



# 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, Enrich &  
Walsh, P.C.  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, VA 22201

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

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 1998-LE-064-2 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 modification of 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 1<sup>st</sup> day of May, 2012, the following ordinance was adopted.

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

**WHEREAS**, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 1998-LE-064-02 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

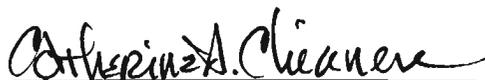
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**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), 8<sup>th</sup> 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 (c/n) 001379 000009}

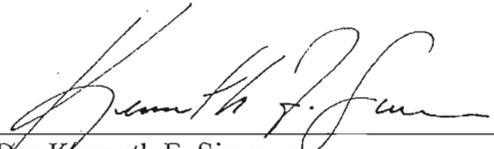
[SIGNATURES BEGIN ON FOLLOWING PAGE]

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 cursive script, appearing to read "Kenneth F. Simmons", is written over a horizontal line.

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

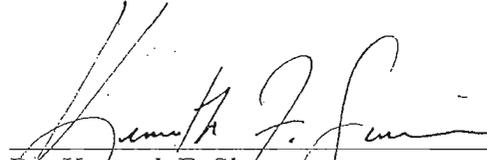
[SIGNATURES CONTINUE ON THE NEXT PAGE]

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

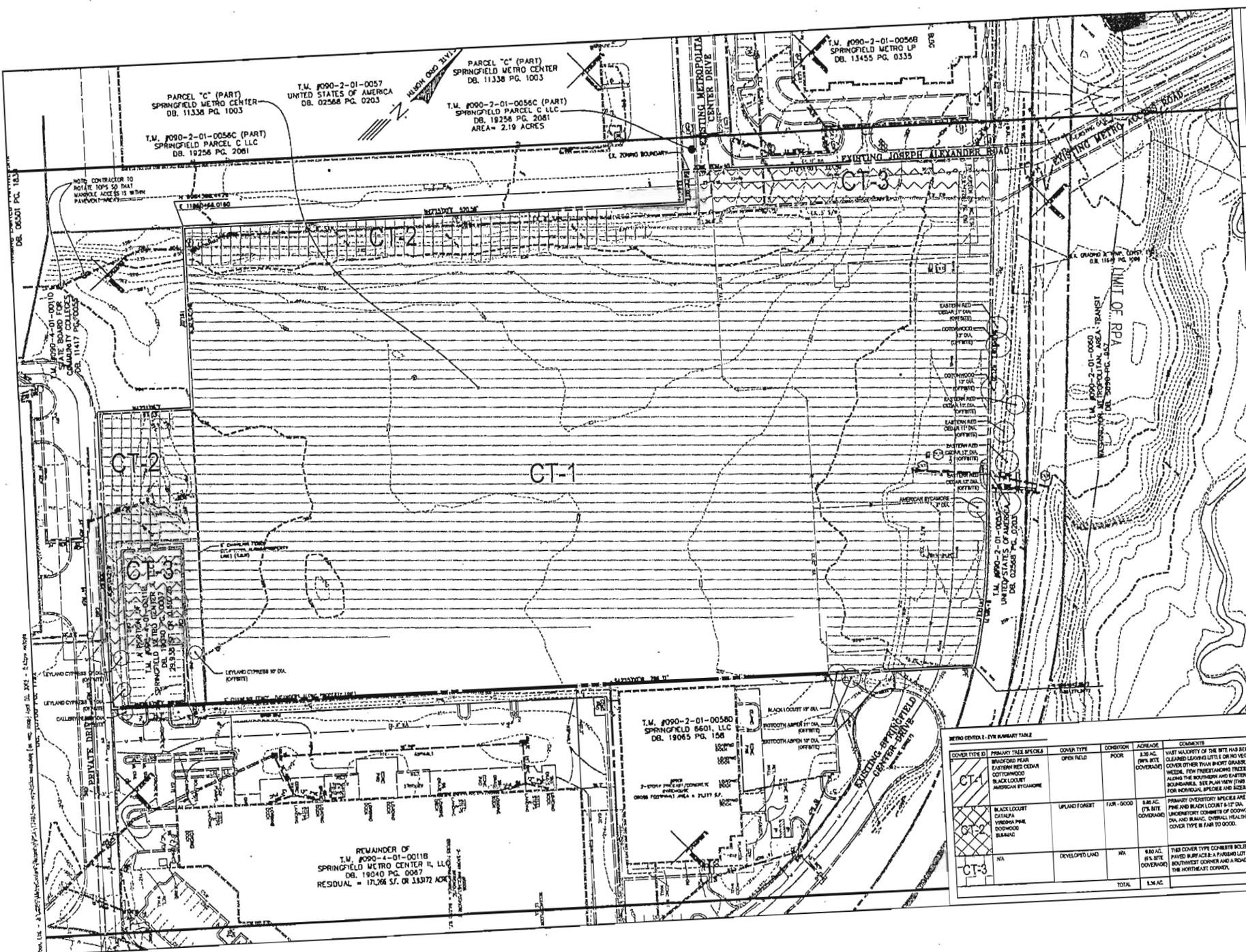
  
By: Kenneth F. Simmons  
Its: Senior Vice President, Development

[SIGNATURES END]









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. 19258 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. 19258 PG. 2081

NOTE: CONTRACTOR TO  
NOTICE TOPS SO THAT  
MANHOLE ACCESS IS WITHIN  
PAVED/PAVEMENT

CT-2

CT-1

CT-3

T.M. #090-2-01-0058D  
SPRINGFIELD 8601, LLC  
DB. 19085 PG. 158

REMAINDER OF  
T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PG. 0087  
RESIDUAL = 17,268 SQ. FT. OR 39372 SQ. FT.

COVER TYPE	PRINCIPAL TREE SPECIES	COVER TYPE	CONDITION	ACREAGE	COMMENTS
CT-1	BROOKING PEAR EASTERN RED CEDAR DOCKWOOD BLACK LOCUST AMERICAN Bittersweet	OPEN FIELD	POOR	2.19 AC. (PER SITE COVER)	MAJORITY OF THE SITE HAS BEEN CLEARED LEAVING LITTLE OR NO VEGETATIVE COVER OTHER THAN BERRY GRASS AND WEEDS. FEW FRAGMENTING TREES EXIST ALONG THE SOUTHWEST AND EASTERN BOUNDARIES. SEE PLAN VIEW (THIS SHEET) FOR INDIVIDUAL SPECIES AND ACRES.
CT-2	BLACK LOCUST CATAWBA VIRGINIA PINE DOCKWOOD SWEETGUM	UPLAND FOREST	FAIR-GOOD	8.8 AC. (7% SITE COVER)	PRIMARY OVERSTORY SPECIES ARE VIRGINIA PINE AND BLACK LOCUST. 1% OF DA. UNDERSTORY COMPONENTS OF DOCKWOOD 1% DA, AND BRACK. OVERALL HEALTH OF THIS COVER TYPE IS FAIR TO GOOD.
CT-3	NA	DEVELOPED LAND	NA	8.8 AC. (8% SITE COVER)	THIS COVER TYPE COMBINE SOLELY OF PAVED SURFACE & PAVING LOT IN THE SOUTHWEST CORNER AND A ROADWAY IN THE NORTHEAST CORNER.
TOTAL				1.34 AC	

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

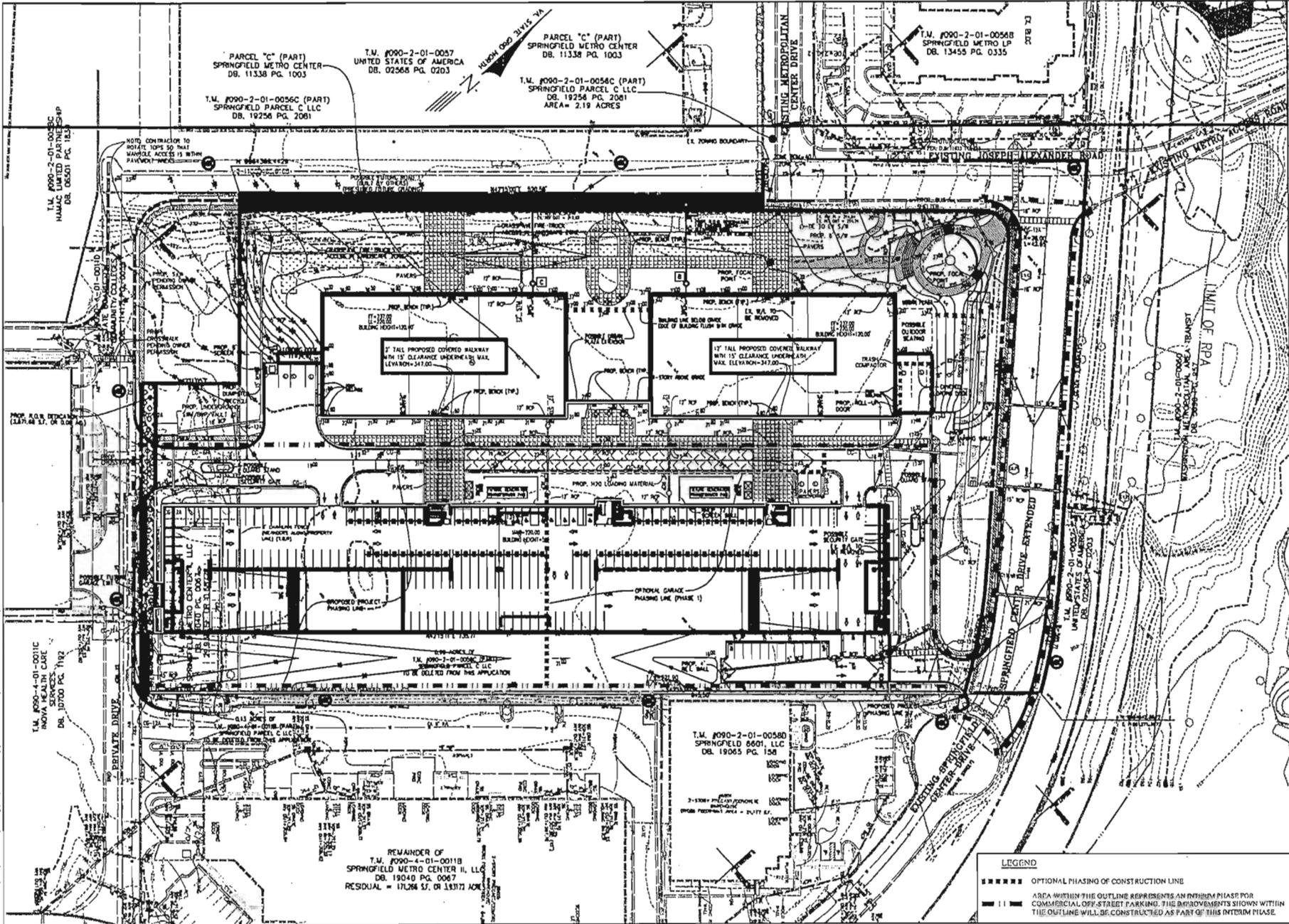
PLAN DATE  
1/20/10  
1/20/10  
8/20/10



EXISTING VEGETATION  
METRO CENTER II  
GENERAL DEVELOPMENT PLAN (GDP)  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
DATE: FEB. 2008  
CL: 7  
SCALE: 1"=40'

SHEET  
4  
OF  
15  
MISC. 12493





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. 19254 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  
HAMAC LIMITED PARTNERSHIP  
DB. 06501 PG. 1153

NOTE: CONTRACTOR TO  
ROTATE TOPS SO THAT  
MASSIVE ACCESS IS WITHIN  
PAVEMENT AREAS

T.M. #090-2-01-0056C (PART)  
SPRINGFIELD PARCEL C LLC  
DB. 19254 PG. 2081

17' TALL PROPOSED COVERED WALKWAY  
WITH 15' CLEARANCE UNDERNEATH  
MAX. ELEVATION=347.00

17' TALL PROPOSED COVERED WALKWAY  
WITH 15' CLEARANCE UNDERNEATH  
MAX. ELEVATION=347.00

OPTIONAL GARAGE  
PHASING LINE (PHASE 1)

LIMIT OF RPA

T.M. #090-4-01-0011C  
NOWIN CARE  
DB. 10700 PG. 1192

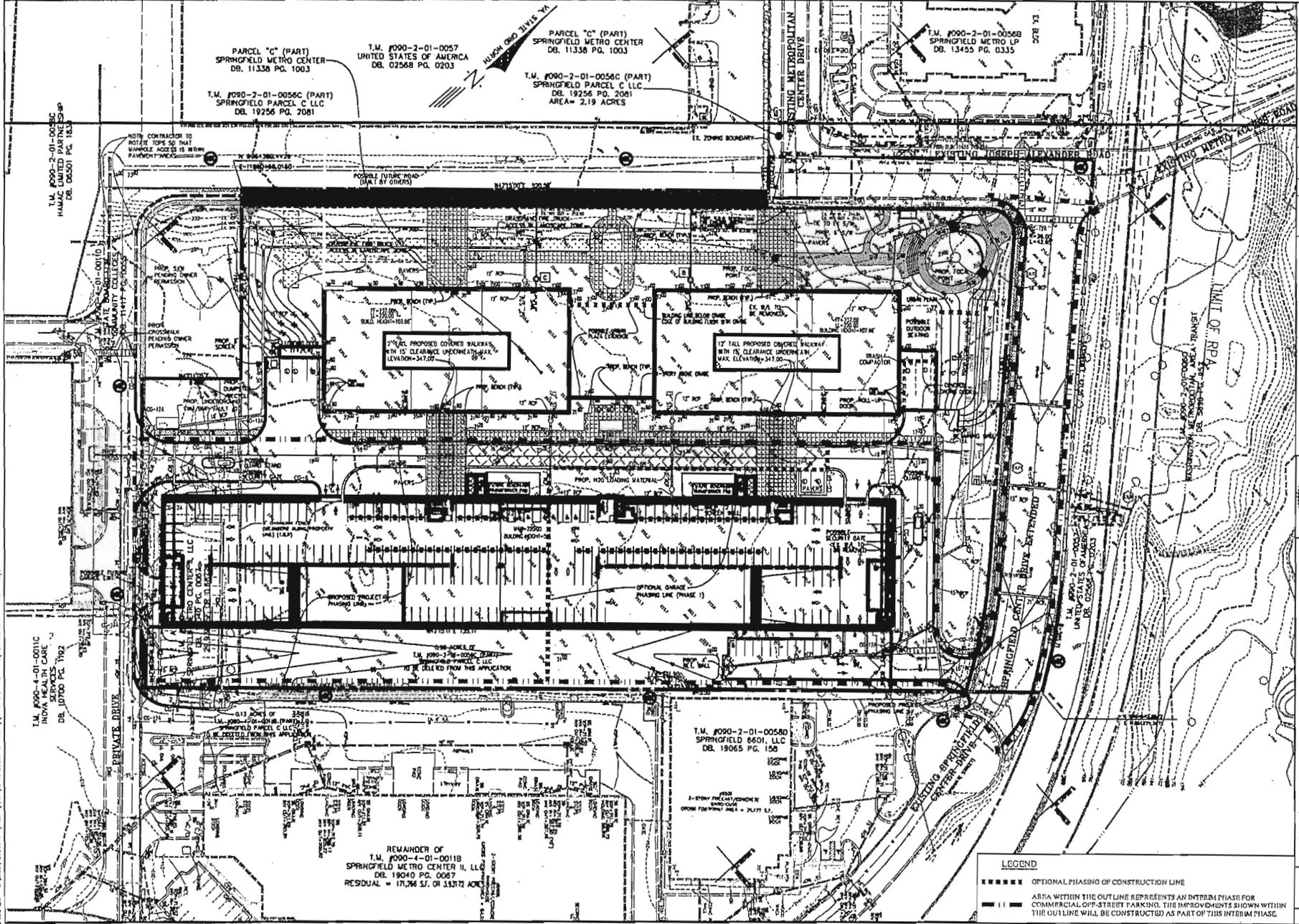
REMAINDER OF  
T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER II, LLC  
DB. 19040 PG. 0067  
RESIDUAL = 171266 SF, OR 183772 ACRES

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.

	PREPARED BY DATE
	CHECKED BY DATE
PLAN DATE 10/20/11 10/20/11 10/20/11	REVISIONS NO. DATE
PROJECT NO. 11-000001	SHEET 5A OF 04 15
PROJECT NAME GDP - GRADING WITH JOSEPH ALEXANDER ROAD EXTENSION METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP) LEE DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE FEB. 2008 CL: 7
MISC. 12493	



**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

<p>Scale: 1" = 40'</p> <p>DATE: FEB. 2008</p> <p>CL: 2</p>	
<p>GDP - GRADING WITHOUT JOSEPH ALEXANDER ROAD EXTENSION</p> <p><b>METRO CENTER II</b></p> <p><b>GENERAL DEVELOPMENT PLAN (GDP)</b></p> <p>LEE DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>	
<p>SCALE: 1" = 40'</p> <p>DATE: FEB. 2008</p> <p>CL: 2</p>	
<p>PROJECT NO. 08088</p> <p>DATE: 11/27/07</p> <p>REVISIONS</p>	
<p>urban</p> <p>urban</p>	
<p>PROJECT NO. 08088</p> <p>DATE: 11/27/07</p> <p>REVISIONS</p>	
<p>PROJECT NO. 08088</p> <p>DATE: 11/27/07</p> <p>REVISIONS</p>	

T.M. #090-4-01-0011C  
 INDIA HEALTH CARE SERVICES  
 DB. 10700 PG. 1762

T.M. #090-2-01-0056C (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 METRO CENTER  
 DB. 13453 PG. 0335

T.M. #090-2-01-0056B  
 SPRINGFIELD METRO LP  
 DB. 13453 PG. 0335

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

T.M. #090-2-01-0056C  
 HAMAC UNITED PARTNERSHIP  
 DB. 08601 PG. 101

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
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 DB. 19040 PG. 0087

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 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087

T.M. #090-4-01-0011B  
 SPRINGFIELD METRO CENTER II, LLC  
 DB. 19040 PG. 0087



**BMP FACILITY DESIGN CALCULATIONS**

Plan Name: **METRO CENTER II** Date: **8/7/2006**  
 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 Subareas and "C" factors used in the BMP Calculations

Subarea Designation	"C" Factor	Acres	Product
A1 ONSITE UNCONTROLLED SUPERROADS	0.50	0.30	0.15
A2 ONSITE UNCONTROLLED OPEN	0.30	1.05	0.32
A3 ONSITE CONTROLLED (BMP 1) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 1) OPEN	0.30	0.60	0.18
A5 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	1.18	0.35
<b>Total</b>		<b>3.39</b>	<b>1.13</b>

**III. A. PHOSPHORUS REMOVAL - "DCCOQUAN METHOD"**

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

(A) Area of the Site: **10.410 acres**

Subarea Designation	"C" Factor	Acres	Product
A1 ONSITE UNCONTROLLED SUPERROADS	0.50	0.30	0.15
A2 ONSITE UNCONTROLLED OPEN	0.30	1.05	0.32
A3 ONSITE CONTROLLED (BMP 1) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 1) OPEN	0.30	0.60	0.18
A5 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	1.18	0.35
<b>Total</b>		<b>3.39</b>	<b>0.81</b>

(B) Weighted average "C" factor: **0.68**

Part 3: Compute the Total Phosphorus Removed for the Site

Subarea Designation	Removal Efficiency (%)	Area (Acres)	Product
A1 ONSITE UNCONTROLLED SUPERROADS	0	0.30	0.00
A2 ONSITE UNCONTROLLED OPEN	0	1.05	0.00
A3 ONSITE CONTROLLED (BMP 1) SUPERROADS	50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 1) OPEN	50	0.60	0.30
A5 OFFSITE CONTROLLED (BMP 1) OPEN	60	1.18	0.71
<b>Total</b>		<b>3.39</b>	<b>0.54</b>

Part 4: Determine Compliance with Phosphorus Removal Requirements

(A) Effect Requirement: **40.00**

Waste Supply Overlay District (Overlaid Watershed) = 60% (Fairfax County and Prince William County)  
 Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County)  
 Chesapeake Bay Preservation Area (Establishment) = 60% (Prince William County)

(B) Line X(a) = Line W(a), the Phosphorus removal requirement is satisfied.  
 Line X(a) = 45.00 >> 40.00

**PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED**

**IV. SITE COVERAGE**

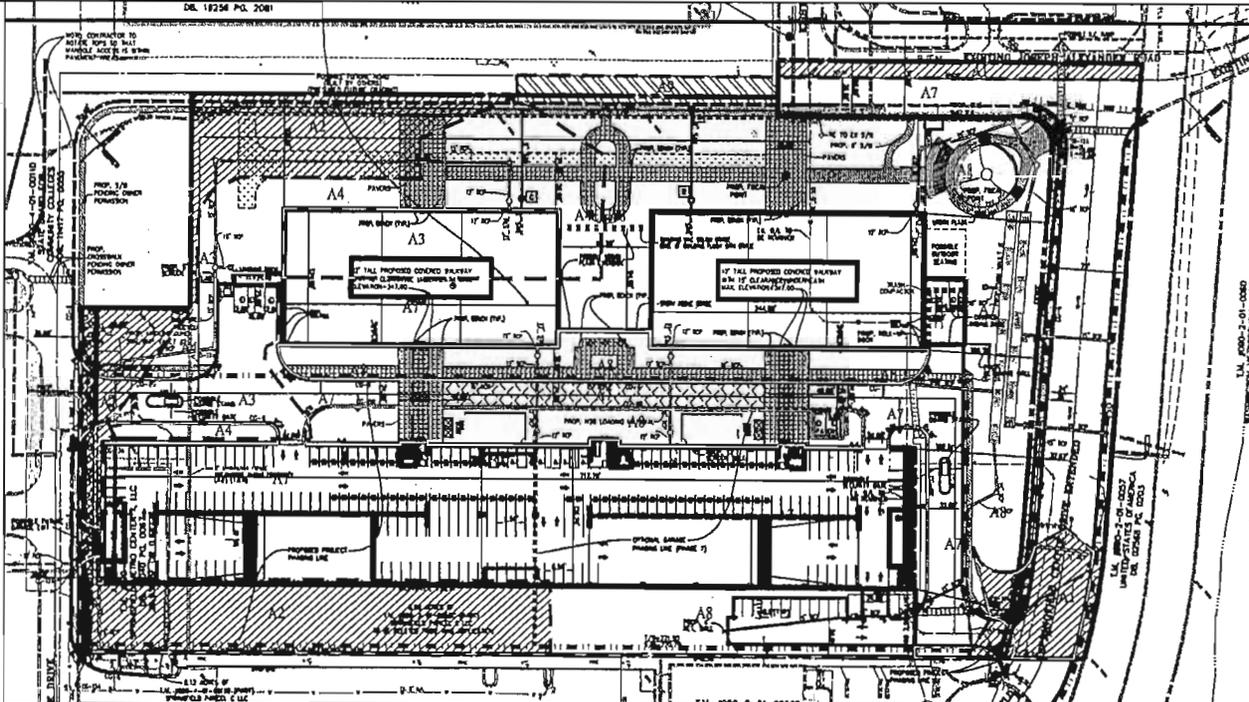
Part 5: Determine Compliance with Site Coverage Requirement

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

Subarea Designation	"C" Factor	Acres	Product
A1 ONSITE UNCONTROLLED SUPERROADS	0.50	0.30	0.15
A2 ONSITE UNCONTROLLED OPEN	0.30	1.05	0.32
<b>Total</b>		<b>1.35</b>	<b>0.47</b>

(B) Total equivalent uncontrolled area: **0.68**  
 (C) Total equivalent area: **1.07**  
 (D) Weighted average "C" factor: **0.61**  
 (E) 3 in/30" = 20% of Line X(a). Since the site coverage requirement is satisfied, use 20% in the equation and is used for which coverage may be required.  
 100 x Line (D) = 1.07 / (Line X(a)) = 10.41 = (A) **10.00%**

**SITE COVERAGE REQUIREMENT IS SATISFIED**



Part 6: Determine the Offsite Areas for Site Coverage to be Required

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

Subarea Designation	"C" Factor	Acres	Product
A5 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	1.18	0.35
<b>Total</b>		<b>1.18</b>	<b>0.35</b>

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	Acres	Product
A3 ONSITE CONTROLLED (BMP 1) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 1) OPEN	0.30	0.60	0.18
A5 OFFSITE CONTROLLED (BMP 1) OPEN	0.30	1.18	0.35
<b>Total</b>		<b>2.04</b>	<b>0.66</b>

(B) **BMP 2**

Subarea Designation	"C" Factor	Acres	Product
A3 ONSITE CONTROLLED (BMP 2) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 2) OPEN	0.30	0.60	0.18
<b>Total</b>		<b>0.86</b>	<b>0.31</b>

(C) Weighted average "C" factor: **0.71**

(D) **BMP 2**

Subarea Designation	"C" Factor	Acres	Product
A3 ONSITE CONTROLLED (BMP 2) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 2) OPEN	0.30	0.60	0.18
<b>Total</b>		<b>0.86</b>	<b>0.31</b>

(E) **BMP 1**

Subarea Designation	"C" Factor	Acres	Product
A3 ONSITE CONTROLLED (BMP 1) SUPERROADS	0.50	0.26	0.13
A4 ONSITE CONTROLLED (BMP 1) OPEN	0.30	0.60	0.18
<b>Total</b>		<b>0.86</b>	<b>0.31</b>

(F) Weighted average "C" factor: **0.63**

**BMP NARRATIVE**

THE METRO CENTER II PROJECT CONSISTS OF TWO OFFICE BUILDINGS A PLANNED GARAGE, ACCESSWAYS, UTILITIES AND ASSOCIATED INFRASTRUCTURE. FOR MOST WATERSHED PRACTICES (BMP'S) THE AREA LARGELY DETERMINES THE COEFFICIENT OF APPROXIMATELY 0.50 ACRES AND HAS A SITE WATERSHED DRAINAGE RUNOFF COEFFICIENT OF 0.10. THE PROJECT WILL UTILIZE TWO INFILTRATION SYSTEMS TO COMPLY WITH THE FAIRFAX COUNTY BMP REQUIREMENTS OF 4% POLLUTANT REDUCTION EFFICIENCY.

BMP 1 IS LOCATED AT THE NORTH EASTERN CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THE FACILITY IS 2.04 ACRES INCLUDING APPROXIMATELY 1.18 ACRES OF OFFSITE AREA. THE DRAINAGE AREA FOR THE FACILITY HAS AN ANTICIPATED WATERSHED DRAINAGE RUNOFF COEFFICIENT OF 0.51. BASED ON TREATMENT OF 0.66 ACRES PER 100 ACRES ACROSS THE REQUIRED FACILITY BMP VOLUME IS 0.66.

BMP 2 IS LOCATED AT THE NORTH EASTERN CORNER OF THE SITE. THE TOTAL DRAINAGE AREA TO THE FACILITY IS 0.86 ACRES. THE DRAINAGE AREA FOR THE FACILITY HAS AN ANTICIPATED WATERSHED DRAINAGE RUNOFF COEFFICIENT OF 0.51. BASED ON TREATMENT OF 0.31 ACRES PER 100 ACRES ACROSS THE REQUIRED FACILITY BMP VOLUME IS 0.31.

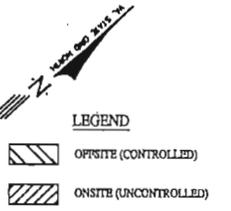
THE REMAINING AREA OF APPROXIMATELY 1.18 ACRES LEAVES THE SITE AS UNCONTROLLED RUNOFF.

Part 8: Determine the Storage Required for Each Proposed Facility

(C) Infiltration Storage:

**BMP 1 - (0.50 inch per impervious acre)**  
 $0.50 \times 2.04 \text{ acres} \times 12.61 \text{ in/ft} \times 1.48 \text{ ft} = 1.865 \text{ ft}^3$

**BMP 2 - (0.50 inch per impervious acre)**  
 $0.50 \times 0.86 \text{ acres} \times 12.61 \text{ in/ft} \times 1.20 \text{ ft} = 0.648 \text{ ft}^3$



urban  
 Planning Engineers  
 10000 Lee Road  
 Fairfax, VA 22031  
 (703) 441-1100  
 www.urbanva.com

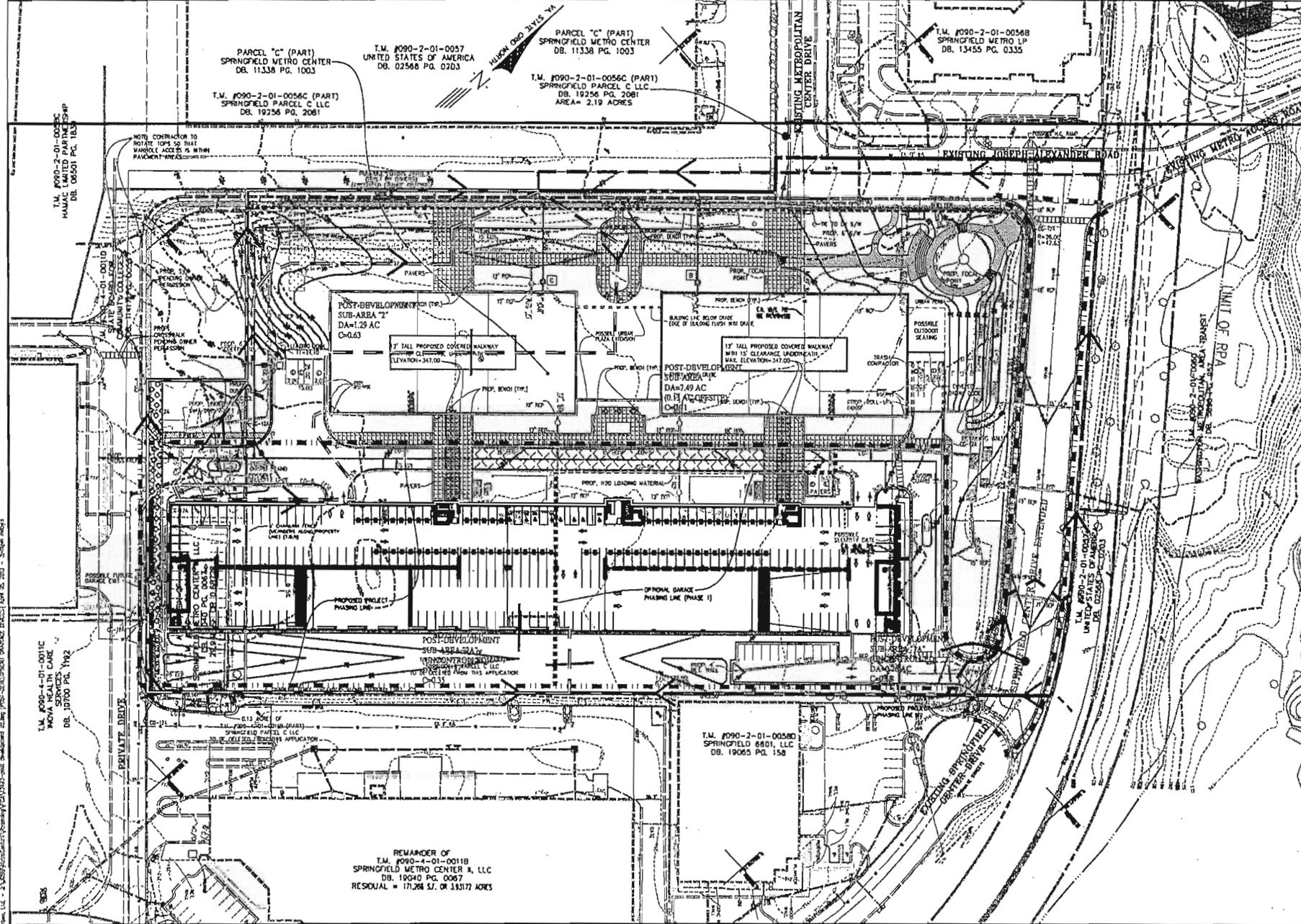
DATE: FEB. 2008  
 SCALE: 1"=50'

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

SHEET  
 6  
 OF  
 15

MISC. 12493





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

T.M. #090-2-01-0057  
UNITED STATES OF AMERICA  
DB. 02566 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

POST-DEVELOPMENT  
SUB-AREA 7  
DA=1.23 AC  
C=0.63

POST-DEVELOPMENT  
SUB-AREA 8  
DA=7.49 AC  
C=0.12  
C=0.01

POST-DEVELOPMENT  
SUB-AREA 9A  
DA=1.00 AC  
C=0.12  
C=0.01

T.M. #090-2-01-0058D  
SPRINGFIELD 6601, LLC  
DB. 19065 PG. 158

REMANAGER OF  
T.M. #090-4-01-0011B  
SPRINGFIELD METRO CENTER #, LLC  
DB. 19040 PG. 0067  
RESIDUAL = 17,268 SF OR 1337.1 ACRES

<p>POST-DEVELOPMENT DRAINAGE DIVIDES METRO CENTER II GENERAL DEVELOPMENT PLAN (GDP) LIFE DISTRICT FAIRFAX COUNTY, VIRGINIA CL: 7</p>	<p>DATE: FEB. 2008</p>
<p>SHEET 8 OF 15</p>	<p>MISC. 12493</p>

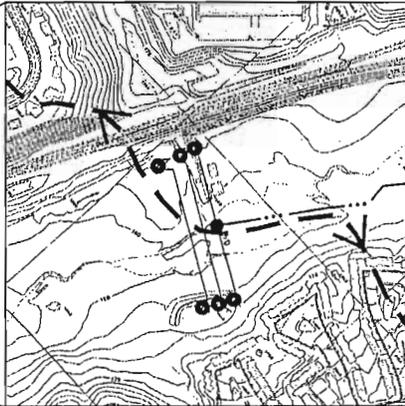
Unit #1  
Storage Needed 37000 BUMP/2500  
Pipe Diam. (in.) 114  
Total Length (ft.) 22

Unit #2  
Storage Needed 1,406 BUMP  
Pipe Diam. (in.) 114  
Total Length (ft.) 22

Elev.	d	Q <sub>10</sub>	area/ft <sup>2</sup>	Area	Vol
201.00	3	0.00	0.0000	0.0000	0
201.50	3	0.04	0.0123	1.327	710
202.00	3	0.11	0.0476	4.929	2760
202.50	3	0.18	0.0817	7.319	3916
203.00	3	0.27	0.1190	10.221	5384
203.50	3	0.36	0.1592	13.688	7256
204.00	3	0.47	0.2114	18.517	9923
204.50	3	0.57	0.2844	24.874	13387
205.00	3	0.67	0.3756	33.168	17613
205.50	3	0.77	0.4827	43.174	23114
206.00	3	0.87	0.5977	54.196	29296
206.50	3	0.97	0.7227	66.148	36160
207.00	3	1.07	0.8577	79.131	43616
207.50	3	1.17	1.0027	93.146	51664
208.00	3	1.27	1.1577	108.194	60204
208.50	3	1.37	1.3227	124.276	69236
209.00	3	1.47	1.4977	141.394	78760
209.50	3	1.57	1.6827	159.548	88776
210.00	3	1.67	1.8777	178.740	99184
210.50	3	1.77	2.0827	198.972	109984
211.00	3	1.87	2.2977	220.244	121176
211.50	3	1.97	2.5227	242.556	132760
212.00	3	2.07	2.7577	265.908	144736
212.50	3	2.17	3.0027	290.300	157104
213.00	3	2.27	3.2577	315.732	170872
213.50	3	2.37	3.5227	342.204	185040
214.00	3	2.47	3.7977	369.716	199608
214.50	3	2.57	4.0827	398.268	214576
215.00	3	2.67	4.3777	427.860	230944
215.50	3	2.77	4.6827	458.492	248712
216.00	3	2.87	5.0027	490.164	267880
216.50	3	2.97	5.3377	522.876	288448
217.00	3	3.07	5.6827	556.628	309416
217.50	3	3.17	6.0427	591.420	330784
218.00	3	3.27	6.4127	627.252	352552
218.50	3	3.37	6.7927	664.124	374720
219.00	3	3.47	7.1827	702.036	397288
219.50	3	3.57	7.5827	740.988	420256
220.00	3	3.67	8.0027	780.980	443624
220.50	3	3.77	8.4427	821.912	467392
221.00	3	3.87	8.8927	863.784	491560
221.50	3	3.97	9.3527	906.596	516128
222.00	3	4.07	9.8227	950.348	541096
222.50	3	4.17	10.3027	995.040	566464
223.00	3	4.27	10.7927	1040.672	592232
223.50	3	4.37	11.2927	1087.244	618400
224.00	3	4.47	11.8027	1134.756	644968
224.50	3	4.57	12.3227	1183.208	671936
225.00	3	4.67	12.8527	1232.600	700304
225.50	3	4.77	13.3927	1282.932	729072
226.00	3	4.87	13.9427	1334.204	758240
226.50	3	4.97	14.5027	1386.416	788808
227.00	3	5.07	15.0727	1439.568	819776
227.50	3	5.17	15.6527	1493.660	851144
228.00	3	5.27	16.2427	1548.692	882912
228.50	3	5.37	16.8427	1604.664	915080
229.00	3	5.47	17.4527	1661.576	947648
229.50	3	5.57	18.0727	1719.428	980616
230.00	3	5.67	18.7027	1778.220	1013984
230.50	3	5.77	19.3427	1837.952	1047752
231.00	3	5.87	20.0027	1898.624	1081920
231.50	3	5.97	20.6727	1959.236	1116488
232.00	3	6.07	21.3527	2020.788	1151456
232.50	3	6.17	22.0427	2083.280	1186824
233.00	3	6.27	22.7427	2146.712	1222592
233.50	3	6.37	23.4527	2211.084	1258760
234.00	3	6.47	24.1727	2276.396	1295328
234.50	3	6.57	24.9027	2342.648	1332296
235.00	3	6.67	25.6427	2409.840	1369664
235.50	3	6.77	26.3927	2477.972	1407432
236.00	3	6.87	27.1527	2547.044	1445600
236.50	3	6.97	27.9227	2617.056	1484168
237.00	3	7.07	28.7027	2688.008	1523136
237.50	3	7.17	29.4927	2759.900	1562504
238.00	3	7.27	30.2927	2832.732	1602272
238.50	3	7.37	31.1027	2906.504	1642440
239.00	3	7.47	31.9227	2981.216	1682908
239.50	3	7.57	32.7527	3056.868	1723676
240.00	3	7.67	33.5927	3133.460	1764744
240.50	3	7.77	34.4427	3210.992	1806112
241.00	3	7.87	35.3027	3289.464	1847780
241.50	3	7.97	36.1727	3368.876	1889748
242.00	3	8.07	37.0527	3449.228	1931916
242.50	3	8.17	37.9427	3530.520	1974284
243.00	3	8.27	38.8427	3612.752	2016852
243.50	3	8.37	39.7527	3695.924	2059620
244.00	3	8.47	40.6727	3779.036	2102588
244.50	3	8.57	41.6027	3863.088	2145756
245.00	3	8.67	42.5427	3948.080	2189124
245.50	3	8.77	43.4927	4033.912	2232692
246.00	3	8.87	44.4527	4120.584	2276460
246.50	3	8.97	45.4227	4208.096	2320428
247.00	3	9.07	46.4027	4296.448	2364596
247.50	3	9.17	47.3927	4385.640	2408964
248.00	3	9.27	48.3927	4475.672	2453532
248.50	3	9.37	49.4027	4566.544	2498300
249.00	3	9.47	50.4227	4658.256	2543268
249.50	3	9.57	51.4527	4750.808	2588436
250.00	3	9.67	52.4927	4844.192	2633804
250.50	3	9.77	53.5427	4938.416	2679372
251.00	3	9.87	54.6027	5033.480	2725140
251.50	3	9.97	55.6727	5129.384	2771108
252.00	3	10.07	56.7527	5226.128	2817276
252.50	3	10.17	57.8427	5323.712	2863644
253.00	3	10.27	58.9427	5422.136	2910212
253.50	3	10.37	60.0527	5521.400	2956980
254.00	3	10.47	61.1727	5621.504	3003948
254.50	3	10.57	62.3027	5722.448	3051116
255.00	3	10.67	63.4427	5824.232	3098484
255.50	3	10.77	64.5927	5926.856	3146052
256.00	3	10.87	65.7527	6030.320	3193820
256.50	3	10.97	66.9227	6134.624	3241788
257.00	3	11.07	68.1027	6239.768	3289956
257.50	3	11.17	69.2927	6345.752	3338324
258.00	3	11.27	70.4927	6452.576	3386892
258.50	3	11.37	71.7027	6560.240	3435660
259.00	3	11.47	72.9227	6668.744	3484628
259.50	3	11.57	74.1527	6778.088	3533796
260.00	3	11.67	75.3927	6888.272	3583164
260.50	3	11.77	76.6427	6999.296	3632732
261.00	3	11.87	77.9027	7111.160	3682500
261.50	3	11.97	79.1727	7223.864	3732468
262.00	3	12.07	80.4527	7337.408	3782636
262.50	3	12.17	81.7427	7451.792	3832904
263.00	3	12.27	83.0427	7567.016	3883272
263.50	3	12.37	84.3527	7683.080	3933840
264.00	3	12.47	85.6727	7799.984	3984608
264.50	3	12.57	87.0027	7917.728	4035576
265.00	3	12.67	88.3427	8036.312	4086744
265.50	3	12.77	89.6927	8155.736	4138112
266.00	3	12.87	91.0527	8275.992	4189680
266.50	3	12.97	92.4227	8397.080	4241448
267.00	3	13.07	93.8027	8518.992	4293416
267.50	3	13.17	95.1927	8641.728	4345584
268.00	3	13.27	96.5927	8765.296	4397952
268.50	3	13.37	98.0027	8889.696	4450520
269.00	3	13.47	99.4227	9014.928	4503288
269.50	3	13.57	100.8527	9140.992	4556256
270.00	3	13.67	102.2927	9267.888	4609424
270.50	3	13.77	103.7427	9395.616	4662792
271.00	3	13.87	105.2027	9524.176	4716360
271.50	3	13.97	106.6727	9653.568	4770128
272.00	3	14.07	108.1527	9783.792	4824096
272.50	3	14.17	109.6427	9914.848	4878264
273.00	3	14.27	111.1427	10046.736	4932632
273.50	3	14.37	112.6527	10179.456	4987200
274.00	3	14.47	114.1727	10312.992	5041968
274.50	3	14.57	115.7027	10447.344	5096936
275.00	3	14.67	117.2427	10582.512	5152104
275.50	3	14.77	118.7927	10718.496	5207472
276.00	3	14.87	120.3527	10855.296	5263040
276.50	3	14.97	121.9227	10992.912	5318808
277.00	3	15.07	123.5027	11131.344	5374776
277.50	3	15.17	125.0927	11270.592	5430944
278.00	3	15.27	126.6927	11410.656	5487312
278.50	3	15.37	128.3027	11551.536	5543880
279.00	3	15.47	129.9227	11693.232	5600648
279.50	3	15.57	131.5527	11835.744	5657616
280.00	3	15.67	133.1927	11979.072	5714784
280.50	3	15.77	134.8427	12123.216	5772152
281.00	3	15.87	136.5027	12268.176	5829720
281.50	3	15.97	138.1727	12413.952	5887488
282.00	3	16.07	139.8527	12560.544	5945456
282.50	3	16.17	141.5427	12707.952	6003624
283.00	3	16.27	143.2427	12856.176	6061992
283.50	3	16.37	144.9527	13005.216	6120560
284.00	3	16.47	146.6727	13155.072	6179328
284.50	3	16.57	148.4027	13305.744	6238296
285.00	3	16.67	150.1427	13457.232	6297464
285.50	3	16.77	151.8927	13609.536	6356832
286.00	3	16.87	153.6527	13762.656	6416400
286.50	3	16.97	155.4227	13916.592	6476168
287.00	3	17.07	157.2027	14071.344	6536136
287.50	3	17.17	158.9927	14226.912	6596304
288.00	3	17.27	160.7927	14383.296	6656672
288.50	3	17.37	162.6027	14540.496	6717240
289.00	3	17.47	164.4227	14698.512	6777908
289.50	3	17.57	166.2527	14857.344	6838776
290.00	3	17.67	168.0927	15016.992	



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 = 1120 AC  
 C FACTOR = 0.75  
 D = 1.75 MPH  
 IS = 2.50 MPH  
 TO = 50 MPH (SEE THIS SHEET FOR THE COMPUTATION)  
 Q1 = 1479 CFS  
 Q10 = 1922 CFS  
 CHANNEL SLOPE = 0.008  
 # = 8.0245 STREAM CHANNEL

V2 = 1.30 FPS  
 D10 = 2.81 FT.

POST DEVELOPMENT CONDITIONS:

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

DA = 1120 AC  
 C FACTOR = 0.75  
 D = 1.75 MPH  
 IS = 2.50 MPH  
 TO = 50 MPH (SEE THIS SHEET FOR THE COMPUTATION)  
 Q1 = 1479 CFS  
 Q10 = 1922 CFS  
 CHANNEL SLOPE = 0.008  
 # = 8.0245 STREAM CHANNEL

V2 = 1.34 FPS  
 D10 = 2.29 FT.

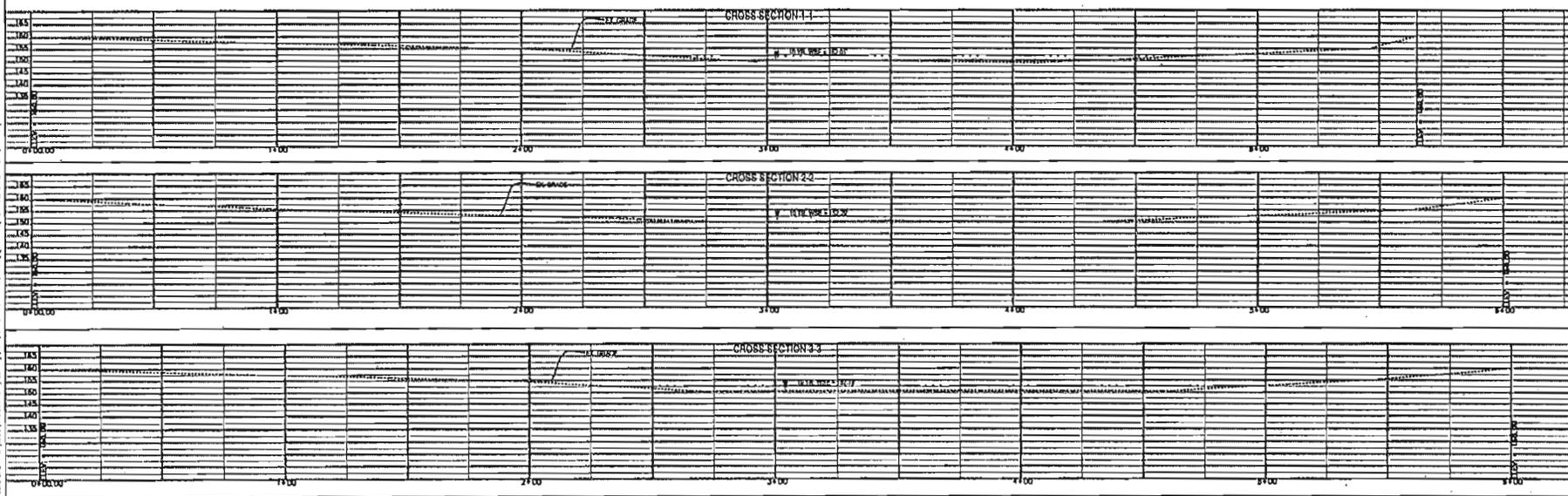
POST DEVELOPMENT CONDITIONS:

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

DA = 1120 AC  
 C FACTOR = 0.75  
 D = 1.75 MPH  
 IS = 2.50 MPH  
 TO = 50 MPH (SEE THIS SHEET FOR THE COMPUTATION)  
 Q1 = 1479 CFS  
 Q10 = 1922 CFS  
 CHANNEL SLOPE = 0.008  
 # = 8.0245 STREAM CHANNEL

V2 = 1.36 FPS  
 D10 = 2.11 FT.

Time of Concentration (T <sub>c</sub> ) or travel time (T <sub>t</sub> )	
SUBAREA FOR EXTENT OF REVIEW	
- SHEET FLOW (Use this for T <sub>c</sub> only)	
1. Surface description	Segment ID: AB
2. Manning's roughness coefficient, n	ASPHALT
3. Flow length, L, (feet) (L = 300 ft)	0.01
4. Velocity, V, (feet per second)	1.12
5. Time of travel, T <sub>t</sub> (min)	0.01
6. T <sub>c</sub> = 0.007 L <sup>0.4</sup> / V <sup>1.48</sup>	0.01
7. Compute T <sub>c</sub>	0.01
SHALLOW CONCENTRATED FLOW	
7. Surface description (paved or unpaved)	Segment ID: BC
8. Flow length, L (feet)	UNPAVED
9. Waterslope slope, s	0.005
10. Average velocity, V (feet per second)	0.63
11. T <sub>t</sub> = L / V	0.63
12. Compute T <sub>t</sub>	0.63
CHANNEL FLOW	
13. Cross-sectional area, A (sq ft)	Segment ID: CD
14. Wetted perimeter, P <sub>w</sub> (feet)	216.00
15. Hydraulic radius, r <sub>h</sub> (feet)	182.00
16. Channel slope, s	1.18
17. Manning's roughness coefficient, n	0.0178
18. Compute V	6.91
19. Flow length, L (feet)	Segment ID: DE
20. T <sub>t</sub> = L / V	0.29
21. Compute T <sub>t</sub>	0.29
22. Watershed or subarea T <sub>c</sub> , T <sub>t</sub> (add T <sub>c</sub> in steps 6, 11, and 16)	0.33
23. Compute T <sub>c</sub>	0.33
24. Compute T <sub>c</sub> = 0.0191	0.33



PLAN DATE: 11/15/07  
 11/15/07  
 11/15/07  
 11/15/07  
 11/15/07

REVISIONS

DATE: 11/15/07

urban

DATE: 11/15/07  
 11/15/07  
 11/15/07  
 11/15/07  
 11/15/07

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

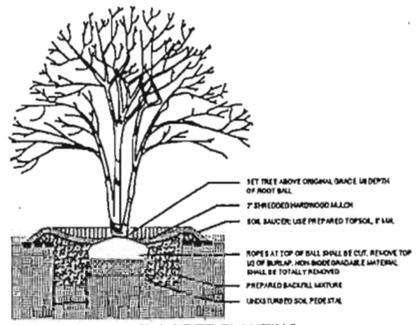
DATE: FEB. 2008  
 CL: 3

SCALE: 1"=20'

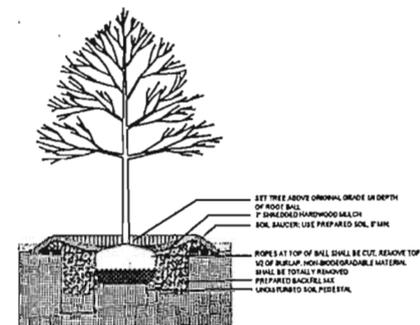
SHEET  
 10  
 OF  
 15

MISC. 12493





1 ORNAMENTAL TREE PLANTING  
HTS



2 DECIDUOUS TREE PLANTING  
HTS



3 EVERGREEN TREE PLANTING  
HTS

TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (a.c.)	427.772
Tree Development Area of Existing Tree Canopy (a.c.)	18.433
Percentage of Gross Site Area Covered by Existing Tree Canopy	4%
Tree Preservation Target	17%
10-Year Tree Canopy Replacement Percentage	10%
10-Year Tree Canopy Required (1) [17% - 10-Year Tree Canopy Calculations] Table	72.931
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	1%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (a.c.)	1.849
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0
Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	0%
Tree Preservation Target met (a.c.)	1.849 (is not greater than)
Tree Preservation Target met (a.c.)	0 (is not greater than)

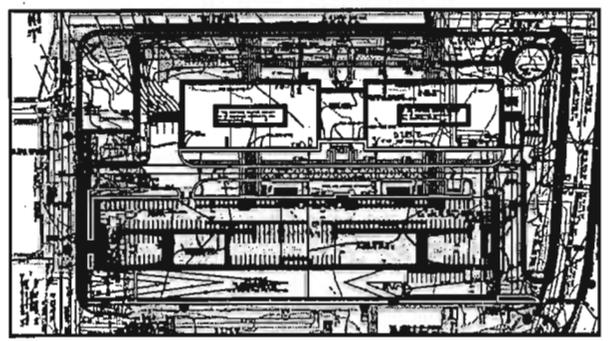
SITE PLAN TREE CANOPY COVER REQUIREMENTS	
Gross Site Area (a.c.)	427.772
Detention	47.416
Actual Gross Site Area	380.356
10 Year Tree Canopy Requirement Calculations	72.931
10-Year Tree Canopy Replacement Percentage	19.18%
10-Year Tree Canopy Required (a.c.)	35.811
10 Year Tree Canopy Provided	0
Canopy Provided Through Transient	0
Canopy Provided Through Landscaping	35.811
Total Canopy Provided	35.811

TRANSITIONAL SCREENING AND BARRIER CALCULATION	
Adjacent Use (Group)	Required Transitional Screening
South	None Required
Future Office (Group 3)	None Required
West	None Required
Office (Group 3)	None Required
North	None Required
Office (Group 3)	None Required
East	None Required
Unset Land (BPA)	None Required

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	
Area to be Covered (a.c.)	87.180
Interior Landscaping Required (1) (a.c.)	2.875
Interior Landscaping Provided:	
22 Shade Trees at 125 s.f. each	2,750
4 Shade Trees at 700 s.f. each	2,800
Requirement of 2.875 is met by 5,550 s.f. of greater than...	2,840

PLANT SCHEDULE					
Symbol	Botanical Name	Common Name	Size	Type	Remarks
	<b>Deciduous Trees</b>				
	Prunella Prunella Prunella	Prunella Prunella Prunella	3' Cal.	B & B	Uniform branching pattern
	Styphelia Tiliacora	Styphelia Tiliacora	3' Cal.	B & B	Uniform branching pattern
	Colubrina Linden Parsonia	Colubrina Linden Parsonia	3' Cal.	B & B	Uniform branching pattern
	Prunella Prunella	Prunella Prunella	3' Cal.	B & B	Uniform branching pattern
	Prunella Prunella	Prunella Prunella	3' Cal.	B & B	Uniform branching pattern
	Prunella Prunella	Prunella Prunella	3' Cal.	B & B	Uniform branching pattern
	<b>Coniferous Trees</b>				
	Juniperus Juniperus	Juniperus Juniperus	1' Cal.	B & B	Min. 3 timing control leaders
	Juniperus Juniperus	Juniperus Juniperus	1' Cal.	B & B	Min. 3 timing control leaders
	Juniperus Juniperus	Juniperus Juniperus	1' Cal.	B & B	Min. 3 timing control leaders
	<b>Shrubbery</b>				
	Juniperus Juniperus	Juniperus Juniperus	4' of 1/4"	B & B	Full to ground, Dense
	Juniperus Juniperus	Juniperus Juniperus	4' of 1/4"	B & B	Full to ground, Dense
	Juniperus Juniperus	Juniperus Juniperus	4' of 1/4"	B & B	Full to ground, Dense

TREES PLANTING CALCULATIONS	
Canopy to be Met Through Tree Planting (a.c.)	55.811
Air Quality Tree Planting (a.c.)	0
Energy Conservation Tree Planting (a.c.)	0
Water Quality Tree Planting (a.c.)	0
Wetland Buffer Tree Planting (a.c.)	0
Wetland Tree Planting (a.c.)	0
Impaired Culture & Visual Tree Planting (a.c.)	3.920
Impaired Culture & Visual Tree Planting (a.c.)	3.920
Screening Tree Planting (a.c.)	0
Wetland Buffer Windy Tree Planting (a.c.)	0
Percentage of Screening Tree Planting Total (a.c.)	0%
Screening Tree Planting Area (that does not qualify for higher multiplier) (a.c.)	34.847
Total Tree Planting Canopy Provided (a.c.)	34.847
Canopy Area Required to be Provided Through Other Tree Banking 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"

DATE: 02/20/2008  
DRAWN BY: J. L. ...  
CHECKED BY: ...  
DATE: ...

**urban**  
Professional Landscaping Architects, Landscape Architects

LANDSCAPE PLAN CALCULATIONS AND DETAILS  
**METRO CENTER II**  
GENERAL DEVELOPMENT PLAN (GDP)  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
DATE: FEB. 2008  
SCALE: AS NOTED  
CL: 2

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