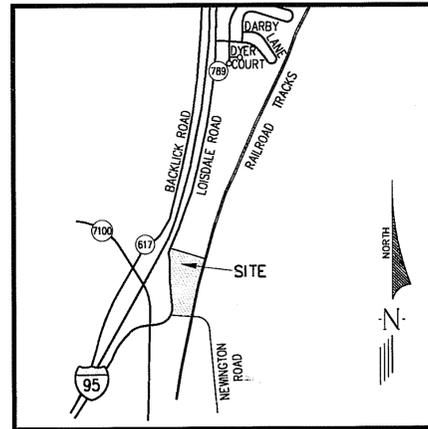


GENERALIZED DEVELOPMENT PLAN (GDP) BELVOIR CORPORATE CAMPUS LEE DISTRICT FAIRFAX COUNTY, VIRGINIA GDP-2011-008



VICINITY MAP
SCALE: 1" = 2000'

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

APPLICANT
LOISDALE 24, LLC
C/O RUBENSTEIN PROPERTIES, LP
2929 ARCH STREET, 28TH FLOOR
CIRA CENTER
PHILADELPHIA, PA 19104-2868

ATTORNEY
COOLEY LLP
11951 FREEDOM DRIVE
RESTON, VA 20190
PH. 703-456-8000

CIVIL ENGINEER
URBAN, LTD.
4200 D TECHNOLOGY COURT
CHANTILLY, VIRGINIA 20151
PH. 703-642-2306

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

Application No. 22-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (BOS) (PC) approval 11-1-11
Sheet 1 of 27
PC Approved 10-27-11

| PLAN DATE | No. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
| 03-14-11 | | | |
| 04-21-11 | | | |
| 07-14-11 | | | |
| 08-23-11 | | | |
| 09-1-11 | | | |

Urban, Ltd.
10000 Westpark Court
Chantilly, Virginia 20151
Tel. 703.642.2306
www.urban-llc.com

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Planners Engineers Landscape Architects Land Surveyors



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RECEIVED
Department of Planning & Zoning
11/09/2011
Zoning Evaluation Division

COVER

BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A

DATE: MARCH 2011

SHEET
1
OF
26
SP-12602

GENERAL NOTES

- THE PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP: 99-2-((1))-7A&8.
- THE ABOVE REFERENCED PARCELS ARE CURRENTLY ZONED AS R-1.
- BOUNDARY AND TOPOGRAPHY INFORMATION HEREON IS BASED ON FIELD RUN SURVEY PREPARED BY URBAN LTD DATED JAN., 2011 AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1929.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD. DATED JAN., 2011.
- THE PROPERTY SHOWN ON THIS GDP PLAT IS LOCATED IN THE LEE DISTRICT.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, UNLESS MODIFIED.
- THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- STORM WATER MANAGEMENT (SWM) AND BEST PRACTICES (BMP) WILL BE PROVIDED BY AN ONSITE FACILITIES TO BE CONSTRUCTED AND LOCATION DETERMINED WITH THE FINAL SITE PLAN.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES OR EXISTING GRAVES FOUND ON THIS SITE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7.
- IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THERE ARE NO DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), RPA'S, 100 YR FLOODPLAINS ONSITE. THERE ARE EXISTING WETLANDS AND A EPHEMERAL STREAM LOCATED ON THE NORTHERN PROPERTY LINE OF PARCEL 7A.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
 - PEDESTRIAN SIDEWALKS AND TRAILS
 THE LOCATION OF THESE AMENITIES ARE REFLECTED ON SHEETS 8, 9, & 25.
- THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS. DEVELOPMENT MAY BE PHASED.
- THE PROPOSED ROAD IMPROVEMENTS ILLUSTRATE THE REQUIRED IMPROVEMENTS PER THE COMPREHENSIVE PLAN, UNLESS MODIFIED PER THIS APPLICATION. THE APPROVAL OF THIS PLAN WILL ONLY BIND THE OWNER TO CONSTRUCTING THE PROFFERED ROAD IMPROVEMENTS FRONTING THE SUBJECT SITE.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, DOMINION VA POWER, AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDP PLAT AS DETERMINED BY DPZ.
- THE TOTAL AMOUNT OF GROSS FLOOR AREA CONSTRUCTED ON THE SITE MAY BE LESS THAN THE AMOUNT APPROVED ON THE ENCLOSED GDP.
- DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE GDP PLAT.
- THIS PLAN HAS BEEN PREPARED WITH THE BENEFIT OF A TITLE REPORT.
- THE COMPREHENSIVE PLAN REQUIRES A MAJOR PAVED TRAIL 10' WIDE OR MORE ALONG LOISDALE ROAD. THE TRAIL IS BEING PROVIDED IN SATISFACTION OF THE COMPREHENSIVE PLAN RECOMMENDATION AS SHOWN ON THE GDP PLAT.
- THE APPLICANT IS REQUESTING WAIVERS AND MODIFICATIONS AS FOLLOWS:
 - THE APPLICANT REQUESTS A WAIVER OF FRONTAGE IMPROVEMENTS ON NEWINGTON ROAD AND LOISDALE ROAD, WHICH SHALL INCLUDE, BUT NOT BE LIMITED TO, NOT CONSTRUCTING A FULL ROAD SECTION FRONTING THE SITE AND NOT INSTALLING CURB AND GUTTER ON THE WEST SIDE OF LOISDALE ROAD NEAR THE LIMITED ACCESS LINE.
- THERE ARE EXISTING UTILITY EASEMENTS WITH WIDTHS OF 25' AND GREATER ON THE SUBJECT SITE.
- ALL IRRIGATION SHALL BE LIMITED TO SUBSURFACE IRRIGATION.
- PROPOSED GRADING ON NORTH AND SOUTH SIDES OF THE BUILDINGS MAY BE ADJUSTED TO ACCOMMODATE THE FINAL SITE PLAN.

PARKING TABULATION:

PARKING REQUIRED:
OPTION #1:
 BUILDING I:
 OFFICE USE - 100,000 GSF
 CELLAR USE - 25,000 GSF
 REQUIRED PARKING - 2.6 SPACES/ 1,000 GSF = 125,000 GSF @ 2.6/1000 = 325 SPACES
 BUILDING II:
 OFFICE USE - 100,000 GSF
 CELLAR USE - 25,000 GSF
 REQUIRED PARKING - 2.6 SPACES/ 1,000 GSF = 125,000 GSF @ 2.6/1000 = 325 SPACES
 TOTAL PARKING REQUIRED FOR OPTION #1: 650 SPACES
OPTION #2:
 OFFICE USE - 200,000 GSF
 CELLAR USE - 50,000 GSF
 REQUIRED PARKING - 2.6 SPACES/ 1,000 GSF = 250,000 GSF @ 2.6/1000 = 650 SPACES
 TOTAL PARKING REQUIRED FOR OPTION #2: 650 SPACES
PARKING PROVIDED OPTION #1 AND #2: (SEE SHEETS 8 & 11)
 TOTAL PARKING PROVIDED: 741 SPACES
PARKING PROVIDED SECURITY OPTION: (SEE SHEET 10)
 TOTAL PARKING PROVIDED: 713 SPACES

HANDICAP SPACES REQUIRED:
 = 501 TO 1,000 SPACES REQUIRES 2% OF THE PARKING TO BE ACCESSIBLE SPACES
 = 0.02 * 741 SPACES
 = 15 SPACES
HANDICAP SPACES PROVIDED:
 = 15 SPACES

LOADING SPACE TABULATION:

LOADING REQUIRED:
 BUILDING 1 - 1 SPACE FOR 1ST 10,000 GSF + 1 SPACE/20,000 GSF THEREAFTER
 OFFICE USE - 1 SPACE/ 10,000 GSF * 10,000 GSF + 1 SPACE/20,000 GSF * 190,000 GSF
 TOTAL LOADING SPACES REQUIRED = 11 SPACES *
 * PER SECTION 11-202-15, NO MORE THAN 5 LOADING SPACES SHALL BE REQUIRED
LOADING PROVIDED:
 5 LOADING SPACES PROVIDED (AS DEPICTED ON THE ENCLOSED PLAN)

NOTE: OTHER PROFFERED USES MAY BE INCLUDED IN THE BUILDING WITH FINAL DESIGN. PARKING REQUIREMENTS AND COMPUTATIONS WILL MEET COUNTY STANDARDS AT THE TIME OF FINAL SITE PLAN.

SITE TABULATIONS:

| | PARCEL AREA |
|---------------------------------|--|
| EXISTING SITE AREA | 7A (PART ONE) 764,124 SF or 17.541 AC. 7A (PART TWO) 8,871 SF or 0.226 AC. B 301,239 SF or 6.915 AC. TOTAL 1,075,234 SF or 24.682 AC. |
| AREA OF PROPOSED ROW DEDICATION | 48,813.26 SF or 1.121 AC. |
| ADJUSTED SITE AREA | 1,026,420.74 SF or 23.561 AC. |
| EXISTING ZONING | R-1 |
| PROPOSED ZONING | C-3 |
| EXISTING USE | VACANT |
| PROPOSED USE | OFFICE |

ZONING TABULATIONS:

| PROPOSED MAXIMUM BUILDING SQUARE FOOTAGE | BUILDING #1 - 100,000 GSF (PLUS 25,000 SF OF CELLAR SPACE) BUILDING #2 - 100,000 GSF (PLUS 25,000 SF OF CELLAR SPACE) TOTAL: 200,000 GSF (PLUS 50,000 S.F. OF CELLAR SPACE) | | |
|--|---|--|--|
| OPTION #1 | | | |
| OPTION #2 | BUILDING - 200,000 GSF (PLUS 50,000 SF OF CELLAR SPACE) | | |
| | ALLOWABLE | PROPOSED-OPTION #1 | PROPOSED-OPTION #2 |
| MINIMUM LOT AREA | 20,000 S.F. | 1,026,421 S.F. | 1,026,421 S.F. |
| MINIMUM LOT WIDTH | 100' | 1,213' | 1,213' |
| MAXIMUM BUILDING HEIGHT | 90' | 90' (6 STORIES) | 90' (6 STORIES) |
| YARD REQUIREMENTS | | | |
| FRONT YARD | 25' BULK PLANE, BUT NOT LESS THAN 40' | 72.18' OR 279.97' (EAST) 186.39' (SOUTH) | 73.75' OR 308.89' (EAST) 282.21' (SOUTH) |
| SIDE YARD | NO REQUIREMENT | | |
| REAR YARD | 20' BULK PLANE, BUT NOT LESS THAN 25' | 68.6' OR 229.56' (WEST) | 69.98' OR 247.07' (WEST) |
| MAXIMUM FLOOR AREA RATIO (FAR) | 1.00 | 0.18* (2) (200,000 GSF/1,075,234 SF) 0.19* (1) (200,000 GSF/1,026,421 SF) | 0.18* (2) (200,000 GSF/1,075,234 SF) 0.19* (1) (200,000 GSF/1,026,421 SF) |
| MINIMUM OPEN SPACE | 15% (OR 157,800 S.F.) (1) | 35% (OR 378,476 S.F.) (2) 37% (OR 378,476 S.F.) (1) | 35% (OR 378,476 S.F.) (2) 37% (OR 378,476 S.F.) (1) |

- WITH RIGHT OF WAY DEDICATION.
- WITHOUT RIGHT OF WAY DEDICATION.

* THE SUBJECT PROPERTY HAS THREE EXISTING UTILITY EASEMENTS WITH A WIDTH GREATER THAN 25'. THE MAJOR UTILITY EASEMENTS AS RECORDED IN DP 509 PG 83, DB 1602 PG 88, AND DB 1535 PG 349 WERE RECORDED IN 1946, 1957, AND 1957, RESPECTIVELY. SINCE THE SAID EASEMENTS WERE RECORDED PRIOR TO SECTION 2-308.3 OF THE ZONING ORDINANCE TAKING EFFECT, THE APPLICANT RESERVES THE DENSITY CREDIT ASSOCIATED WITH THE AREA OF THE UTILITY EASEMENTS.

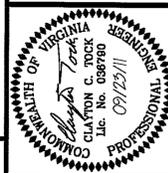
LEGEND:

- | | | | |
|-----|---------------------------------------|-----------|--|
| W | EXISTING WATER LINE | + | ROAD SIGN |
| W | PROPOSED WATER LINE | ⊖ | EX. POWER POLE |
| H-O | EX. FIRE HYDRANT | 25.6 | EXISTING SPOT ELEVATION |
| H | PROP. FIRE HYDRANT | +25.60 | PROP. SPOT ELEVATION |
| WM | EXISTING WATER METER | CG-6 | SPILL AND TRANSITION CURB AND GUTTER |
| WM | PROPOSED WATER METER | CG-6R | PROPOSED CURB |
| WV | EXISTING WATER VALVE | ▼ | MAIN BUILDING ENTRANCE |
| WV | PROPOSED WATER VALVE | □ | EX. STREET LIGHTS |
| SD | EXISTING STORM DRAIN | □ | PROP. STREET LIGHTS |
| SD | PROPOSED STORM DRAIN | ▲ | PROPOSED CG-12 |
| SS | EXISTING SANITARY SEWER | ○ | EXISTING TREE |
| SS | PROPOSED SANITARY SEWER | ○ | PROPOSED TREE |
| GL | EXISTING GAS LINE | △ | WATER FITTING IDENTIFIER |
| GL | PROPOSED GAS LINE | ○ | LOADING AREA |
| GV | EXISTING GAS VALVE | ⊕ | BENCHMARK |
| GV | PROPOSED GAS VALVE | ⊕ | TEST PIT REQUIRED |
| OW | EXISTING OVERHEAD WIRE | ← ??? VPD | PROJECTED TRAFFIC COUNT |
| L | EXISTING LIGHTING | ← O.R. | OVERLAND RELIEF |
| L | PROPOSED LIGHTING | PROP. | PROPOSED |
| F | EXISTING FENCE | EX. | EXISTING |
| F | PROPOSED FENCE | SF | SQUARE FEET |
| TL | EXISTING TREE LINE | GSF | GROSS SQUARE FEET |
| TL | PROPOSED TREE LINE | NSF | NET SQUARE FEET |
| OC | EXISTING CONTOURS | T.B.R. | TO BE REMOVED |
| OC | PROPOSED CONTOURS | FF | FINISHED FLOOR |
| PP | PROPOSED PHASE LINE | V | VISITOR PARKING SPACE |
| PL | PROPOSED LIMITS OF CLEARING & GRADING | S. C. HC | STANDARD, COMPACT, AND HANDICAP PARKING SPACE DESIGNATOR |
| W | EXISTING WETLANDS | | |
| WR | PROP. RET. WALL | | |
| WR | EX. RET. WALL | | |

Application No. 02-2011-15-008 Staff E6
 APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (BOS) (PC) approval 11-1-11
 Sheet 2 of 27
PC Approved 10-27-11

| PLAN DATE | DESCRIPTION | DATE | REVISIONS |
|-----------|-------------|------|-----------|
| 03-14-11 | | | |
| 04-21-11 | | | |
| 07-14-11 | | | |
| 08-23-11 | | | |
| 09-09-11 | | | |

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 4200 Technology Court
 Chantilly, Virginia 20151
 Tel: 703.642.2306
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 Planners Engineers Landscape Architects Land Surveyors



GENERAL NOTES
**BELVOIR CORPORATE CAMPUS
 REZONING PLAN**
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: N/A
 DATE: MARCH 2011
 CI: N/A
 SHEET
 2
 OF
 26
 SP-12602

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION,
SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

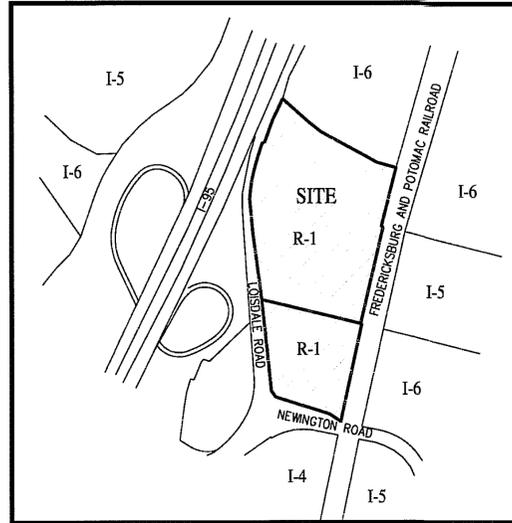
The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in 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 1B & 1O)
FDP P Districts (except PRC) (16-302 1F & 1Q) Amendments (18-202 10F & 10I)

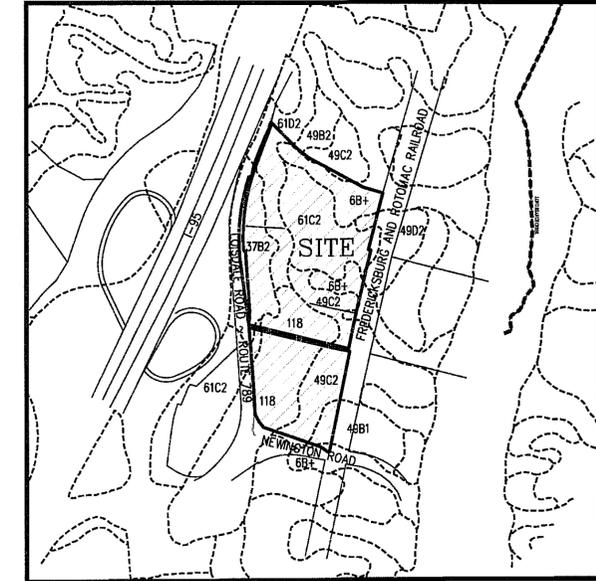
1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 8-16.
3. Provide:

| Facility Name/ Type & No. | On-site area served (acres) | Off-site area served (acres) | Drainage area (acres) | Footprint area (sq ft) | Storage Volume (cf) | If pond, dam height (ft) |
|------------------------------|--------------------------------|---------------------------------|--------------------------|---------------------------|------------------------|-----------------------------|
| SEMI POND | 14.68 | 1.08 | 15.72 | 32,046 | 177,162.15 | 12' |
| Totals | | | | | | |
4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 8-16.
Pond inlet and outlet pipe systems are shown on Sheet 8-16.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 8-16.
Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.).
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 22.
7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 17.
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 19-20A.
9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 19-20A.
10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 2, 6-7 & 13-18.
11. A submission waiver is requested for N/A.
12. Stormwater management is not required because N/A.

ZONING MAP
SCALE: 1" = 500'



SOILS MAP
SCALE: 1" = 500'



Application No. R2-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROCEEDERS DATED 10-27-11
Date of 60 % Approval 11-1-11
Sheet 3 of 27
PC Approved 10-27-11

| SOIL ID NUMBERS | SERIES NAME | FOUNDATION SUPPORT | SUBSURFACE DRAINAGE | SLOPE STABILITY | ERODABILITY | PROBLEM CLASS |
|-----------------|---------------------|--------------------|---------------------|-----------------|-------------|---------------|
| 6B+ | HYATTSVILLE | FAIR-B,W | MARG-W | POOR-W | LOW | B |
| 37B2 | BELTSVILLE | FAIR-P | MARG-P | POOR-P,S | MOD. | B |
| 49B2 | LUNT(is) | MARG-U,B,C,P | FAIR-C,P | MARG-U,C,P | MOD. | A |
| 49C2 | LUNT(is) | MARG-U,B,C,P | FAIR-C,P | MARG-U,C,P | MOD. | A |
| 49D2 | LUNT(is) | MARG-U,B,C,P | FAIR-C,P | MARG-U,C,P | MOD. | A |
| 61C2 | LOAMY GRAVELLY SED. | MARG-U,C,P | MARG-C,P | MARG-U,C,P | HIGH | A |
| 61D2 | LOAMY GRAVELLY SED. | MARG-U,C,P | MARG-C,P | MARG-U,C,P | HIGH | A |
| 118 | MARINE CLAY | POOR-U,B,C,P | MARG-C,P | POOR-U,C,P | HIGH | A |

| PLAN DATE | DESCRIPTION |
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| 09-23-11 | |

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PLANNERS ENGINEERS LANDSCAPE ARCHITECTS LEAD SURVEYORS

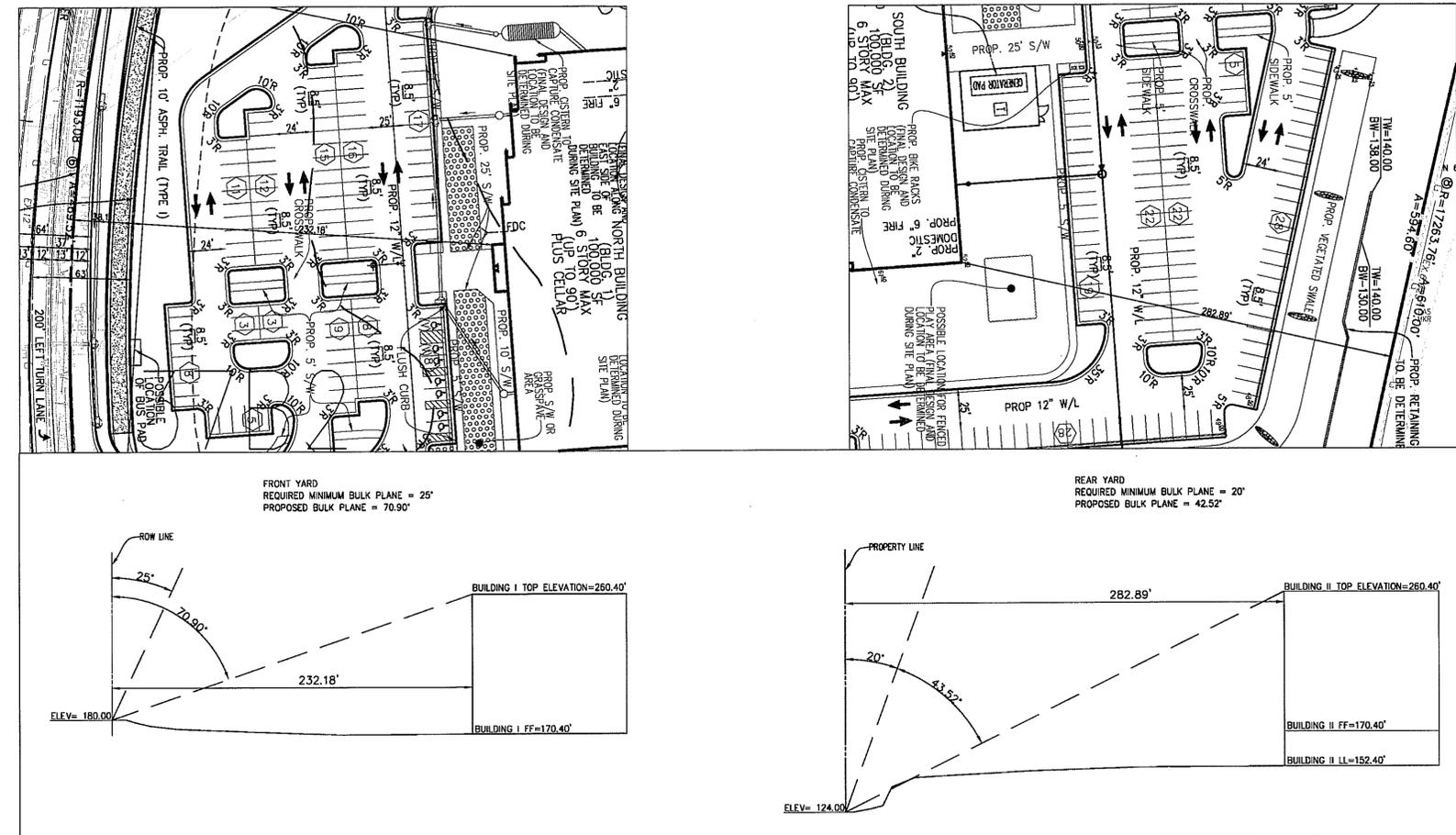
COMMONWEALTH OF VIRGINIA
CLAYTON C. ROCK
Lic. No. 068760
07/22/11
PROFESSIONAL ENGINEER

GENERAL NOTES
BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

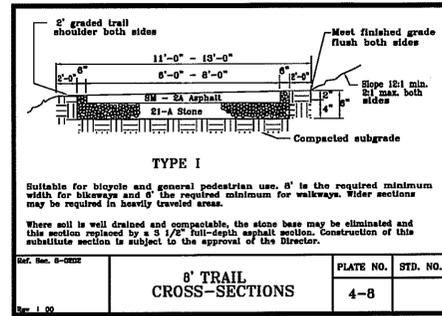
SCALE: AS NOTED
DATE: MARCH 2011
SHEET 3 OF 26
SP-12602

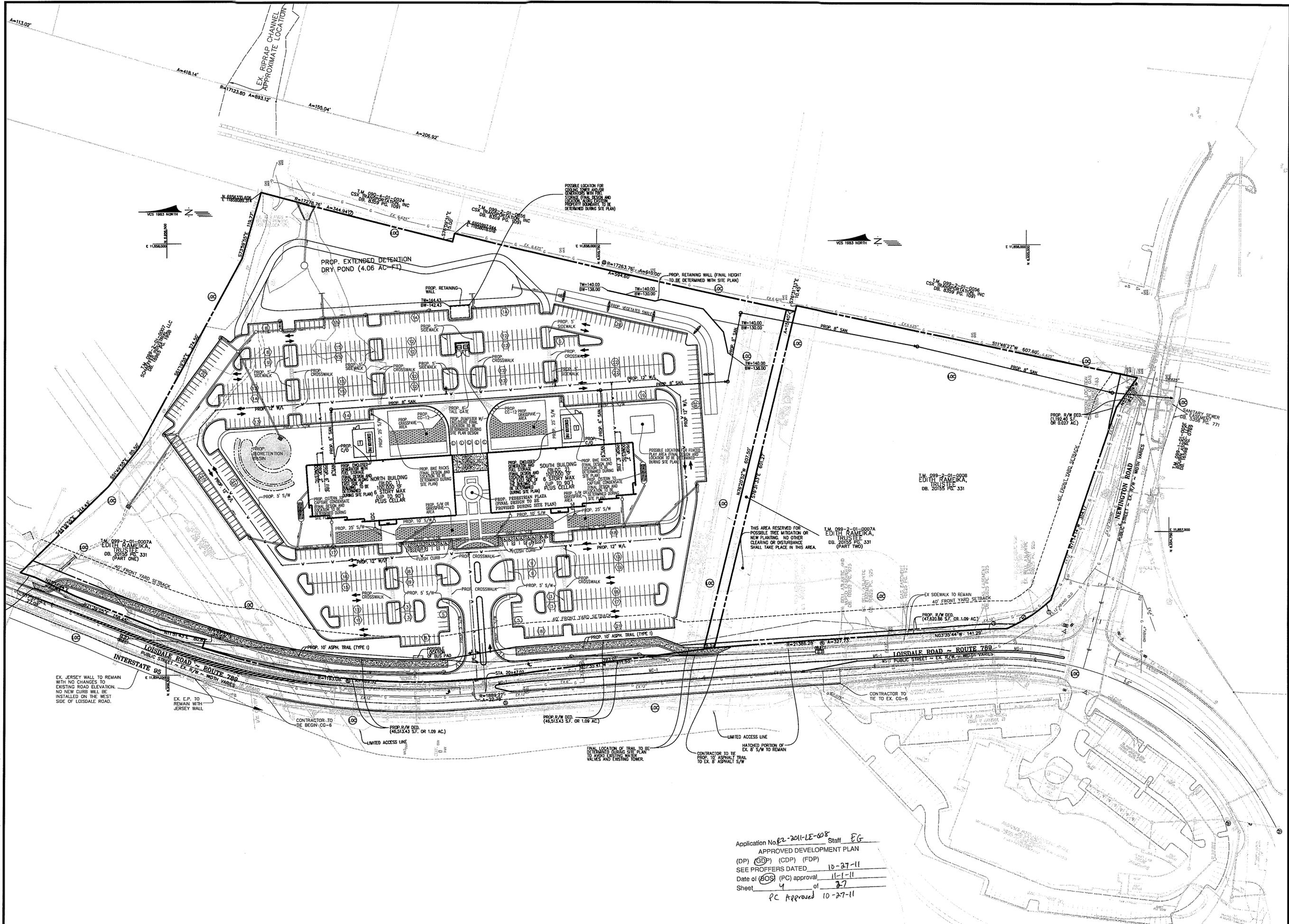
BULK PLANE ANALYSIS:

PLAN VIEW SCALE: 1"=50'; ILLUSTRATIVES NOT TO SCALE



PROPOSED TRAIL DETAIL

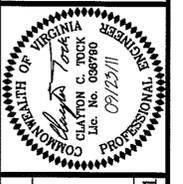




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OVERVIEW

**BELVOIR CORPORATE CAMPUS
REZONING PLAN**

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH 2011

CL: N/A

SCALE: 1" = 70'

SHEET
4
OF
26

SP-12602

Application No. 22-201-LE-008 Staff EG

APPROVED DEVELOPMENT PLAN

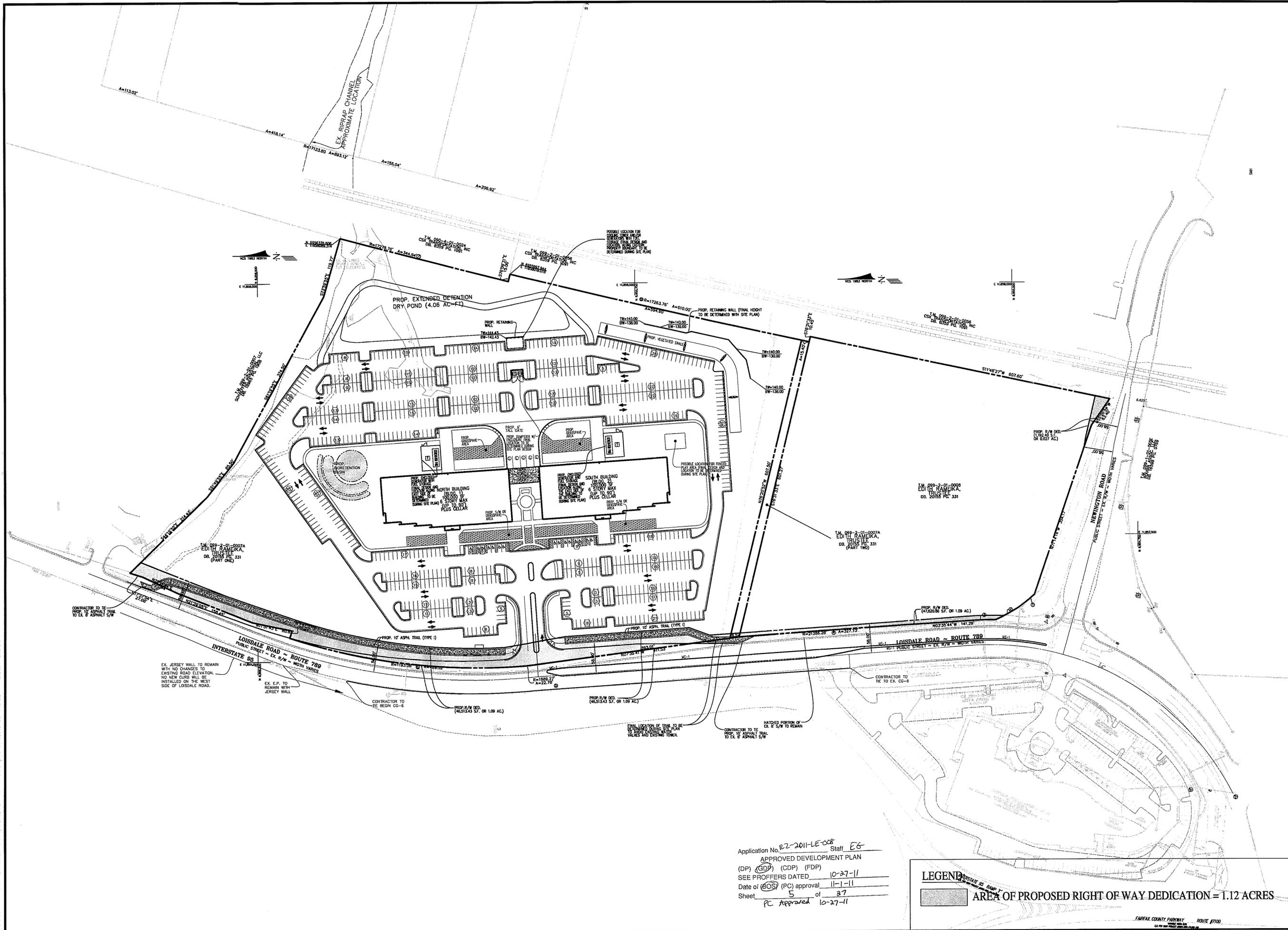
(DP) (CDP) (FDP)

SEE PROFFERS DATED 10-27-11

Date of (BOS) (PC) approval 11-1-11

Sheet 4 of 27

PC Approved 10-27-11



Application No. 22-2011-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (ODP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (EOS) (PC) approval 11-1-11
 Sheet 5 of 27
 PC Approved 10-27-11

LEGEND
 [Hatched Box] AREA OF PROPOSED RIGHT OF WAY DEDICATION = 1.12 ACRES

| PLAN DATE | DESCRIPTION | REVISIONS |
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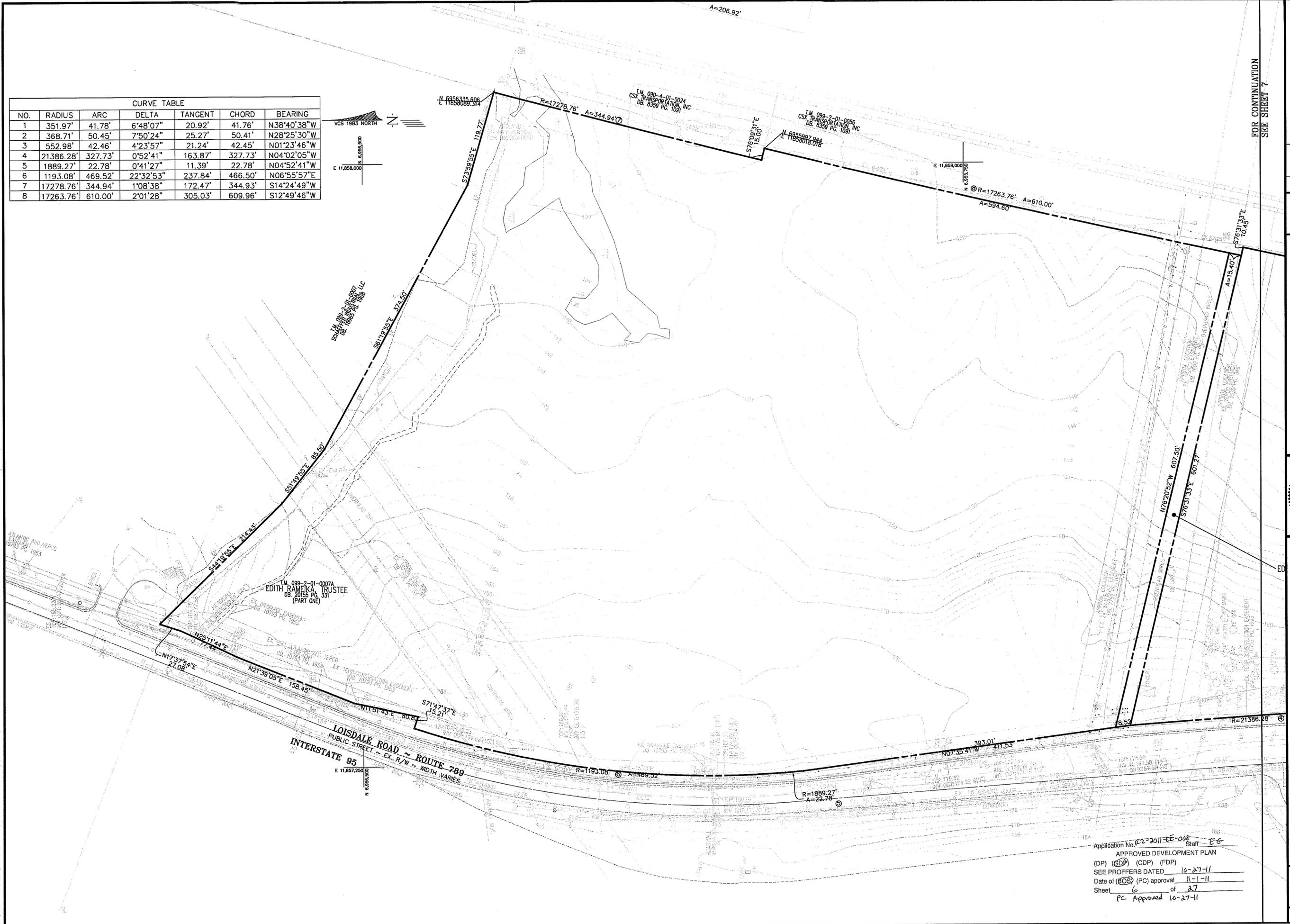
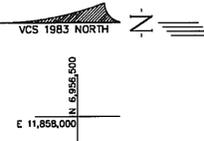


RIGHT OF WAY EXHIBIT
**BELVOIR CORPORATE CAMPUS
 REZONING PLAN**
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 C.I./N/A

DATE: MARCH 2011
 SCALE: 1" = 50'

SHEET
 5
 OF
 26
 SP-12602

| CURVE TABLE | | | | | | |
|-------------|-----------|---------|-----------|---------|---------|-------------|
| NO. | RADIUS | ARC | DELTA | TANGENT | CHORD | BEARING |
| 1 | 351.97' | 41.78' | 6°48'07" | 20.92' | 41.76' | N38°40'38"W |
| 2 | 368.71' | 50.45' | 7°50'24" | 25.27' | 50.41' | N28°25'30"W |
| 3 | 552.98' | 42.46' | 4°23'57" | 21.24' | 42.45' | N01°23'46"W |
| 4 | 21386.28' | 327.73' | 0°52'41" | 163.87' | 327.73' | N04°02'05"W |
| 5 | 1889.27' | 22.78' | 0°41'27" | 11.39' | 22.78' | N04°52'41"W |
| 6 | 1193.08' | 469.52' | 22°32'53" | 237.84' | 466.50' | N06°55'57"E |
| 7 | 17278.76' | 344.94' | 1°08'38" | 172.47' | 344.93' | S14°24'49"W |
| 8 | 17263.76' | 610.00' | 2°01'28" | 305.03' | 609.96' | S12°49'46"W |



FOR CONTINUATION
SEE SHEET 7

| NO. | DATE | DESCRIPTION |
|-----|----------|-------------|
| 1 | 03-14-11 | |
| 2 | 04-21-11 | |
| 3 | 07-14-11 | |
| 4 | 08-23-11 | |
| 5 | 09-23-11 | |

| PLAN DATE |
|-----------|
| 03-14-11 |
| 04-21-11 |
| 07-14-11 |
| 08-23-11 |
| 09-23-11 |

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4000 Technology Court
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Tel: 703.962.0200
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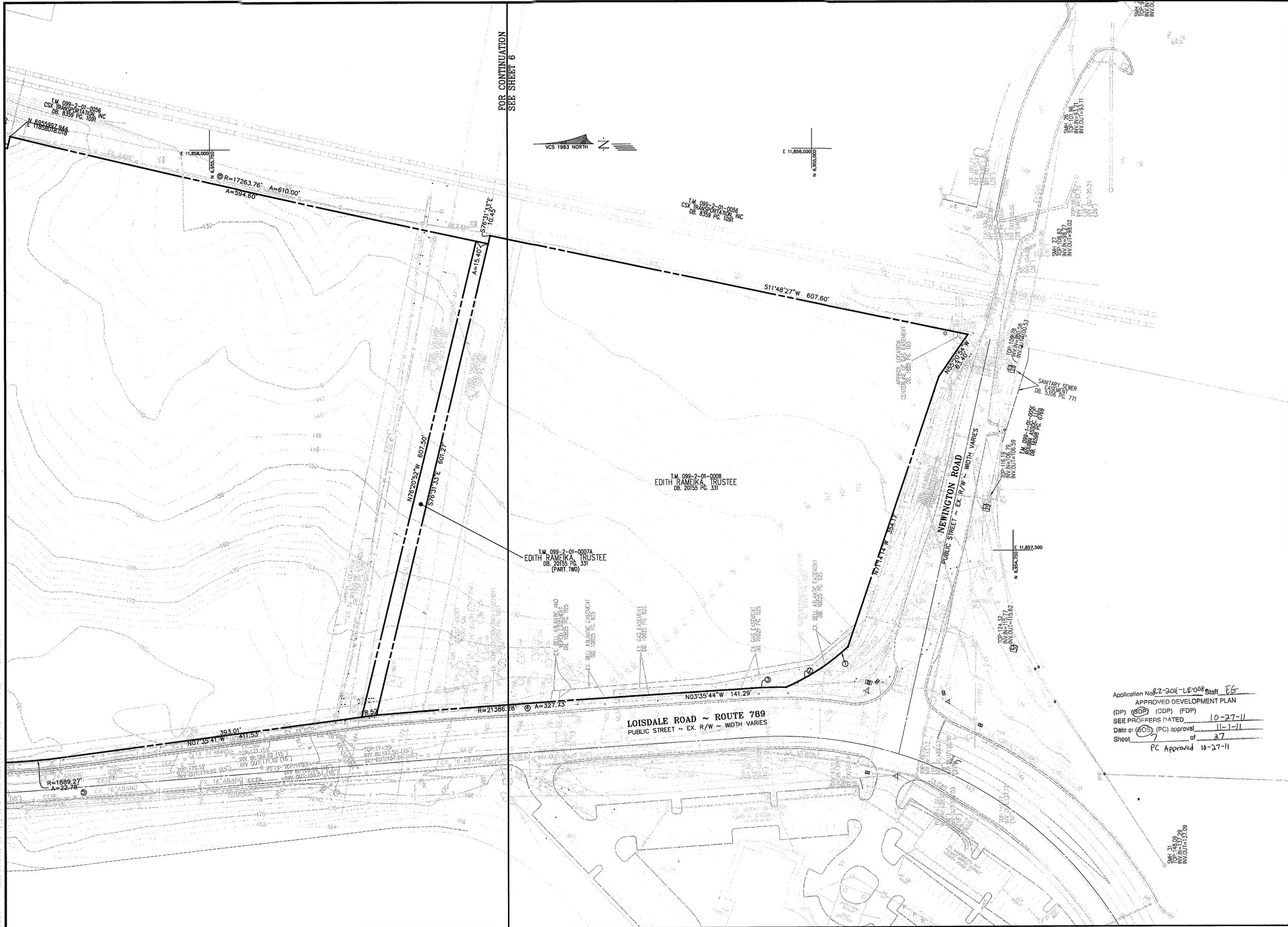
EXISTING CONDITION

**BELVOIR CORPORATE CAMPUS
REZONING PLAN**
LFE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 2011

Application No. **22-2011-EE-008** Staff **EG**
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (OS) (PC) approval 11-1-11
Sheet 6 of 27
PC Approved 10-27-11



FOR CONTINUATION
SEE SHEET 6



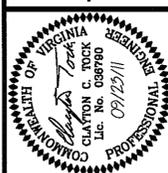
Application No. 22-201-LF-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (SCS) (PC) approval 11-1-11
 Sheet 7 of 27
 PC Approved 10-27-11

| PLAN DATE | NO. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
| 03-14-11 | | | |
| 04-21-11 | | | |
| 07-14-11 | | | |
| 08-23-11 | | | |
| 09-09-11 | | | |

| PLAN DATE | NO. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
| 03-14-11 | | | |
| 04-21-11 | | | |
| 07-14-11 | | | |
| 08-23-11 | | | |
| 09-09-11 | | | |

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 4300 Valley View Court
 Columbia, Virginia 22051
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 www.urbanlltd.com

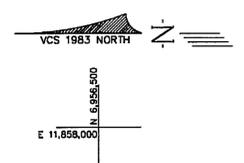
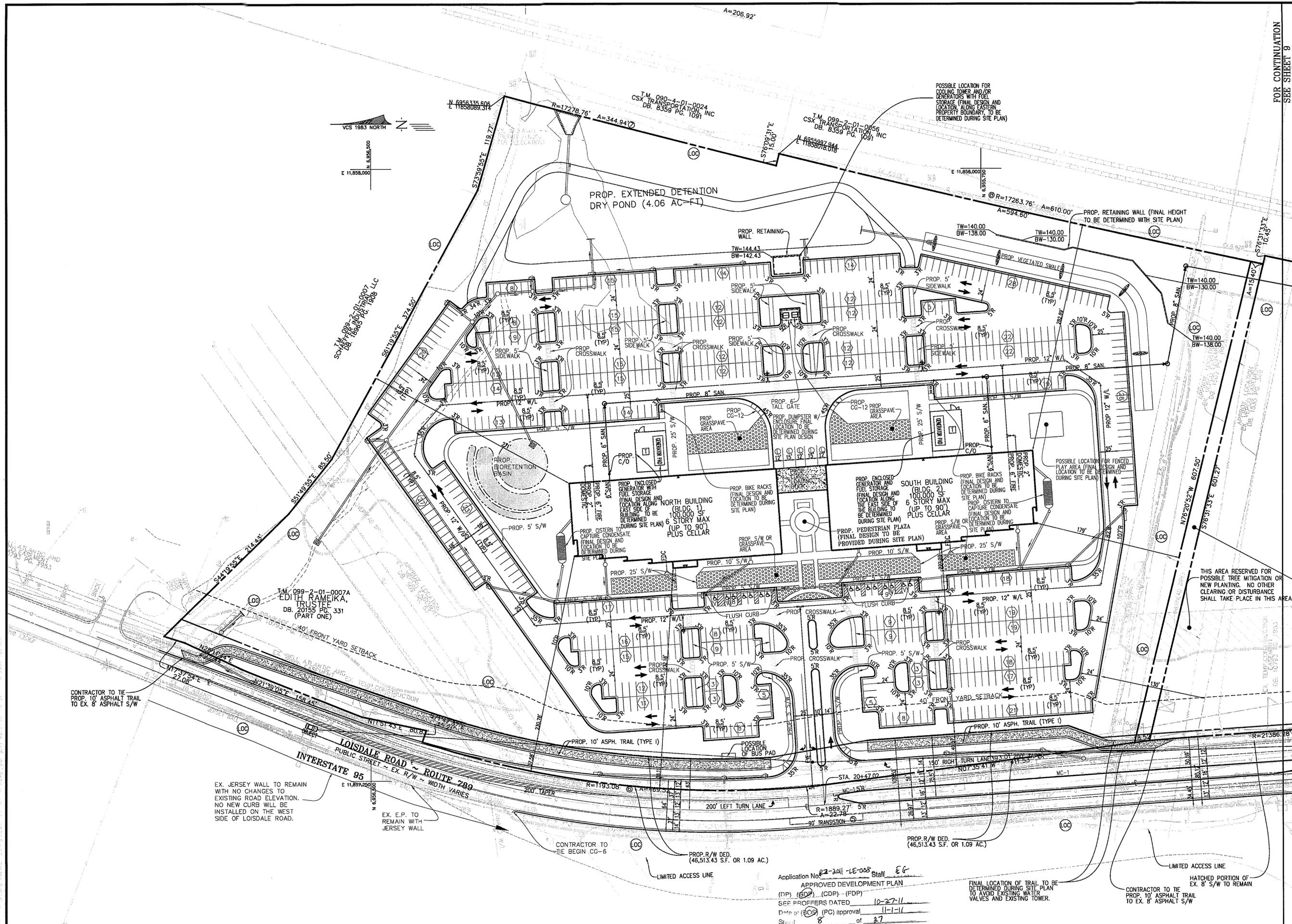
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 Planners, Engineers, Landscape Architects, Land Surveyors



EXISTING CONDITION
**BELVOIR CORPORATE CAMPUS
 REZONING PLAN**
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'

DATE: MARCH 2011



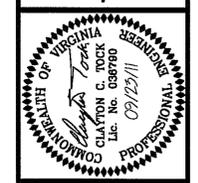
FOR CONTINUATION
 SEE SHEET 9

| No. | DATE | DESCRIPTION |
|----------|------|-------------|
| 03-14-11 | | |
| 04-21-11 | | |
| 07-14-11 | | |
| 08-23-11 | | |
| 09-21-11 | | |

| PLAN DATE |
|-----------|
| 03-14-11 |
| 04-21-11 |
| 07-14-11 |
| 08-23-11 |
| 09-21-11 |

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 4000 Westpark Center
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GEOMETRY PLAN - OPTION #1
**BELVOIR CORPORATE CAMPUS
 REZONING PLAN**
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL: N/A
 DATE: MARCH 2011
 SCALE: 1" = 50'

SHEET
 8
 OF
 26
 SP-12602

Application No. 22-201-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (EC) (PC) approval 11-1-11
 Sheet 8 of 27
 PC Approved 10-27-11

CONTRACTOR TO THE
 PROP. 10' ASPHALT TRAIL
 TO EX. 8' ASPHALT S/W

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

EX. E.P. TO
 REMAIN WITH
 JERSEY WALL

CONTRACTOR TO
 TIE BEGIN CG-6

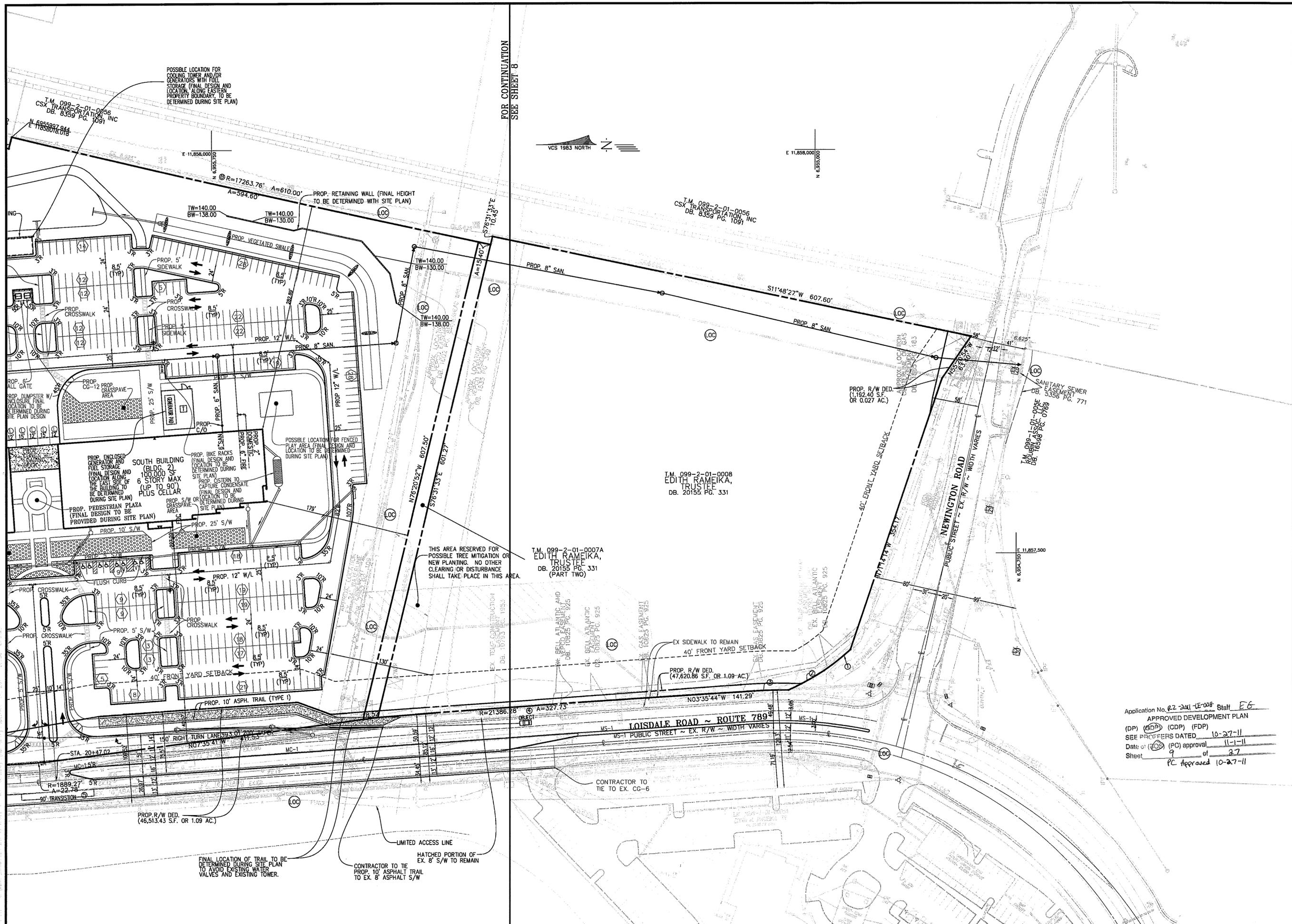
PROP. R/W DED.
 (46,513.43 S.F. OR 1.09 AC.)

PROP. R/W DED.
 (46,513.43 S.F. OR 1.09 AC.)

FINAL LOCATION OF TRAIL TO BE
 DETERMINED DURING SITE PLAN
 TO AVOID EXISTING WATER
 VALVES AND EXISTING TOWER.

CONTRACTOR TO THE
 PROP. 10' ASPHALT TRAIL
 TO EX. 8' ASPHALT S/W

THIS AREA RESERVED FOR
 POSSIBLE TREE MITIGATION OR
 NEW PLANTING. NO OTHER
 CLEARING OR DISTURBANCE
 SHALL TAKE PLACE IN THIS AREA.



FOR CONTINUATION
SEE SHEET 8



T.M. 099-2-01-0056
CSX TRANSPORTATION, INC.
DB. 8359 PG. 1091

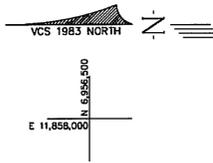
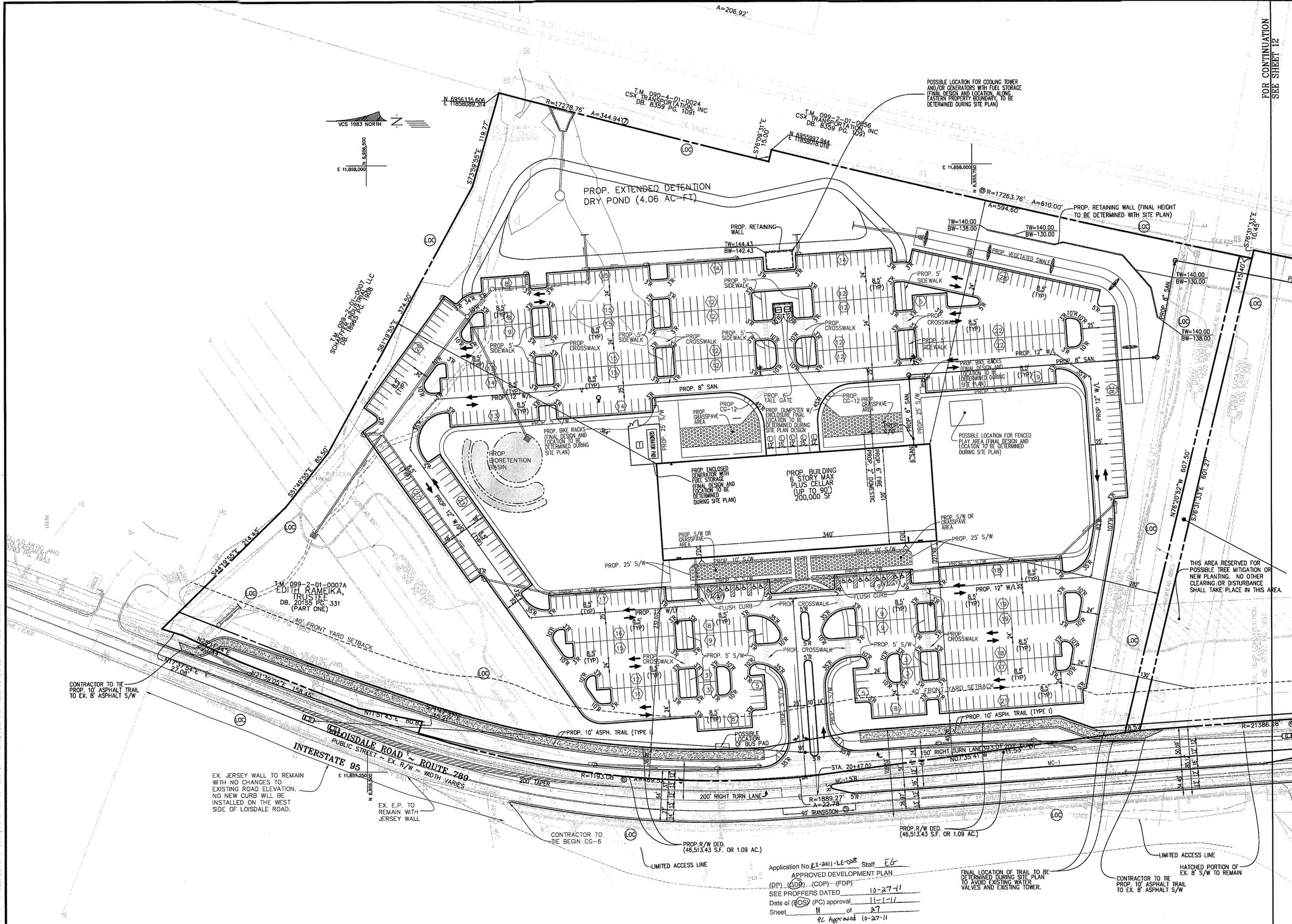
T.M. 099-2-01-0008
EDITH RAMEIKA,
TRUSTEE
DB. 20155 PG. 331

T.M. 099-2-01-0007A
EDITH RAMEIKA,
TRUSTEE
DB. 20155 PG. 331
(PART TWO)

THIS AREA RESERVED FOR
POSSIBLE TREE MITIGATION OR
NEW PLANTING. NO OTHER
CLEARING OR DISTURBANCE
SHALL TAKE PLACE IN THIS AREA.

Application No. 02-2011-0008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (DP) (GDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (PC) approval 11-1-11
Sheet 9 of 27
PC Approved 10-27-11

| | |
|--|----------------------------------|
| <p>GEOMETRY PLAN - OPTION #1</p> <p>BELVOIR CORPORATE CAMPUS REZONING PLAN</p> <p>LEE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>SCALE: 1" = 50'</p> | |
| <p>DATE: MARCH 2011</p> | <p>C.I./N/A</p> |
| <p>SHEET 9 OF 26</p> | <p>SP-12602</p> |
| <p>urban</p> <p>Urban, Ltd. 10000 Leesville Court Chantilly, VA 20151 Tel. 703.442.8300 www.urbanllc.com</p> <p>Planners Engineers Landscape Architects Land Strategists</p> | |
| <p>PROFESSIONAL ENGINEER</p> <p>COMMONWEALTH OF VIRGINIA</p> <p>EXPIRES 08/31/11</p> <p>DATE: 07/23/11</p> <p>EDITH RAMEIKA, TRUSTEE</p> | |
| <p>PLAN DATE</p> <p>03-14-11 04-21-11 07-14-11 08-23-11 09-21-11</p> | <p>DESCRIPTION REVISIONS</p> |



FOR CONTINUATION
SEE SHEET 12

| PLAN DATE | DESCRIPTION |
|-----------|-------------|
| 02-14-11 | |
| 07-21-11 | |
| 07-14-11 | |
| 08-23-11 | |
| 09-23-11 | |

Urban, Ltd.
4900 Technology Court
Chantilly, Virginia, 20151
Tel: 703.647.2006
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DATE: MARCH 2011

GEOMETRY PLAN - OPTION #2
**BELVOIR CORPORATE CAMPUS
REZONING PLAN**
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'
SHEET
11
OF
26
SP-12602

| NO. | DATE | REVISIONS |
|-----|------|-----------|
| | | |

Application No. 22-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (DD) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (ROS) (PC) approval 11-1-11
Sheet 11 of 27
EC Approved 10-27-11

FINAL LOCATION OF TRAIL TO BE DETERMINED DURING SITE PLAN TO AVOID EXISTING WATER VALVES AND EXISTING TOWER.

CONTRACTOR TO THE PROP. 10' ASPHALT TRAIL TO EX. 8' S/W TO REMAIN

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

EX. E.P. TO REMAIN WITH JERSEY WALL

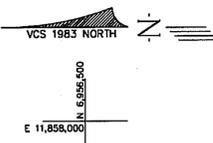
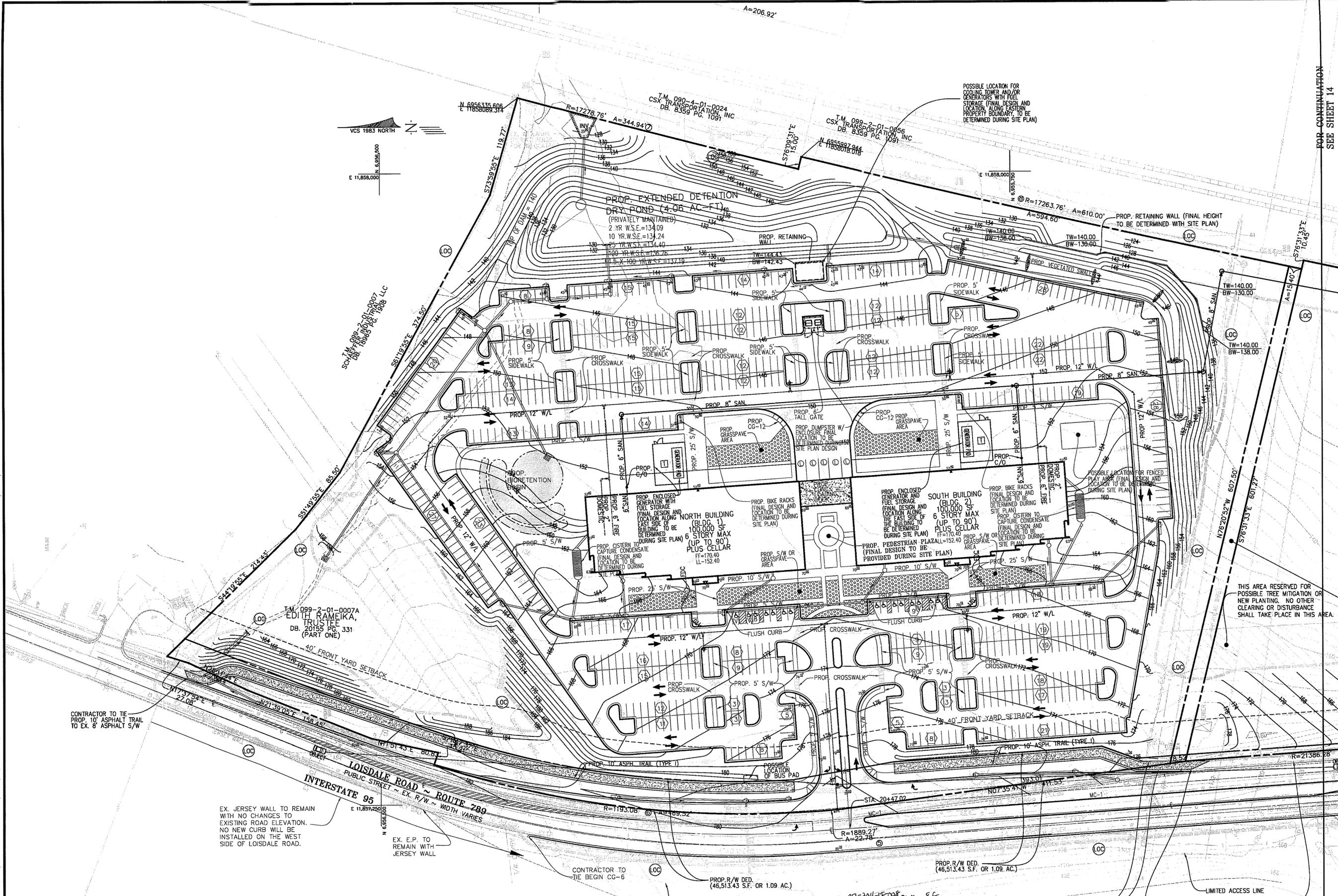
CONTRACTOR TO THE BEGIN CG-6
PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

THIS AREA RESERVED FOR POSSIBLE TREE MITIGATION OR NEW PLANTING. NO OTHER CLEARING OR DISTURBANCE SHALL TAKE PLACE IN THIS AREA.

CONTRACTOR TO THE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

LOISDALE ROAD ~ ROUTE 789
PUBLIC STREET ~ EX. R/W ~ WIDTH VARIES

INTERSTATE 95

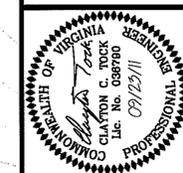


FOR CONTINUATION
 SEE SHEET 14

| PLAN DATE | DESCRIPTION | REVISIONS |
|-----------|-------------|-----------|
| 03-14-11 | | |
| 04-21-11 | | |
| 07-14-11 | | |
| 08-23-11 | | |
| 09-23-11 | | |

Urban, Ltd.
 4000 Technology Court
 Charlottesville, VA 22904
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 www.urban-ltd.com

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GRADING PLAN - OPTION #1
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LIFE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: MARCH 2011
 SCALE: 1" = 60'

| | |
|----------|----|
| SHEET | 13 |
| OF | 26 |
| SP-12602 | |

Application No. 12-2011-15008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) CDP (CDP) (EDP)
 SEE PROFFERS DATED 10-27-11
 Date of (RCS) (PC) approval 11-1-11
 Sheet 13 of 27
 PC Approved 10-27-11

FINAL LOCATION OF TRAIL TO BE DETERMINED DURING SITE PLAN TO AVOID EXISTING WATER VALVES AND EXISTING TOWER.

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' S/W TO REMAIN

THIS AREA RESERVED FOR POSSIBLE TREE MITIGATION OR NEW PLANTING. NO OTHER CLEARING OR DISTURBANCE SHALL TAKE PLACE IN THIS AREA.

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

EX. E.P. TO REMAIN WITH JERSEY WALL

CONTRACTOR TO TIE BEGIN CG-6
 PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

T.M. 099-2-01-0007A
 EDITH RAMEIKA, TRUSTEE
 DB. 20155 PG. 331 (PART ONE)

T.M. 090-4-01-0024
 CSX TRANSPORTATION, INC.
 DB. 8359 PG. 1091

T.M. 099-2-01-0056
 CSX TRANSPORTATION, INC.
 DB. 8359 PG. 1091

Sch. M. 099-4-01-0007
 DB. 18889 PG. 1988 LLC

POSSIBLE LOCATION FOR COOLING TOWER AND/OR GENERATORS WITH FUEL STORAGE (FINAL DESIGN AND LOCATION ALONG EASTERN PROPERTY BOUNDARY TO BE DETERMINED DURING SITE PLAN)

PROP. RETAINING WALL (FINAL HEIGHT TO BE DETERMINED WITH SITE PLAN)

PROP. ENCLOSED GENERATOR AND FUEL STORAGE (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. ENCLOSED NORTH BUILDING (BLDG. 1) 100,000 SF 6 STORY MAX (UP TO 90') PLUS CELLAR (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. ENCLOSED SOUTH BUILDING (BLDG. 2) 100,000 SF 6 STORY MAX (UP TO 90') PLUS CELLAR (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

POSSIBLE LOCATION FOR FENCED PLAY AREA (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

LOISDALE ROAD ~ ROUTE 789
 PUBLIC STREET ~ EX. R/W ~ WIDTH VARIES

INTERSTATE 95

LIMITED ACCESS LINE

LIMITED ACCESS LINE

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' S/W TO REMAIN

CONTRACTOR TO TIE BEGIN CG-6

EX. E.P. TO REMAIN WITH JERSEY WALL

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

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

T.M. 099-2-01-0007A
 EDITH RAMEIKA, TRUSTEE
 DB. 20155 PG. 331 (PART ONE)

T.M. 090-4-01-0024
 CSX TRANSPORTATION, INC.
 DB. 8359 PG. 1091

T.M. 099-2-01-0056
 CSX TRANSPORTATION, INC.
 DB. 8359 PG. 1091

Sch. M. 099-4-01-0007
 DB. 18889 PG. 1988 LLC

POSSIBLE LOCATION FOR COOLING TOWER AND/OR GENERATORS WITH FUEL STORAGE (FINAL DESIGN AND LOCATION ALONG EASTERN PROPERTY BOUNDARY TO BE DETERMINED DURING SITE PLAN)

PROP. RETAINING WALL (FINAL HEIGHT TO BE DETERMINED WITH SITE PLAN)

PROP. ENCLOSED GENERATOR AND FUEL STORAGE (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. ENCLOSED NORTH BUILDING (BLDG. 1) 100,000 SF 6 STORY MAX (UP TO 90') PLUS CELLAR (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. ENCLOSED SOUTH BUILDING (BLDG. 2) 100,000 SF 6 STORY MAX (UP TO 90') PLUS CELLAR (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

POSSIBLE LOCATION FOR FENCED PLAY AREA (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

LOISDALE ROAD ~ ROUTE 789
 PUBLIC STREET ~ EX. R/W ~ WIDTH VARIES

INTERSTATE 95

LIMITED ACCESS LINE

LIMITED ACCESS LINE

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

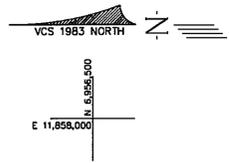
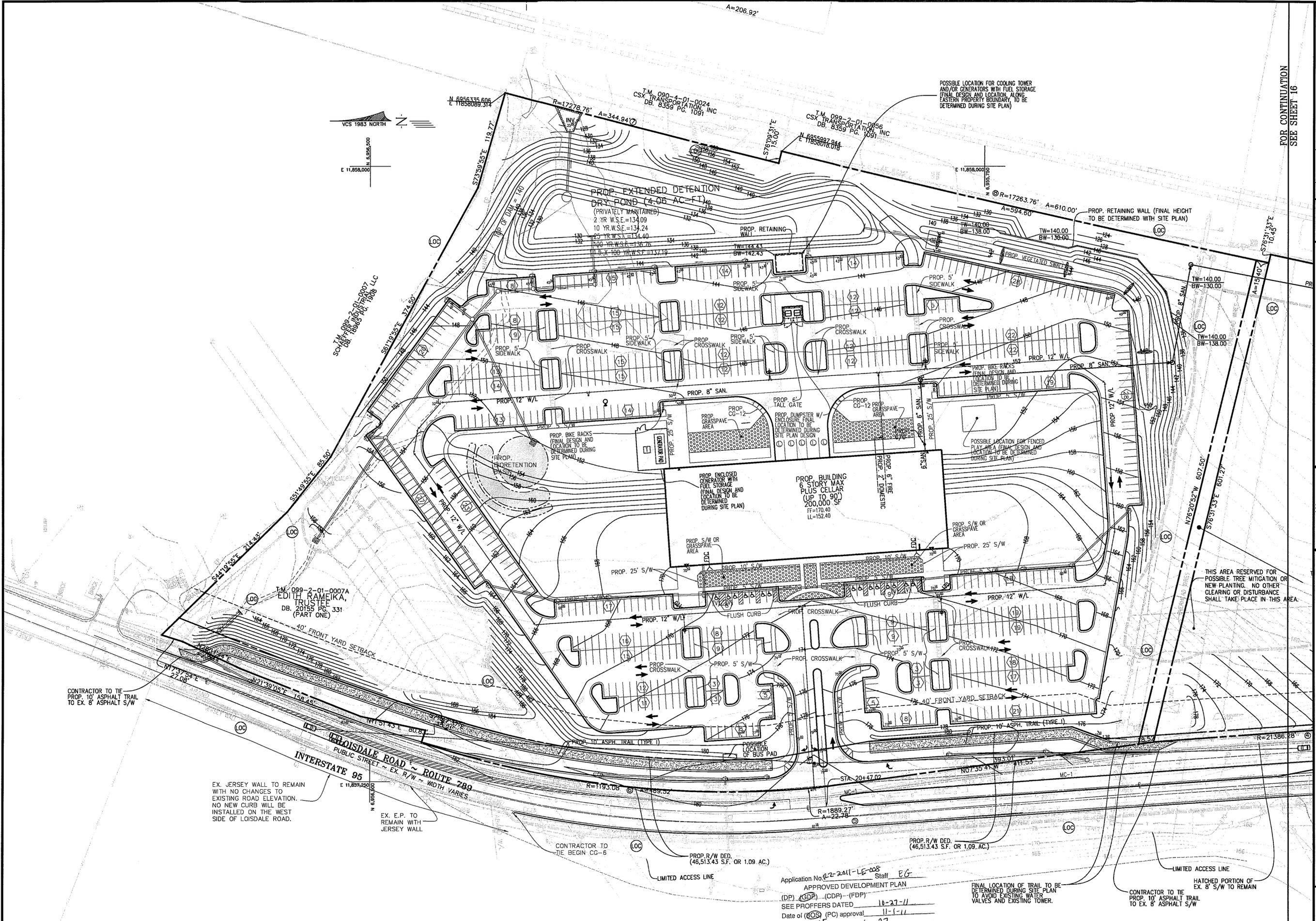
CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' S/W TO REMAIN

CONTRACTOR TO TIE BEGIN CG-6

EX. E.P. TO REMAIN WITH JERSEY WALL

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

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W



FOR CONTINUATION
SEE SHEET 16

| PLAN DATE | NO. | DATE | DESCRIPTION | REVISIONS |
|-----------|-----|------|-------------|-----------|
| 03-14-11 | | | | |
| 07-14-11 | | | | |
| 08-23-11 | | | | |
| 09-23-11 | | | | |

Urban, Ltd.
4200 D Technology Court
Chantilly, Virginia 20151
Tel: 703.662.2306
www.urban-ld.com

Planners Engineers Landscape Architects Land Surveyors



GRADING PLAN - OPTION #2
**BELVOIR CORPORATE CAMPUS
REZONING PLAN**
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH 2011
SCALE: 1" = 50'
SHEET
15
OF
26
SP-12602

Application No. 22-2011-LF-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (SDP) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (R/S) (PC) approval 11-1-11
Sheet 15 of 27
PC Approved 10-27-11

FINAL LOCATION OF TRAIL TO BE DETERMINED DURING SITE PLAN TO AVOID EXISTING WATER VALVES AND EXISTING TOWER.

HATCHED PORTION OF EX. 8' S/W TO REMAIN CONTRACTOR TO THE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

THIS AREA RESERVED FOR POSSIBLE TREE MITIGATION OR NEW PLANTING. NO OTHER CLEARING OR DISTURBANCE SHALL TAKE PLACE IN THIS AREA.

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

EX. E.P. TO REMAIN WITH JERSEY WALL

CONTRACTOR TO THE BEGIN CG-6

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

PROP. R/W DED. (46,513.43 S.F. OR 1.09 AC.)

LIMITED ACCESS LINE

CONTRACTOR TO THE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

CONTRACTOR TO THE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

T.M. 099-2-01-0007A
EDITH RAMEIKA, TRUSTEE
DB. 20155 PG. 331
(PART ONE)

T.M. 099-2-01-0007
SCHAFFER PROPERTY DEVELOPMENT, LLC
DB. 18889 PG. 1908

T.M. 090-4-01-0024
CSX TRANSPORTATION, INC.
DB. 8359 PG. 1091

T.M. 099-2-01-0056
CSX TRANSPORTATION, INC.
DB. 8359 PG. 1091

POSSIBLE LOCATION FOR COOLING TOWER AND/OR GENERATORS WITH FUEL STORAGE (FINAL DESIGN AND LOCATION, ALONG EASTERN PROPERTY BOUNDARY, TO BE DETERMINED DURING SITE PLAN)

POSSIBLE LOCATION FOR FENCED PLAY AREA (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. ENCLOSED GENERATOR WITH FUEL STORAGE (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BUILDING 6-STORY MAX PLUS CELLAR (UP TO 90')
FF=170.40
LL=152.40

PROP. EXTENDED DETENTION DRY POND (4.06 AC - FT)
(PRIVATELY MAINTAINED)
2 YR W.S.E.=134.09
10 YR W.S.E.=134.24
25 YR W.S.E.=134.40
100 YR W.S.E.=136.76
100 YR W.S.E.=137.19

PROP. RETAINING WALL (FINAL HEIGHT TO BE DETERMINED WITH SITE PLAN)

PROP. VEGETATED SWALE

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

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PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

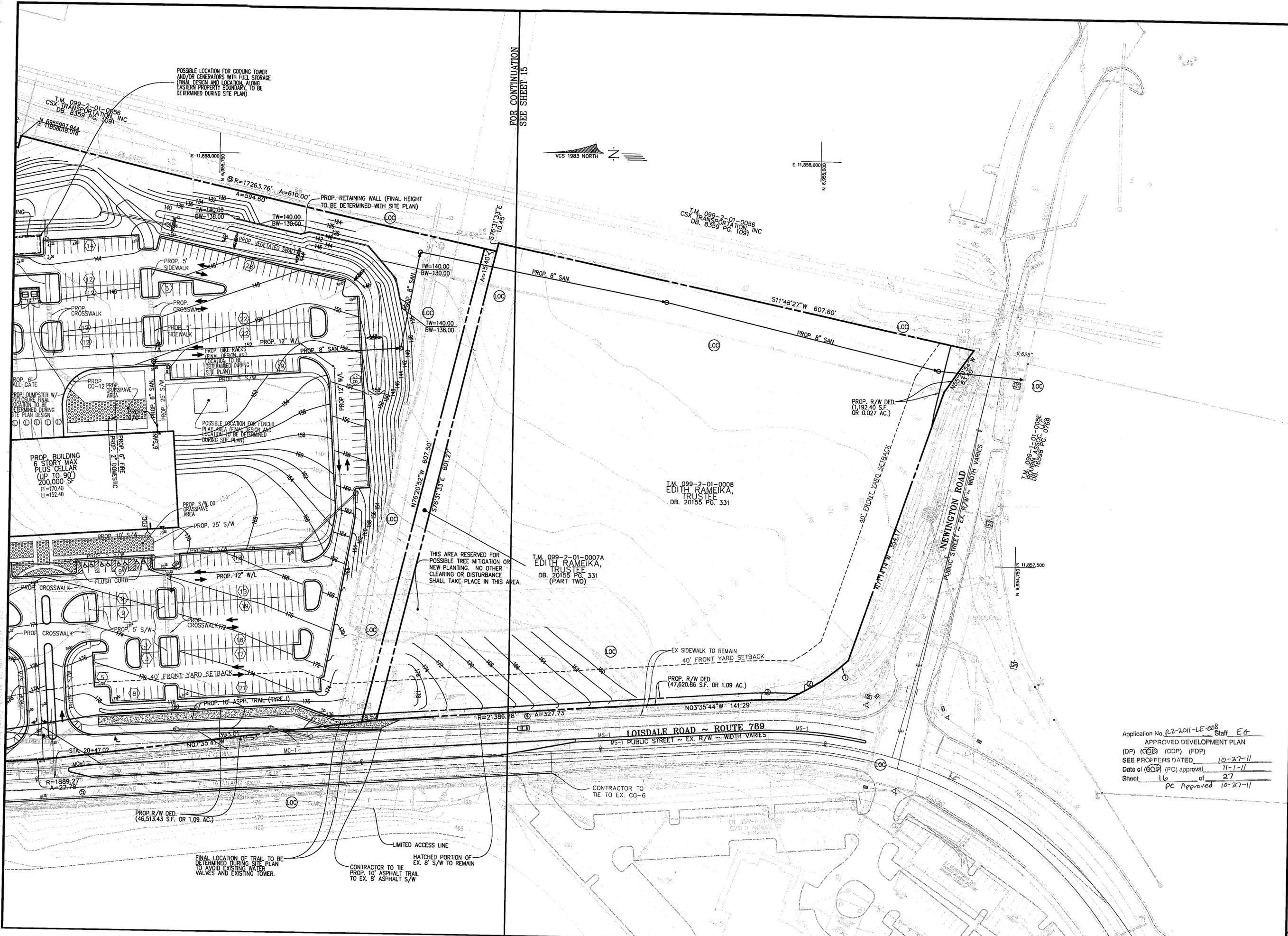
PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

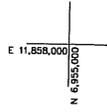
PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

PROP. BIKE RACKS (FINAL DESIGN AND LOCATION TO BE DETERMINED DURING SITE PLAN)

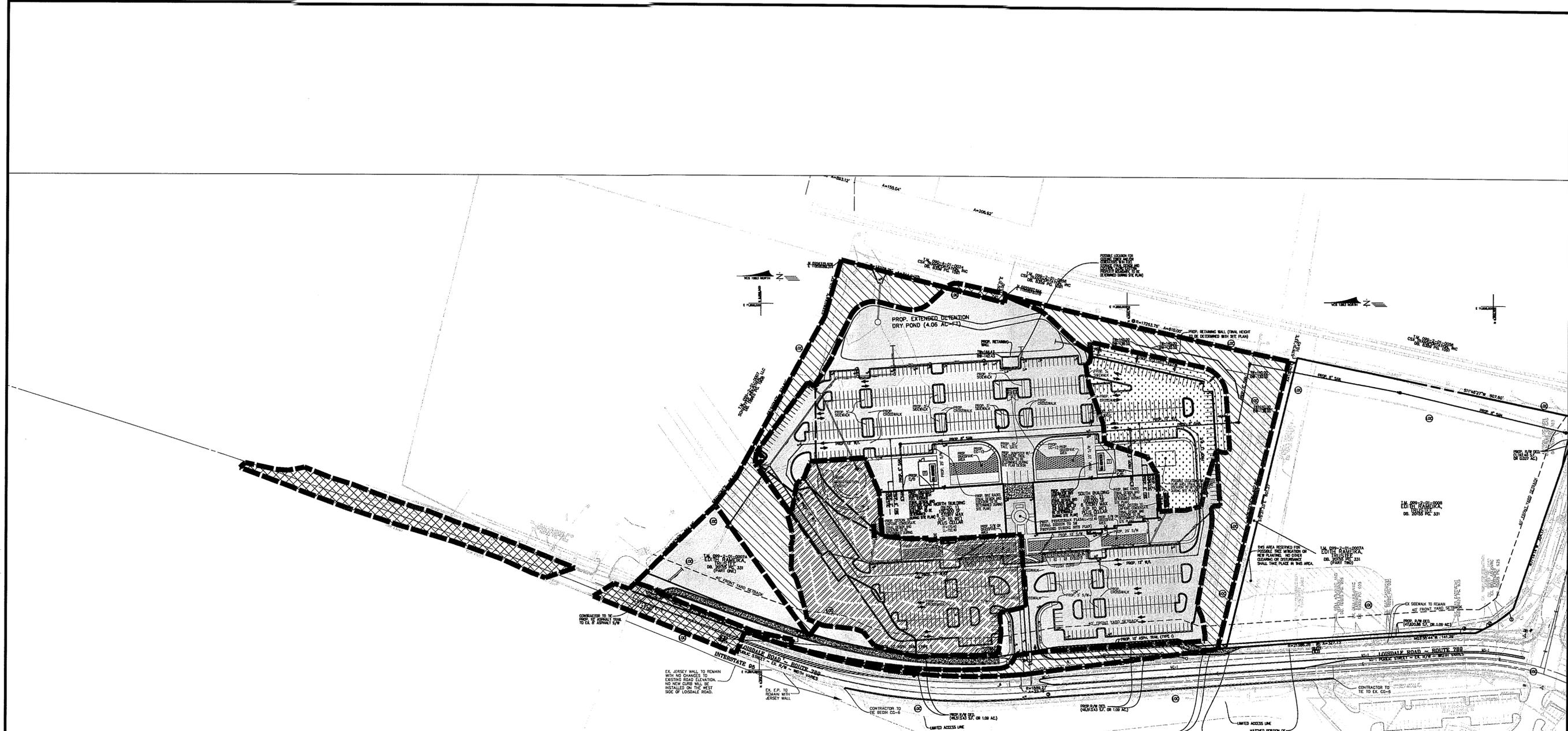


FOR CONTINUATION
SEE SHEET 15



Application No. 02-2011-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (COP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (COP) (FC) approval 11-1-11
 Sheet 16 of 27
 PC Approved 10-27-11

| | | |
|---|------|-------------------------------------|
| <p>PLAN DATE</p> <p>03-14-11 04-21-11 07-14-11 08-23-11 09-23-11</p> | | <p>DESCRIPTION</p> <p>REVISIONS</p> |
| No. | DATE | |
| <p>Urban Ltd. 2000 Lakeside Court Charlottesville, Virginia 22901 Tel: 703.662.2006 www.urbanllc.com</p> <p>urban Planners Engineers Landscape Architects Lead Strategists</p> | | |
| <p>COMMONWEALTH OF VIRGINIA CLAYTON C. COOK Lic. No. 068790 09/23/11 PROFESSIONAL ENGINEER</p> | | |
| <p>GRADING PLAN - OPTION #2 BELVOIR CORPORATE CAMPUS REZONING PLAN LEE DISTRICT FAIRFAX COUNTY, VIRGINIA</p> | | |
| <p>SCALE: 1" = 50'</p> | | <p>DATE: MARCH 2011</p> |
| <p>SHEET 16 OF 26</p> | | <p>SP-12602</p> |



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) | Product (4) |
|--|---------|--------------|-------------|
| (1) TOTAL ONSITE CONTROLLED BY PROP. POND | 0.75 | 10.03 | 7.5225 |
| (2) TOTAL ONSITE UNCONTROLLED | 0.35 | 3.20 | 1.12 |
| (3) BIORETENTION | 0.75 | 2.85 | 2.14 |
| (4) VEGETATED SWALE CONTROLLED (1"/IMP. AC.) | 0.85 | 1.46 | 1.24 |
| (5) TOTAL OFFSITE CONTROLLED BY PROP. POND | 0.80 | 1.07 | 0.856 |
| Total | | 18.61 | |

III a. PHOSPHORUS REMOVAL - "OCOQUAN METHOD"

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

(A) Area of the Site (a) 17.54 acres

| Subarea Designation (1) | "C" (2) | Acres (3) | Product (4) |
|--|----------------------|--------------|-------------|
| (1) TOTAL ONSITE CONTROLLED BY PROP. POND | 0.75 | 10.03 | 7.52 |
| (2) TOTAL ONSITE UNCONTROLLED | 0.35 | 3.20 | 1.12 |
| (3) BIORETENTION | 0.75 | 2.85 | 2.14 |
| (4) VEGETATED SWALE CONTROLLED (1"/IMP. AC.) | 0.85 | 1.46 | 1.24 |
| (b) Total | | 11.73 | |
| (c) Weighted average "C" factor | (b)/(a) = (C) | | 0.67 |

Part 3: Compute the Total Phosphorus Removal for the Site

| Subarea Designation (1) | Removal Efficiency (%) (3) | Area Ratio (4) | "C" Ratio (5) | Product (6) |
|--|----------------------------|----------------|---------------|--------------|
| (1) TOTAL ONSITE CONTROLLED BY PROP. POND | 40 | x 0.57 | x 1.12 | = 25.65 |
| (2) TOTAL ONSITE UNCONTROLLED | 0 | x 0.18 | x 0.52 | = 0.00 |
| (3) BIORETENTION | 50 | x 0.16 | x 1.12 | = 9.11 |
| (4) VEGETATED SWALE CONTROLLED (1"/IMP. AC.) | 85 | x 0.08 | x 0.97 | = 5.26 |
| (5) TOTAL OFFSITE CONTROLLED BY PROP. POND | 40 | x 0.06 | x 1.20 | = 2.92 |
| (a) Total | | | | 42.94 |

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.00

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 = **22-13 %**

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 42.94 >= 40.00

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

IV. SITE COVERAGE

Part 5: Determine Compliance with Site Coverage Requirement

Sum all the uncontrolled onsite areas and compute a weighted average "C" factor. Do not include qualifying open space.

| Subarea Designation (1) | "C" (2) | Acres (3) | Product (4) |
|--|----------------------|-------------|-------------|
| (2) TOTAL ONSITE UNCONTROLLED | 0.35 | 3.200 | 1.12 |
| (a) Total | | 1.12 | |
| (b) Total uncontrolled area | | 3.20 | |
| (c) Weighted average "C" factor | (a)/(b) = (C) | | 0.35 |

(D) If line 5(b) < 20% of Line 2(a), then the site coverage requirement is satisfied.

Line 5(b) is the equivalent offsite area for which coverage may be required.

100 x Line 5(b) 3.20 / Line 2(a) 17.54 = (d) 18.24%

SITE COVERAGE REQUIREMENT IS SATISFIED

V. STORAGE

Part 7: Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility

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

| Subarea Designation (1) | "C" (2) | Acres (3) | Product (4) |
|--|----------------------|------------------|-------------|
| (1) TOTAL ONSITE CONTROLLED BY PROP. POND | 0.75 | 10.03 | 7.5225 |
| (5) TOTAL OFFSITE CONTROLLED BY PROP. POND | 0.80 | 1.07 | 0.856 |
| (a) Total | | 11.10 ac. | |
| (b) Total | | | 8.38 |
| (c) Weighted average "C" factor | (b)/(a) = (C) | | 0.75 |

Part 8: Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond

Chart A6-40 value (Appendix 4-3) for BMP storage per acre [(4375 x "C") - 875] or [31.25 x % imp.] = (a) 2406.90 cf/ac

Design 1 (48 hour drawdown) Line 7(a) 11.10 x Line 8(a) 2406.90 = 26,716.69 cf

Application No. 22-201-LE-008 Staff EG

APPROVED DEVELOPMENT PLAN (DP) EDB (CDP) (FDP)

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PC Approved 10-27-11

LEGEND

- ON-SITE CONTROLLED BY POND - 9.99 AC; C=0.75
- ON-SITE CONTROLLED BY BIORETENTION - 2.85 AC; C=0.75
- OFF-SITE CONTROLLED - 1.07 AC; C=0.80
- ON-SITE UNCONTROLLED - 3.20 AC; C=0.35
- ON-SITE CONTROLLED BY VEGETATED SWALE - 1.46 AC; C=0.65 (0.83 AC IMPERVIOUS)
- DRAINAGE AREA DELINEATION

BEST MANAGEMENT PRACTICES

BELVOIR CORPORATE CAMPUS REZONING PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH 2011

SCALE: 1" = 100'

C.I.: 2

urban
Planners Engineers Landscape Architects Land Surveyors

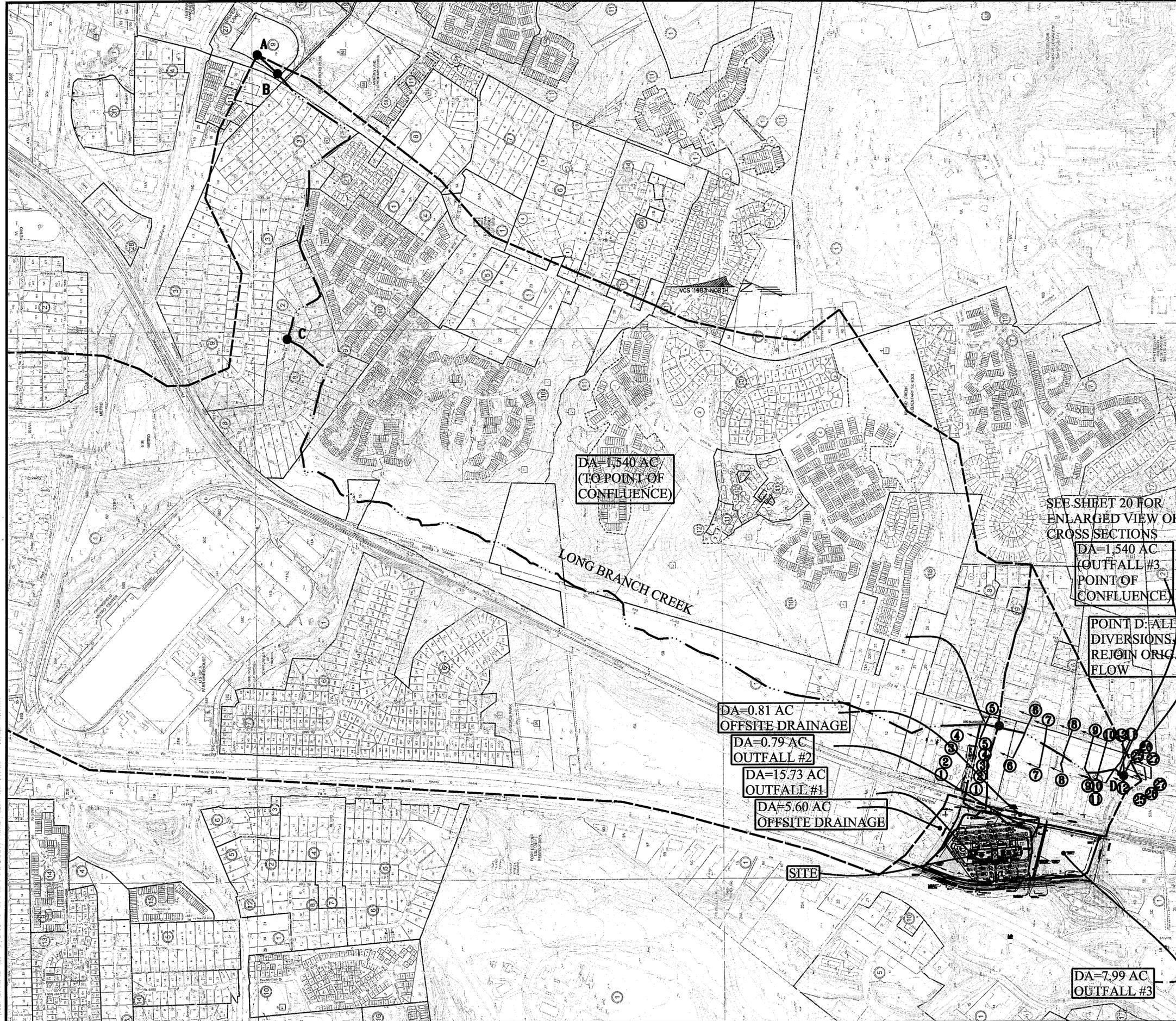
Urban Ltd.
COUNTY Technology Center
Clayton C. Cook
FA 703.662.2706
www.urban-lld.com

PLANNING DATE
03-14-11
04-21-11
07-14-11
08-23-11
09-09-11

REVISIONS
No. DATE DESCRIPTION

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OVERALL DRAINAGE MAP
1"=500'

OUTFALL NARRATIVE

THE SUBJECT SITE IS LOCATED WITHIN THE ACCOTINK CREEK WATERSHED. THE MAJORITY OF THE SITE DRAINS WEST TO EAST TO LONG BRANCH CREEK. WITH THIS PROPOSED DEVELOPMENT, STORM WATER FROM THE SITE WILL BE CAPTURED VIA ADEQUATELY ENGINEERED DRAINAGE DITCHS LOCATED THROUGHOUT THE SITE, AND THEN THE CAPTURED STORM WATER IS CONTROLLED BY A POND IN THE NORTH EAST CORNER OF THE PROJECT SITE. THE POND THEN RELEASES WATER AT AN ACCEPTABLE RATE FROM THE SITE INTO A NEARBY EXISTING CULVERT WHICH ULTIMATELY IS RECEIVED BY A BRANCH OF LONG CREEK. SEE SHEET 17 FOR POND COMPUTATIONS.

IN EXISTING CONDITIONS, THE SUBJECT SITE CONTAINS THREE MAJOR OUTFALLS. OUTFALL #1 IS LOCATED ON SOUTH EASTERN CORNER OF PARCEL 8. RUNOFF FROM THE SITE DRAINING TO THIS OUTFALL IS COLLECTED BY AN EXISTING 15" HEADWALL AND ROUTED VIA STORM PIPES UNTIL IT OUTFALLS TO LONG BRANCH CREEK AT THE POINT DENOTED AS 'D' ON THE MAP SHOWN ON THIS SHEET. THE PROPOSED IMPROVEMENTS OF THIS SITE PROPOSE LITTLE DISTURBANCE TO THIS OUTFALL, INCLUDING THE INSTALLATION OF A PROPOSED SANITARY LINE AND SOME GRADING. THE PROPOSED GRADING WILL REDIRECT APPROXIMATELY 0.5 ACRES TOWARD THE PROPOSED ONSITE POND WHICH WILL DRAIN TO OUTFALL #1. THERE WILL BE NO INCREASE IN IMPERVIOUS AREA DRAINING TO OUTFALL #3. THE PROPOSED IMPROVEMENTS OF THE SITE WILL NOT CONCENTRATE RUNOFF TO THE EXISTING OUTFALL #3. THERE WILL BE NO ADVERSE IMPACT TO THE EXISTING OUTFALL #3 DUE TO THE PROPOSED IMPROVEMENTS OF THIS PLAN, BECAUSE THERE IS NO INCREASE IN IMPERVIOUS AREA, THERE IS NO CONCENTRATED FLOW TO THE OUTFALL AND DIVERTING 0.5 ACRES FROM THE EXISTING OUTFALL WILL ACTUALLY REDUCE THE 2 AND 10 YEAR FLOWS TO EXISTING OUTFALL #3.

OUTFALL #2 IS LOCATED CLOSE TO THE SOUTH EASTERN CORNER OF PARCEL 7A, NORTH OF THE EXISTING VEPCO EASEMENT. IN EXISTING CONDITIONS, RUNOFF FROM THE SITE RUNS UNDERNEATH THE EXISTING RAILROAD TRACKS AND IS THEN PIPED TO OUTFALL INTO LONG BRANCH CREEK. THE PROPOSED IMPROVEMENTS OF THIS SITE DIVERT APPROXIMATELY 85% OF THE WATER FROM OUTFALL #2 AND DIRECT IT TO THE PROPOSED POND AND OUTFALL TO OUTFALL #1. THERE IS NO PROPOSED INCREASE IN IMPERVIOUS AREA THAT WILL DISCHARGE TO OUTFALL #2. THE PROPOSED IMPROVEMENTS OF THIS SITE DO NOT CREATE CONCENTRATED FLOW TO OUTFALL #2. FOR THESE REASONS, OUTFALL #2 WILL HAVE NO ADVERSE IMPACT FROM THE PROPOSED IMPROVEMENTS OF THIS SITE AND IS CONSIDERED ADEQUATE.

THE STORM WATER RUNOFF THAT IS CONTROLLED BY THE PROPOSED POND ON THIS SITE IS PROPOSED TO BE DISCHARGED TO OUTFALL #1 AT A RATE THAT WILL NOT EXCEED THE RATE OF RUNOFF DIRECTED TO OUTFALL #1 IN EXISTING CONDITIONS. WATER DIRECTED TO OUTFALL #1 DRAINS THROUGH AN EXISTING CULVERT THAT RUNS UNDERNEATH THE EXISTING RAILROAD TRACKS AND TO AN EXISTING RIP RAP DRAINAGE DITCH LOCATED IN AN EASEMENT PROPOSED WITH FAIRFAX COUNTY PLAN #470. THE RIP RAP DRAINAGE DITCH ENDS AT AN EXISTING STORM DRAINAGE EASEMENT THEN FLOWS OVERLAND INTO LONG BRANCH CREEK. THIS EXISTING PATH IS NOT ADEQUATE BECAUSE IT LACKS A DEFINED BED AND BANK FOR THE ENTIRE FLOW PATH TO LONG BRANCH CREEK. CURRENTLY A SITE PLAN FOR THE CINDER BED BUS DIVISION (3038-SP-002) BEING REVIEWED BY FAIRFAX COUNTY PROPOSES IMPROVEMENTS TO THIS OUTFALL THAT WOULD PROVIDE AN ADEQUATE FLOW PATH TO LONG BRANCH CREEK. IF THE IMPROVEMENTS PROPOSED WITH CINDER BED BUS DIVISION ARE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF BELVOIR CORPORATE CAMPUS, AN ADEQUATE OUTFALL WILL EXIST. IF BELVOIR CORPORATE CAMPUS IS CONSTRUCTED WHEN NO OTHER ADEQUATE OUTFALL EXISTS, THE APPLICANT WILL CONSTRUCT AN ADEQUATELY DESIGNED CONVEYANCE SYSTEM TO ENSURE THAT BED AND BANKS EXIST LEADING TO LONG BRANCH CREEK AND THAT THE OUTFALL WILL ADHERE TO ALL FAIRFAX COUNTY ADEQUATE OUTFALL STANDARDS. IF THE APPLICANT IS REQUIRED TO MAKE IMPROVEMENTS TO THE EXISTING OUTFALL #1, ALL WORK WILL BE DONE WITHIN EXISTING COUNTY EASEMENTS AS SHOWN ON FAIRFAX COUNTY PLAN #470.

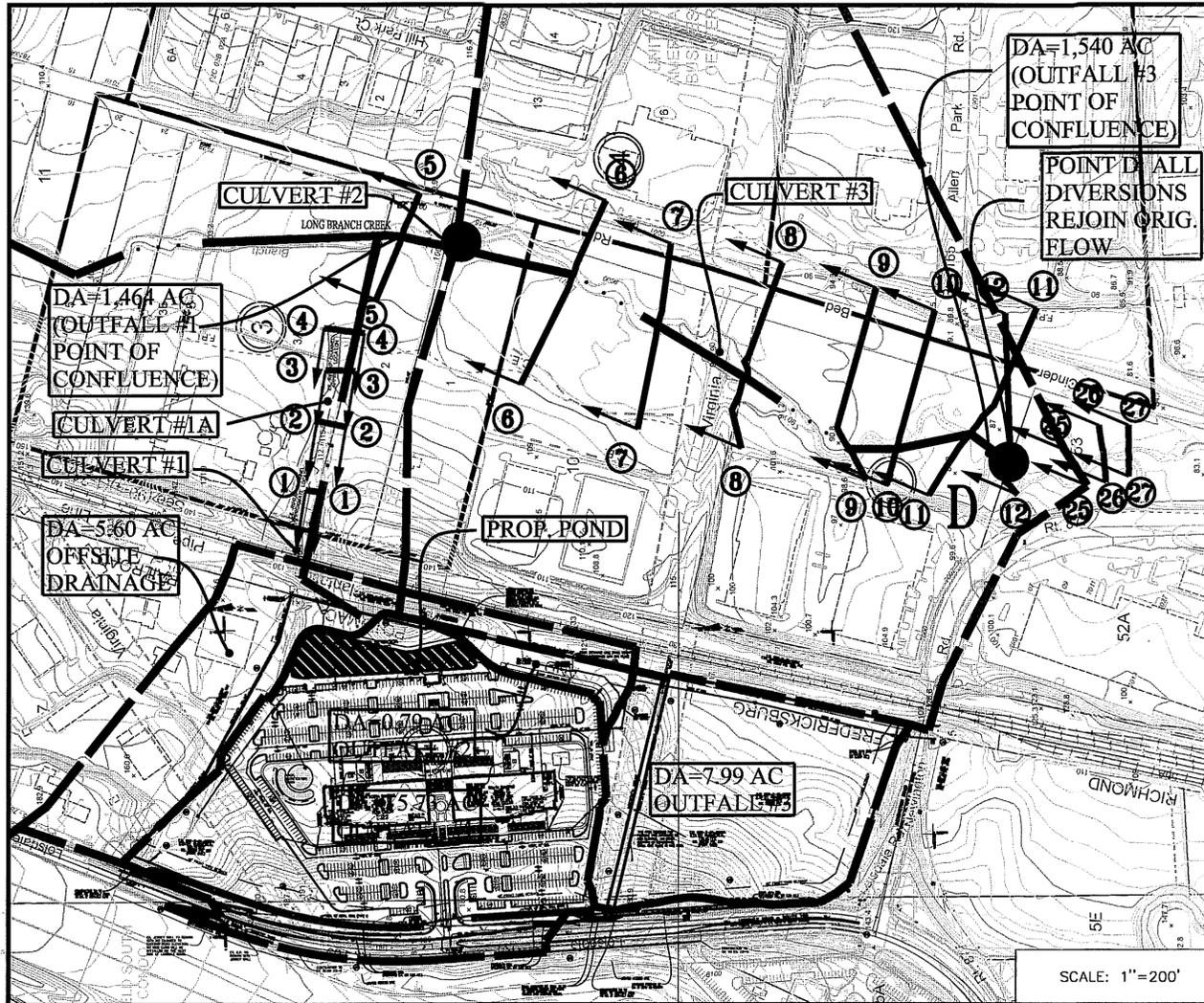
THE PROPOSED IMPROVEMENTS OF THIS SITE DIVERT STORM WATER RUNOFF FROM EXISTING DOWNSTREAM OUTFALLS TO THE PROPOSED POND WHICH DISCHARGES AT A RATE LESS THAN THE RATE THAT RUNOFF DRAINS FOR THE 2 AND 10 YEAR STORM EVENT TO OUTFALL #1. CROSS SECTIONS HAVE BEEN PROVIDED FOR THE ENTIRE FLOW PATH THAT THE DIVERTED WATER TRAVELS TO JOIN ITS FLOW PATH IN EXISTING CONDITIONS PER FAIRFAX COUNTY PFM REQUIREMENTS. AN ADDITIONAL THREE CROSS SECTIONS HAVE BEEN PROVIDED 150 FEET DOWN STREAM OF THIS POINT TO BE CONSIDERED THE END OF THIS ADEQUATE OUTFALL ANALYSIS PER FAIRFAX COUNTY PUBLIC FACILITY MANUAL SECTION 6-203.C. THERE ARE EXISTING CULVERTS LOCATED IN THE RIP RAP DRAINAGE DITCH AND ALONG LONG BRANCH CREEK THAT WILL BE FURTHER ANALYZED AT THE TIME OF THE SITE PLAN. FOR THIS ZONING PLAN, THE EXISTING CULVERTS WILL BE CONSIDERED ADEQUATE BECAUSE THE POST DEVELOPMENT FLOW TO OUTFALL #1 WILL NOT EXCEED THE PREDEVELOPMENT FLOW AND THERE ARE NO KNOWN PROBLEMS WITH THE EXISTING CULVERTS.

AS A PROFESSIONAL ENGINEER, IT IS THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC THAT AN ADEQUATE OUTFALL WILL EXIST DUE TO THE IMPROVEMENTS OF THIS PLAN OR THE IMPROVEMENTS PROPOSED BY THE SITE PLAN FOR THE CINDER BED BUS DIVISION (3038-SP-002) AND THERE WILL BE NO ADVERSE IMPACT TO THE DOWNSTREAM PROPERTIES, WATERCOURSES OR FACILITIES INTO WHICH SUCH OUTFALLS ARE DISCHARGED.

Clayton C. Tock
URBAN ENGINEERING & ASSOCIATES, INC. 03/11/2011
CLAYTON C. TOCK, P.E., ASSOCIATE DATE

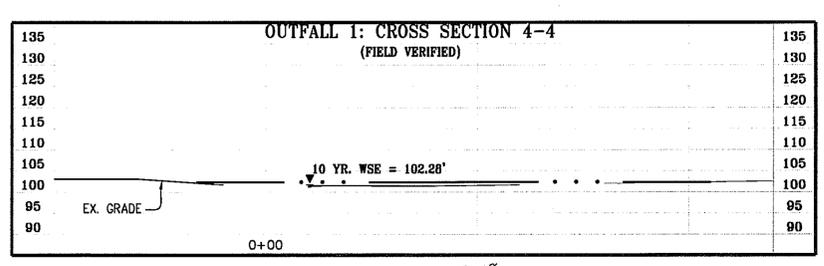
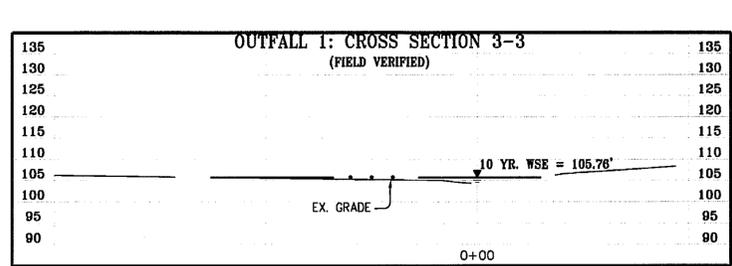
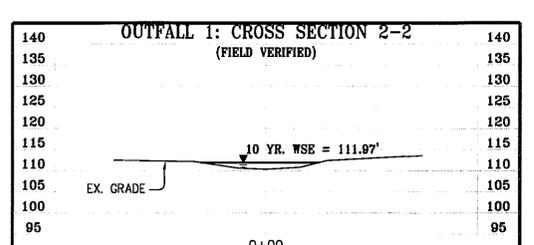
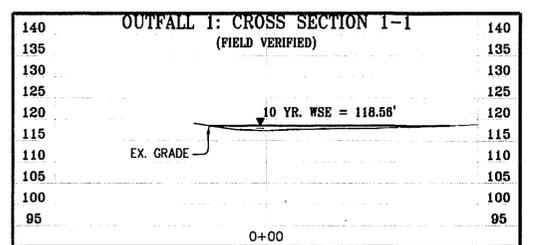
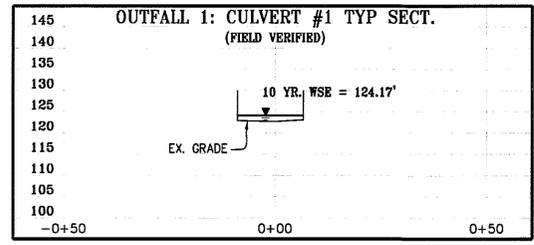
Application No. 22-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (FDP)
SEE PROFESSIONAL DATED 10-27-11
Date of (ECS) (PC) approval 11-1-11
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PC Approved 10-27-11

| | | |
|--|--|--------------------------|
| URBAN ENGINEERING & ASSOCIATES, INC. PLANNERS ENGINEERS LANDSCAPE ARCHITECTS LEAD SURVEYORS | PLAN DATE 03-14-11 04-21-11 07-14-11 08-23-11 09-23-11 | DESCRIPTION REVISIONS |
| | URBAN ENGINEERING & ASSOCIATES, INC. CLAYTON C. TOCK, P.E., ASSOCIATE DATE: MARCH 2011 | SHEET 19 OF 26 |



Time of Concentration

| SHEET FLOW | | Segment ID | A-B |
|---------------------------|--|------------|------------------------|
| 1 | Surface description (Table 3-1) | | Smooth Surface |
| 2 | Manning's Roughness Coeff., n (Table 3-1) | | 0.11 |
| 3 | Flow Length, L (Total L, 300') | | ft 300 |
| 4 | Two-Yr 24-hour Rainfall (P) | | in 3.2 |
| 5 | Land slope, s | | ft/ft 0.0125 |
| 6 | $T = 0.0007(nL)^{0.8} / P^{0.5} \cdot s^{0.4}$ | | hr 0.370 |
| SHALLOW CONCENTRATED FLOW | | Segment ID | B-C |
| 7 | Surface Description (Paved or Unpaved) | | Paved |
| 8 | Flow Length, L | | ft 3704.84 |
| 9 | Watercourse slope, s | | ft/ft 0.016 |
| 10 | Average velocity, V (Figure 3-1) | | ft/sec 2.4 |
| 11 | $T = L / (3600 \cdot V)$ | | hr 0.429 |
| CHANNEL FLOW | | Segment ID | C-D |
| 17 | Cross sectional flow area, a | | ft ² 498.17 |
| 18 | Wetted perimeter, pw | | ft 361.59 |
| 19 | Hydraulic Radius, r=a/pw | | ft 1.37720623 |
| 20 | Channel slope, s | | ft/ft 0.01 |
| 21 | Manning's roughness coefficient, n | | 0.05 |
| 22 | $V = (1.49 \cdot r^{2/3} \cdot s^{1/2}) / n$ | | ft/sec 3.69 |
| 23 | Flow length, L | | ft 10034.71 |
| 24 | $T = L / (3600 \cdot V)$ | | hr 0.755 |
| 25 | Total Watercourse Time of Concentration | | hr 1.555 |



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

DA = 21.33 AC
 'C' FACTOR = 0.70
 I2 = 5.45 IN/HR
 I10 = 7.27 IN/HR
 Tc = 5 MIN
 Q2 = 81.39 CFS
 Q10 = 108.57 CFS
 CHANNEL SLOPE = 1.00%
 'n' FACTOR = 0.030 (FOR NATURAL STREAM)

V2 = 4.83 FPS
 D10 = 1.43 FT.

CULVERT #1 HAS BEEN ANALYZED AS A BRIDGE BASED ON FIELD VERIFIED CROSS SECTIONAL DATA

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

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

DA = 23.14 AC
 'C' FACTOR = 0.67
 I2 = 5.45 IN/HR
 I10 = 7.27 IN/HR
 Tc = 5 MIN
 Q2 = 84.50 CFS
 Q10 = 112.71 CFS
 CHANNEL SLOPE = 4.054%
 'n' FACTOR = 0.078 (FOR RIPRAP D50)

V2 = 2.71 FPS
 D10 = 1.27 FT.

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

POST DEVELOPMENT CONDITIONS - OUTFALL 1: CROSS SECTION 2-2

DA = 23.14 AC
 'C' FACTOR = 0.67
 I2 = 5.45 IN/HR
 I10 = 7.27 IN/HR
 Tc = 5 MIN
 Q2 = 84.50 CFS
 Q10 = 112.71 CFS
 CHANNEL SLOPE = 4.054%
 'n' FACTOR = 0.078 (FOR RIPRAP D50)

V2 = 3.59 FPS
 D10 = 1.60 FT.

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

POST DEVELOPMENT CONDITIONS - OUTFALL 1: CROSS SECTION 3-3

DA = 23.14 AC
 'C' FACTOR = 0.67
 I2 = 5.45 IN/HR
 I10 = 7.27 IN/HR
 Tc = 5 MIN
 Q2 = 84.50 CFS
 Q10 = 112.71 CFS
 CHANNEL SLOPE = 4.483%
 'n' FACTOR = 0.078 (FOR RIPRAP D50)

V2 = 2.52 FPS
 D10 = 1.45 FT.

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

POST DEVELOPMENT CONDITIONS - OUTFALL 1: CROSS SECTION 4-4

DA = 23.14 AC
 'C' FACTOR = 0.67
 I2 = 5.45 IN/HR
 I10 = 7.27 IN/HR
 Tc = 5 MIN
 Q2 = 84.50 CFS
 Q10 = 112.71 CFS
 CHANNEL SLOPE = 4.483%
 'n' FACTOR = 0.078 (FOR RIPRAP D50)

V2 = 2.05 FPS
 D10 = 1.021 FT.

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

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 APPROVED DEVELOPMENT PLAN
 (DP) (DDP) (CDP) (FDP)
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 Date of (DDP) (PC) approval 11-1-11
 Sheet 20 of 27
EG Approved 10-27-11

PLAN DATE: 03-14-11, 04-21-11, 07-14-11, 08-23-11, 09-21-11

REVISIONS

DATE

No.

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 4800 Transportation Court
 Chesley, Virginia 20151
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 www.urban-llc.com

urban
 Planners Engineers Landscape Architects Land Surveyors

STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 License No. 068780
 09/23/11

OUTFALL CROSS SECTIONS

BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

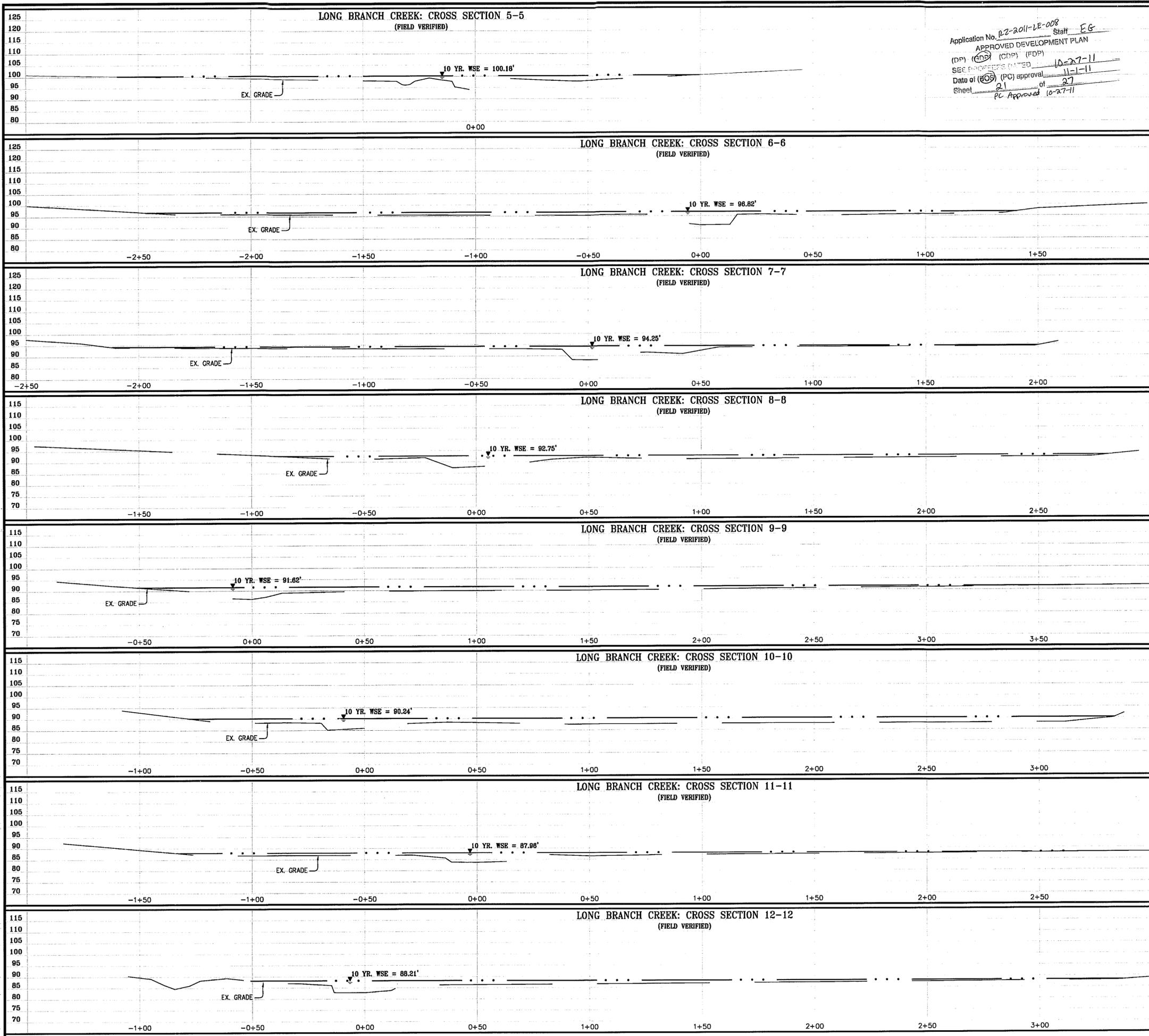
SCALE: AS NOTED

CL: N/A

DATE: MARCH 2011

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 OF
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SP-12602



Application No. 12-2011-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (DD) (CD) (FDP)
 SEE PROJECTIONS DATED 10-27-11
 Date of (R09) (PC) approval 11-1-11
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 PC Approved 10-27-11

| POST DEVELOPMENT CONDITIONS - OUTFALL 1: | |
|--|---|
| CROSS SECTION 5-5 | |
| DA | = 1,464 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1086.29 CFS |
| Q10 | = 1485.96 CFS |
| CHANNEL SLOPE | = 0.627% |
| n' FACTOR | = 0.050 (FOR NATURAL STONY STREAMS) |
| V2 = 2.98 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 6.64 FT. | |
| CROSS SECTION 6-6 | |
| DA | = 1,464 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1086.29 CFS |
| Q10 | = 1485.96 CFS |
| CHANNEL SLOPE | = 0.627% |
| n' FACTOR | = 0.059 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 2.32 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 6.00 FT. | |
| CROSS SECTION 7-7 | |
| DA | = 1,464 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1086.29 CFS |
| Q10 | = 1485.96 CFS |
| CHANNEL SLOPE | = 1.09% |
| n' FACTOR | = 0.058 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 2.79 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 6.08 FT. | |
| CROSS SECTION 8-8 | |
| DA | = 1,540 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1142.68 CFS |
| Q10 | = 1563.10 CFS |
| CHANNEL SLOPE | = 0.627% |
| n' FACTOR | = 0.058 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 2.42 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 5.35 FT. | |
| CROSS SECTION 9-9 | |
| DA | = 1,540 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1142.68 CFS |
| Q10 | = 1563.10 CFS |
| CHANNEL SLOPE | = 0.506% |
| n' FACTOR | = 0.059 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 2.22 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 5.36 FT. | |
| CROSS SECTION 10-10 | |
| DA | = 1,540 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1142.68 CFS |
| Q10 | = 1563.10 CFS |
| CHANNEL SLOPE | = 0.280% |
| n' FACTOR | = 0.059 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 1.80 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 5.17 FT. | |
| CROSS SECTION 11-11 | |
| DA | = 1,540 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1142.68 CFS |
| Q10 | = 1563.10 CFS |
| CHANNEL SLOPE | = 1.885% |
| n' FACTOR | = 0.059 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 3.29 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 4.33 FT. | |
| CROSS SECTION 12-12 | |
| DA | = 1,540 AC. |
| C' FACTOR | = 0.70 |
| I2 | = 1.06 IN/HR |
| I10 | = 1.45 IN/HR |
| Tc | = 93 MIN |
| Q2 | = 1142.68 CFS |
| Q10 | = 1563.10 CFS |
| CHANNEL SLOPE | = 0.660% |
| n' FACTOR | = 0.059 (FOR NATURAL STONY STREAMS AND FLOOD PLAIN BRUSH) |
| V2 = 2.35 FPS | *ALLOWABLE VELOCITY FOR ORDINARY FIRM LOAM IS 3.5 FPS PER VESCH TABLE 5-22. |
| D10 = 5.35 FT. | |

| PLAN DATE | NO. | DATE | DESCRIPTION | REVISIONS |
|-----------|-----|------|-------------|-----------|
| 03-14-11 | | | | |
| 04-21-11 | | | | |
| 07-14-11 | | | | |
| 08-23-11 | | | | |
| 09-23-11 | | | | |

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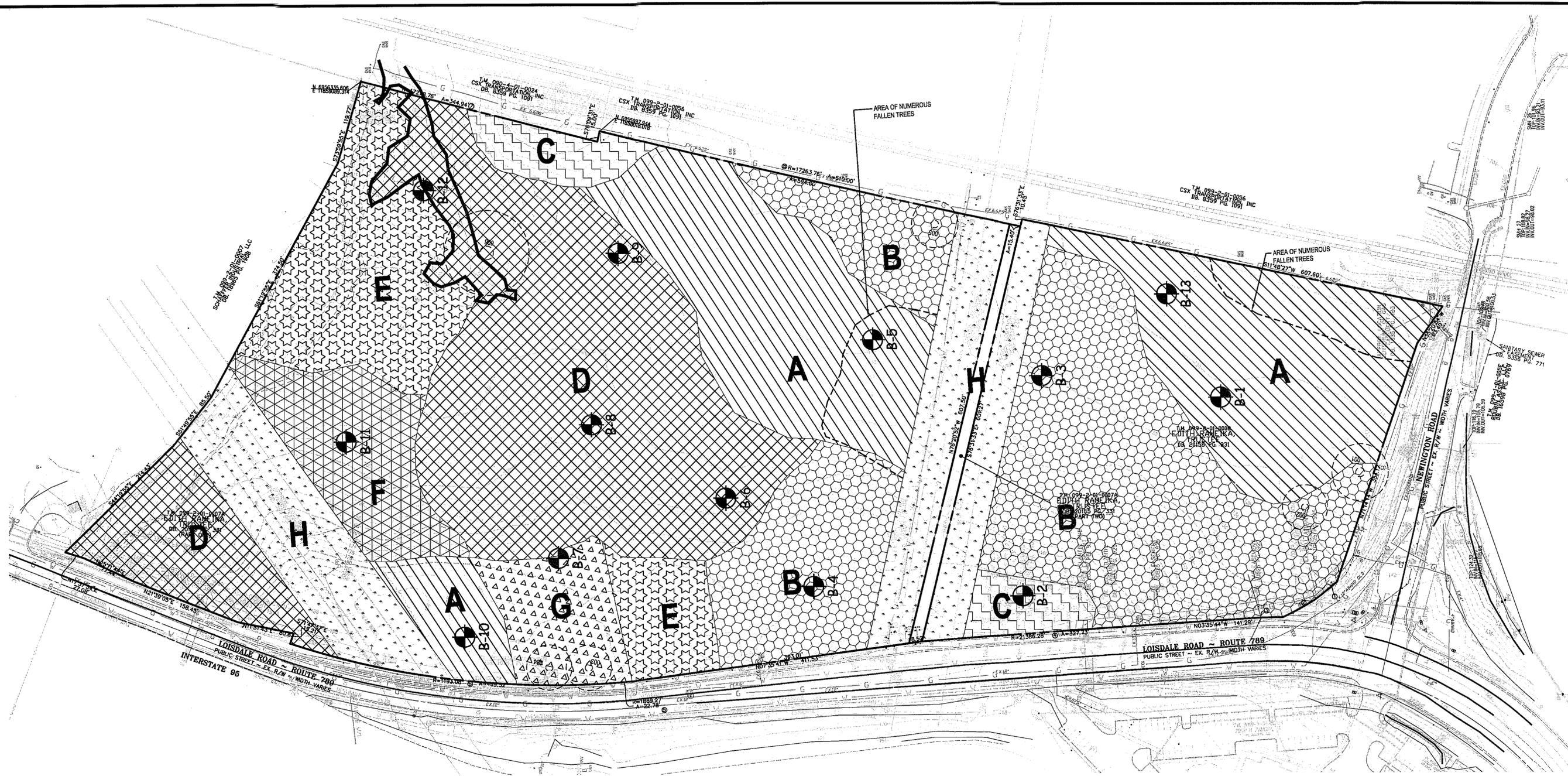
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STATE OF VIRGINIA
 REGISTERED PROFESSIONAL ENGINEERS
 CLAYTON C. GIBSON
 No. 0912211

OUTFALL CROSS SECTIONS
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED
 DATE: MARCH 2011
 C.I./N/A

SHEET
 20A
 OF
 26
 SP-12602



EXISTING VEGETATION SUMMARY

| Cover Type | Primary Species | Successional Stage | Condition | Acreage | Comments | Cover Type | Primary Species | Successional Stage | Condition | Acreage | Comments |
|------------|--|--------------------|-----------|----------|--|------------|---|--------------------|-----------|----------|--|
| A | Upland Forest Virginia Pine (<i>Pinus virginiana</i>), White Oak (<i>Quercus alba</i>), Scarlet Oak (<i>Quercus coccinea</i>), Swamp White Oak (<i>Quercus bicolor</i>) | Climax | Fair-good | 5.39 ac. | This cover type's overstory consists of mature Virginia Pine (4-16" DBH), White Oak (10-20" DBH) and Scarlet Oak (10-40" DBH) as well as Red Maple (<i>Acer rubrum</i>) (10-24" DBH). There is very little vegetation in the shrub layer with the exception of areas along the edge of the forest where trees have fallen. Many of the Virginia Pine trees in both the southeast corner of the site and in the middle of the site adjacent to the power lines have fallen (trees noted on plan). | D | Upland Forest Tulip Poplar (<i>Liriodendron tulipifera</i>), American Beech (<i>Fagus grandifolia</i>), American Holly (<i>Ilex opaca</i>) | Climax | Good | 5.94 ac. | This cover type includes mature Tulip Poplar trees (8-24") with a variety of oaks scattered throughout. The understorey is composed of American Beech (2-10" DBH) and American Holly Trees (4-15" H). |
| B | Upland Forest White Oak (<i>Quercus alba</i>), Scarlet Oak (<i>Quercus coccinea</i>), Swamp White Oak (<i>Quercus bicolor</i>) | Climax | Good | 5.63 ac. | This cover type's canopy consists of White Oak (8-20") and Scarlet Oak (10-40"). The understorey is composed of young Beech Trees (<i>Fagus grandifolia</i>) (4-6" DBH) and Red Maple (<i>Acer rubrum</i>) (4-20") White American Holly (<i>Ilex opaca</i>) (8-15" H). Trees are scattered sporadically throughout this cover type. There is little groundcover or shrubs with the exception of a hedgerow of White Pines (<i>Pinus strobus</i>) (3-6") along Loisdale Rd. at the forest's edge. | E | Bottomland Forest Black Locust (<i>Robinia pseudoacacia</i>) | Sub-climax | Fair | 2.22 ac. | The two areas on the site that contained this cover type were both poorly drained and composed primarily of Black Locust trees (2-8" DBH) and brambles in the shrub layer. |
| C | Upland Forest White Oak (<i>Quercus alba</i>), Scarlet Oak (<i>Quercus coccinea</i>), Swamp White Oak (<i>Quercus bicolor</i>) | Climax | Good | .74 ac. | This cover type is located on two sections of the site that both culminate in ridges and form a cover type that is dominated by a variety of oaks (8-20" DBH). The area located in the western portion of the site contains some understorey Beech and American Holly trees, while the area located in the eastern end of the site lacks an understorey or shrub layer. | F | Upland Forest American Holly (<i>Ilex opaca</i>), Tulip Poplar (<i>Liriodendron tulipifera</i>), Red maple (<i>Acer rubrum</i>), American Beech (<i>Fagus grandifolia</i>) | Climax | Good | 1.11 ac. | This cover type has a canopy that is formed by mature Tulip Poplars (10-24" DBH) and Red Maples (8-20" DBH). This cover type is unique on the site due to an understorey layer primarily composed of mature American Holly (8-20" DBH). The understorey layer is also composed of American Beech with a sparsely populated shrub layer of Mountain Laurel (<i>Kalmia latifolia</i>). |
| | | | | | | G | Bottomland Forest Red maple (<i>Acer rubrum</i>) | Sub-climax | Fair | .72 ac. | This cover type was composed primarily of small Red Maples (2-10" DBH) and brambles in the shrub layer. The area was relatively flat and was poorly drained. |
| | | | | | | H | Bottomland Forest N/A | Open field | N/A | 2.93 ac. | This cover type is located below powerlines and is in a VEPCO easement. There are no trees present and the cover type is composed of a herbaceous layer of grasses and brambles. |
| | | | | | | | | | | TOTAL | 24.88 ac. |

General Notes:
 1. Field data collected during site visit on February 9, 2011.
 2. The site appears that it has been used for many years as a dumping ground for trash, debris and various pollutants/contaminants including construction materials, automotive parts, and dozens of tires. The debris was scattered throughout the site, but the majority of it was located on the land between the two VEPCO easements.

SPECIMEN TREE INVENTORY

| | |
|-----|-----------------------------|
| 001 | 40" Swamp White Oak |
| 002 | 32" Swamp White Oak |
| 003 | 34" White Oak |
| 004 | 34" White Oak |
| 005 | 32" White Oak |
| 006 | 61" Multi-stem Tulip Poplar |



Application No. 22-2011-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (EG) (CDP) EG
 SEE PROFFERS DATED 10-27-11
 Date of (ECS) (PC) approval 11-1-11
 Sheet 22 of 27
PC Approved 10-27-11

THIS PLAN PREPARED AND/OR APPROVED BY A CERTIFIED ARBORIST

 Kyle Berseth, ISA Certified Arborist
 # MA-5175A

EXISTING VEGETATION MAP
BELVOIR CORPORATE CAMPUS
REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: MARCH 2011
 SCALE: AS NOTED
 CL: N/A

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 Tel: 703.261.1111
 www.urbanll.com

COMMONWEALTH OF VIRGINIA
 CLAYTON C. TOOK
 Lic. No. 60886
 PROFESSIONAL ENGINEER

| PLAN DATE | No. | DATE | DESCRIPTION | REVISIONS |
|-----------|-----|------|-------------|-----------|
| 03-14-11 | | | | |
| 04-21-11 | | | | |
| 07-14-11 | | | | |
| 08-23-11 | | | | |
| 09-23-11 | | | | |

SHEET
 21
 OF
 26

PLANTING SPECIFICATIONS

- QUALITY ASSURANCE:**
 - Landscape planting and related work shall be performed by a firm with a minimum of five years experience specializing in this type and scale of work.
 - Applicable Specifications and Standards: Fairfax County Zoning Ordinance, American Joint Committee on Horticultural Nomenclature, American Standard for Nursery Stock, latest edition, American Association of Nurserymen Landscape Specification Guidelines for Baltimore Washington Metropolitan Area, latest edition, Landscape Contractors Association.
 - SUBMITTALS:** Submit the following to the Owner's Representative prior to beginning work:
 - Copies of manufacturer's data for all materials required.
 - Samples of required mulch material.
 - Chemical and mechanical analysis and samples of all existing soil, topsoil, organic matter and soil mix to be used.
 - Planting schedule showing the dates (earliest and latest) proposed for each type of plant specified, schedule each type of planting within the normal planting seasons for such work. Include requests for any proposed changes in the approved planting season and a list of proposed sources for all plant materials.
 - List of proposed sources for all plant material.
 - DELIVERY, HANDLING, AND STORAGE:**
 - Deliver packaged materials in manufacturer's unopened containers or bundles, fully identified with name, brand, type, weight, and analysis. Store packaged materials in such a manner as to prevent damage or intrusion of foreign matter.
 - Dig balled and burlapped (B&B) plants with firm, natural balls of earth, of a diameter not less than that shown on the plant list nor less than recommended by the American Standard for Nursery Stock, and of sufficient depth to include the fibrous and feeding roots. B&B plants will not be accepted if the ball is cracked or broken before or during planting operation.
 - Deliver trees and shrubs after preparations for planting have been completed. Do not bend, bind, or tie trees or shrubs in such a manner as to damage bark, break branches or destroy natural shape. If planting is delayed more than 6 hours after delivery, set trees and shrubs in shade, protect from weather and mechanical damage, and keep roots moist by heaving-in bare root stock and covering plant balls with soil, peat moss or other acceptable material for balled stock. Plants shall be kept well watered and shall not remain unplanted for longer than ten (10) days after delivery.
 - Plants shall be lifted and handled from the bottom of the ball only.
 - Do not remove container-grown stock from containers until planting time.
 - DRAINAGE:** Before planting, determine that areas to receive plant material have adequate subsurface drainage.
 - The landscape contractor is responsible for drainage tests as necessary to identify any problems prior to beginning planting operations. Upon commencement of planting operations the landscape contractor assumes responsibility for soil conditions.
 - Dig planting pits to full depth and dimensions indicated on drawings.
 - At bottom of planting pit, excavate rectangular pit 12 inches by 12 inches by 16 inches deep. Quickly pour water into pit to a depth of 6 inches (approximately 3-3 3/4 gallon). Note time required for water to be completely absorbed. Divide time noted by 6 to achieve average rate of absorption for 1 inch of water. Where rate of absorption exceeds 60 minutes per inch, notify owner immediately for directions on how to proceed.
 - PLANTING DATES:** Planting shall be done within the following dates except as approved by Owner.
 - Deciduous Trees and Shrubs: March 1 to May 31 and October 15 to December 15.
 - Evergreen Trees, Shrubs and Vines: March 1 to May 31 and September 1 to November 15.
 - All plant material shall be guaranteed by the Contractor for a period of 1 year from the date final acceptance to be in good, healthy and flourishing condition.
 - MATERIALS FOR PLANTING:**
 - Topsoil shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth. Soil shall be harvested at a single source from the O and/or A horizons of the soil profile.
 - Topsoil shall have a pH range of 5.5 to 7.5.
 - Topsoil shall contain 1.5-5% organic matter by dry weight.
 - Soil Texture: sandy loam, sandy clay loam with the following particle size distribution:

| | |
|--------|---------------|
| Gravel | Less than 10% |
| Silt | 15-30% |
| Clay | 20-35% |

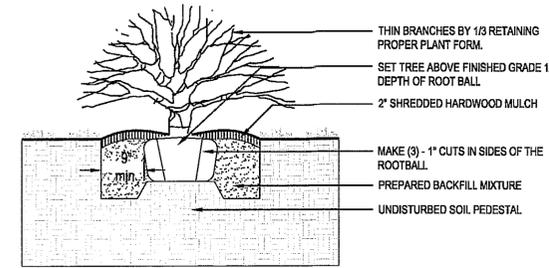
 Chemical Levels shall be:

| | |
|-----------------|------------|
| Magnesium Mg | 100+ units |
| Phosphorus P205 | 150+ units |
| Potassium - K20 | 120+ units |
 - Soluble Salts/Conductivity - Not to exceed 900 ppm/0.9 mhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
 - Cation exchange capacity shall be a minimum of 8 meq/100g.
 - Clay Loam to Sandy Clay Loam Soil: shall be a fertile, friable natural loam, uniform in composition, free of stones, lumps, plants and their roots, debris and other extraneous matter over 1 inch in diameter, capable of sustaining vigorous plant growth.
 - Soil shall have a pH range of 5.5 to 6.5.
 - Soil shall contain 2-5% organic content by volume.
 - Soil Texture: Clay loam to sandy clay loam with the following particle size distribution:

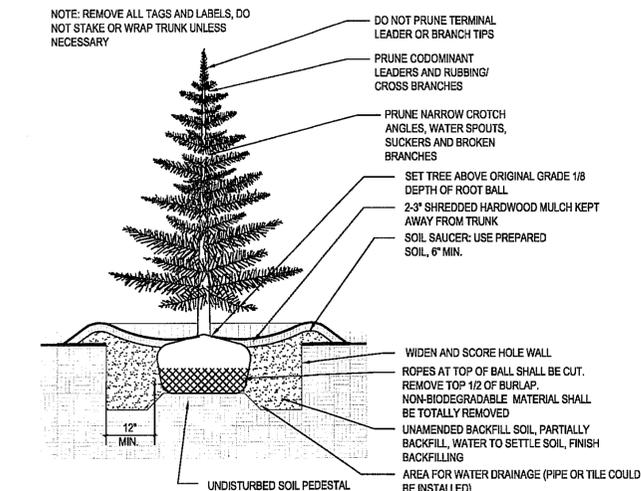
| | |
|--------|---------------|
| Gravel | Less than 10% |
| Sand | 20-50% |
| Silt | <35% |
| Clay | 20-40% |
 - Chemical Levels shall be:

| | |
|-----------------|------------|
| Magnesium Mg | 100+ units |
| Phosphorus P205 | 150+ units |
| Potassium - K20 | 120+ units |
 - Soluble Salts/Conductivity - Not to exceed 900 ppm/0.9 mhos/cm (in soil); not to exceed 3000 ppm/2.5 mmhos/cm (in high organic mix)
 - Cation exchange capacity shall be 20-35 meq/100g.
 - Compost: Compost shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
 - The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
 - Compost shall be sampled and tested as required by the Seal of Testing Assurance Program of the United States Composting Council (USCC) and shall meet the physical requirements for compost as determined by USCC.
 - The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
 - The moisture level shall be such that no visible water or dust is produced when handling the material.
 - Composted Pine Bark Fines: Shall be approved composted, ground pine bark having no particle with a dimension greater than 3/4 inch. No more than 10% shall be wood.
 - Sand: Shall be quartz based sharp concrete sand, ASTM C-33 Fine Aggregate, with a Finer Modulus Index between 2.8 and 3.2.
 - Perlite: Coarse horticultural grade expanded, volcanic perlite. Maximum density shall be 8 lb./ft.3.
 - pH shall be 6.5 to 7.5.
 - Perlite shall be meet the Perlite Institute's Standards for Gradation for Horticultural Perlite for Coarse Perlite with no more than 70% passing through a #16 Sieve.
 - Humus: Shall be mature, stable, weed free, and produced by aerobic decomposition of organic matter. Compost feedstock shall be plant matter, such as high lignin forestry products or yard waste (leaves, brush and yard trimmings).
 - Humus shall have a pH between 6 and 7.5.
 - Soluble Salt Concentration shall be less than 10dS/m.
 - Cation exchange capacity rate shall be 100-250.
 - The product must not contain any visible refuse or other physical contaminants, substances toxic to plants, or over 5% sand, silt, clay or rock material by dry weight.
 - The product shall possess no objectionable odors. The product must meet all applicable USEPA CFR, Title 40, Part 503 Standards for Class A biosolids.
 - The moisture level shall be such that no visible water or dust is produced when handling the material.
 - Trace Elements: Shall be commercially available slow release materials containing zinc (Zn), Molybdenum (Mo), Copper (Cu), Boron (B), and Magnesium (Mg).
 - Fertilizer: A commercial fertilizer for ornamental trees, shrubs and ground cover with an analysis of 10% Nitrogen, 6% Phosphorus and 4% Potassium shall be used. This fertilizer shall be granular with a minimum of 50% of the total Nitrogen in organic form. 14-14-14-Osmocote (or approved equal) shall be applied at a rate of 10 lb. per square foot, tilled to a depth of 8 inch, shall be used for perennials.
 - Soil Separator: Shall be not resistant non-woven polypropylene filter fabric, water permeable, and unaffected by freezing and thawing. Acceptable products include: Mirafi 140N, Mirafi Civil Engineering Co., or Stabilinks Type T-80, American Enka Co., Enka, N.C.
 - Planter Drainage Fabric: Shall be prefabricated planter drainage fabric Miradrain 9000, a composite system consisting of a Mirafi drainage fabric bonded to a three-dimensional highly impact-resistant plastic core. The core shall have the following attributes:
 - Compressive Strength: (ASTM D-1621), 15,000 + PSF.
 - Overlaps: Shall be capable of mechanically interlocking so as to prevent separation of the overlaps during backfill.
- PLANT MATERIALS:** (Refer to the PLANT LIST on the drawings for specific types and quantities of plants)
 - Plants shall be nursery grown in accordance with good horticultural practices. Plants shall either be obtained from local nurseries and/or others, which have soil (heavy clay) and climatic conditions similar to those in the locality of the project.
 - Plant material grown in sandy, well-drained soil will not be approved for this project. Plants shall be true to species and variety and unless specifically noted otherwise, all plants shall be of specimen quality, exceptionally heavy, symmetrical, tightly-knit plants, so trained or favored in their development and appearance as to be superior in form, number of branches, compactness and symmetry.

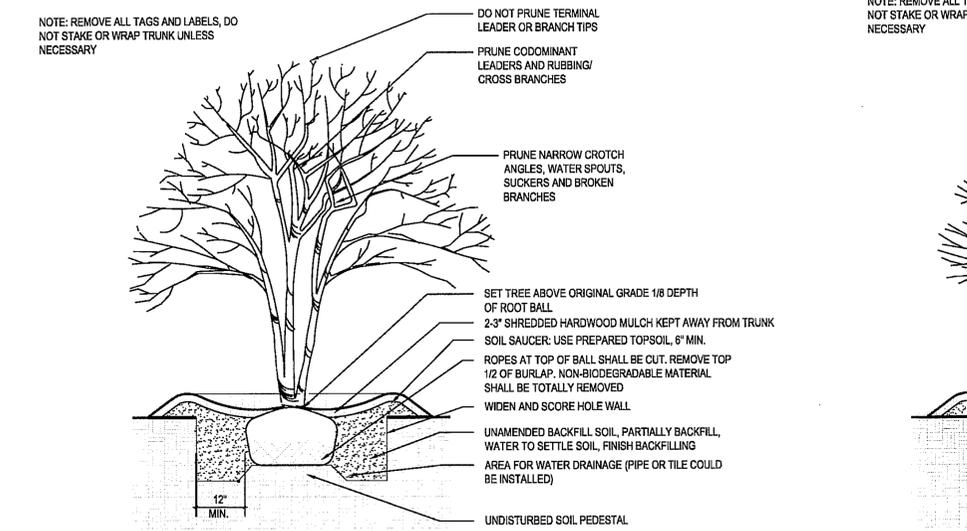
| Key | Qty. | Species % | Botanical Name | Common Name | Size | Type | Remarks | 10 Yr. Canopy Coverage (sq. ft.) |
|--------------------------------|------|-----------|-----------------------------|----------------|--------|-------|---------------------------|----------------------------------|
| Cat. IV Deciduous Trees | | | | | | | | |
| AR | 28 | 17% | Acer rubrum 'October Glory' | Red Maple | 3" Cal | B & B | Uniform branching pattern | 250 |
| FG | 19 | 11% | Fagus grandifolia | American Beech | 3" Cal | B & B | Uniform branching pattern | 250 |
| QA | 35 | 21% | Platanus occidentalis | White Oak | 3" Cal | B & B | Uniform branching pattern | 250 |
| QC | 17 | 10% | Quercus coccinea | Scarlet Oak | 3" Cal | B & B | Uniform branching pattern | 250 |
| Shrub | | | | | | | | |
| MS | 11 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |
| MS | 12 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |
| Shrub | | | | | | | | |
| MS | 11 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |
| MS | 12 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |
| Shrub | | | | | | | | |
| MS | 11 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |
| MS | 12 | 10% | Morella sp. | Wax Myrtle | 2" Cal | B & B | Uniform branching pattern | 100 |



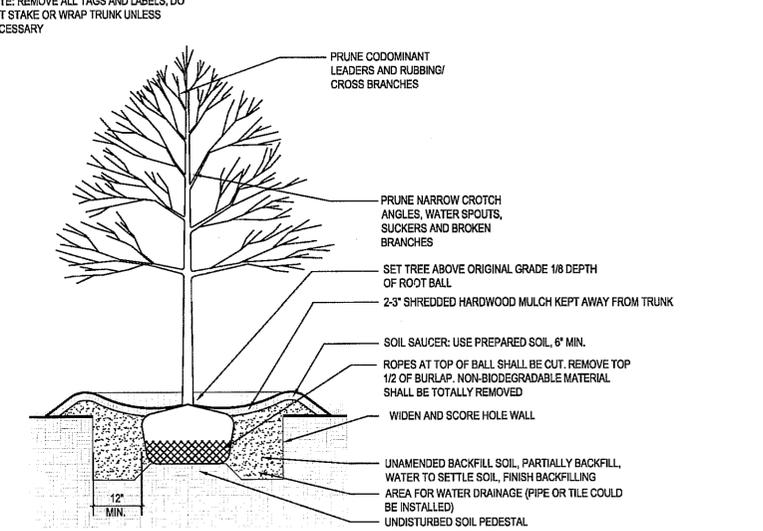
1 TYP. B&B SHRUB PLANTING
N.T.S.



2 EVERGREEN TREE PLANTING
N.T.S.



3 ORNAMENTAL TREE PLANTING
N.T.S.



4 DECIDUOUS TREE PLANTING
N.T.S.

NOTE: REMOVE ALL TAGS AND LABELS, DO NOT STAKE OR WRAP TRUNK UNLESS NECESSARY

NOTE: REMOVE ALL TAGS AND LABELS, DO NOT STAKE OR WRAP TRUNK UNLESS NECESSARY

Application No. RT-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (CDP) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (PC) approval 11-1-11
Sheet 24 of 27
PC Approved 10-27-11

REVISIONS

| No. | DATE | DESCRIPTION |
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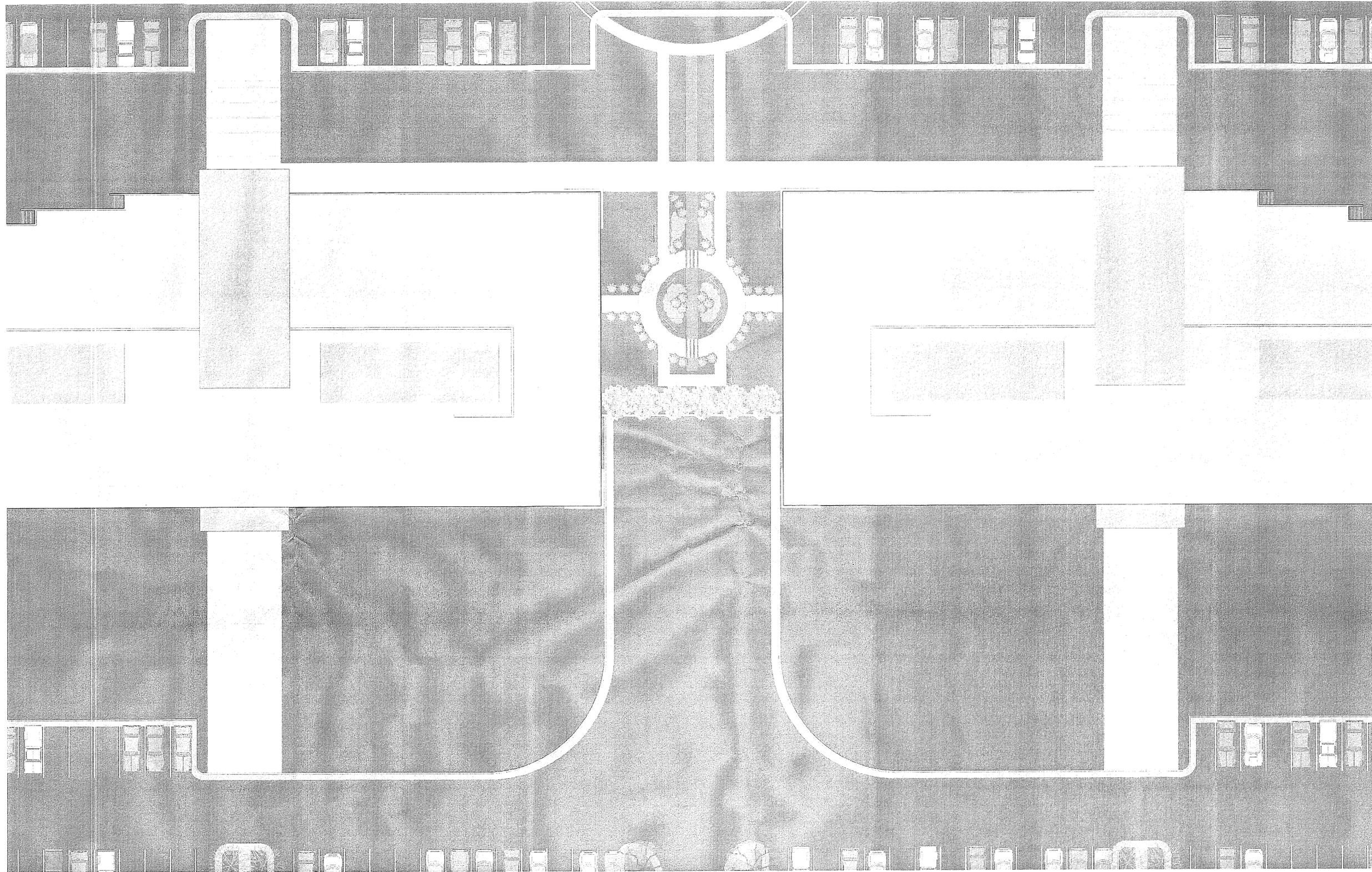
PLAN DATE: 03-14-11
04-21-11
07-14-11
08-23-11
09-23-11

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LANDSCAPE COMPUTATIONS AND DETAILS
BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I./N/A
DATE: MARCH 2011
SCALE: 1" = 20'

SHEET
23
OF
26
SP-12602



CONCEPT MASTER PLAN



HERRING &
TROWBRIDGE
ARCHITECTS

BELVOIR CORPORATE CAMPUS

FAIRFAX COUNTY VIRGINIA

Application No. RZ-2011-LE-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (DDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (DDP) (PC) approval 11-1-11
 of 25 of 27
 PC Approved 10-27-11

THIS SHEET IS FOR ILLUSTRATIVE PURPOSE ONLY

| PLAN DATE | No. | DATE | DESCRIPTION |
|-----------|-----|------|-------------|
| 03-14-11 | | | |
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| 09-23-11 | | | |

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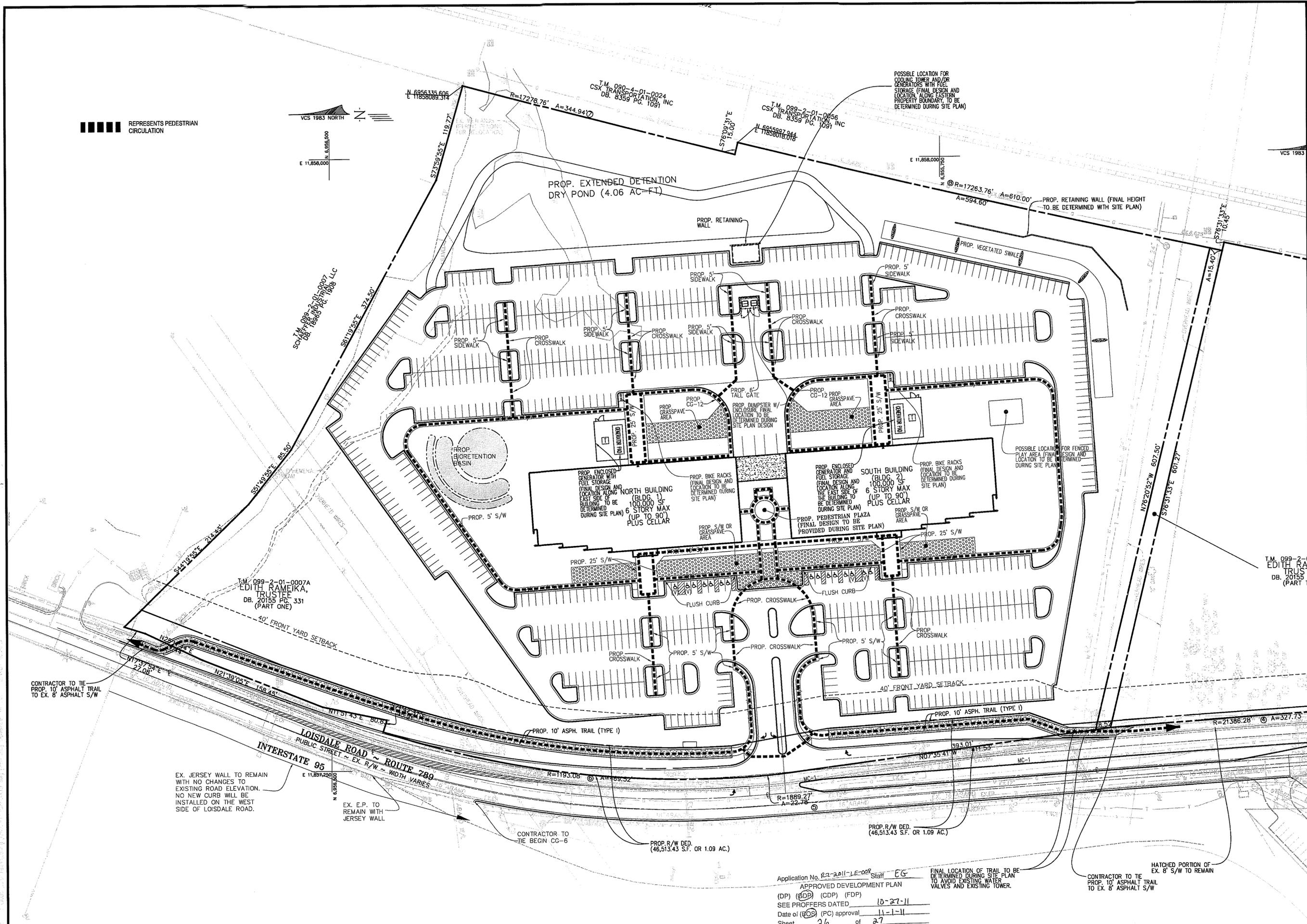
ILLUSTRATIVE PLAZA PLAN
 BELVOIR CORPORATE CAMPUS
 REZONING PLAN
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 C.I.: N/A
 DATE: MARCH 2011

SHEET
 24
 OF
 26
 SP-12602

REPRESENTS PEDESTRIAN CIRCULATION



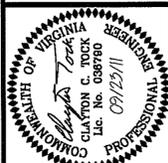
N 6,956,500
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| PLAN DATE | DESCRIPTION | REVISIONS |
|-----------|-------------|-----------|
| 03-14-11 | | |
| 04-21-11 | | |
| 07-14-11 | | |
| 08-23-11 | | |
| 09-23-11 | | |

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PEDESTRIAN CIRCULATION
BELVOIR CORPORATE CAMPUS
REZONING PLAN
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
C.I.: N/A

T.M. 099-2-01-0007A
EDITH RAMEIKA,
TRUSTEE
DB. 20155 PG. 331
(PART ONE)

T.M. 099-2-01-0007
SCHAFER PROPERTY HOLDINGS LLC
DB. 1896 PG. 180B

T.M. 099-4-01-0024
CSX TRANSPORTATION, INC
DB. 8359 PG. 1091

T.M. 099-2-01-0056
CSX TRANSPORTATION, INC
DB. 8359 PG. 1091

T.M. 099-2-01-0056
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EDITH RAMEIKA,
TRUSTEE
DB. 20155 PG. 331
(PART ONE)

T.M. 099-2-01-0007
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CSX TRANSPORTATION, INC
DB. 8359 PG. 1091

T.M. 099-2-01-0056
CSX TRANSPORTATION, INC
DB. 8359 PG. 1091

DATE: MARCH 2011

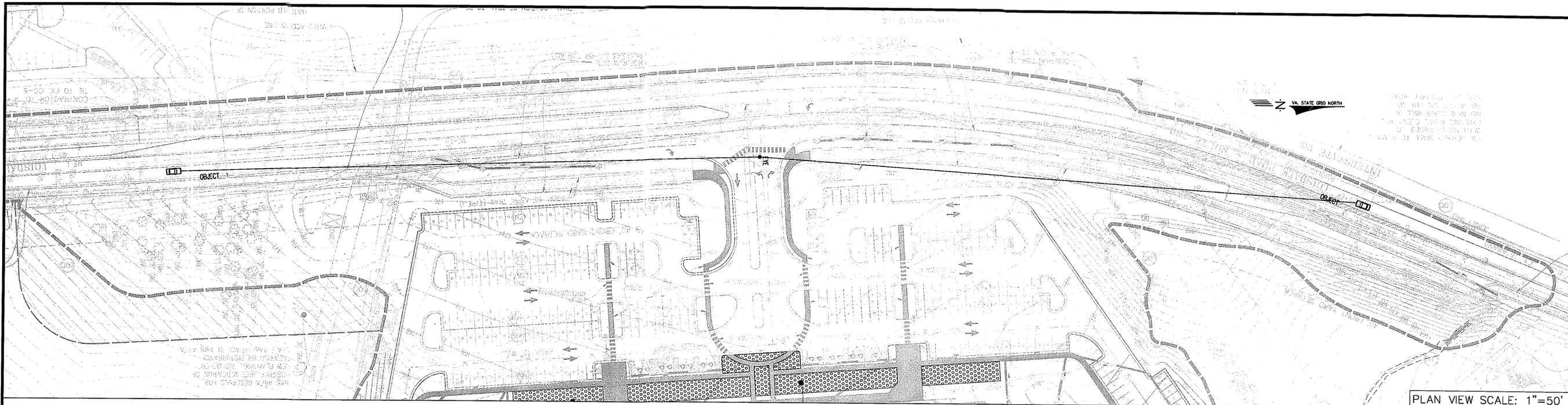
Application No. 22-2011-LE-008 Staff EG
APPROVED DEVELOPMENT PLAN
(DP) (ADD) (CDP) (FDP)
SEE PROFFERS DATED 10-27-11
Date of (EOP) (PC) approval 11-1-11
Sheet 26 of 27
PC Approved 10-27-11

FINAL LOCATION OF TRAIL TO BE DETERMINED DURING SITE PLAN TO AVOID EXISTING WATER VALVES AND EXISTING TOWER.

CONTRACTOR TO TIE PROP. 10' ASPHALT TRAIL TO EX. 8' ASPHALT S/W

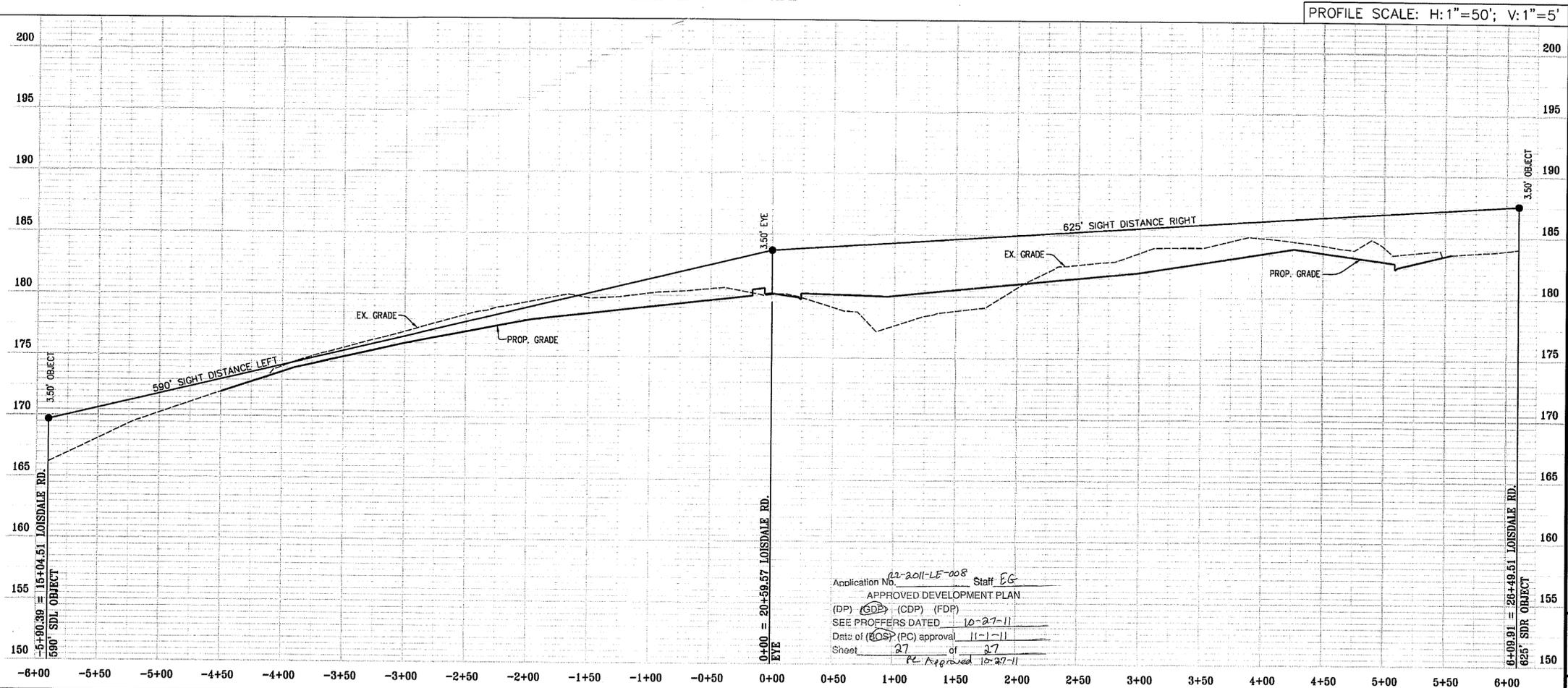
| | |
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| SHEET | 25 |
| OF | 26 |
| SP-12602 | |

SCALE: 1" = 50'



PLAN VIEW SCALE: 1"=50'

LOISDALE ROAD (STATE ROUTE 789)
DESIGN SPEED = 50 MPH



Application No. 12-2011-15-008 Staff EG
 APPROVED DEVELOPMENT PLAN
 (DP) (SDP) (CDP) (FDP)
 SEE PROFFERS DATED 10-27-11
 Date of (R)OSP (PC) approval 11-1-11
 Sheet 27 of 27
PL Approved 10-27-11

| No. | DATE | DESCRIPTION | REVISIONS |
|-----|------|-------------|-----------|
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| PLAN DATE |
|-----------|
| 03-14-11 |
| 04-21-11 |
| 07-14-11 |
| 08-23-11 |
| 09-23-11 |

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urban
 Planners Engineers Landscape Architects Land Surveyors



COMMONWEALTH OF VIRGINIA
 PROFESSIONAL ENGINEER
 License No. 0912311
 Date 09/23/11

**BELVOIR CORPORATE CAMPUS
 REZONING PLAN**
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: AS NOTED CI: N/A DATE: MARCH 2011