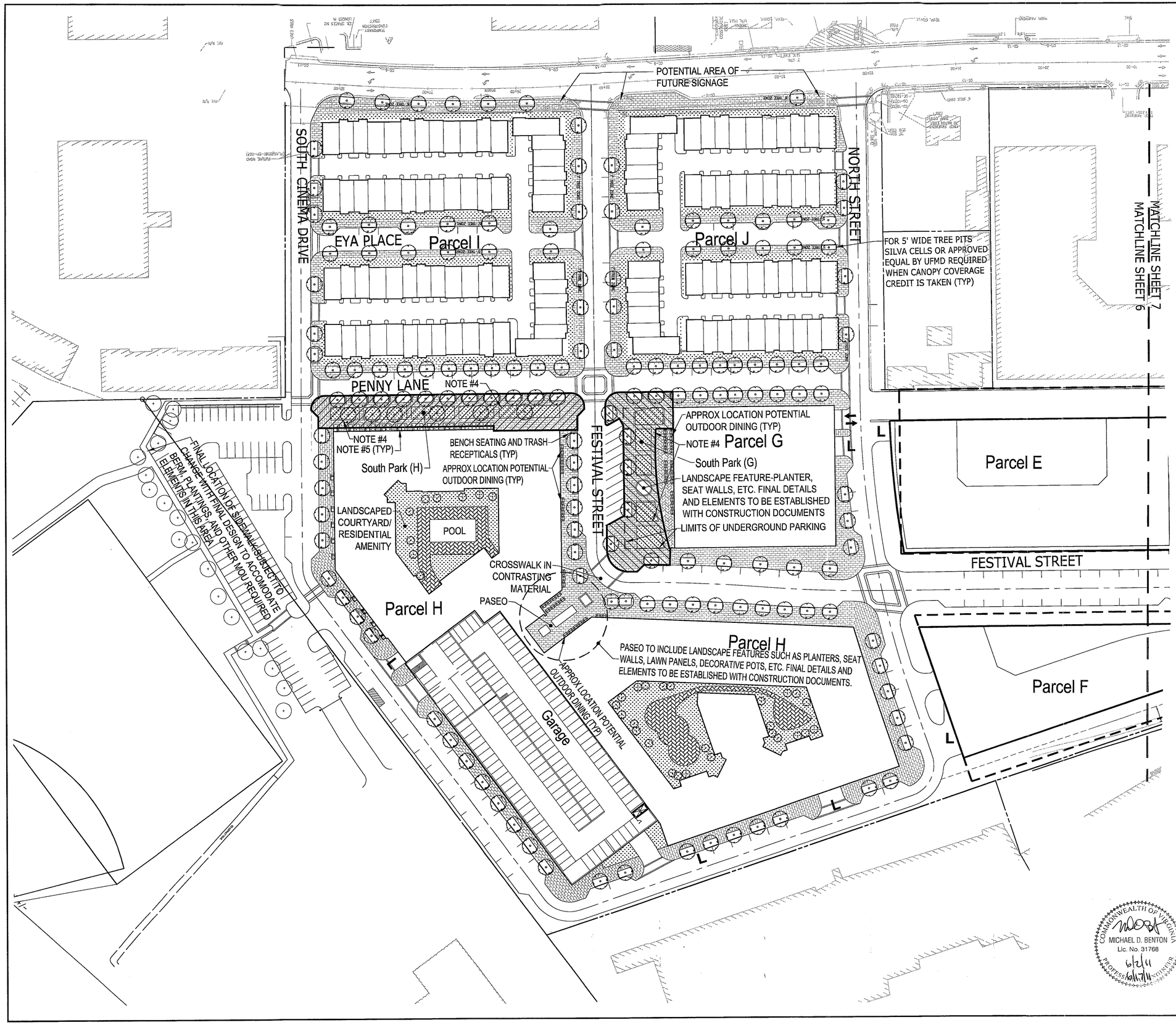
COPYRIGHT

MS
Drawn
GS
Checked
BC
Approved

LANDSCAPE ENLARGMENT

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

SHEET 11 OF 48



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 14 of 67

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

LEGEND

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

NOTES:

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

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

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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

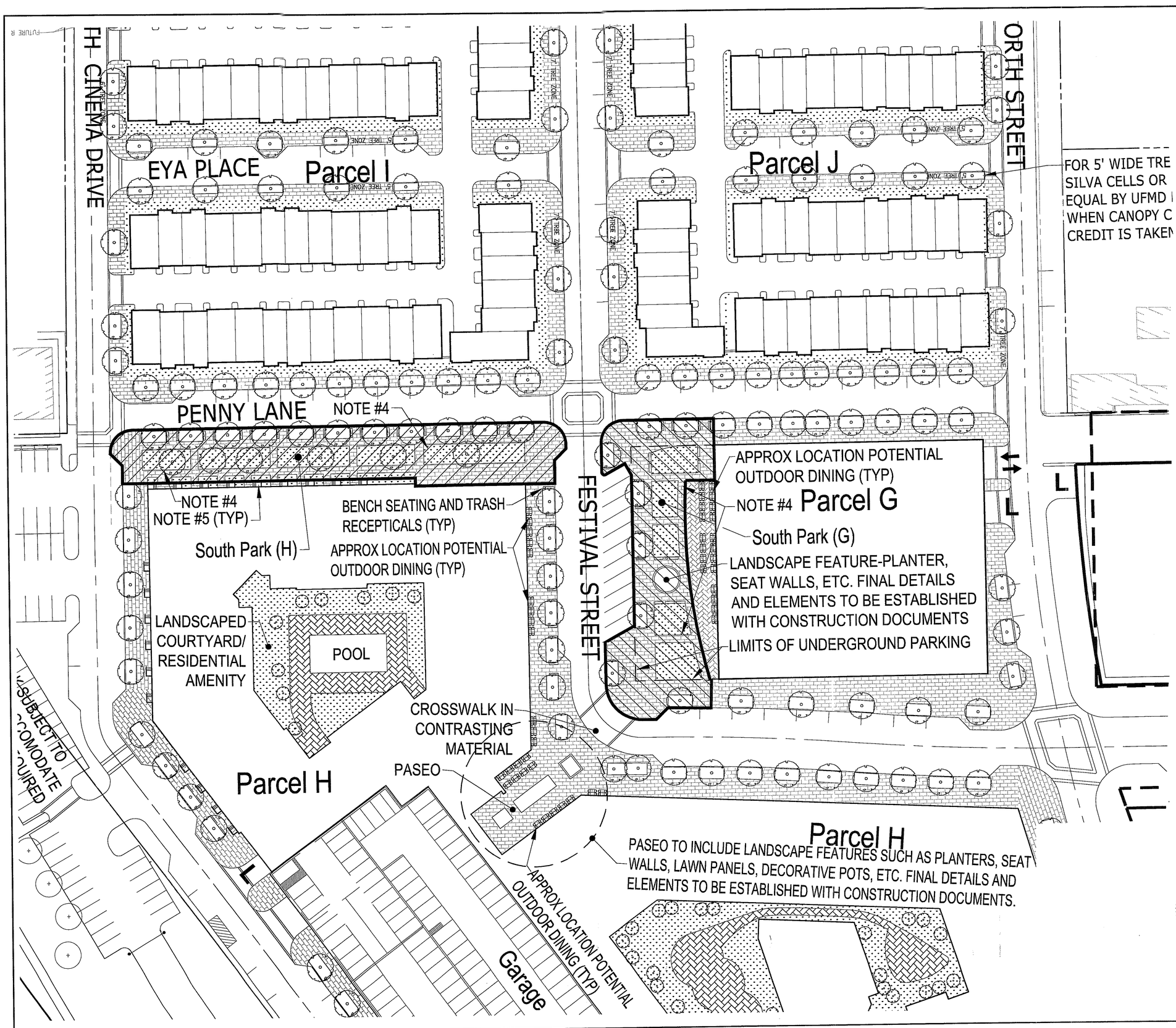
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

LANDSCAPE ENLARGMENT

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

DATE: DEC 15, 2005
DES. JFA | DWN. RJB
SCALE: 1"=50'
PROJECT/FILE NO. 6575
SHEET NO. 11A OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 15 of 67

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

LEGEND

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

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

18.) REVISED 6/17/2011

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA FREDERICK, MD

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

ENLARGMENT SOUTH PARK

VIKA REVISIONS

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

DATE: DEC 15, 2005

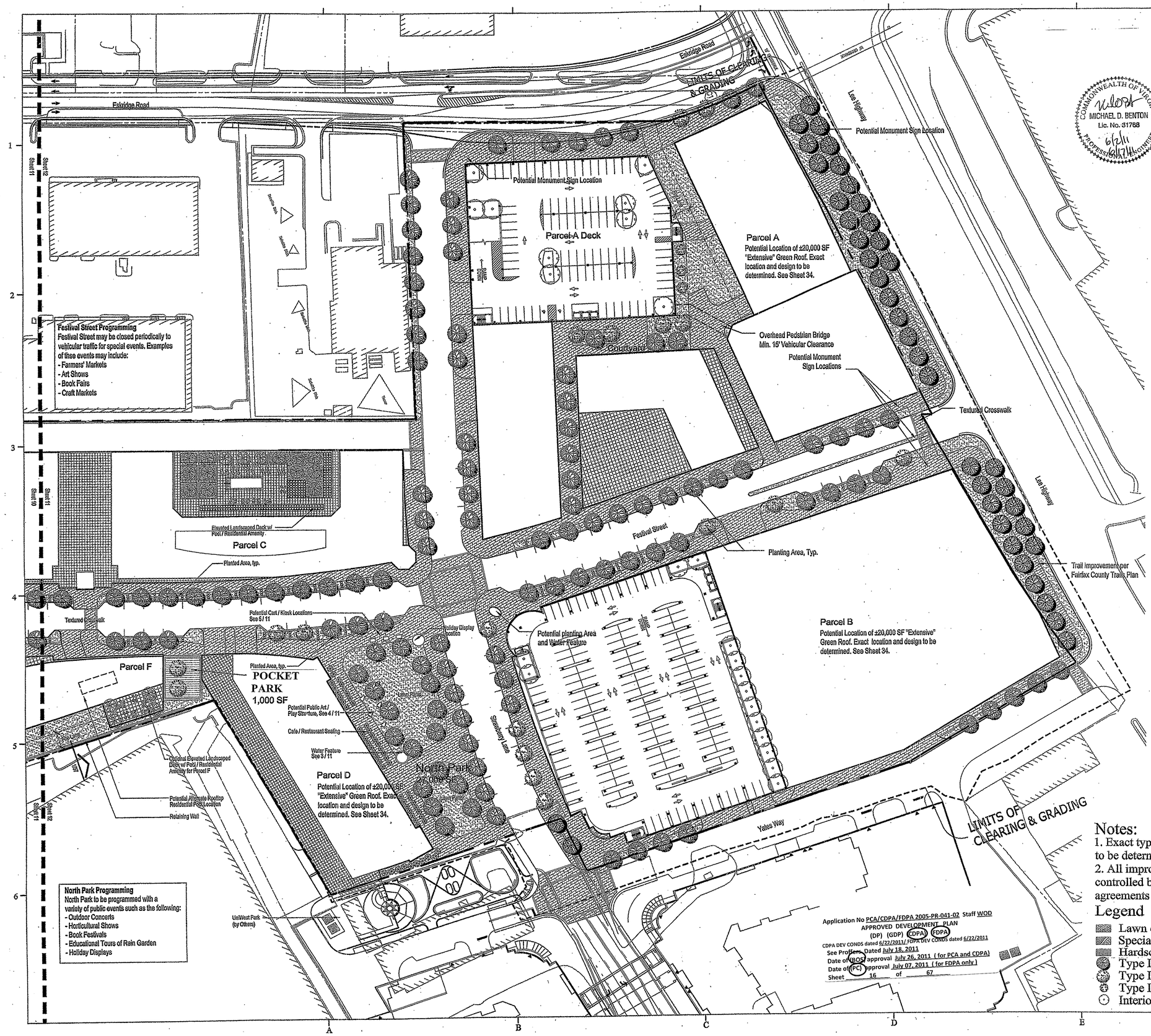
DES.	DWN.
JFA	RJB

SCALE: 1"=30'

PROJECT/FILE NO. 6575

SHEET NO. 11B OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT

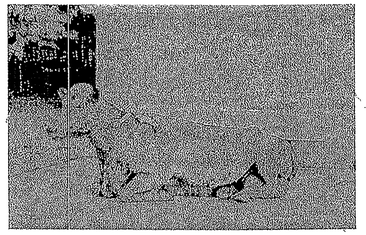


Illustrative Examples

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

1 Infiltration Planting Strip

3 Water Feature with Seat Wall



4 Public Art / Play Structure

5 Kiosk

Notes:

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

Legend

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

0 50 100 200

NORTH

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

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

Issued Drawing Log

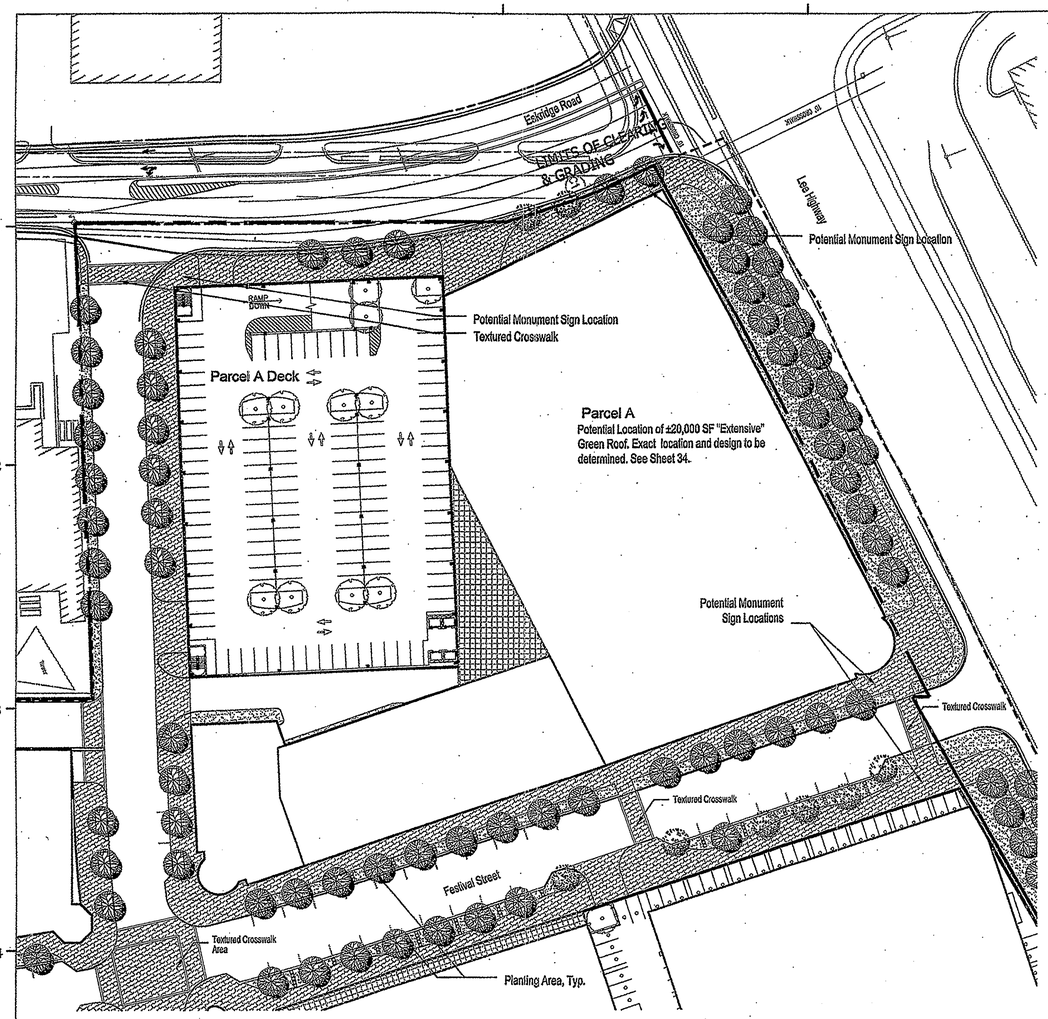
RTKL
RTKL Associates, Inc.

COPYRIGHT

MS
Drawn
GS
Checked
BC
Approved

LANDSCAPE ENLARGMENT

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

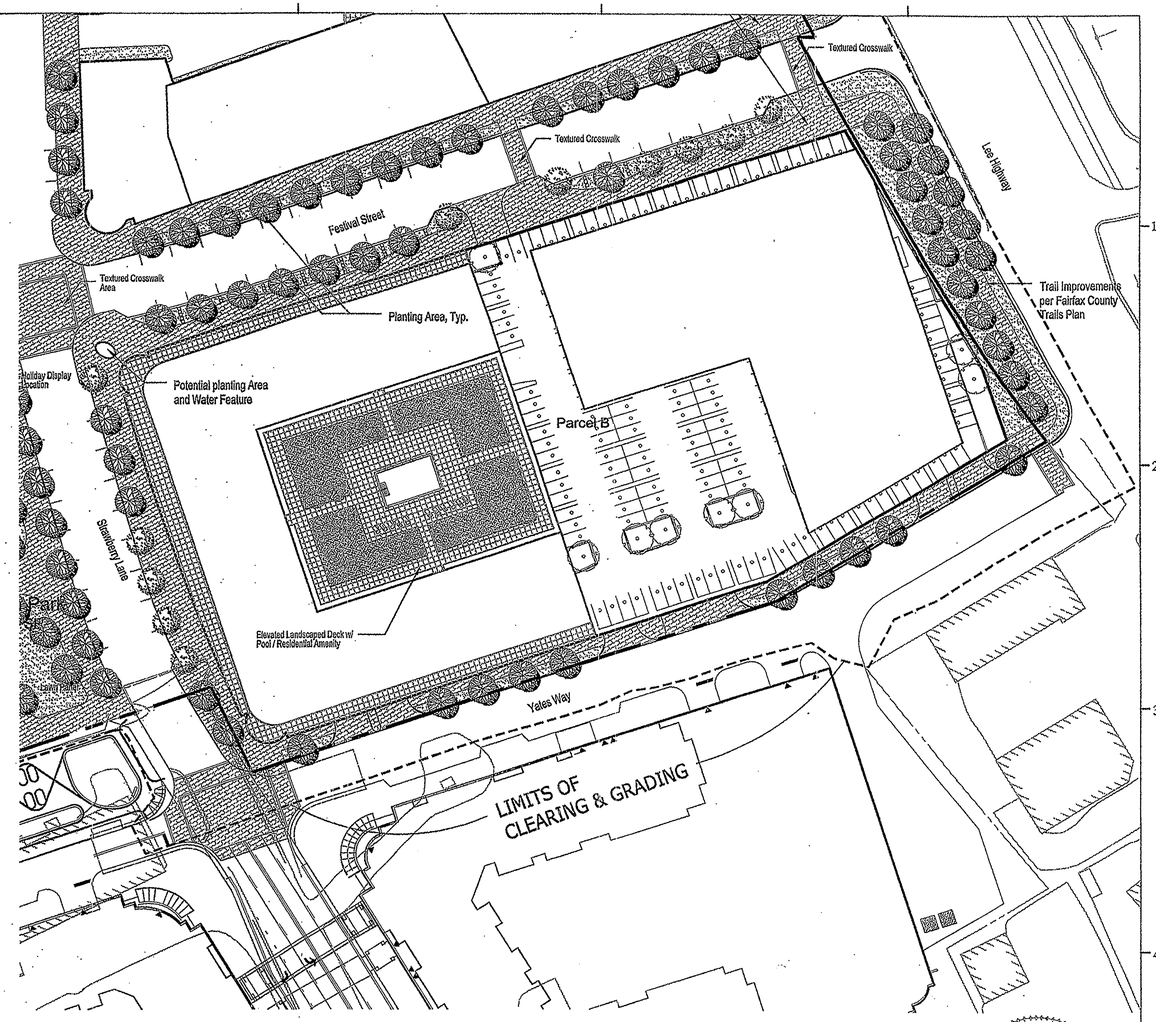


1 PARCEL A - OPTION 2

1" = 50'

REF:

NORTH



2 PARCEL B - OPTION 2

1" = 50'

REF:

NORTH

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL

RTKL Associates, Inc.

COPYRIGHT

MS
Drawn
GS
Checked
BC
Approved

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 17 of 67

Notes:

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

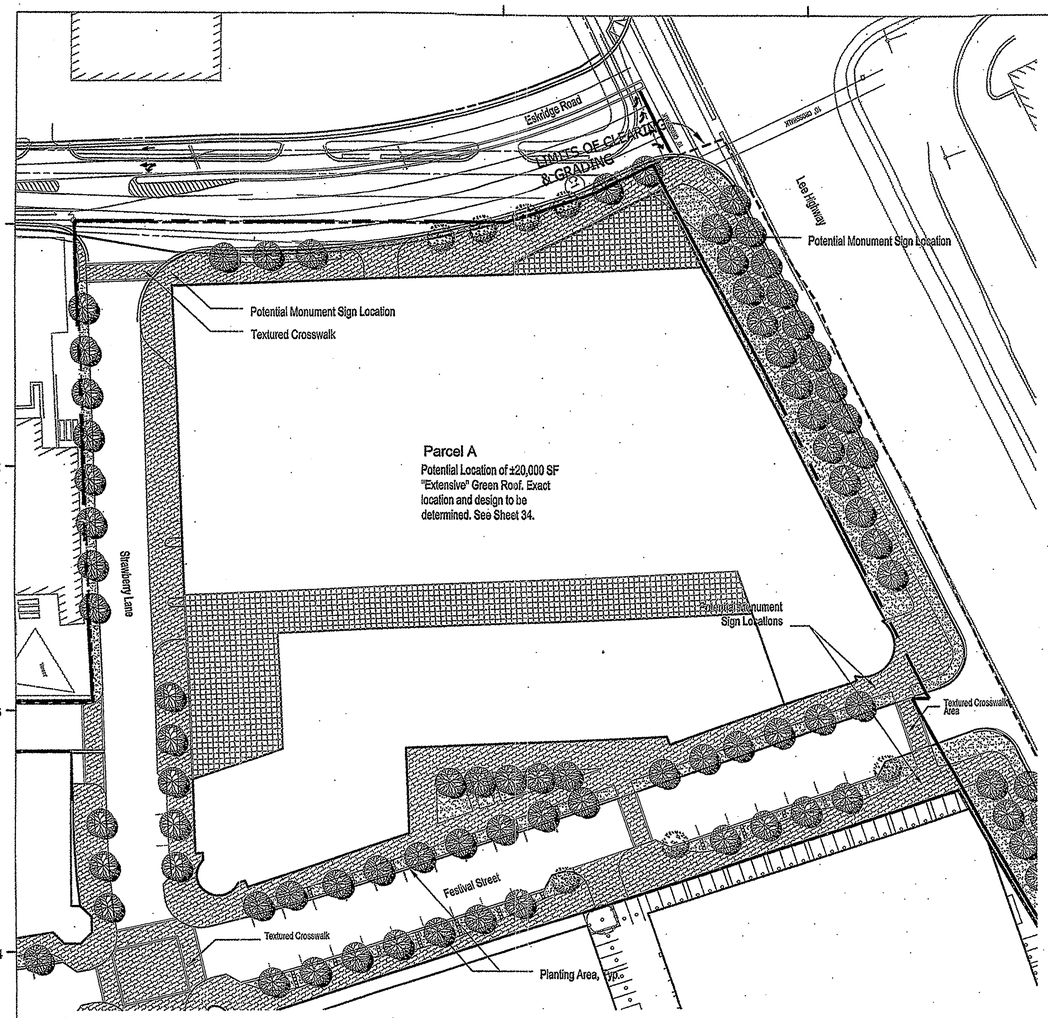
Legend

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

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

OPTIONAL LANDSCAPE ENLARGMENT

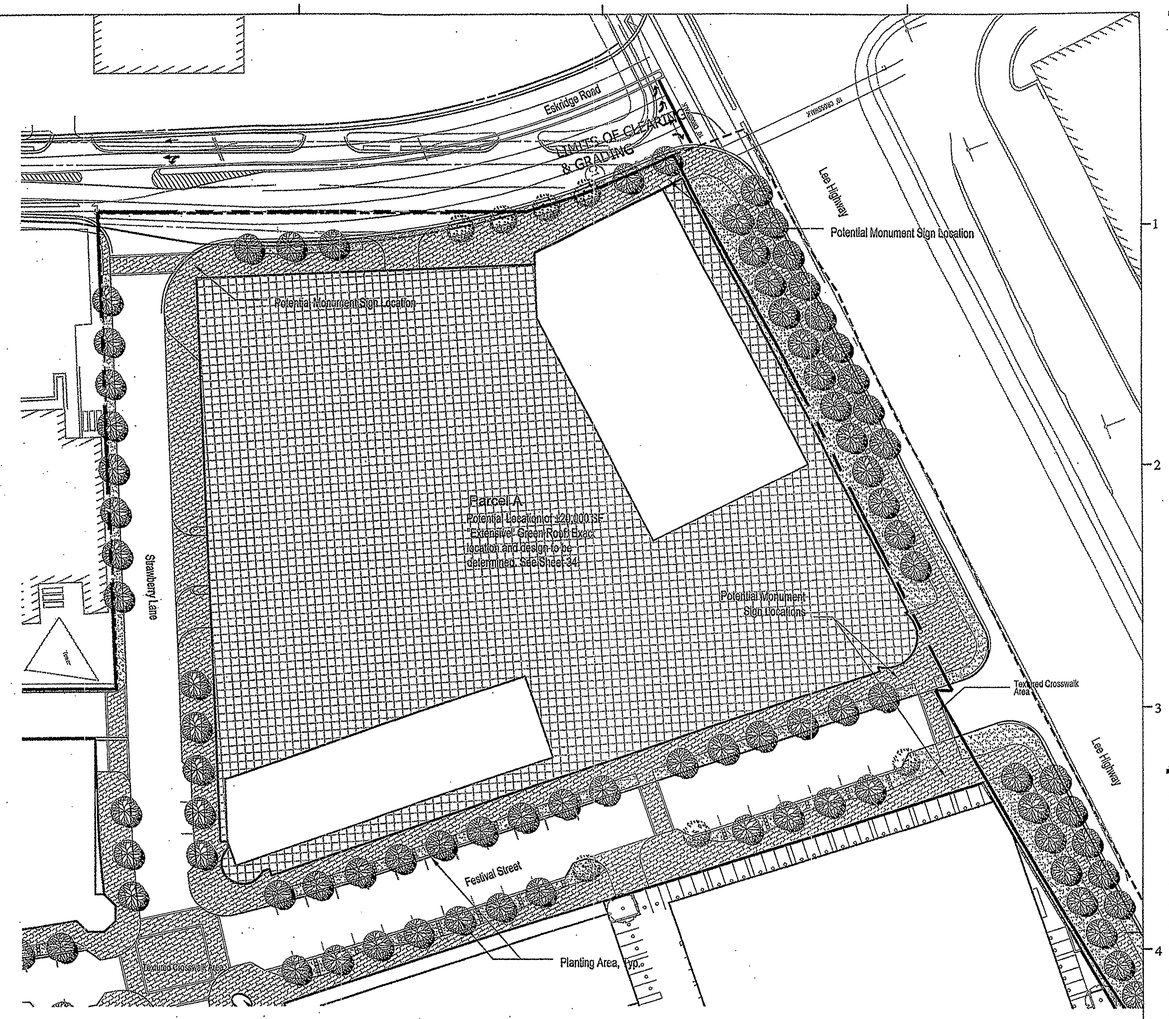
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



1 PARCEL A - OPTION 3

1" = 50'

REF:



2 PARCEL A - OPTION 4

1" = 50'

REF:

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 18 of 67

Notes:

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

Legend

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

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

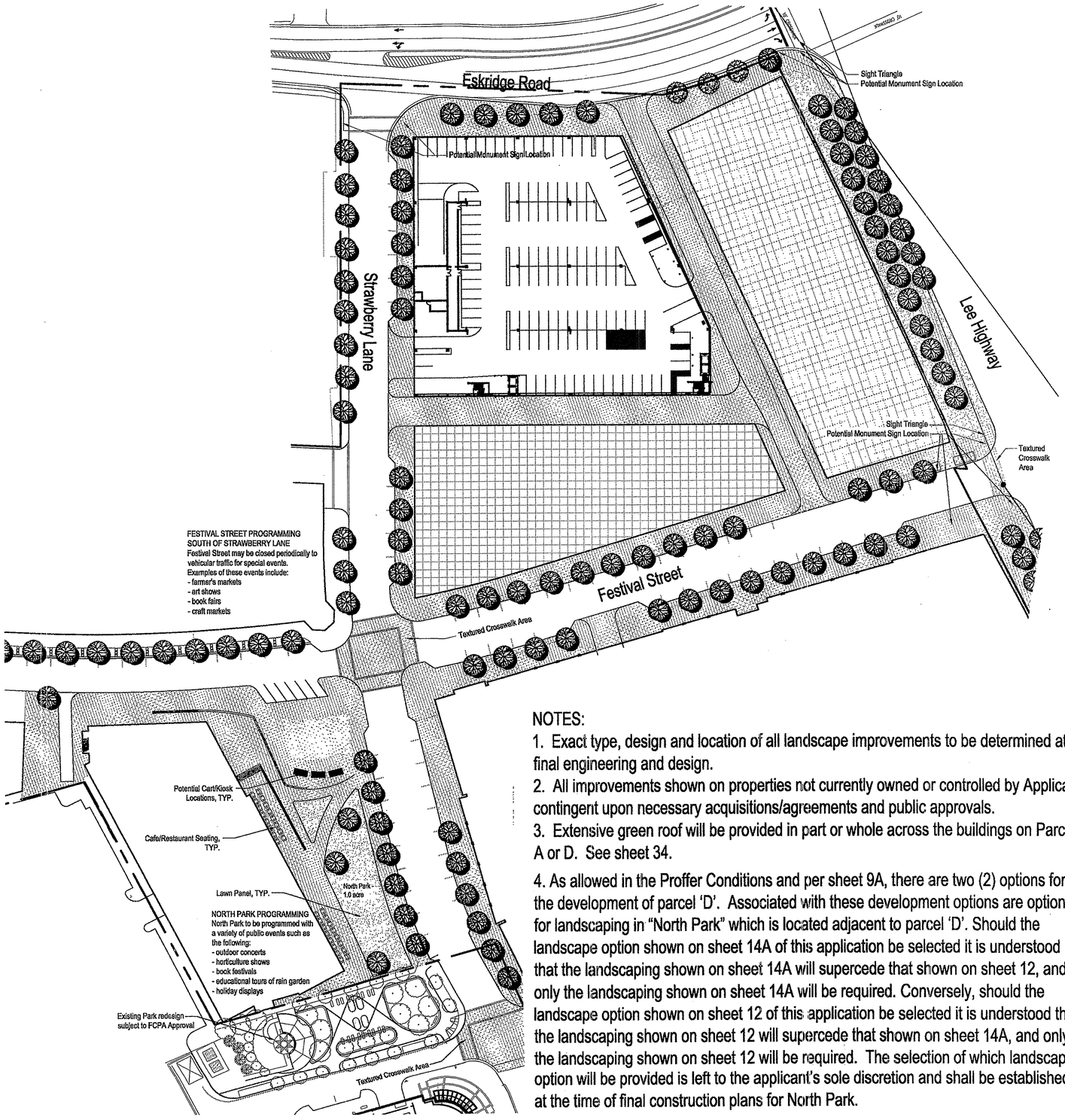
RTKL
RTKL Associates, Inc.

MS
Drawn
GS
Checked
BC
Approved

OPTIONAL LANDSCAPE ENLARGMENT

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

SHEET 14 OF 48



NOTES:

1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions/agreements and public approvals.
3. Extensive green roof will be provided in part or whole across the buildings on Parcel A or D. See sheet 34.
4. As allowed in the Proffer Conditions and per sheet 9A, there are two (2) options for the development of parcel 'D'. Associated with these development options are options for landscaping in "North Park" which is located adjacent to parcel 'D'. Should the landscape option shown on sheet 14A of this application be selected it is understood that the landscaping shown on sheet 14A will supercede that shown on sheet 12, and only the landscaping shown on sheet 14A will be required. Conversely, should the landscape option shown on sheet 12 of this application be selected it is understood that the landscaping shown on sheet 12 will supercede that shown on sheet 14A, and only the landscaping shown on sheet 12 will be required. The selection of which landscaping option will be provided is left to the applicant's sole discretion and shall be established at the time of final construction plans for North Park.

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 19 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11

LEGEND:

- Lawn or Planted Area
- Specialty Paving
- Hardscape Material
- Type IV Tree
- Type IV Tree with Energy Credit

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT # ---
DRAWN BY MO
DATE -
SCALE 1" = 50'

Optional Landscape Enlargement

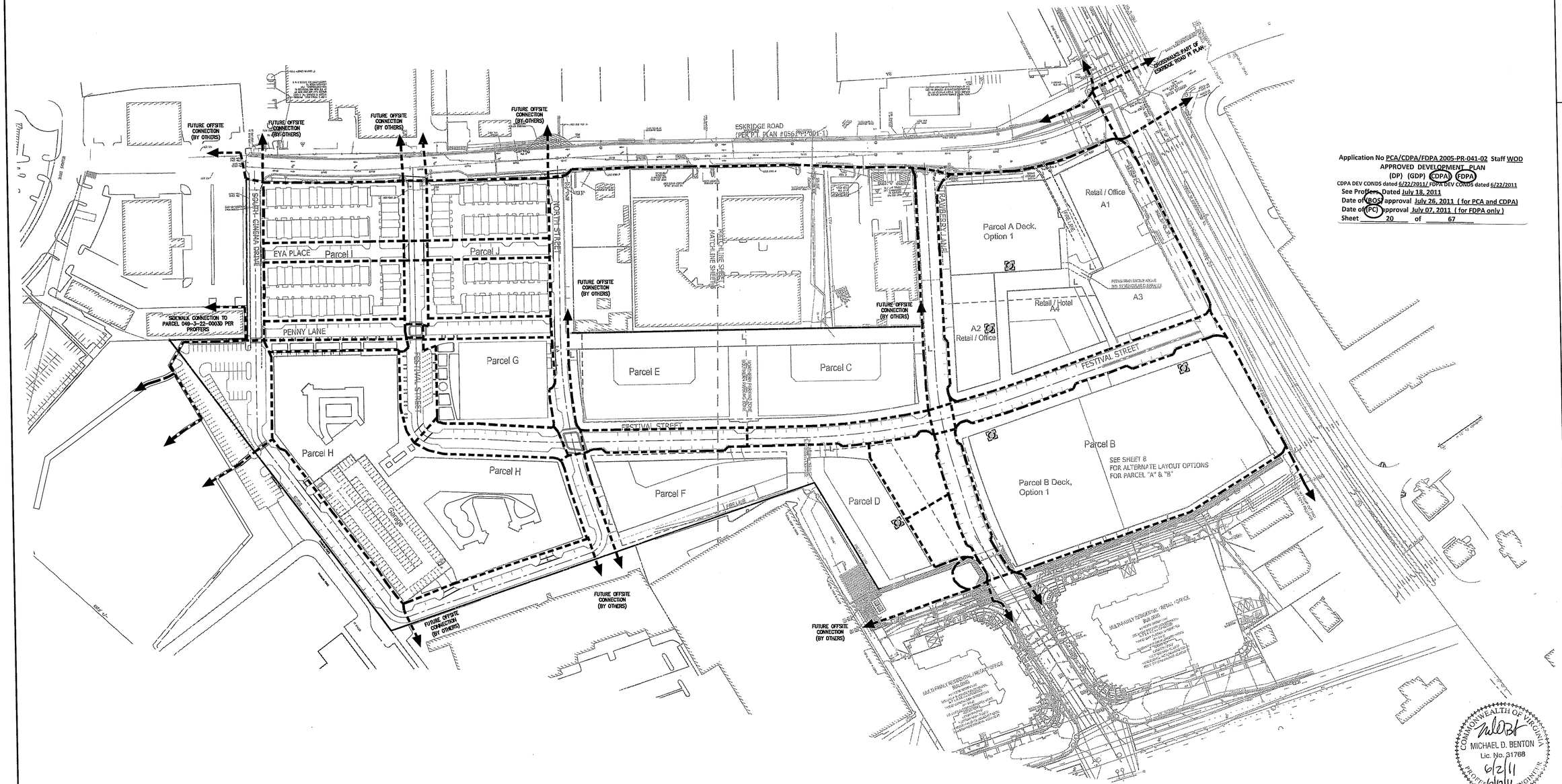
Merrifield Town Center

Fairfax County, VA

EDENS&AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
14A

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\CDPFTP - Parcels A&D\101203E&A\mfld-PCA Exhibit 14A 101203.dwg Plotted by: Chris Haine on 3-Dec-10 at 10:13:42 File Date: 3-Dec-10, 10:13:34 by CHaine Layout: 14A



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 20 of 67

NOTES:

1. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISITIONS/AGREEMENTS AND PUBLIC APPROVALS.
2. SIDEWALK DIMENSIONS VARY. FOR TYPICAL SIDEWALK SECTIONS AND LOCATIONS, SEE SHEET 29-33.

LEGEND

- - - - - - SIDEWALK
INTERNAL PUBLIC VERTICAL CIRCULATION

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

18.) REVISED 6/17/2011

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

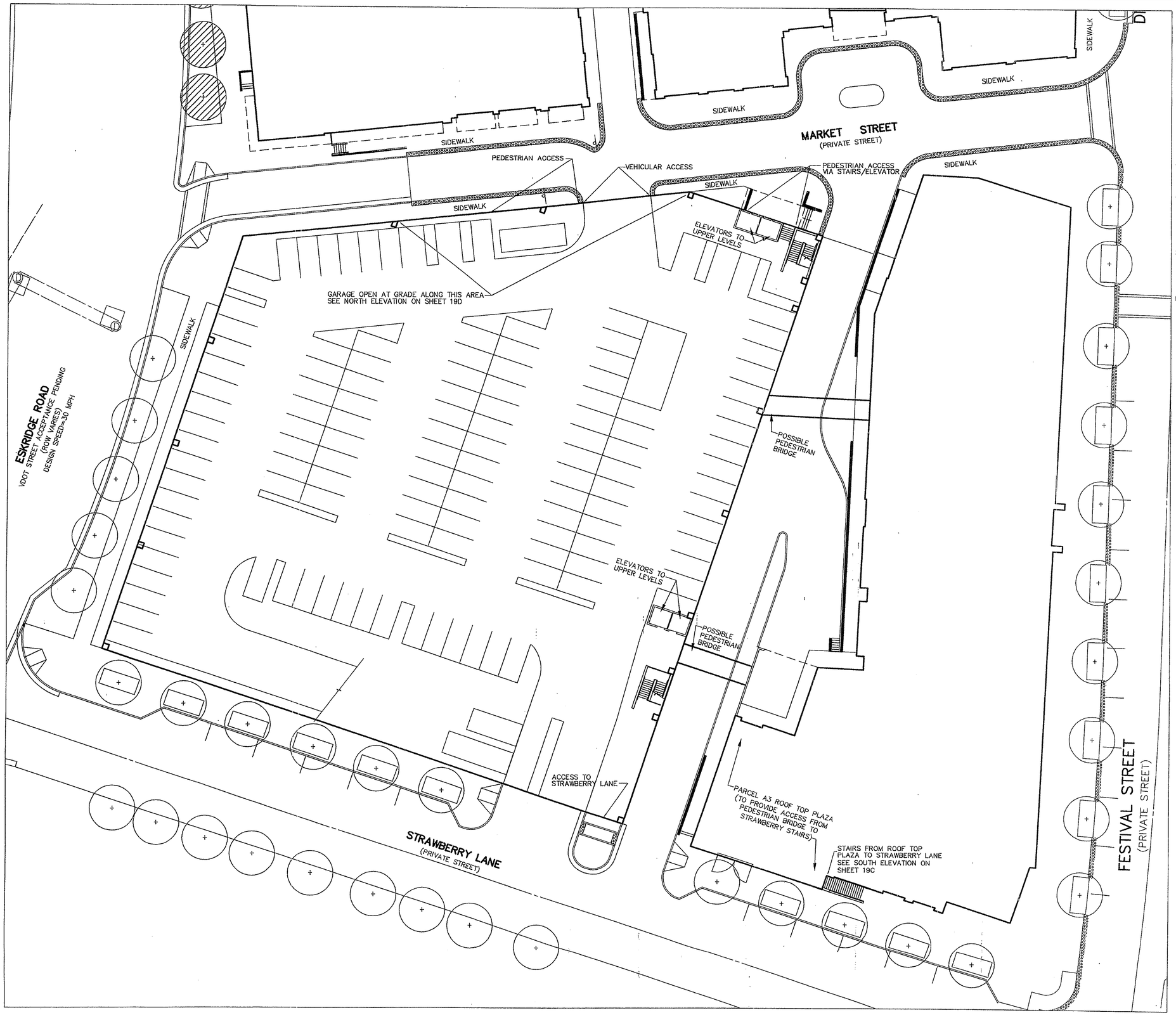
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

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

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 15 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT



NOTES:

1. THIS PLAN SHOWN FOR PEDESTRIAN CIRCULATION AROUND PARCEL A GARAGE ONLY
2. ALL INFORMATION SHOWN ON THIS PLAN SHEET UNDERSTOOD TO BE SUPPLEMENTAL AND BUILDING ELEVATIONS/ARCHITECTURAL PLANS TO PROVIDE DETAILED INFORMATION REGARDING EXIT LOCATIONS AND TYPES
3. SKY BRIDGE NUMBER AND LOCATION SHOWN IS APPROXIMATE AND IS SUBJECT TO CHANGE
4. PARKING CONFIGURATION AND ALL OTHER INTERNAL COMPONENTS SHOWN WITHIN GARAGE IS APPROXIMATE AND SHALL BE ESTABLISHED FOR EACH FLOOR WITH FINAL CONSTRUCTION DOCUMENTS FOR GARAGE
5. ENTRANCE LOCATIONS FOR GARAGE AND ALL OTHER BUILDINGS SHALL BE DETERMINED WITH FINAL ARCHITECTURAL / CONSTRUCTION PLANS
6. BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE APPROXIMATE AND SUBJECT TO CHANGE PER CDP/FDP AND PROFFER CONDITIONS AS MAY BE AMENDED

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 21 of 67

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

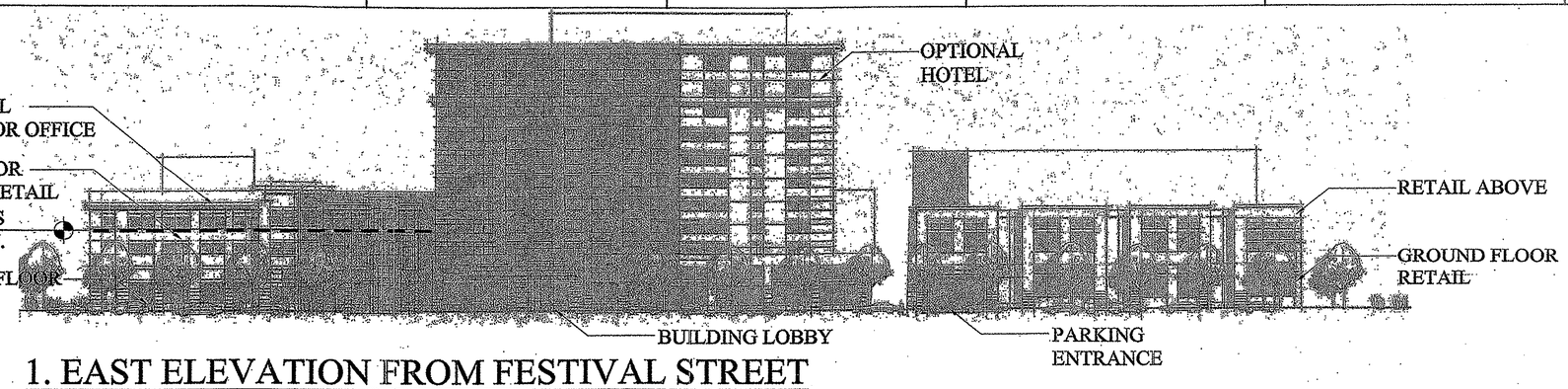
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

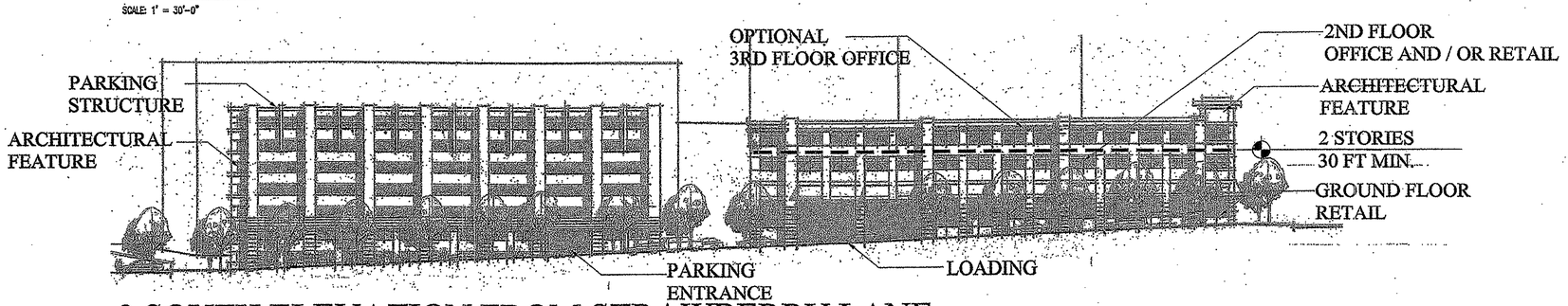
22.) REVISED 6/17/2011
21.) REVISED 6/2/2011
20.) REVISED 5/13/2011
19). REVISED 4/15/2011
18.) REV. 1/10/2011
17.) REV. 12-7-2010
Revise 12-03-2010
REV. 12/3/10
SUB. 11/5/10
DATE: NOV. 2010
DES. SEC
DWN. SEC
SCALE: 1"=20'
PROJECT/FILE NO. 6575
SHEET NO. 15A

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575209.dwg 12/3/2010 10:50:34 AM EST



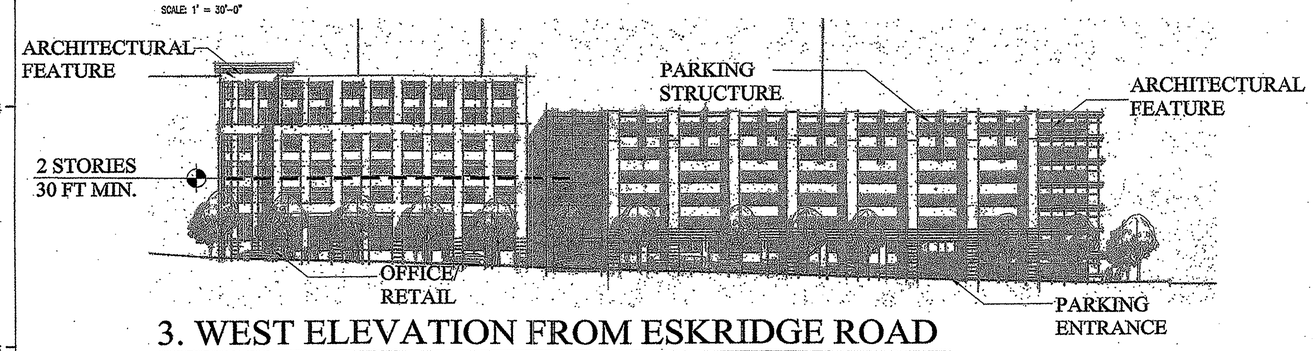
1. EAST ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"



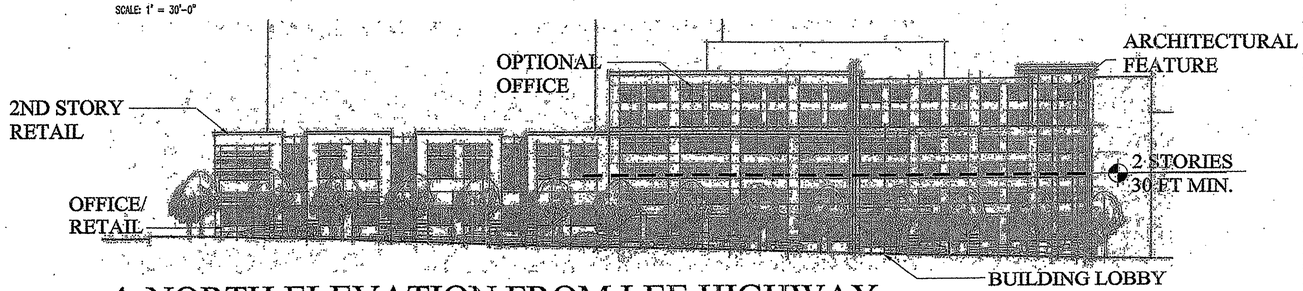
2.SOUTH ELEVATION FROM STRAWBERRY LANE

0 15' 30' 60'
SCALE: 1" = 30'-0"



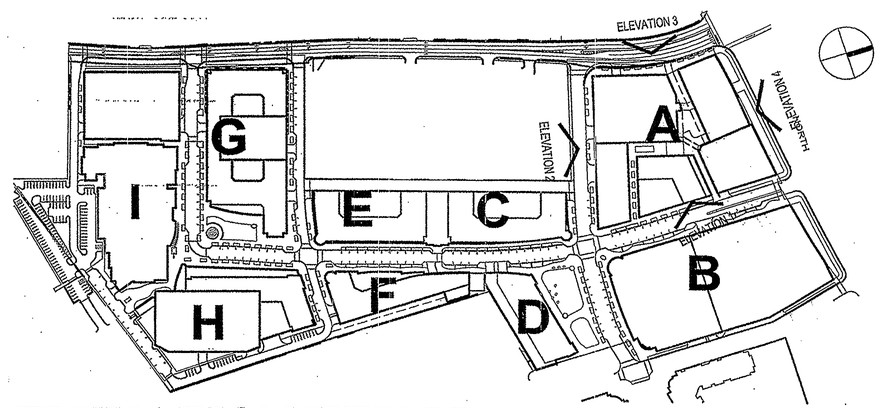
3. WEST ELEVATION FROM ESKRIDGE ROAD

0 15' 30' 60'
SCALE: 1" = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 22 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

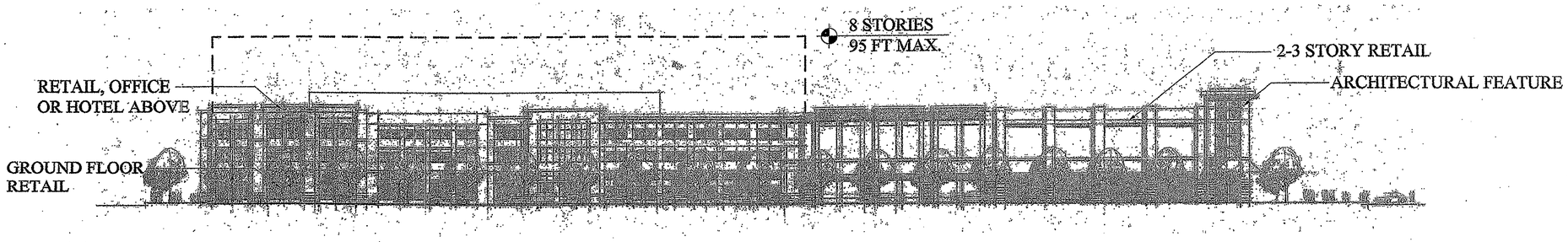
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn GS
Checked BC
Approved

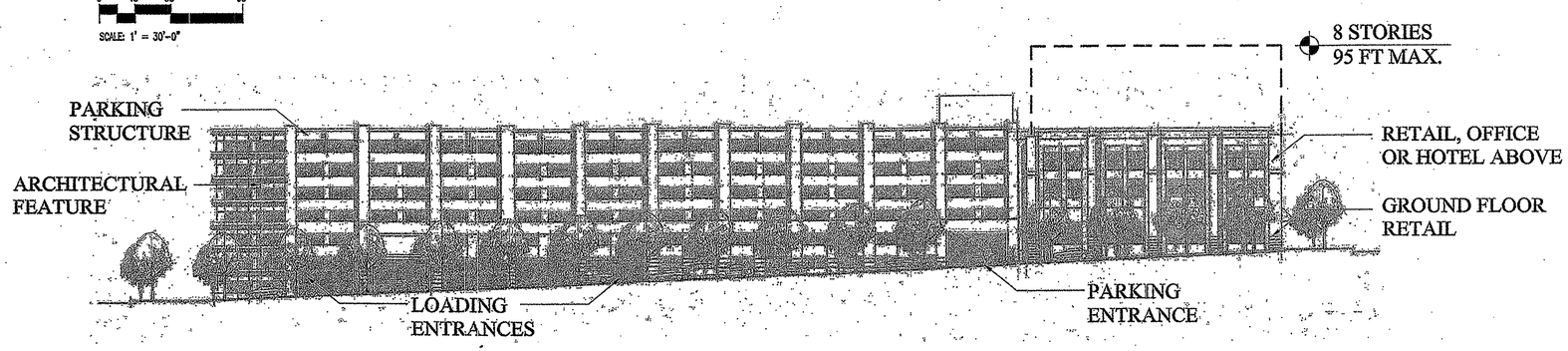
PARCEL A OPTION 1 ELEVATIONS

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



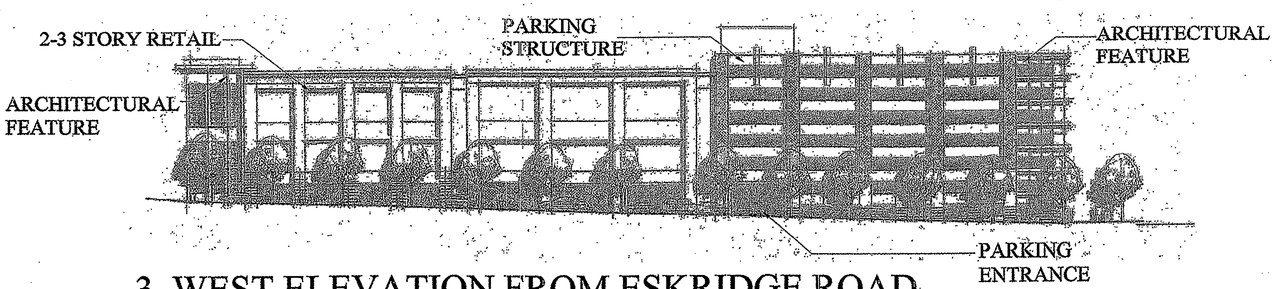
1. EAST ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"



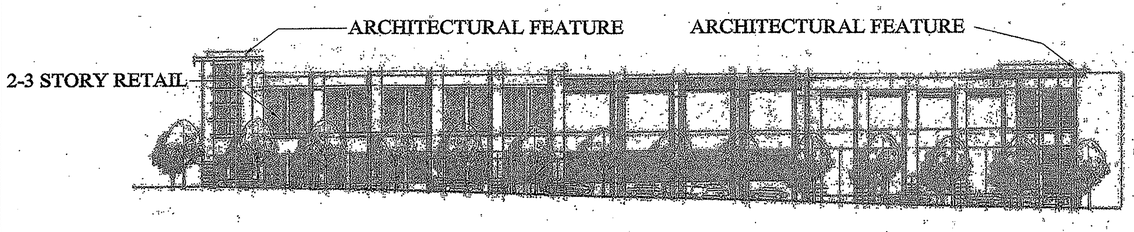
2.SOUTH ELEVATION FROM STRAWBERRY LANE

0 15' 30' 60'
SCALE: 1" = 30'-0"



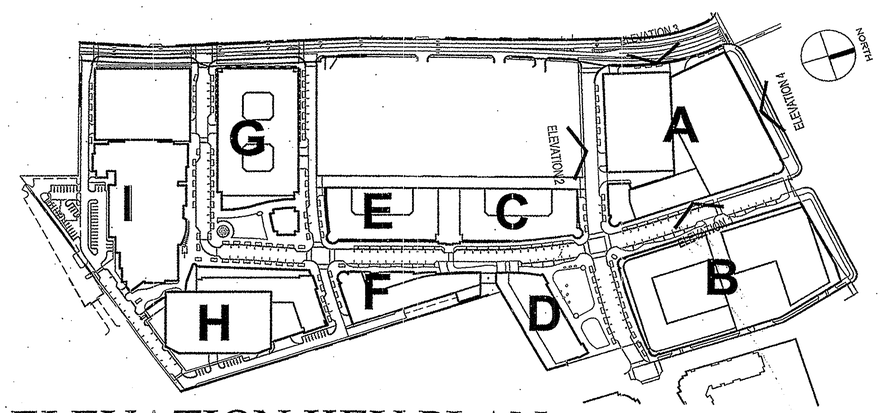
3. WEST ELEVATION FROM ESKRIDGE ROAD

0 15' 30' 60'
SCALE: 1" = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 23 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

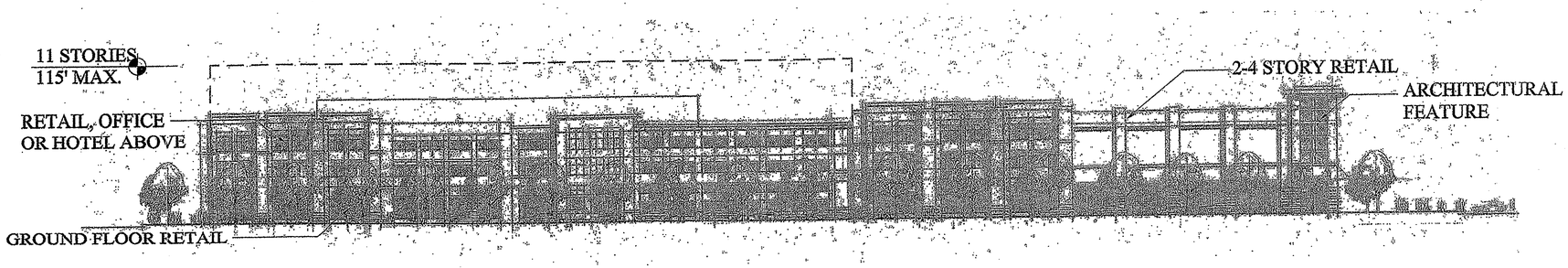
Issued Drawing Log

RTKL
RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

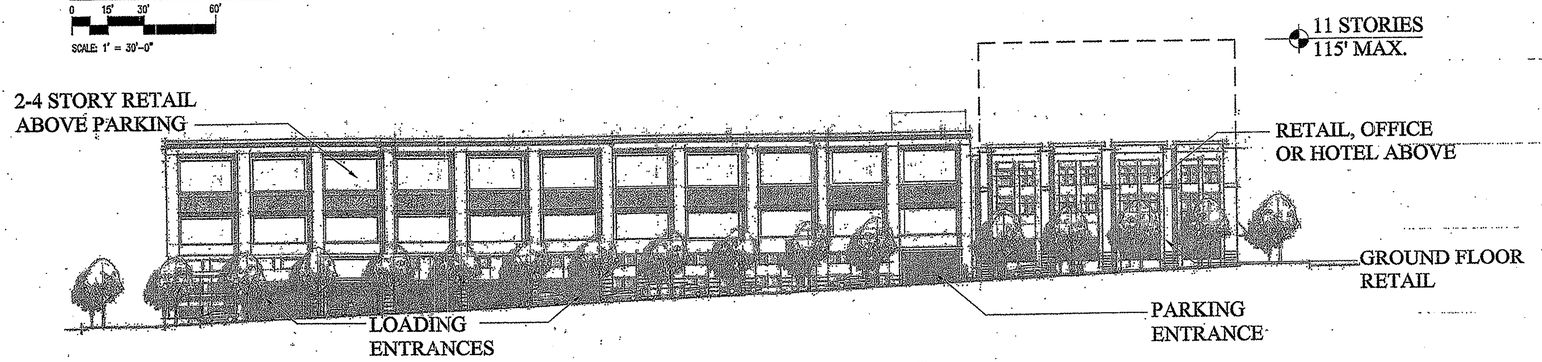
PARCEL A OPTION
2 ELEVATIONS

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



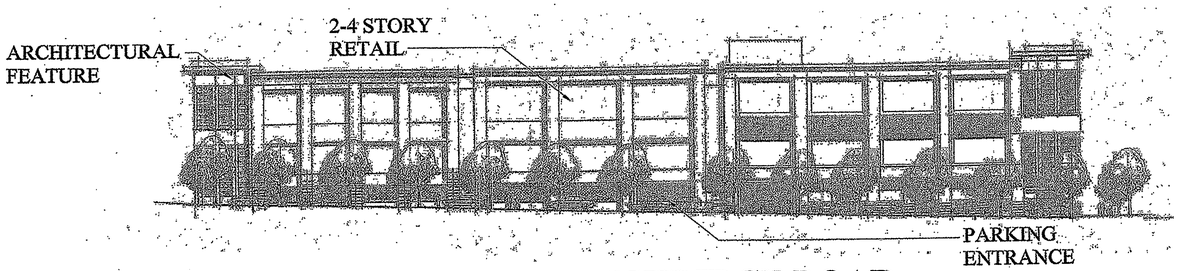
1. EAST ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1' = 30'-0"



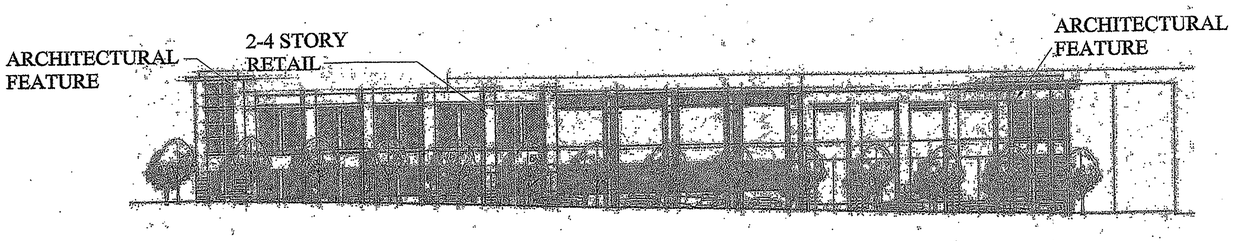
2.SOUTH ELEVATION FROM STRAWBERRY LANE

0 15' 30' 60'
SCALE: 1' = 30'-0"



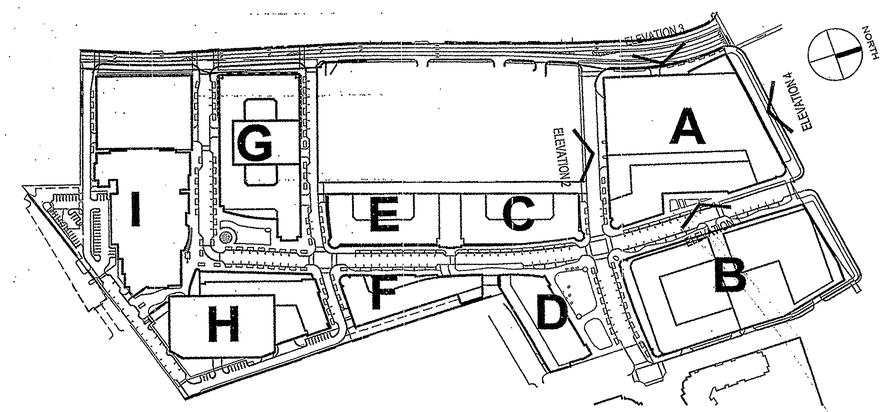
3. WEST ELEVATION FROM ESKRIDGE ROAD

0 15' 30' 60'
SCALE: 1' = 30'-0"



4. NORTH ELEVATION FROM LEE HIGHWAY

0 15' 30' 60'
SCALE: 1' = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1' = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 24 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

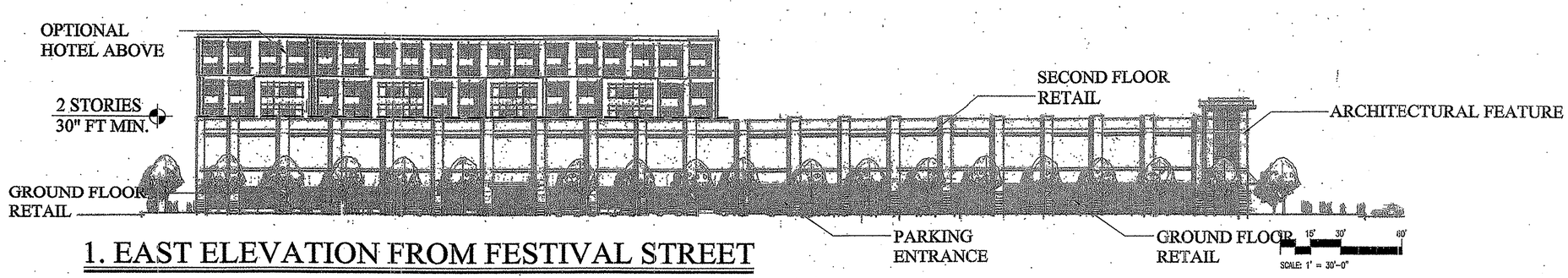
Issued Drawing Log

RTKL
RTKL Associates, Inc.

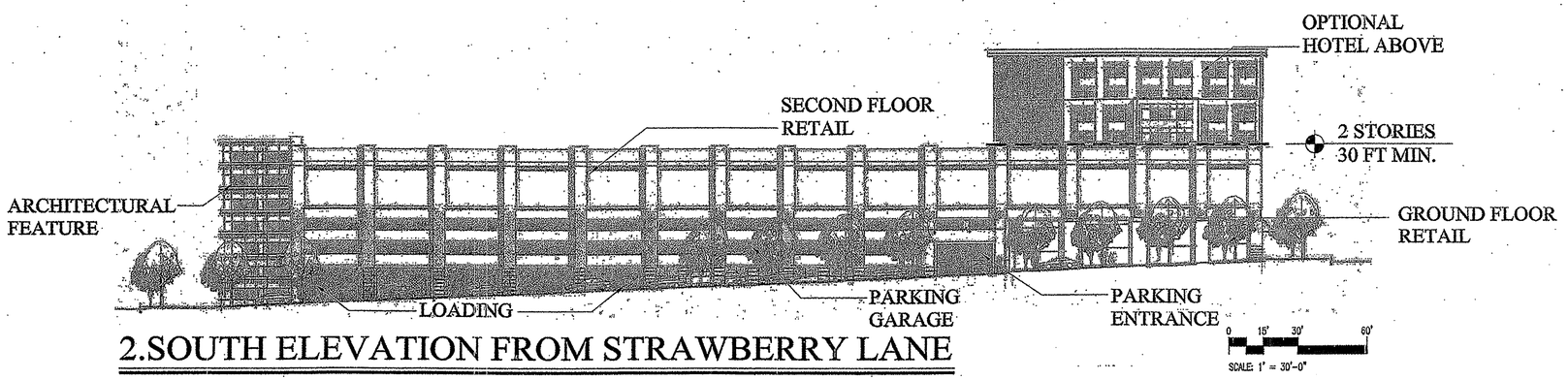
KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION
3 ELEVATIONS

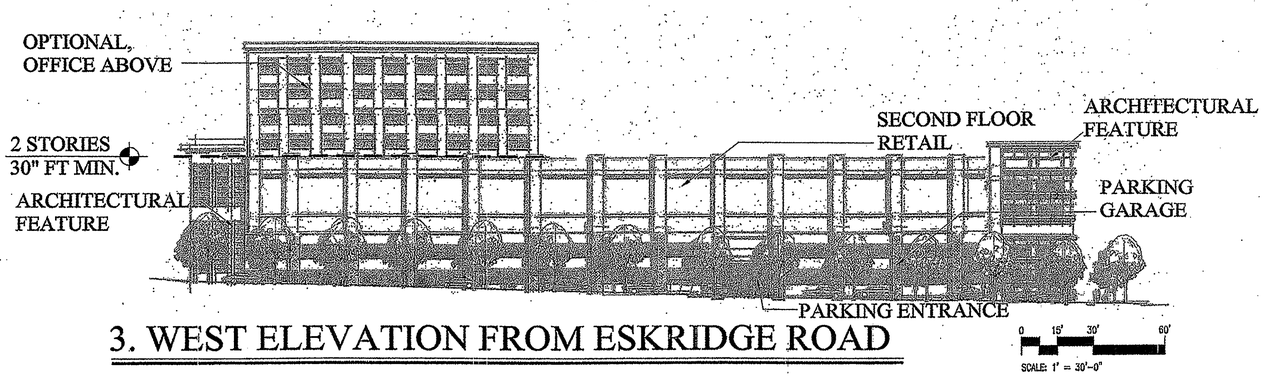
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



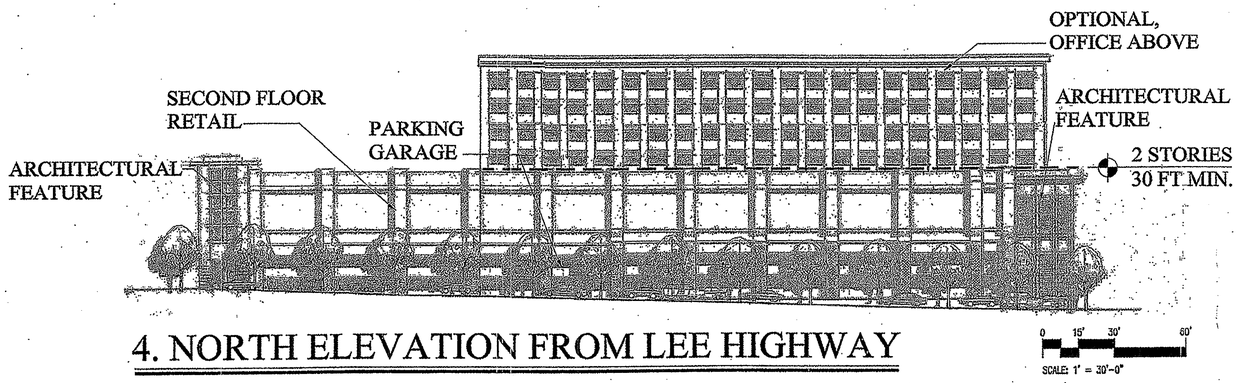
1. EAST ELEVATION FROM FESTIVAL STREET



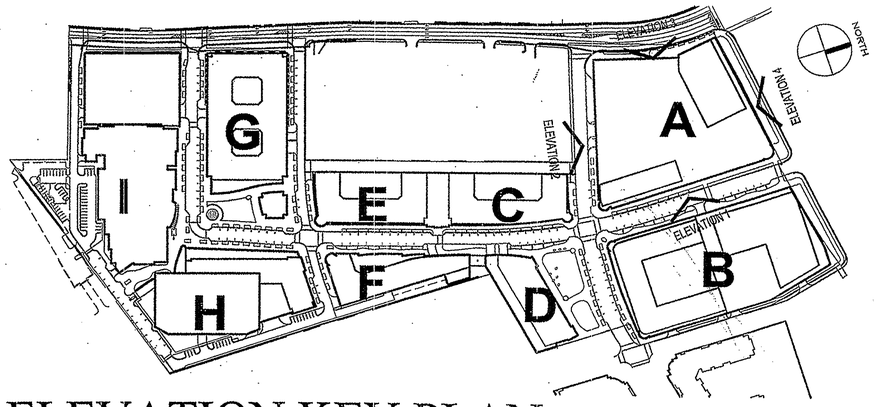
2.SOUTH ELEVATION FROM STRAWBERRY LANE



3. WEST ELEVATION FROM ESKRIDGE ROAD



4. NORTH ELEVATION FROM LEE HIGHWAY



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 25 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

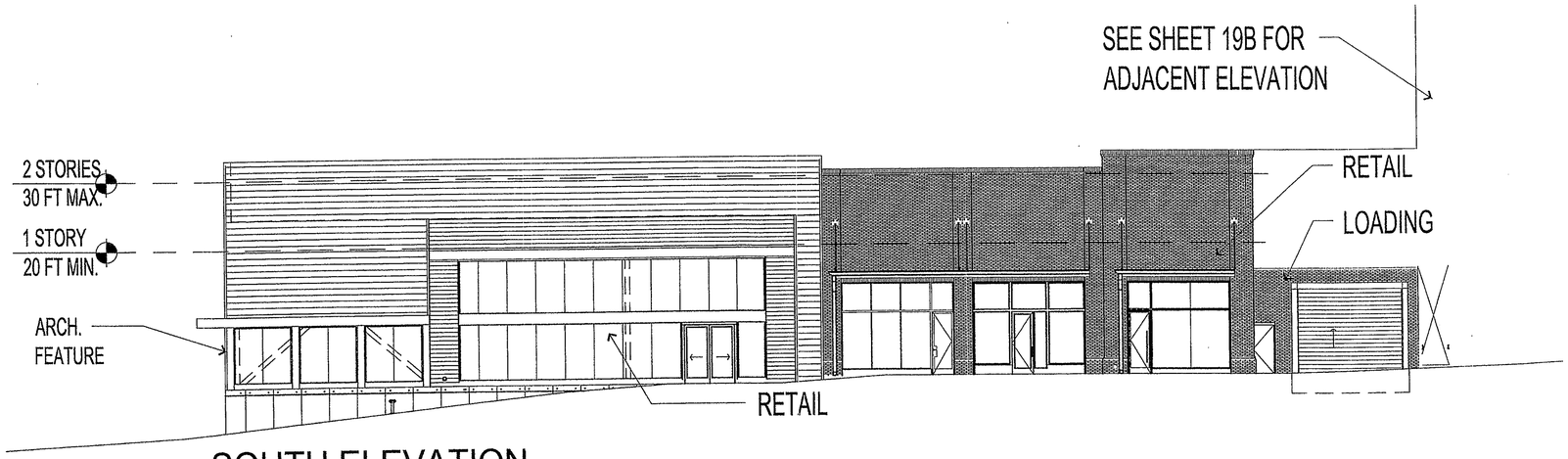
Issued Drawing Log

RTKL
RTKL Associates, Inc.

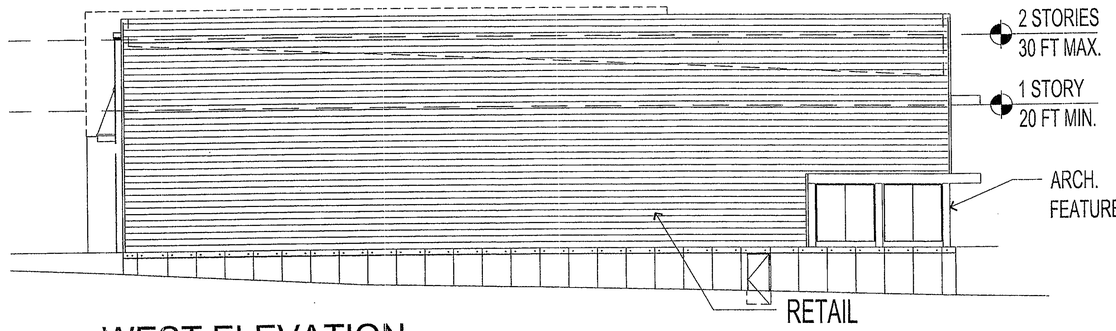
KY
Drawn
GS
Checked
BC
Approved

PARCEL A OPTION
4 ELEVATIONS

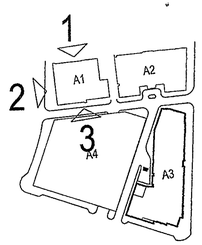
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



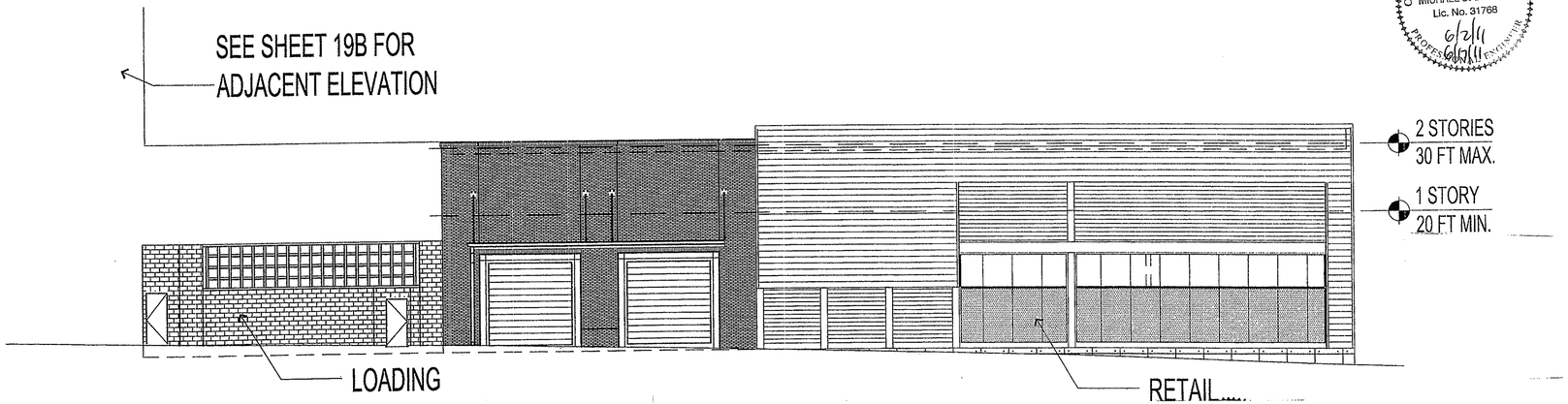
3 SOUTH ELEVATION
SCALE: 1" = 10'-0"



2 WEST ELEVATION
SCALE: 1" = 10'-0"



KEY PLAN
SCALE: NTS



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/23/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 26 of 67

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	DRAWN BY
---	CH
DATE	SCALE
-	AS NOTED

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

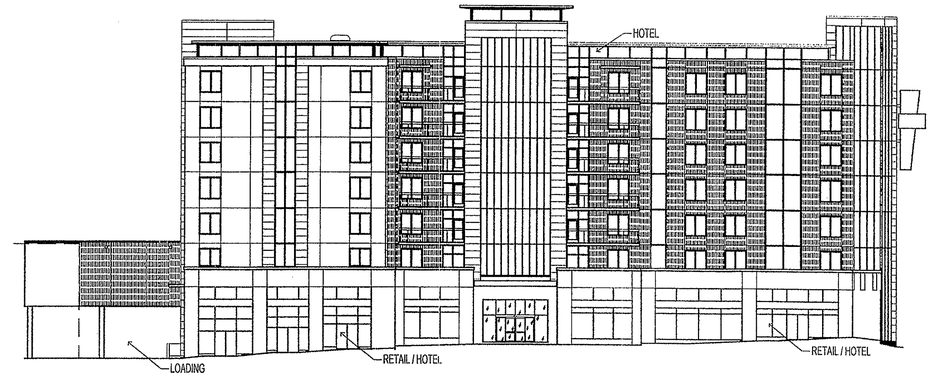
Parcel A - Grocery Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

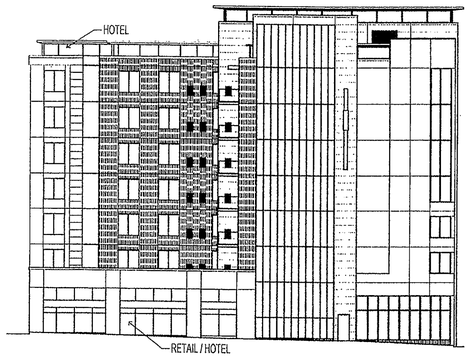
SHEET NO.
19A

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\REZONING-ELEVS\sr1\A1-ELEVS final.dwg Plotted by: Chris Haline on 2-Nov-10 at 13:08:31 File Date: 1-Nov-10, 18:09:57 by GHaline Layout: A1

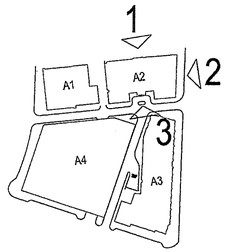
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of PC approval July 07, 2011 (for FDPA only)
Sheet 27 of 67



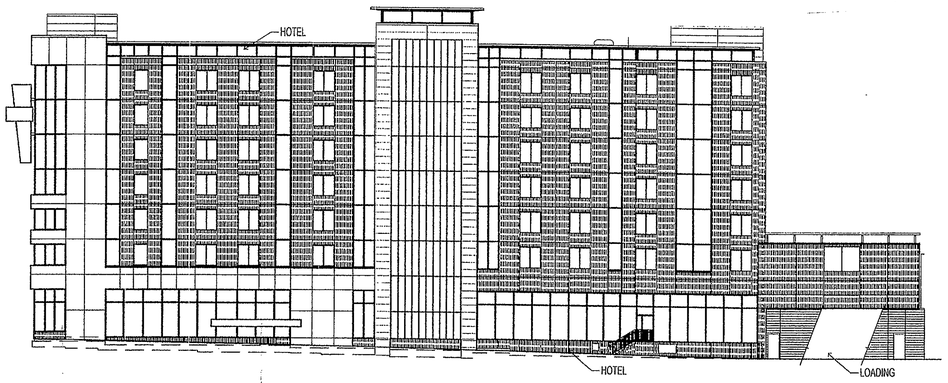
3 SOUTH ELEVATION
SCALE: 1" = 20'



2 EAST ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



1 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

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

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

PROJECT # ---
DRAWN BY CH
DATE -
SCALE AS NOTED

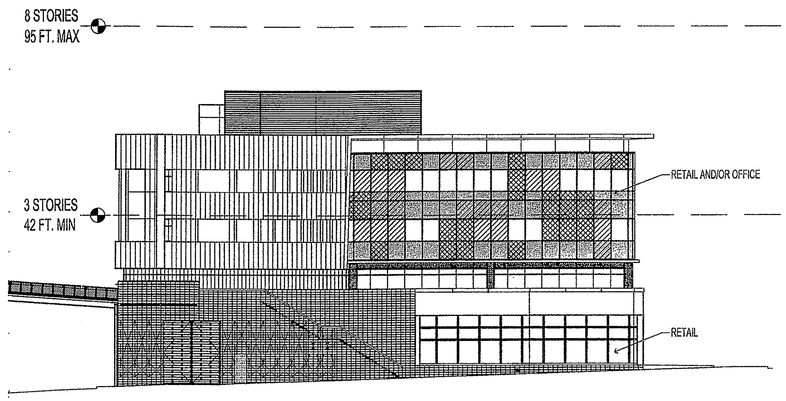
Parcel A - Hotel Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

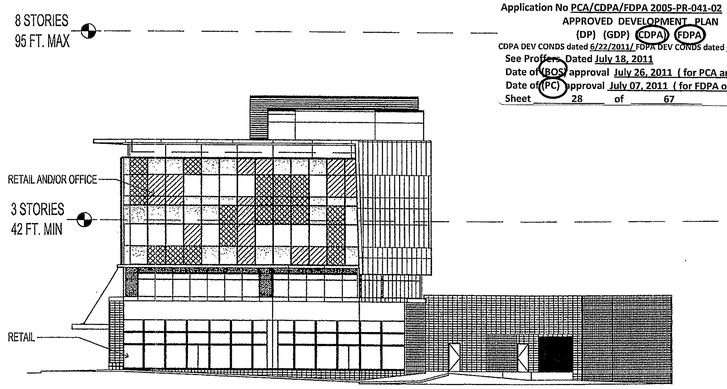
SHEET NO.
19B

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\REZONING-ELEV\Sub\A2-ELEVS-final.dwg File Date: 1-Nov-10, 16:09:55 by Chaine Layout: A2 Plotted by: Chris Haine on 2-Nov-10 at 13:09:43

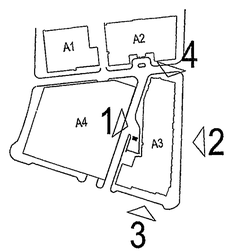
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 28 of 67



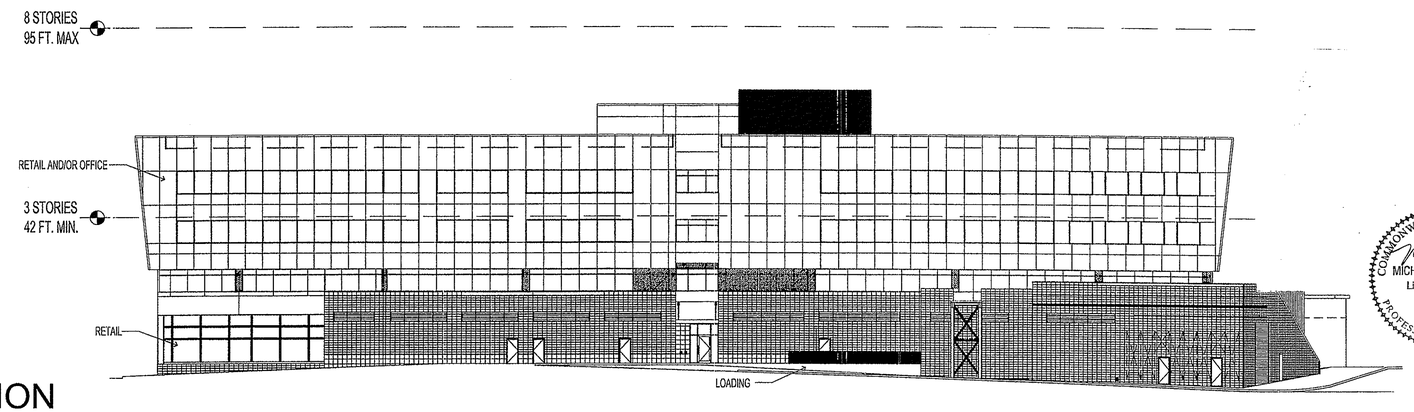
3 SOUTH ELEVATION
SCALE: 1" = 20'



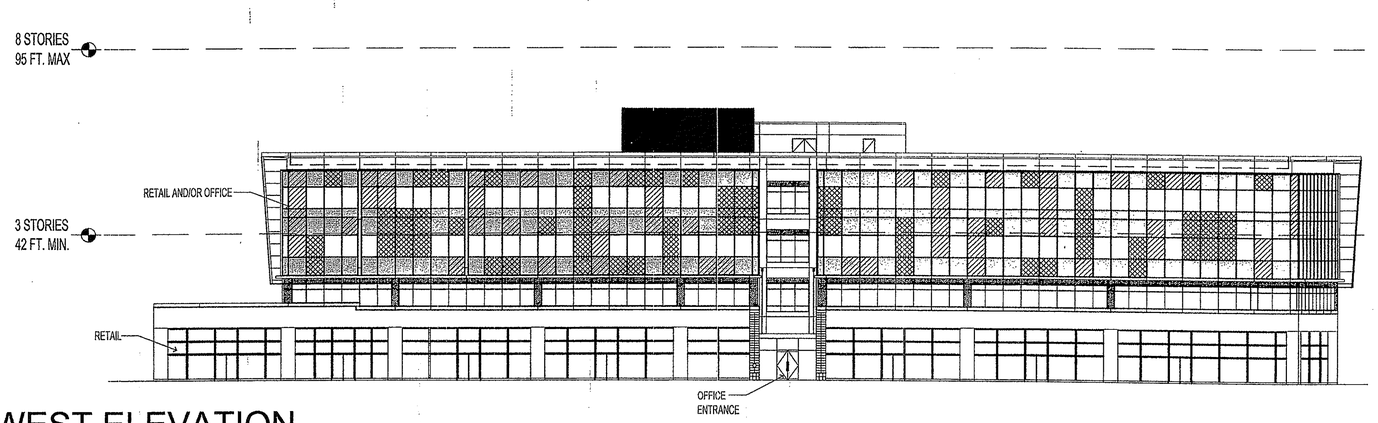
4 NORTH ELEVATION
SCALE: 1" = 20'



KEY PLAN
SCALE: NTS



2 EAST ELEVATION
SCALE: 1" = 20'



1 WEST ELEVATION
SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT # ---
DRAWN BY CH
DATE -
SCALE AS NOTED

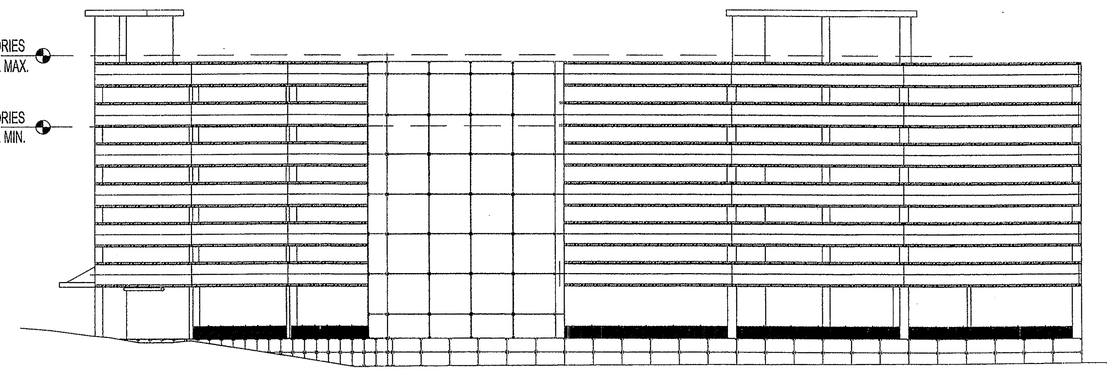
Parcel A - Office Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

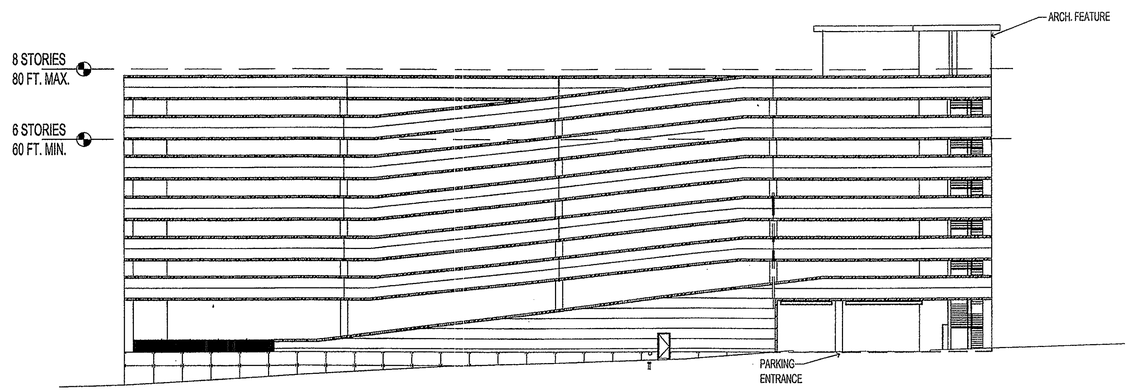
SHEET NO.
19C

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\REZONING-ELEVS\s3\A3-ELEVS-FINAL.dwg Plotted by: Chris Haine on 2-Nov-10 at 13:10:17 File Date: 1-Nov-10, 18:09:53 by CHaine Layout: A3

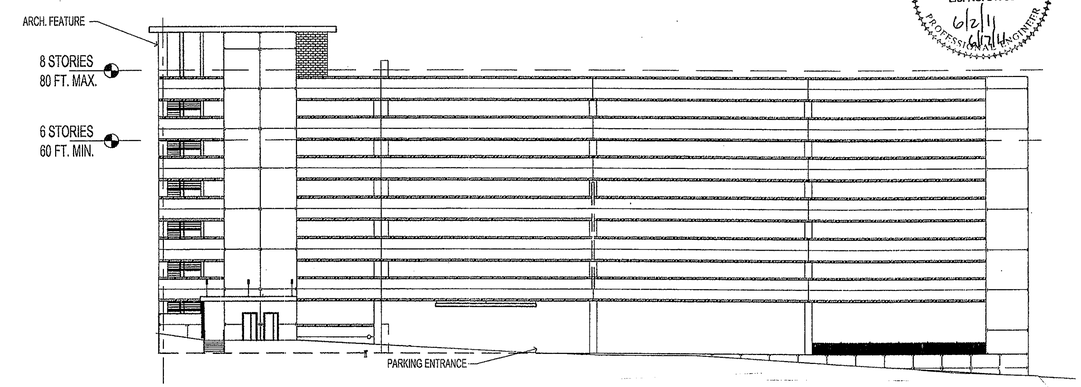
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 29 of 67



3 WEST ELEVATION
SCALE: 1" = 20'



4 SOUTH ELEVATION
SCALE: 1" = 20'



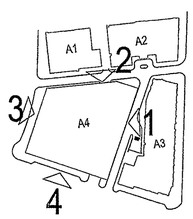
2 NORTH ELEVATION
SCALE: 1" = 20'

NOTES:

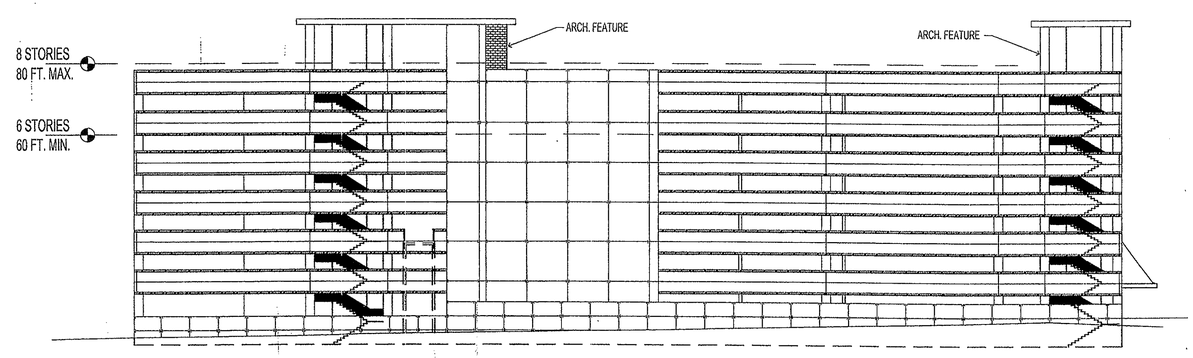
1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.



KEY PLAN
SCALE: NTS



1 EAST ELEVATION
SCALE: 1" = 20'

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

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	---
DRAWN BY	CH
DATE	-
SCALE	AS NOTED

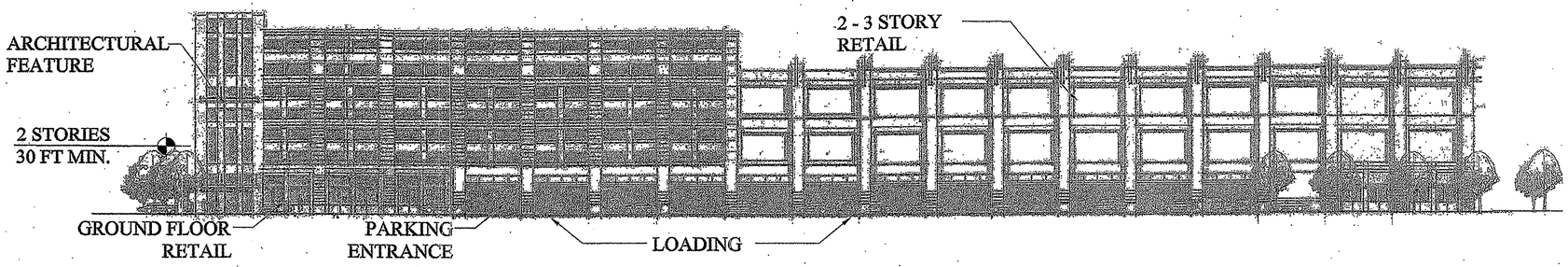
Parcel A - Garage Elevations
Mosaic District
Merrifield, VA

EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
19D

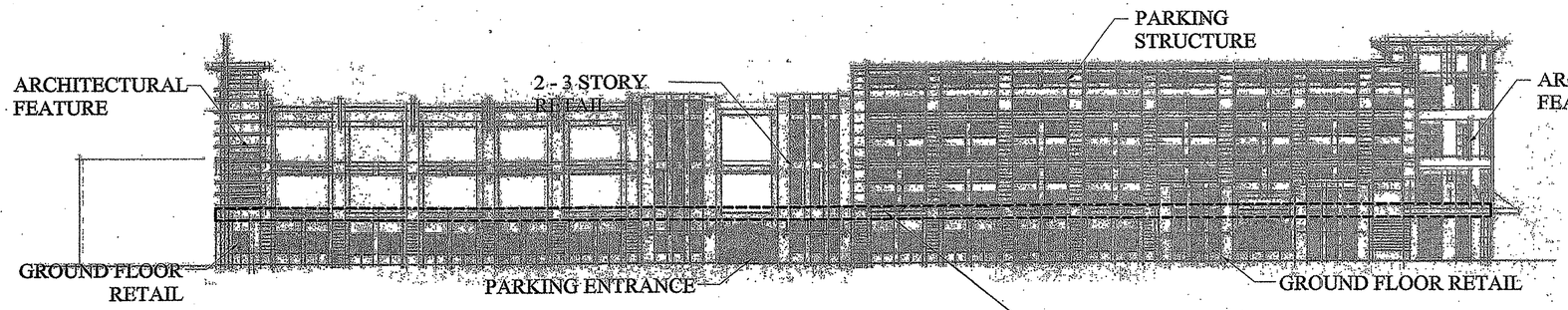
N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\REZONING-ELEVS\4A\4-ELEVS-FINAL.dwg Plotted by: Chris Haine on 2-Nov-10 at 13:10:49 File Date: 1-Nov-10, 15:09:50 by CHaine Layout: A4

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 30 of 67



1. EAST ELEVATION FROM YATES WAY

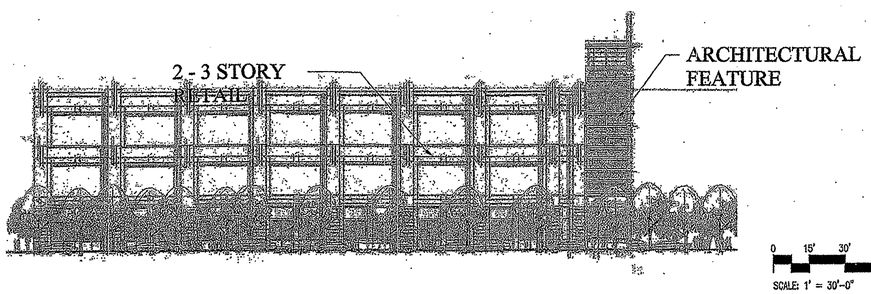
SCALE: 1" = 30'-0"



2. WEST ELEVATION FROM FESTIVAL STREET

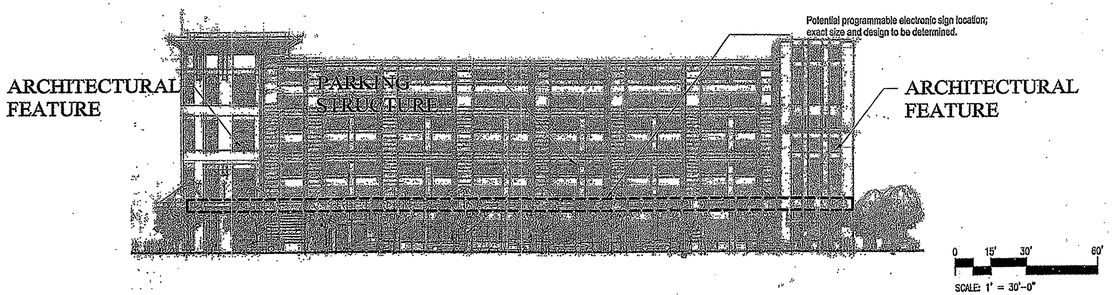
SCALE: 1" = 30'-0"

Potential programmable electronic sign location; exact size and design to be determined.



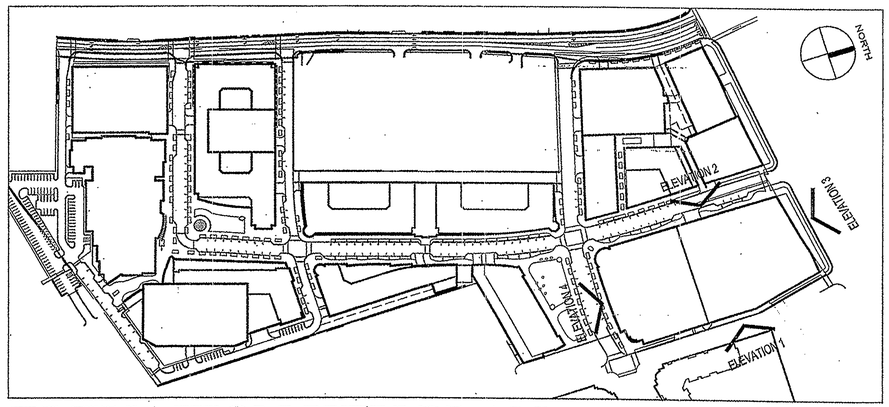
3. NORTH ELEVATION FROM LEE HIGHWAY

SCALE: 1" = 30'-0"



4. SOUTH ELEVATION FROM STRAWBERRY LANE

SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.
3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

No.	Date	Item
18	6/17/2011	CDP/FDP Revision
17	6/2/2011	CDP/FDP Revision
16	5/13/2011	CDP/FDP Revision
15	4/15/2011	CDP/FDP Revision
12	1/10/2011	CDP/FDP Revision
11	09/16/2010	CDP/ FDP Revision
10	10/01/2007	CDP / FDP Revision
9	08/22/2007	CDP / FDP Revision
8	07/16/2007	CDP / FDP Revision
7	06/01/2007	CDP / FDP Revision
6	03/08/2007	CDP / FDP Revision
5	01/12/2007	CDP / FDP Revision
4	12/15/2006	CDP / FDP Revision
3	11/06/2006	CDP / FDP Revision
2	10/2/2006	CDP / FDP Revision
1	4/7/2006	CDP / FDP Revision

Issued Drawing Log

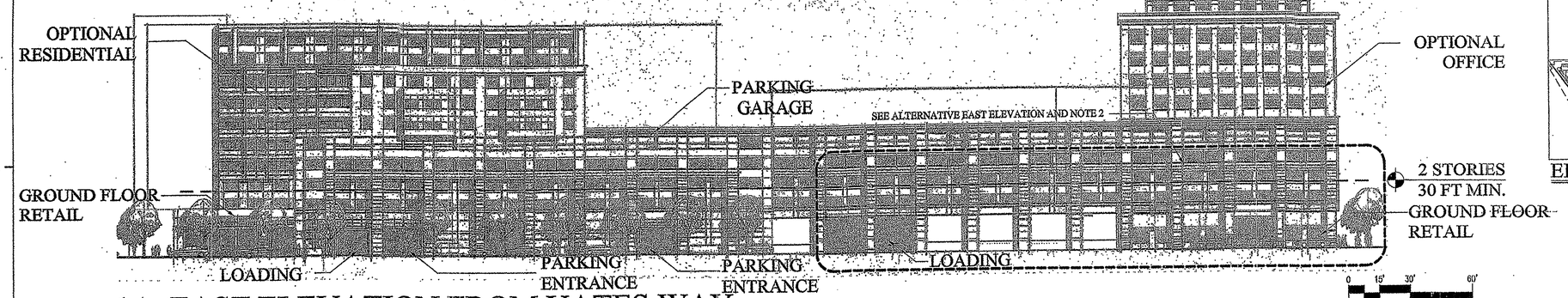
RTKL
RTKL Associates, Inc.

COPYRIGHT

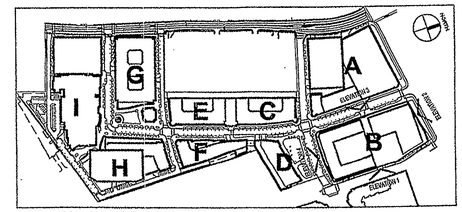
KY
Drawn
GS
Checked
BC
Approved

PARCEL B OPTION 1
ELEVATIONS

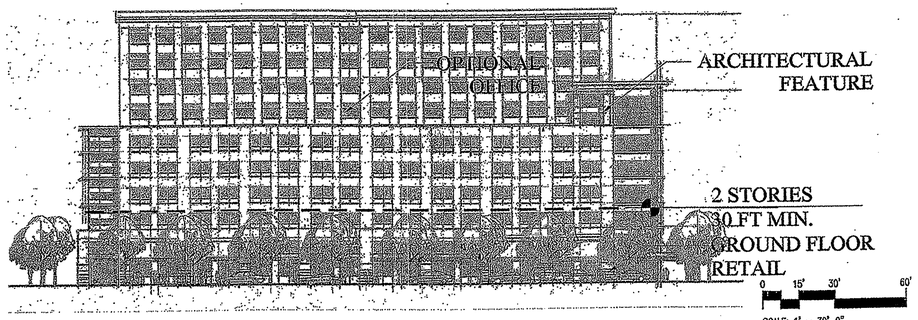
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007



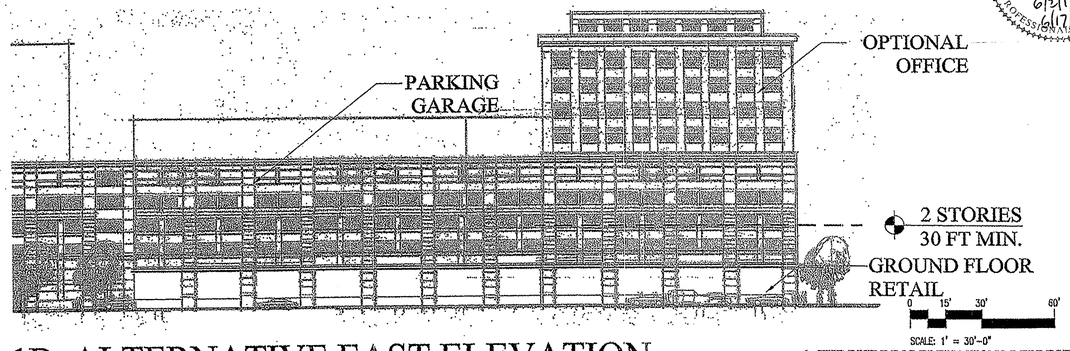
1A. EAST ELEVATION FROM YATES WAY



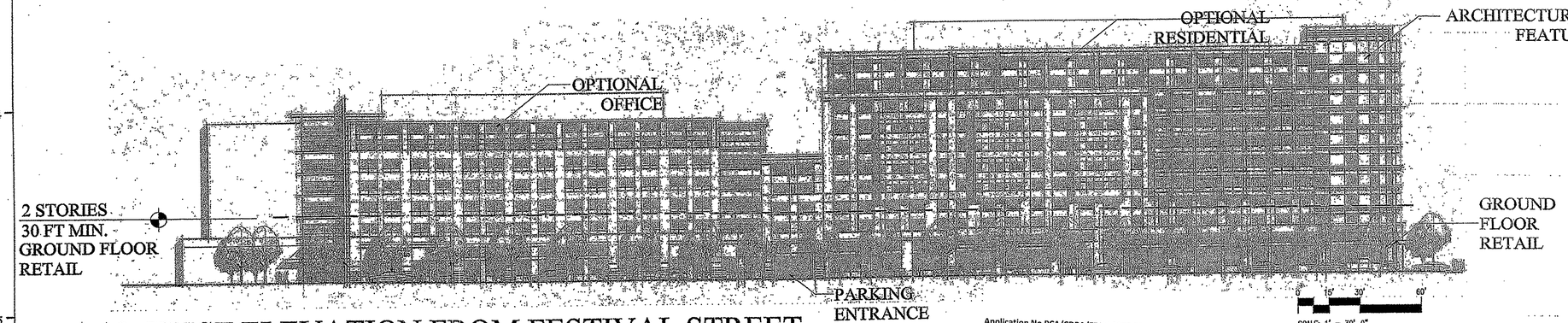
ELEVATION KEY PLAN



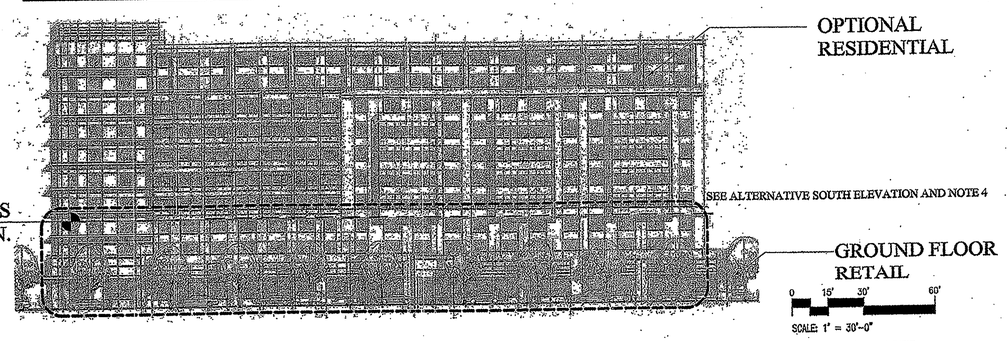
2. NORTH ELEVATION FROM LEE HIGHWAY



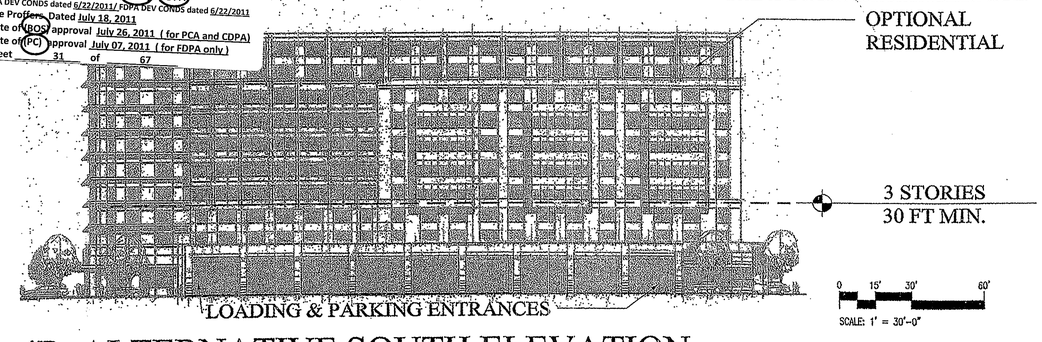
1B. ALTERNATIVE EAST ELEVATION



3. WEST ELEVATION FROM FESTIVAL STREET



4A. SOUTH ELEVATION FROM STRAWBERRY LANE



4B. ALTERNATIVE SOUTH ELEVATION

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 31 of 67

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

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

4. IF ACCESS FROM YATES WAY PUBLIC ACCESS EASMENT IS NOT OBTAINED, BUILDING B WILL LOAD AND PARK FROM STRAWBERRY LANE.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

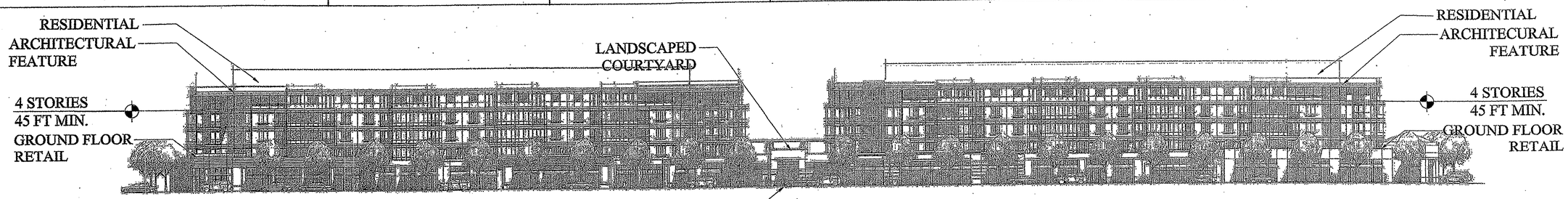
RTKL

RTKL Associates, Inc.

KY
Drawn
GS
Checked
BC
Approved

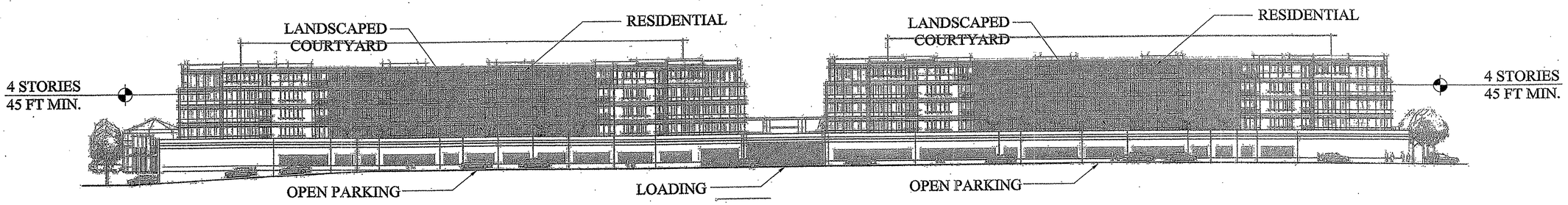
PARCEL B OPTION
2 ELEVATIONS

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



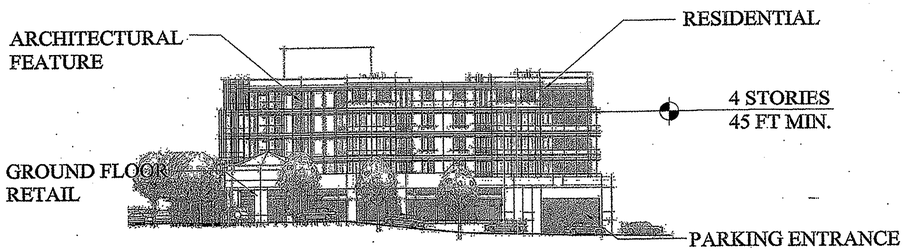
1. EAST ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1" = 30'-0"



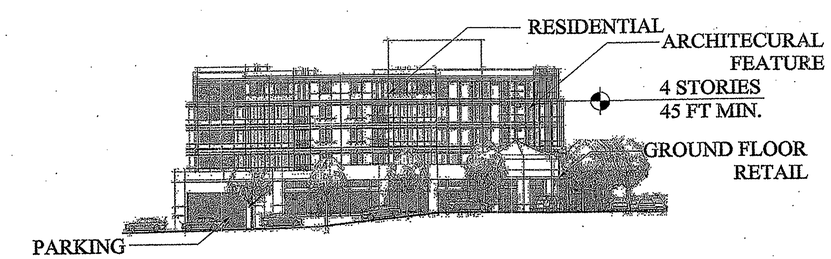
2. WEST ELEVATION FROM ALLEY

0 15' 30' 60'
SCALE: 1" = 30'-0"



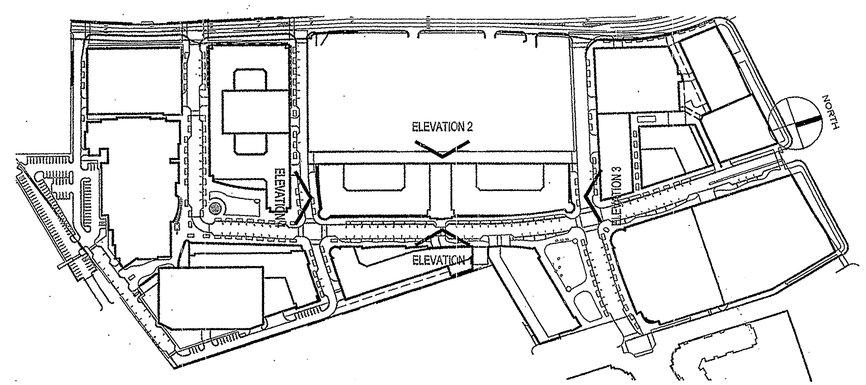
3. NORTH ELEVATION FROM STRAWBERRY LANE

0 15' 30' 60'
SCALE: 1" = 30'-0"



4. SOUTH ELEVATION FROM NORTH ROAD

0 15' 30' 60'
SCALE: 1" = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 32 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

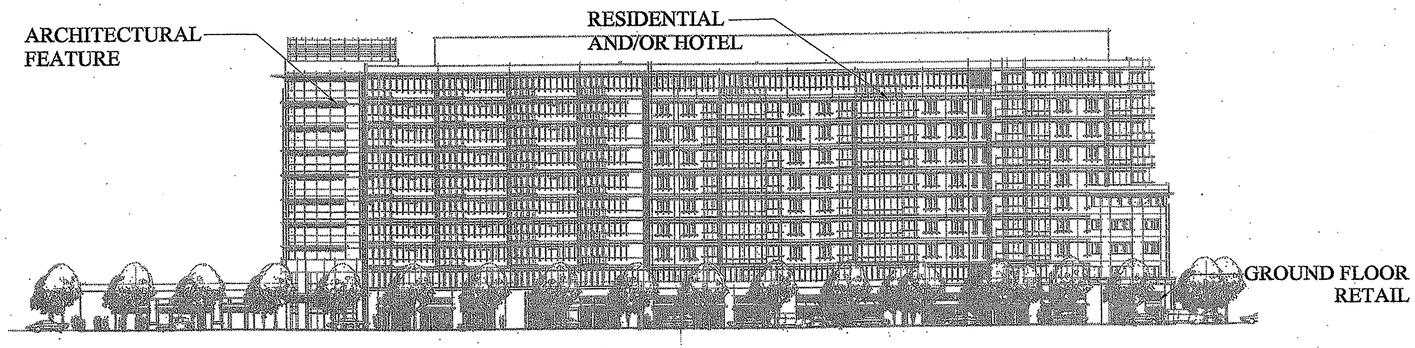
RTKL
RTKL Associates, Inc.

COPYRIGHT

KY
Drawn
GS
Checked
BC
Approved

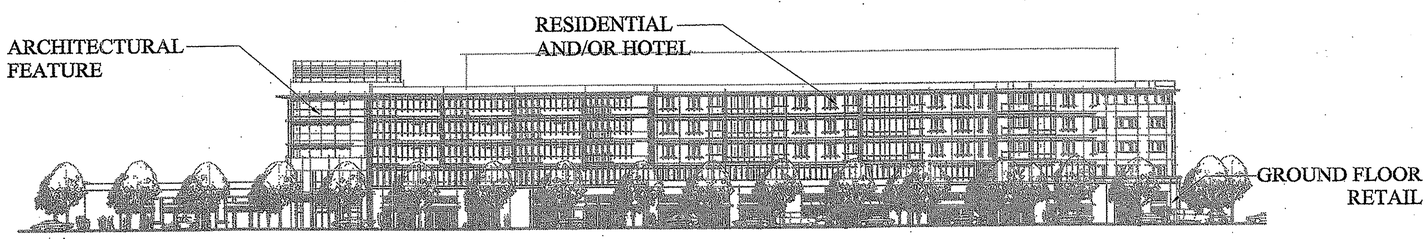
PARCEL C & E ELEVATIONS

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



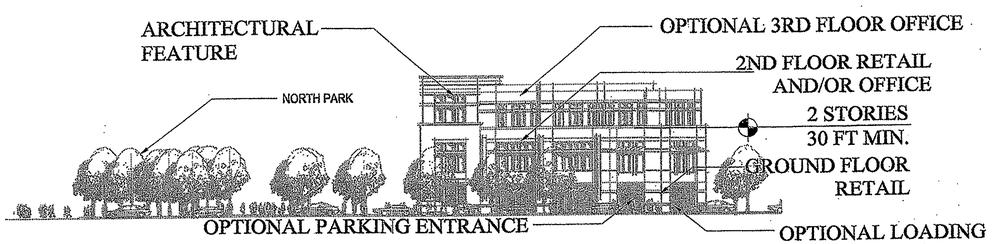
1A. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION A

0 15' 30' 60'
SCALE: 1' = 30'-0"



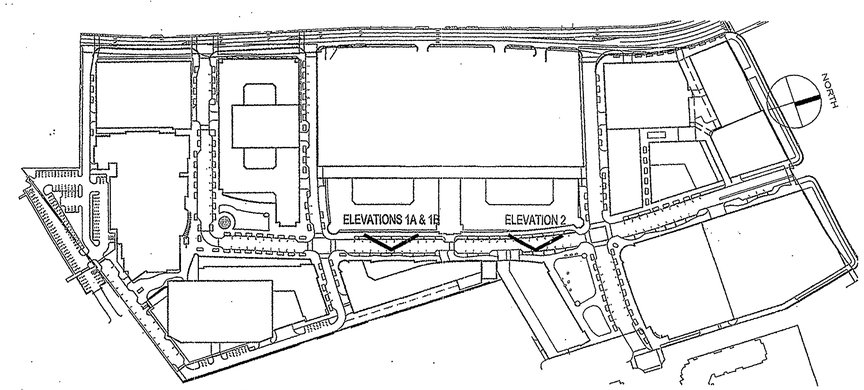
1B. PARCEL F - ELEVATION FROM FESTIVAL STREET OPTION B

0 15' 30' 60'
SCALE: 1' = 30'-0"



2. PARCEL D - ELEVATION FROM FESTIVAL STREET

0 15' 30' 60'
SCALE: 1' = 30'-0"



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1' = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3. NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218 SF OF GFA.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/21/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 33 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

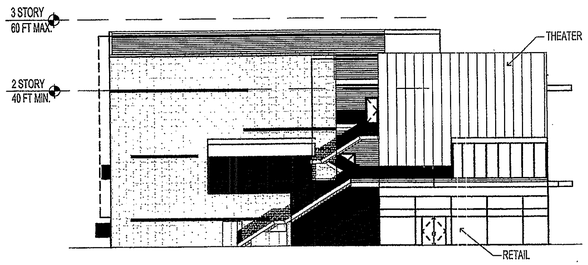
RTKL
RTKL Associates, Inc.

COPYRIGHT

KY
Drawn GS
Checked BC
Approved

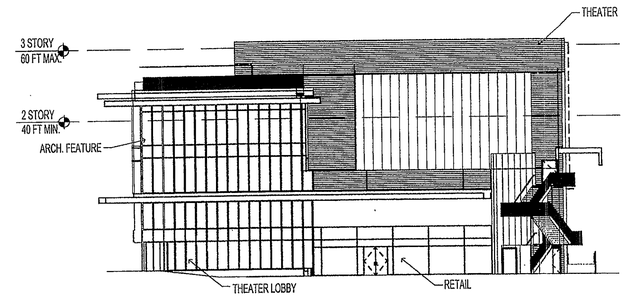
PARCEL D & F ELEVATIONS

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



4 EAST ELEVATION

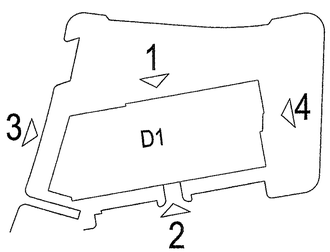
SCALE: 1" = 20'



3 WEST ELEVATION

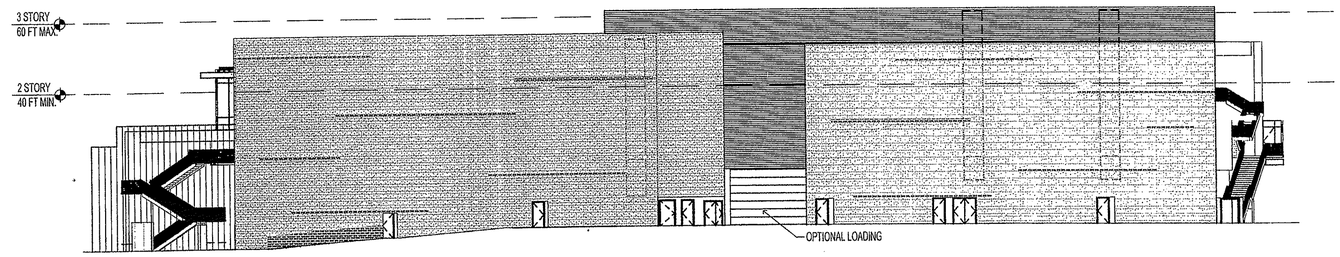
SCALE: 1" = 20'

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 34 of 67



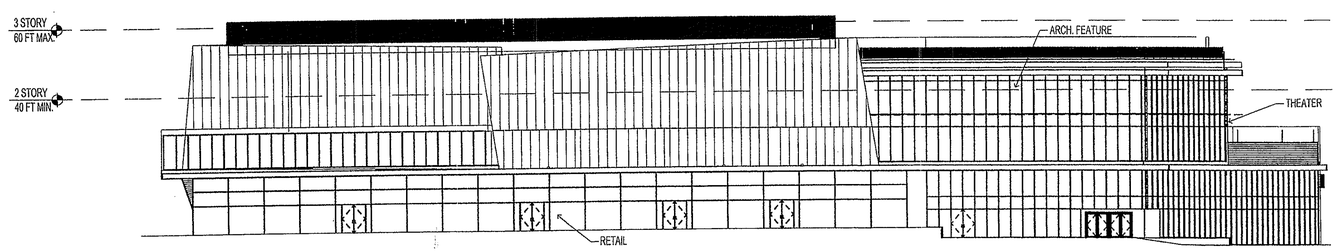
KEY PLAN

SCALE: NTS



2 SOUTH ELEVATION

SCALE: 1" = 20'



1 NORTH ELEVATION

SCALE: 1" = 20'

NOTES:

1 - THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 - ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

3 - NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

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

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011
REV. 12-7-2010
REV. 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	DRAWN BY:
---	CH
DATE	SCALE
-	AS NOTED

Parcel D1 Elevations

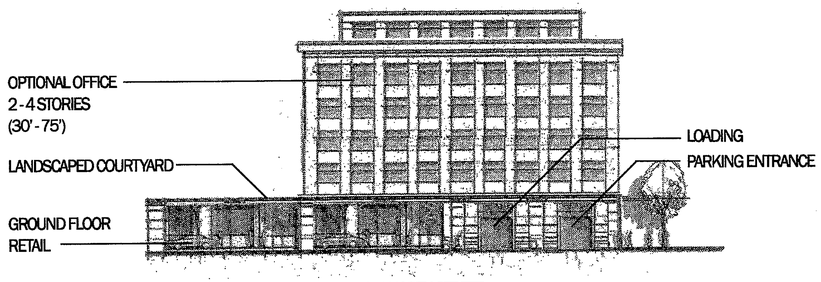
Merrifield Town Center

Fairfax County, VA

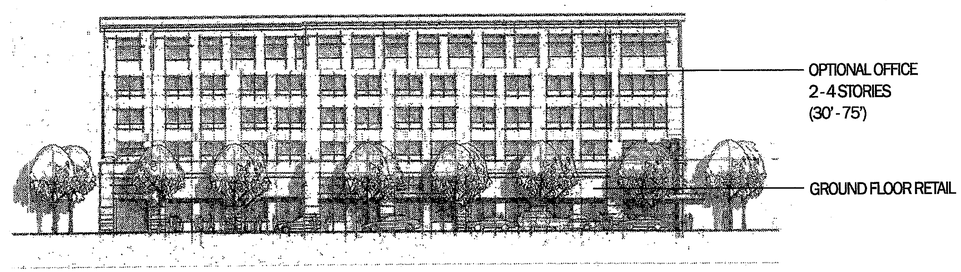
EDENS AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
23A

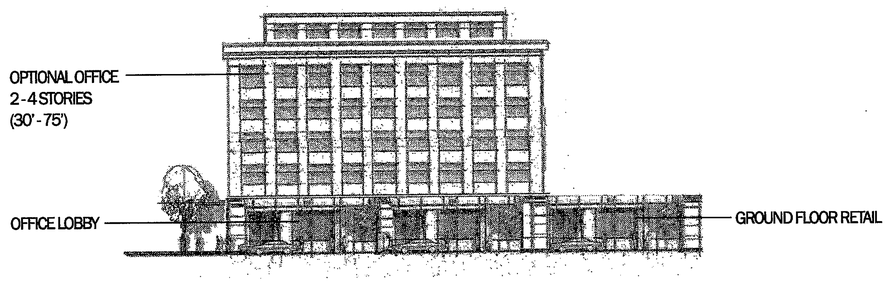
N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\REZONING-ELEV\Dwt\01-ELEV\5-FINAL.dwg Plotted by: Chris Hirte on 2-Nov-10 at 13:05:56 File Date: 2-Nov-10, 13:01:59 by CHiene Layout: d1



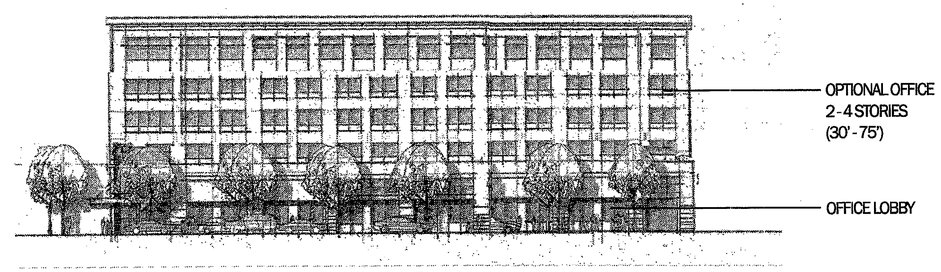
1A. OFFICE NORTH ELEVATION - FROM NORTH STREET



1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET



1C. OFFICE SOUTH ELEVATION

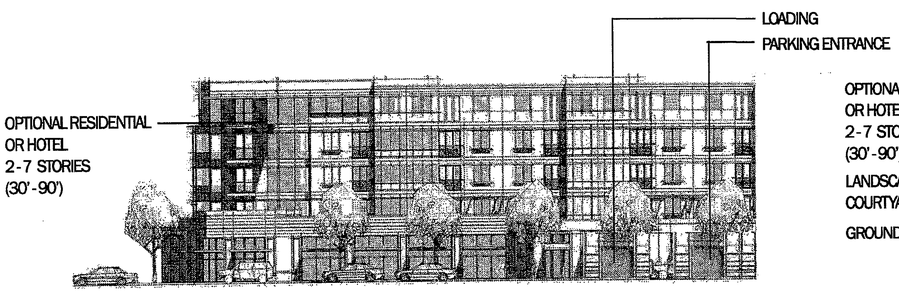


1D. OFFICE WEST ELEVATION - FROM PENNY LANE

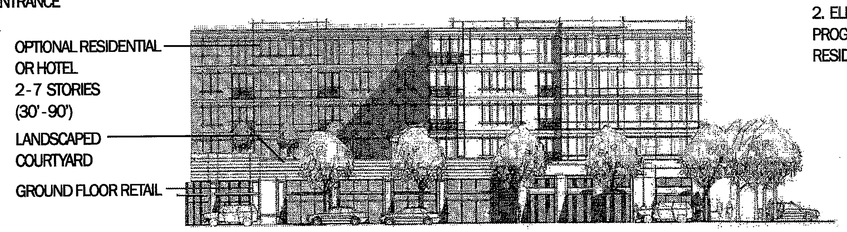
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 35 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/1/11
PROFESSIONAL ENGINEER

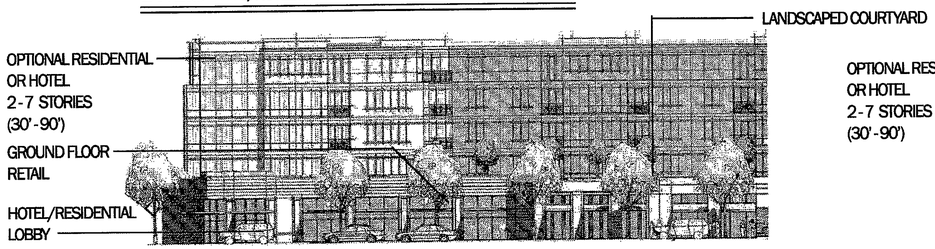
1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES) THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9.



2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET

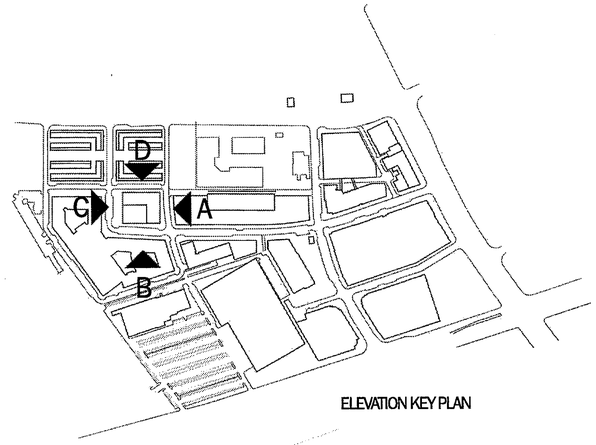


2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET



2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED

2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE



ELEVATION KEY PLAN

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

PROJECT #	---
DRAWN BY	MO
DATE	6/2/2011
SCALE	1" = 50'

Parcel G Options - Elevations

Merrifield Town Center

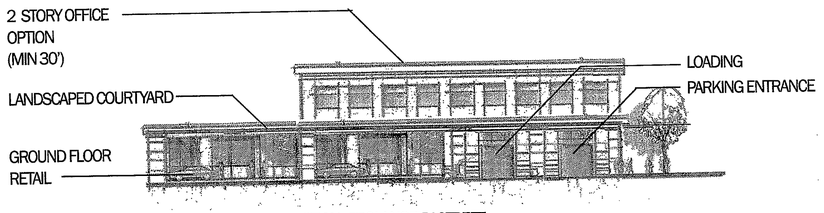
Fairfax County, VA

EDENS&AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

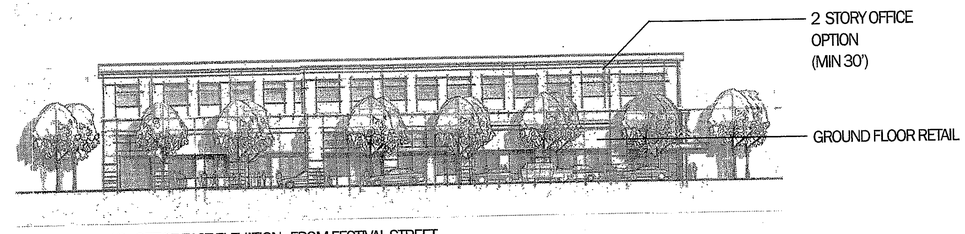
SHEET NO.
24

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\CDP\FTP - Parcels A&D\191\191EA\Working\mfd-PCA Exhibit 14A 101101.dwg Plotted by: Molly Oliver on 2-Nov-10 at 16:12:14 File Date: 2-Nov-10, 16:09:41 by Oliverm Layout: 14A

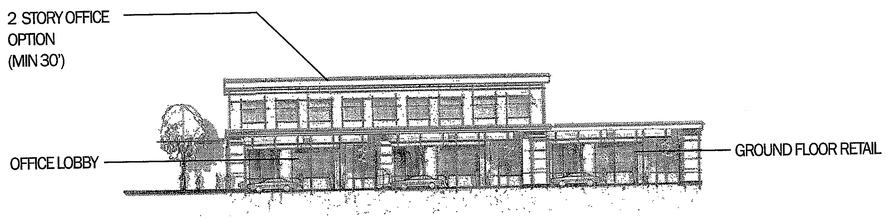
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 36 of 67



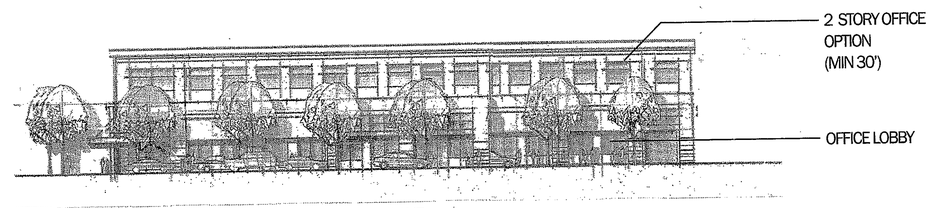
1A. OFFICE NORTH ELEVATION - FROM NORTH STREET



1B. OFFICE EAST ELEVATION - FROM FESTIVAL STREET



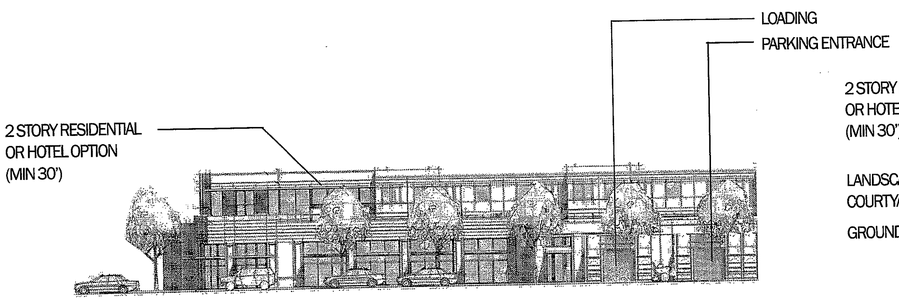
1C. OFFICE SOUTH ELEVATION



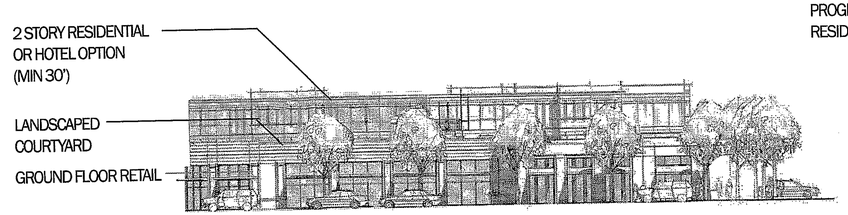
1D. OFFICE WEST ELEVATION - FROM PENNY LANE

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

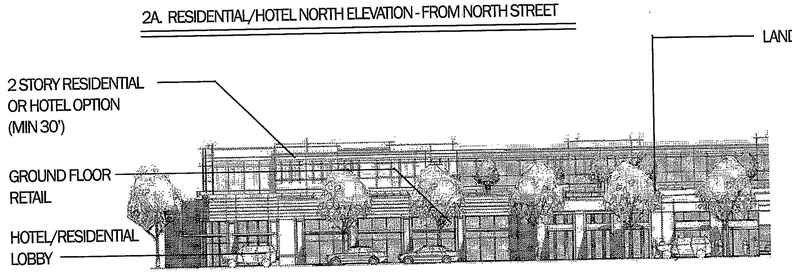
1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATIONS OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES) THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5-9.



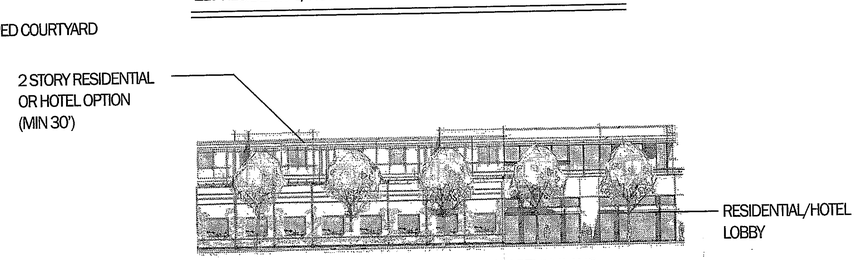
2A. RESIDENTIAL/HOTEL NORTH ELEVATION - FROM NORTH STREET



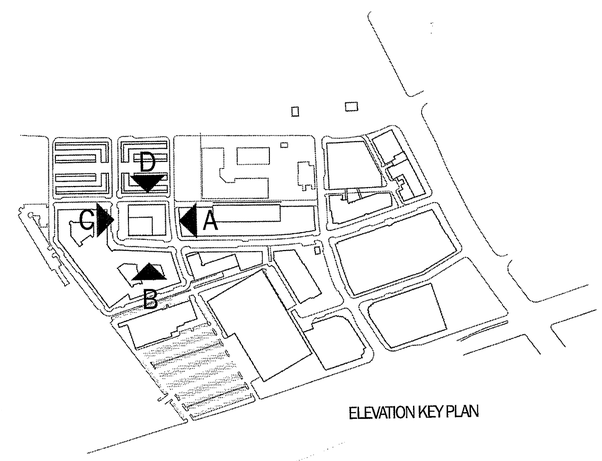
2B. RESIDENTIAL/HOTEL EAST ELEVATION - FROM FESTIVAL STREET



2C. RESIDENTIAL/HOTEL SOUTH ELEVATION - FROM FESTIVAL STREET EXTENDED



2D. RESIDENTIAL/HOTEL WEST ELEVATION - FROM PENNY LANE



ELEVATION KEY PLAN

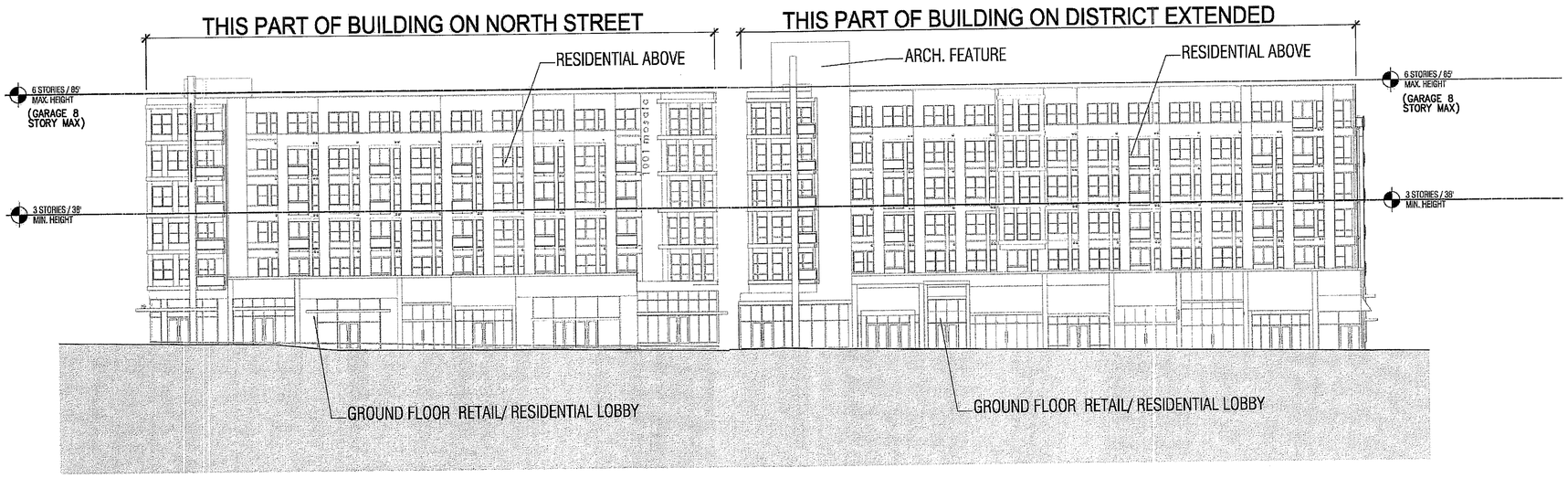
PROJECT #	---
DRAWN BY	MO
DATE	6/17/2011
SCALE	1" = 50'

Parcel G Options - Elevations
Merrifield Town Center
Fairfax County, VA

EDENS&AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
24A

N:\Bethesda Office\Steve Public Documents\Merrifield\Zoning\CDPFTP - Parcels A&D\101101ESA\Working\mfd-PCA Exhibit 14A 101101.dwg
Plotted by: Molly Oliver on 24-Nov-10 at 16:12:14
File Date: 24-Nov-10, 16:09:41 by Olivarm Layout: 14A



1/25 NORTH ELEVATION

SCALE: 1" = 20'-0"

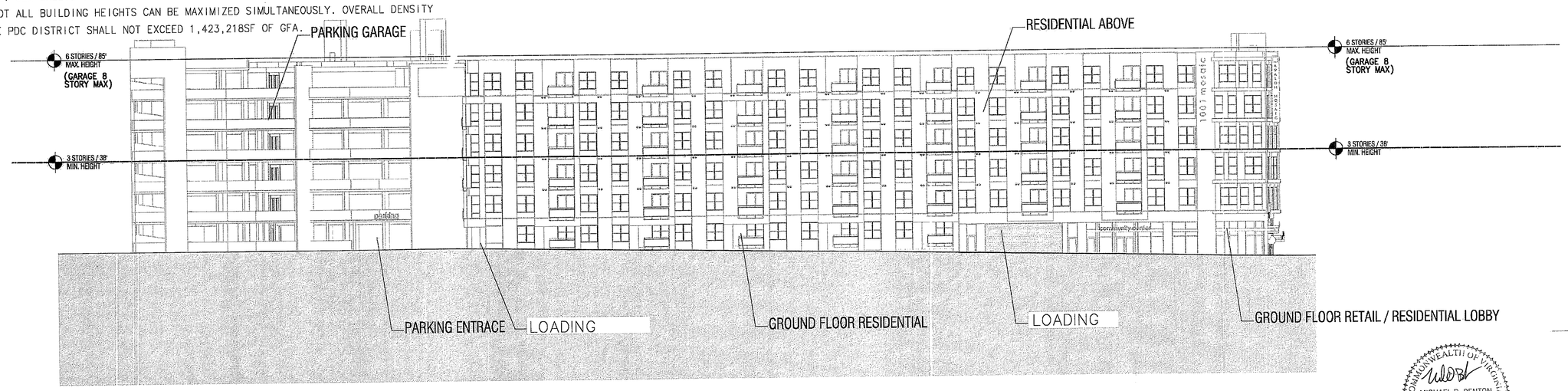
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 37 of 67

NOTES:

1 – THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

2 – ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5–9 AND THE DESIGN GUIDELINES.

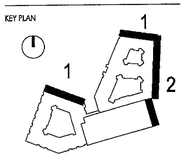
3 – NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.



2/25 EAST ELEVATION

SCALE: 1" = 20'-0"

KEY PLAN



©2011 SK&I Architectural Design Group, LLC.
THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND INTERNATIONAL TREATIES

DRAWING TITLE

ELEVATIONS

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

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

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
T (703)442-7800 ■ FAX (703)790-9753
McLEAN, VA LEESBURG, VA
GERMANTOWN, MD

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

H

ELEVATIONS, BUILDING H

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

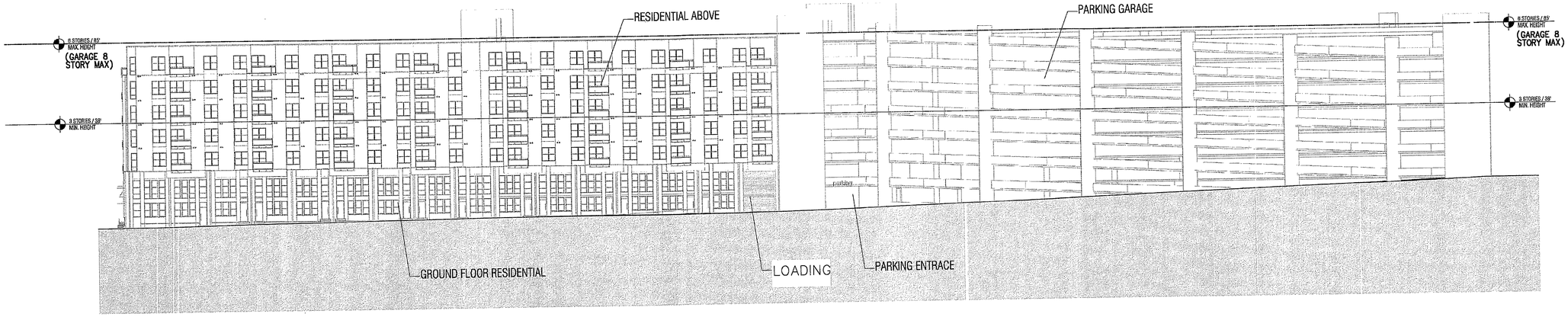
DES.	DWN.
BC	BC

SCALE: AS NOTED

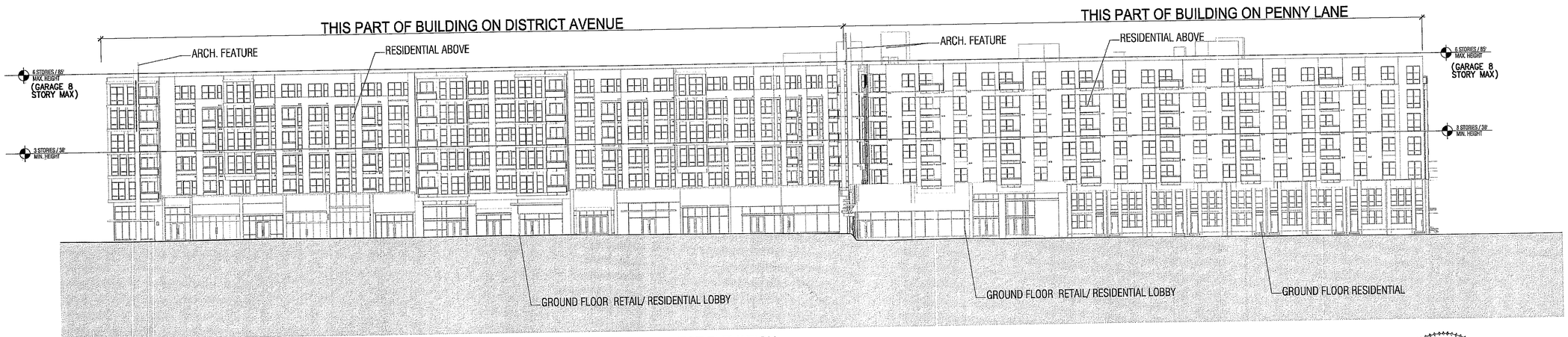
PROJECT/FILE NO. 6575

SHEET NO. 25 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_902.dwg 5/11/2011 4:39:58 PM EDT



1 / 25A **SOUTH ELEVATION**
SCALE: 1" = 20'-0"



2 / 25A **WEST ELEVATION**
SCALE: 1" = 20'-0"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 38 of 67

NOTES:

1 – THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS AND TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

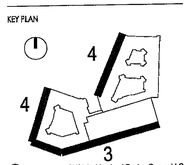
2 – ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTAIL, OFFICE, OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL, SEE SHEETS 5–9 AND THE DESIGN GUIDELINES.

3 – NOT ALL BUILDING HEIGHTS CAN BE MAXIMIZED SIMULTANEOUSLY. OVERALL DENSITY IN THE PDC DISTRICT SHALL NOT EXCEED 1,423,218SF OF GFA.

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

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

KEY PLAN



©2011 SK&I Architectural Design Group, LLC.
THIS PROJECT IS PROTECTED BY COPYRIGHT LAW AND INTERNATIONAL TREATIES

DRAWING TITLE
ELEVATIONS

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

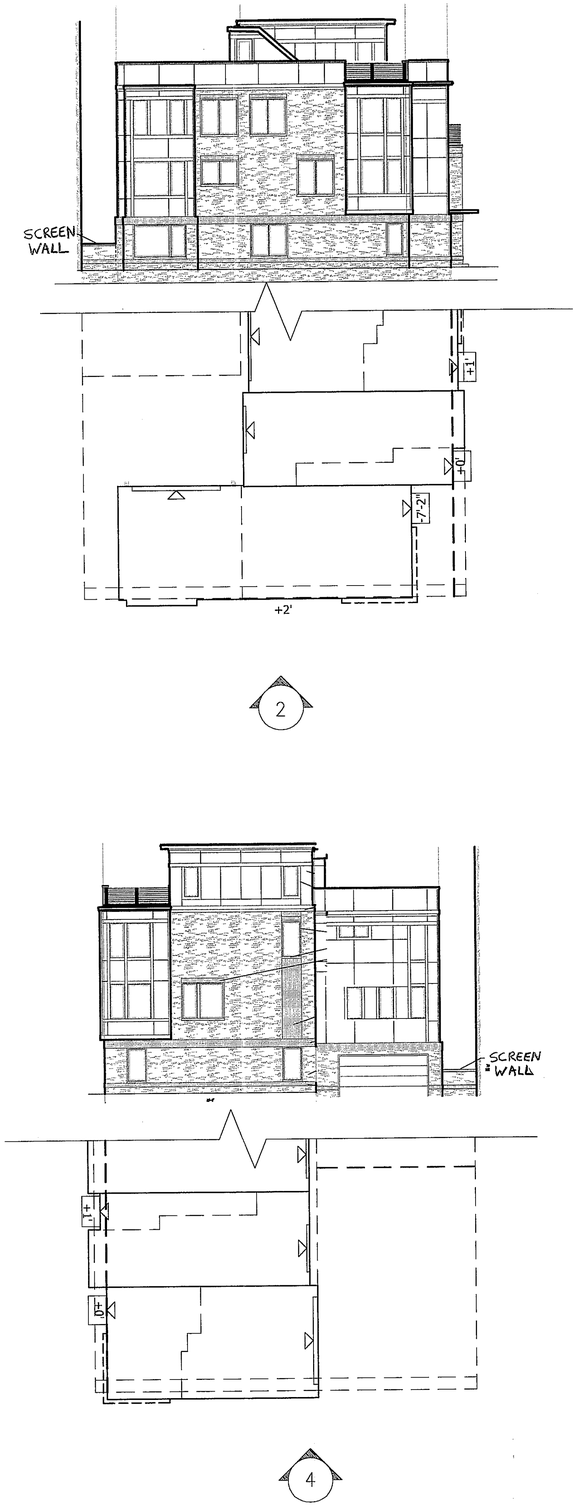
RZ–2005–PR–041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

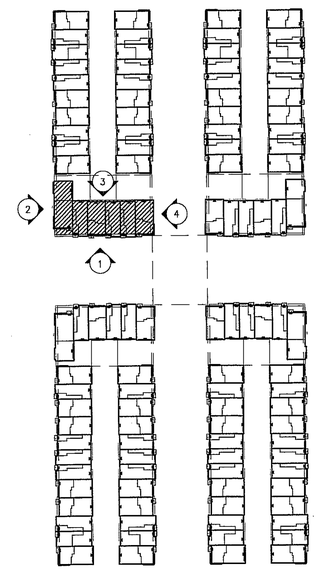
ELEVATIONS, BUILDING H

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

DATE: 12/15/05
DES. BC | DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 25A OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_SP2.dwg 5/11/2011 4:39:58 PM EDT





KEY MAP

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 39 of 67

NOTE: NOT TO SCALE

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

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

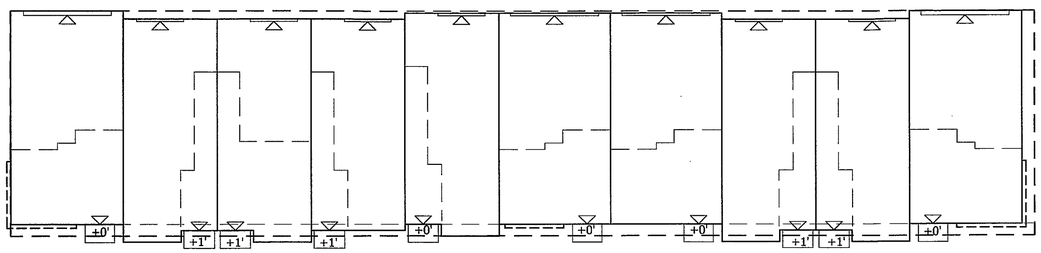
VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD

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

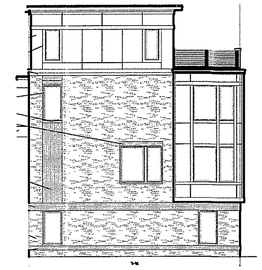
ELEVATIONS: BUILDINGS I & J

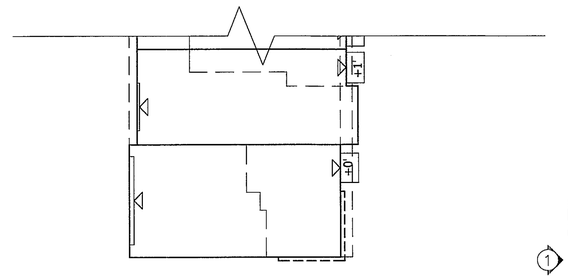
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011
DATE: 12/15/05
DES. BC
DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 26 OF 48

R:\Architecturals\6575\11-06-02 LESSARD ZONING ELEVATIONS\EYA006a_110601_A-400-lite UPDATED\ACAD-EYA006a_A-400-lite.dwg 6/2/2011 12:39:00 PM EDT

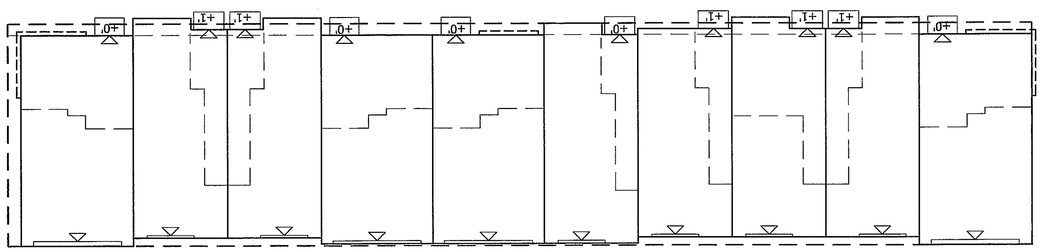


1

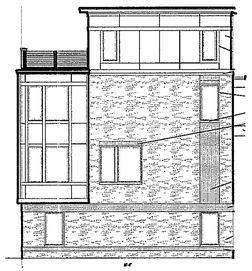


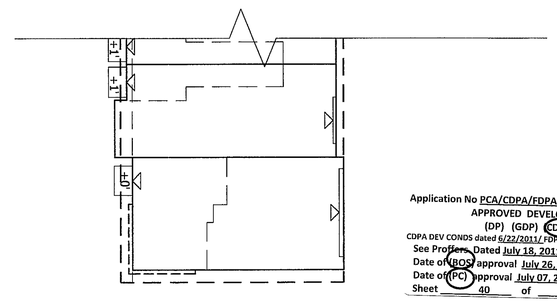


2

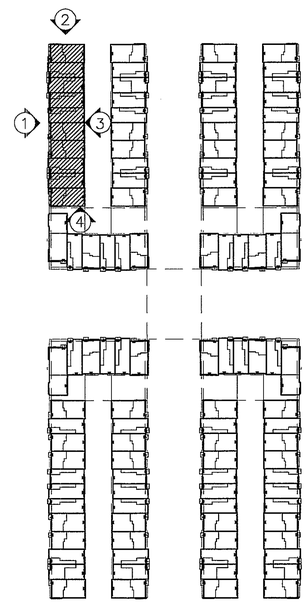


3





4



KEY MAP

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 40 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

NOTE: NOT TO SCALE

18.) REVISED 6/17/2011
16.) REVISED 6/2/2011
15.) REVISED 4/15/2011

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

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

ELEVATIONS: BUILDINGS I & J

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011

DATE: 12/15/05

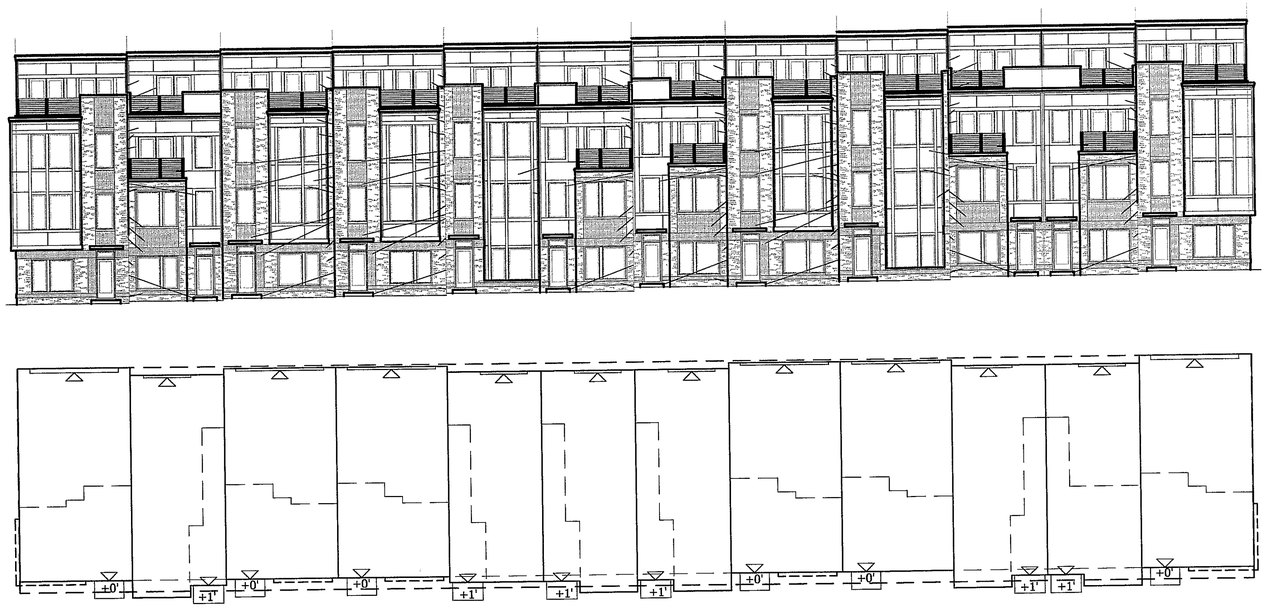
DES.	DWN.
BC	BC

SCALE: AS NOTED

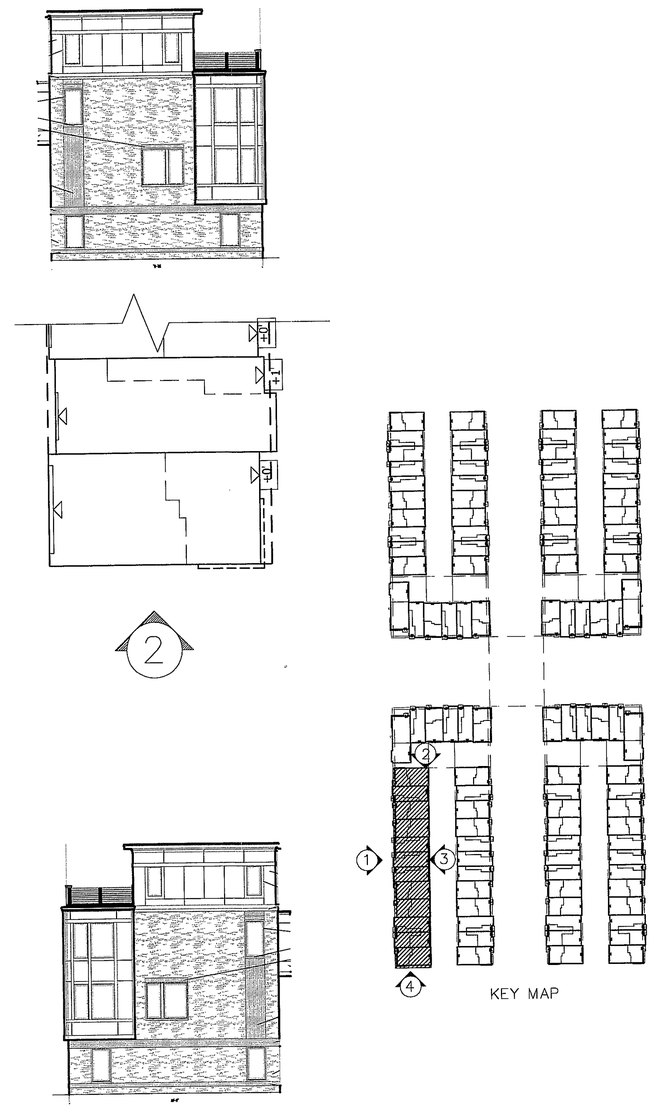
PROJECT/FILE NO. 6575

SHEET NO. 26A OF 48

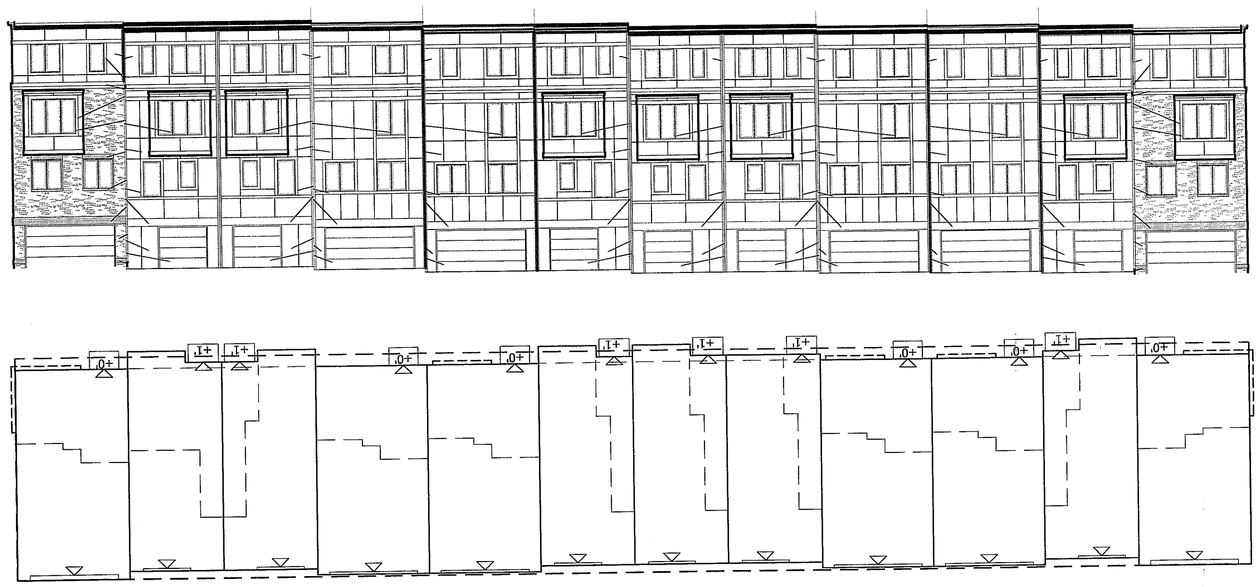
P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_904 (SHT 26A).dwg 6/2/2011 8:18:28 AM EDT



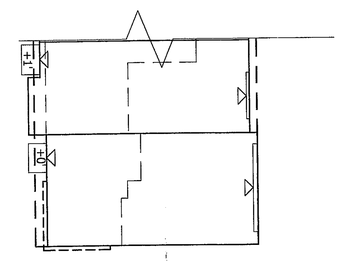
1



2



3



4

KEY MAP

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 41 of 67

NOTE: NOT TO SCALE

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

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

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

ELEVATIONS:
BUILDINGS I & J

VIKA REVISIONS

1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/2011
15.) REVISED 4/15/2011

DATE: 12/15/05

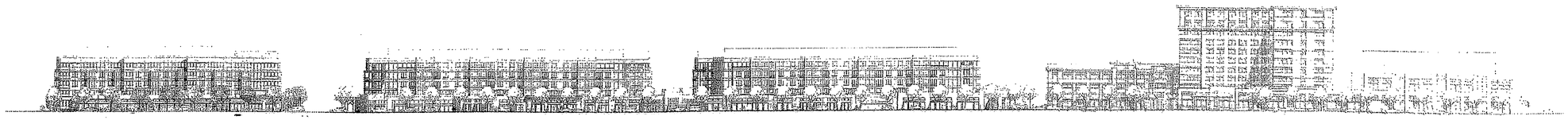
DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

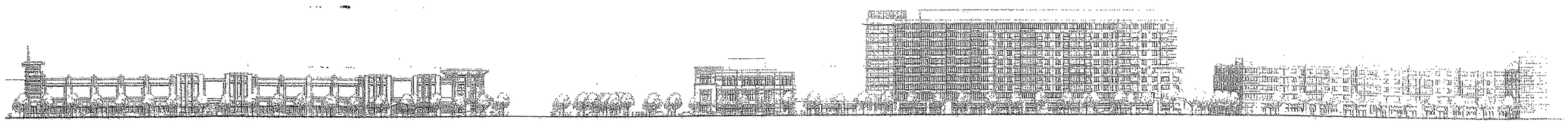
SHEET NO. 26B OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_904 (SHT 26B).dwg 6/1/2011 4:13:51 PM EDT



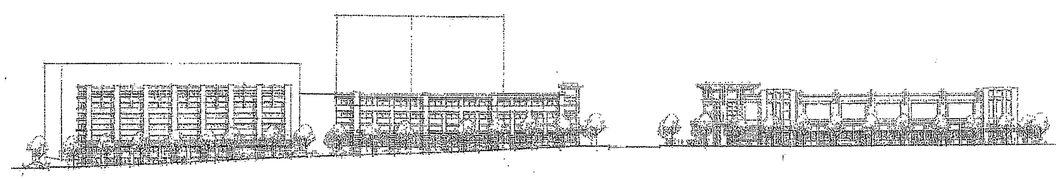
1. FESTIVAL STREET - EAST ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"



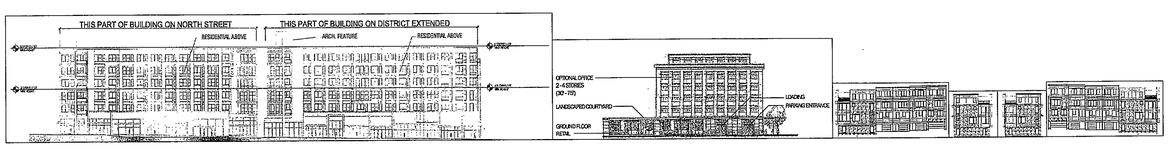
2. FESTIVAL STREET - WEST ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"



3. STRAWBERRY LANE - SOUTH ELEVATION

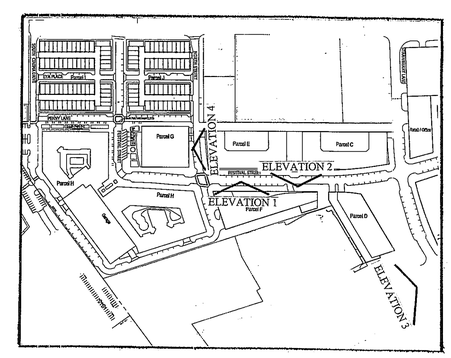
0 30' 60' 120'
SCALE: 1" = 60'-0"



4. NORTH STREET - NORTH ELEVATION

0 30' 60' 120'
SCALE: 1" = 60'-0"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 42 of 67



ELEVATION KEY PLAN

0 100' 200' 400'
SCALE: 1" = 200'-0"

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. ELEVATIONS SHOWN HEREON REPRESENT MINIMUM AND MAXIMUM HEIGHTS, AS NOTED ABOVE. PROGRAM GENERALLY INCLUDES GROUND FLOOR RETAIL AND SOME COMBINATION OF RETAIL, RESIDENTIAL OFFICE OR HOTEL ON UPPER FLOORS. FOR ADDITIONAL DETAIL SEE SHEETS 5-9 AND THE DESIGN GUIDELINES.

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

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

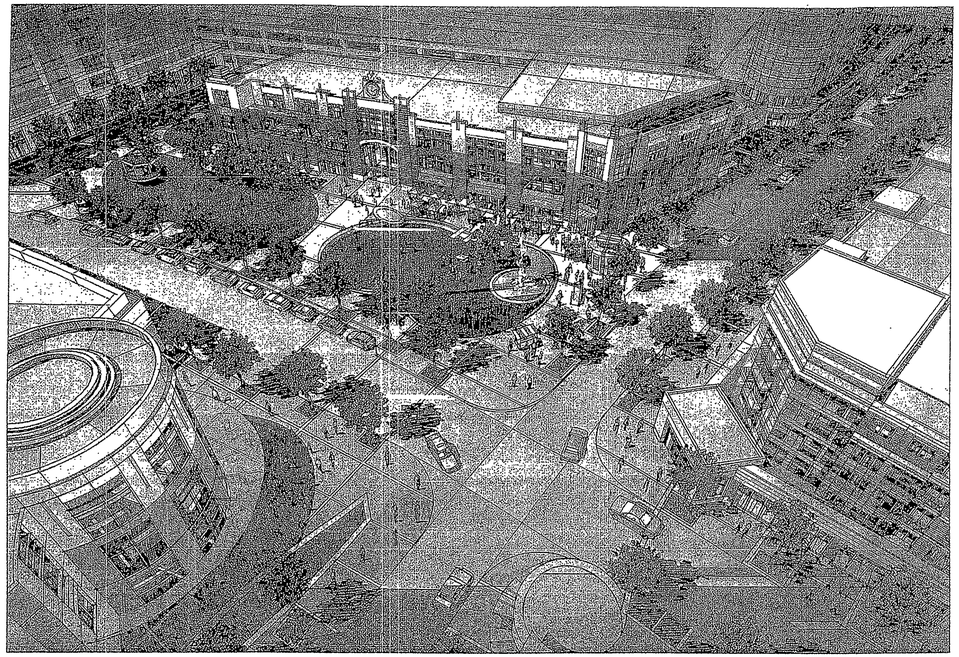
COPYRIGHT...

KY
Drawn
GS
Checked
BC
Approved

STREET ELEVATIONS

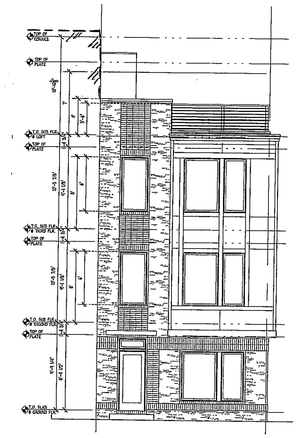
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 27 OF 48



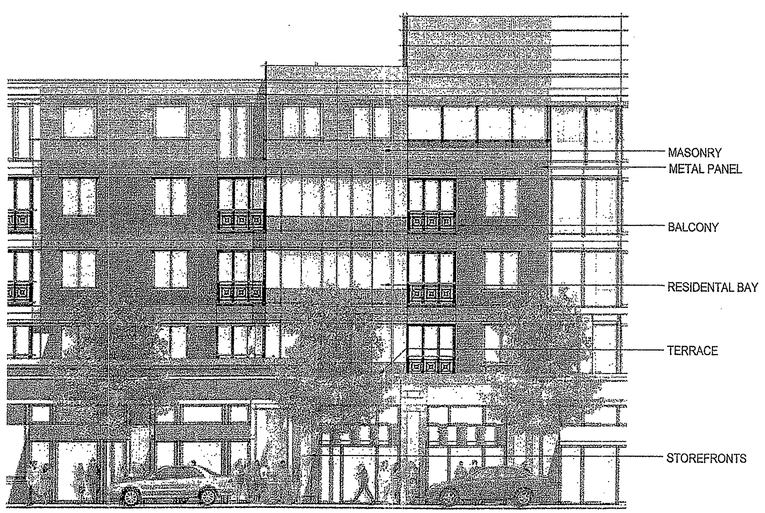
1. NORTH PARK - AERIAL PERSPECTIVE (ILLUSTRATIVE)

(NTS)



TOWNHOUSE CORNER UNIT

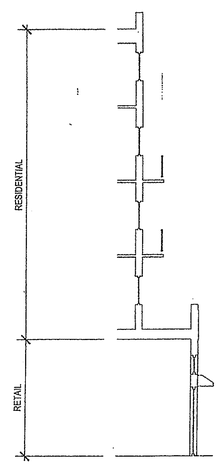
(NTS)



3. TYPICAL MIXED-USE BUILDING ELEVATION

0 5' 10' 20'

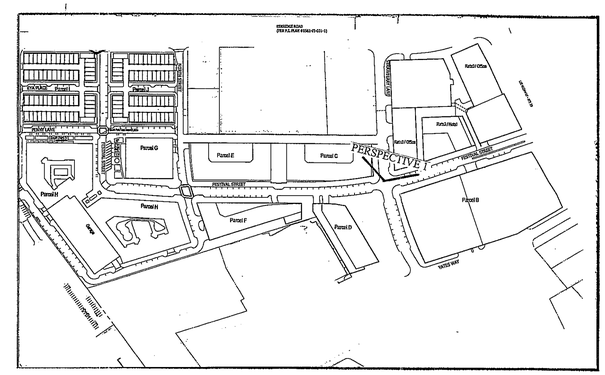
SCALE: 1' = 10'-0"



4. TYPICAL MIXED-USE BUILDING SECTION

0 5' 10' 20'

SCALE: 1' = 10'-0"



PERSPECTIVE KEY PLAN

0 100' 200' 400'

SCALE: 1' = 200'-0"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 43 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

1. THE BUILDING ELEVATIONS REPRESENTED HEREON ARE PRELIMINARY. THEY ILLUSTRATE THE GENERAL CHARACTER AND ARCHITECTURE OF THE PROPOSED BUILDINGS. THIS INCLUDES THE FOLLOWING: APPROXIMATE LOCATIONS & TREATMENTS OF LOADING AND PARKING ENTRANCES, LOCATION OF VARIOUS USES, AND LOCATION OF ARCHITECTURAL FEATURES (AS DEFINED IN THE DESIGN GUIDELINES). THEY ALSO ILLUSTRATE THAT THE FACADES WILL BE ARTICULATED TO BREAK DOWN THE APPARENT SCALE OF THE BUILDINGS. THE ELEVATIONS WILL BE REFINED AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.
2. FOR LIST OF MATERIALS, SEE PROFFERS.

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

COPYRIGHT

KY
Drawn
GS
Checked
BC
Approved

PARK & BUILDING DESIGN

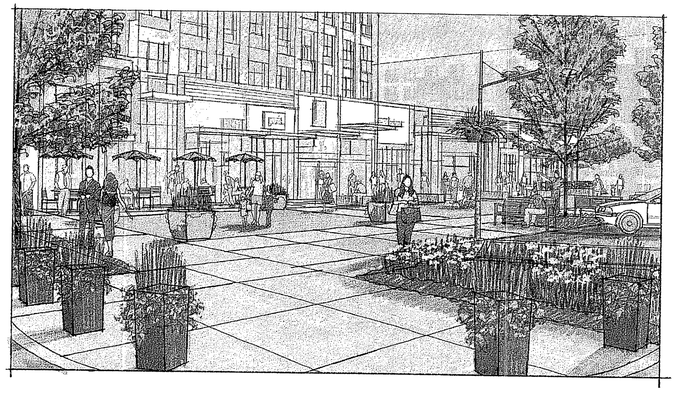
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 28 OF 48

PERSPECTIVE C

CORNER UNIT PERSPECTIVE

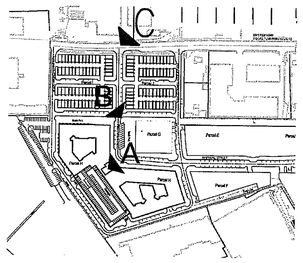
PERSPECTIVE A



PERSPECTIVE B

NOTE: The perspectives represented hereon are preliminary and represent only general character. Exact type, design, and location of all landscape improvements to be determined at final engineering and design.

KEY MAP:



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 44 of 67

SOUTH PARK & PASEO PERSPECTIVE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/21/11
6/17/11
PROFESSIONAL ENGINEER

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

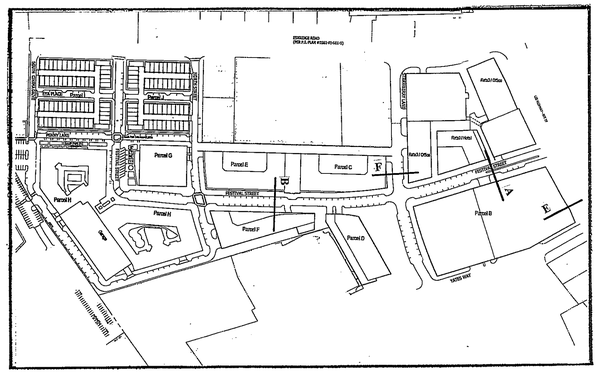
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

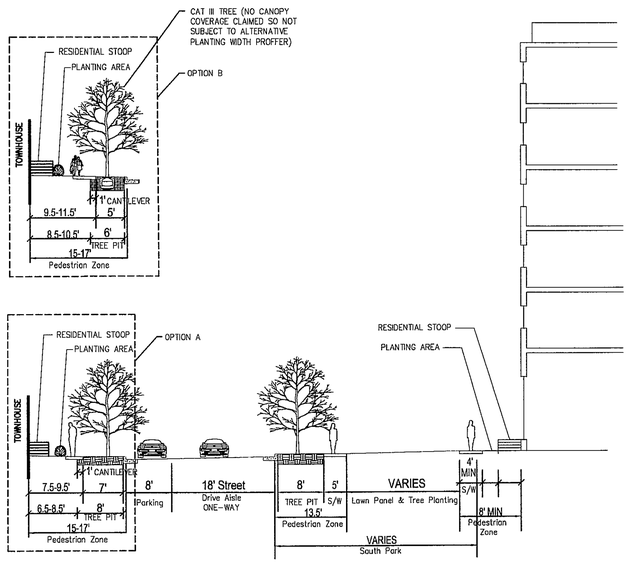
PARK AND BUILDING DESIGN

VIKA REVISIONS
1.) REVISED 6/2/11
2.) REVISED 6/17/2011

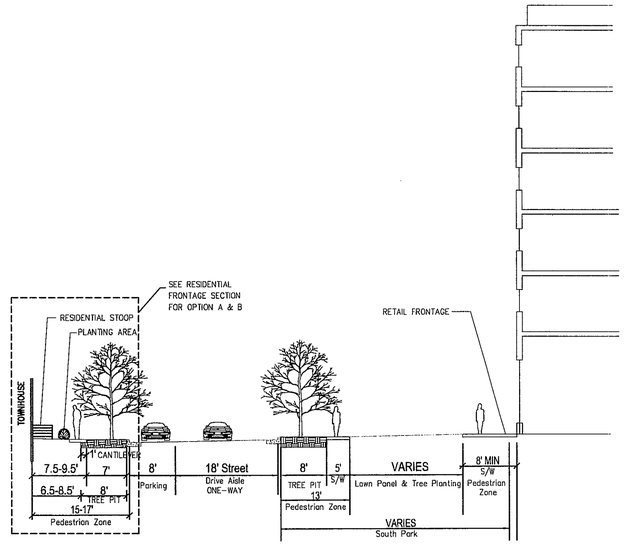
DATE: 12/15/05
DES. BC
DWN. BC
SCALE: NOT TO SCALE
PROJECT/FILE NO. 6575
SHEET NO. 28A OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_902.dwg 6/9/2011 10:11:11 AM EDT


Parcel A
Parcel B
Parcel C
Parcel D
Parcel E
Parcel F
Parcel G
Parcel H
Parcel I
Parcel J
Parcel K
Parcel L
Parcel M
Parcel N
Parcel O
Parcel P
Parcel Q
Parcel R
Parcel S
Parcel T
Parcel U
Parcel V
Parcel W
Parcel X
Parcel Y
Parcel Z
Parcel AA
Parcel BB
Parcel CC
Parcel DD
Parcel EE
Parcel FF
Parcel GG
Parcel HH
Parcel II
Parcel JJ
Parcel KK
Parcel LL
Parcel MM
Parcel NN
Parcel OO
Parcel PP
Parcel QQ
Parcel RR
Parcel SS
Parcel TT
Parcel UU
Parcel VV
Parcel WW
Parcel XX
Parcel YY
Parcel ZZ
Parcel AAA
Parcel BBB
Parcel CCC
Parcel DDD
Parcel EEE
Parcel FFF
Parcel GGG
Parcel HHH
Parcel III
Parcel JJJ
Parcel KKK
Parcel LLL
Parcel MMM
Parcel NNN
Parcel OOO
Parcel PPP
Parcel QQQ
Parcel RRR
Parcel SSS
Parcel TTT
Parcel UUU
Parcel VVV
Parcel WWW
Parcel XXX
Parcel YYY
Parcel ZZZ
Parcel AAAA
Parcel BBBB
Parcel CCCC
Parcel DDDD
Parcel EEEE
Parcel FFFF
Parcel GGGG
Parcel HHHH
Parcel IIII
Parcel JJJJ
Parcel KKKK
Parcel LLLL
Parcel MMMM
Parcel NNNN
Parcel OOOO
Parcel PPPP
Parcel QQQQ
Parcel RRRR
Parcel SSSS
Parcel TTTT
Parcel UUUU
Parcel VVVV
Parcel WWWW
Parcel XXXX
Parcel YYYY
Parcel ZZZZ
Parcel AAAAA
Parcel BBBBB
Parcel CCCCC
Parcel DDDDD
Parcel EEEEE
Parcel FFFFF
Parcel GGGGG
Parcel HHHHH
Parcel IIIII
Parcel JJJJJ
Parcel KKKKK
Parcel LLLLL
Parcel MMMMM
Parcel NNNNN
Parcel OOOOO
Parcel PPPPP
Parcel QQQQQ
Parcel RRRRR
Parcel SSSSS
Parcel TTTTT
Parcel UUUUU
Parcel VVVVV
Parcel WWWWW
Parcel XXXXX
Parcel YYYYY
Parcel ZZZZZ
Parcel AAAAAA
Parcel BBBBBB
Parcel CCCCCC
Parcel DDDDDD
Parcel EEEEEE
Parcel FFFFFF
Parcel GGGGGG
Parcel HHHHHH
Parcel IIIIII
Parcel JJJJJJ
Parcel KKKKKK
Parcel LLLLLL
Parcel MMMMMM
Parcel NNNNNN
Parcel OOOOOO
Parcel PPPPPP
Parcel QQQQQQ
Parcel RRRRRR
Parcel SSSSSS
Parcel TTTTTT
Parcel UUUUUU
Parcel VVVVVV
Parcel WWWWWW
Parcel XXXXXX
Parcel YYYYYY
Parcel ZZZZZZ
Parcel AAAAAAA
Parcel BBBBBBB
Parcel CCCCCCC
Parcel DDDDDDD
Parcel EEEEEEE
Parcel FFFFFFF
Parcel GGGGGGG
Parcel HHHHHHH
Parcel IIIIIIII
Parcel JJJJJJJ
Parcel KKKKKKK
Parcel LLLLLLL
Parcel MMMMMMM
Parcel NNNNNNN
Parcel OOOOOOO
Parcel PPPPPPP
Parcel QQQQQQQ
Parcel RRRRRRR
Parcel SSSSSSS
Parcel TTTTTTT
Parcel UUUUUUU
Parcel VVVVVVV
Parcel WWWWWWW
Parcel XXXXXXX
Parcel YYYYYYY
Parcel ZZZZZZZ
Parcel AAAAAAAA
Parcel BBBBBBBB
Parcel CCCCCCCC
Parcel DDDDDDDD
Parcel EEEEEEEE
Parcel FFFFFFFF
Parcel GGGGGGGG
Parcel HHHHHHHH
Parcel IIIIIIIII
Parcel JJJJJJJJ
Parcel KKKKKKKK
Parcel LLLLLLLL
Parcel MMMMMMMM
Parcel NNNNNNNN
Parcel OOOOOOOO
Parcel PPPPPPPP
Parcel QQQQQQQQ
Parcel RRRRRRRR
Parcel SSSSSSSS
Parcel TTTTTTTT
Parcel UUUUUUUU
Parcel VVVVVVVV
Parcel WWWWWWWW
Parcel XXXXXXXX
Parcel YYYYYYYY
Parcel ZZZZZZZZ
Parcel AAAAAAAAA
Parcel BBBBBBBBB
Parcel CCCCCCCCC
Parcel DDDDDDDDD
Parcel EEEEEEEEE
Parcel FFFFFFFFF
Parcel GGGGGGGGG
Parcel HHHHHHHHH
Parcel IIIIIIIIII
Parcel JJJJJJJJJ
Parcel KKKKKKKKK
Parcel LLLLLLLLL
Parcel MMMMMMMMM
Parcel NNNNNNNNN
Parcel OOOOOOOOO
Parcel PPPPPPPPP
Parcel QQQQQQQQQ
Parcel RRRRRRRRR
Parcel SSSSSSSSS
Parcel TTTTTTTTT
Parcel UUUUUUUUU
Parcel VVVVVVVVV
Parcel WWWWWWWWW
Parcel XXXXXXXXX
Parcel YYYYYYYYY
Parcel ZZZZZZZZZ
Parcel AAAAAAAAAA
Parcel BBBBBBBBBB
Parcel CCCCCCCCCC
Parcel DDDDDDDDDD
Parcel EEEEEEEEEE
Parcel FFFFFFFFFF
Parcel GGGGGGGGGG
Parcel HHHHHHHHHH
Parcel IIIIIIIIIII
Parcel JJJJJJJJJJ
Parcel KKKKKKKKKK
Parcel LLLLLLLLLL
Parcel MMMMMMMMMM
Parcel NNNNNNNNNN
Parcel OOOOOOOOOO
Parcel PPPPPPPPPP
Parcel QQQQQQQQQQ
Parcel RRRRRRRRRR
Parcel SSSSSSSSSS
Parcel TTTTTTTTTT
Parcel UUUUUUUUUU
Parcel VVVVVVVVVV
Parcel WWWWWWWWWW
Parcel XXXXXXXXXX
Parcel YYYYYYYYYY
Parcel ZZZZZZZZZZ
Parcel AAAAAAAAAAA
Parcel BBBBBBBBBBB
Parcel CCCCCCCCCCC
Parcel DDDDDDDDDDD
Parcel EEEEEEEEEEE
Parcel FFFFFFFFFFF
Parcel GGGGGGGGGGG
Parcel HHHHHHHHHHH
Parcel IIIIIIIIIIII
Parcel JJJJJJJJJJJ
Parcel KKKKKKKKKKK
Parcel LLLLLLLLLLL
Parcel MMMMMMMMMMM
Parcel NNNNNNNNNNN
Parcel OOOOOOOOOOO
Parcel PPPPPPPPPPP
Parcel QQQQQQQQQQQ
Parcel RRRRRRRRRRR
Parcel SSSSSSSSSSS
Parcel TTTTTTTTTTT
Parcel UUUUUUUUUUU
Parcel VVVVVVVVVVV
Parcel WWWWWWWWWWW
Parcel XXXXXXXXXXX
Parcel YYYYYYYYYYY
Parcel ZZZZZZZZZZZ
Parcel AAAAAAAAAAAA
Parcel BBBBBBBBBBBB
Parcel CCCCCCCCCCCC
Parcel DDDDDDDDDDDD
Parcel EEEEEEEEEEEE
Parcel FFFFFFFFFFFF
Parcel GGGGGGGGGGGG
Parcel HHHHHHHHHHHH
Parcel IIIIIIIIIIIII
Parcel JJJJJJJJJJJJ
Parcel KKKKKKKKKKKK
Parcel LLLLLLLLLLLL
Parcel MMMMMMMMMMMM
Parcel NNNNNNNNNNNN
Parcel OOOOOOOOOOOO
Parcel PPPPPPPPPPPP
Parcel QQQQQQQQQQQQ
Parcel RRRRRRRRRRRR
Parcel SSSSSSSSSSSS
Parcel TTTTTTTTTTTT
Parcel UUUUUUUUUUUU
Parcel VVVVVVVVVVVV
Parcel WWWWWWWWWWWW
Parcel XXXXXXXXXXXX
Parcel YYYYYYYYYYYY
Parcel ZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAA
Parcel BBBBBBBBBBBBB
Parcel CCCCCCCCCCCCC
Parcel DDDDDDDDDDDDD
Parcel EEEEEEEEEEEEE
Parcel FFFFFFFFFFFFF
Parcel GGGGGGGGGGGGG
Parcel HHHHHHHHHHHHH
Parcel IIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKK
Parcel LLLLLLLLLLLLL
Parcel MMMMMMMMMMMMM
Parcel NNNNNNNNNNNNN
Parcel OOOOOOOOOOOOO
Parcel PPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRR
Parcel SSSSSSSSSSSSS
Parcel TTTTTTTTTTTTT
Parcel UUUUUUUUUUUUU
Parcel VVVVVVVVVVVVV
Parcel WWWWWWWWWWWWW
Parcel XXXXXXXXXXXXX
Parcel YYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYY
Parcel ZZZZZZZZZZZZZZZZZ
Parcel AAAAAAAAAAAAAAAAAA
Parcel BBBBBBBBBBBBBBBBBB
Parcel CCCCCCCCCCCCCCCCCC
Parcel DDDDDDDDDDDDDDDDDD
Parcel EEEEEEEEEEEEEEEEEE
Parcel FFFFFFFFFFFFFFFFFF
Parcel GGGGGGGGGGGGGGGGGG
Parcel HHHHHHHHHHHHHHHHHH
Parcel IIIIIIIIIIIIIIIIIIII
Parcel JJJJJJJJJJJJJJJJJJ
Parcel KKKKKKKKKKKKKKKKKK
Parcel LLLLLLLLLLLLLLLLLL
Parcel MMMMMMMMMMMMMMMMMM
Parcel NNNNNNNNNNNNNNNNNN
Parcel OOOOOOOOOOOOOOOOOO
Parcel PPPPPPPPPPPPPPPPPP
Parcel QQQQQQQQQQQQQQQQQQ
Parcel RRRRRRRRRRRRRRRRRR
Parcel SSSSSSSSSSSSSSSSSS
Parcel TTTTTTTTTTTTTTTTTT
Parcel UUUUUUUUUUUUUUUUUU
Parcel VVVVVVVVVVVVVVVVVV
Parcel WWWWWWWWWWWWWWWWWW
Parcel XXXXXXXXXXXXXXXXXX
Parcel YYYYYYYYYYYYYYYYYY
Parcel Z



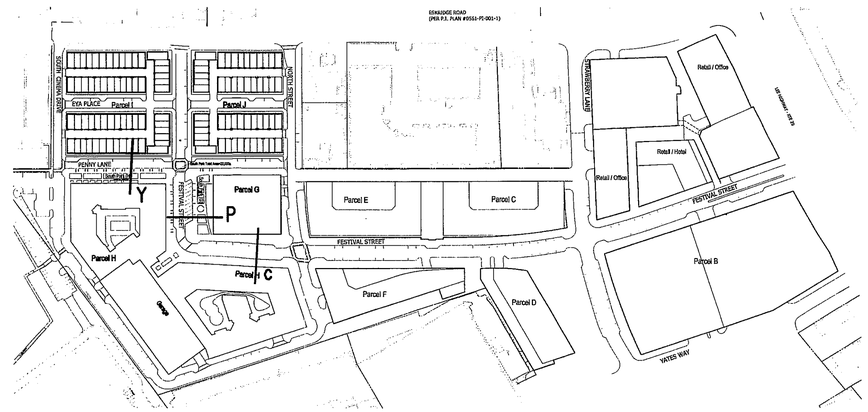
RESIDENTIAL FRONTAGE



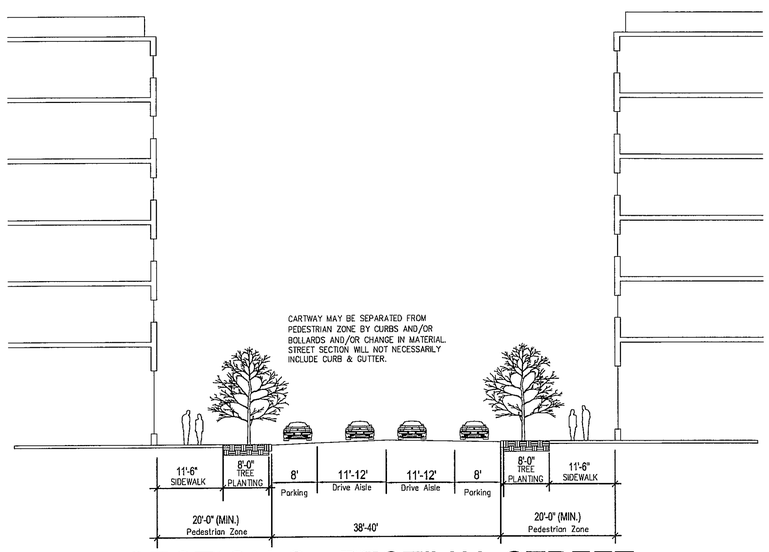
RETAIL FRONTAGE

1 SECTION Y - SOUTH PARK AND PENNY LANE

SCALE: NOT TO SCALE

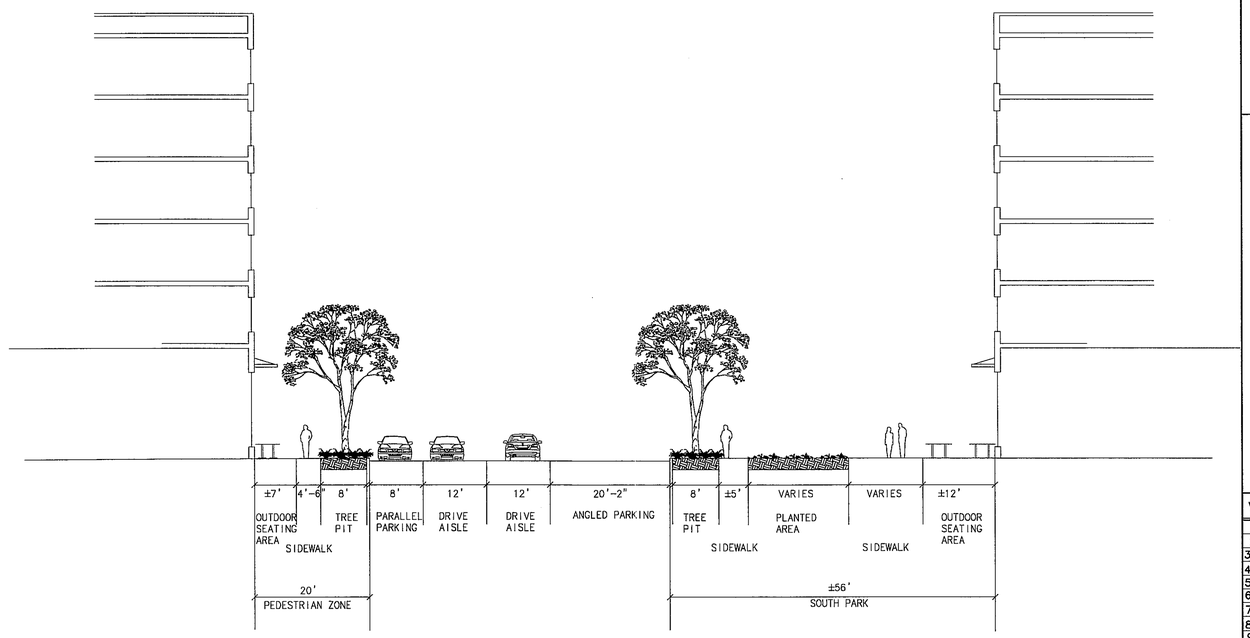


KEY MAP



2 SECTION C - FESTIVAL STREET

SCALE: NOT TO SCALE



3 SECTION P- SOUTH PARK / FESTIVAL STREET SECTION

SCALE: NOT TO SCALE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011, FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 46 of 67

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

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

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

TYPICAL STREET SECTIONS, BUILDING H

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11
DATE: 12/15/05

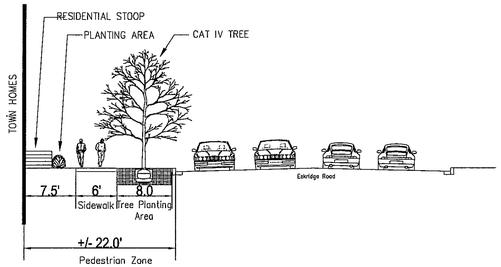
DES.	DWN.
BC	BC

SCALE: AS NOTED

PROJECT/FILE NO. 6575

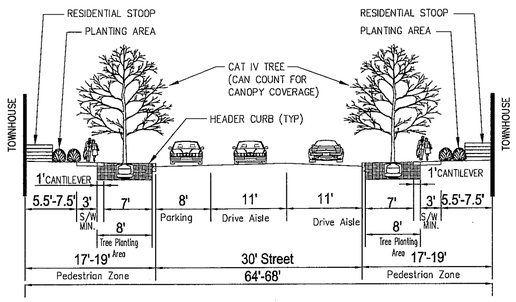
SHEET NO. 29A OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_902.dwg 6/16/2011 11:28:46 AM EDT



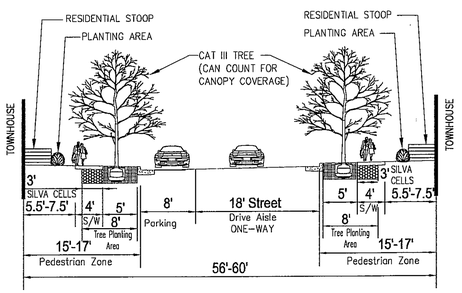
1 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY

SCALE: NOT TO SCALE



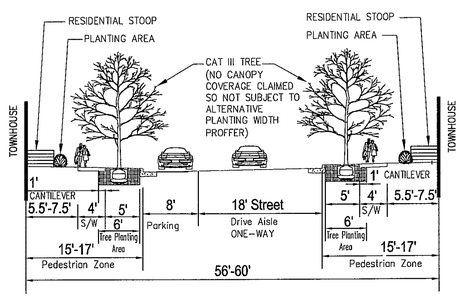
2 SECTION D - FESTIVAL STREET SECTION

SCALE: NOT TO SCALE



3 SECTION Z (OPTION A) - EYA PLACE

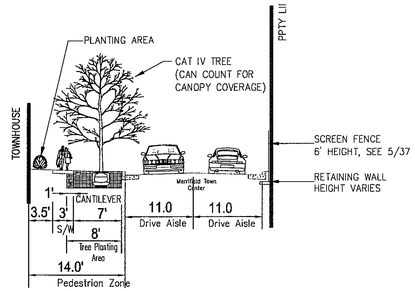
SCALE: NOT TO SCALE



4 SECTION Z (OPTION B) - EYA PLACE

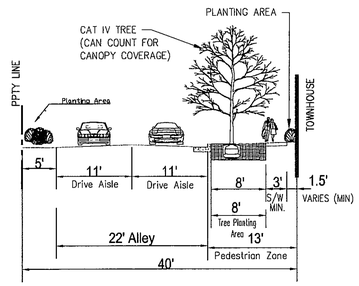
SCALE: NOT TO SCALE

NOTE: STREET SECTION OPTIONS A OR B TO BE UTILIZED WILL BE DETERMINED AT SITE PLAN PER PROPERTY DEVELOPERS DISCRETION DEPENDING ON TREE COVERAGE REQUIREMENTS AND STREETSCAPE / UTILITY NEEDS.



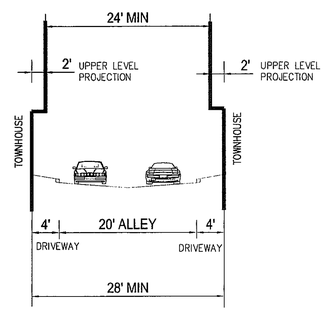
5 SECTION H - NORTH STREET

SCALE: NOT TO SCALE



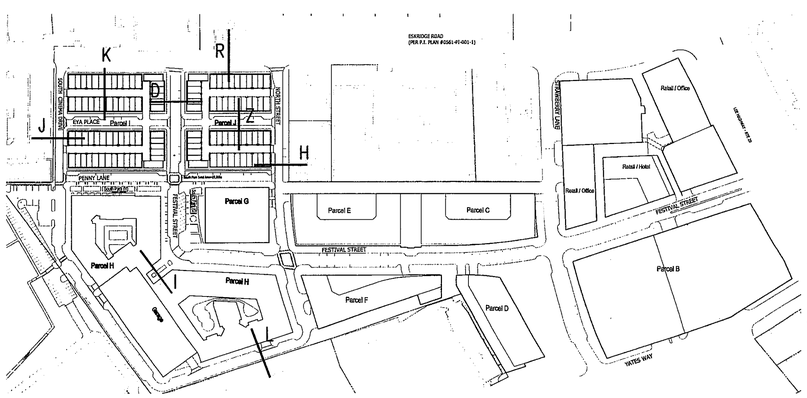
6 SECTION J - SOUTH CINEMA DRIVE

SCALE: NOT TO SCALE

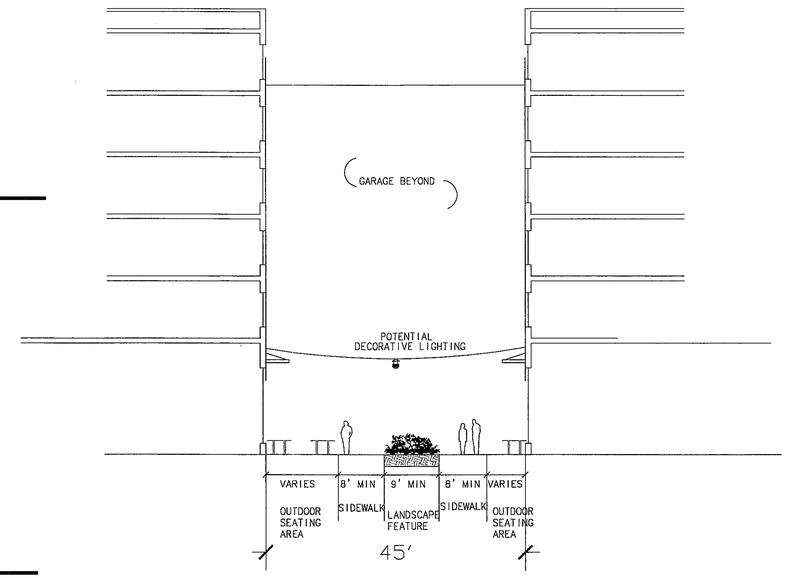


7 SECTION K- ALLEY

SCALE: NOT TO SCALE



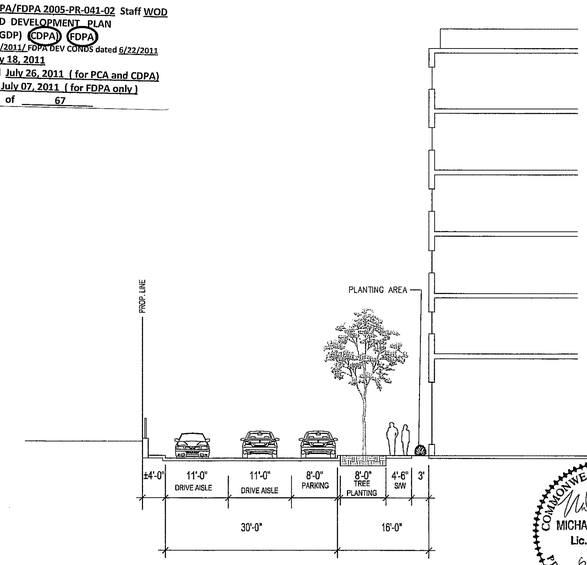
KEY MAP



8 SECTION I- PASEO

SCALE: NOT TO SCALE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 47 of 67



9 SECTION L

SCALE: NOT TO SCALE

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

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

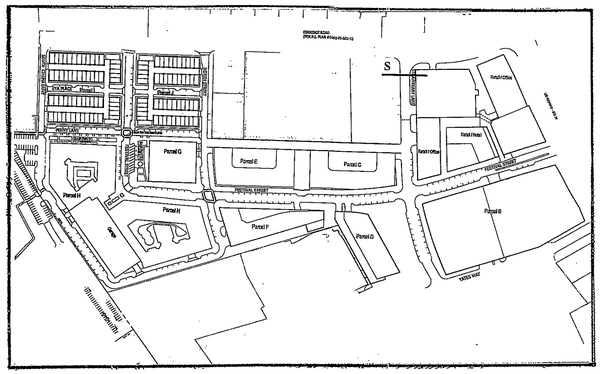
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

TYPICAL STREET SECTIONS, BUILDING I & J

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/02/11
18.) REVISED 6/17/11

DATE: 12/15/05
DES. BC
DWN. BC
SCALE: AS NOTED
PROJECT/FILE NO. 6575
SHEET NO. 29B OF 48

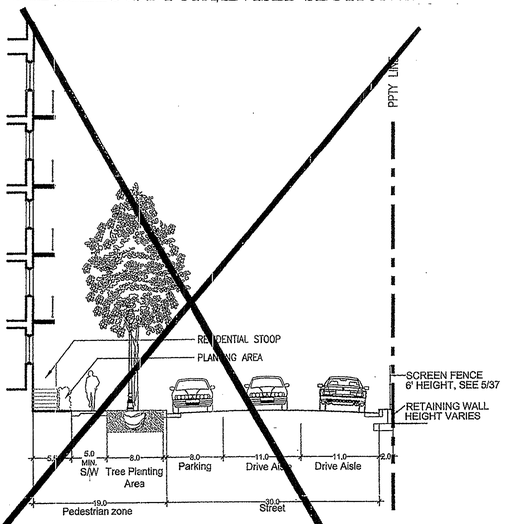
P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_902.dwg 6/16/2011 11:01:44 AM EDT



1 KEY PLAN

SCALE: NOT TO SCALE

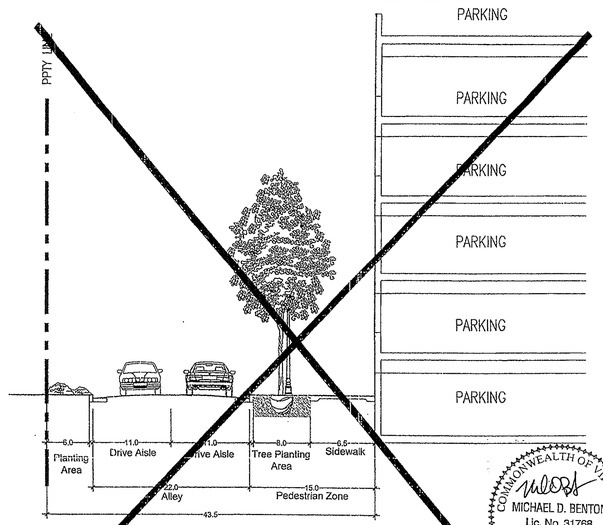
SEE SHEET 29B FOR REVISED SECTION H



2 SECTION H - NORTH STREET

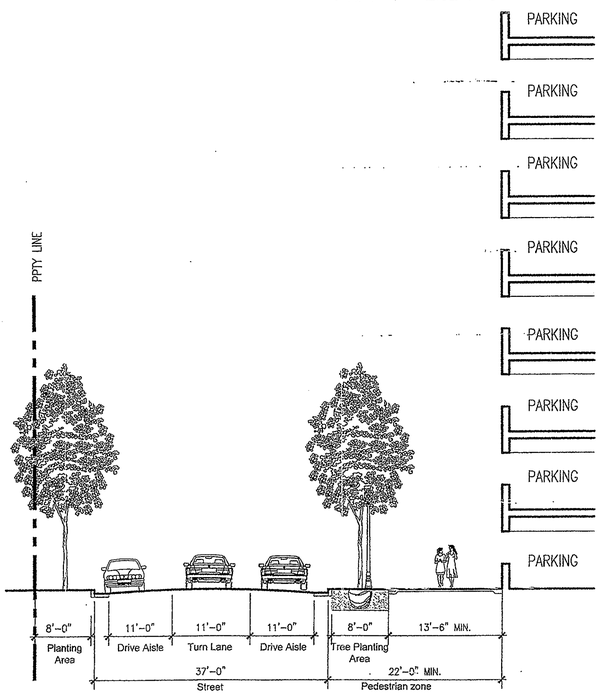
SCALE: NOT TO SCALE

SEE SHEET 29B FOR REVISED SECTION J



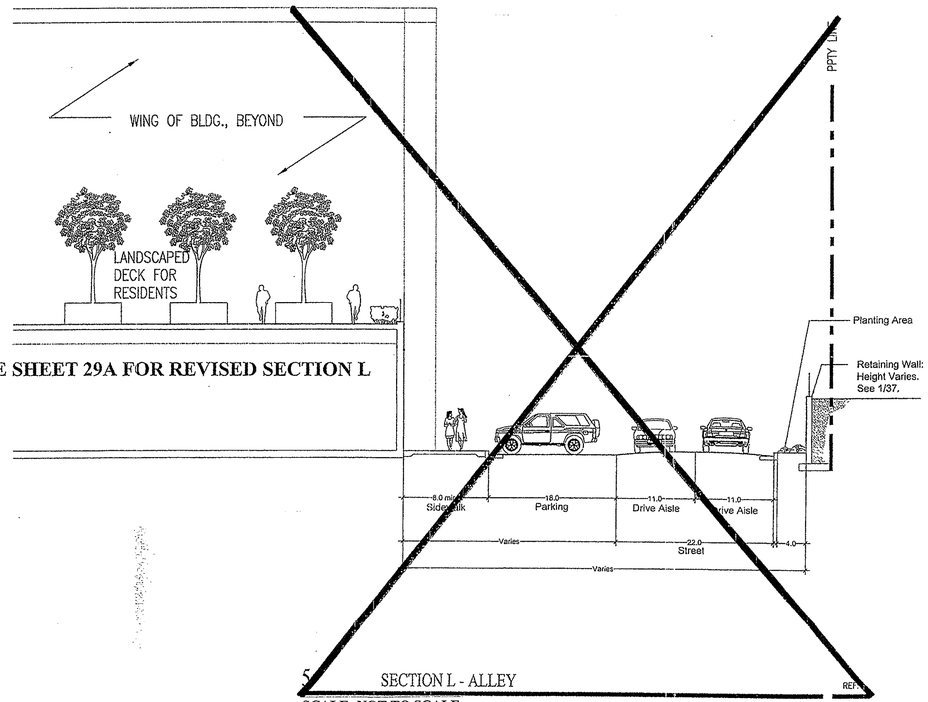
3 SECTION J - ALLEY

SCALE: NOT TO SCALE



4 SECTION S - STRAWBERRY LANE

SCALE: NOT TO SCALE



SEE SHEET 29A FOR REVISED SECTION L

5 SECTION L - ALLEY

SCALE: NOT TO SCALE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 48 of 67

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL

RTKL Associates, Inc.

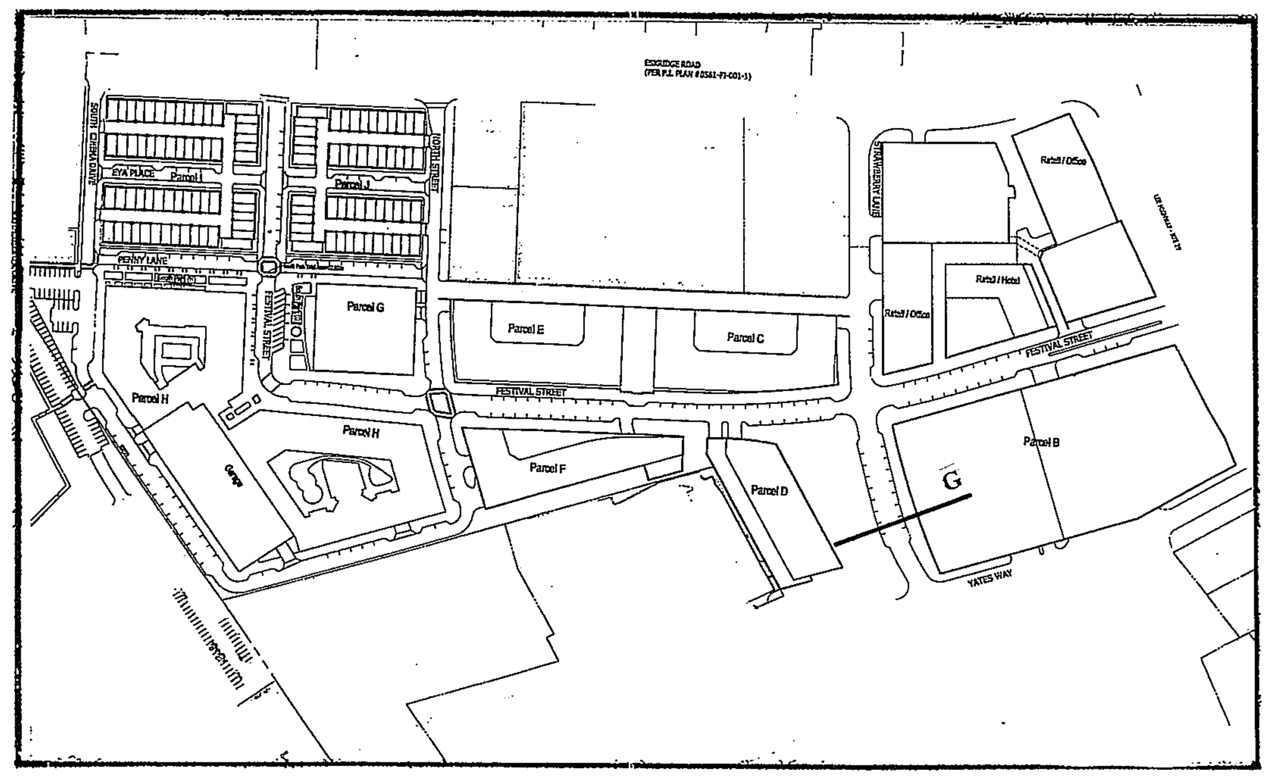
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

STREET SECTIONS

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

SHEET 30 OF 48

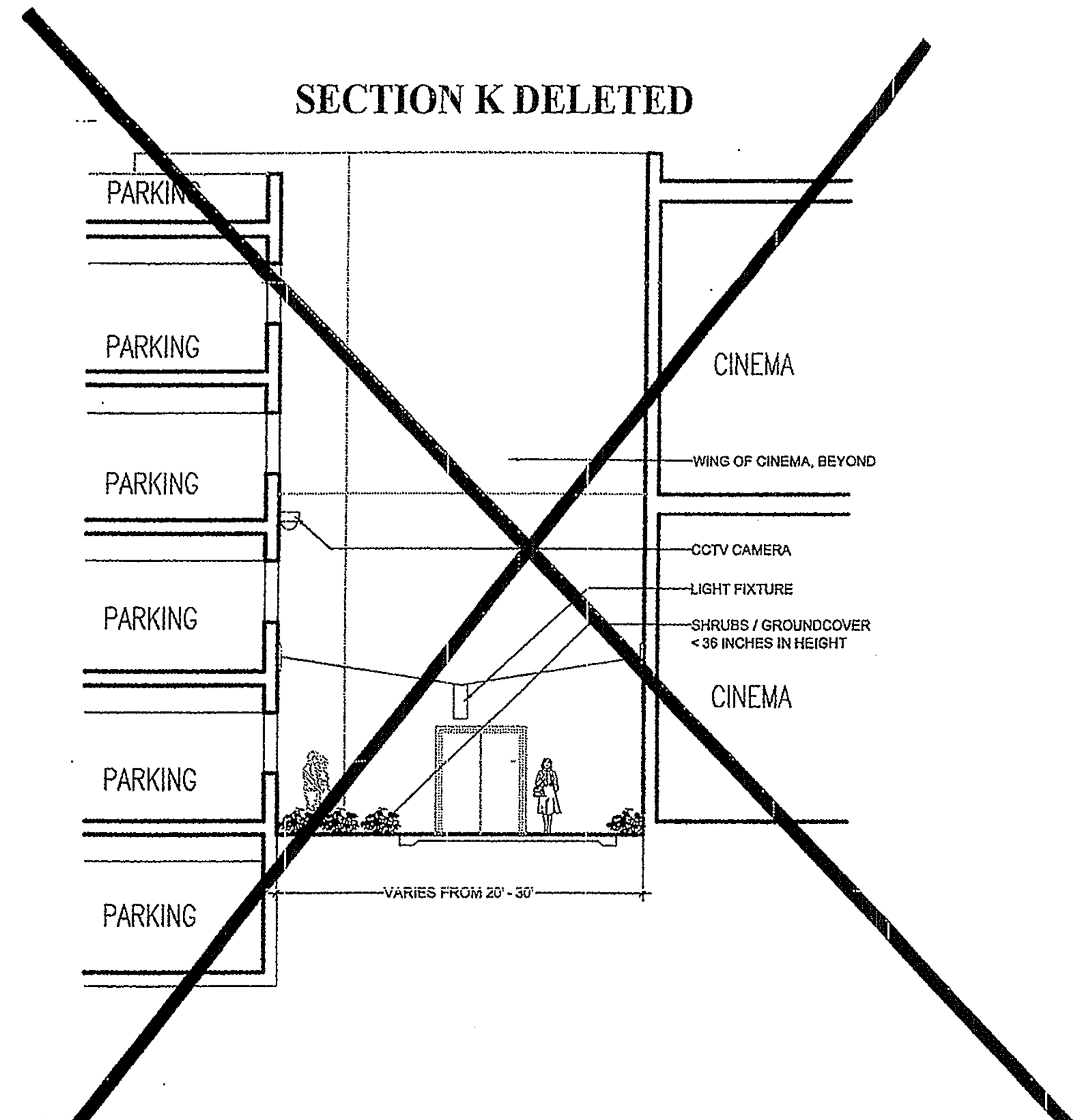


1 KEY PLAN

REF:

SCALE: NOT TO SCALE

SECTION K DELETED

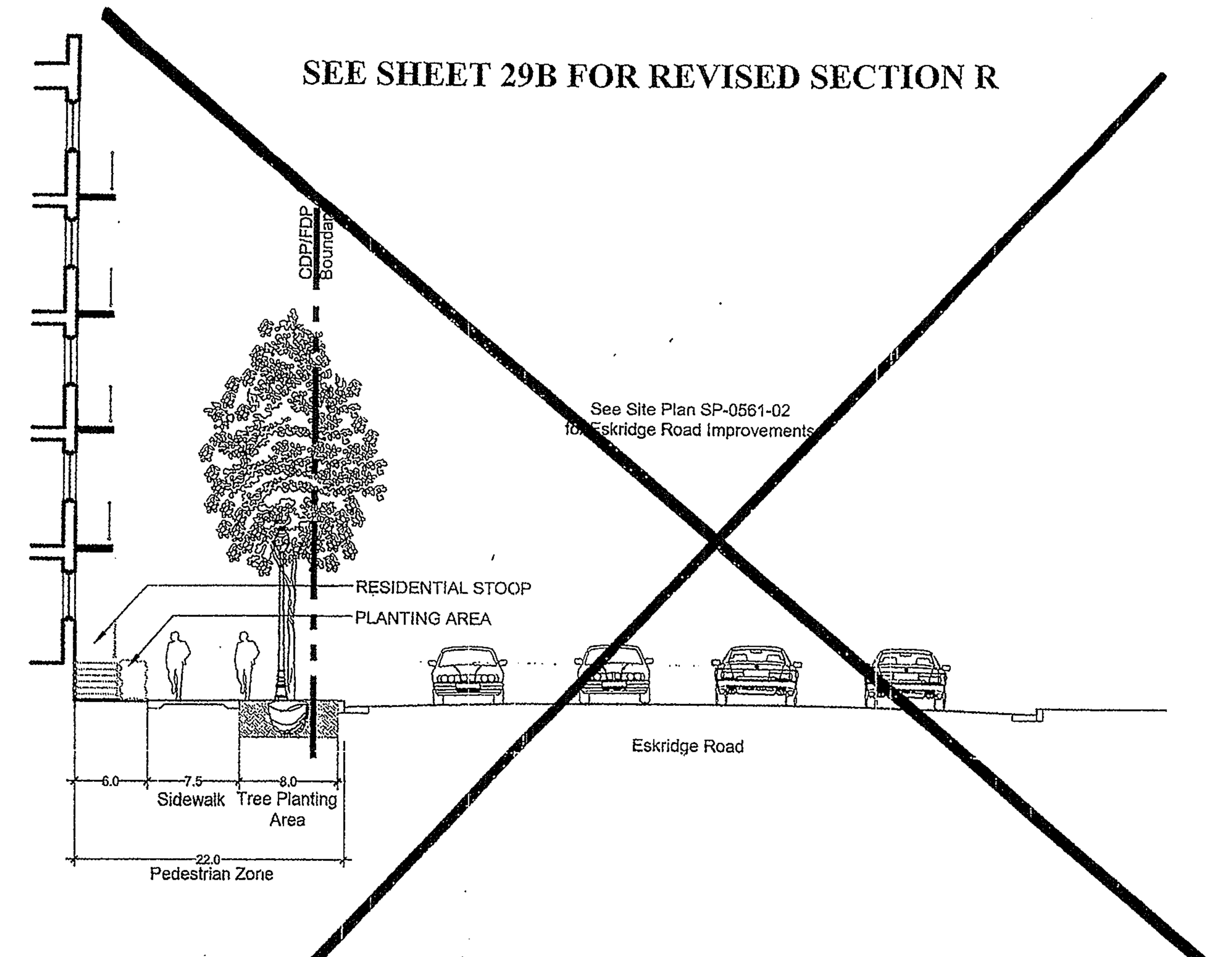


2 SECTION K - ALLEY MEWS

REF:

SCALE: NOT TO SCALE

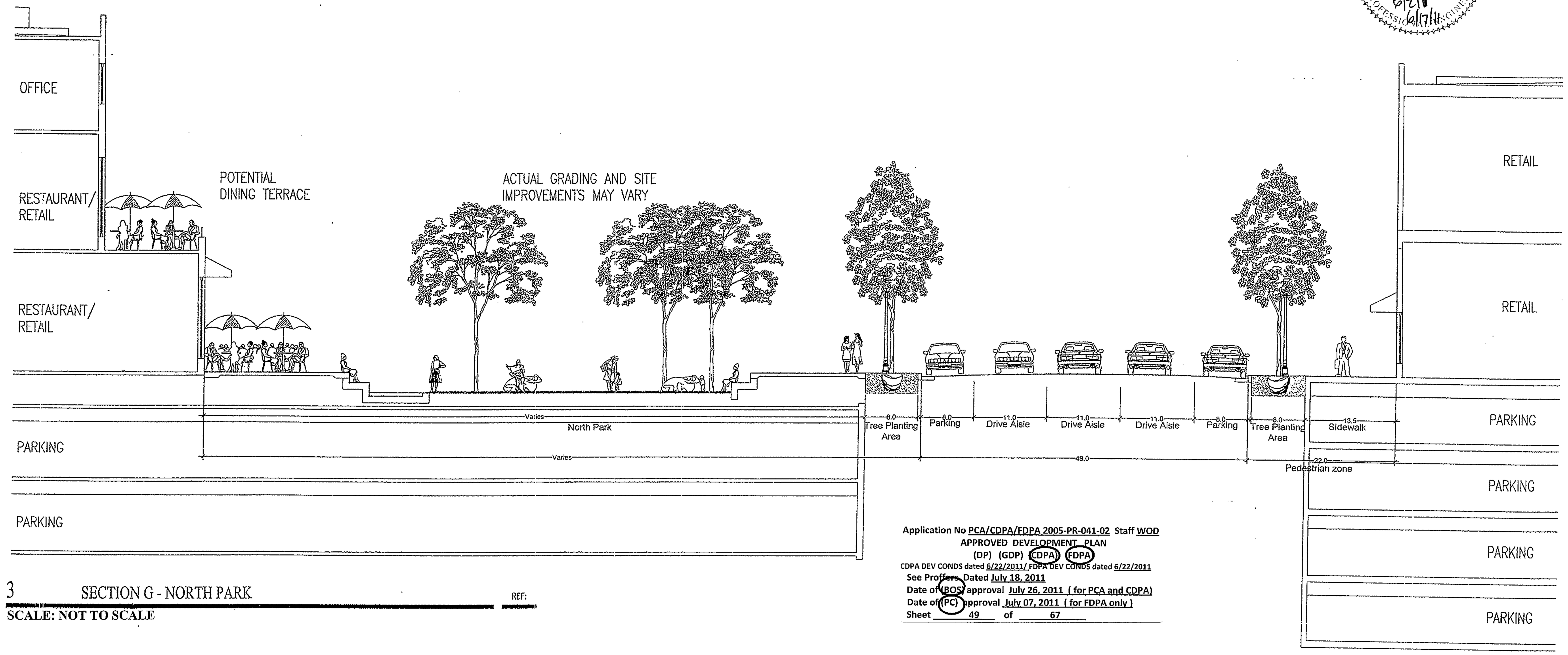
SEE SHEET 29B FOR REVISED SECTION R



3 SECTION R - ESKRIDGE ROAD ADJACENT TO SUBJECT PROPERTY

SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
PROFESSIONAL ENGINEER
6/2/11
6/17/11



3 SECTION G - NORTH PARK

REF:

SCALE: NOT TO SCALE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 49 of 67

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD

TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL

RTKL Associates, Inc.

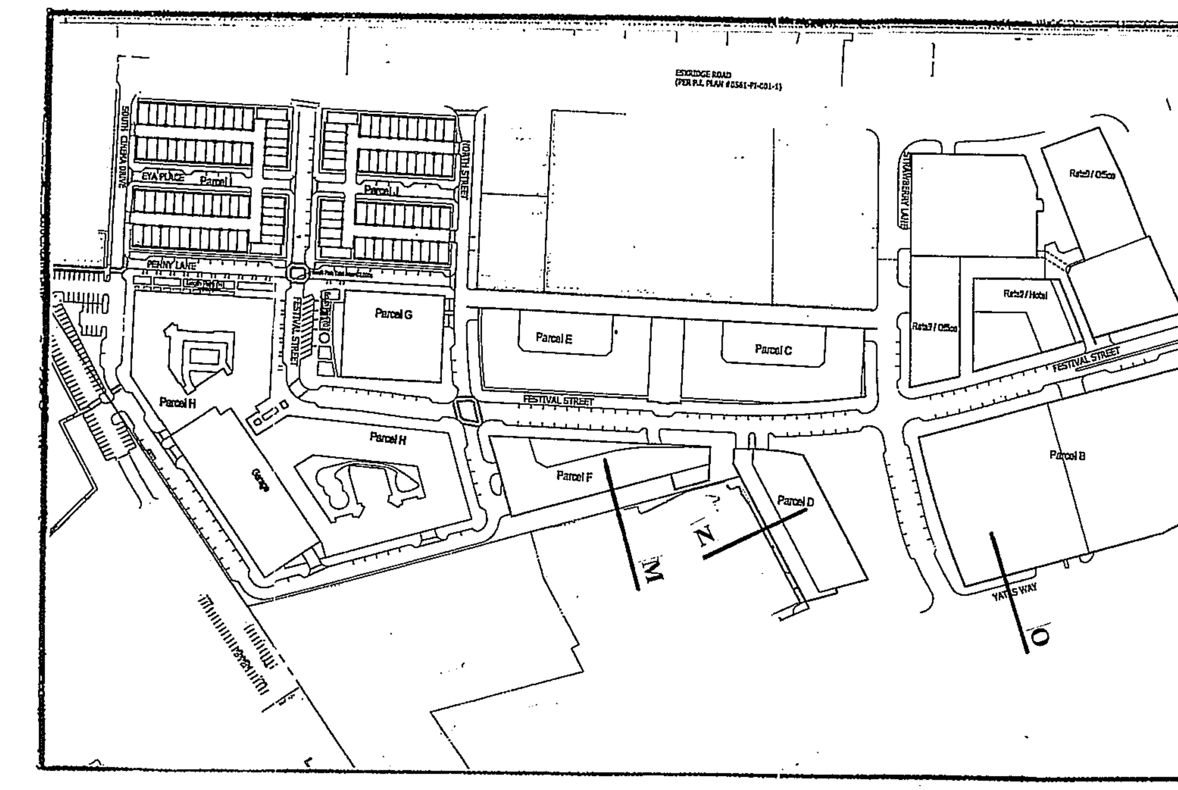
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

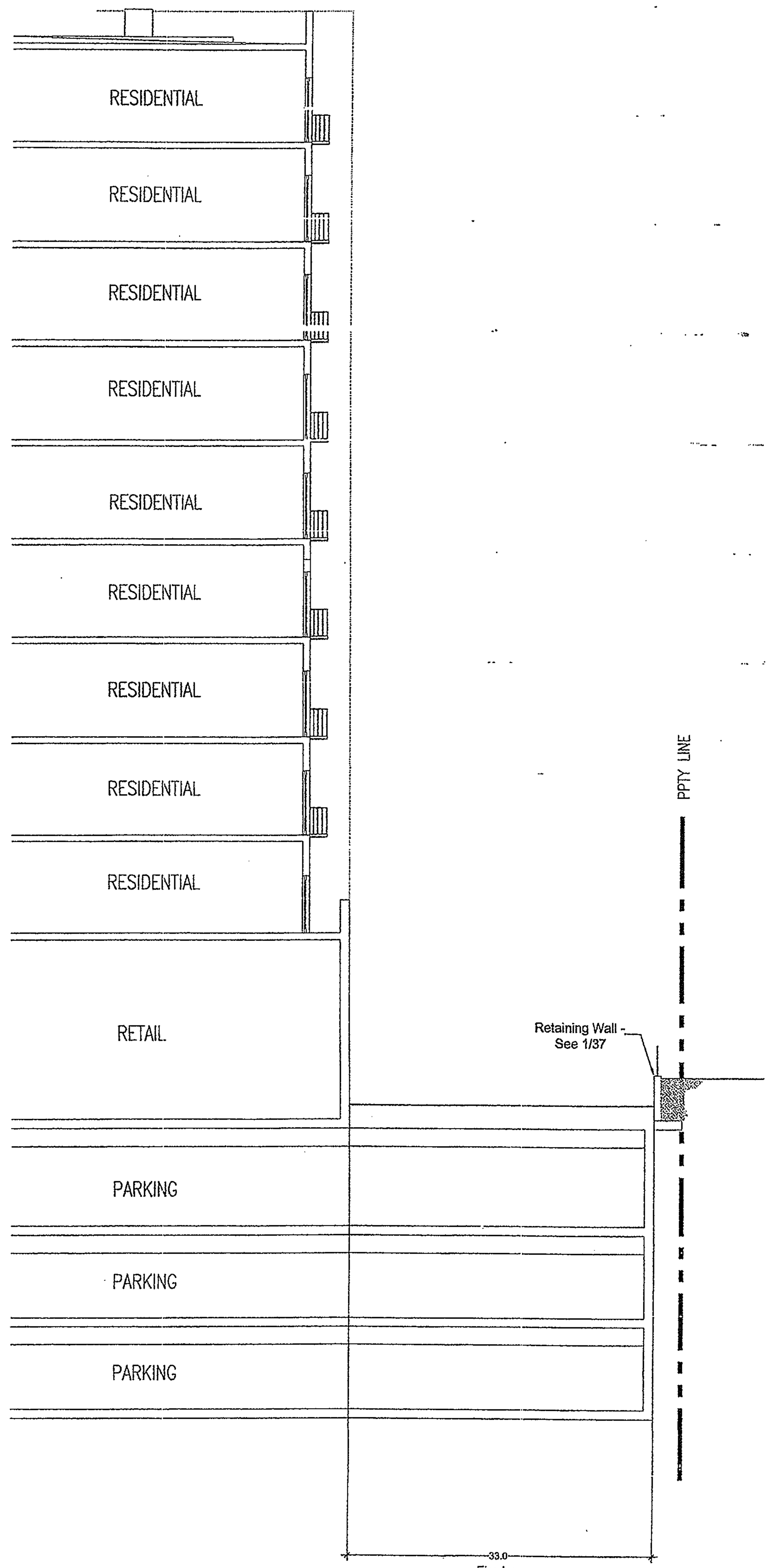
STREET SECTIONS

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

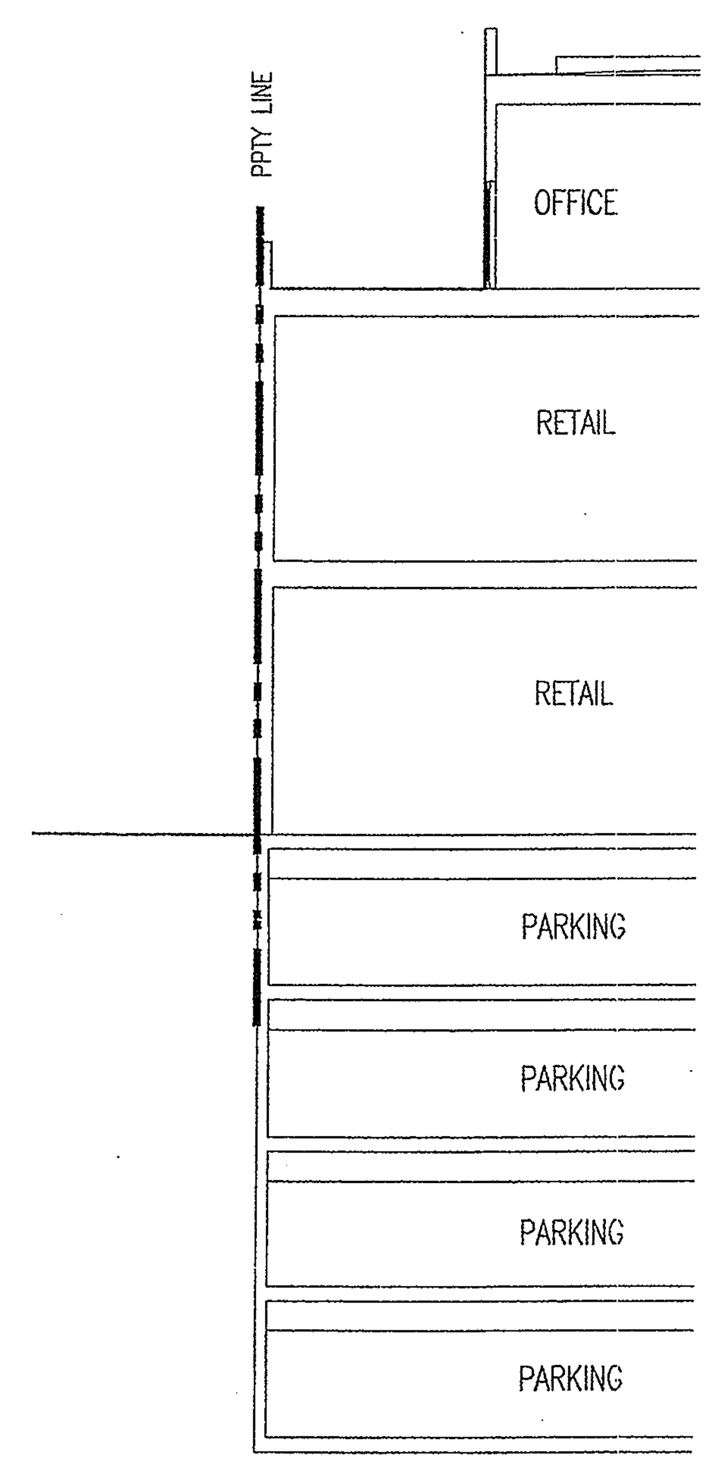
SHEET 31 OF 48



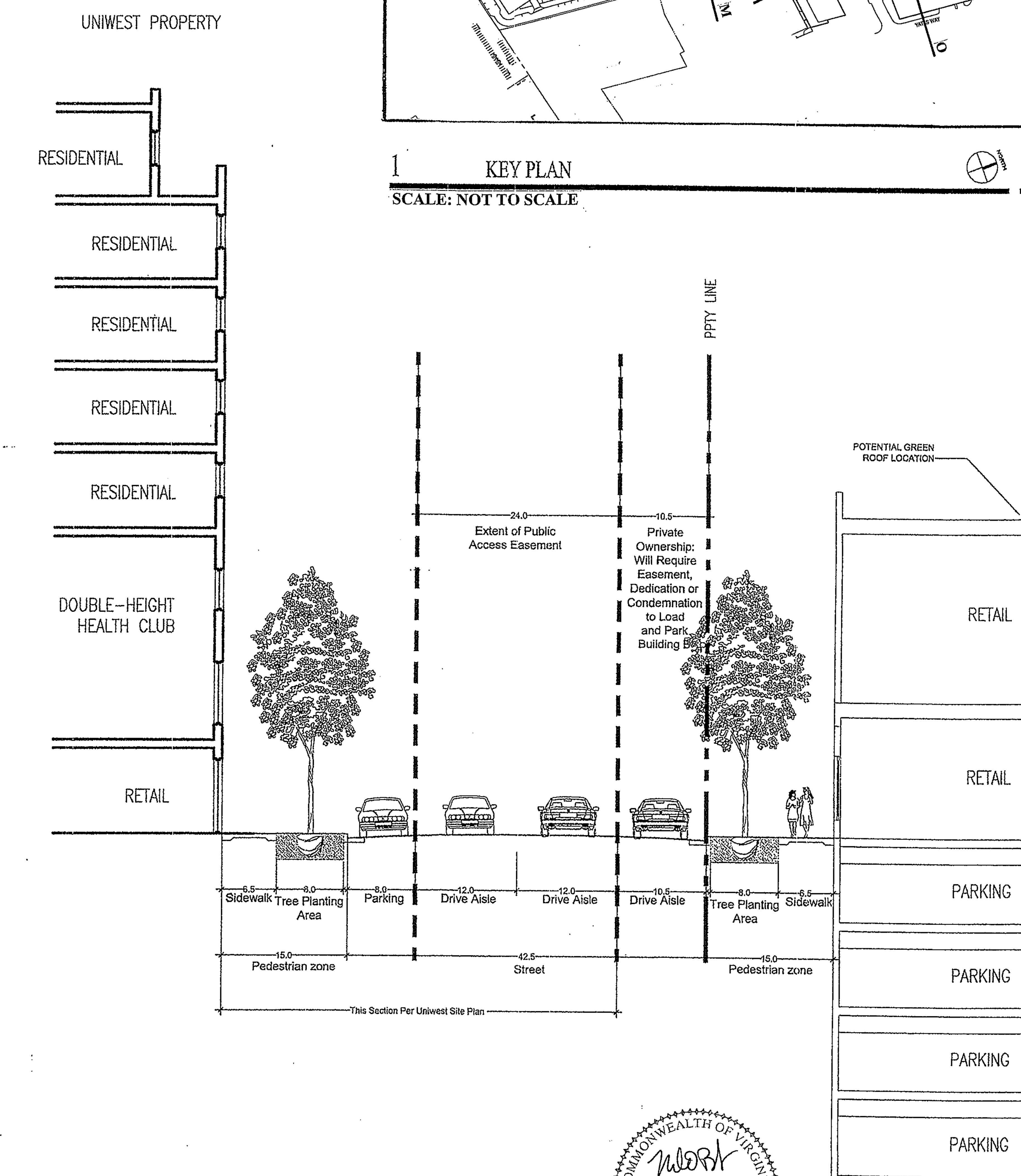
1 KEY PLAN
REF:
SCALE: NOT TO SCALE



2 SECTION M
REF:
SCALE: NOT TO SCALE



3 SECTION N
REF:
SCALE: NOT TO SCALE



4 SECTION O
REF:
SCALE: NOT TO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 50 of 67

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD

TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL

RTKL Associates, Inc.

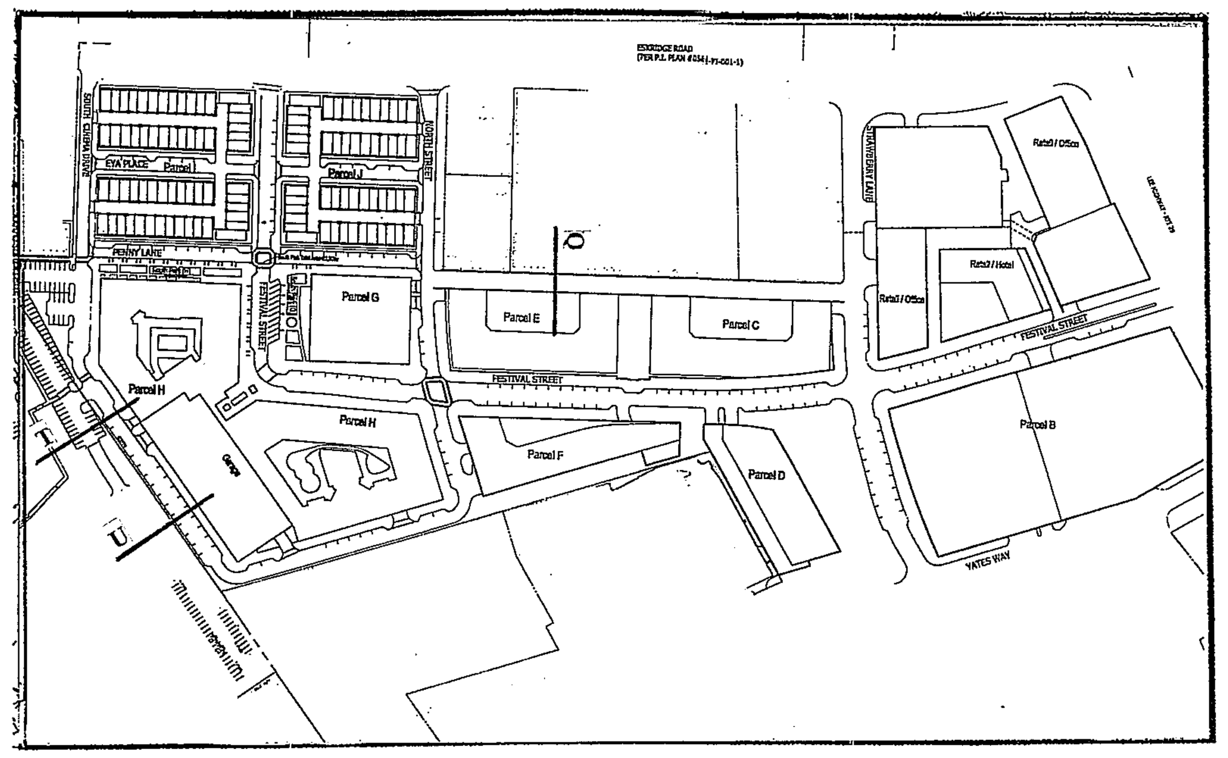
COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

STREET SECTIONS

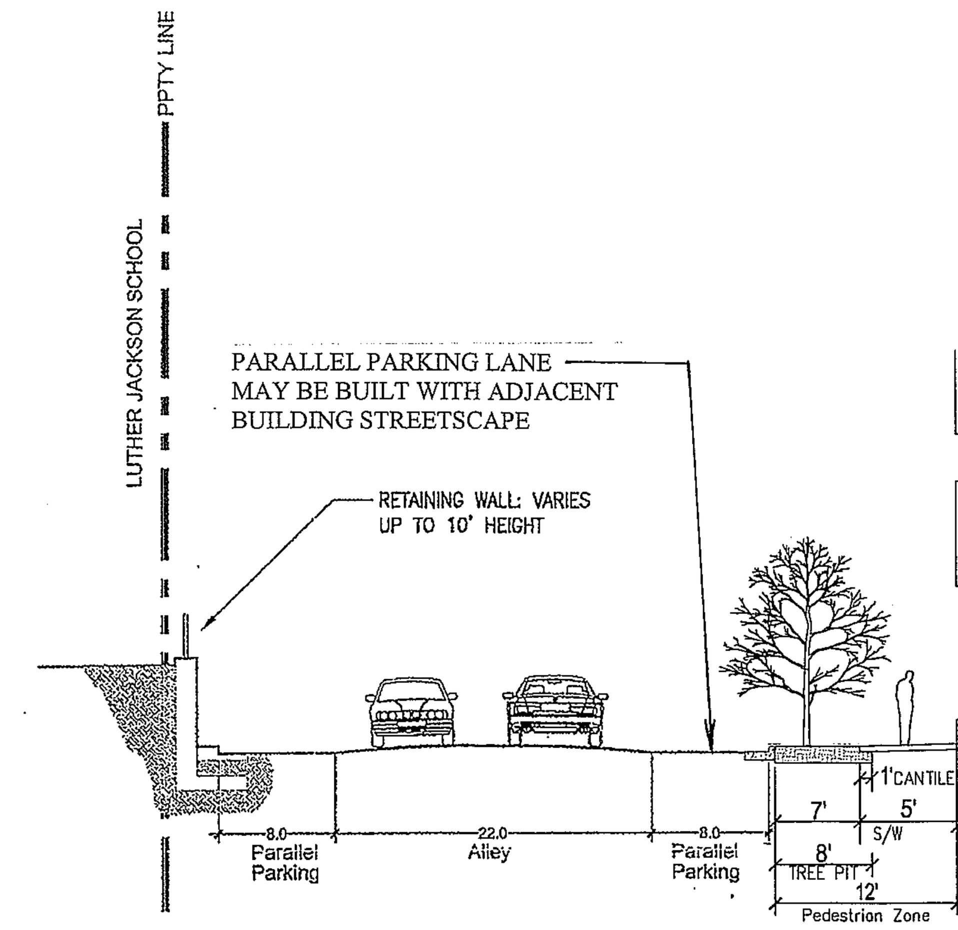
Contract No.	200606101
Issue Date	12/07/2005
Last Revision	10/01/2007

SHEET 32 OF 48



1 KEY PLAN REF:

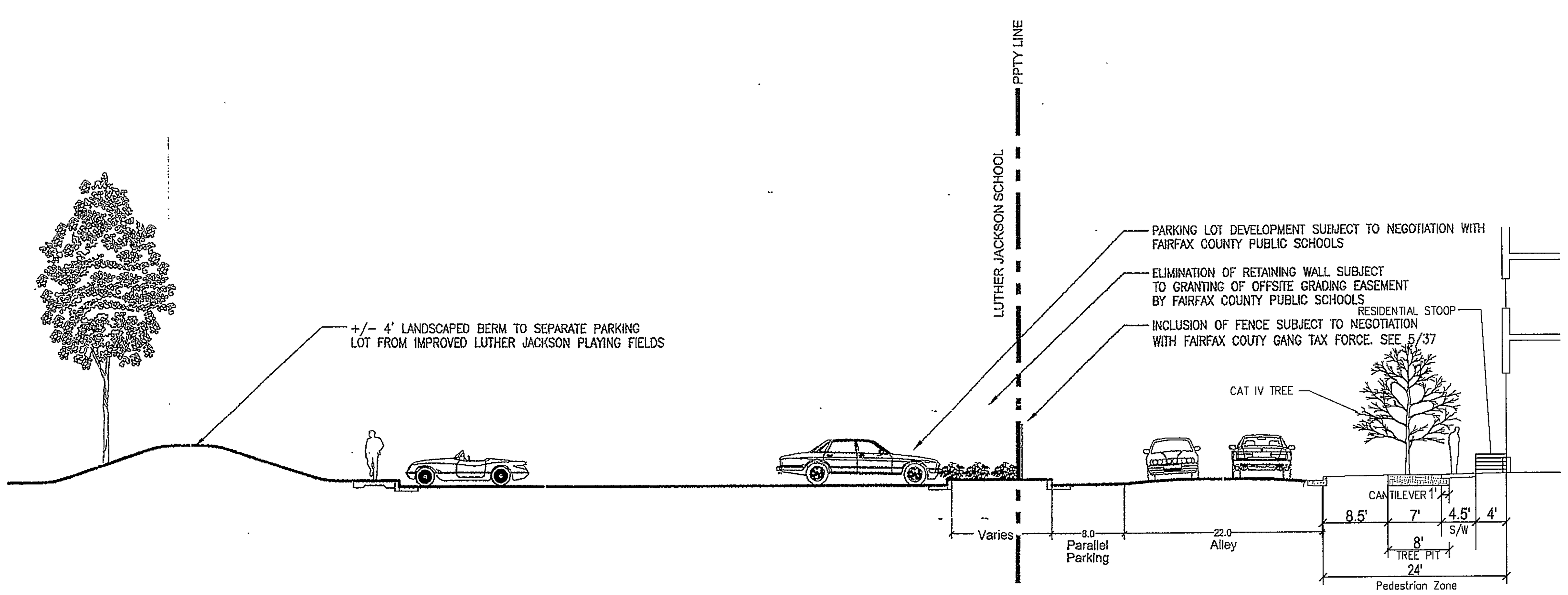
SCALE: NOT TO SCALE



2 SECTION U - SOUTHERN PL CONDITION REF:

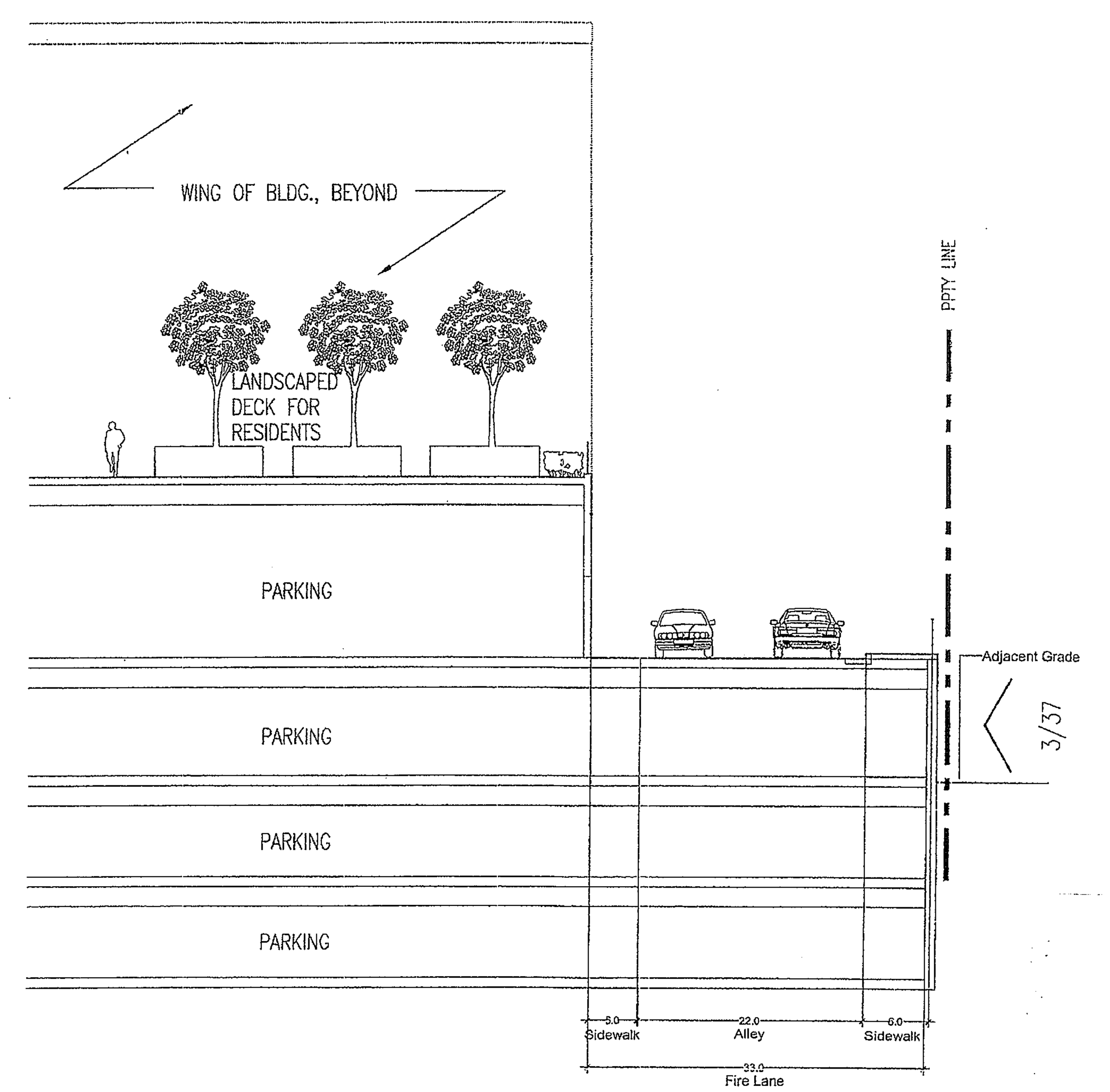
SCALE: NOT TO SCALE

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 51 of 67



3 SECTION T - SOUTHERN PL CONDITION
AND LUTHER JACKSON IMPROVEMENTS REF:

SCALE: NOT TO SCALE



4 SECTION Q - ALLEY REF:

SCALE: NOT TO SCALE

THIS SHEET FOR INFORMATION ONLY

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

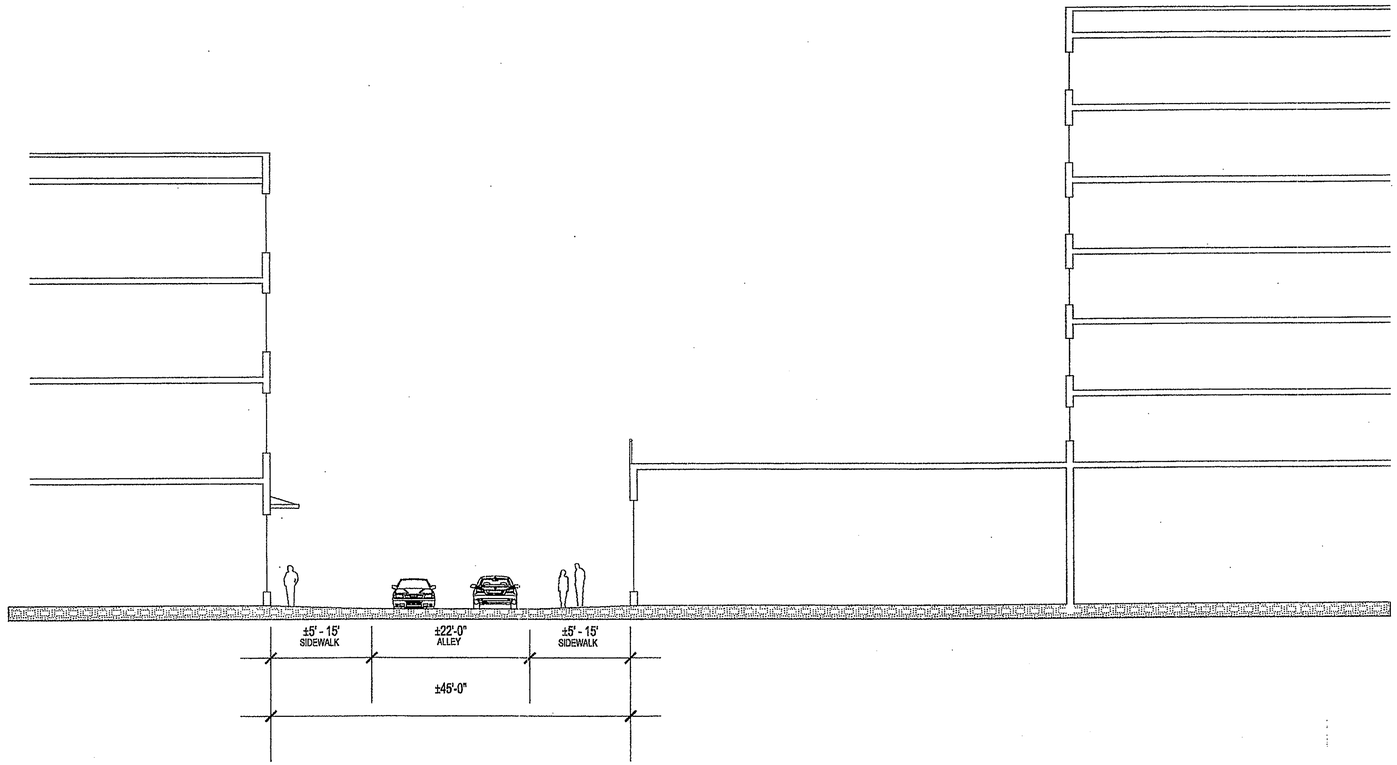
RTKL
RTKL Associates, Inc.

COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

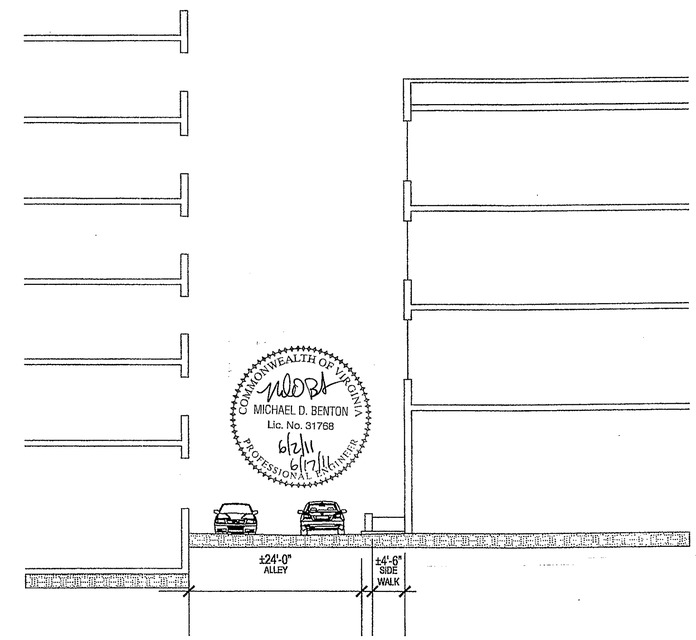
STREET SECTIONS

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



(V) ALLEY SECTION

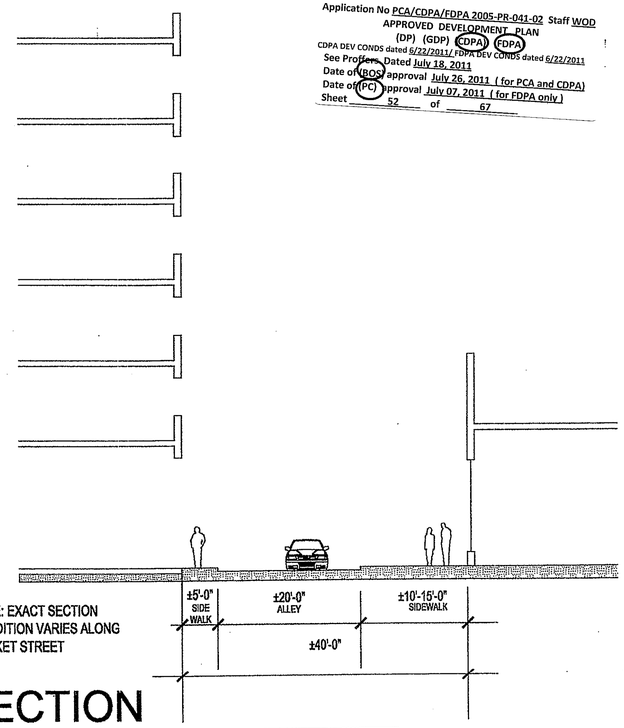
SCALE: NOT TO SCALE



(X) ALLEY SECTION

SCALE: NOT TO SCALE

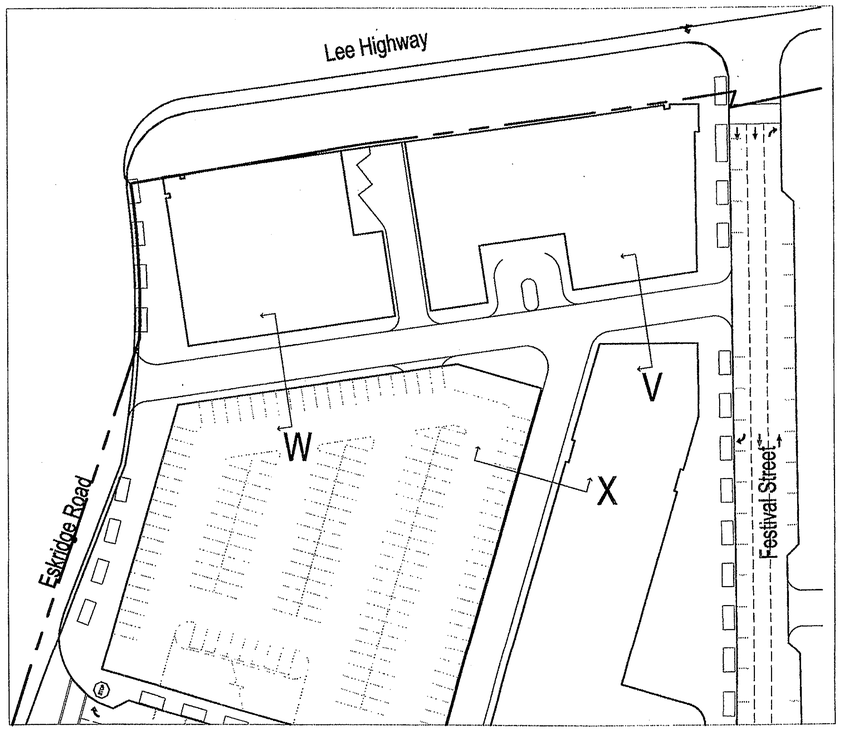
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 52 of 67



NOTE: EXACT SECTION CONDITION VARIES ALONG MARKET STREET

(W) ALLEY SECTION

SCALE: NOT TO SCALE



"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

CDP/FDP Revision 1/10/2011
CDP/FDP Revision 4/15/2011
CDP/FDP Revision 5/13/2011
CDP/FDP Revision 6/2/2011
CDP/FDP Revision 6/17/2011

REV. 12-7-2010
REV 12-03-2010
REV 11-05-2010
REV 10-11-2010
REV 08-23-2010
SUB 06-08-2010

PROJECT #	DRAWN BY
---	CH
DATE	SCALE
-	1" = 10'

Parcel A - Street Sections

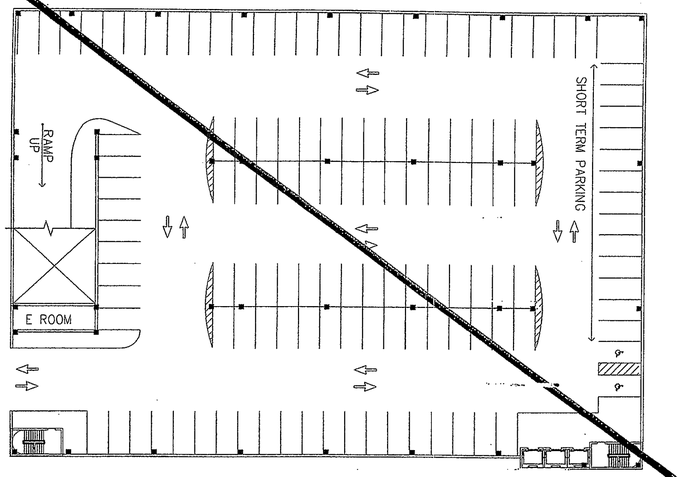
Merrifield Town Center

Fairfax County, VA

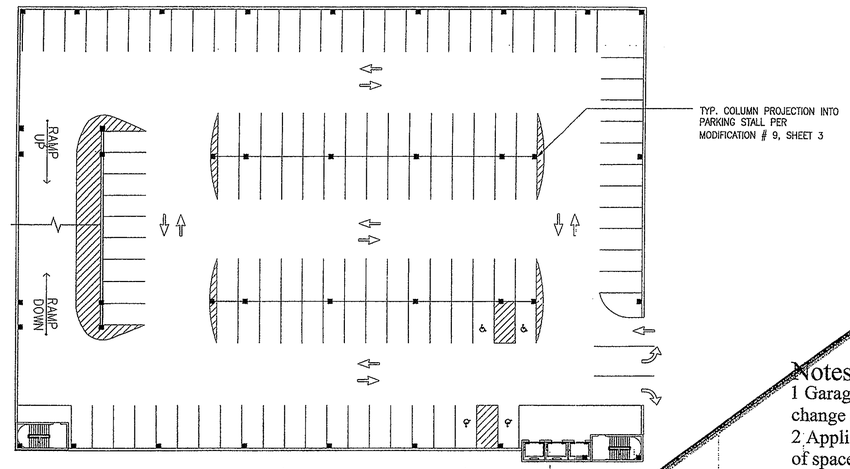
EDENS&AVANT
7200 Wisconsin Avenue ◊ Suite 400 ◊ Bethesda, MD ◊ 20814
Phone: 301.652.7400 ◊ Fax: 301.652.3588

SHEET NO.
33A

N:\Bethesda Office\Street Public Documents\Merrifield\Zoning\CDP\FP Parcel A\ABD\101203ESA\merfld PCA SECTIONS-101203.dwg Plotted by: Chris Hoine on 3-Dec-10 at 11:13:39 File Date: 2-Dec-10, 16:36:41 by CHoine Layout: 33A



1 BASEMENT LEVEL PLAN REF:
1" = 30'



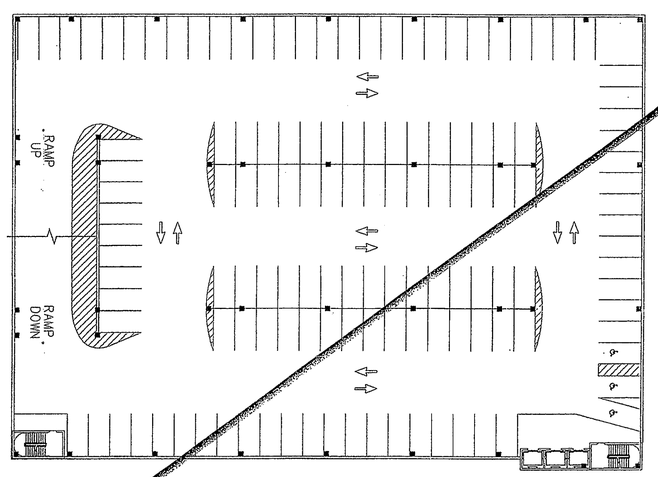
2 GROUND LEVEL PLAN REF:
1" = 30'

Notes:
1 Garage plans shown hereon are preliminary and subject to change at final design and engineering.
2 Applicant reserves the right to increase or decrease the number of spaces shown hereon, subject to Proffers.

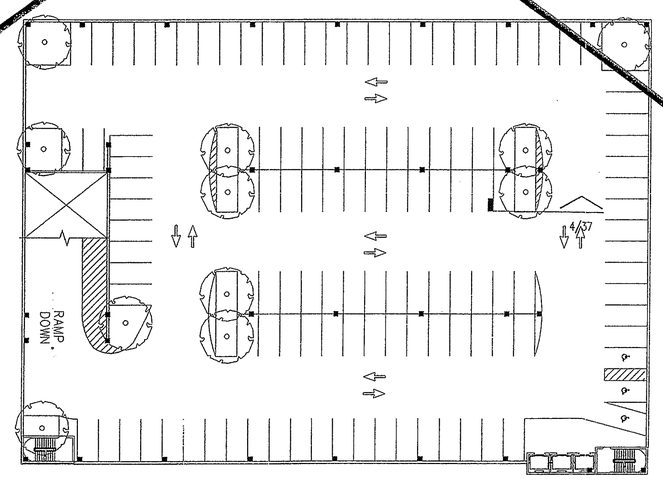
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 53 of 67

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

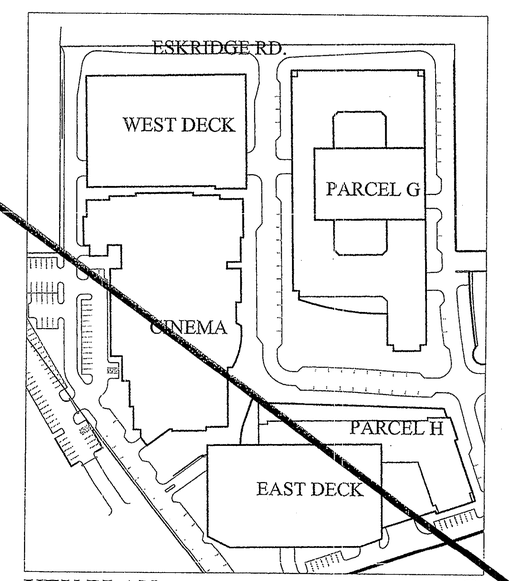
SHEET DELETED



3 TYPICAL LEVEL PLAN REF:
1" = 30'



4 TOP LEVEL PLAN REF:
1" = 30'



KEY PLAN

THIS SHEET FOR INFORMATION ONLY

MERRIFIELD TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

WALKER PARKING CONSULTANTS

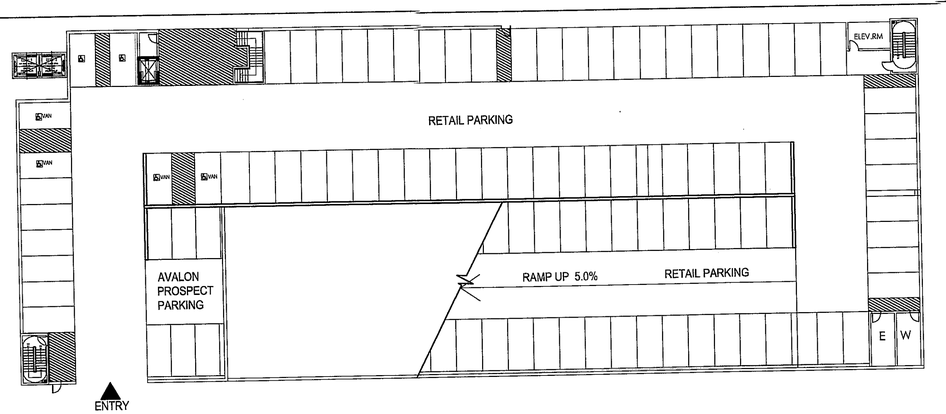
COPYRIGHT

GS
Drawn
GS
Checked
BC
Approved

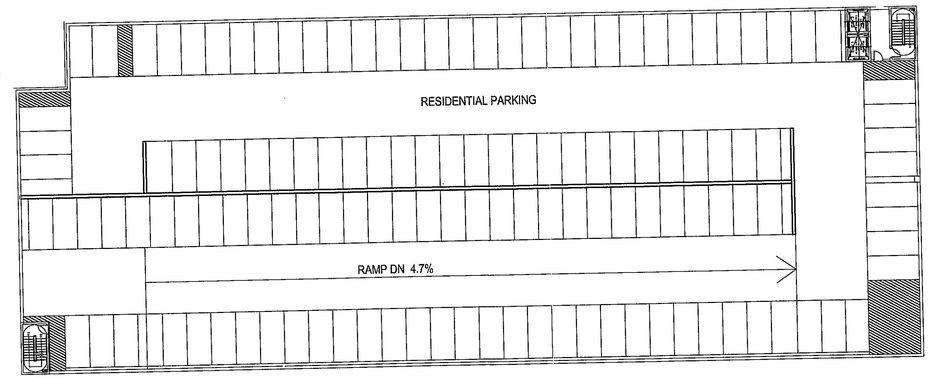
WEST DECK PLANS

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

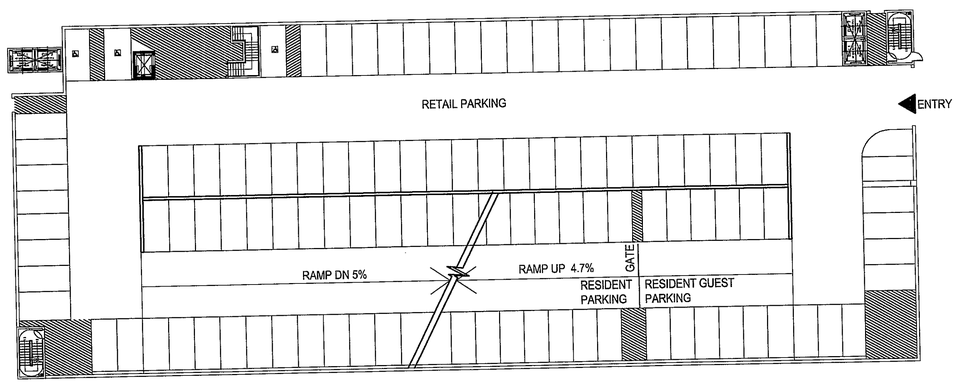
SHEET 34 OF 48



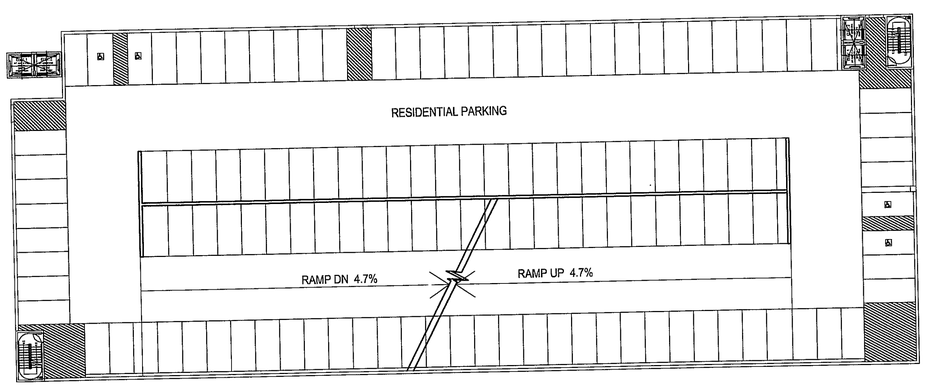
GROUND LEVEL PLAN
1"=30'



ROOF PLAN
1"=30'



LEVEL 1 PLAN
1"=30'

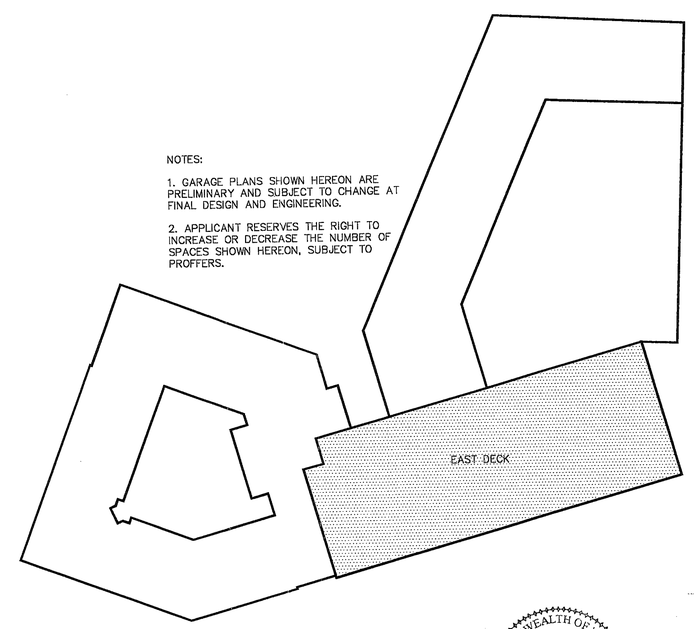


LEVEL 2–6 PLAN
1"=30'

NOTES:

1. GARAGE PLANS SHOWN HEREON ARE PRELIMINARY AND SUBJECT TO CHANGE AT FINAL DESIGN AND ENGINEERING.

2. APPLICANT RESERVES THE RIGHT TO INCREASE OR DECREASE THE NUMBER OF SPACES SHOWN HEREON, SUBJECT TO PROFFERS.



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 54 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
PROFESSIONAL ENGINEER
6/17/11

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES

VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA GERMANTOWN, MD LEESBURG, VA

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

EAST DECK PLANS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/08/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/11
16.) REVISED 5/13/11
17.) REVISED 6/2/2011
18.) REVISED 6/17/2011

DATE: 12/15/05

DES.	DWN.
BC	BC

SCALE: AS NOTED

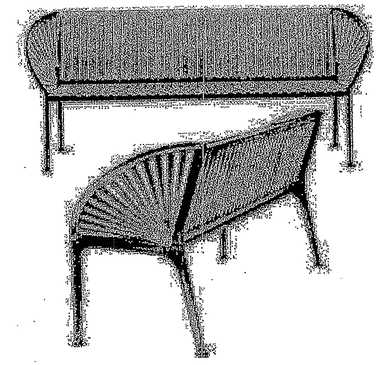
PROJECT/FILE NO. 6575

SHEET NO. 35 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_903.dwg 5/12/2011 9:11:58 AM EDT

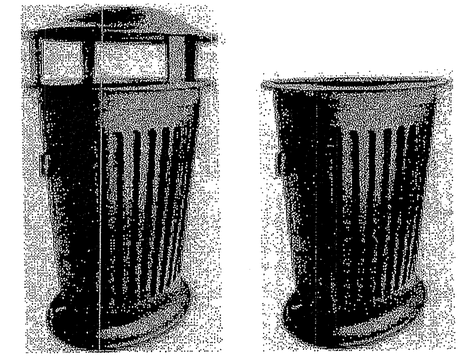
Sample Tree Selection

Acer rubrum	Red maple
Betula nigra	River birch
Liquidambar styraciflua 'Rotundiloba'	Sweet gum Rotundiloba
Nyssa sylvatica	Black gum
Platanus x acerifolia	London Plane
Quercus phellos	Willow oak
Quercus rubra	Red oak
Ulmus parvifolia	Chinese elm
Ulmus americana 'Valley Forge'	Valley Forge American elm
Ulmus americana 'New Harmony'	New Harmony American elm

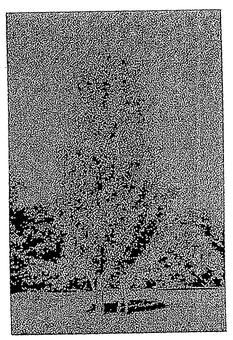


Benches

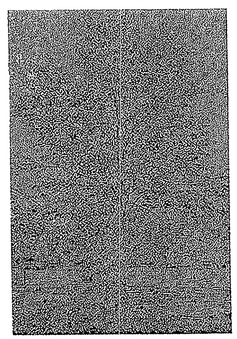
Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 55 of 67



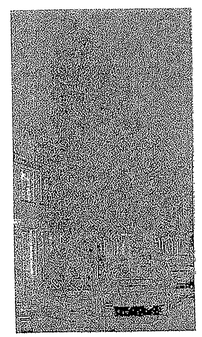
Trash Recptacles



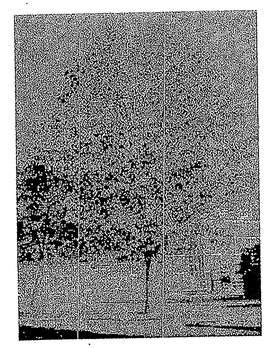
Red Maple



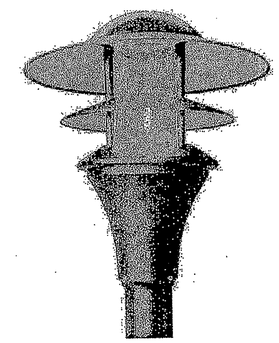
River Birch



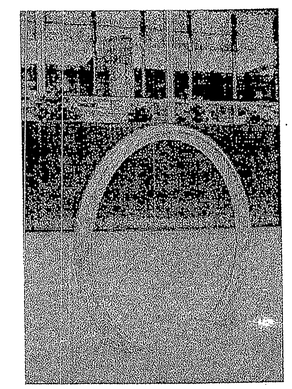
Sweet Gum



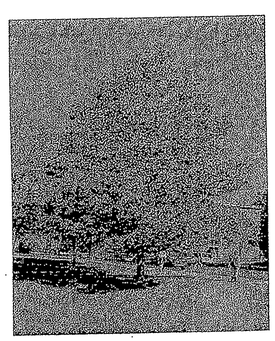
Black Gum



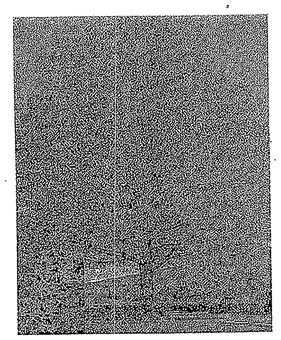
Pedestrian Street Lamp



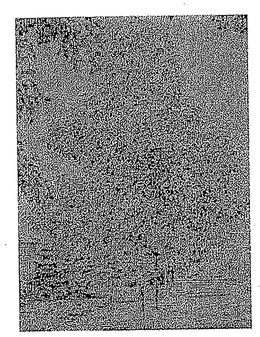
Bike Rack



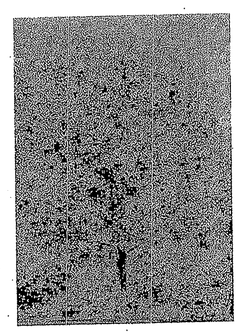
London Plane



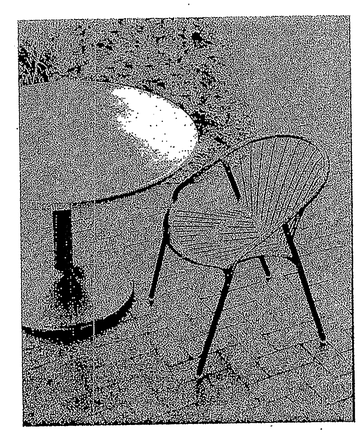
Willow Oak



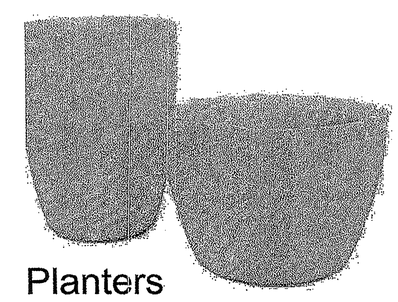
Red Oak



Chinese Elm



Moveable Tables and Chairs



Planters

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Note:
1. Exact type, design and location of all landscape improvements to be determined at final engineering and design.
2. Tree selection is for illustrative purposes. Plant schedule will be submitted as part of Landscape Plan at Site Plan submission.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

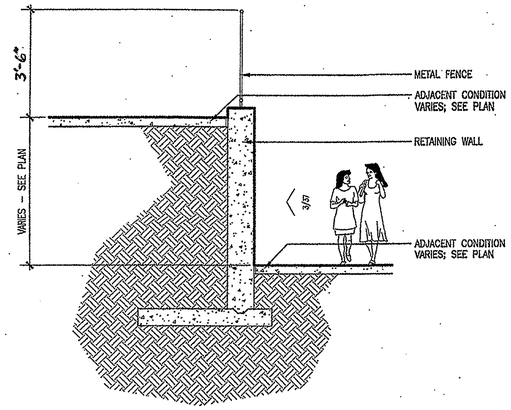
RTKL
RTKL Associates, Inc.

COPYRIGHT

BC
Drawn
GS
Checked
BC
Approved

LANDSCAPE ELEMENTS

Contract No.	20060610
Issue Date	12/07/200
Last Revision	10/01/200

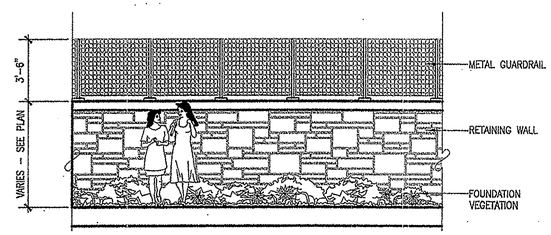


1 RETAINING WALL DETAIL-SECTION REF:

1/4" = 1'-0"

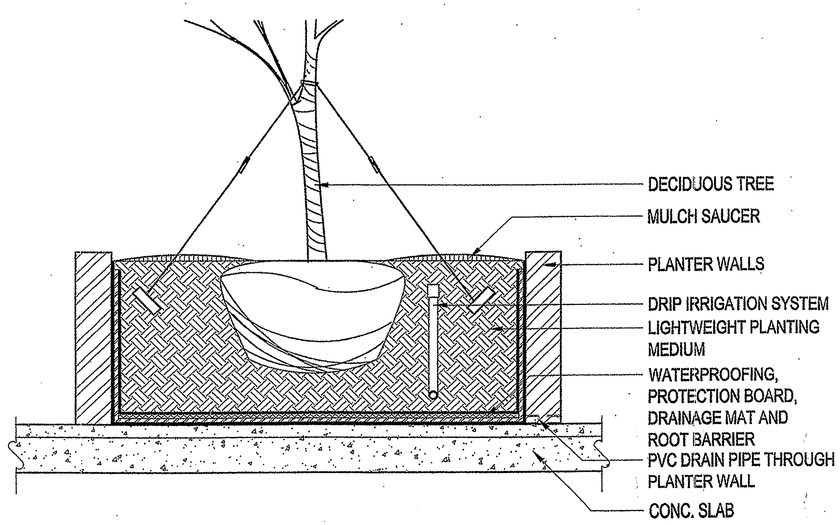
2 NOT USED REF:

1/4" = 1'-0"



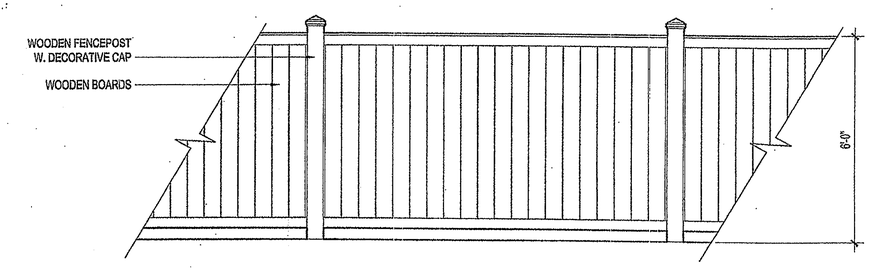
3 RETAINING WALL DETAIL-ELEVATION REF:

1/4" = 1'-0"



4 TREE ON SLAB DETAIL REF:

3/4" = 1'-0"



5 SCREEN FENCE - ELEVATION REF:

1/2" = 1'-0"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 56 of 67

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

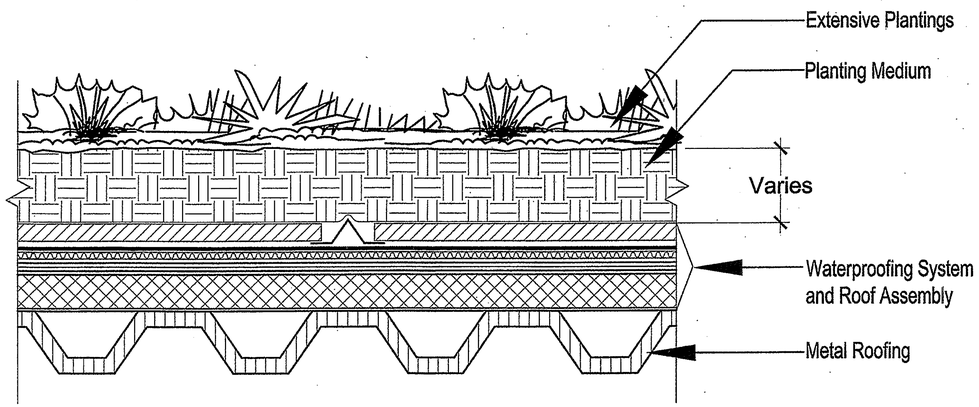
COPYRIGHT

MS
Drawn
GS
Checked
BC
Approved

LANDSCAPE ELEMENTS

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 57 of 67

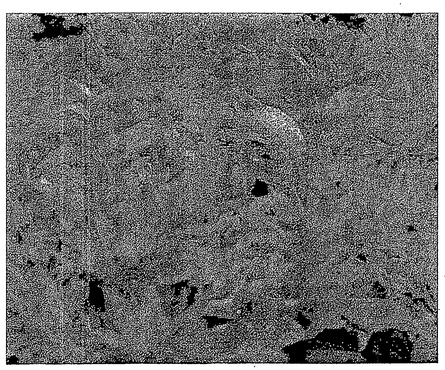


1 TYPICAL SECTION - EXTENSIVE GREEN ROOF REF:
N.T.S.

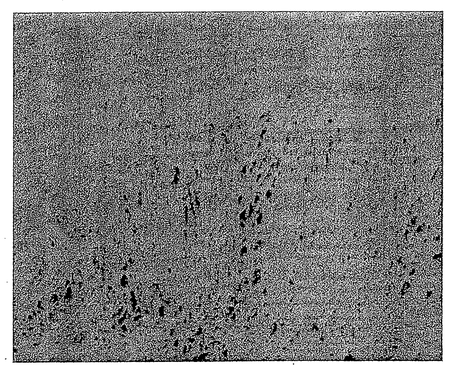
Note:
1See sheets 12 - 14 of CDP / FDP application for roof location.

2 Applicant shall provide green roof of approximately 20,000 SF in accordance with the typical sections shown on this sheet, provided that incremental costs associated with such green roof do not exceed $300,000. If costs are anticipated to exceed the foregoing estimated cost, then, subject to approval by the County, which approval shall not be unreasonably withheld, the scope of improvements may be modified and/or value engineered by Applicant in order to meet the cost parameter set forth above. Incremental costs include items such as increased structural support, drainage requirements, waterproofing, etc.

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



3 PLANT MATERIAL EXAMPLE: SEDUM SPURIUM 'JOHN CREECH' REF:
N.T.S.



4 PLANT MATERIAL EXAMPLE: PETRORHAGIA SAXIFRAGA REF:
N.T.S.

TYPE	CONTAINER	NOTES
EXTENSIVE PLANTS		
PETRORHAGIA SAXIFRAGA	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM ALBUM 'MURALE'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM FLORIFERUM 'WEIHENSTEPHANER GOLD'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM RUPESTRE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SEXANGULARE	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'FULDAGLUT'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'JOHN CREECH'	PRE-EST. CUTTINGS	FULLY ROOTED
SEDUM SPURIUM 'WHITE FORM'	PRE-EST. CUTTINGS	FULLY ROOTED

Note: For informational purposes only. Exact plant schedule to be determined.

6 SAMPLE ROOFTOP PLANT SCHEDULE REF:

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

MERRIFIELD
TOWN CENTER
FAIRFAX COUNTY, VIRGINIA

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

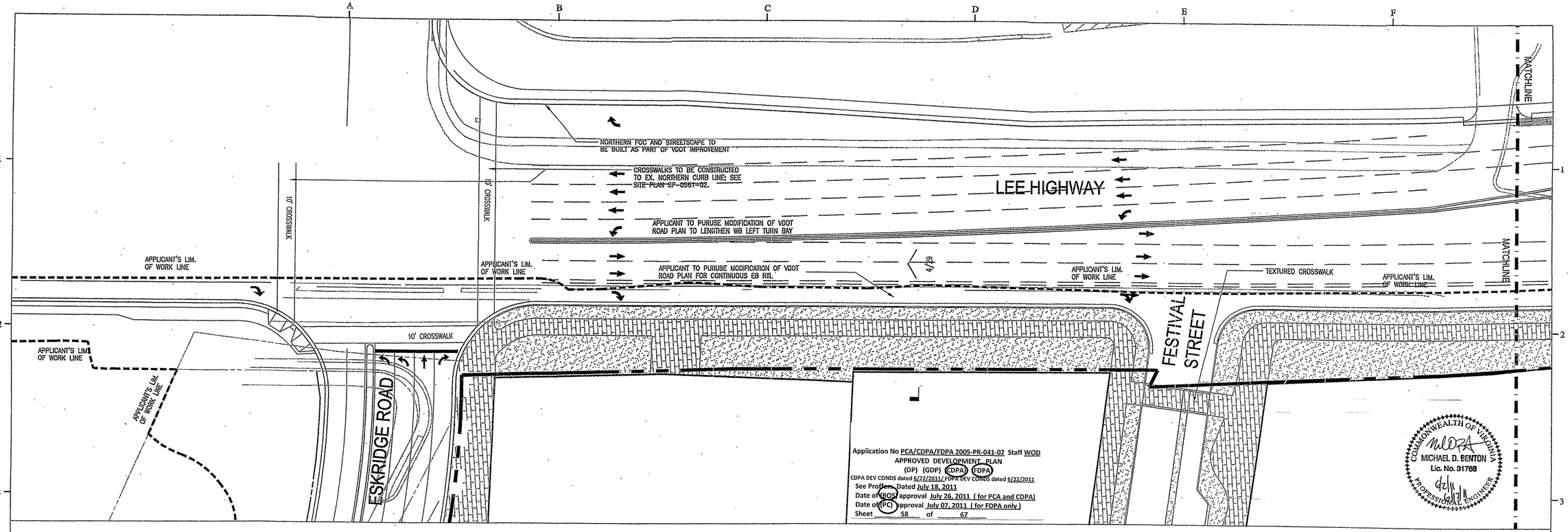
MS
Drawn
GS
Checked
BC
Approved

GREEN ROOF DETAILS

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

MERRIFIELD TOWN CENTER

FAIRFAX COUNTY, VIRGINIA

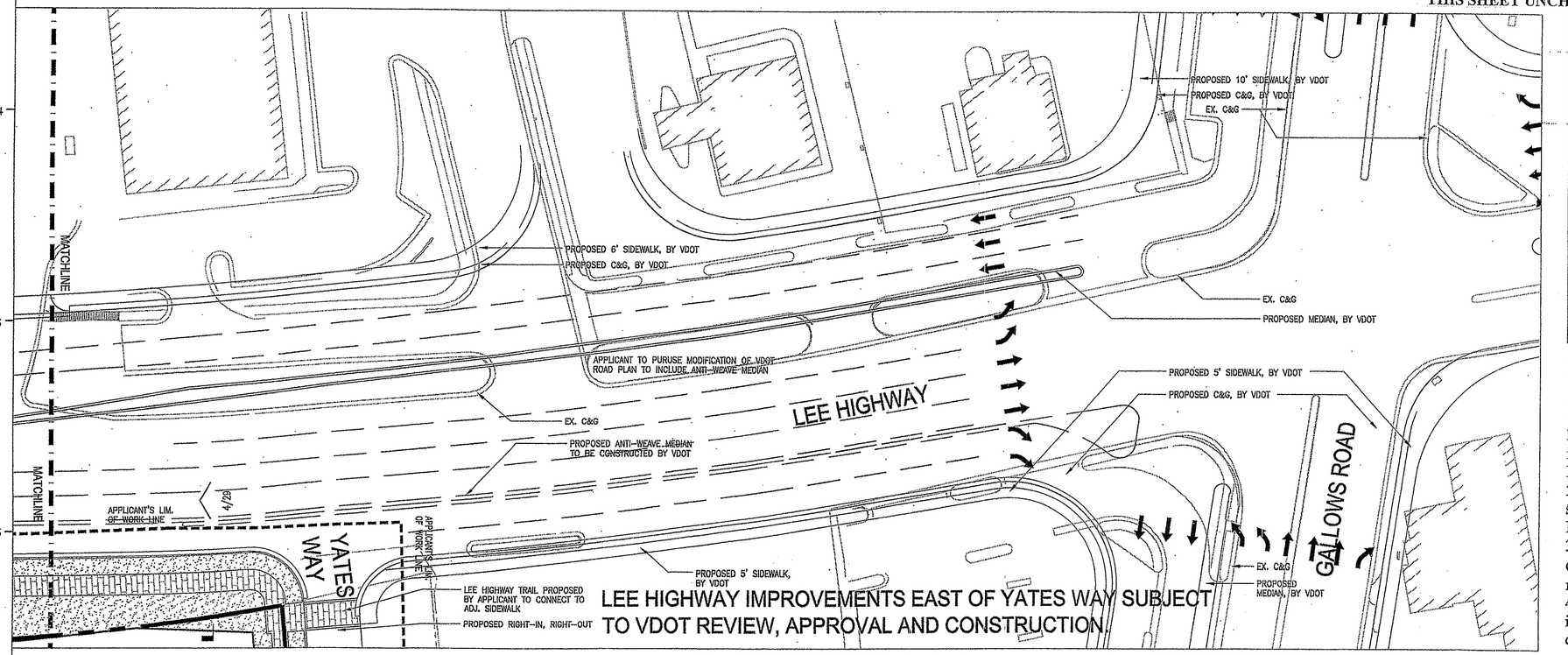


Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 58 of 67

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
PROFESSIONAL ENGINEER
6/14/11

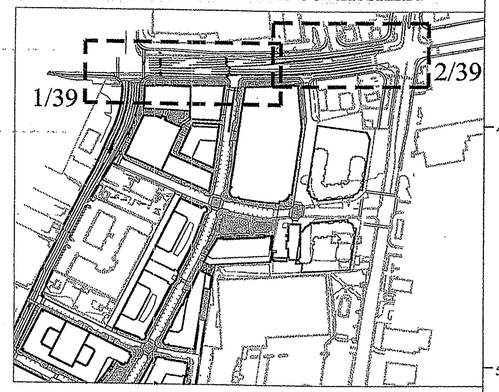
1 WEST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'
REF:

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"



LEE HIGHWAY IMPROVEMENTS EAST OF YATES WAY SUBJECT TO VDOT REVIEW, APPROVAL AND CONSTRUCTION.

2 EAST END OF APPLICANT'S LEE HIGHWAY FRONTAGE
1" = 30'.
REF:



Key Plan

Notes:

1. This exhibit is for illustrative purposes only, and depicts improvements to Eskridge Road, Lee Highway and Gallows Road. Applicant's proposed improvements are indicated.
2. For proposed streetscape improvments to Eskridge Road, see Site Plan SP-0561-02; for proposed imrovements to Lee Highway, see plans for VDOT project #0029-029-119.
3. All improvements shown on properties not currently owned or controlled by Applicant contingent upon necessary acquisitions / agreements and public approvals.
4. Exact type, design and location of all landscape improvements to be determined at final engineering and design.

NORTH
0 15 30 60

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

Issued Drawing Log

RTKL
RTKL Associates, Inc.

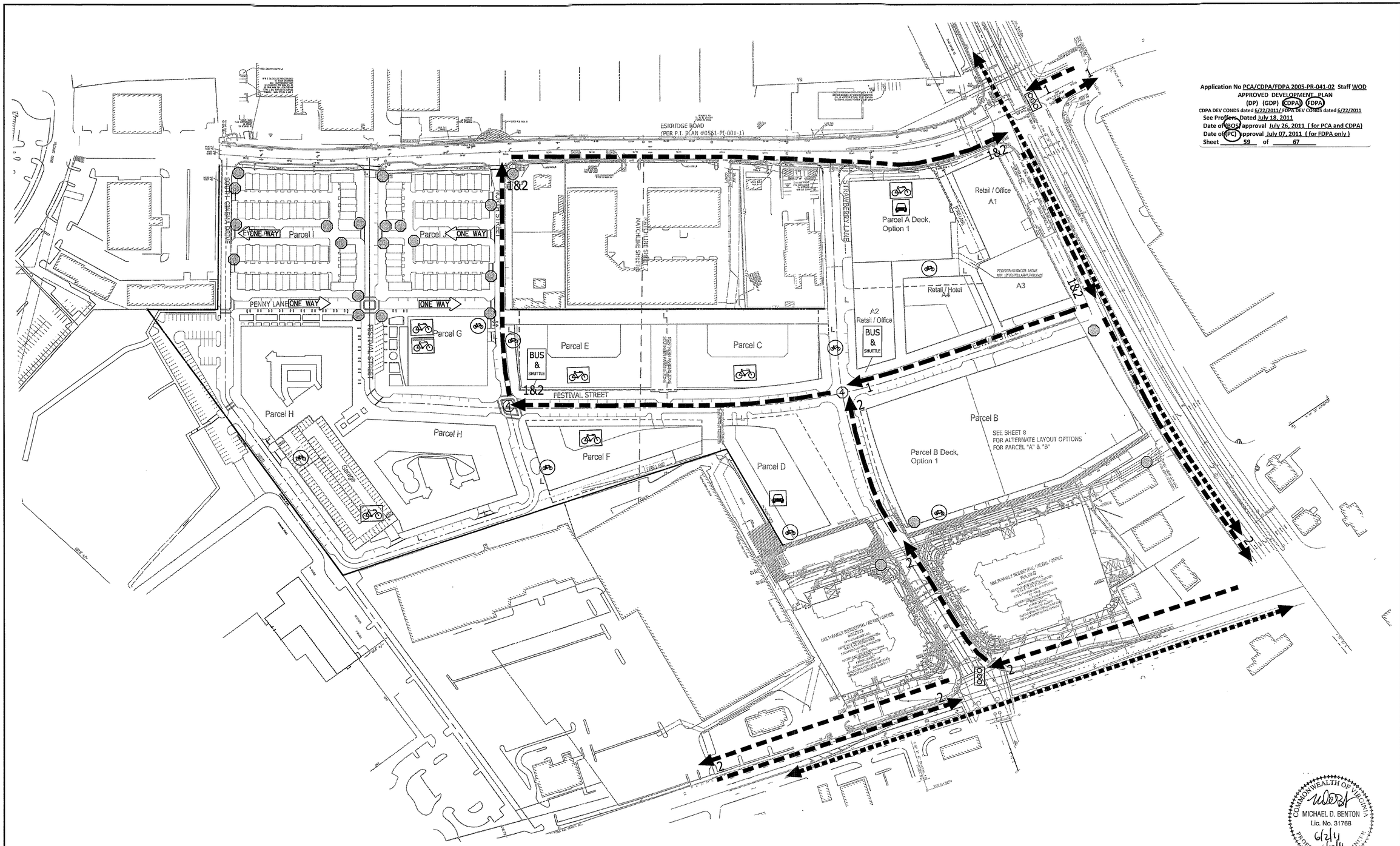
COPYRIGHT

GS
Drawn
GS
Checked
BC
Approved

FUTURE LEE HWY IMPROVEMENTS

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

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 59 of 67



LEGEND

- PUBLIC BIKE RACK
- RESIDENTIAL BIKE CAGE
- OFFICE BIKE CAGE
- OFFICE CAR-& VAN-POOL PARKING
- 4-WAY STOP
- INDIVIDUAL STOP
- SIGNAL WITH PEN-HEADS
- BUS & SHUTTLE — SHUTTLE STOP
- SHARED BIKE LANE
- 1&2 / 2 — SHUTTLE ROUTES

NOTES:

1. EXACT TYPE AND LOCATION OF ALL IMPROVEMENTS TO BE DETERMINED AT FINAL ENGINEERING AND DESIGN. SEE PROFFERS FOR BICYCLE STORAGE/RACK QUANTITIES.
2. ALL IMPROVEMENTS SHOWN ON PROPERTIES NOT CURRENTLY OWNED OR CONTROLLED BY APPLICANT CONTINGENT UPON NECESSARY ACQUISTIONS, AGREEMENTS AND PUBLIC APPROVALS.
3. EXACT SHUTTLE ROUTES TO BE ESTABLISHED AS PART OF FUTURE TDM PROGRAM.

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

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

18.) REVISED 6/17/2011

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

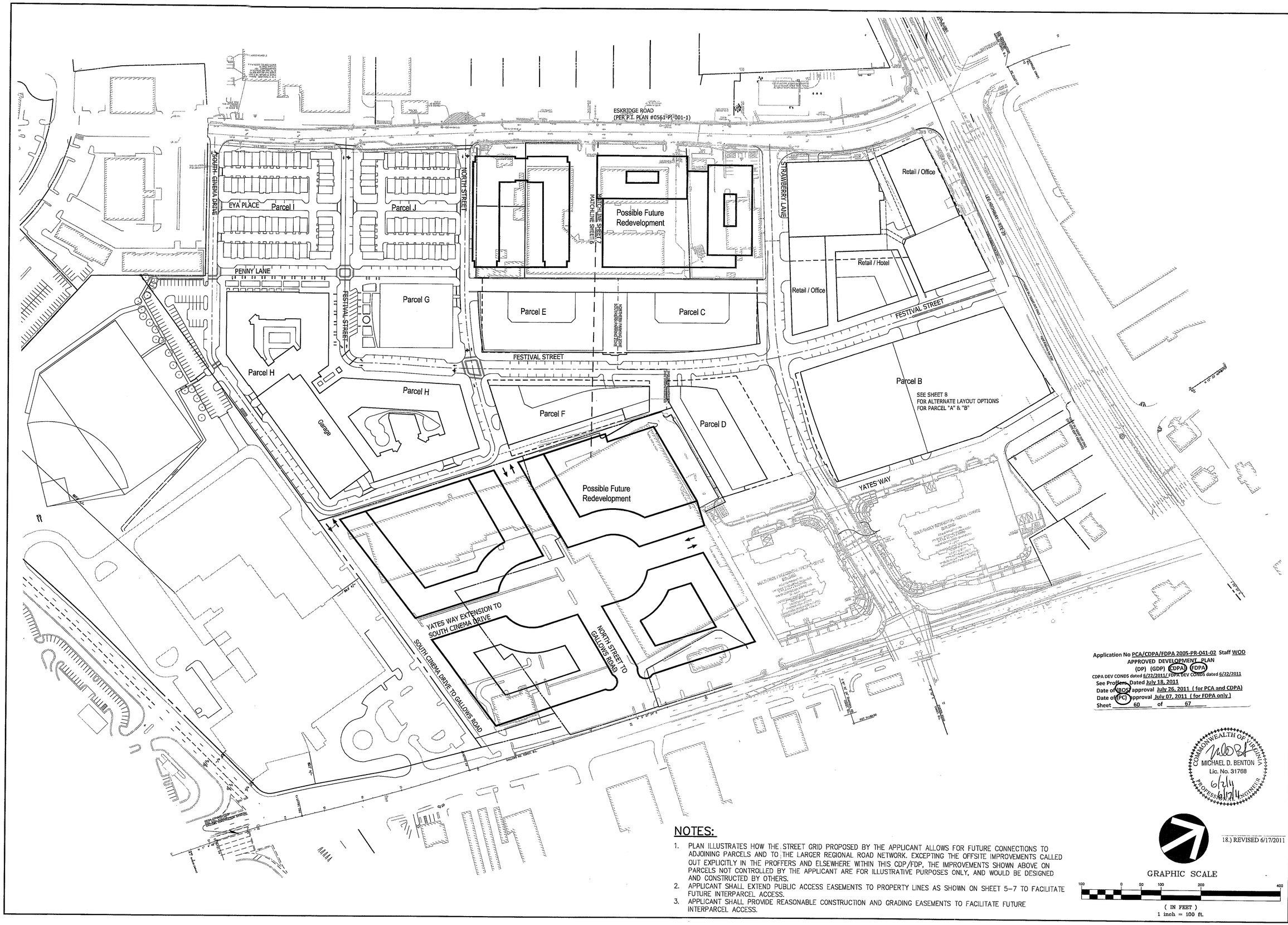
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

TDM IMPROVEMENTS PLAN

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

DATE: DEC 7, 2005	
DES. JFA	DWN. RJB
SCALE: 1"=100'	
PROJECT/FILE NO. 6575	
SHEET NO. 40 OF 48	

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT



Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011 / FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of PC approval July 07, 2011 (for FDPA only)
Sheet 60 of 67

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

NOTES:

1. PLAN ILLUSTRATES HOW THE STREET GRID PROPOSED BY THE APPLICANT ALLOWS FOR FUTURE CONNECTIONS TO ADJOINING PARCELS AND TO THE LARGER REGIONAL ROAD NETWORK. EXCEPTING THE OFFSITE IMPROVEMENTS CALLED OUT EXPLICITLY IN THE PROFFERS AND ELSEWHERE WITHIN THIS CDP/FDP, THE IMPROVEMENTS SHOWN ABOVE ON PARCELS NOT CONTROLLED BY THE APPLICANT ARE FOR ILLUSTRATIVE PURPOSES ONLY, AND WOULD BE DESIGNED AND CONSTRUCTED BY OTHERS.
2. APPLICANT SHALL EXTEND PUBLIC ACCESS EASEMENTS TO PROPERTY LINES AS SHOWN ON SHEET 5-7 TO FACILITATE FUTURE INTERPARCEL ACCESS.
3. APPLICANT SHALL PROVIDE REASONABLE CONSTRUCTION AND GRADING EASEMENTS TO FACILITATE FUTURE INTERPARCEL ACCESS.

GRAPHIC SCALE
100 0 50 100 200 400
(IN FEET)
1 inch = 100 ft.

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

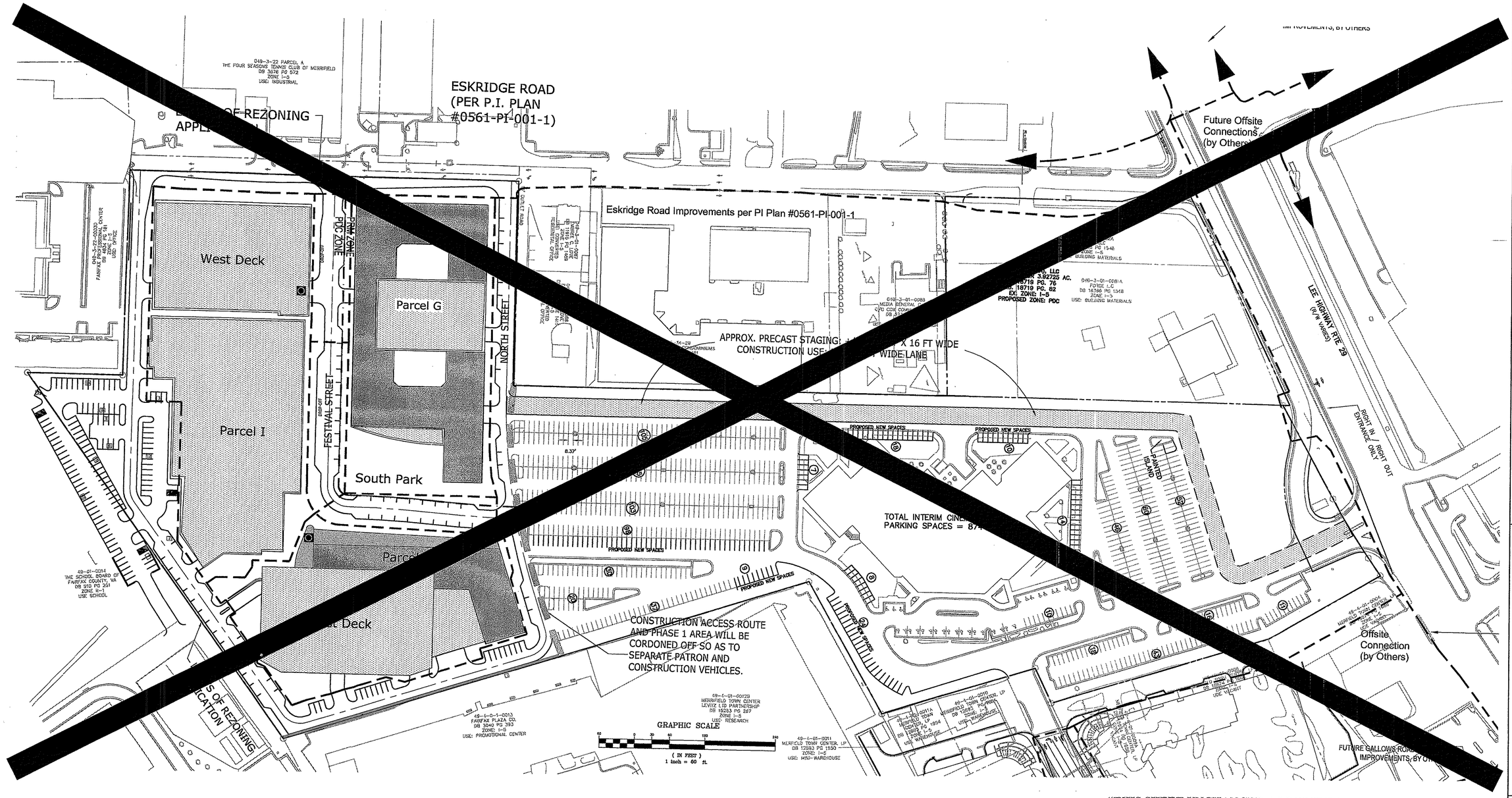
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

FUTURE ROAD NETWORK PLAN

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

DATE: DEC 7, 2005
DES. JFA
DWN. RJB
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 41 OF 48

P:\Planning\Projects\6575\dwg\Parcel G H and I\6575103.dwg 6/1/2011 5:15:19 PM EDT



LEGEND

- - - - - DENOTES SIDEWALK / PEDESTRIAN PATHWAY

▣ DENOTES VERTICAL PEDESTRIAN CIRCULATION

INTERIM PARKING TO BE IN ACCORDANCE WITH PROFFERS.

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

THIS SHEET NO LONGER APPLIES PER PCA DATED 03-25-2010

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 61 of 67

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

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

INTERIM PARKING AND PEDESTRIAN CIRCULATION

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/8/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15). REVISED 4/15/2011
16.) REVISED 5/13/2011
17.) REVISED 6/2/2011
18.) REVISED 6/17/2011

DATE: DEC. 7, 2006

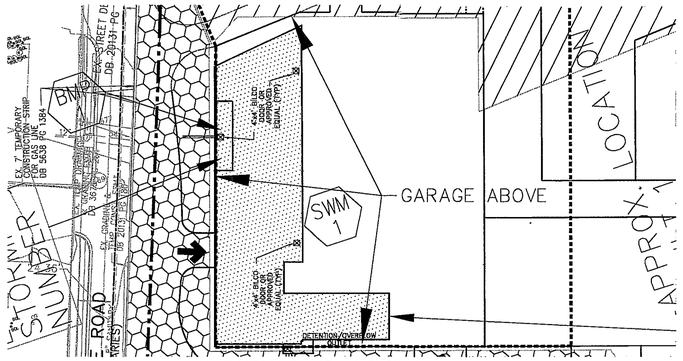
DES.	DWN.
JFA	RNC

SCALE: 1"=80'

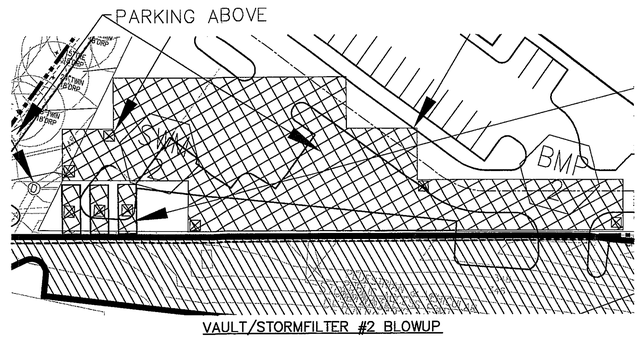
PROJECT/FILE NO. 6575

SHEET NO. 42 OF 48

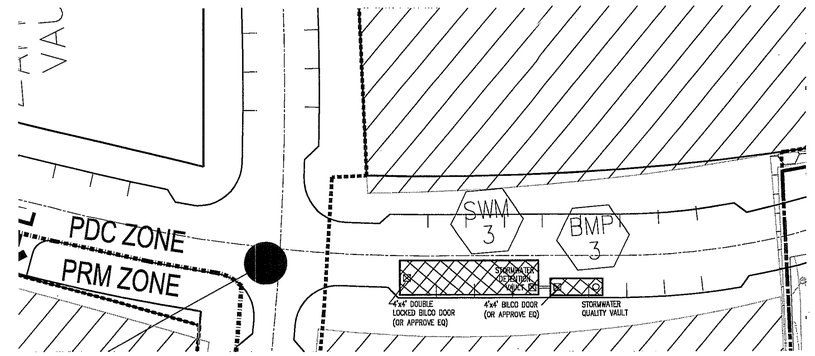
P:\Planning\Projects\6575\dwg\Parcel G H and I\6575_INTERIM PK.dwg 1/6/2011 8:38:33 AM EST



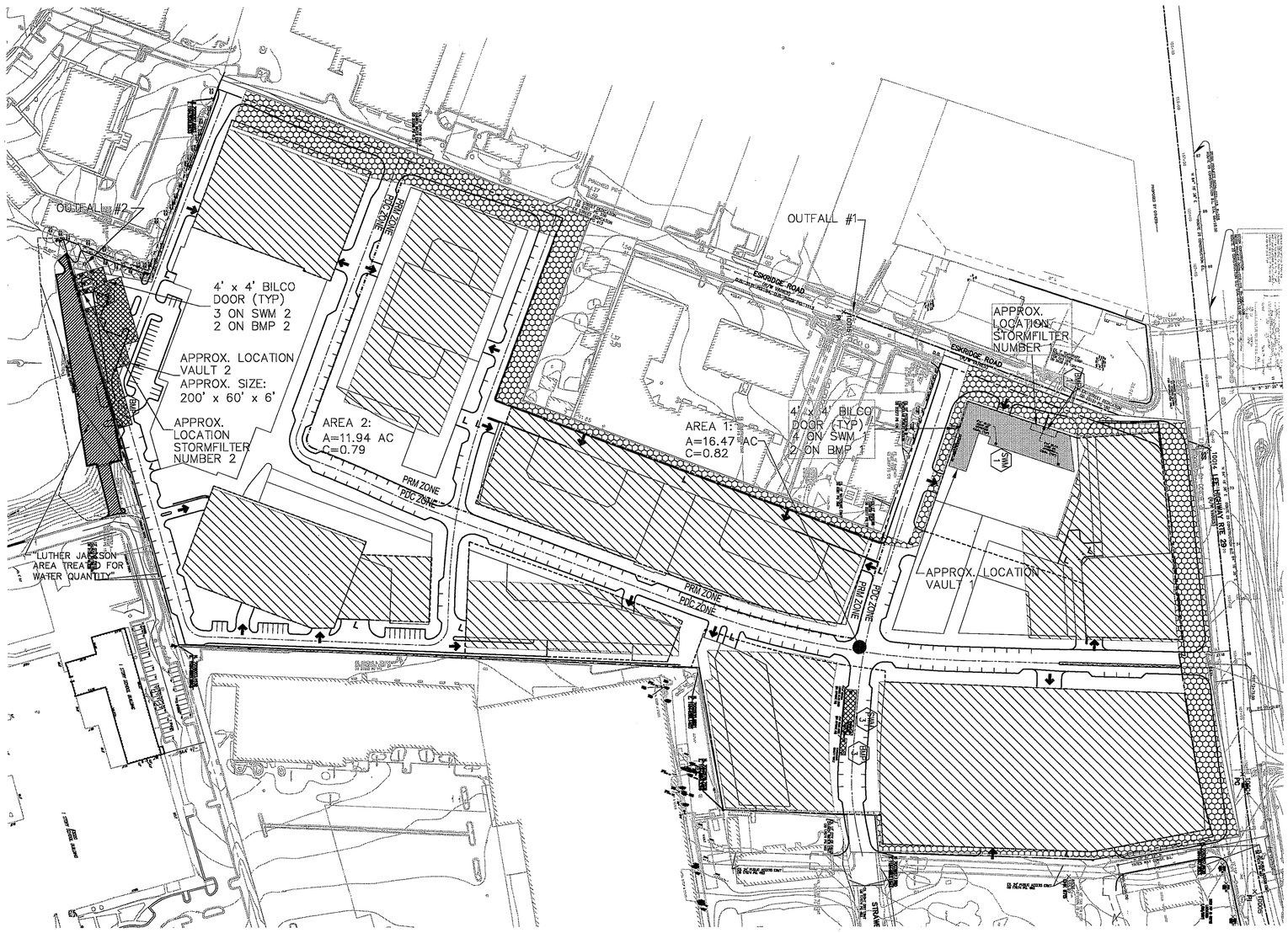
VAULT/STORMFILTER #1 BLOWUP



VAULT/STORMFILTER #2 BLOWUP



VAULT/STORMFILTER #3 BLOWUP



UNDERGROUND GARAGE LIMITS

UNDETAINED AREA

SWM/BMP VAULTS

VCS 83

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers, Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 62 of 67

SWM VAULT DESIGN NOTE:
ALL INFORMATION REGARDING STORM WATER MANAGEMENT STRUCTURES SHOWN IN THIS PLAN IS BASED ON ESTIMATED DRAINAGE DIVIDES AND C-FACTORS SHOWN IN THE REZONING APPLICATION. AT THE TIME OF FINAL ENGINEERING, THESE STORM WATER MANAGEMENT STRUCTURES ARE SUBJECT TO CHANGE PER ANY MODIFICATIONS MADE DURING FINAL ENGINEERING THAT WOULD REQUIRE ADJUSTMENTS TO THE STORM WATER MANAGEMENT STRUCTURES.

BMP NOTE:
THE APPLICANT COMMITS TO A PHOSPHOROUS REMOVAL OF 40% (WHICH EXCEEDS REDEVELOPMENT REQUIREMENTS).

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

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

100 0 50 100 200 400
(IN FEET)
1 inch = 30 ft.

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

RZ-2005-PR-041
MERRIFIELD TOWN CENTER

PROVIDENCE DISTRICT
FAIRFAX COUNTY VIRGINIA

SWM MAP AND COMPUTATIONS

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

DATE: OCT 2006
DES. SEC
DWN. SEC
SCALE: 1"=100'
PROJECT/FILE NO. 6575
SHEET NO. 43 OF 48

P:\Planning\Projects\6575\Dwg\Parcel G H and TS\6575_04 SWM.dwg 6/13/2011 9:26:11 PM EDT

SOUTHERN VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	78.09	78.09	0.27	331.21	0.10	0.10
0.17	50.29	50.29	0.71	332.82	0.16	0.16
0.25	37.26	37.26	1.00	333.90	2.26	2.26
0.33	29.80	29.80	1.18	334.53	13.90	13.90
0.42	24.65	24.65	1.25	334.78	20.28	20.28
0.50	20.92	20.92	1.26	334.82	21.70	21.70 *
0.58	18.34	18.34	1.25	334.78	20.53	20.53
0.67	15.76	15.76	1.23	334.72	18.71	18.71
0.75	14.33	14.33	1.21	334.65	16.99	16.99
0.83	12.75	12.75	1.19	334.59	15.38	15.38
0.92	11.75	11.75	1.18	334.53	13.91	13.91
1.00	10.60	10.60	1.16	334.48	12.63	12.63
1.08	9.74	9.74	1.15	334.43	11.48	11.48
1.17	8.88	8.88	1.14	334.39	10.47	10.47
1.25	8.02	8.02	1.13	334.35	9.52	9.52
1.33	7.02	7.02	1.12	334.31	8.59	8.59
1.42	6.16	6.16	1.11	334.28	7.65	7.65
1.50	5.30	5.30	1.10	334.24	6.85	6.85
1.58	4.44	4.44	1.09	334.20	6.28	6.28
1.67	3.58	3.58	1.07	334.15	5.63	5.63
1.75	2.72	2.72	1.06	334.10	4.92	4.92
1.83	1.72	1.72	1.04	334.04	4.14	4.14
1.92	0.86	0.86	1.02	333.98	3.33	3.33
2.00	0.00	0.00	1.01	333.92	2.49	2.49

STRAWBERRY VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	34.69	34.69	0.09	339.53	8.15	8.15
0.17	22.34	22.34	0.21	342.83	13.48	13.48
0.25	16.55	16.55	0.25	343.76	14.63	14.63
0.33	13.24	13.24	0.25	343.80	14.68	14.68
0.42	10.95	10.95	0.24	343.40	14.19	14.19
0.50	9.29	9.29	0.21	342.76	13.39	13.39
0.58	8.15	8.15	0.18	342.04	12.42	12.42
0.67	7.00	7.00	0.15	341.08	10.99	10.99
0.75	6.37	6.37	0.13	340.44	9.90	9.90
0.83	5.67	5.67	0.10	339.86	8.83	8.83
0.92	5.22	5.22	0.09	339.37	7.78	7.78
1.00	4.71	4.71	0.07	338.94	6.77	6.77
1.08	4.33	4.33	0.06	338.45	5.38	5.38
1.17	3.95	3.95	0.05	338.29	4.74	4.74
1.25	3.56	3.56	0.05	338.17	4.25	4.25 *
1.33	3.12	3.12	0.04	338.05	3.80	3.80
1.42	2.74	2.74	0.04	337.95	3.23	3.23
1.50	2.36	2.36	0.04	337.87	2.71	2.71
1.58	1.97	1.97	0.03	337.82	2.29	2.29
1.67	1.59	1.59	0.03	337.76	1.90	1.90
1.75	1.21	1.21	0.03	337.71	1.52	1.52
1.83	0.76	0.76	0.03	337.65	1.11	1.11
1.92	0.38	0.38	0.02	337.59	0.71	0.71
2.00	0.00	0.00	0.02	337.53	0.46	0.46

PARCEL 'A' VAULT 2-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	54.89	54.89	0.19	332.77	0.82	0.82
0.17	35.35	35.35	0.49	333.91	1.60	1.60
0.25	26.18	26.18	0.69	334.67	1.95	1.95
0.33	20.95	20.95	0.84	335.21	2.17	2.17
0.42	17.32	17.32	0.95	335.66	2.33	2.33
0.50	14.70	14.70	1.05	336.02	2.46	2.46
0.58	12.89	12.89	1.12	336.31	2.56	2.56
0.67	11.08	11.08	1.19	336.56	2.64	2.64
0.75	10.07	10.07	1.24	336.76	2.70	2.70
0.83	8.96	8.96	1.29	336.93	2.75	2.75
0.92	8.26	8.26	1.33	337.07	2.79	2.79
1.00	7.45	7.45	1.36	337.20	2.83	2.83
1.08	6.85	6.85	1.39	337.32	2.86	2.86
1.17	6.24	6.24	1.42	337.41	2.89	2.89
1.25	5.64	5.64	1.44	337.49	2.91	2.91
1.33	4.93	4.93	1.46	337.56	2.93	2.93
1.42	4.33	4.33	1.47	337.60	2.95	2.95
1.50	3.73	3.73	1.48	337.63	2.95	2.95
1.58	3.12	3.12	1.48	337.64	2.96	2.96 *
1.67	2.52	2.52	1.48	337.64	2.96	2.96
1.75	1.91	1.91	1.47	337.62	2.95	2.95
1.83	1.21	1.21	1.46	337.58	2.94	2.94
1.92	0.60	0.60	1.45	337.53	2.92	2.92
2.00	0.00	0.00	1.43	337.46	2.90	2.90

SOUTHERN VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	330.25	0.00	0.00
0.08	104.17	104.17	0.36	331.55	0.12	0.12
0.17	67.06	67.06	0.95	333.70	0.19	0.19
0.25	49.58	49.58	1.27	334.85	22.76	22.76
0.33	39.69	39.69	1.38	335.24	35.16	35.16
0.42	32.81	32.81	1.38	335.26	35.81	35.81 *
0.50	27.80	27.80	1.36	335.16	32.66	32.66
0.58	24.07	24.07	1.32	335.04	28.85	28.85
0.67	21.06	21.06	1.29	334.93	25.29	25.29
0.75	18.77	18.77	1.27	334.84	22.24	22.24
0.83	16.91	16.91	1.24	334.76	19.75	19.75
0.92	15.48	15.48	1.22	334.69	18.03	18.03
1.00	14.19	14.19	1.21	334.63	16.53	16.53
1.08	13.04	13.04	1.19	334.58	15.17	15.17
1.17	11.89	11.89	1.18	334.53	13.90	13.90
1.25	10.60	10.60	1.16	334.48	12.66	12.66
1.33	9.46	9.46	1.15	334.43	11.43	11.43
1.42	8.31	8.31	1.14	334.38	10.24	10.24
1.50	7.16	7.16	1.12	334.33	9.07	9.07
1.58	5.87	5.87	1.11	334.29	7.87	7.87
1.67	4.73	4.73	1.10	334.24	6.80	6.80
1.75	3.58	3.58	1.08	334.18	6.04	6.04
1.83	2.44	2.44	1.06	334.12	5.17	5.17
1.92	1.15	1.15	1.04	334.04	4.20	4.20
2.00	0.00	0.00	1.02	333.97	3.16	3.16

STRAWBERRY VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	337.00	0.00	0.00
0.08	46.28	46.28	0.13	340.39	9.82	9.82
0.17	29.79	29.79	0.29	344.82	19.54	19.54
0.25	22.03	22.03	0.32	345.80	21.90	21.90
0.33	17.63	17.63	0.31	345.45	21.90	21.90
0.42	14.58	14.58	0.28	344.66	17.48	17.48
0.50	12.35	12.35	0.26	344.10	15.03	15.03
0.58	10.69	10.69	0.24	343.55	14.38	14.38
0.67	9.36	9.36	0.22	342.87	13.53	13.53 *
0.75	8.34	8.34	0.19	342.15	12.57	12.57
0.83	7.51	7.51	0.16	341.22	11.20	11.20
0.92	6.88	6.88	0.14	340.61	10.21	10.21
1.00	6.30	6.30	0.11	340.07	9.25	9.25
1.08	5.79	5.79	0.09	339.60	8.30	8.30
1.17	5.28	5.28	0.08	339.21	7.41	7.41
1.25	4.71	4.71	0.07	338.77	6.29	6.29
1.33	4.20	4.20	0.06	338.41	5.21	5.21
1.42	3.69	3.69	0.05	338.25	4.58	4.58
1.50	3.18	3.18	0.04	338.10	4.01	4.01
1.58	2.61	2.61	0.04	337.97	3.37	3.37
1.67	2.10	2.10	0.03	337.86	2.59	2.59
1.75	1.59	1.59	0.03	337.78	2.02	2.02
1.83	1.08	1.08	0.03	337.71	1.49	1.49
1.92	0.51	0.51	0.03	337.63	0.96	0.96
2.00	0.00	0.00	0.02	337.55	0.54	0.54

PARCEL 'A' VAULT 10-YR ROUTING (BUILDOUT)

EVENT TIME (HRS)	HYDROGRAPH INFLOW (CFS)	BASIN INFLOW (CFS)	STORAGE USED (AC-FT)	WATER SUR. ELEV. (FT)	BASIN OUTFLOW (CFS)	OUTFLOW TOTAL (CFS)
0.00	0.00	0.00	0.00	332.07	0.00	0.00
0.08	73.22	73.22	0.25	332.99	1.02	1.02
0.17	47.13	47.13	0.65	334.54	1.90	1.90
0.25	34.85	34.85	0.92	335.53	2.29	2.29
0.33	27.90	27.90	1.12	336.30	2.55	2.55
0.42	23.06	23.06	1.28	336.88	2.74	2.74
0.50	19.54	19.54	1.40	337.36	2.88	2.88
0.58	16.92	16.92	1.51	337.76	2.99	2.99
0.67	14.80	14.80	1.60	338.10	3.08	3.08
0.75	13.19	13.19	1.67	338.39	3.16	3.16
0.83	11.88	11.88	1.74	338.63	3.22	3.22
0.92	10.88	10.88	1.79	338.83	3.27	3.27
1.00	9.97	9.97	1.84	339.01	3.32	3.32
1.08	9.16	9.16	1.89	339.17	3.36	3.36
1.17	8.36	8.36	1.92	339.31	3.39	3.39
1.25	7.45	7.45	1.95	339.43	3.42	3.42
1.33	6.65	6.65	1.98	339.52	3.44	3.44
1.42	5.84	5.84	2.00	339.60	3.46	3.46
1.50	5.04	5.04	2.01	339.65	3.47	3.47
1.58	4.13	4.13	2.02	339.68	3.48	3.48 *
1.67	3.32	3.32	2.02	339.69	3.48	3.48
1.75	2.52	2.52	2.02	339.67	3.48	3.48
1.83	1.71	1.71	2.01	339.63	3.47	3.47
1.92	0.81	0.81	1.99	339.58	3.46	3.46
2.00	0.00	0.00	1.97	339.50	3.44	3.44

STRAWBERRY VAULT RATING CURVE DATA

Outflow Pipe Diameter: 27 in
Outflow Pipe Invert: 337 ft
Centroid of Outflow Pipe: 338.125 ft

Outflow Pipe Slope: 0.005 ft/ft
Mannings Coeffecient of Pipe: 0.013 unitless
Full Flow Capacity of Outflow Pipe: 21.8993 cfs

Stage 1 Orifice
Orifice Invert: 337 ft
Orifice Diameter: 15 in
Orifice Centroid: 337.625 ft

Stage 2 Weir
Weir Invert: 344.5 ft
Weir Width: 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
337	0.00	0.00	0.00	0.00	0.00
337.5	0.00	0.00	0.00	0.00	0.00
338	3.62	0.00	0.00	0.00	3.62
338.5	5.53	0.00	11.72	5.53	5.53
339	6.93	0.00	17.91	6.93	6.93
339.5	8.09	0.00	22.45	8.09	8.09
340	9.11	0.00	26.21	9.11	9.11
340.5	10.02	0.00	29.50	10.02	10.02
341	10.86	0.00	32.46	10.86	10.86
341.5	11.63	0.00	35.17	11.63	11.63
342	12.36	0.00	37.69	12.36	12.36
342.5	13.05	0.00	40.04	13.05	13.05
343	13.70	0.00	42.27	13.70	13.70
343.5	14.32	0.00	44.39	14.32	14.32
344	14.92	0.00	46.40	14.92	14.92
344.5	15.49	0.00	48.34	15.49	15.49
345	16.05	6.79	50.20	22.83	21.90
345.5	16.58	19.20	51.99	35.78	21.90
345.75	16.84	26.83	52.87	43.68	21.90
346	17.10	35.27	53.72	52.37	21.90
346.5	17.60	54.31	55.40	55.40	21.90

SOUTHERN VAULT RATING CURVE DATA

Outflow Pipe Diameter: 48 in
Outflow Pipe Invert: 330.25 ft
Centroid of Outflow Pipe: 332.25 ft

Outflow Pipe Slope: 0.005 ft/ft
Mannings Coeffecient of Pipe: 0.013 unitless
Full Flow Capacity of Outflow Pipe: 101.571 cfs

Stage 1 Orifice
Orifice Invert: 330.25 ft
Orifice Diameter: 2 in
Orifice Centroid: 330.333333 ft

Stage 2 Weir
Weir Invert: 333.75 ft
Weir Width: 6 ft

Water Surface Elevation	Orifice 1	Orifice 2	Outflow Orifice	Orifice Control	Rating Curve
330.25	0.00	0.00	0.00	0.00	0.00
330.75	0.07	0.00	0.00	0.00	0.07
331.25	0.10	0.00	0.00	0.00	0.10
331.75	0.13	0.00	0.00	0.00	0.13
332.25	0.15	0.00	0.00	0.00	0.15
332.75	0.16	0.00	42.78	0.16	0.16
333.25	0.18	0.00	60.51	0.18	0.18
333.75	0.19	0.00	74.11	0.19	0.19
334.25	0.21	6.79	85.57	7.00	7.00
334.75	0.22	19.20	95.67	19.42	19.42
335.25	0.23	35.27	104.80	35.51	35.51
335.75	0.24	54.31	113.20	54.55	54.55
336.25	0.26	75.89	121.01	76.15	76.15

SOUTH VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
330.25	0	0
330.75	6000	0.14
331.25	12000	0.28
331.75	18000	0.41
332.25	24000	0.55
332.75	30000	0.69
333.25	36000	0.83
333.75	42000	0.96
334.25	48000	1.10
334.75	54000	1.24
335.25	60000	1.38
335.75	66000	1.52
336.25	72000	1.65

STRAWBERRY VAULT STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
337	0	0
337.5	300	0.02
338	1600	0.04
338.5	2400	0.06
339	3200	0.07
339.5	4000	0.09
340	4800	0.11
340.5	5600	0.13
341	6400	0.15
341.5	7200	0.17
342	8000	0.18
342.5	8800	0.20
343	9600	0.22
343.5	10400	0.24
344	11200	0.26
344.5	12000	0.28
345	12800	0.29
345.5	13600	0.31
346	14400	0.33

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of BOS approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 63 of 67

STAGE STORAGE

Elevation	Storage (cf)	Storage (Ac-Ft)
332.07	0	0
332.57	5775	0.13
333.07	11550	0.27
333.57	17325	0.40
334.07	23100	0.53
334.57	28875	0.66
335.07	34650	0.80
335.57	40425	0.93
336.07	46200	1.06
336.57	51975	1.19
337.07	57750	1.33
337.57	63525	1.46
338.07	69300	1.59
338.57	75075	1.72
339.07	80850	1.86
339.57	86625	1.99
340.07	92400	2.12

Length	Width
210	55

RISER DATA

CONTROL STRUCTURE: ORIFICE
GEOMETRY: CIRCULAR
DIMENSIONS: 7" DIA

PARCEL A VAULT

RATING CURVE

Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)	Elev (ft)	Discharge (cfs)
332.07	0	334.07	1.682	336.07	2.478	338.07	3.074
332.17	0.025	334.17	1.73	336.17	2.511	338.17	3.101
332.27	0.093	334.27	1.778	336.27	2.544	338.27	3.128
332.37	0.2	334.37	1.823	336.37	2.576	338.37	3.154
332.47	0.346	334.47	1.868	336.47	2.608	338.47	3.18
332.57	0.515	334.57	1.912	336.57	2.64	338.57	3.206
332.67	0.715	334.67	1.955	336.67	2.671	338.67	3.232
332.77	0.822	334.77	1.997	336.77	2.702	338.77	3.257
332.87	0.917	334.87	2.038	336.87	2.732	338.87	3.283
332.97	1.004	334.97	2.078	336.97	2.762	338.97	3.308
333.07	1.083	335.07	2.118	337.07	2.792	339.07	3.333
333.17	1.157	335.17	2.156	337.17	2.822	339.17	3.357
333.27	1.226	335.27	2.194	337.27	2.851	339.27	3.382
333.37	1.292	335.37	2.232	337.37	2.88	339.37	3.406
333.47	1.355	335.47	2.269	337.47	2.908	339.47	3.431
333.57	1.414	335.57	2.305	337.57	2.937	339.57	3.455
333.67	1.472	335.67	2.34	337.67	2.965	339.67	3.479
333.77	1.527	335.77	2.376	337.77	2.992	339.77	3.502
333.87	1.58	335.87	2.41	337.87	3.02	339.87	3.526
333.97	1.632	335.97	2.444	337.97	3.047	339.97	3.549
						340.07	3.572

BMP FACILITY DESIGN CALCULATIONS

Plan Name: Merrifield Town Center NAI Theatre Date: 12/24/2009
Plan Number: 0561-SP-003 Engineer: SEC

I. WATER QUALITY NARRATIVE

Water Quality treatment provided in Underground Storm Filter System - see BMP Narrative for more information

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
On-Site Controlled (South)	0.89	11.84
On-Site Controlled (Strawberry)	0.89	6.33
On-Site Controlled (Future Parcel A)	0.89	10.27
On-Site Uncontrolled	0.88	2.50
Off-Site Controlled (South)	0.89	4.26
Off-Site Controlled (Yates)	0.90	0.39
Off-Site Controlled (12B)	0.80	0.60
Off-Site Controlled (Strawberry)	0.81	0.48
	Total	36.67

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 30.94 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
On-Site Controlled (South)	0.89	x	11.84	=	10.55
On-Site Controlled (Strawberry)	0.89	x	6.33	=	5.63
On-Site Controlled (Future Parcel A)	0.89	x	10.27	=	9.15
On-Site Uncontrolled	0.88	x	2.50	=	2.20
Off-Site Controlled (South)	0.89	x	4.26	=	3.80
Off-Site Controlled (Yates)	0.90	x	0.39	=	0.35
Off-Site Controlled (12B)	0.80	x	0.60	=	0.48
Off-Site Controlled (Strawberry)	0.81	x	0.48	=	0.39

(b) Total 27.53

(C) Weighted average "C" factor (b)/(a) = (C) 0.89

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
On-Site Controlled (South)	50	x	0.38	x	1.001	=	19.16007
On-Site Controlled (Strawberry)	50	x	0.2	x	0.999	=	10.21761
On-Site Controlled (Future Parcel A)	50	x	0.33	x	1.002	=	16.6261
On-Site Uncontrolled	0	x	0.08	x	0.989	=	0
Off-Site Controlled (South)	50	x	0.14	x	1.004	=	1.38
Off-Site Controlled (Yates)	50	x	0.01	x	1.012	=	0.13
Off-Site Controlled (12B)	50	x	0.02	x	0.899	=	0.17
Off-Site Controlled (Strawberry)	50	x	0.02	x	0.913	=	0.14

(a) Total = 40

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)

Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)

Chesapeake Bay Preservation Area (Redevelopment) [1 - 0.9 x ("I" pre/"I" post)] x 100 = ___ %

(B) If Line 3(a) = Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 40 = 40

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

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

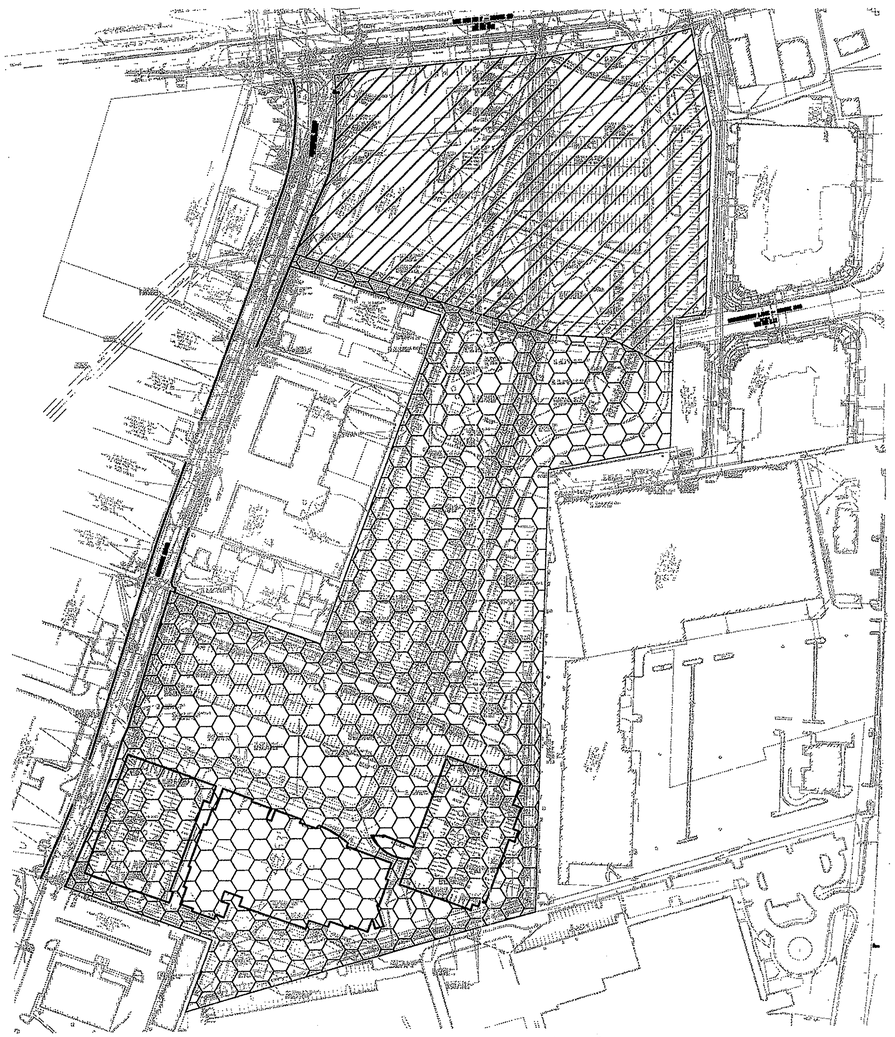
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROUTING RESULTS

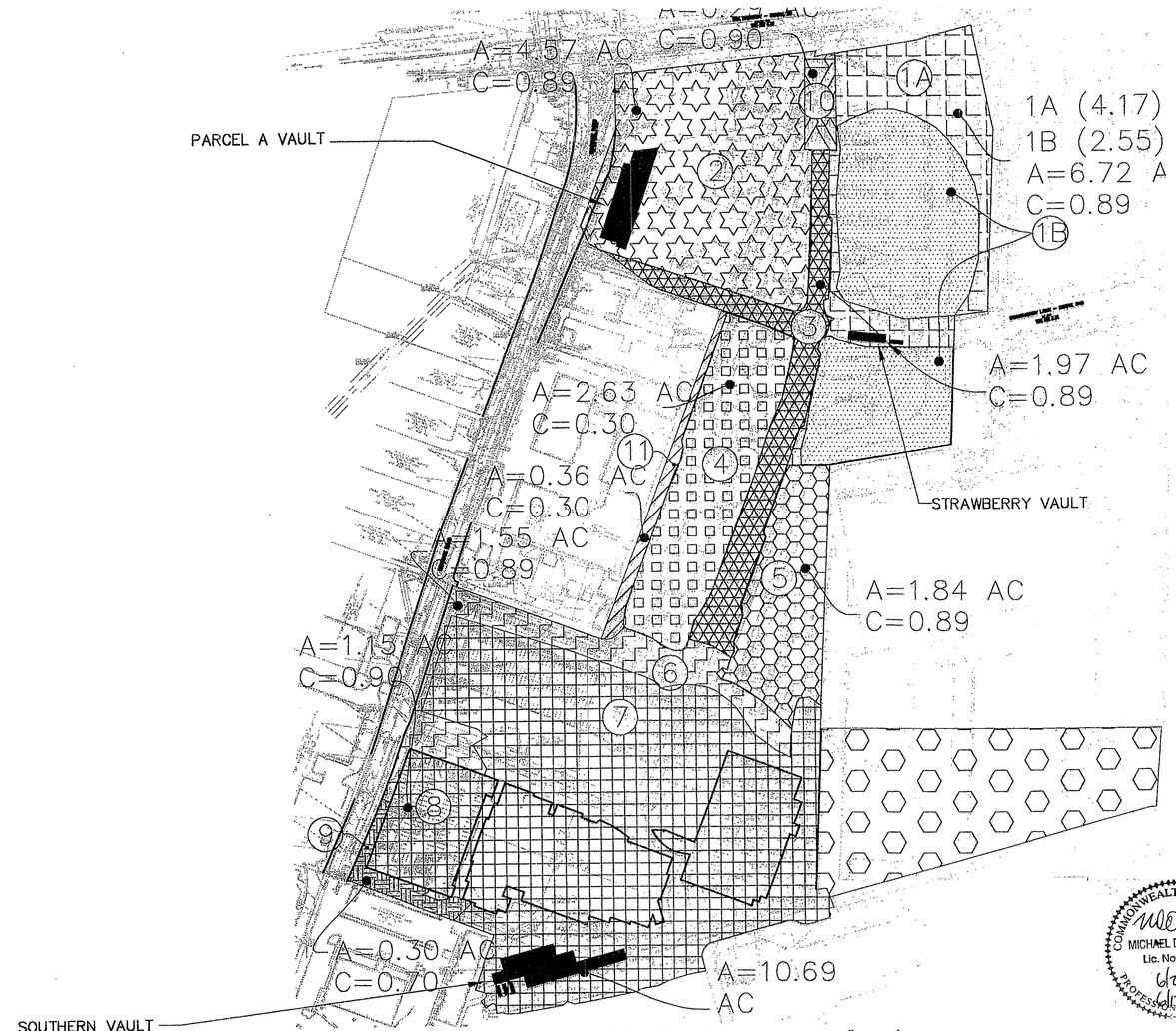
VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/08
3.) REVISED 10/02/06
4.) REVISED 11/08/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 10/11/10
15.) REVISED 11/5/10
16.) 12-03-2010
17.) REV. 12-7-2010
18.) REV. 1-10-2011
19.) REVISED 4/15/2011
20.) REVISED 5/13/2011
21.) REVISED 6/2/2011
22.) REVISED 6/17/2011

DATE: OCT 2006
DES. SEC
DWN. SEC
SCALE: N.T.S
PROJECT/FILE NO. 6575
SHEET NO. 44 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_02 SWM.dwg 8/24/2010 12:18:05 PM EDT



PRE DEVELOPED DRAINAGE DIVIDES 1"=300'



POST DEVELOPED DRAINAGE DIVIDES 1"=300'

NORTH

NORTH

DETAINED / TREATED

SOUTHERN VAULT:
- AREA 7
- AREA 8
- OFF-SITE #1

STRAWBERRY VAULT:
- AREA 1A
- AREA 1B
- OFF-SITE #2
- OFF-SITE YATES

PARCEL A VAULT:
- AREA 2
- AREA 3
- AREA 4
- AREA 5
- OFF-SITE 12B

UNDETAINED / UNTREATED
- AREA 6
- AREA 9
- AREA 10
- AREA 11

Sub Area	Pervious Area (Ac)	Impervious Area (Ac)	C - Pervious	C - Impervious	Weighted C	Total Area (Ac)	
1A	2.55	0.00	0.3	0.9	0.30	2.55	
1B	3.78	0.00	0.3	0.9	0.30	3.78	
2	4.32	0.25	0.3	0.9	0.33	4.57	
3	1.23	0.74	0.3	0.9	0.53	1.97	
4	2.48	0.08	0.3	0.9	0.32	2.56	
5	0.64	0.53	0.3	0.9	0.57	1.17	
6	0.02	1.53	0.3	0.9	0.89	1.55	
7	8.69	2.00	0.3	0.9	0.41	10.69	
8	1.15	0.00	0.3	0.9	0.30	1.15	
9	0.10	0.20	0.3	0.9	0.70	0.30	
10	0.00	0.29	0.3	0.9	0.90	0.29	
11	0.36	0.00	0.3	0.9	0.30	0.36	
Off-Site #1	0.05	4.21	0.3	0.9	0.89	4.26	*
Off-Site 12B	0.10	0.50	0.3	0.9	0.80	0.60	
Off-Site Yates	0.39	0.00	0.3	0.9	0.30	0.39	***
Off-Site #2	0.07	0.41	0.3	0.9	0.81	0.48	**
Southern Vault	9.89	6.21	0.3	0.9	0.53	16.10	
Strawberry Vault	4.24	0.41	0.3	0.9	0.35	4.65	
Parcel A Vault	8.77	2.10	0.3	0.9	0.42	10.87	

*Off-site area taken to Southern Vault
**Off-site area taken to Strawberry Vault
****Off-site from Parcel 12-B into Parcel A
***Off-site accounted for future Yates Expansion per CDP/FDP - to Strawberry Vault

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

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 64 of 67

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

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

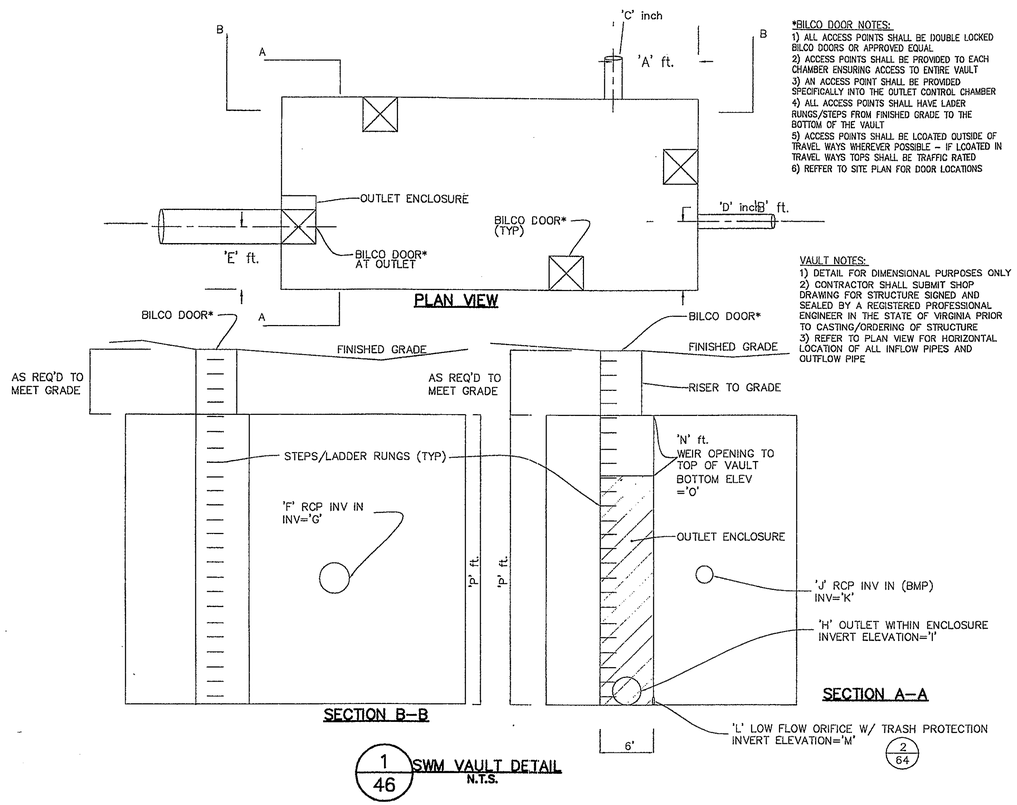
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

ROUTING RESULTS

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

DATE: JUNE, 2008
DES. SEC | DWN. SEC
SCALE: AS SHOWN
PROJECT/FILE NO. 6575
SHEET NO. 45 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_01 SWM.dwg 9/16/2010 2:20:25 PM EDT



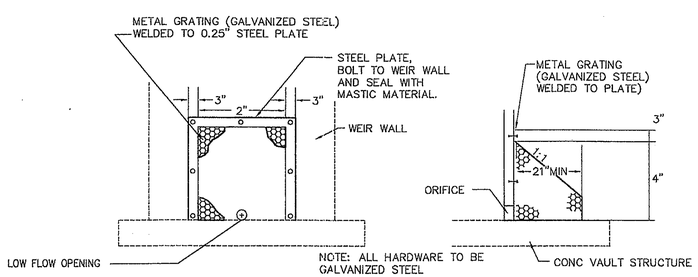
*BILCO DOOR NOTES:
1) ALL ACCESS POINTS SHALL BE DOUBLE LOCKED BILCO DOORS OR APPROVED EQUAL
2) ACCESS POINTS SHALL BE PROVIDED TO EACH CHAMBER ENSURING ACCESS TO ENTIRE VAULT
3) AN ACCESS POINT SHALL BE PROVIDED SPECIFICALLY INTO THE OUTLET CONTROL CHAMBER
4) ALL ACCESS POINTS SHALL HAVE LADER RUNGS/STEPS FROM FINISHED GRADE TO THE BOTTOM OF THE VAULT
5) ACCESS POINTS SHALL BE LCOATED OUTSIDE OF TRAVEL WAYS WHEREVER POSSIBLE – IF LCOATED IN TRAVEL WAYS TOPS SHALL BE TRAFFIC RATED
6) REFFER TO SITE PLAN FOR DOOR LOCATIONS

VAULT NOTES:
1) DETAIL FOR DIMENSIONAL PURPOSES ONLY
2) CONTRACTOR SHALL SUBMIT SHOP DRAWING FOR STRUCTURE SIGNED AND SEALED BY A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF VIRGINIA PRIOR TO CASTING/ORDERING OF STRUCTURE
3) REFER TO PLAN VIEW FOR HORIZONTAL LOCATION OF ALL INFLOW PIPES AND OUTFLOW PIPE

1/46 SWM VAULT DETAIL
N.T.S.

VAULT	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P
SOUTHERN	7	10	48	15	13.5	48	331.11	48	330.11	15	334.37	2	330.11	6	333.61	6
STRAWBERRY	16.25	4.25	27	15	14.5	27	346.00	21	337.00	15	346.00	2	337.00	6	345.75	12.25

SEE SHEET 44 FOR PARCEL A VAULT INFORMATION



2/46 ORIFICE TRASH PROTECTION
NO SCALE

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011, FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 65 of 67

STORM WATER MANAGEMENT NARRATIVE:

STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE MET THROUGH THE USE OF THREE (3) UNDERGROUND STORM WATER DETENTION VAULTS. THESE STORM WATER DETENTION VAULTS HAVE BEEN ADEQUATELY SIZED TO CONTROL RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVENTS. IT SHOULD ALSO BE NOTED THAT DETENTION FOR APROXIAMATELY 0.42 AC. OF IMPERVIOUS AREA ADDED WITH PLAN SEA99-P-008 IS TO BE PROVIDED WITH THE DEVELOPMENT PROPOSED IN THE SUBJECT APPLICATION. ADDITIONALLY, THE COMPUTED ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY IS TO BE REDUCED BY AN AMOUNT TO OFFSET THE INCREASED RUNOFF FROM NEW IMPERVIOUS AREA PROPOSED IN THE ESKRIDGE ROAD PUBLIC IMPROVEMENT PLAN. (FAIRFAX COUNTY PLAN #0561-SP-002)

THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SUBJECT PROPERTY DURING THE 2-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.15 AS IS SHOWN IN THE SWM COMPUTATIONS.

THE MAXIMUM ALLOWABLE RELEASE RATE FOR FOR THE SUBJECT PROPERTY DURING THE 10-YR STORM EVENT WAS CALCULATED USING A PRE-DEVELOPED C-FACTOR OF 0.30 AS IS SHOWN IN THE SWM COMPUTATIONS.

AS IS EVIDENCED BY THE ROUTINGS SHOWN ON THE ROUTING INFORMATION SHEETS, THE TOTAL RELEASE RATE FROM THE PROPOSED VAULTS IS LOWER THAN THE MAXIMUM ALLOWABLE RELEASE RATE FOR THE SITE DURING BOTH THE 2-YR AND 10-YR STORM EVENTS. SEE THE SWM COMPUTATIONS AND ROUTING INFORMATION.

BASED ON THE ABOVE ANALYSIS, AND SUPPORTING COMPUTATIONS IN THIS PLAN, STORM WATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THE TWO (2) PROPOSED UNDERGROUND DETENTION VAULTS.

PLEASE NOTE A WAIVER REQUESTING PERMISSION TO PROVIDE STORMWATER MANAGEMENT IN UNDERGROUND VAULTS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

WATER QUALITY NARRATIVE:

BEST MANAGEMENT PRACITE (BMP) REQUIREMENTS FOR THE SUBJECT PROPERTY, CONSISTING OF 31.37 ACRES, SHALL BE MET THROUGH THE USE OF THREE (3) SEPERATE UNDERGROUND STORM FILTER SYSTEMS. EACH OF THESE STORM FILTER SYSTEMS HAS A REMOVAL EFFICIENCY RATING OF 50%. THE AREAS TREATED BY EACH OF THE STORM FILTER SYSTEMS WILL BE THE SAME AREAS DEPICTED ON THE SWM MAP FOR STORM WATER MANAGEMENT.

AS IS SHOWN BY THE COMPUTATIONS THE TREATMENT OF THESE CONTROLLED AREAS AT A REMOVAL EFFICIENCY RATE OF 50% WILL RESULT IN A PHOSPHOROUS REMOVAL FOR THE SITE OF SUFFICIENT TO MEET THE 40% REQUIREMENT FOR NEW DEVELOPMENT EVEN THOUGH THIS SITE IS A REDEVELOPMENT PROJECT PER THE PFM DEFINITION.

BASED ON THE ABOVE ANALYSIS AND THE SUPPORTING COMPUTATIONS SHOWN ON THE SWM MAP SHEET, BMP REQUIREMENTS FOR THE SUBJECT PROPERTY WILL BE MET THROUGH THE USE OF THESE STORM FILTERS.

PLEASE BE AWARE THAT A WAIVER REQUESTING PERMISSION TO MEET BMP REQUIREMENTS THROUGH THE USE OF UNDERGROUND STORMFILTER SYSTEMS SHALL BE SUBMITTED IN ADDITION TO THIS REZONING APPLICATION.

OUTFALL DESCRIPTION

THE PROPERTY SUBJECT TO DEVELOPMENT PER THIS REZONING APPLICATION IS PRESENTLY DEVELOPED AS A CINEMA WITH ASSOCIATED SITE IMPROVEMENTS ON THE NORTHERN PORTION OF THE PROPERTY, AND CONTAINS AN UNDEVELOPED OPEN AREA ON THE SOUTHERN PORTION OF THE PROPERTY. ADDITIONALLY, THERE ARE TWO EXISTING PONDS LOCATED ON THE SUBJECT PROPERTY, ONE IN THE NORTHERN PORTION OF THE SITE AND ONE IN THE SOUTHERN PORTION OF THE SITE. THE SOIL TYPE FOR A VAST POTION OF THE SITE (MAINLY THE SOUTHERN PORTION) IS BLANK PER THE FAIRFAX COUNTY SOILS MAP. THE NORTHERN PORTION OF THE SITE HOWEVER CONTAINS 10B1 TYPE SOIL PER THE AFOREMENTIONED SOILS MAP. THE SITE IS BOUNDED TO THE NORTH BY LEE HIGHWAY (ROUTE 29), TO THE SOUTH BY ARLINGTON BLVD. (ROUTE 50), TO THE EAST BY MIXED USE DEVELOPMENT, AND TO THE WEST BY EXISTING INDUSTRIAL DEVELOMENT.

PRESENTLY, THERE ARE TWO OUTFALLS ASSOCIATED WITH THE SUBJECT PROPERTY. THESE OUTFALLS ARE LOCATED AT EACH OF THE PONDS REFERENCED ABOVE. THE SUBJECT APPLICATION PROPOSES TO CONTINUE USING THESE SAME OUTFALLS (WHICH ARE CLOSED CONDUIT SYSTEMS) AS THE DISCHARGE POINTS FOR THE TWO NEW UNDERGROUND DETENTION VAULTS INCLUDED IN THE REZONING PLAN. PLEASE REFER TO THE SWM MAP FOR FURTHER INFORMATION REGARDING THE LOCATION OF THESE OUTFALLS. THE REMAINDER OF THIS NARRATIVE PROVIDES A DESCRIPTION OF EACH OUTFALL.

OUTFALL #1 IS LOCATED AT THE NORTHERN END OF THE SITE, AND ALSO DISCHARGES INTO AN EXISTING CLOSED CONDUIT SYSTEM. THIS CLOSED CONDUIT SYSTEM PRESENTLY SERVES AS THE OUTFALL FOR THE POND LOCATED IN THIS AREA, AND IT IS A 54" PIPE THAT CONVEYS FLOW IN A WESTERLY DIRECTION. AFTER LEAVING THE SUBJECT PROPERTY, FLOW WILL CONTINUE TO TRAVEL THROUGH A 54" CLOSED COUNDUIT SYSTEM IN A WESTERLY DIRECTION UNTIL APPROXIMATELY 50' EAST OF ESKRIDGE ROAD. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL BEGIN TO CONVEY FLOW IN A SOUTH-WESTERLY DIRECTION UNTIL IT REACHES ESKRIDGE ROAD. AT THIS POINT FLOW WILL BE CONVEYED IN A SOUTHERLY DIRECTION ALONG SIDE OF ESKRIDGE ROAD BY THE EXISTING CLOSED CONDUIT SYSTEM. FLOW WILL THEN BE CONVEYED IN A WESTERLY DIRECTION UNDERNEATH OF ESKRIDGE ROAD AND THEN BEGIN TO TRAVEL IN A SOUTH WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF THE ABOVE REFERENCED APPROVED FAIRFAX COUNTY PLAN, (#0561-SP-001) FLOW WILL BEGIN TO TRAVEL IN A SOUTHERLY DIRECTION TO THE EAST OF THE EXISTING REGIONAL POST OFFICE FACILITY. SOUTH OF THE POST OFFICE FACILITY, FLOW WILL BEGIN TO TRAVEL SOUTH-WESTERLY AGAIN, WHILE STILL WITHIN AN EXISTING CLOSED CONDUIT SYSTEM UNTIL APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE. AT THIS POINT THE CLOSED CONDUIT SYSTEM WILL ONCE AGAIN TURN SOUTH, AND THEN DAYLIGHT TO AN EXISTING CONCRETE CHANNEL ABOUT 200 FEET DOWNSTREAM. FLOW ENTERING THIS EXISTING CONCRETE CHANNEL WILL THEN TRAVEL IN A SOUTHERLY DIRECTION UNTIL IT CONVERGES WITH THE CONCRETE CHANNEL DESCRIBED FOR OUTFALL #2. FROM THIS POINT, FLOW WILL BE CONVEYED AS DESCRIBED FOR OUTFALL #2 DOWNSTREAM OF THE CONCRETE CHANNEL CONVERGENCE.

PROPOSED OUTFALL #2 WILL BE LOCATED ON THE SOUTHERN END OF THE SITE. THIS OUTFALL WILL BE INTO AN EXISTING CLOSED CONDUIT SYSTEM WHICH PRESENTLY SERVES THE EXISTING POND LOCATED IN THIS AREA. THE EXISTING CLOSED CONDUIT SYSTEM INTO WHICH THIS SITE OUTFALLS IS A 36" PIPE THAT CONVEYS WATER IN A SOUTHERLY DIRECTION. SHORTLY AFTER CROSSING THE SOUTHERN PROPERTY LINE, THE CLOSED CONDUIT SYSTEM OPENS UP TO A 48" PIPE THAT CONVEYS FLOW IN A SOUTH-WESTERLY DIRECTION. AS IS SHOWN ON SHEET 36A OF APPROVED FAIRFAX COUNTY PLAN #0561-SP-001, (INCLUDED IN THE SUBJECT APPLICATION FOR INFORMATION ONLY) FLOW IN THIS EXISTING CLOSED CONDUIT SYSTEM WILL CONTINUE TO FLOW IN A SOUTH-WESTERLY DIRECTION TOWARDS WILLIAMS DRIVE (ROUTE 5162). IT SHOULD BE NOTED THAT ADDITIONAL FLOW WILL ENTER INTO THE EXISTING CLOSED CONDUIT SYSTEM FROM OTHER EXISTING CLOSED CONDUIT SYSTEMS PERIODICALLY THROUGHOUT THE EXTENT OF THIS DESCRIPTION. PRIOR TO REACHING WILLIAMS DRIVE, THE CLOSED CONDUIT SYSTEM WILL BEGIN CONVEYING FLOW IN A WESTERLY DIRECTION TOWARD THE NORTHERN END OF JAVIER ROAD (ROUTE 5163). APPROXIMATELY 200 FEET WEST OF JAVIER ROAD, THIS CLOSED CONDUIT SYSTEM WILL DAYLIGHT TO AN EXISTING CONCRETE CHANNEL. THIS CHANNEL WILL CONTINUE CONVEYING WATER IN A WESTERLY DIRECTION TO A POINT APPROXIMATELY 200 FEET EAST OF PROSPERITY AVENUE (ROUTE 699). AT THIS POINT, FLOW WILL BE JOINED BY FLOW FROM ANOTHER EXISTING CONCRETE CHANNEL AND PROCEED IN A SOUTH-WESTERLY DIRECTION. AS FLOW CONTINUES TO TRAVEL SOUTH-WEST, IT WILL COME TO PROSPERITY AVENUE, WHERE IT WILL BE CONVEYED UNDER THE ROADWAY THROUGH A TRIPLE BOX CULVERT. AFTER EXITING THE AFOREMENTIONED CULVERT, FLOW WILL ENTER INTO AN UN-NAMED TRIBUTARY. THIS TRIBUTARY IS RIP-RAP LINED AT THE POINT THAT THE CULVERT DISCHARGES INTO IT, AND HAS BEEN EARMARKED BY FAIRFAX COUNTY FOR RESTORATION. FROM THIS TRIBUTARY FLOW WILL CONTINUE TO TRAVEL SOUTH-WEST AND DISCHARGE INTO LONG BRANCH. FROM HERE, FLOW WILL BE COVEYED VIA LONG BRANCH INTO ACCOTINK CREEK.

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

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA, INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703)442-7800 ■ FAX (703)741-2787
MCLEAN, VA GERMANTOWN, MD

"THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET"

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

VAULT DETAIL AND NARRATIVES

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

DATE: OCT 2006
DES. SEC
DWN. SEC
SCALE: HORZ: 1"=XX'
PROJECT/FILE NO. 6575
SHEET NO. 46 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_02 SWM.dwg 8/24/2010 12:18:05 PM EDT

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

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

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☒ 1. Plat is at a minimum scale of 1"= 50" (unless it is depicted on one sheet with a minimum scale of 1" = 100').

☒ 2. A graphic depicting the stormwater management facility (ies) and limits of clearing and grading accommodate the stormwater management facility (ies), storm drainage pipe system and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheets 5 and 6.

☒ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-site area served (acres)	Drainage served (acres)	Footprint served (sf)	Storage Volume (cf)	If pond, dam height (ft)
Underground Vault #1 (e.g. dry pond, Infil. trench, underground vault, ect.)	16.47	N/A	1	230 x 90	124,200	N/A
Underground Vault #2	11.94	N/A	2	200 x 60	72,000	N/A
Totals	28.41				196,200 Totals	

☒ 4. Onsite drainage channels, outfalls and pipe system are shown on Sheets 41 and 37. Pond inlet and outlet pipe systems are shown on Sheets 41 and 37.

☒ 5. Maintenance access (road to stormwater management facility (ies) are shown on Sheet 4. Type of maintenance access road surface noted on the plat is access via on-site roadways. (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation shown in and near he stormwater management facility is shown on Sheet 7.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 40.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

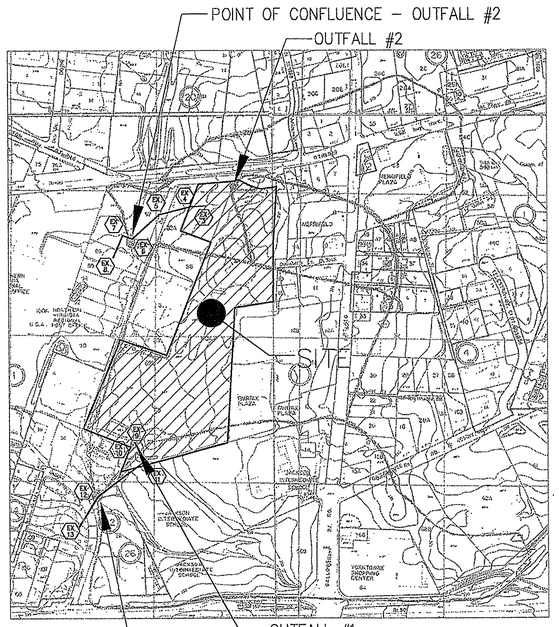
☒ 9. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 40.

☒ 10. Existing topography with a maximum contour intervals of two (2) feet and a note as to weather it is an air survey or field run is provided on Sheet 3.

☒ 11. A submission waiver is requested for Underground SWM/BMP (separate cover).

☐ 12. Stormwater management is not required because N/A.

X:\Data\8000-8999\6575\Forms\MINIMUM STORMWATER INFORMATION FOR REZONING (10-2-06).doc



COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

ADEQUACY OF OUTFALL COMPUTATIONS

	FROM	TO	ACT SLOPE %	n	PIPE SIZE IN	F.F. VEL FPS	LENGTH FEET	Q CAPACITY CFS
*	EX - 3	EX - 4	2.00	0.013	54	17.49	80.00	278.10
*	EX - 4	EX - 5	2.00	0.013	54	17.49	195.00	278.10
*	EX - 5	EX - 6	2.00	0.013	54	17.49	110.00	278.10
*	EX - 6	EX - 7	2.00	0.013	54	17.49	65.00	278.10
*	EX - 7	EX - 8	1.33	0.013	54	14.26	90.00	226.79
	EX - 9	EX - 10	2.48	0.013	24	12.92	27.00	35.63
	EX - 10	EX - 11	0.88	0.013	36	9.12	50.00	62.57
	EX - 11	EX - 12	0.62	0.013	36	7.97	170.00	52.52
	EX - 12	EX - 13	4.55	0.013	48	27.79	150.00	306.40

* SLOPES OF PIPES ASSUMED TO GENERALLY FOLLOW THE SLOPE OF GROUND ABOVE THEM

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 66 of 67

'THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET'

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 759-2733
McLEAN, VA GERMANTOWN, MD

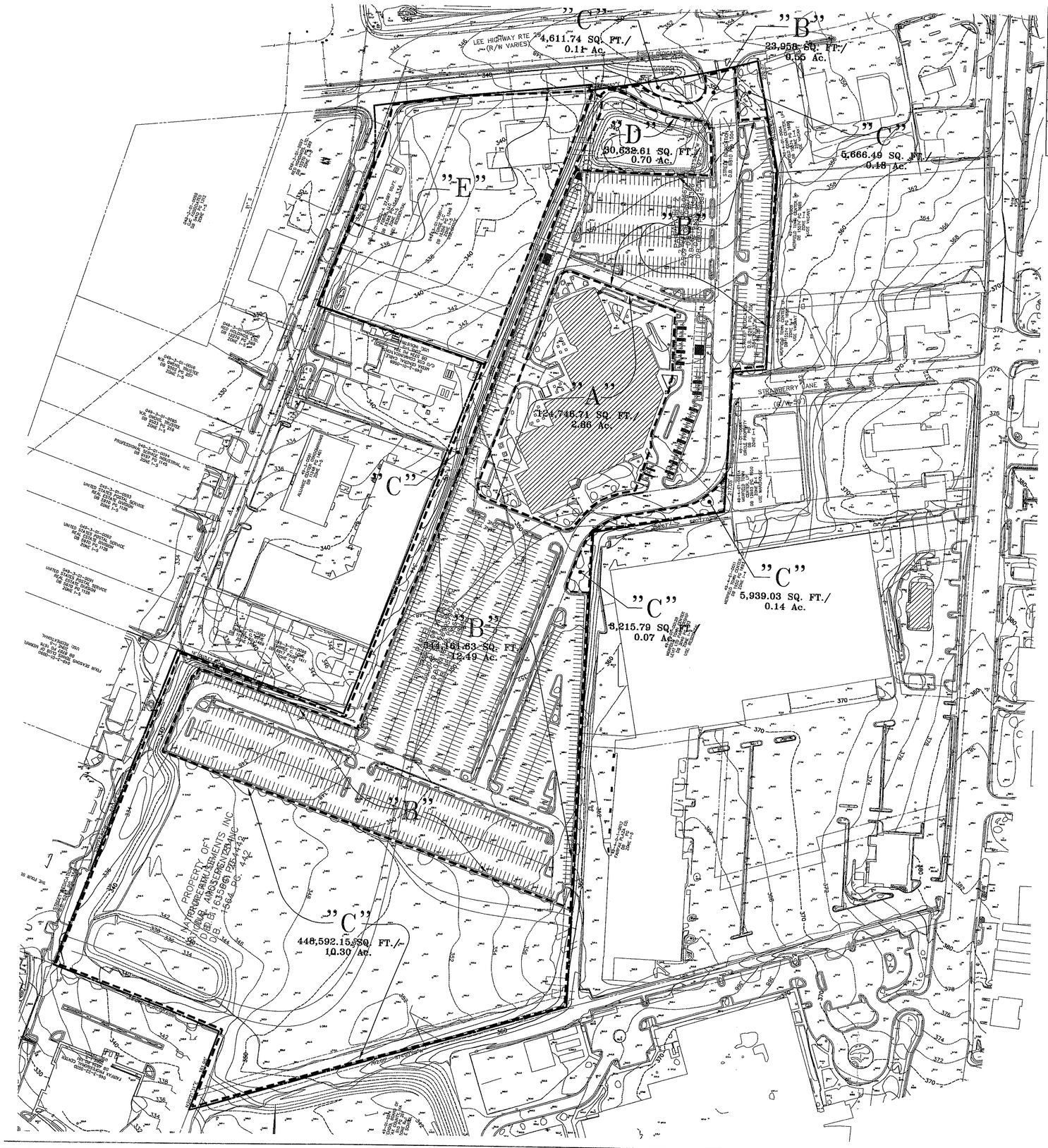
RZ-2005-PR-041
MERRIFIELD TOWN CENTER
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM OUTFALL DETAILS

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 12/15/2006
6.) REVISED 01/12/07
7.) REVISED 3/8/07
8.) REVISED 6/1/07
9.) REVISED 7/16/07
10.) REVISED 8/22/07
11.) REVISED 10/1/07
12.) REVISED 6/08/10
13.) REVISED 8/23/10
14.) REVISED 11/05/10
15). REVISED 4/15/2011
16.) REVISED 12/03/2010
17.) REVISED 12/07/2010
18.) REVISED 01/10/2011
19.) REVISED 5/13/2011
20.) REVISED 6/2/2011
21.) REVISED 6/17/2011
22.)

DATE: OCT 2006
DES. SEC | DWN. SEC
SCALE: 1"=500'
PROJECT/FILE NO. 6575
SHEET NO. 47 OF 48

P:\Planning\Projects\6575\dwg\Parcel A and D Amendment\6575_03 SWM.dwg 8/24/2010 12:16:55 PM EDT



EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	DEVELOPED/ BUILDING	N/A	2.86 AC	EXISTING RETAIL BUILDING	(SEE TYPE COVERS)	EXIST. COMMERICAL DEVELOPMENT
B	DEVELOPED/ MAINTAINED	N/A	13.04 AC	ASPHALT PARKING	(SEE VEG TYPE COVERS)	EXIST. PARKING/ TRAVEL LANE W/ LANDSCAPING
C	LANDSCAPE UNMAINTAINED	N/A	10.75 AC	PERVIOUS GOOD	(SEE VEG TYPE COVERS)	UNMAINTAINED GRASS AREA
D	EXISTING SWM POND	N/A	0.74 AC	MAINTAINED GRASS	N/A	EXIST. DRY SWM POND
E	DEVELOPED OPEN CONSTRUCTION VEHICAL STORAGE & BUILDING	N/A	3.98 AC	PAVEMENT & BUILDING	N/A	EXISTING CONSTRUCTION VEHICLE STORAGE AND ASSOCIATED BUILDING
		TOTAL	31.37 AC			

Application No PCA/CDPA/FDPA 2005-PR-041-02 Staff WOD
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDPA) (FDPA)
CDPA DEV CONDS dated 6/22/2011/ FDPA DEV CONDS dated 6/22/2011
See Proffers Dated July 18, 2011
Date of (BOS) approval July 26, 2011 (for PCA and CDPA)
Date of (PC) approval July 07, 2011 (for FDPA only)
Sheet 67 of 67

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

N

GRAPHIC SCALE

100 0 50 100 200 400

(IN FEET)
1 inch = 100 ft.

COMMONWEALTH OF VIRGINIA
MICHAEL D. BENTON
Lic. No. 31768
6/2/11
6/17/11
PROFESSIONAL ENGINEER

VEGETATION COVER TYPES

"A" PRIMARY COVER

EXIST. BUILDING
FOUNDATION PLANTINGS

"B" PRIMARY COVER

EXIST. ASPHALT PAVEMENT
PARKING LOT LANDSCAPING

"E" PRIMARY COVER

EXISTING CONSTRUCTION
VEHICLE STORAGE AND
EXISTING BUILDINGS

"C" PRIMARY COVER

OPEN GRASS AREA
WITH HARDWOOD
TREE STAND

"D" PRIMARY COVER

EXIST. STORMWATER
MANAGEMENT POND
MAINTAINED GRASS AREA

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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

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

THIS SHEET UNCHANGED AS DESCRIBED ON THE COVER SHEET

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

EXISTING VEGETATION MAP

VIKA REVISIONS
1.) REVISED 4/7/06
2.) REVISED 4/27/06
3.) REVISED 10/02/06
4.) REVISED 11/06/06
5.) REVISED 1/12/07
6.) REVISED 3/6/07
7.) REVISED 6/1/07
8.) REVISED 7/16/07
9.) REVISED 8/22/07
10.) REVISED 10/1/07
11.) REVISED 3/25/10
12.) REVISED 6/08/10
13.) REVISED 8/16/10
14.) REVISED 1/10/11
15.) REVISED 4/15/2011

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

2/14/2011 3:35:31 PM EST
\Planning\Projects\6575\dwg\Parcel G H and I\6575_EVM.dwg