



County of Fairfax, Virginia

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

May 2, 2012

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

RE: Proffered Condition Amendment Application PCA 2008-LE-015
(Concurrent with Rezoning Application RZ 2011-LE-022 and Proffered Condition
Amendment application PCA 1998-LE-064-2)

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 1, 2012, approving Proffered Condition Amendment Application PCA 2008-LE-015 in the name of Springfield Metro Center II, LLC and Springfield 6601 LLC. The Board's action amends the proffers for Rezoning Applications RZ 1998-LE-064 and RZ 2008-LE-015 previously approved for commercial development to permit commercial development and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 1.16. The subject property is located on the W. side of Springfield Center Dr. and S.W. of the Joe Alexander Transportation Center on approximately 10.39 acres of land, zoned C-4, Tax Map [90-2 ((1)) 56C pt. and 90-4 ((1)) 11B pt], in the Lee District and is subject to the proffers dated April 6, 2012.

Please note that on March 8, 2012, the Planning Commission approved Final Development Plan Application FDP 2011-LE-022, subject to the development conditions dated February 23, 2012.

The Board also:

- Waived the minimum district size of 40,000 square feet for Tax Map 90-4 ((1)) 11B.

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- Waived the rear yard requirement and reaffirmed the waiver of the barrier requirement and modified the transitional screening to permit the landscaping depicted on the GDP to the adjacent multi-family dwellings to the west.

Sincerely,



Catherine Chianese
Clerk to the Board of Supervisors

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 1st day of May, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2008-LE-015
(Concurrent with Rezoning Application RZ 2011-LE-022 and Proffered Condition
Amendment Application PCA 1998-LE-064-2)**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 2008-LE-015 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 1st day of May, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

Springfield Parcel C LLC and Springfield Metro Center II, LLC

PCA 1998-LE-064-2

PCA 2008-LE-015

April 6, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Springfield Parcel C LLC and Springfield Metro Center II, LLC, (hereinafter referred to as the "Applicants"), for themselves, successors and assigns in PCA 1998-LE-064-2 and PCA 2008-LE-015, filed for property identified as Tax Map 90-2 ((1)) 56C (part) and 90-4 ((1)) 11B part (hereinafter referred to as the "Application Property") hereby proffer that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves PCA 1998-LE-064-2 and PCA 2008-LE-015. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERALIZED DEVELOPMENT PLAN

- a. Subject to the provisions of 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the generalized development plan ("GDP") consisting of twenty-one (21) sheets, prepared by Urban, Ltd., dated April 13, 2011 and revised through April 5, 2012.
- b. Subject to the provisions of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants reserve the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping as shown on the GDP. Should tenant requirements not include a minimum setback, or should Department of Defense setback requirements be reduced, the Applicants shall consider a reduction in those setbacks as shown on the GDP. The distances to peripheral lot lines may be decreased, but to no less than minimum Zoning Ordinance requirements, without necessitating approval of a proffered condition amendment.

2. USES

- a. As shown on the GDP, the Application Property shall be permitted to be developed with office, and accessory uses. Irrespective of what is shown on the GDP, there shall be no off-street interim parking permitted on the Application Property. Development on the Application Property shall include a maximum of 474,000 square feet of gross floor area ("GFA"). Accessory uses may include, but not be limited to, a personal service establishment, sundry shop, banking

center, and eating establishment to support the tenants in each building. Accessory uses shall be designed for tenant use with the intent to minimize midday vehicle trips to and from the Application Property. Among the two (2) buildings proposed for these applications and the two (2) buildings proposed in conjunction with RZ 2011-LE-022, the Applicants shall provide a minimum of 5,000 square feet of accessory uses. If at time of final site plan submission for the last of the four (4) buildings, the Applicants can demonstrate to the satisfaction of the Zoning Administrator that they have made diligent efforts to lease a minimum of 5,000 square feet for accessory uses and those efforts have been unsuccessful in meeting the minimum square footage required under this proffer, this proffer shall be deemed satisfied and the Applicants shall have no further obligation under this proffer.

- b. Cellar space in each building, if provided, shall include a mix of uses such as the following:
 - i. Unoccupied areas used by the building tenants or owners (such as restrooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms, bulk storage for documents, paper and office supplies, goods and products of the building tenant or janitorial supplies);
 - ii. Specialty areas used by the building tenants or owners (such as computer rooms, battery rooms, "clean rooms," security tanks, SCIF rooms, libraries, etc.);
 - iii. Simultaneous or accessory uses used by the building tenants or owners (such as conference rooms, conference centers, fitness center, employee cafeterias or canteens, employee lounges or classrooms, banking center, sundry shop); and
 - iv. Offices.
- c. Telecommunications facilities (building-mounted only) may be added to the building without necessitating approval of a PCA.

3. TRANSPORTATION

- a. Prior to the issuance of the first Non-Residential Use Permit ("Non-RUP") for the Application Property, Joseph Alexander Road, from Metropolitan Center Drive to the Metro Access Road shall be constructed as shown on the GDP.
- b. Prior to the issuance of the first Non-RUP for the Application Property, the Metro Access Road which has been constructed between Springfield Center Drive and the Joseph Alexander Transportation Center, shall be open for use to provide private and/or public shuttle bus, transit, and pedestrian access between the Application Property and the Joe Alexander Transportation Center.

- c. The Applicants shall be responsible for the maintenance (repairs/snow plowing/ice removal) of the Metro Access Road. The Applicants may transfer these maintenance responsibilities to an owner/tenants association established for the maintenance of the land area identified as Land Units O and P, within the Franconia Springfield Area of the Fairfax County Comprehensive Plan ("Land Units O and P"). Prior to the issuance of the first tenant Non-RUP for the Application Property, the Applicants shall provide security to the County for the timely performance of maintenance of the Metro Access Road in accordance with a maintenance agreement (the "Agreement") executed by the Applicants and the County. In the event that the Applicants fail to timely perform maintenance on the road in accordance with the terms of the Agreement, the County shall have the right to accomplish the needed maintenance and the Applicants shall reimburse the County for the costs incurred by the County, and this duty to reimburse shall be secured by a performance bond, all in accordance with the terms of the Agreement. The Applicants' obligation for maintenance under this paragraph may be assigned or transferred to an entity comprised of owners/tenants within Land Units O and P.
- d. Prior to the issuance of the first Non-RUP for the Application Property, the Applicants shall provide a road extension connecting the current Springfield Center Drive terminus directly to Joseph Alexander Road. Said road extension shall be constructed as shown on the GDP. The Applicants shall dedicate a public access easement over that portion of Springfield Center Drive that is located on the Application Property.
- e. The Joseph Alexander Road construction on the Subject Property and the Springfield Center Drive Extension shall be designed and constructed to meet the requirements of the Fairfax County Public Facilities Manual and VDOT street standards to allow for future acceptance into the VDOT system for maintenance and operations, as determined by the Department of Public Works and Environmental Services (DPWES) and VDOT. Joseph Alexander Road shall be constructed within a seventy-four (74) foot right-of-way and Springfield Center Drive shall be constructed within a seventy-three (73) foot right-of-way. The Applicants shall provide right-of-way dedication of these street segment areas upon demand by Fairfax County or VDOT, with coordination with the property owner identified as Fairfax County tax map 90-2 ((1)) 56B, so that the street segment areas can become a part of the public roadway network, in which case, dedication shall be made in fee simple to the Board of Supervisors.
- f. A shuttle bus system in the vicinity of the Application Property has been established and will continue to operate as follows:
 - (i) At the time of issuance of the first Non-RUP for the Application Property, and for the benefit of all occupants, visitors, and invitees on the Application Property, and on the property which is known as Springfield Metro Center I (the property which was the subject of RZ 1998-LE-006),

the Applicants shall either (a) pay to participate on an equitable basis in an area Transportation Management Association ("TMA"), i.e., TAGS or a bus circulator system, if the TMA provides shuttle bus service between the Application Property and the Joe Alexander Transportation Center or (b) if such TMA participation is not available, the Applicants shall provide, operate, and maintain shuttle bus services (including, but not limited to, mid-day service to Springfield Mall), individually or cooperatively, with the Applicant/successor-in-title of the property known as Springfield Metro Center I. Said shuttle bus service shall be coordinated with the shuttle bus obligations in the proffers governing Springfield Metro Center I, so as to allow occupants, visitors, and invitees of that property to utilize the Applicants' shuttle bus system in coordination with the shuttle bus system established pursuant to the proffers for RZ 1998-LE-006.

- (ii) The shuttle buses utilized pursuant to this proffer shall have a "body-on-chassis" or equivalent design. They shall be sized to accommodate peak hour ridership under the schedule proffered herein, as determined by Fairfax County Department of Transportation (FCDOT). If these buses are part of TAGS, they shall have signage indicating that they part of the TAGS systems, through coordination with TAGS.
- (iii) At a minimum, the shuttle bus service shall be available at ten (10) minute intervals during the morning peak hour period (6:30 a.m. to 9:00 a.m.) and the evening peak hour period (4:00 p.m. to 7:00 p.m.) (excluding Saturdays, Sundays, and national holidays) unless lesser hours are approved by FCDOT, based upon justification provided by the Applicants. The shuttle bus shall also operate at other off-peak intervals appropriate to occupant, visitor and invitee needs, subject to FCDOT approval. A shuttle bus stop shall be located on Joseph Alexander Road adjacent to the plaza.
- (iv) If shuttle bus service is provided by the Applicants as described in i(b) above, it shall continue to be provided by the Applicants for a period of two (2) years from the date on which the first Non-RUP for the Application Property is issued unless a shuttle bus service is provided in lieu of the Applicants' shuttle bus service by an area TMA, before the expiration of two (2) years. If the shuttle bus service is provided by the TMA, the Applicants shall be a member of the TMA, until the management entity is responsible for the service. At the conclusion of this two (2) year period, the Applicants shall establish and transfer all administrative tasks of operating the shuttle service or participating in the TMA, as applicable, to a management entity authorized to coordinate transportation management for the uses on the Application Property. The management entity shall be a joint venture between the land owners of Springfield Metro Center I and II. Written notification of the creation of the management entity and the name and address of the representative of the entity, shall be provided to FCDOT and to the Department of Planning

and Zoning. The transfer to the management entity shall be subject to the proviso that the level of existing service is not diminished, as determined by FCDOT. The management entity will thereafter be financially responsible for shuttle service operations and for implementing equitable assessment procedures for the users of the service. In the event that an area TMA is established to provide equivalent service as determined by FCDOT, the management entity for the uses on the Subject Property may, in lieu of providing its own shuttle service, participate on an equitable basis in the TMA for the benefit of the occupants, visitors, and invitees of the Application Property. If necessary, the Applicants shall grant bus access easements on Springfield Center Drive, Joseph Alexander Road, and/or the Metro Access Road, subject the permission of WMATA, to facilitate bus service, and enter into a bus access agreement prior to the issuance of the first tenant Non-RUP on the Application Property.

- (v) For so long as the Applicants or the management entity operates the shuttle service, other properties within Land Units O and P shall be permitted to participate in the shuttle service provided by the Applicants/management entity, provided, the owners or tenants of these properties shall make equitable arrangements with the Applicants/management entity with regard to the costs of providing the service. If an interim off-street commercial parking use is established, either the Applicants or the entity that the parking serves shall provide service from the Application Property to the property that the interim parking is serving.
 - (vi) In the event that public transportation via a connector bus service or some other mode of public transportation is developed which renders provision of shuttle service unnecessary, as determined by FCDOT in consultation with the Lee District Supervisor and the Applicants, then the shuttle bus shall be discontinued. In lieu of the shuttle, the Applicants shall contribute funds on an equitable basis that would otherwise be paid for the shuttle toward operation of a bus circulator system.
- g. The Applicants shall reserve an easement for future dedication to Fairfax County along the western border of the Application Property extended from the intersection of Joseph Alexander Road with Metropolitan Center Drive to the southern boundary line of the property, as shown on the GDP. Said easement shall be dedicated to the Board of Supervisors at no cost, upon demand by Fairfax County. The actual construction of the extension of Joseph Alexander Road southward from Metropolitan Center Drive shall be by others.
- h. At time of site plan approval, or upon demand by Fairfax County and/or VDOT, whichever occurs first, the Applicants shall dedicate thirty-five (35) feet from the centerline of the existing private access road between the Application Property and property identified as Fairfax County Tax Map Reference 90-4 ((1)) 11C and

11D to the Fairfax County Board of Supervisors. The Applicant shall construct frontage improvements along the same with the face of curb set thirty (30) feet from the opposing face of curb located along Parcels 11C and 11D.

- i. At such time as Frontier Drive Extended is funded for construction, the Applicants shall either relocate the site entrance directly northwest of Frontier Drive Extended and/or restrict the access to right-in/right-out upon consultation with FCDOT and VDOT. Under no circumstances shall the Applicants be required to reconfigure or relocate the stormwater management vault as shown on Sheet 6 of the GDP.

4. TRANSPORTATION DEMAND MANAGEMENT

- a. Within 180 days after the issuance of the first building permit for the first office building on the Application Property, the Applicants shall appoint a Transportation Demand Management Coordinator (the "TC"). The TC duties may be assigned to an office property manager who will implement the Transportation Demand Management ("TDM") strategies described herein. Within 120 days of such appointment, the Applicants, through the TC, shall develop and submit to FCDOT for review, a TDM Plan for the Application Property. The TDM Plan shall be implemented upon issuance of the first office tenant Non-RUP for the first office building. The goal of the TDM Plan shall be to produce a thirty percent (30%) peak hour trip reduction for the entire Application Property based upon the Institute of Transportation Engineers (ITE), 8th edition, Trip Generation rates for the applicable uses.
- b. The TDM Plan shall consist of, but not limited to, the following elements, unless FCDOT determines that one or more of these elements are unnecessary (other substitute elements may be included upon mutual agreement between the Applicants and FCDOT):
 - (i) The TC shall work cooperatively with FCDOT staff to promote opportunities to enhance participation in TDM programs.
 - (ii) Participation in the shuttle bus program as set forth herein.
 - (iii) Metro maps, schedules, forms and ride sharing and other relevant transit option information shall be available to tenants and employees through a common web site, common location, or newsletter to be published at least twice a year.
 - (iv) The Applicants shall provide at least twenty (20) reserved parking spaces for each office building for carpools/vanpools.
 - (v) Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees, and visitors.

- (vi) Actively promote the use of carpooling/vanpooling, the Guaranteed Ride Home Program, Metro-Check, telework and other components of the TDM Plan. The TC will work with staff from the Fairfax County RideSources Program to exchange information. The RideSources Program will maintain a database of registered carpoolers and vanpoolers along with origin, designation, and work hours of the registered carpools/vanpools.
 - (vii) Employers within Springfield Metro Center II will be encouraged to allow flexible work hours for personnel. The exact policy of the implementation of flexible work hours will vary by employer and implementation shall be at their sole discretion.
 - (viii) The Applicants shall provide 200 SmarTrip cards, per building each with a one-time value of \$25.00 to the TC at the time of the issuance of the first tenant Non-RUP for each building. The TC shall distribute the SmarTrip cards to employers to promote the use of mass transit by employees.
 - (ix) The TC shall administer the on-site sale of fare media with the permission of the relevant transit service providers. Fare media to be sold shall include, but is not limited to VRE, Metrorail, Metrobus, and Fairfax Connector.
 - (x) The TC shall become a member of TAGS.
 - (xi) Prior to the issuance of the first Non-RUP on the Application Property, the Applicants shall construct a bus stop shelter proximate to the Application Property's entrance along Joseph Alexander Road, subject to review and approval by VDOT, the Fairfax Connector and/or WMATA.
 - (xii) Beginning twelve (12) months after the issuance of the first office tenant Non-RUP for the first building on the Application Property, and annually thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM Plan. Upon completion of each annual report, a copy of said report shall be transmitted to FCDOT.
- c. Beginning with the first year following full occupancy of the second office building on the Application Property and concurrent with that year's annual report, the effectiveness of TDM strategies shall be evaluated using surveys and/or traffic counts, prepared by the TC in cooperation with FCDOT. The TC shall submit to FCDOT the results of these surveys and/or traffic counts in order to determine travel characteristics and whether the required reduction in trips has been achieved. If the peak hour trip reduction goal of thirty percent (30%) has not been achieved, as evidenced by the surveys and/or traffic counts, the TC shall meet with FCDOT to review the TDM program for the purpose of identifying

additional strategies and programs that may be implemented to assist in achieving the trip reduction goal. The Applicants shall have the benefit of two (2) surveys and/or counts to evaluate the effectiveness of the implemented TDM Strategies. Each of these years shall be considered a "Remedial Cycle." Based on the two (2) Remedial Cycles, the Applicants, in consultation with FCDOT, shall determine additional strategies and programs that could be implemented. These additional strategies shall be implemented by the TC for the remainder of the calendar year. If after two (2) Remedial Cycles, the trip reduction goal has not been met, then the Applicant shall pay penalties as outlined below. The surveys and/or traffic counts shall be conducted annually and submitted to FCDOT from the year following full occupancy of the second office building until achievement of the trip reduction goal for two (2) successive years.

- d. In the event that the goal of a thirty percent (30%) peak hour reduction in trips is not met after two (2) Remedial Cycles, the Applicants shall provide a contribution in the amount of two thousand five hundred dollars and 00/100 (\$2,500.00) toward additional transportation incentives and/or other measures which will directly reduce vehicle trips associated with the Application Property. Such incentives shall include, but not be limited to, the provision of additional SmarTrip cards to employees and additional coordination with employees to promote ridesharing and increased transit use. Said contribution shall be made each year that the goal of a thirty percent (30%) peak hour reduction in trips is not reached, or for a period of five (5) years following two (2) remedial cycles, or until the Applicants and FCDOT agree to readjust the reduction percentage, whichever shall first occur. This TDM Goal may be readjusted as described herein without necessitating approval of a proffered condition amendment.

5. PARKING

- a. The Applicants reserve the right to provide surface parking in addition to the garage parking that shown on the GDP, as long as open space is not decreased. Surface parking shall not be provided between the front of the proposed office buildings and Joseph Alexander Road.
- b. The height of the parking garage along the eastern border of the site shall not exceed an average height of forty-two (42) feet. Prior to the issuance of a building permit for the parking garage, the Applicants shall conduct a noise analysis, subject to DPWES and the Environment and Development Review Branch of DPZ review and approval, to determine whether the garage wall facing the RF&P railroad line will reflect noise into the Windsor Park subdivision in excess of Zoning Ordinance standards. If it does, the Applicants shall include recognized noise attenuating materials and/or design in the design and construction of this wall of the garage.
- c. The Applicants shall provide parking to meet minimum Zoning Ordinance requirements, including parking as may be required for those areas defined as cellar space.

6. RECREATION

- a. A minimum of 1,000 square feet of floor space shall be allocated in one or more of the office buildings to provide indoor recreational exercise facilities. If all the space is allocated to one building, this facility shall be available to occupants of both buildings.
- b. At time of application for a building permit for the first building on either the Application Property or the property subject to RZ 2011-LE-022, whichever occurs first, the Applicants shall contribute thirty-five thousand dollars (\$35,000.00) to the Fairfax County Park Authority (FCPA) for construction or enhancements at the Lee District Park. At time of building permit application for the second building on either the Application Property or the property subject to RZ 2011-LE-022, whichever occurs second, the Applicants shall contribute an additional fifteen thousand dollars (\$15,000.00) to the FCPA for construction or enhancements at the Lee District Park.

7. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. The Applicants shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the Public Facilities Manual and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES.
- b. Subject to receipt of any necessary agreements, letters of permission or easements from the property owner at no cost to the Applicants, the Applicants shall upgrade the existing pipe outfall located on adjacent property identified among the Fairfax County tax map records as 90-2 ((1)) 60. The existing outfall pipe is adequate in accordance with DPWES standards, however, the Applicants will take the following measures as permitted by DPWES and the property owner to improve the outfall:
 - (i) Removal of two existing trees at the end section;
 - (ii) Removal of trash and fallen trees from the existing channel for approximately fifty (50) feet downstream of the end section;
 - (iii) Installation of Class 1 rip rap around end section and fifty (50) feet downstream of end section;
 - (iv) Lining the existing channel with Class 1 rip rap; and
 - (v) Installation of an eight (8) inch tall check dam ten (10) feet from the end section to create a stilling basin at the outfall.

The rejection by DPWES and/or the property owner of one or more of the above measures shall not preclude installation of the remaining measures, if approved.

8. PEDESTRIAN CONNECTIVITY

- a. Prior to site plan submission, the Applicants shall coordinate pedestrian connections with NVCC to facilitate pedestrian travel from its campus to the Metro Access Road. The Applicant shall extend the sidewalk to the common property line with NVCC based upon coordination of the location of the tie-in with NVCC. The Applicants shall diligently pursue coordination of pedestrian connections with NVCC and provide documentation in support of such efforts to DPWES, including, if applicable, documentation that the coordination was not successful. Pedestrian connections to NVCC may be modified from those shown on the GDP to facilitate pedestrian travel so long as said modifications do not degrade the pedestrian network shown on the GDP, as determined by the Department of Planning & Zoning.
- b. Within sixty (60) days from commencement of construction activity on the Application Property, the Applicant shall provide a minimum five (5) foot path between the Application Property and Fairfax County Tax Map Reference 90-4 ((1)) 11D ("Parcel 11D"). A path shall be provided between the Application Property and Parcel 11D throughout the construction process. The path may be constructed of asphalt or concrete and may be relocated based on construction phasing so long as a connection between the Application Property and NVCC is maintained at all times during the construction process.

9. DESIGN

- a. The principal façade building materials for the office buildings shall consist of brick, natural stone, pre-cast concrete, or other masonry finish and glass. In addition, one or two additional accent materials (e.g., stone) may be included. Features, such as canopies and/or awnings, shall be used to identify building entrances.
- b. The building materials used for the parking garage shall be complementary to those used for the office buildings, of comparable quality, and subdued colors. The Applicants shall install a screen on the side of the parking garage adjacent to Springfield Center Drive Extension that will be seasonally covered in vines to enhance the appearance of the garage. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.
- c. Development and landscaping of the urban plaza area and at the corner of Joseph Alexander Road and Springfield Center Drive shall be in substantial conformance with the details shown on Sheet 11 of the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall construct the urban plaza and shall record a public access easement over the urban plaza area.

- d. The light standards shall feature semi-cutoff shielding for street lights. Lighting standards in the plaza area and in the parking lots shall feature full cut-off shielding.
- e. In the event that low level security walls, including other possible security features such as bollards, planters and/or boulders, are required by tenants as vehicle barriers, the walls and/or other security features shall be constructed of materials that are complementary to the building materials, such as brick, masonry and/or concrete that is similar to pre-cast as may be utilized on the office buildings, and designed to complement the buildings(s). The walls and other possible security features, if necessary, shall be located on the perimeter of the Application Property and shall not exceed three (3) feet in height. The security features shall be integrated as part of an overall landscape design that will feature a mix of plantings to enhance their appearance. The design of the security plan shall not rely on the repetitive use of a single element such as continuous rows of bollards or planters. Portions of the barriers may function as hardened street furniture, including benches, lampposts, signposts, planters, etc. Fencing should be avoided and, if fencing is provided, it shall have some degree of transparency in order to mitigate the lack of integration caused by solid fencing. Prior to approval, the final site plan shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.
- f. Low-level lighting, designed to provide for a safe pedestrian pathway to the Metro Access Road, shall be installed along all perimeter sidewalks adjacent to the Application Property and phased with individual building construction.
- g. A crosswalk shall be provided across Joseph Alexander Road from the Application Property to the adjacent multi-family residential development as shown on the GDP and as may be approved by VDOT. Subject to any necessary letters of permission or easements at no cost to the Applicants, the Applicants shall install an accessible ramp from the street to the sidewalk.
- h. The pavement elevation of the loading dock adjacent to Springfield Center Drive as shown on the GDP shall be lowered four (4) feet to minimize its appearance.
- i. The design of the buildings shall not preclude future first floor retail.
- j. The grade adjacent to Springfield Center Drive shall be adjusted to screen the loading area as generally shown on the GDP. Prior to the issuance of the first Non-RUP, the Applicants shall provide a plaza/seating area adjacent to Springfield Center Drive as generally shown on the GDP. Mechanical equipment, including HVAC units, shall not be installed on the top of the loading area.

10. GREEN BUILDING PRACTICES

- a. The Applicants shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design (“LEED”) accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate the current version, at the time of Applicant’s registration, of LEED design elements into the project. At time of site plan submission, the Applicants shall provide documentation to the Environmental and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- b. The Applicants will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version, at the time of Applicants' registration, of the USGBC’s Core and Shell LEED rating system or other LEED rating system determined by the USGBC that the Applicants anticipate attaining. The LEED-accredited professional will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver Core and Shell certification of the project. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC’s LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- c. Prior to building plan approval, the Applicants will execute a separate agreement and post, for each building, a “Green Building Escrow,” in the form of cash, bond, or a Letter of Credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot for that building. This Green Building Escrow shall be in addition to and separate from other bond or escrow requirements and shall be released upon demonstration of attainment of Silver certification by the USGBC under the most current version at the time of Applicants' registration of LEED Core and Shell rating system or other LEED rating system determined by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each building has attained LEED Silver Core and Shell certification will be sufficient to satisfy this commitment. If the Applicants fail to provide documentation to the Environmental and Development Review Branch of DPZ demonstrating attainment of LEED Silver Core and Shell certification within one (1) year of issuance of the first Non-RUP for office use for each building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

- d. If the Applicants provide documentation to the Environment and Development Review Branch of DPZ, within one (1) year of issuance of the first Non-RUP for office use for each building, that demonstrates that LEED Silver certification has not been obtained but the building has been determined by the USGBC to fall within three (3) points of attainment of LEED Silver certification, fifty percent (50%) of the escrow will be released to the Applicants, the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget that supports implementation of County environmental initiatives.
- e. If the Applicants provide evidence that LEED Silver Core and Shell certification has been delayed through no fault of the Applicants, this proffered time frame shall be extended by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicants or to the County during this extended time frame.
- f. All references to the U.S. Green Building Council shall apply to similar certifying agencies that are created subsequent to approval of this application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicants.

11. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicants shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

12. ADVANCED DENSITY CREDIT

Advanced density credit is reserved consistent with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

13. TIMING OF IMPROVEMENTS

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

14. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicants and their successors or assigns.

{A0515601.DOCX / 1 Proffers PCA 1998-LE-064-2/PCA 2008-LE-015 4.06.12 (cln) 001379 000009}

[SIGNATURES BEGIN ON FOLLOWING PAGE]

APPLICANT/TITLE OWNER OF TAX MAP
90-4 ((1)) 11B PT.

SPRINGFIELD METRO CENTER II, LLC, a Delaware limited liability company

By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

A handwritten signature in black ink, appearing to read "Kenneth F. Simmons", is written over a horizontal line.

By: Kenneth F. Simmons
Its: Senior Vice President, Development

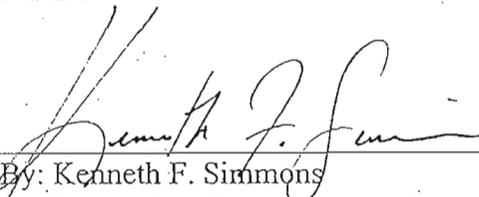
[SIGNATURES CONTINUE ON THE NEXT PAGE]

APPLICANT/TITLE OWNER OF TAX MAP 90-2 ((1)) 56C PT.

SPRINGFIELD PARCEL C LLC, a Delaware limited liability company

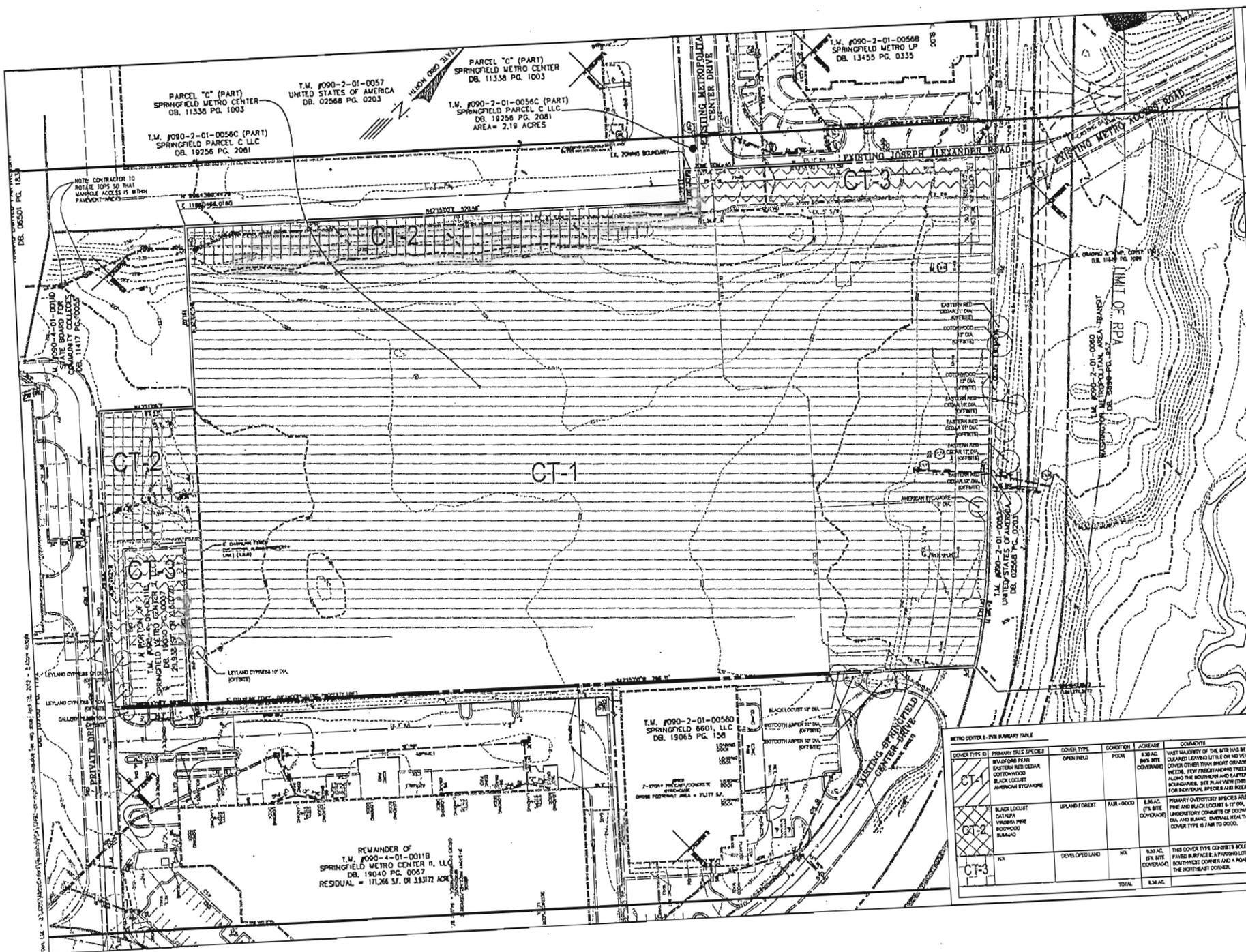
By: Boston Properties Limited Partnership, a Delaware Limited partnership, its Managing Member

By: Boston Properties Inc., a Delaware Corporation, its General Partner

A handwritten signature in black ink, appearing to read "Kenneth F. Simmons", is written over a horizontal line.

By: Kenneth F. Simmons
Its: Senior Vice President, Development

[SIGNATURES END]



PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11336 PG. 1003

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11336 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
AREA = 2.19 ACRES

T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0333

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081

NOTE: CONTRACTOR TO
NOTICE TOPS 50 ROAD
MANHOLE ACCESS IS WITHIN
PAVEMENT AREA

11336 PG. 1003

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 17,266 SF. OR 13,917 AC

T.M. #090-2-01-00580
SPRINGFIELD 0601, LLC
DB. 19065 PG. 158

T.M. #090-2-01-00580

COVER TYPE ID	COVER TYPE	COMMENTS	ACREAGE	COMMENTS
CT-1	WPA/GRASS PEAR EASTERN RED CEDAR COTTONWOOD BLACK LOCUST AMERICAN BITCHAMORE	OPEN FIELD	POOR	WAT QUALITY OF THE SITE HAS BEEN CLEARED LEAVING LITTLE OR NO VEGETATIVE COVER OTHER THAN BROAD ORANGE AND YEW. FEW FREESTANDING TREES EXIST ALONG THE SOUTHWEST AND EAST BOUNDARIES. BEST MANAGEMENT PRACTICES FOR INDIVIDUAL SPECIES AND BIRCH.
CT-2	BLACK LOCUST CATALPA VIRGINIA PINE ROCKWOOD SUNGLASS	UPLAND FOREST	FAIR - GOOD	PRIMARY OVERSTORY SPECIES ARE VIRGINIA PINE AND BLACK LOCUST AT 10 FT. DBH. UNDESIRABLE COMPONENT OF DUNDERWOOD 10 FT. DBH. AND BIRCH. OVERALL HEALTH OF THIS COVER TYPE IS FAIR TO GOOD.
CT-3	PAV	DEVELOPED LAND	NA	THIS COVER TYPE CONSISTS SOLELY OF PAVED SURFACES & PAVEMENT LOT IN THE SOUTHWEST CORNER AND A ROADWAY IN THE NORTHWEST CORNER.
TOTAL			8.8 AC.	

REVISIONS

NO.	DATE	DESCRIPTION
1	02/03/08	ISSUED FOR PERMIT
2	02/03/08	ISSUED FOR PERMIT
3	02/03/08	ISSUED FOR PERMIT
4	02/03/08	ISSUED FOR PERMIT

PLAN DATE: 02/03/08

Scale: 1" = 40'

DATE: FEB. 2008

FAIRFAX COUNTY, VIRGINIA

STREET: 4 OF 15

MISC. 12493

urban

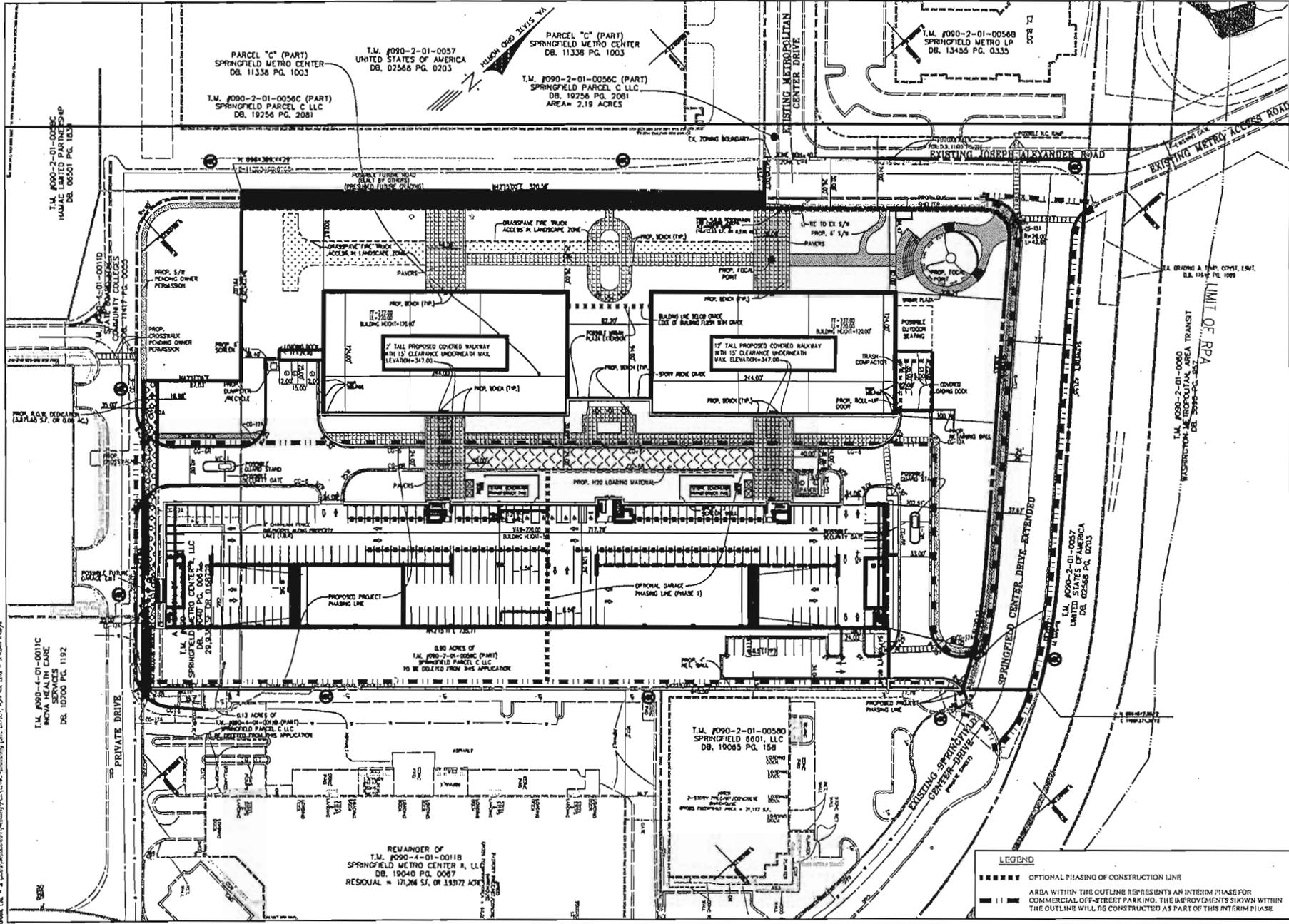
4/2/08

EXISTING VEGETATION

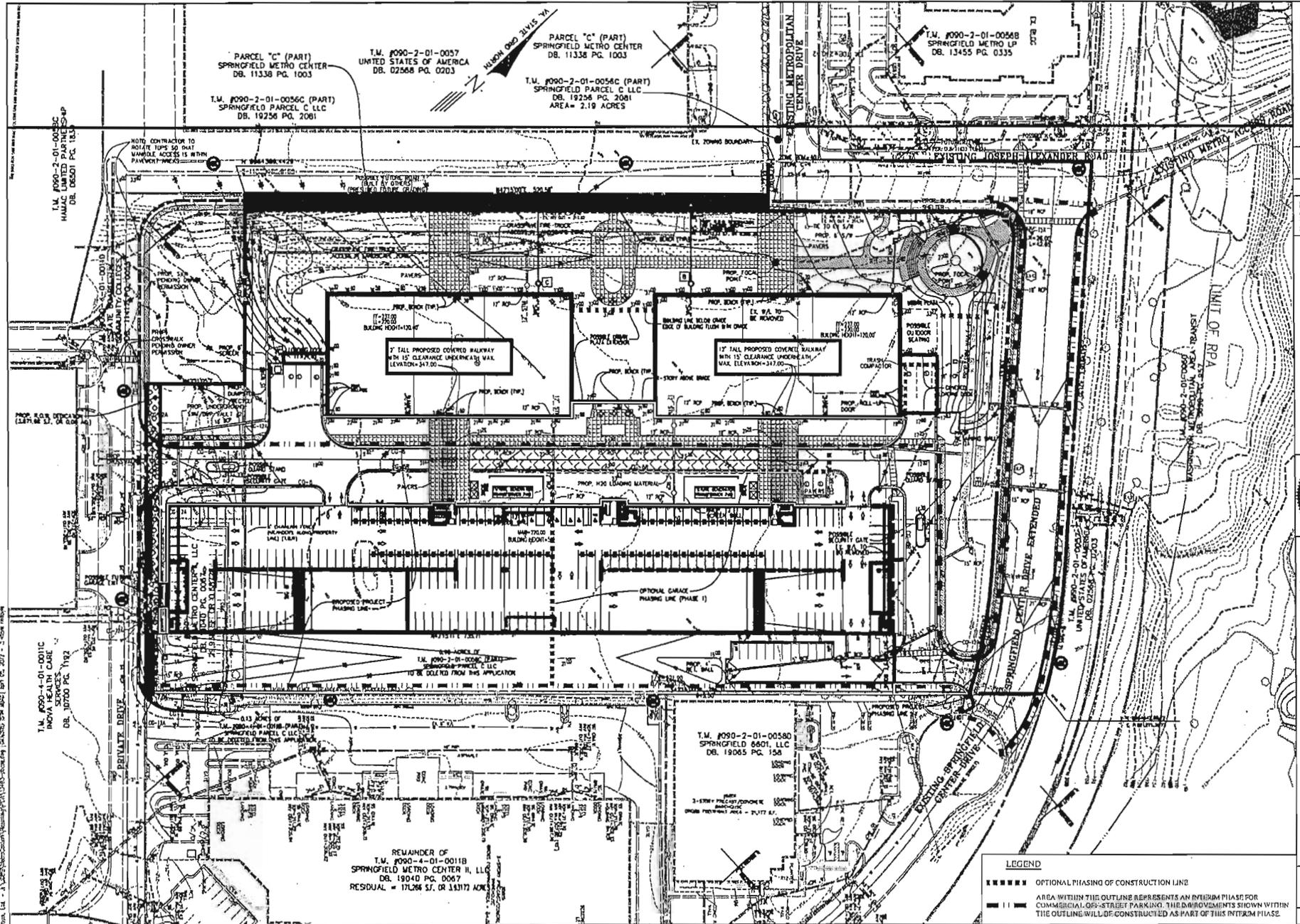
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT

SCALE: 1" = 40'



<p> METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP) LEE DISTRICT FAIRFAX COUNTY, VIRGINIA CL: N/A </p>
<p> DATE: FEB. 2008 SCALE: 1"=40' </p>
<p> SHEET 5 OF 15 MISC. 12493 </p>



PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C LLC
DB. 19256 PG. 2081
AREA = 2.19 ACRES

T.M. #090-2-01-0056B
SPRINGFIELD METRO LP
DB. 13455 PG. 0335

T.M. #090-2-01-0056C
HAMILC LIMITED PARTNERSHIP
DB. 19256 PG. 183

T.M. #090-4-01-0011C
INNOVA HEALTH CARE
SERVICES
DB. 10700 PG. 1192

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 17,284 S.F. OR 13,917 ACRES

T.M. #090-2-01-00580
SPRINGFIELD 6601, LLC
DB. 19065 PG. 158

LEGEND

OPTIONAL PHASING OF CONSTRUCTION LINE

AREA WITHIN THE OUTLINE REPRESENTS AN INTERIM PHASE FOR COMMERCIAL OFF-STREET PARKING. THE IMPROVEMENTS SHOWN WITHIN THE OUTLINE WILL BE CONSTRUCTED AS PART OF THIS INTERIM PHASE.

NO.	DATE	REVISIONS

urban

LEGISTRY

FAIRFAX COUNTY, VIRGINIA

DATE: FEB. 2008

SCALE: 1"=40'

CL: 2



GDP - GRADING WITH JOSEPH ALEXANDER ROAD EXTENSION
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)

DATE: FEB. 2008

SCALE: 1"=40'

CL: 2

SHEET
5A
OF
15
MISC. 12493

BMP FACILITY DESIGN CALCULATIONS

Plan Name: **METRO CENTER II** Date: **8/7/2008**
 Plan Number: _____ Engineer: _____

I. WATER QUALITY NARRATIVE
 WATER QUALITY FOR THE SITE WILL BE PROVIDED IN THE FORM OF INFILTRATION SYSTEMS

II. WATERSHED INFORMATION

Part 1. List all of the Subarea and "C" factors used in the BMP Calculations

Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)
A1 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
A2 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
A3 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A4 ONSITE CONTROLLED (BMP 2) SUPERVISOR	0.30	0.30	0.09
A5 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A6 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A7 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	0.30	0.09
Total		10.41	

III. PHOSPHORUS REMOVAL - "COCCOQUAN METHOD"

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

(A) Area of the Site (a) 10,410 acres

Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)
A1 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
A2 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
A3 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A4 ONSITE CONTROLLED (BMP 2) SUPERVISOR	0.30	0.30	0.09
A5 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A6 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
A7 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	0.30	0.09
Total		10.41	

(B) Weighted average "C" factor (D)(A) / (C) = 0.05

Part 3. Compute the Total Phosphorus Removed for the Site

Subarea Designation	Removal Efficiency (%)	Area	Ratio	"C" Factor	Product
(1)	(2)	(3)	(4)	(5)	(6)
A1 ONSITE UNCONTROLLED SUPERVISOR	0	0.30	1.33	0.30	0.00
A2 ONSITE UNCONTROLLED SUPERVISOR	0	0.30	1.33	0.30	0.00
A3 ONSITE CONTROLLED (BMP 1) SUPERVISOR	65	0.30	1.33	0.30	0.82
A4 ONSITE CONTROLLED (BMP 2) SUPERVISOR	65	0.30	1.33	0.30	0.82
A5 ONSITE CONTROLLED (BMP 1) SUPERVISOR	65	0.30	1.33	0.30	0.82
A6 ONSITE CONTROLLED (BMP 1) SUPERVISOR	65	0.30	1.33	0.30	0.82
A7 OFFSITE CONTROLLED (BMP 1) OPEN	0	0.30	1.33	0.30	0.00
Total					3.28

Part 4. Determine Compliance with Phosphorus Removal Requirements

(A) Sales Requirement (a) 40.00

Water Supply Ordinance Districts (Cheapean Watershed) = 80% (Fairfax County and Prince William County)
 Cheapean Bay Preservation Area (Prince William County) = 40% (Fairfax County)
 Cheapean Bay Preservation Area (Redevelopment) = 100% (Prince William County)

(B) Flow (Q) > Line (A), the Phosphorus removal requirement is satisfied.
 Line (A) = 40.00

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

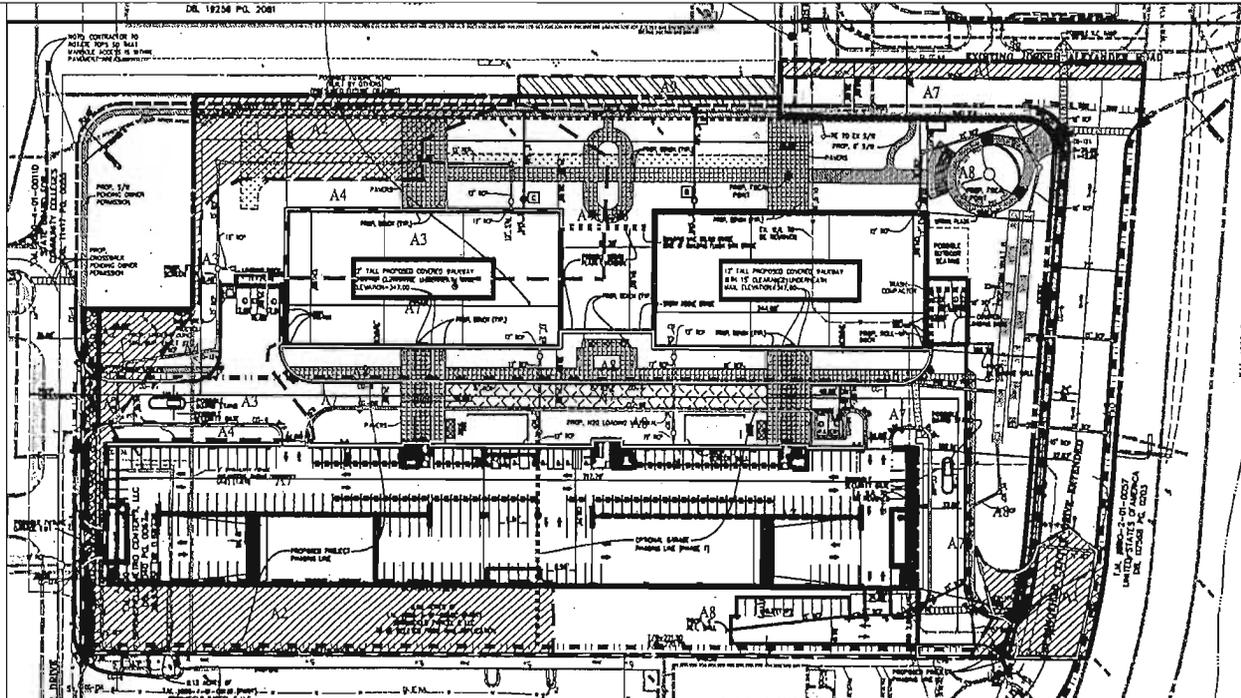
IV. SITE COVERAGE

Part 5. Determine Compliance with Site Coverage Requirements

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

Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)
A1 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
A2 ONSITE UNCONTROLLED SUPERVISOR	0.30	0.30	0.09
Total		0.60	

(A) Total equivalent uncontrolled area (a) Total = 0.60
 (B) Total uncontrolled area (b) = 1.27
 (C) Weighted average "C" factor (a)(A) / (b) = 0.41
 (D) If line (b) > 20% of Line (a), then the site coverage requirement is satisfied.
 Line (a) is the equivalent onsite area to which coverage may be required.
 100 x Line (b) / Line (a) = 1.27 / 0.60 = 211.67% > 20%
 (E) Line (a) is the equivalent onsite area to which coverage may be required.
 100 x Line (b) / Line (a) = 1.27 / 0.60 = 211.67% > 10.04%
 SITE COVERAGE REQUIREMENT IS SATISFIED



Part 6. Determine the Offsite Areas for Off-Coverage Is Required

(A) For the offsite areas listed in Part 1 which have no proposed onsite BMP, compute the equivalent area

Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)
A7 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	0.15	0.04
Total		0.04	

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

BMP 1	Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)	(5)
BMP 1	A3 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
	A4 ONSITE CONTROLLED (BMP 2) SUPERVISOR	0.30	0.30	0.09
	A5 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
Total			0.27	

(B) Total = 0.27
 (C) Weighted average "C" factor (D)(A) / (C) = 0.71

BMP 2	Subarea Designation	"C" Factor	Area	Product
(1)	(2)	(3)	(4)	(5)
BMP 2	A3 ONSITE CONTROLLED (BMP 1) SUPERVISOR	0.30	0.30	0.09
	A4 ONSITE CONTROLLED (BMP 2) SUPERVISOR	0.30	0.30	0.09
Total			0.18	

(B) Total = 0.18
 (C) Weighted average "C" factor (D)(A) / (C) = 0.62

BMP NARRATIVE

THE METRO CENTER II PROJECT CONSISTS OF TWO OFFICE BUILDINGS, ACCESSIBLE UTILITIES AND ASSOCIATED INFRASTRUCTURE, FOR BOTH MAJOR AND MINOR PHASES. THE AREA UNDER CONSIDERATION COMBINES OF APPROXIMATELY 1.41 ACRES AND HAS A SITE SPECIFIC AVERAGE RUNOFF COEFFICIENT OF 0.34. THE PROJECT WILL UTILIZE TWO INFILTRATION SYSTEMS TO COMPLY WITH THE FIRM AN COUNTY BMP REQUIREMENTS OF ANY POLLUTANT REDUCTION EFFICIENCY.

BMP 1 IS LOCATED AT THE NORTHWEST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 0.60 ACRES INCLUDING APPROXIMATELY 1.1 ACRES OF OFFSITE AREA. THE DRAINAGE AREA FOR THE FACILITY IS AN APPROXIMATELY 0.60 ACRES. THE FACILITY IS LOCATED AT THE NORTHWEST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 0.60 ACRES. THE DRAINAGE AREA FOR THE FACILITY IS AN APPROXIMATELY 0.60 ACRES. THE FACILITY IS LOCATED AT THE NORTHWEST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 0.60 ACRES. THE DRAINAGE AREA FOR THE FACILITY IS AN APPROXIMATELY 0.60 ACRES.

BMP 2 IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 0.60 ACRES. THE DRAINAGE AREA FOR THE FACILITY IS AN APPROXIMATELY 0.60 ACRES. THE FACILITY IS LOCATED AT THE SOUTHWEST CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THIS FACILITY IS 0.60 ACRES. THE DRAINAGE AREA FOR THE FACILITY IS AN APPROXIMATELY 0.60 ACRES.

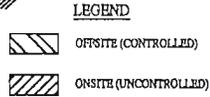
THE REMAINING AREA OF APPROXIMATELY 1.41 ACRES LEAVES THE SITE AS UNCONTROLLED RUNOFF.

Part 8. Determine the Storage Required for Each Proposed Facility

(C) Infiltration Trench

BMP 1 - (0.50 inch per impervious acre) = 0.60 x 36.30 x (0.50) = 1,097.40 cu ft
 Line (A) = 1.27 x (Line 7)(a) = 1.66 cu ft
 BMP 1 = 1,097.40 - 1.66 = 1,095.74 cu ft

BMP 2 - (0.50 inch per impervious acre) = 0.60 x 36.30 x (0.50) = 1,097.40 cu ft
 Line (A) = 1.27 x (Line 7)(a) = 1.20 cu ft
 BMP 2 = 1,097.40 - 1.20 = 1,096.20 cu ft



REVISIONS

NO.	DATE	DESCRIPTION
1	08/07/08	ISSUED FOR PERMIT
2	08/07/08	ISSUED FOR PERMIT
3	08/07/08	ISSUED FOR PERMIT
4	08/07/08	ISSUED FOR PERMIT
5	08/07/08	ISSUED FOR PERMIT
6	08/07/08	ISSUED FOR PERMIT
7	08/07/08	ISSUED FOR PERMIT
8	08/07/08	ISSUED FOR PERMIT
9	08/07/08	ISSUED FOR PERMIT
10	08/07/08	ISSUED FOR PERMIT

DATE: FEB. 2008

SCALE: 1"=50'

CL: N/A

MISC. 12493

urban

GENERAL DEVELOPMENT PLAN (GDP)

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

PLANNING DEPARTMENT

1000 COMMONWEALTH BLVD., SUITE 2000

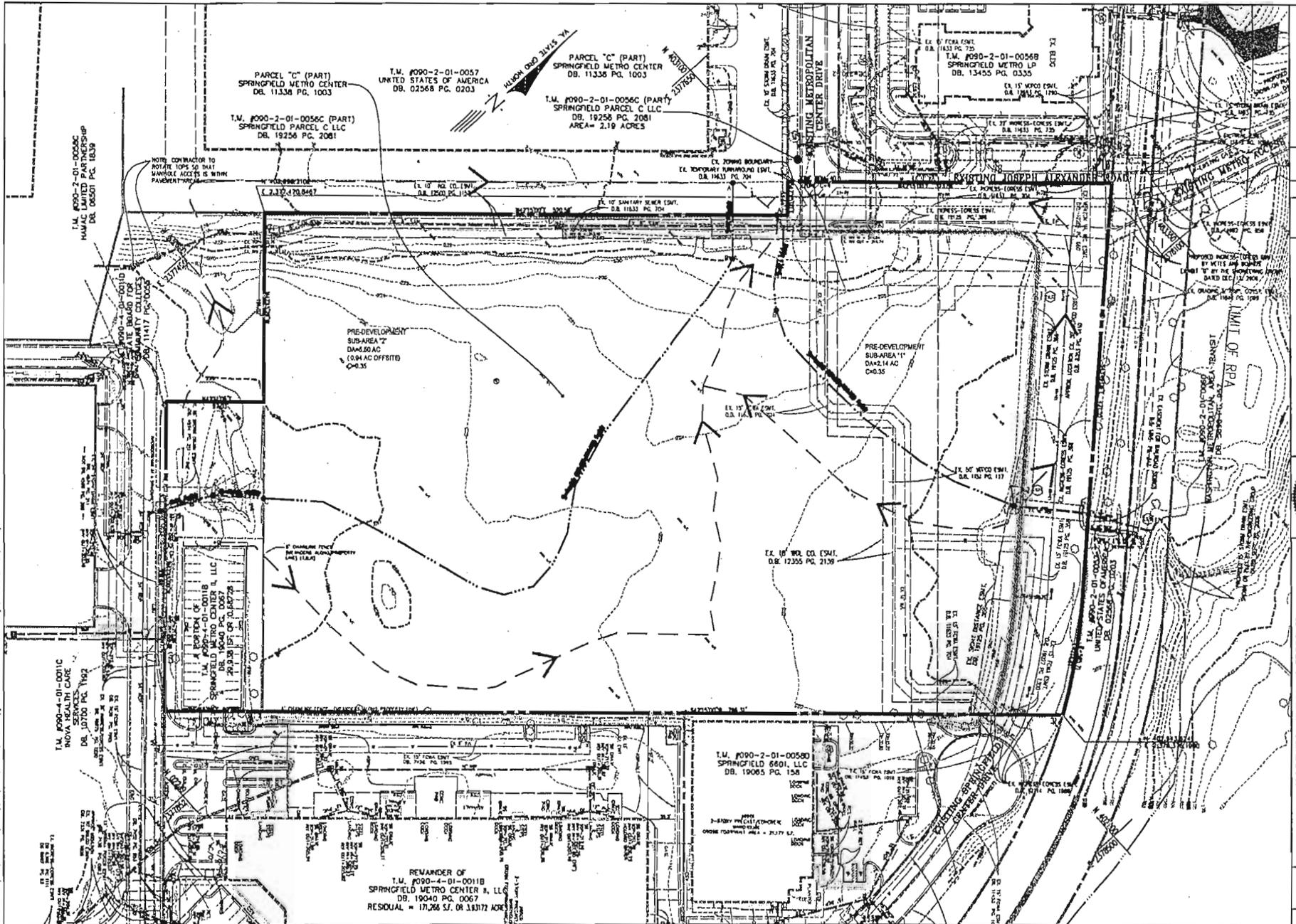
ARLINGTON, VA 22202

PH: 703.245.5000

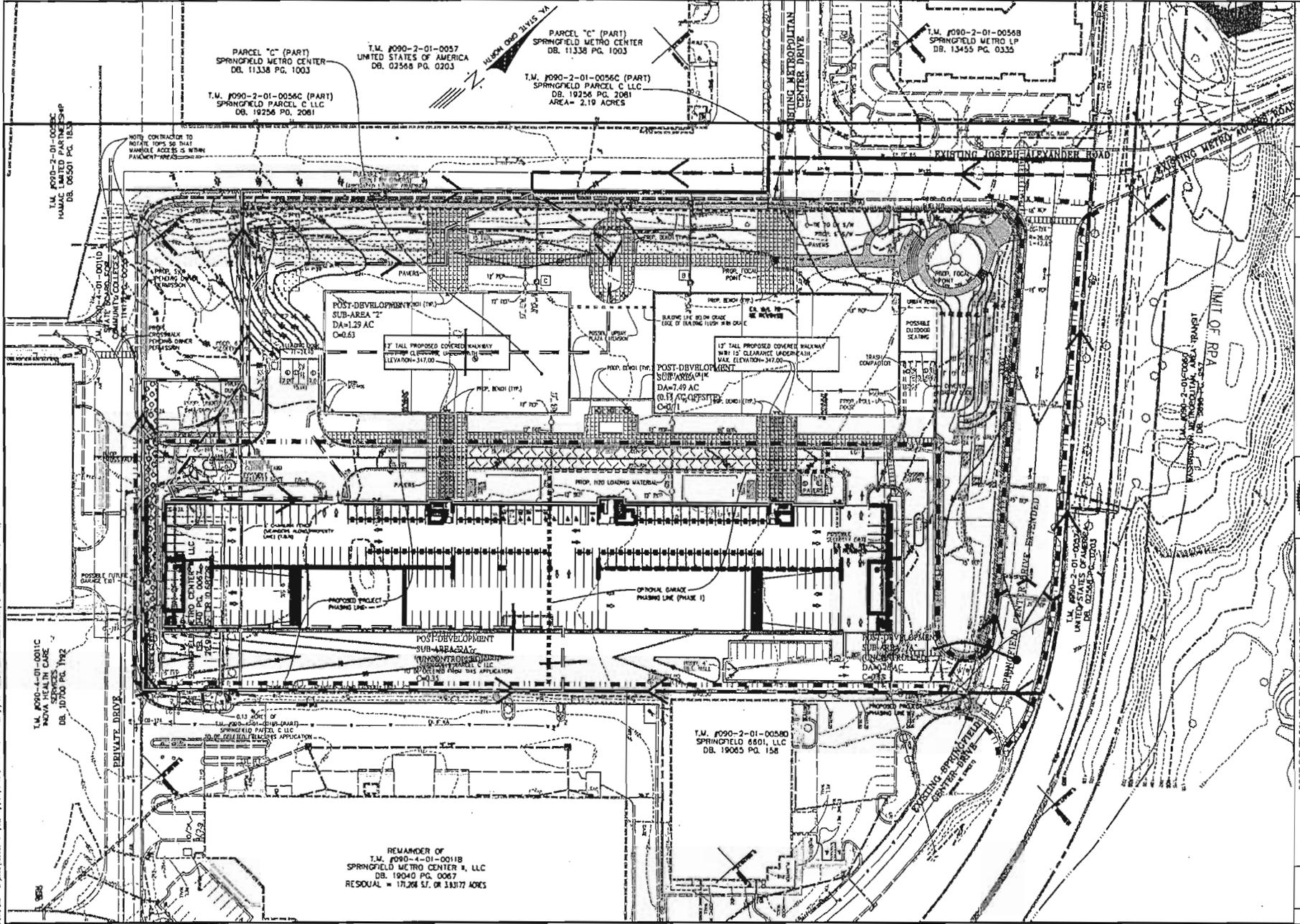
FAX: 703.245.5001

WWW.URBANVA.COM

DATE: 11-14-07
SCALE: 1"=40'



DATE	11-14-07
SCALE	1"=40'
PROJECT	PRE-DEVELOPMENT DRAINAGE DIVIDES
SHEET	7 OF 15
MISC.	13493
DATE	FEB. 2008
SCALE	1"=40'
PROJECT	METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP)
LOCATION	FAIRFAX COUNTY, VIRGINIA
LOGO	
DATE	4/27
SCALE	1"=40'
PROJECT	PRE-DEVELOPMENT DRAINAGE DIVIDES
SHEET	7 OF 15
MISC.	13493



PARCEL "C" (PART)
SPRINGFIELD METRO CENTER
DB. 11338 PG. 1003

T.M. #090-2-01-0057
UNITED STATES OF AMERICA
DB. 02568 PG. 0203

T.M. #090-2-01-0055C (PART)
SPRINGFIELD PARCEL C, LLC
DB. 19256 PG. 2061
AREA = 2.19 ACRES

T.M. #090-2-01-0056B
SPRINGFIELD METRO I, P
DB. 13455 PG. 0333

T.M. #090-2-01-0056C (PART)
SPRINGFIELD PARCEL C, LLC
DB. 19256 PG. 2061

T.M. #090-2-01-0050C
HAMAC LIMITED PARTNERSHIP
DB. 06501 PG. 1033

NOTE CONTRACTOR TO
NOTE TO TOPS 50 THAT
WALKWAY ACCESS IS WITHIN
PAVEMENT AREAS

POST-DEVELOPMENT
SUB-AREA 1
DA=1.29 AC
C=0.63

POST-DEVELOPMENT
SUB-AREA 2
DA=7.49 AC
C=0.13 AC/DEVELOP. LAND (1P)
C=0.11

POST-DEVELOPMENT
SUB-AREA 3
DA=1.29 AC
C=0.63

T.M. #090-2-01-0058D
SPRINGFIELD 8601, LLC
DB. 19065 PG. 158

REMAINDER OF
T.M. #090-4-01-0011B
SPRINGFIELD METRO CENTER II, LLC
DB. 19040 PG. 0067
RESIDUAL = 17,268 SF, OR 0.39177 ACRES

NO.	DATE	REVISIONS
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

PLAN DATE
10/03/09
10/03/09
08/08/09

urban

From Regional Landmarks Architects, Inc.



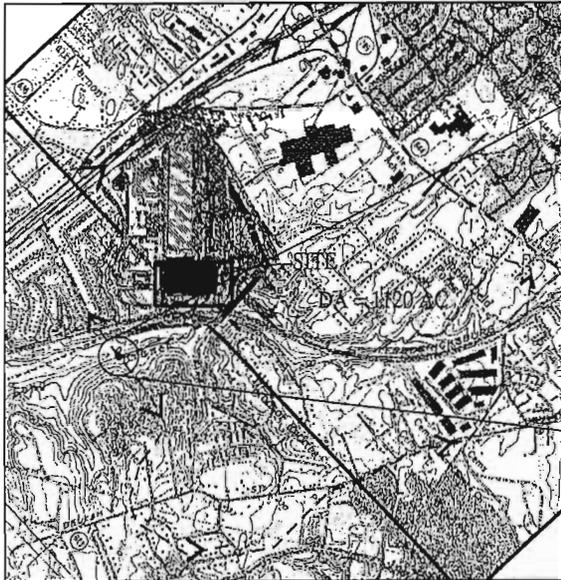
POST-DEVELOPMENT DRAINAGE DIVIDES
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: FEB. 2008
CL-2

SHEET
8
OF
15
MISC. 12493

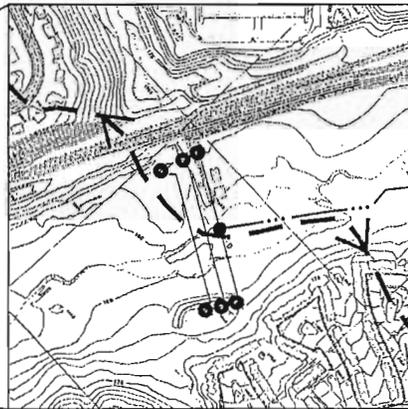
Date: 11/11/09 1:30 PM
 User: jason@urban.com
 Project: Metro Center II
 Sheet: GDP
 Scale: 1"=40'
 Date: 11/11/09 1:30 PM

Vault #1
Storage Needed 37508 BHP/27M
Pipe Diam. (in.) = 114
Total Length (ft) = 124

Elev.	d	40'	area(sq ft)	Area	Vol
201.00	0	0.00	0.0000	0.0000	
201.00	0.5	0.05	0.0147	1.5071	7.00
202.50	1	0.11	0.0476	4.3421	21.00
205.00	1.5	0.16	0.0811	7.5161	37.50
205.00	2	0.21	0.1199	10.8217	52.50
203.00	2.5	0.26	0.1603	14.6448	72.00
200.00	3	0.31	0.2169	19.5511	94.50
194.50	3.5	0.37	0.3442	29.8444	147.00
195.00	4	0.43	0.5156	44.3481	214.50
195.50	4.5	0.49	0.7027	64.4153	316.50
193.50	5	0.55	0.9272	84.1940	417.00
190.00	5.5	0.61	1.2025	108.7256	538.50
187.00	6	0.68	1.6197	148.7744	720.00
184.00	6.5	0.74	2.0916	198.6801	945.00
181.00	7	0.81	2.6319	263.6835	1297.50
178.00	7.5	0.87	3.2434	349.0254	1747.50
175.00	8	0.94	3.9291	459.9465	2352.00
172.00	8.5	1.00	4.6930	599.6876	3165.00
169.00	9	1.07	5.5391	772.4995	4242.00
166.00	9.5	1.13	6.4704	982.6228	5629.50
163.00	10	1.20	7.4909	1234.4071	7380.00
160.00	10.5	1.26	8.6036	1532.1920	9547.50
157.00	11	1.33	9.8115	1870.3281	12180.00
154.00	11.5	1.39	11.1176	2253.1650	15232.50
151.00	12	1.46	12.5259	2685.0525	18750.00
148.00	12.5	1.52	14.0394	3170.3400	23700.00
145.00	13	1.59	15.6621	3714.3765	29145.00
142.00	13.5	1.65	17.3980	4321.6220	35145.00
139.00	14	1.72	19.2511	4997.4271	41760.00
136.00	14.5	1.78	21.2254	5747.1426	49050.00
133.00	15	1.85	23.3259	6576.1181	57075.00
130.00	15.5	1.91	25.5566	7489.7140	65910.00
127.00	16	1.98	27.9225	8493.2811	75630.00
124.00	16.5	2.04	30.4286	9592.2690	86310.00
121.00	17	2.11	33.0709	10792.1275	97935.00
118.00	17.5	2.17	35.8544	12098.4164	110505.00
115.00	18	2.24	38.7841	13516.6855	124230.00
112.00	18.5	2.30	41.8650	15052.4956	139515.00
109.00	19	2.37	45.0921	16711.4065	156360.00
106.00	19.5	2.43	48.4704	18499.0790	174780.00
103.00	20	2.50	52.0059	20421.0731	194790.00
100.00	20.5	2.56	55.6946	22483.8486	216405.00
97.00	21	2.63	59.5325	24693.8661	239640.00
94.00	21.5	2.69	63.5256	27057.6856	264525.00
91.00	22	2.76	67.6709	29581.8671	291075.00
88.00	22.5	2.82	71.9744	32273.0716	319310.00
85.00	23	2.89	76.4321	35137.8691	349245.00
82.00	23.5	2.95	81.0500	38182.8196	380905.00
79.00	24	3.02	85.8241	41414.5831	414300.00
76.00	24.5	3.08	90.7504	44839.7296	449445.00
73.00	25	3.15	95.8249	48464.8281	486360.00
70.00	25.5	3.21	101.0536	52296.4386	525060.00
67.00	26	3.28	106.4325	56340.2211	565560.00
64.00	26.5	3.34	111.9576	60602.8456	608880.00
61.00	27	3.41	117.6359	65091.8731	655035.00
58.00	27.5	3.47	123.4636	69813.8736	704040.00
55.00	28	3.54	129.4479	74775.4171	755910.00
52.00	28.5	3.60	135.5840	79973.1736	810660.00
49.00	29	3.67	141.8781	85403.8121	868305.00
46.00	29.5	3.73	148.3264	91073.9926	928860.00
43.00	30	3.80	154.9359	96989.4851	992340.00
40.00	30.5	3.86	161.7026	103156.9696	1058760.00
37.00	31	3.93	168.6235	109583.1261	1128135.00
34.00	31.5	3.99	175.7046	116273.6336	1200480.00
31.00	32	4.06	182.9429	123234.1721	1275810.00
28.00	32.5	4.12	190.3344	130471.4216	1354140.00
25.00	33	4.19	197.8859	137991.9621	1435485.00
22.00	33.5	4.25	205.5944	145792.4736	1519860.00
19.00	34	4.32	213.4659	153879.6261	1607295.00
16.00	34.5	4.38	221.4964	162259.0006	1697820.00
13.00	35	4.45	229.6829	170937.2771	1791375.00
10.00	35.5	4.51	238.0214	179911.1346	1888000.00
7.00	36	4.58	246.5189	189187.1731	1987735.00
4.00	36.5	4.64	255.1724	198771.9926	2090520.00
1.00	37	4.71	263.9889	208671.2931	2196405.00
0	37.5	4.77	272.9644	218891.7646	2305440.00
0	38	4.84	282.0959	229439.1071	2417675.00
0	38.5	4.90	291.3804	240319.1216	2533060.00
0	39	4.97	300.8149	251537.5071	2651545.00
0	39.5	5.03	310.4054	263099.8646	2773180.00
0	40	5.10	320.1489	275011.9931	2897925.00
0	40.5	5.16	330.0424	287279.5926	3025740.00
0	41	5.23	340.0829	299907.3631	3156685.00
0	41.5	5.29	350.2764	312800.9946	3290720.00
0	42	5.36	360.6209	325965.2871	3427805.00
0	42.5	5.42	371.1224	339405.9406	3567900.00
0	43	5.49	381.7779	353127.7551	3710075.00
0	43.5	5.55	392.5844	367136.4306	3855290.00
0	44	5.62	403.5489	381438.7671	4003505.00
0	44.5	5.68	414.6684	396040.5646	4154700.00
0	45	5.75	425.9399	410947.6231	4308845.00
0	45.5	5.81	437.3604	426165.7426	4465900.00
0	46	5.88	448.9369	441699.7231	4625925.00
0	46.5	5.94	460.6654	457555.3646	4788900.00
0	47	6.01	472.5429	473738.4671	4954885.00
0	47.5	6.07	484.5754	490254.8306	5123840.00
0	48	6.14	496.7609	507109.2551	5295735.00
0	48.5	6.20	509.0954	524307.5406	5470540.00
0	49	6.27	521.5859	541855.4871	5648325.00
0	49.5	6.33	534.2284	559758.8046	5829160.00
0	50	6.40	547.0289	578013.2931	6013015.00
0	50.5	6.46	560.0824	596624.7526	6200000.00
0	51	6.53	573.3849	615598.9931	6390165.00
0	51.5	6.59	586.9324	634941.8246	6583470.00
0	52	6.66	600.7309	654659.0471	6780000.00
0	52.5	6.72	614.7764	674756.5616	6979725.00
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0	53.5	6.85	643.6054	716112.6746	7388755.00
0	54	6.92	658.3909	737382.8831	7598100.00
0	54.5	6.98	673.4184	759055.4926	7810725.00
0	55	7.05	688.6939	781136.3031	8026610.00
0	55.5	7.11	704.2134	803631.2146	8245725.00
0	56	7.18	719.9829	826546.0271	8468040.00
0	56.5	7.24	735.9984	849885.5406	8693535.00
0	57	7.31	752.2669	873654.5551	8922180.00
0	57.5	7.37	768.7844	897857.7706	9154045.00
0	58	7.44	785.5569	922490.9871	9389100.00
0	58.5	7.50	802.5804	947559.0046	9627315.00
0	59	7.57	819.8599	973066.6231	9868760.00
0	59.5	7.63	837.3904	999018.6426	10113405.00
0	60	7.70	855.1679	1020000.0000	10362200.00
0	60.5	7.76	873.1984	1041000.0000	10615105.00
0	61	7.83	891.4769	1062000.0000	10872100.00
0	61.5	7.89	909.9984	1083000.0000	11133205.00
0	62	7.96	928.7689	1104000.0000	11398400.00
0	62.5	8.02	947.7844	1125000.0000	11667605.00
0	63	8.09	967.0409	1146000.0000	11940800.00
0	63.5	8.15	986.5454	1167000.0000	12218005.00
0	64	8.22	1006.2939	1188000.0000	12499200.00
0	64.5	8.28	1026.2824	1209000.0000	12784305.00
0	65	8.35	1046.5169	1230000.0000	13073400.00
0	65.5	8.41	1066.9924	1251000.0000	13366505.00
0	66	8.48	1087.7049	1272000.0000	13663600.00
0	66.5	8.54	1108.6584	1293000.0000	13964705.00
0	67	8.61	1129.8589	1314000.0000	14269800.00
0	67.5	8.67	1151.3014	1335000.0000	14578905.00
0	68	8.74	1172.9819	1356000.0000	14892000.00
0	68.5	8.80	1194.8954	1377000.0000	15209105.00
0	69	8.87	1217.0369	1398000.0000	15529200.00
0	69.5	8.93	1239.4104	1419000.0000	15852305.00
0	70	9.00	1262.0229	1440000.0000	16178400.00
0	70.5	9.06	1284.8704	1461000.0000	16507505.00
0	71	9.13	1307.9589	1482000.0000	16839600.00
0	71.5	9.19	1331.2834	1503000.0000	17174705.00
0	72	9.26	1354.8489	1524000.0000	17512800.00
0	72.5	9.32	1378.6504	1545000.0000	17853905.00
0	73	9.39	1402.6929	1566000.0000	18197000.00
0	73.5	9.45	1426.9714	1587000.0000	18542105.00
0	74	9.52	1451.4919	1608000.0000	18889200.00
0	74.5	9.58	1476.2504	1629000.0000	19238305.00
0	75	9.65	1501.2429	1650000.0000	19589400.00
0	75.5	9.71	1526.4754	1671000.0000	19942505.00
0	76	9.78	1551.9539	1692000.0000	20297600.00
0	76.5	9.84	1577.6734	1713000.0000	20654705.00
0	77	9.91	1603.6309	1734000.0000	21013800.00
0	77.5	9.97	1629.8304	1755000.0000	21374905.00
0	78	10.04	1656.2769	1776000.0000	21738000.00
0	78.5	10.10	1682.9654	1797000.0000	22103105.00
0	79	10.17	1709.8929	1818000.0000	22470200.00
0	79.5	10.23	1737.0644	1839000.0000	22839305.00
0	80	10.30	1764.4869	1860000.0000	23210400.00
0	80.5	10.36	1792.1564	1881000.0000	23583505.00
0	81	10.43	1820.0689	1902000.0000	23958600.00
0	81.5	10.49	1848.2204	1923000.0000	24335705.00
0	82	10.56	1876.6169	1944000.0000	24714800.00
0	82.5	10.62	1905.2544	1965000.0000	25095905.00
0	83	10.69	1934.1389	1986000.0000	25479000.00
0	83.5	10.75	1963.2664	2007000.0000	25864105



OVERALL DRAINAGE MAP
1"=1000'



CROSS SECTION LOCATIONS
1"=200'

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1130 ADL
C FACTOR = 0.18
S = 1.75 200/81
10 = 2.30 80/81
TOP = 90 MM (SEE THIS SHEET FOR THE T COMPUTATION)
C2 = 1475 CFS
C10 = 1822 CFS
CHANNEL SLOPE = 0.0045
= 0.0045 STREAM CHANNEL

V2 = 4.30 FPS
D10 = 3.21 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1130 ADL
C FACTOR = 0.18
S = 1.75 200/81
10 = 2.30 80/81
TOP = 90 MM (SEE THIS SHEET FOR THE T COMPUTATION)
C2 = 1475 CFS
C10 = 1822 CFS
CHANNEL SLOPE = 0.0045
= 0.0045 STREAM CHANNEL

V2 = 3.94 FPS
D10 = 2.98 FT.

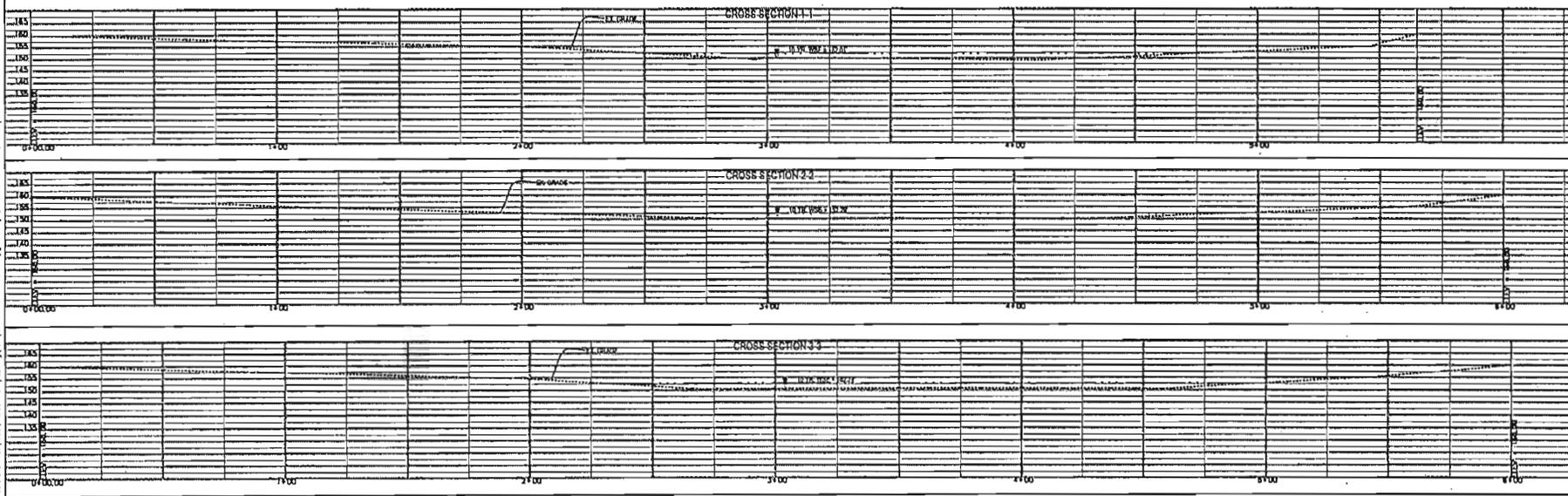
POST DEVELOPMENT CONDITIONS:

CROSS SECTION 3-3 (SEE THIS SHEET FOR CHANNEL SECTION LOCATION)

DA = 1130 ADL
C FACTOR = 0.18
S = 1.75 200/81
10 = 2.30 80/81
TOP = 90 MM (SEE THIS SHEET FOR THE T COMPUTATION)
C2 = 1475 CFS
C10 = 1822 CFS
CHANNEL SLOPE = 0.0045
= 0.0045 STREAM CHANNEL

V2 = 3.36 FPS
D10 = 2.14 FT.

Time of Concentration (T _c) or travel time (T _t)			
SUBAREA FOR EXTENT OF REVIEW			
SHEET FLOW (Apply this to T _c only)			
Segment ID		AB	
1. Surface description		ASPHALT	
2. Manning's roughness coefficient, n		0.01	
3. Flow length, L (total L = 300 ft)		30	
4. Traverse 24-hour rainfall, P ₂₄		3.2	
5. Land slope, s		0.0005	
6. $V_c = 0.002 (4.47 s)^{0.84}$	Compute V _c	0.91	0.91
SHALLOW CONCENTRATED FLOW			
Segment ID		BC	
7. Surface description (used at segment)		UNPAVED	
8. Flow length, L		2700	
9. Watercourse slope, s		0.0025	
10. Average velocity, V		1.18	
11. T _c = 3600/V	Compute T _c	0.63	0.63
CHANNEL FLOW			
Segment ID		CD	
12. Cross-sectional flow area, A		216.00	
13. Wetted perimeter, P _w		182.00	
14. Hydraulic radius, r = A/P _w	Compute r	1.18	
15. Channel slope, s		0.0178	
16. Manning's roughness coefficient, n		0.045	
17. V = 1.49 (r ^{2/3} s ^{0.48})	Compute V	4.81	
18. Flow length, L		6700	
19. T _c = 3600/V	Compute T _c	0.75	0.75
20. Watershed for subarea T _c , of T _c (add T _c in slope 6, 11, and 15)		0.63	0.63



REVISIONS

NO.	DATE	DESCRIPTION

PLAN DATE: 1/2/02

Scale: 1"=30'

DATE: FEB. 2008

SCALE: 1"=30'

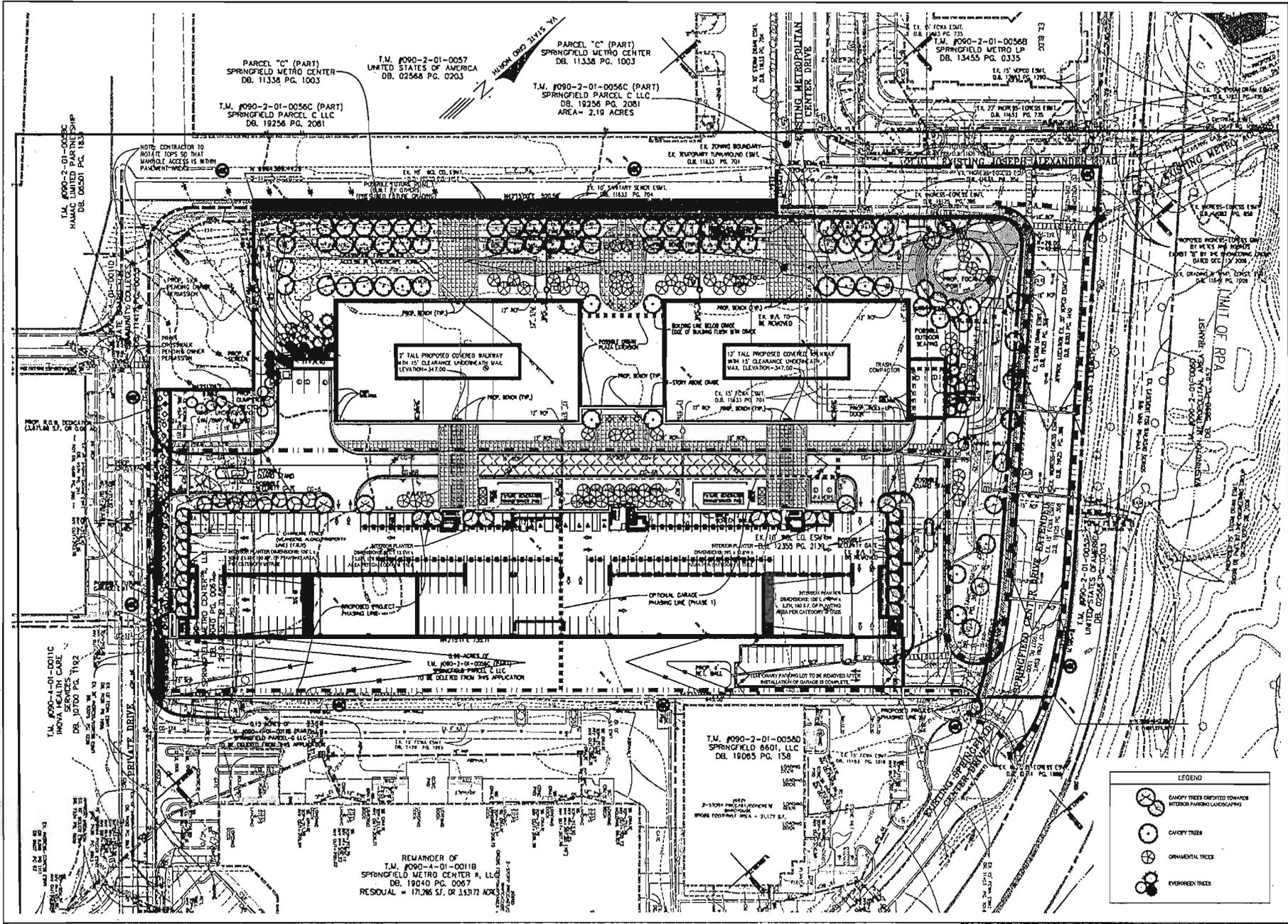
SHEET 10 OF 15

MISC. 12493

OUTFALL ANALYSIS
METRO CENTER II
GENERAL DEVELOPMENT PLAN (GDP)
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

urban
Pavement Systems Landscapes and Interiors

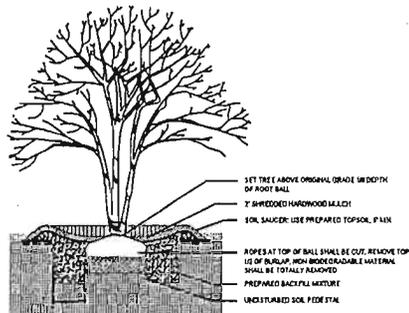
1/2/02



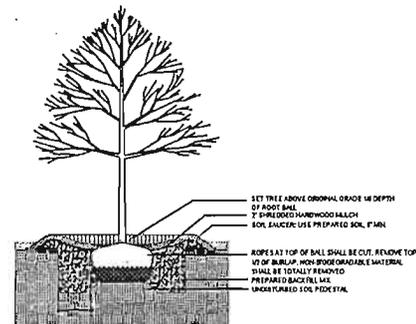
LEGEND

	CANOPY TREES ORIENTED TOWARD INTERIOR PARKING LANDSCAPE
	CANOPY TREES
	ORNAMENTAL TREES
	EVERGREEN TREES

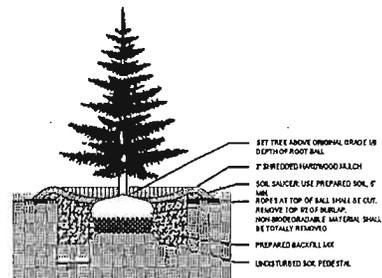
LANDSCAPE PLAN METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP) LEE DISTRICT FAIRFAX COUNTY, VIRGINIA CL 17																			
DATE: FEB. 2008 SCALE: 1"=40' SHEET: 15 MISC. 12493	REVISIONS <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION															
NO.	DATE	DESCRIPTION																	



1 ORNAMENTAL TREE PLANTING



2 DECIDUOUS TREE PLANTING



3 EVERGREEN TREE PLANTING

TREE PRESERVATION TARGET CALCULATIONS	
Great Site Area (a.c.)	487,729
Preservation Area of Existing Tree Canopy (a.c.)	10,119
Percentage of Great Site Area Covered by Existing Tree Canopy	2%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage	10%
10-Year Tree Canopy Required (a.c.) (See 10-Year Tree Canopy Calculations Table)	25,281
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (See the "Tree Preservation Target" Table)	1%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (a.c.)	1,769
Area of the 10-Year Tree Canopy Requirement that is to be Met Through Tree Preservation (a.c.) (See "Tree Preservation Calculations" Table)	0
Prepared Percentage of 10-Year Tree Canopy Requirement (a.c.) to be Met Through Tree Preservation	100%
Tree Preservation Target not met (a.c.)	15
Tree Preservation Target not met (%)	0% is not greater than 5%
Tree Preservation Target not met (a.c.)	0 is not greater than 1,769

SITE PLAN TREE CANOPY COVER REQUIREMENTS	
Great Site Area (a.c.)	487,729
On-site Area	
Site of (range) K.O.W. Dedication	47,910
Adjusted Great Site Area	25,281
10 Year Tree Canopy Requirement Calculations	
10-Year Tree Canopy Requirement Percentage	10%
10-Year Tree Canopy Required (a.c.)	25,281
10 Year Tree Canopy Provided	
Canopy Provided Through Tree Area	0
Canopy Provided Through Landscaping	15,373
Total Canopy Provided	15,373

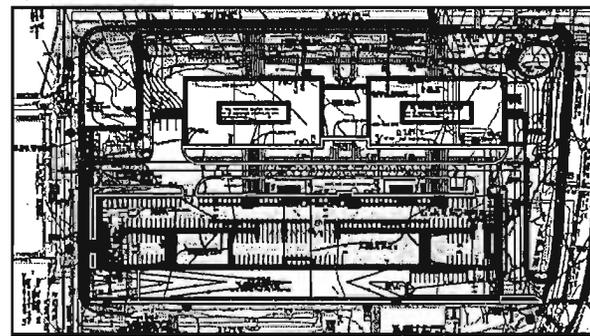
Proposed Use (Group): Office (Group 3)

TRANSITIONAL SCREENING AND BARRIER CALCULATION:

Adjacent Use (Group)	Requires Transitional Screening
South	None Required
Future Office (Group 3)	
West	None Required
Office (Group 3)	
North	None Required
Office (Group 3)	
East	None Required
Neighborhood (BPA)	

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

Area to be Covered (a.c.)	33,100
Interior Landscaping Required (a.c.)	4,238
Interior Landscaping Provided:	
22 Street Trees at 175 s.f. each	3,850
4 Street Trees at 350 s.f. each	1,378
Requirement is met:	4,228 is greater than 4,238



4 INTERIOR PARKING LANDSCAPING

SCALE: 1/4"=1'-0"

PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Type	Remarks
Canopy Trees					
	<i>Salix americana</i> 'Viminalis'	Prickly Ash	2" Cal.	D.B.	Uniform branching pattern
	<i>Thuja occidentalis</i> var. 'horizontalis'	Shiny Red Cedar	2" Cal.	D.B.	Uniform branching pattern
	<i>Prunus s. americana</i> 'Columbia'	Columbian Redstart	2" Cal.	D.B.	Uniform branching pattern
	<i>Quercus rubra</i>	Red Oak	2" Cal.	D.B.	Uniform branching pattern
	<i>Quercus alba</i>	White Oak	2" Cal.	D.B.	Uniform branching pattern
	<i>Thuja occidentalis</i> 'S.P.1477'	Eastern Blue	2" Cal.	D.B.	Uniform branching pattern
Structural Trees					
	<i>Amelanchier alnifolia</i>	Shadbush	2" Cal.	D.B.	Max. 3 strong central leaders
	<i>Quercus macrocarpa</i>	Large Leafed	2" Cal.	D.B.	Max. 3 strong central leaders
	<i>Magnolia x soulangiana</i>	Smaller Magnolia	2" Cal.	D.B.	Max. 3 strong central leaders
	<i>Fraxinus s. americana</i>	White Ash	2" Cal.	D.B.	Max. 3 strong central leaders
Screening Trees					
	<i>Thuja occidentalis</i>	Japanese Cedar	6" x 14"	D.B.	Fu to ground, Dense
	<i>Thuja occidentalis</i>	Green Sided Holly	6" x 14"	D.B.	Fu to ground, Dense
	<i>Thuja occidentalis</i>	Winter Green	6" x 14"	D.B.	Fu to ground, Dense
	<i>Thuja occidentalis</i>	Double Fir	6" x 14"	D.B.	Fu to ground, Dense

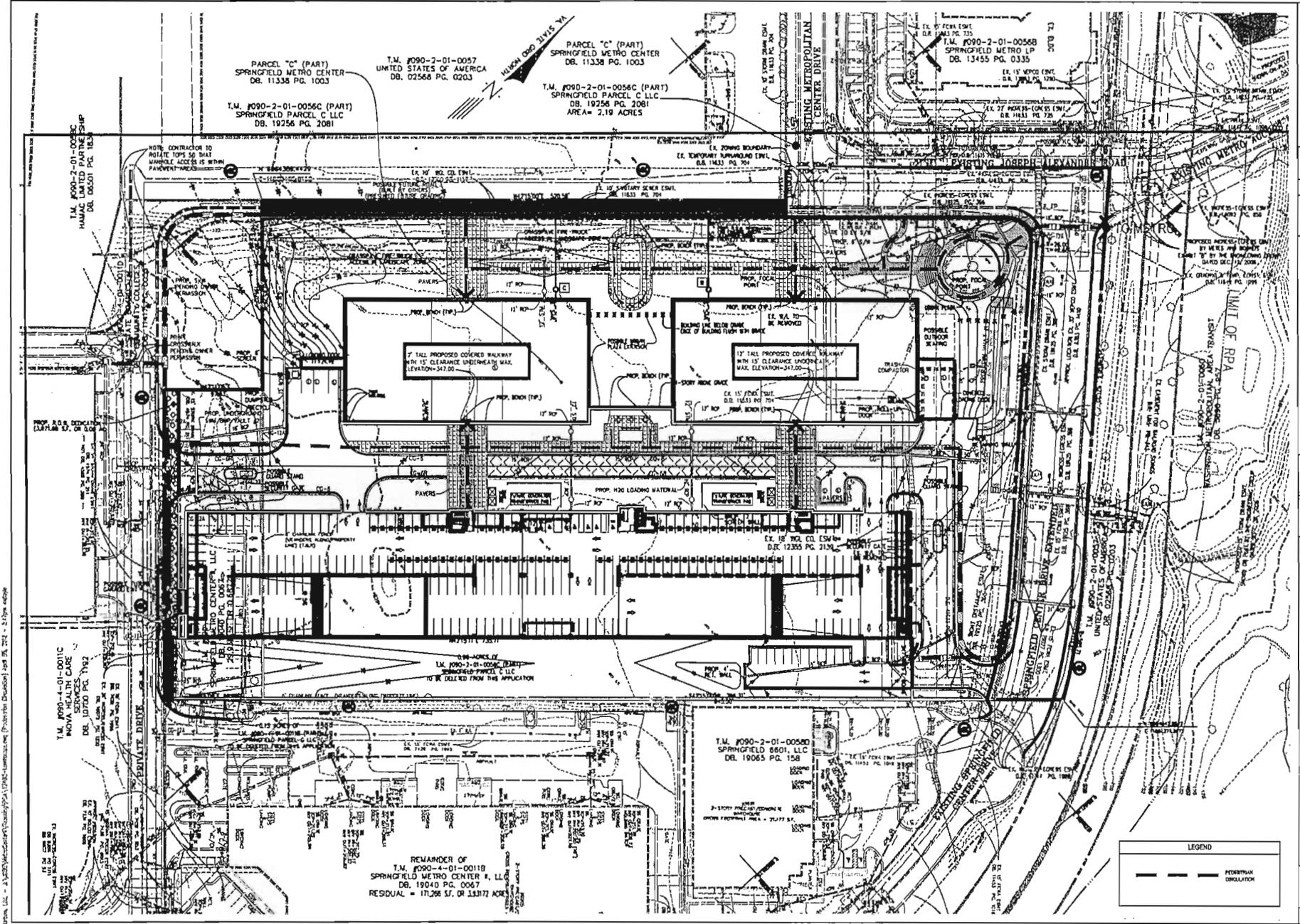
TREE PLANTING CALCULATIONS

Canopy to be Met Through Tree Planting (a.c.)	33,241
Canopy to be Met Through Tree Planting (a.c.)	0
Energy Conservation Tree Planting (a.c.)	0
Water Quality Tree Planting (a.c.)	0
Wildlife Habitat Tree Planting (a.c.)	0
Native Tree Planting (a.c.)	0
Improved Culture & Values Tree Planting (a.c.)	3,850
Street Tree Planting (a.c.)	4,373
Native Shrub or Woody Stem Tree Planting (a.c.)	0
Percentage of Existing Tree Planting Total (%)	0%
Remaining Tree Planting Area (that does not qualify for higher multipliers) (a.c.)	31,242
Total Tree Planting Canopy Provided (a.c.)	31,242
Office Planting Ratio Requested?	No
Tree Bank or Tree Fund?	No
Canopy Area Required to be Provided Through Office Tree Bank or Tree Fund (a.c.)	0
Amount to be Deposited into the Tree Preservation and Planting Fund	\$0.00



4 INTERIOR PARKING LANDSCAPING

SCALE: 1/4"=1'-0"



PARCEL "C" (PART)
 SPRINGFIELD METRO CENTER
 DB. 11338 PG. 1003

T.M. #090-2-01-0057
 UNITED STATES OF AMERICA
 DB. 02568 PG. 0203

PARCEL "C" (PART)
 SPRINGFIELD METRO CENTER
 DB. 11338 PG. 1003

T.M. #090-2-01-0056C (PART)
 SPRINGFIELD PARCEL C LLC
 DB. 19256 PG. 2081
 AREA = 2.19 ACRES

T.M. #090-2-01-0056B
 SPRINGFIELD METRO LP
 DB. 13455 PG. 0335

T.M. #090-2-01-0056C (PART)
 SPRINGFIELD PARCEL C LLC
 DB. 19256 PG. 2081

T.M. #090-2-01-0056C
 HAMAC LIMITED PARTNERSHIP
 DB. 06001 PG. 1625

T.M. #090-4-01-0011C
 NOVA HEALTH CARE
 DB. 10700 PG. 1792

REMAINDER OF
 T.M. #090-4-01-0011B
 SPRINGFIELD METRO CENTER I, LLC
 DB. 19040 PG. 0067
 RESIDUAL = 17,298 SF, OR 13,177 ACRES

T.M. #090-2-01-0056D
 SPRINGFIELD 6601, LLC
 DB. 19065 PG. 158

LEGEND	
---	PEDESTRIAN CIRCULATION

PEDESTRIAN CIRCULATION	
METRO CENTER II	
GENERAL DEVELOPMENT PLAN (GDP)	
LEE DISTRICT	
FAIRFAX COUNTY, VIRGINIA	
SCALE: 1"=40'	DATE: FEB. 2008
SHEET	
12	OF
15	
MISC. 12493	

urban

PLANNING ARCHITECTURE ENGINEERING

12075 WOODBURN DRIVE, SUITE 100, FARMERS BRANCH, VIRGINIA 22029

REV.	DATE	DESCRIPTION
1	02/05/08	ISSUED FOR PERMIT
2	02/05/08	ISSUED FOR PERMIT
3	02/05/08	ISSUED FOR PERMIT

