LIBERTY VIEW

RZ-2010-LE-009

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 10, 2010
REVISED JUNE 23, 2010
REVISED OCTOBER 20, 2010
REVISED DECEMBER 13, 2010
REVISED JANUARY 28, 2011
REVISED FEBRUARY 8, 2011

APPLICANT
MR. LEWIN PARK CAPITAL, LLC
C/O MONUMENT REALTY
1700 K STREET NW SUITE 600
WASHINGTON, D.C. 20006
MR. RUSSELL HINES
MR. JOSH OLSEN
202-777-2000

APPLICANT'S REPRESENTATIVE:
MCGUIREWOODS, LLP
1750 TYSONS BOULEVARD, SUITE 1800
MCLEAN, VA. 22102
GREGORY A. RIEGLE, ESQUIRE
703-712-5360

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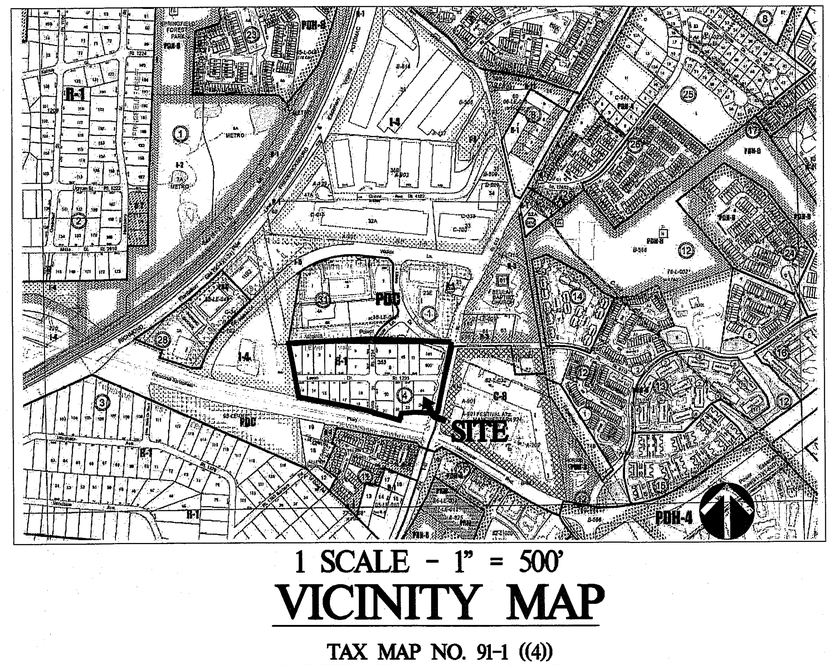

1 SCALE - 1" = 500'

VICINITY MAP

TAX MAP NO. 91-1 ((4))
PARCEL NO. 1, 2, 3, 4, 5, 6, 7, 8, 9,
10, 11, 13, 14, 15, 16, 17, 18,
19, 20, 21, 22, 23, 24, 25
500 AND 501

ENGINEER
VIKA INC.
8180 GREENSBORO DRIVE, SUITE 200
MCLEAN, VIRGINIA 22102
MR. ROBERT COCHRAN
(703) 442-7800

TRANSPORTATION
PATTON, HARRIS, RUST & ASSOCIATES
14532 LEE ROAD
CHANTILLY, VA. 20151
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Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 1 of 23

ARCHITECTS
DAVIS, CARTER, SCOTT
1675 INTERNATIONAL DRIVE, SUITE 500
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COMMONWEALTH OF VIRGINIA
2/8/2011
ROBERT R. COCHRAN
LIC. No. 2012
LAND SURVEYOR

RECEIVED
Department of Planning & Zoning
FEB 09 2011
Zoning Evaluation Division

VIKA NUMBER V7324A
SHEET 1

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS 91-1 ((4)) PARCELS 1,2,3,4,5,6,7,8,9,10,11,13, 14,15,16,17,18,19,20,21,22,23,24,25,500 AND 501. THE PROPERTY IS CURRENTLY ZONED R-1. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE THE PROPERTY FROM R-1 TO PDC AND TO DEVELOP THE PROPERTY AS SHOWN ON THE CDP/FDP.
THE PROPERTY CONSISTS OF 585,708 SF OR 13.4460 AC (INCLUDING THE RIGHT-OF-WAY FOR LEWIN DRIVE AND ARCO STREET).
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN LAND UNIT S-9, SUB LAND UNIT C OF THE SPRINGFIELD PLANNING DISTRICT OF THE FAIRFAX COMPREHENSIVE PLAN AND IS SUBJECT TO APR BRAC# 08-IV-IOS.
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE AND WILL BE CONSTRUCTED AS A BELOW GROUND SYSTEM UNLESS CONSTRUCTED AS A TEMPORARY FACILITY TO ALLOW PHASED CONSTRUCTION. IN EITHER CASE AN ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY WILL BE PROVIDED.
THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY STORM WATER MANAGEMENT AND BMP FACILITIES SHOULD THE DEVELOPMENT BE COMPLETED IN PHASES. THESE FACILITIES MAY INCLUDE, BUT ARE NOT LIMITED TO, PONDS, INFILTRATION FACILITIES OR UNDERGROUND VAULTS. THESE TEMPORARY FACILITIES SHALL BE DESIGNED AND CONSTRUCTED TO MEET THE CURRENT FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF CONSTRUCTION FOR THE SPECIFIED FACILITY.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY. THERE IS AN EXISTING GRAVE SITE LOCATED ON AN ADJACENT PROPERTY. DEVELOPMENT OF THIS PROPERTY WILL NOT IMPACT THE GRAVE SITE.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THERE ARE CURRENTLY EXISTING RESIDENTIAL STRUCTURES ON THE PARCELS.
11. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOOD PLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
12. THE EXISTING TRAIL CONSTRUCTED ADJACENT TO FRANCONIA-SPRINGFIELD PARKWAY ALONG THE FRONTAGE OF THIS PROPERTY IS AS SHOWN IN THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
13. LIMITS OF CLEARING AND GRADING SHOWN ON THE CDP/FDP PLAN ARE PRELIMINARY AND ARE SUBJECT TO MODIFICATION WITH FINAL ENGINEERING. THE DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL SITE ENGINEERING AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL BY THE COUNTY URBAN FORESTER AT THE TIME OF FINAL SITE REVIEW.
14. THE PROPERTY WILL BE ZONED PDC. THUS, ANGLES OF BULK PLANE AND YARDS ARE PER THE DIMENSIONS AND EXHIBITS PROVIDED WITH THIS APPLICATION.
15. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS.
16. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
17. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON MAY BE MODIFIED AT THE TIME OF FINAL ENGINEERING, AS LONG AS THE AREA OF LANDSCAPED OPEN SPACE AND THE NUMBER OF PLANTS ARE IN SUBSTANTIAL CONFORMANCE.
18. THE FOOTPRINTS REPRESENTED HEREON ARE APPROXIMATE. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE AND IN THE STRUCTURES MAY BE MODIFIED, SO LONG AS THE MINIMUM OPEN SPACE PROVIDED IN THE TABULATION, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
19. ADDITIONAL SITE FEATURES SUCH AS PLAZAS, GAZEBOS, FENCING CORNICES, TRELLISES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED.
20. DEDICATION TO THE PUBLIC RIGHT(S) OF WAY ON FRANCONIA-SPRINGFIELD PKWY. AND BEULAH ST. ADJACENT TO THE SUBJECT PROPERTY ARE PROPOSED WITH THIS DEVELOPMENT.
21. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
22. THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDC ZONE PER ARTICLE 11 OF THE ZONING ORDINANCE AND SHALL BE PROVIDED IN A COMBINATION OF ABOVE GRADE PARKING STRUCTURES AND SURFACE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE ACTUAL AMOUNT OF GFA FOR OFFICE AND/OR OTHER SECONDARY USES (HOTEL). THE DEVELOPER RESERVES THE RIGHT TO BUILD MORE PARKING THAN REQUIRED.
23. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN,
24. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION.
25. TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.O. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIX.
26. PARKING LOT LANDSCAPING AND TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH Z.O. ARTICLE 13 UNLESS WAIVED BY THE DIRECTOR OF DPW & ES.
27. DEVELOPER RESERVES THE RIGHT TO PROVIDE INTERIM SURFACE PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF DEVELOPMENT PROGRESSES.
28. THERE ARE EXISTING UTILITY ABOVE GRADE EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE, THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
29. APPLICANT RESERVES THE RIGHT TO DETERMINE THE FINAL GFA OF EACH BUILDING WITH THE FINAL SITE PLAN. THE FINAL TOTAL GFA FOR THE SITE SHALL NOT EXCEED 878,562 GSF.
30. MINOR MODIFICATIONS MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY PER SECTION 18-204 OF THE ZONING ORDINANCE.
31. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION SHOWN ON CDP/FDP MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPWES WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP PLAT OR PRELIMINARY PLAN.
32. ACCESSORY USES AS IDENTIFIES UNDER ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT REQUIRING MODIFICATION OF THE CDP/FDP. THESE USES MAY INCLUDE BUT NOT BE LIMITED TO THE FOLLOWING:
    1. ACCESSORY STRUCTURES.
    2. FLAG POLES
    3. FENCES
    4. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
    5. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
    6. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
    7. BAY WINDOWS, ORIELS AND CHIMNEYS.
    8. ACCESSIBILITY IMPROVEMENTS AND LAY-BY PARKING SPACE IN FRONT OF THE PROPOSED BUILDINGS.
    9. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
    10. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE THE FINISHED GRADE

SITE TABULATIONS

EXISTING ZONING: R-1
PROPOSED ZONING: PDC
TOTAL SITE AREA: 585,708 S.F. OR 13.4460 ACRES

(INCLUDING THE ROAD RIGHT-OF-WAYS FOR LEWIN DRIVE AND ARCO STREET WHICH ARE BEING REQUESTED TO BE ABANDONED AS PART OF THIS APPLICATION.)

MINIMUM LOT AREA REQUIRED: N/A
MINIMUM LOT WIDTH: N/A
MAXIMUM BUILDING HEIGHT ALLOWED: N/A
MAXIMUM BUILDING HEIGHT PROPOSED: UP TO 100 FT. FOR BUILDINGS OB-1, OB-2, OB-3, OB-4 AND OB-5 AS MEASURED FROM GRADE.
UP TO 100 FT. FOR THE HOTEL AS MEASURE FROM GRADE.
UP TO 60 FT. FOR PARKING STRUCTURES AS MEASURED FROM GRADE.

YARDS REQUIRED

FRONT: N/A
REAR: N/A
SIDE: N/A

YARDS PROVIDED:

FRONT: PER FDP
REAR: PER FDP
SIDE: PER FDP

LANDSCAPED OPEN SPACE REQUIRED: 25%, 146,427 SF OR 3.36± ACRES
LANDSCAPED OPEN SPACE PROVIDED: 25%, 146,427± SF OR 3.36± ACRES
GROSS TRACT AREA = 13.4460 ACRES OR 585,708 SF

DEVELOPMENT DATA

OFFICE AND HOTEL OPTION:
PRINCIPAL USE – OFFICE – UP TO 784,562 GSF.
SECONDARY USE – HOTEL – UP TO 142,600 GSF.
TOTAL GFA PRINCIPAL AND SECONDARY USES = UP TO 878,562 GSF = 1.5 FAR.

ALL OFFICE OPTION:
PRINCIPAL USE – OFFICE – UP TO 878,562 GSF
TOTAL GFA PRINCIPAL USE = UP TO 878,562 GSF = 1.5 FAR.

DEVELOPMENT TABULATIONS

APPROVED F.A.R. PER BRAC# 08-IV-IOS = 1.5
TOTAL PERMITTED F.A.R. = LOT AREA 585,708 S.F. X 1.5 = 878,562 GFA

PROPOSED BUILDINGS AND STRUCTURES AS SHOWN ON THE CPD/FDP HOTEL OPTION			
	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION		
	BUILDINGS	HEIGHT	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TP 100 FT	UP TP 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
HOTEL (UP TO 250 ROOMS)	UP TO 142,600 GSF	UP TO 100 FT	UP TO 9
TOTAL	UP TO 878,562 GFA		

PROPOSED BUILDINGS AND STRUCTURES AS SHOWN ON THE CPD/FDP OFFICE OPTION			
	BUILDING GFA PROPOSED UNDER SUBJECT APPLICATION		
	BUILDINGS	HEIGHT	STORIES
OFFICE BUILDING 1	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 2	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 3	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 4	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
OFFICE BUILDING 5	UP TO 220,000 GSF	UP TO 100 FT	UP TO 8
TOTAL	UP TO 878,562 GFA		

PARKING NOTE

PARKING SHALL BE PROVIDED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 11, EXCEPT AS MAY BE MODIFIED BY THE BOARD OF SUPERVISORS CONCURRENTLY WITH THIS APPLICATION. ALL PARKING FOR THE PROPERTY SHALL BE PROVIDED AS REPRESENTED HEREIN. ADDITIONAL PARKING ABOVE THE MINIMUM REQUIRED BY THE ZONING ORDINANCE MAY BE PROVIDED IN ACCORDANCE WITH NOTE 22 ON THIS SHEET.

PARKING COMPUTATIONS:

OFFICE/HOTEL OPTION:
OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE – 2.6 SPACES PER 1,000 SF OF GFA = 789,562/1000 X 2.6 = 2,053 SPACES
OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES
HOTEL PARKING REQUIRED: 1 SPACE PER ROOM, PLUS 4 SPACES PER 50 ROOMS = 250 ROOMS (250 X 1 + (250/50 X 4)) = 270 SPACES
HOTEL PARKING PROVIDED: 68 SURFACE SPACES ON SITE AND 202 SHARED SPACES IN THE EAST GARAGE

OFFICE ONLY OPTION:
OFFICE PARKING REQUIRED: 125,000 SF OF GFA OR MORE – 2.6 SPACES PER 1,000 SF OF GFA = 878,562/1000 X 2.6 = 2,285 SPACES
OFFICE PARKING PROVIDED: UP TO 3,500 SPACES IN EAST AND WEST GARAGES AND 22 SURFACE SPACES = UP TO 3,522 SPACES

TOTAL PARKING REQUIRED OFFICE AND HOTEL OPTION = 2,323 SPACES
TOTAL PARKING PROVIDED OFFICE AND HOTEL OPTION = UP TO 3,155 +/- SPACES (SEE NOTE 22 THIS SHEET)

TOTAL PARKING REQUIRED OFFICE ONLY OPTION = 2,285 SPACES
TOTAL PARKING PROVIDED OFFICE ONLY OPTION = UP TO 3,105 +/-SPACES (SEE NOTE 22 THIS SHEET)

LOADING SPACES:

REQUIRED RATIOS:
OFFICE-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADDITIONAL 20,000 SF OR MAJOR FRACTION THEREOF
HOTEL-1 SPACE FOR THE FIRST 10,000 SF AND ONE SPACE FOR EACH ADITIONAL 100,000 SF OR MAJOR FRACTION THEREOF.

OFFICE BUILDINGS 1,2,3,&4 REQUIRED LOADING SPACES
OFFICE BUILDINGS 1 AND 4 – 210,322 SF EACH .....5 SPACES EACH BUILDING (TOTAL 10 LOADING SPACES)*
OFFICE BUILDING 2 AND 3 – 181,959 SF EACH.....5 LOADING SPACES EACH (TOTAL 10 LOADING SPACES)*
TOTAL REQUIRED LOADING FOR ALL OFFICE USES = ...20

HOTEL REQUIRED LOADING SPACES
HOTEL 95,000.....2 LOADING SPACES

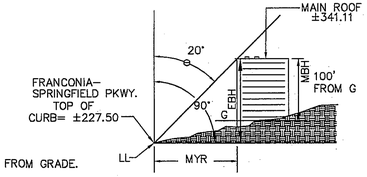
TOTAL LOADING SPACES REQUIRED FOR THE SITE = 20 + 2 = ...22

TOTAL LOADING SPACES PROVIDED OFFICE/HOTEL OPTION = ...8

TOTAL LOADING SPACES PROVIDED OFFICE ONLY OPTION = ...10

*PER SECTION 11-202.15 OF THE ZONING ORDINANCE, NO BUILDING OR USE SHALL BE REQUIRED TO PROVIDE MORE THAN 5 LOADING SPACES

BULK PLANE – "A-A" ILLUSTRATION FOR 8 STORY BUILDING



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 226.90±)
MYR : MINIMUM YARD REQUIREMENT (41.35' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (113.61')
MBH : MAXIMUM BUILDING HEIGHT (100')
G : GRADE FOR HEIGHT CALCULATIONS= THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF OB-3 IS 241.11

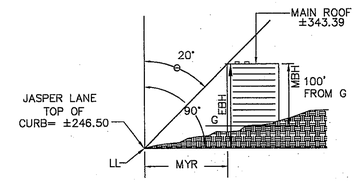
$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 3)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

BULK PLANE – "B-B" ILLUSTRATION FOR 8 STORY BUILDING



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 447.50±)
MYR : MINIMUM YARD REQUIREMENT (35.27' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (96.89')
MBH : MAXIMUM BUILDING HEIGHT (100')
G : GRADE FOR HEIGHT CALCULATIONS= THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF OB-4 IS 243.39

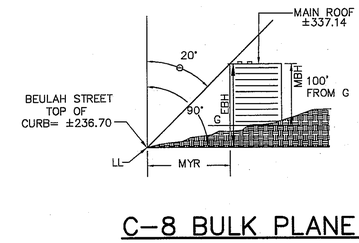
$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

C-8 BULK PLANE ILLUSTRATION (OFFICE BUILDING 4)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

BULK PLANE ILLUSTRATION FOR 9 STORY BUILDING



θ : ANGLE OF BULK PLANE = 20° (FRONT YARD) (MIN 15')
LL : LOT LINE (ELEV = 236.43±)
MYR : MINIMUM YARD REQUIREMENT (36.97' FOR COMPARISON)
EBH : EFFECTIVE BUILDING HEIGHT (101.57')
MBH : MAXIMUM BUILDING HEIGHT (100')
G : GRADE FOR HEIGHT CALCULATIONS= THE AVERAGE GRADE AS MEASURED AROUND THE BUILDING BUILDING EVERY 10' PER ARTICLE 20 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE AVERAGE GRADE OF THE HOTEL IS 240.27

$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

C-8 BULK PLANE ILLUSTRATION (HOTEL)

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE C-8 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTIO 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011
Sheet 2 of 23

PARKING TABULATION:

	PARKING CHART - OFFICE/HOTEL OPTION*	
BUILDING GFA/ROOMS	PARKING REQUIRED	PARKING PROVIDED
789,562 SF	2,053 SPACES	2,885 SPACES
250	270 SPACES	270 SPACES
TOTAL	2,323 SPACES	±3,155 SPACES

* NOTE: PARKING TABULATION DOES NOT INCLUDE THE INOVA PARKING ILLUSTRATED ON LOT 1 OF THE CPD/FDP.

	PARKING CHART - OFFICE ONLY OPTION*	
BUILDING GFA	PARKING REQUIRED	PARKING PROVIDED
878,562 SF	2,285 SPACES	±3,105 SPACES

* NOTE: PARKING TABULATION DOES NOT INCLUDE THE INOVA PARKING ILLUSTRATED ON LOT 1 OF THE CPD/FDP.

WAIVERS/MODIFICATIONS

1. A MODIFICATION OF THE LOADING REQUIREMENTS FOR THE HOTEL AND OFFICE USES PER SECTION 11-201 & 11-203 OF THE ZONING ORDINANCE IN FAVOR OF THOSE AS SHOWN ON THE CDP/FDP.
2. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS BETWEEN USES WITHIN THE PDC DISTRICT PER ARTICLE 13-304(3)
3. A WAIVER OF THE MAXIMUM 600-FOOT PRIVATE STREET PER ARTICLE 11-302.
4. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-1 DISTRICT ON THE SOUTH SIDE OF FRANCONIA-SPRINGFIELD PARKWAY IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEET 7A AND 7B.
5. A WAIVER OF THE TRANSITIONAL YARD SCREEN AND WAIVER OF BARRIER REQUIREMENTS OF SECTION 13-304(3) BETWEEN THE PDC DISTRICT AND ADJACENT R-3 DISTRICT ON THE EAST SIDE OF BEULAH STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A. AND 7B.
6. A WAIVER OF THE PERIFIERAL PARKING LOT LANDSCAPING REQUIREMENTS OF SECTION 13-203 AROUND THE PARKING STRUCTURES AND BETWEEN THE SURFACE PARKING LOT FOR THE HOTEL AND BEULAH STREET IN FAVOR OF THE LANDSCAPING PROVIDED ON SHEETS 7A. AND 7B.

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ CONSTRUCTION INSPECTORS
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LIBERTY VIEW
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATION
CDP/FDP

VIKA REVISIONS
06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE: MAY 01, 2010
DES. ENG | DWN. CADD
SCALE: AS NOTED
PROJECT/FILE NO. V7324
SHEET NO. 2

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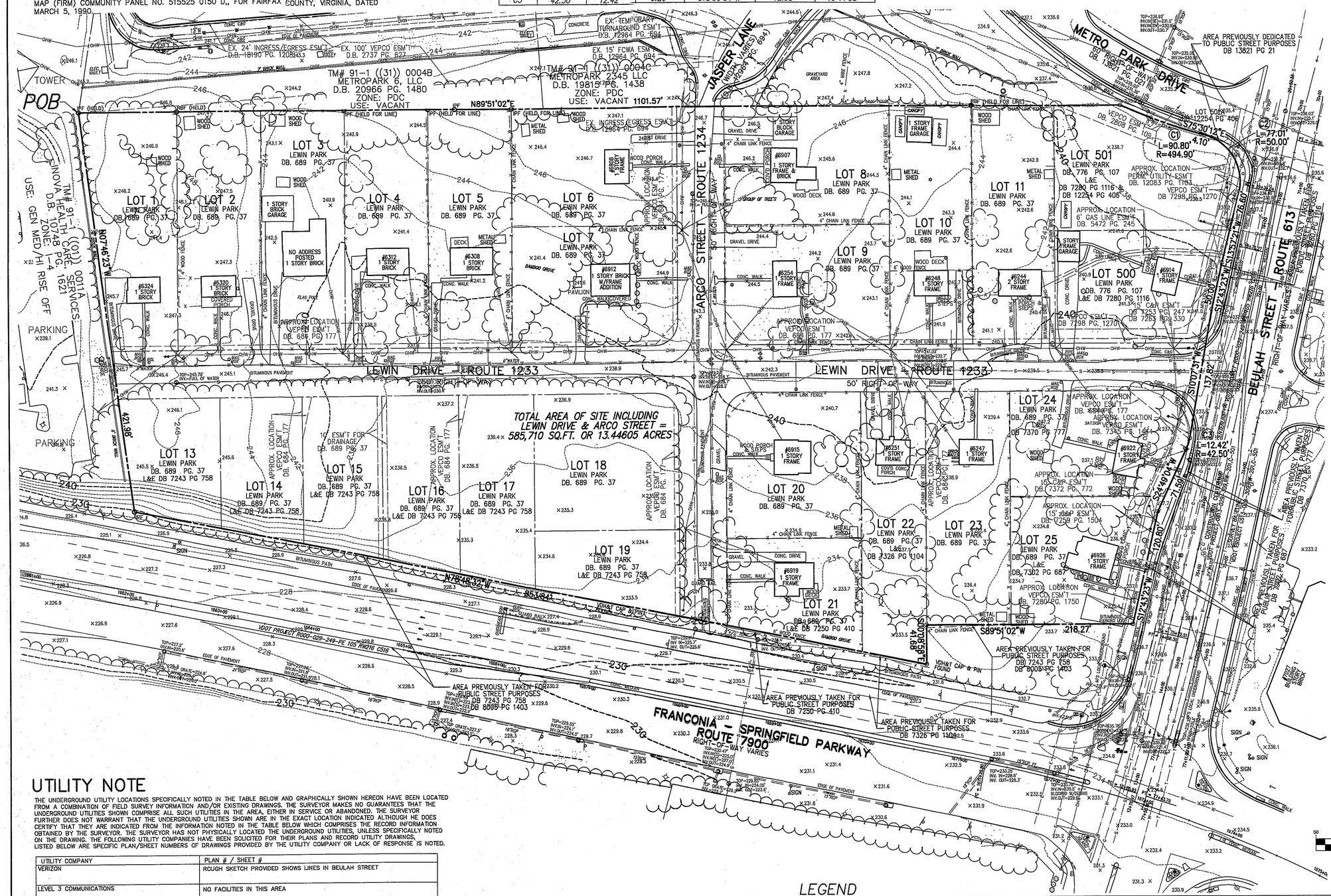
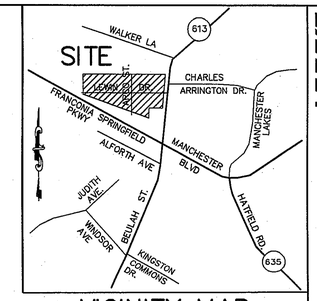
NOTES:

1. THE SUBJECT PROPERTIES ARE LOCATED ON TAX ASSESSMENT MAP 91-1((4)), 1 THRU 11, 13 THRU 25, 500 & 501, LEWIN DRIVE AND ARCO STREET.
2. THE HORIZONTAL DATUM IS VCS83 AND VERTICAL DATUM IS NGVD88.
3. THE SUBJECT PROPERTIES ARE ZONED "R-1".
4. THE SUBJECT PROPERTIES ARE LOCATED IN ZONE "X" AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0150 D,, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHD BEARING	CH DISTANCE	DELTA
C1	494.90'	90.80'	45.53'	S70°14'50"E	90.67'	10°30'43"
C2	50.00'	77.01'	48.49'	S31°23'19"E	69.62'	88°14'45"
C3	42.50'	12.42'	6.26'	S18°30'04"W	12.38'	16°44'58"





VICINITY MAP

SCALE: 1" = 1000'

AREA TABULATION:

TAX MAP #	PARCEL	SQUARE FEET	ACRES
091-1-04	0001	21,787	0.50016
091-1-04	0002	22,180	0.50918
091-1-04	0003	22,105	0.50746
091-1-04	0004	22,105	0.50746
091-1-04	0005	22,105	0.50746
091-1-04	0006	21,781	0.50002
091-1-04	0007	21,783	0.50007
091-1-04	0008	21,781	0.50002
091-1-04	0009	21,783	0.50007
091-1-04	0010	21,780	0.50000
091-1-04	0011	21,780	0.50000
091-1-04	0013	12,592	0.28907
091-1-04	0014	12,644	0.29027
091-1-04	0015	13,685	0.31416
091-1-04	0016	14,631	0.33588
091-1-04	0017	15,497	0.35576
091-1-04	0018	21,780	0.50000
091-1-04	0019	11,511	0.26426
091-1-04	0020	21,781	0.50002
091-1-04	0021	14,998	0.34431
091-1-04	0022	18,973	0.43556
091-1-04	0023	21,782	0.50005
091-1-04	0024	20,400	0.46832
091-1-04	0025	19,276	0.44252
091-1-04	0500	20,184	0.46336
091-1-04	0501	22,445	0.51527
LEWIN DR. & ARCO ST.		82,561	1.89534
TOTAL		585,710	13.44605

UTILITY NOTE

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING. THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILITY COMPANY	PLAN # / SHEET #
VERIZON	ROUGH SKETCH PROVIDED SHOWS LINES IN BEULAH STREET
LEVEL 3 COMMUNICATIONS	NO FACILITIES IN THIS AREA
WASHINGTON GAS/MD REPLACEMENT SECTION 6801 Industrial Road Springfield, VA 22151	ROUGH MAP PROVIDED – APPROX. LOCATION SHOWN
COX COMMUNICATIONS 1400 Lake Hearn Drive Atlanta, GA 30319	LETTER RESPONCE NOTED NO UNDERGROUND FACILITIES. AERIAL LINES IN POLES ALONG LEWN DR. AND WEST SIDE OF BEULAH STREET
DOMINION VIRGINIA POWER 120 TREDEGAR STREET RICHMOND, VA 23219	ROUGH SKETCH PROVIDED
FCWA (WATER & SEWER)	TAKEN FROM ROUGH COLOR CODED OVERALL FX. CO MAP

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

LEGEND

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

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

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

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

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011
Sheet 3 of 23

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

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

LIBERTY VIEW

LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REVISIONS
REVISED: 6/23/2010
REVISED: 10/20/2010
REVISED: 12/1/2010
REVISED: 01/28/2011
REVISED: 02/08/2011

DATE: APRIL 2010
DES. HLJ DWN. LMG
SCALE: 1"=50'
PROJECT/FILE NO. V7324-SV
SHEET NO. 3

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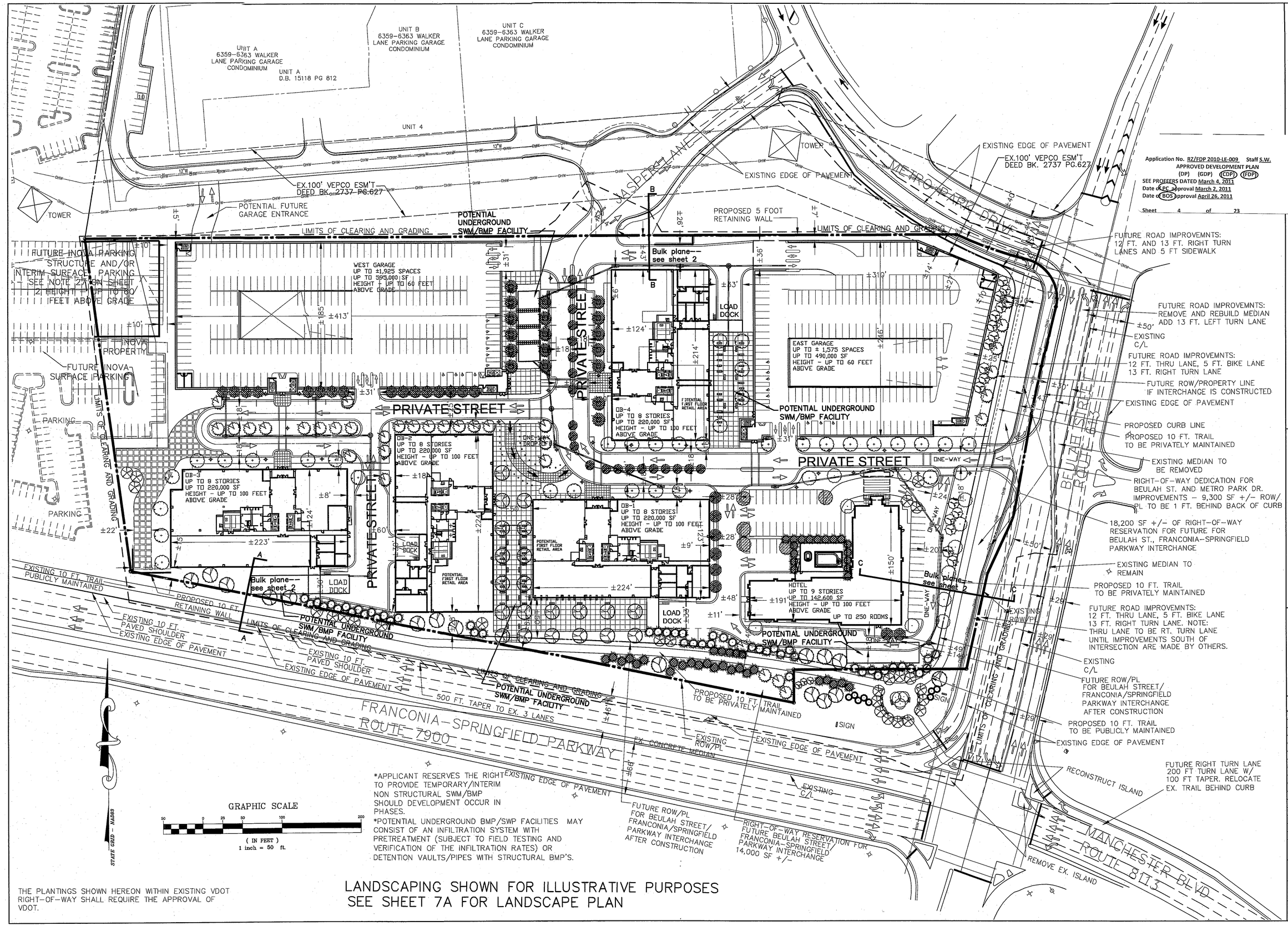
LAYOUT: Existing Conditions, Plotted By: bosco



*APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY/INTERIM NON STRUCTURAL SWM/BMP SHOULD DEVELOPMENT OCCUR IN PHASES.

*POTENTIAL UNDERGROUND BMP/SWP FACILITIES MAY CONSIST OF AN INFILTRATION SYSTEM WITH PRETREATMENT (SUBJECT TO FIELD TESTING AND VERIFICATION OF THE INFILTRATION RATES) OR DETENTION VAULTS/PIPES WITH STRUCTURAL BMP'S.

THE PLANTINGS SHOWN HEREON WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL REQUIRE THE APPROVAL OF VDOT.

LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES
SEE SHEET 7A FOR LANDSCAPE PLAN

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011
Sheet 4 of 23

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

LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN HOTEL OPTION

VIKA REVISIONS

06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE:	04/30/2010
DES. ARC	DWN. RJB
SCALE:	1"=50'
PROJECT/FILE NO.	V7324
SHEET NO.	4A

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6359-6363 WALKER LANE PARKING GARAGE CONDOMINIUM
UNIT A
D.B. 15118 PG 812

UNIT 4

EX.100' VEPCO ESM'T DEED BK. 2737 PG.627

POTENTIAL FUTURE GARAGE ENTRANCE

POTENTIAL UNDERGROUND SWM/BMP FACILITY

LIMITS OF CLEARING AND GRADING

TOWER

FUTURE INOVA PARKING STRUCTURE AND/OR INTERIM SURFACE PARKING – SEE NOTE 27 ON SHEET 2 HEIGHT – UP TO 60 FEET ABOVE GRADE

INOVA PROPERTY

FUTURE INOVA SURFACE PARKING

PARKING

WEST GARAGE
UP TO ±1,925 SPACES
UP TO 595,000 SF
HEIGHT – UP TO 60 FEET
ABOVE GRADE

PRIVATE STREET

DB-4
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT – UP TO 100 FEET
ABOVE GRADE

DB-2
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT – UP TO 100 FEET
ABOVE GRADE

DB-3
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT – UP TO 100 FEET
ABOVE GRADE

DB-1
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT – UP TO 100 FEET
ABOVE GRADE

DB-5
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT – UP TO 100 FEET
ABOVE GRADE

POTENTIAL FIRST FLOOR RETAIL AREA

LOAD DOCK

LOADING DOCKS

ONE WAY DROP OFF

Bulk plane– See sheet 2

EAST GARAGE
UP TO ± 1,575 SPACES
UP TO 490,000 SF
HEIGHT – UP TO 60 FEET
ABOVE GRADE

POTENTIAL UNDERGROUND SWM/BMP FACILITY

ONE WAY

JASPER LANE

METRO PARK DRIVE

BEULAH STREET

EXISTING EDGE OF PAVEMENT

EX.100' VEPCO ESM'T DEED BK. 2737 PG.627

PROPOSED 5 FOOT RETAINING WALL

FUTURE ROAD IMPROVEMNTS: 12 FT. AND 13 FT. RIGHT TURN LANES AND 5 FT SIDEWALK

FUTURE ROAD IMPROVEMNTS: REMOVE AND REBUILD MEDIAN ADD 13 FT. LEFT TURN LANE

EXISTING C/L

FUTURE ROAD IMPROVEMNTS: 12 FT. THRU LANE, 5 FT. BIKE LANE 13 FT. RIGHT TURN LANE

FUTURE ROW/PROPERTY LINE IF INTERCHANGE IS CONSTRUCTED

EXISTING EDGE OF PAVEMENT

PROPOSED CURB LINE

PROPOSED 10 FT. TRAIL TO BE PRIVATELY MAINTAINED

EXISTING MEDIAN TO BE REMOVED

RIGHT-OF-WAY DEDICATION FOR BEULAH ST. AND METRO PARK DR. IMPROVEMENTS – 9,300 SF +/- ROW/PL TO BE 1 FT. BEHIND BACK OF CURB

18,200 SF +/- OF RIGHT-OF-WAY RESERVATION FOR FUTURE FOR BEULAH ST., FRANCONIA-SPRINGFIELD PARKWAY INTERCHANGE

EXISTING MEDIAN TO REMAIN

PROPOSED 10 FT. TRAIL TO BE PRIVATELY MAINTAINED

FUTURE ROAD IMPROVEMNTS: 12 FT. THRU LANE, 5 FT. BIKE LANE 13 FT. RIGHT TURN LANE. NOTE: THRU LANE TO BE RT. TURN LANE UNTIL IMPROVEMENTS SOUTH OF INTERSECTION ARE MADE BY OTHERS.

EXISTING C/L

FUTURE ROW/PL FOR BEULAH STREET/ FRANCONIA/SPRINGFIELD PARKWAY INTERCHANGE AFTER CONSTRUCTION

PROPOSED 10 FT. TRAIL TO BE PUBLICLY MAINTAINED

EXISTING EDGE OF PAVEMENT

FUTURE RIGHT TURN LANE 200 FT TURN LANE W/ 100 FT TAPER. RELOCATE EX. TRAIL BEHIND CURB

RECONSTRUCT ISLAND

REMOVE EX. ISLAND

MANCHESTER BLVD ROUTE 8113

EXISTING ROW/PL

LIMITS OF CLEARING AND GRADING

SIGN

EXISTING 10 FT. TRAIL PUBLICLY MAINTAINED

PROPOSED 10 FT. RETAINING WALL

EXISTING 10 FT. PAVED SHOULDER

EXISTING EDGE OF PAVEMENT

FRANCONIA-SPRINGFIELD PARKWAY ROUTE 7900

500 FT. TAPER TO EX. 3 LANES

EX. CONCRETE MEDIAN

FUTURE ROW/PL FOR BEULAH STREET/ FRANCONIA/SPRINGFIELD PARKWAY INTERCHANGE AFTER CONSTRUCTION

RIGHT-OF-WAY RESERVATION FOR FUTURE BEULAH STREET FRANCONIA-SPRINGFIELD PARKWAY INTERCHANGE 14,000 SF +/-

EXISTING C/L

STATE GRID – NAD83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

*APPLICANT RESERVES THE RIGHT TO PROVIDE TEMPORARY/INTERIM NON STRUCTURAL SWM/BMP FACILITIES SHOULD DEVELOPMENT OCCUR IN PHASES.

*POTENTIAL UNDERGROUND BMP/SWP FACILITIES MAY CONSIST OF AN INFILTRATION SYSTEM WITH PRETREATMENT (SUBJECT TO FIELD TESTING AND VERIFICATION OF INFILTRATION RATES) OR DETENTION VAULTS/PIPES WITH STRUCTURAL BMP'S.

THE PLANTINGS SHOWN HEREON WITHIN EXISTING VDOT RIGHT-OF-WAY SHALL REQUIRE THE APPROVAL OF VDOT.

LANDSCAPING SHOWN FOR ILLUSTRATIVE PURPOSES
SEE SHEET 7B FOR LANDSCAPE PLAN

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 5 of 23

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ GPS SERVICES
VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ McLEAN, VIRGINIA 22102
TOWNE PLACE ■ 20410 CENTURY BLVD. SUITE 107
McLEAN, VA ■ GERMANTOWN, MD

LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN OFFICE OPTION

VIKA REVISIONS

06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE: 04/30/2010	
DES. ARC	DWN. RJB
SCALE: 1"=50'	
PROJECT/FILE NO. V7324	
SHEET NO. 4B	

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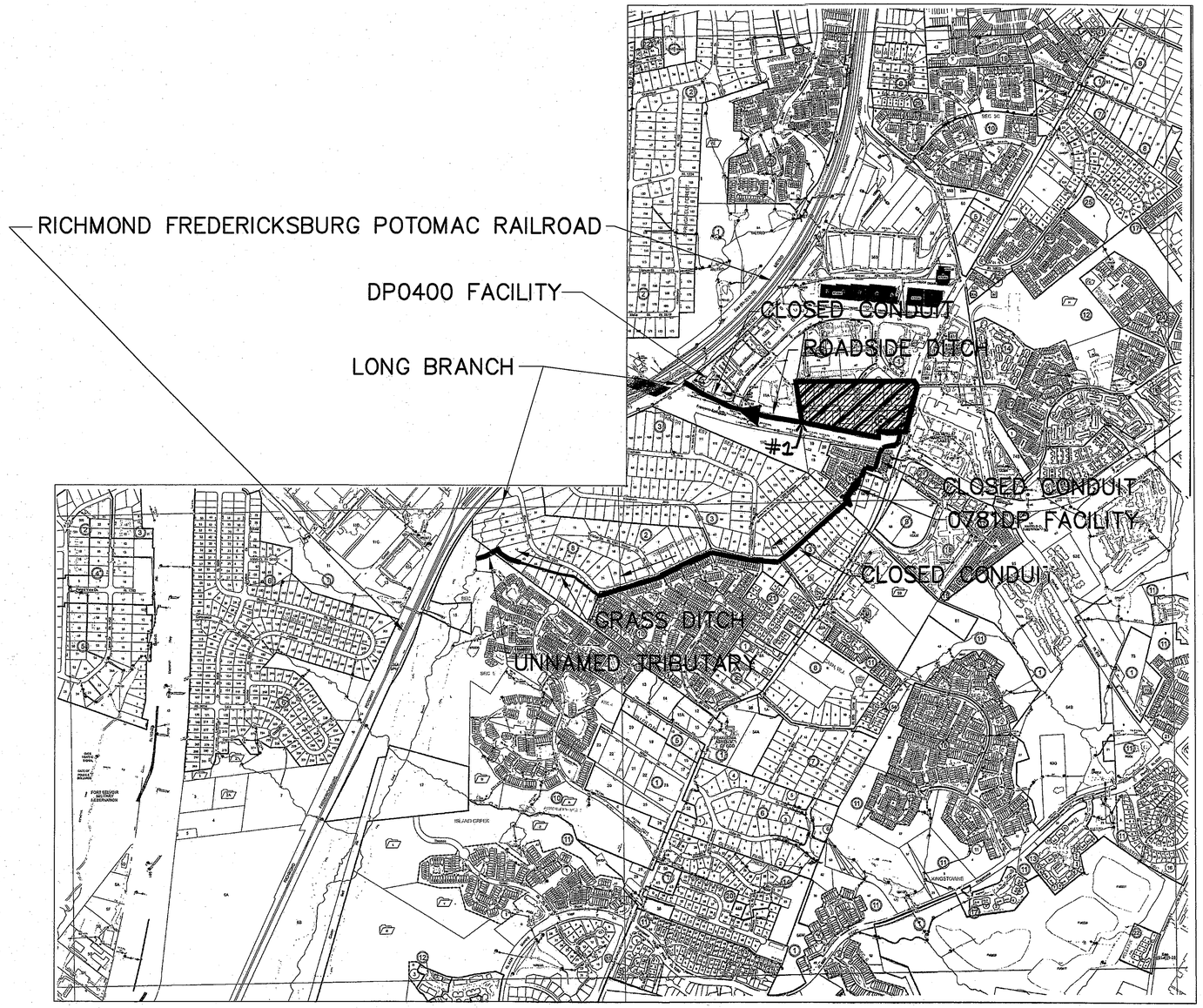

1/5 OUTFALL DESCRIPTION PATH MAP

SCALE : N.T.S.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

- Special Permits (8-011 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 3 & 4L)
- FDP P Districts (except PRC) (16-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A (12) & (14))
- PRC Plan (16-303 1E & 1O)
- Amendments (18-202 10F & 10I)

✓ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

✓ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 4.

✓ 3. Provide:

Facility Name/ Type & No. (e.g. dry pond A, trib. pond, underground vault, etc.)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
SWM/BMP 1	1.85	N/A	1.85	100x20	9,250	N/A
SWM/BMP 2	2.36	N/A	2.36	80x25	11,800	N/A
SWM/BMP 3	1.99	N/A	1.99	100x20	9,950	N/A
SWM/BMP 4	3.59	N/A	3.59	125x25	17,950	N/A
SWM/BMP 5	2.72	N/A	2.72	90x25	13,600	Totals N/A

✓ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 10.
Pond inlet and outlet pipe systems are shown on Sheet 10.

✓ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

✓ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 7.

✓ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

✓ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 6.

✓ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 6.

✓ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.

✓ 11. A submission waiver is requested for N/A.

✓ 12. Stormwater management is not required because N/A.

*Detention and BMP will be provided in either underground vaults or pipes.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE NARRATIVE

THE PROPOSED SWM FOR THE SITE WILL CONSIST OF MULTIPLE UNDERGROUND SWM/BMP FACILITIES AND WILL PROVIDE FULL 2 AND 10 YEAR DETENTION.

PHOSPHOROUS REMOVAL EFFICIENCY SHALL BE PROVIDED IN SAID UNDERGROUND FACILITIES TO THE EXTENT SPECIFIED IN THE PROFFERS.

FACILITIES ARE INTENDED TO BE A COMBINATION OF UNDERGROUND PIPES AND INFILTRATION SIMILAR TO WHAT WAS USED ON THE ADJACENT METRO PARK SITE – HOWEVER THE APPLICANT RESERVES THE RIGHT TO DETERMINE THE EXACT NUMBER, SIZE, TYPE, LOCATION, AND ALL OTHER DETAILS REGARDING SWM/BMP FACILITIES AT THE TIME OF FINAL ENGINEERING..

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 6 of 23

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

LIBERTY VIEW

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM / BMP

VIKA REVISIONS

02/08/2011
01/28/2011
12/13/2010
10/20/2010
06/23/2010
1ST SUB 4/30/2010
DATE: APRIL, 2010

DES. EJI | DWN. KY

SCALE: AS SHOWN

PROJECT/FILE NO. V7324

SHEET NO. 5

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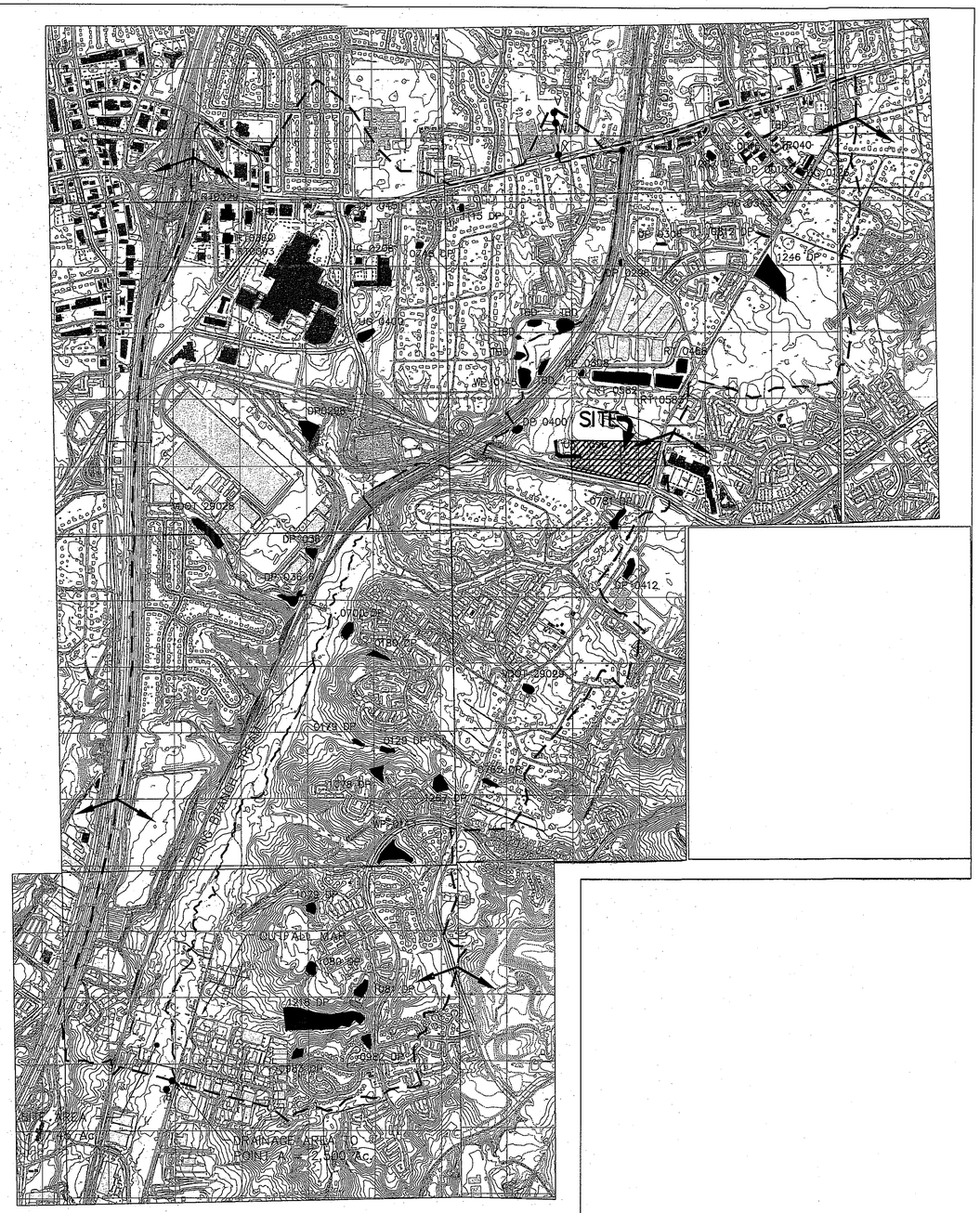


1/6 LONG BRANCH DRAINAGE AREA MAP

SCALE : 1" = 1000'

ADEQUATE OUTFALL NARRATIVE

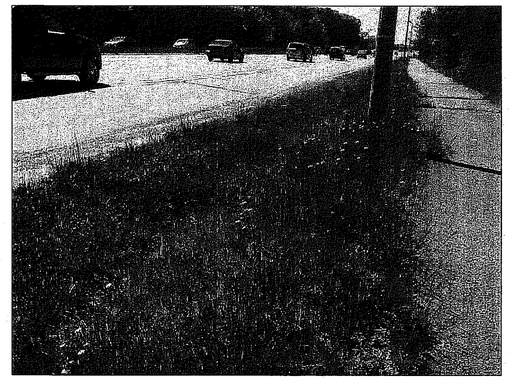
OUTFALL DESCRIPTION

THE SUBJECT SITE IS APPROXIMATELY 13.44 ACRES AND HAS TWO OUTFALLS. EACH OUTFALL, DESCRIBED IN MORE DETAIL BELOW, EVENTUALLY MEETS WITH LONG BRANCH. AT THE POINT WHERE EACH OUTFALL MEETS WITH LONG BRANCH, THE OVERALL DRAINAGE AREA TO LONG BRANCH EXCEEDS 1344 ACRES AND THEREFORE THE EXTENT OF THE OUTFALL DESCRIPTION FOR THIS ENTITLEMENT PLAN SHALL BE THESE CONFLUENCE POINTS WITH LONG BRANCH. THE OUTFALL ANALYSIS PROVIDED WITH THE CONSTRUCTION DOCUMENTS WILL PROVIDE THE NECESSARY COMPUTATIONS TO DEMONSTRATE THE ADEQUACY OF THE OUTFALLS FOR THE SUBJECT SITE IN ACCORDANCE WITH SECTION 6-0203 OF THE PUBLIC FACILITIES MANUAL.

THE SUBJECT ISTE IS BOUNDED TO THE EAST BY BEULAH STREET, TO THE SOUTH BY THE FRANCONIA SPRINGFIELD PARKWAY, TO THE WEST BY EXISTING METRO PARK OFFICE DEVELOPMENT, AND TO THE NORTH BY EXISTING METRO PARK OFFICE DEVELOPMENT. EACH OUTFALL FOR THE SITE WILL LEAVE THE PROPERTY IN A SOUTHERLY MANNER, ONE OF WHICH WILL CONVEY WATER SOUTH-EASTERLY AND THE OTHER WILL CONVEY FLOW SOUTH-WESTERLY.

OUTFALL #1 AS INDICATED ON THE ATTACHED MAP ON SHEET 5 WILL CONVEY FLOW IN AN EXISTING CLOSED CONDUIT SYSTEM UNDER THE FRANCONIA SPRINGFIELD PARKWAY AND INTO AN EXISTING RESIDENTIAL DEVELOPMENT. FLOW WILL REMAIN IN AN EXISTING CLOSED CONDUIT SYSTEM THROUGH THE RESIDENTIAL DEVELOPMENT, CROSS UNDER ALFORTH AVENUE, AND OUTFALL INTO EXISTING FACILITY 0781 DP. THIS FACILITY WILL OUTFALL INTO A CLOSED CONDUIT SYSTEM WHICH WILL FLOW SOUTH-WESTERLY AND GENERALLY FOLLOW JUDITH AVENUE TO WINDSOR AVENUE TO BARRY ROAD WHERE IT WILL OUTFALL INTO AN EXISTING GRASS DITCH. THIS DITCH IS IN GOOD CONDITION WITH NO SIGNIFICANT VISIBLE SIGNS OF EROSION. THE GRASS DITCH WILL CONVEY FLOW INTO AN UNNAMED TRIBUTARY OF LONG BRANCH WHICH WILL VERY NEARLY REACH A POINT OF CONFLUENCE WITH LONG BRANCH – THIS TRIBUTARY IS ALSO IN GOOD STABLE CONDITION.

OUTFALL #2 AS INDICATED ON THE MAP ON SHEET 5 WILL CONVEY FLOW IN AN EXISTING ROADSIDE DITCH WESTERLY ALONG THE FRANCONIA SPRINGFIELD PARKWAY. THIS ROADSIDE DITCH WHICH IS IN GOOD STABLE CONDITION, WILL BE COLLECTED INTO AN EXISTING CLOSED CONDUIT SYSTEM THAT WILL CONTINUE TO CONVEY FLOW ALONG THE FRANCONIA SPRINGFIELD PARKWAY UNTIL OUTFALLING INTO LONG BRANCH VERY NEARLY DOWNSTREAM OF EXISTING FACILITY DP0400. FUTURE IMPROVEMENTS TO THE FRANCONIA SPRINGFIELD PARKING MAY REPLACE THE EXISTING DITCH WITH A CLOSED CONDUIT SYSTEM THAT CONNECTS TO THE EXISTING CLOSED CONDUIT SYSTEM.



EXISTING DITCH (FRANCONIA SPRINGFIELD PARKWAY)

LONG BRANCH STREAM AT POINT 'A'

LONG BRANCH STREAM AT POINT 'A'

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
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Sheet 7 of 23

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(703)442-7800 ■ FAX (703)761-2787
McLEAN, VA ■ GERMANTOWN, MD

LIBERTY VIEW
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

STORMWATER COMPS & ADEQUATE OUTFALL

VIKA REVISIONS

02/08/2011
01/28/2011
12/13/2010
10/20/2010
06/23/2010
1ST SUB 4/30/2010
DATE: APRIL, 2010
DES. EJI / DWN. KY
SCALE: AS SHOWN
PROJECT/FILE NO. V7324
SHEET NO. 6

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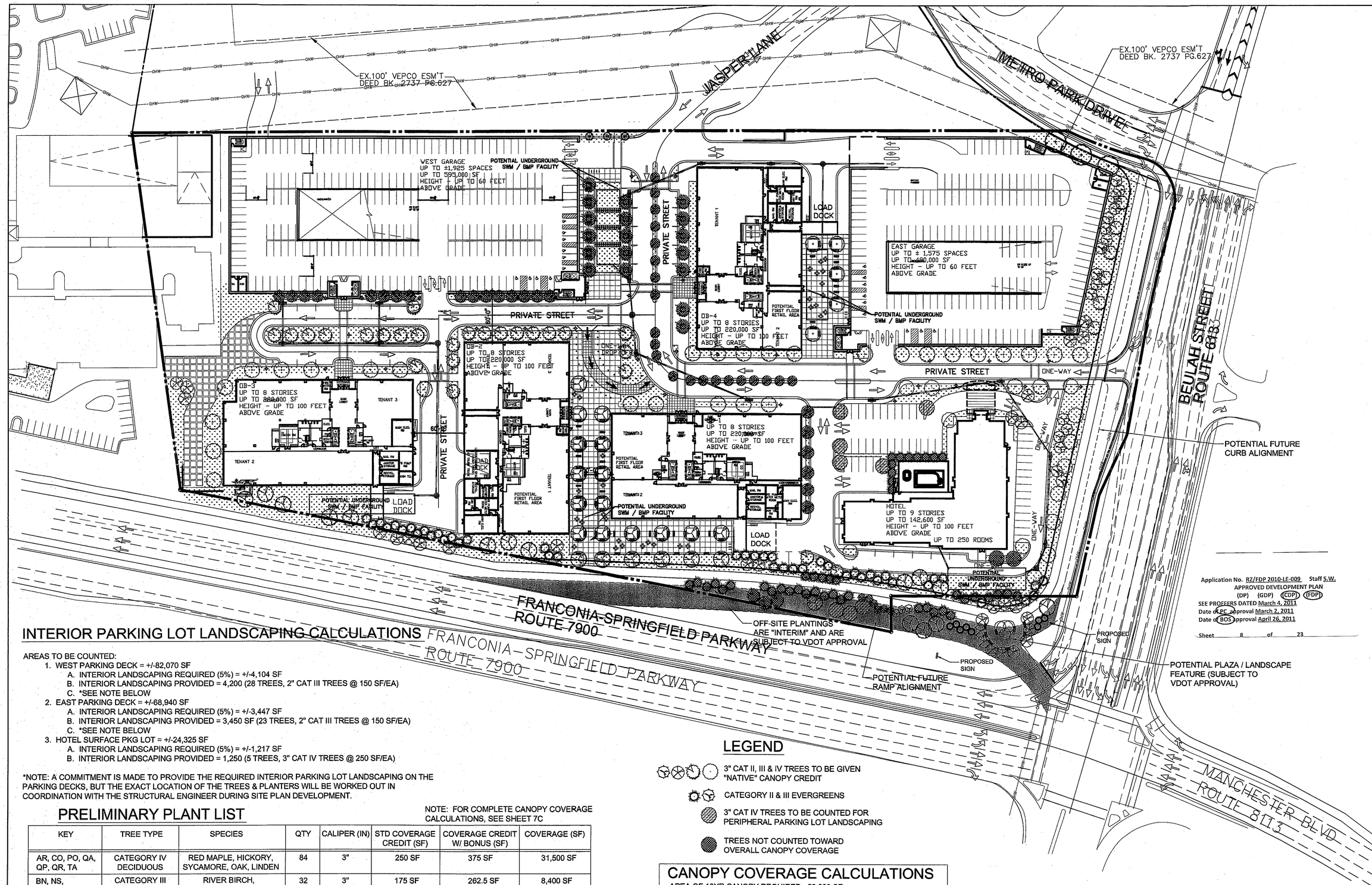

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011
Sheet 8 of 23

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREAS TO BE COUNTED:

1. WEST PARKING DECK = +/-82,070 SF
   A. INTERIOR LANDSCAPING REQUIRED (5%) = +/-4,104 SF
   B. INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
   C. *SEE NOTE BELOW
2. EAST PARKING DECK = +/-68,940 SF
   A. INTERIOR LANDSCAPING REQUIRED (5%) = +/-3,447 SF
   B. INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
   C. *SEE NOTE BELOW
3. HOTEL SURFACE PKG LOT = +/-24,325 SF
   A. INTERIOR LANDSCAPING REQUIRED (5%) = +/-1,217 SF
   B. INTERIOR LANDSCAPING PROVIDED = 1,250 (5 TREES, 3" CAT IV TREES @ 250 SF/EA)

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, QA, QP, QR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	375 SF	31,500 SF
BN, NS,	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	32	3"	175 SF	262.5 SF	8,400 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,250 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	17	2" (8-10' HT)	150 SF		2,550 SF
CJ, IO, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	41	2" (8-10' HT)	100 SF		3,700 SF
						TOTAL =	48,400 SF

LEGEND

- 3" CAT II, III & IV TREES TO BE GIVEN "NATIVE" CANOPY CREDIT
- CATEGORY II & III EVERGREENS
- 3" CAT IV TREES TO BE COUNTED FOR PERIPHERAL PARKING LOT LANDSCAPING
- TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

CANOPY COVERAGE CALCULATIONS

AREA OF 10YR CANOPY REQUIRED: 52,239 SF

PARKING LOT LANDSCAPE PROVIDED:	4,200 SF (WEST DECK)
PARKING LOT LANDSCAPE PROVIDED:	3,450 SF (EAST DECK)
LANDSCAPE CANOPY COVERAGE PROVIDED:	48,400 SF (SITE)
TOTAL CANOPY COVERAGE PROVIDED:	56,050 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED

NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

VIKA
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VIKA INCORPORATED
8180 GREENSBORO DRIVE, SUITE 200 ■ MCLEAN, VIRGINIA 22102
(703) 267-7500 ■ FAX (703) 267-7587
MCLEAN, VA GERMANTOWN, MD

LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CDP / FDP CONCEPT LANDSCAPE PLAN HOTEL OPTION

VIKA REVISIONS

06/23/2010
10/20/2010
12/13/2010
1/28/2011
2/08/2011

DATE:	APRIL 30, 2010
DES. JK/NPK	DWN. JK/NPK
SCALE:	AS NOTED
PROJECT/FILE NO.	V7324A
SHEET NO.	7A

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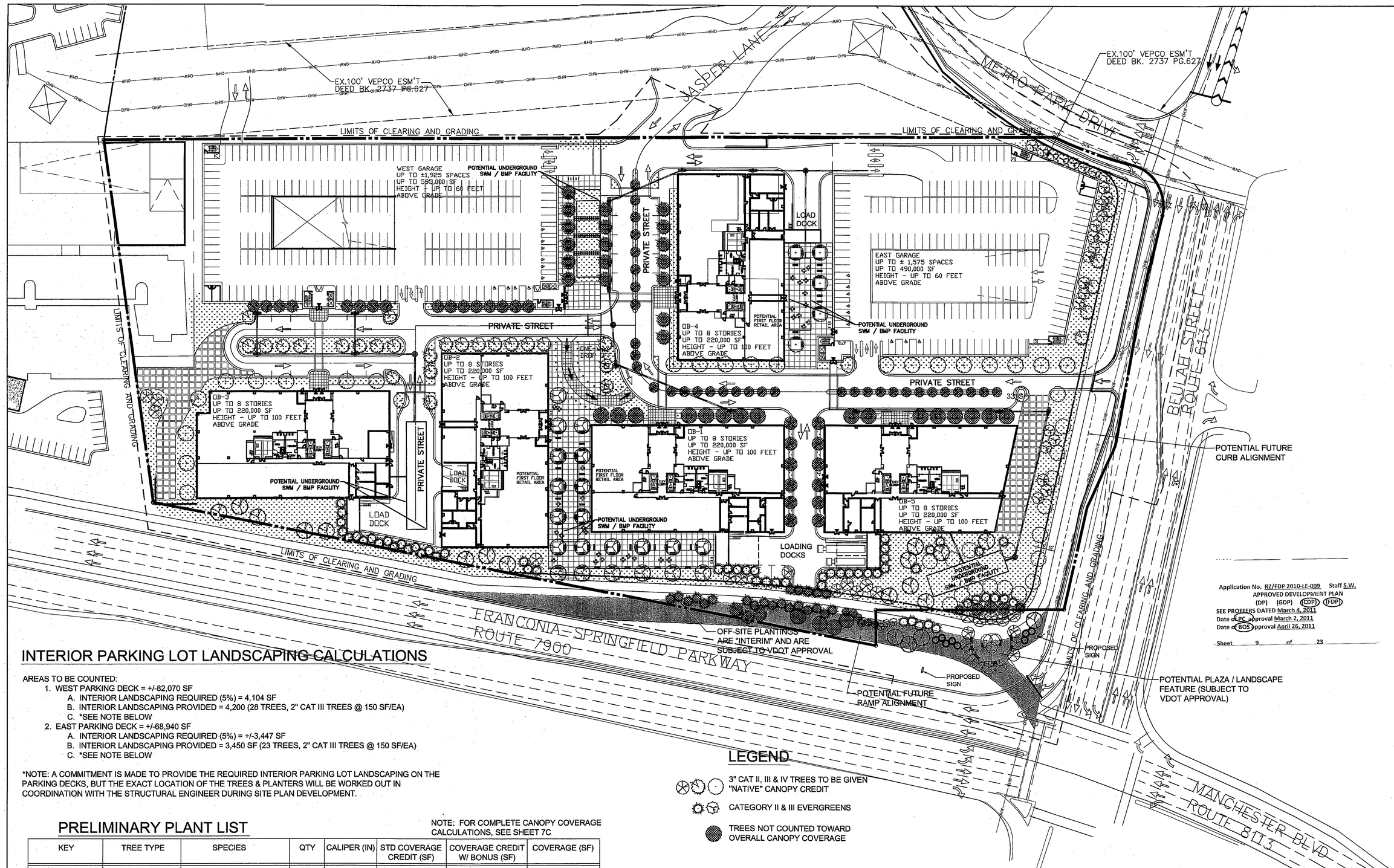

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC Approval March 2, 2011
Date of BOS Approval April 26, 2011
Sheet 9 of 23

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREAS TO BE COUNTED:

1. WEST PARKING DECK = +/-82,070 SF
   A. INTERIOR LANDSCAPING REQUIRED (5%) = 4,104 SF
   B. INTERIOR LANDSCAPING PROVIDED = 4,200 (28 TREES, 2" CAT III TREES @ 150 SF/EA)
   C. *SEE NOTE BELOW
2. EAST PARKING DECK = +/-68,940 SF
   A. INTERIOR LANDSCAPING REQUIRED (5%) = +/-3,447 SF
   B. INTERIOR LANDSCAPING PROVIDED = 3,450 SF (23 TREES, 2" CAT III TREES @ 150 SF/EA)
   C. *SEE NOTE BELOW

*NOTE: A COMMITMENT IS MADE TO PROVIDE THE REQUIRED INTERIOR PARKING LOT LANDSCAPING ON THE PARKING DECKS, BUT THE EXACT LOCATION OF THE TREES & PLANTERS WILL BE WORKED OUT IN COORDINATION WITH THE STRUCTURAL ENGINEER DURING SITE PLAN DEVELOPMENT.

PRELIMINARY PLANT LIST

NOTE: FOR COMPLETE CANOPY COVERAGE CALCULATIONS, SEE SHEET 7C

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE CREDIT W/ BONUS (SF)	COVERAGE (SF)
AR, CO, PO, QA, QP, QR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	84	3"	250 SF	375 SF	31,500 SF
BN, NS,	CATEGORY III DECIDUOUS	RIVER BIRCH, TUPELO	30	3"	175 SF	262.5 SF	7,875 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	12	3"	125 SF	187.5 SF	2,250 SF
PA, CA	CATEGORY III EVERGREENS	NORWAY SPRUCE, ATLAS CEDAR	25	2" (8-10' HT)	150 SF		3,750 SF
CJ, IO, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	53	2" (8-10' HT)	100 SF		5,300 SF
						TOTAL =	50,675 SF

LEGEND

3" CAT II, III & IV TREES TO BE GIVEN "NATIVE" CANOPY CREDIT

CATEGORY II & III EVERGREENS

TREES NOT COUNTED TOWARD OVERALL CANOPY COVERAGE

CANOPY COVERAGE CALCULATIONS

AREA OF 10YR CANOPY REQUIRED: 52,239 SF

PARKING LOT LANDSCAPE PROVIDED:	4,200 SF (WEST DECK)
PARKING LOT LANDSCAPE PROVIDED:	3,450 SF (EAST DECK)
LANDSCAPE CANOPY COVERAGE PROVIDED:	50,675 SF (SITE)
TOTAL CANOPY COVERAGE PROVIDED:	58,325 SF

* 10YR CANOPY COVERAGE HAS BEEN PROVIDED

NOTE: FOR ADDITIONAL LANDSCAPE COMPUTATIONS SEE SHEET 7C.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!

NORTH

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

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(703)442-7800 ■ FAX (703)761-2797
McLEAN, VA GERMANTOWN, MD

LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CDP / FDP CONCEPT LANDSCAPE PLAN OFFICE BLDG OPTION

VIKA REVISIONS

06/23/2010
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DATE: APRIL 30, 2010
DES. JK/NPK
DWN. JK/NPK
SCALE: AS NOTED
PROJECT/FILE NO. V7324A
SHEET NO. 7B

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TREE PRESERVATION TARGET DEVIATION REQUEST

ENGINEERS ▪ PLANNERS ▪ LANDSCAPE ARCHITECTS ▪ SURVEYORS ▪ SUSTAINABLE DESIGN

October 19, 2010

Mr. Todd Nelson
County of Fairfax
DPWES/Urban Forest Management Division
12055 Government Center Parkway
Suite 535
Fairfax, VA 22035

RE: Liberty View
RZ/FDP 2010-LE-009
Tree Preservation Target
Deviation Request
VIKA # V7324A

Dear Mr. Nelson:

The site is currently developed as single family residential subdivision with 26 individual lots. The property is currently zoned R-1 Residential – One Dwelling Unit per 40,000 SF lot. There are currently 17 dwelling units within the subdivision. The subdivision and dwellings were constructed and improved from the 1960's to the present day.
The proposed development will demolish the existing dwelling units in order to redevelop the property as a commercial/office development in accordance with the Zoning Ordinance criteria provided under the PDC District regulations. The Zoning Ordinance regulations governing the PDC District provides for a development density of 1.5 FAR. In order to achieve this development density structured parking is required to meet the parking requirements of the Ordinance. This limits the amount of design flexibility which might exist in a development with surface parking as the parking structures do not allow for open areas within the structure area. In order to achieve the allowable development density of the PDC District many times areas of a site with mature tree canopy which would be desirable to preserve from the previous land use can not be saved. Such attempts generally compromise the development potential of a site unless such vegetation happens to be located in an area which is not suitable for redevelopment (wetland areas or areas with steep slopes or unsuitable soils). It is therefore unfortunate that in order to achieve the density development potential allowed by the Zoning Ordinance that much of the existing vegetation must be removed.
This is the case with the current property. The areas identified by the County as preferable for preservation are in areas needed to support the development of the site. Vegetation that was intended to be preserved was found to be unsuitable due to its poor quality of vegetation. It is to that end that the applicant in accordance with Section 12-0507.3 of the PFM is requesting a tree preservation deviation in accordance with PFM Section 12-0507.3A(1). This Section allows for deviations based upon the criteria of the Zoning Ordinance which allows development of a property at a certain range or density and that by providing for tree preservation areas that density would not or could not be achieved.
The applicant therefore respectfully request a deviation to the tree preservation recommendations of the PFM be granted due to the fact that the areas selected by the County as desirable for preservation will not allow for the property to be developed at the density permitted by the Zoning Ordinance.

VIKA, Incorporated
8180 Greensboro Drive, Suite 200 ▪ McLean, Virginia 22102 ▪ 703.442.7800 Fax 703.761.2787
McLean, VA ▪ Germantown, MD ▪ Washington, DC
www.vika.com

JUSTIFICATION FOR TRANSITIONAL YARD BARRIER AND SCREENING WAIVER REQUEST

A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS--AS SET FORTH IN SECTION 13-304 (3)--IS RESPECTFULLY REQUESTED FOR THE PROJECT FRONTAGES ALONG BEULAH ROAD AND FRANCONIA / SPRINGFIELD PARKWAY; IT IS FET THAT THESE REQUESTS ARE JUSTIFIED FOR THE FOLLOWING REASONS:

BEULAH ROAD

1. THE COUNTY PREFERRED ULTIMATE RIGHT OF WAY LINE ALONG BEULAH ROAD IS VERY CLOSE TO THE LOCATION OF THE PROPOSED STRUCTURES AND PLANTS INSTALLED WOULD LIKELY NEED TO BE REMOVED WITH THE FUTURE ROADWAY IMPROVEMENTS.

2. THE NEAREST RESIDENCE ACROSS BEULAH ROAD IS +/-600 FEET AWAY , AND IS DIAGONAL TO ONLY A SMALL PORTION OF THE PROJECT. THE VISIBLE CORNER OF THE PARKING STRUCTURE IS TO HAVE LANDSCAPING AS SHOWN ON SHEETS 7A AND 7B TO SOFTEN THIS CORNER.

FRANCONIA / SPRINGFIELD PARKWAY

1.THE ULTIMATE CONFIGURATION OF THE PROPOSED INTERCHANGE OF BEULAH ROAD AND THE PARKWAY SHOWS THE RIGHT OF WAY LINE SUBSTANTIALLY CLOSER TO THE PROPOSED BUILDINGS THAN THE CURRENT ROADWAY; PLANTS INSTALLED WOULD LIKELY BE REMOVED DURING THE ROADWAY IMPROVEMENTS. IN ADDITION, A WIDENED MULTI-USE TRAIL IS BEING PROVIDED ALONG THE PROJECT PORTION OF THE PARKWAY FRONTAGE LEAVING EVEN LESS ROOM AVAILABLE FOR THE FULL COMPONENT OF VEGETATIVE SCREEN PLANTINGS.

2. THE NEAREST RESIDENTIAL BUILDING IS APPROXIMATELY 260 FEET AWAY FROM THE PROPOSED BUILDINGS (ACROSS APPRXIMATELY 8 LANES OF TRAFFIC) AND IS SURROUNDED BY ITS OWN PHYSICAL AND VEGETATIVE BARRIERS.

3. IN AN EFFORT TO PROVIDE VISUAL PERMEABILITY AND PHYSICAL CONNECTIVITY BETWEEN THE PROJECT AND THE MULTI-USE TRAIL, PROVIDING THE REQUIRED BUFFERS AND BARRIERS (EVEN IF IT WAS PHYSICALLY POSSIBLE) WOULD BE COUNTER TO THIS OBJECTIVE. AN ENHANCED LANDSCAPE DESIGN IS PROPOSED FOR THIS AREA--AS SHOWN ON SHEETS 7A AND 7B.

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 10 of 23

Table 12.12 10-Year Tree Canopy Calculation Worksheet — HOTEL 10.20.2010

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	210,263.00	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0.36	
A 3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	585,708.00	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	60,546.00	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	2,772.00	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	522,390.00	Square feet
B5	Identify the site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	52,239.00	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	18,753.25	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0.00	Square Feet
C 3	C 2 x 1.25(SF) =	0.00	§ 12-0509.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0.00	Square Feet
C 5	C 4 x 1.5(SF) =	0.00	§ 12-0509.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0.00	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0.00	§ 12-0509.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0.00	Square Feet
C 9	C 8 x 1.0 (SF) =	0.00	§ 12-0509.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0.00	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	52,239.00	Square feet
D 2	Area of canopy planted for air quality benefits =	0.00	Square feet
D 3	D 2 x 1.5 (SF) =	0.00	§ 12-0509.4B(1)
D 4	Area of canopy planted for energy conservation =	0.00	Square feet
D 5	D 4 x 1.5 (SF) =	0.00	§ 12-0509.4B(2)
D 6	Area of canopy planted for water uality benefits =	0.00	Square feet
D 7	D 6 x 1.25 (SF) =	0.00	§ 12-0509.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0.00	Square feet
D 9	D 8 x 1.5 (SF) =	0.00	§ 12-0509.4B(4)
D 10	Area of canopy provided by native trees =	29,775.00	Square feet
D 11	D 10 x 1.5 (SF) =	44,662.50	§ 12-0509.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0.00	Square feet
D 13	D 12 x 1.25 (SF) =	0.00	§ 12-0509.4B(6)
D 14	Area of canopy provided through tree seedings (SF) =	0.00	§ 12-0509.4D(1)(a)
D 15	D 14 x 1.0 =	0.00	Square feet
D 16	Percentage of D 14 represented by D 15 =	0.00	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	9,750.00	Square feet
D 18	Total of canopy area provided through tree planting =	54,412.50	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?		Yes or No § 12-0511
D 21	Canopy area requested to be provided through offsite banking or tree fund =		Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0.00	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	54,412.50	Square feet
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0.00	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	54,412.50	Total of E 1 through E 3, area should meet or exceed area in B 7

Table 12.13 Interior Parking Lot Landscaping Calculations

		Remarks
Area to be counted (SF) =	177,843.00	square feet
Interior Landscaping Required (5%) =	8,897.15	square feet
Total Shade tree Canopy Provided		
(51 trees @ 150 ft²) ea.) =	7,650.00	
(7 trees @ 250 ft²) ea.) =	1,750.00	
Total Area Required (SF) =	8,897.15	5.00%
Total Area Provided (SF)=	9,400.00	5.10%

1 TREE COVERAGE--HOTEL OPTION
NONE

Table 12.12 10-Year Tree Canopy Calculation Worksheet — OFFICE 10.20.2010

Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	210,263.00	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0.36	
A 3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	585,708.00	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	60,546.00	§ 12-0510.1B
B3	Subtract area of exemptions(SF) =	2,772.00	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	522,390.00	Square feet
B5	Identify the site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	52,239.00	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	18,753.25	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	0.00	Square Feet
C 3	C 2 x 1.25(SF) =	0.00	§ 12-0509.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0.00	Square Feet
C 5	C 4 x 1.5(SF) =	0.00	§ 12-0509.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0.00	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0.00	§ 12-0509.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0.00	Square Feet
C 9	C 8 x 1.0 (SF) =	0.00	§ 12-0509.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	0.00	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	52,239.00	Square feet
D 2	Area of canopy planted for air quality benefits =	0.00	Square feet
D 3	D 2 x 1.5 (SF) =	0.00	§ 12-0509.4B(1)
D 4	Area of canopy planted for energy conservation =		Square feet
D 5	D 4 x 1.5 (SF) =	0.00	§ 12-0509.4B(2)
D 6	Area of canopy planted for water uality benefits =	0.00	Square feet
D 7	D 6 x 1.25 (SF) =	0.00	§ 12-0509.4B(3)
D 8	Area of canopy planted for wildlife benefits =		Square feet
D 9	D 8 x 1.5 (SF) =	0.00	§ 12-0509.4B(4)
D 10	Area of canopy provided by native trees =	29,425.00	Square feet
D 11	D 10 x 1.5 (SF) =	44,137.50	§ 12-0509.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0.00	Square feet
D 13	D 12 x 1.25 (SF) =	0.00	§ 12-0509.4B(6)
D 14	Area of canopy provided through tree seedings (SF) =	0.00	§ 12-0509.4D(1)(a)
D 15	D 14 x 1.0 =	0.00	Square feet
D 16	Percentage of D 14 represented by D 15 =	0.00	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	9,225.00	Square feet
D 18	Total of canopy area provided through tree planting =	53,362.50	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?		Yes or No § 12-0511
D 21	Canopy area requested to be provided through offsite banking or tree fund =		Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =		
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	0.00	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	53,362.50	Square feet
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0.00	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	53,362.50	Total of E 1 through E 3, area should meet or exceed area in B 7

Table 12.13 Interior Parking Lot Landscaping Calculations

		Remarks
Area to be counted (SF) =	162,352.00	square feet
Interior Landscaping Required (5%) =	8,117.60	square feet
Total Shade tree Canopy Provided		
(51 trees @ 150 ft²/ ea.) =	7,650.00	
(3 trees @ 250 ft²/ ea.) =	750.00	
Total Area Required (SF) =	8,117.60	5.00%
Total Area Provided (SF)=	8,400.00	5.10%

2 TREE COVERAGE--OFFICE OPTION
NONE

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LIBERTY VIEW
COUNTY OF FAIRFAX, VIRGINIA
LEE DISTRICT

CDP / FDP CONCEPT LANDSCAPE PLAN-- 10-YR TREE COVERAGE CALCULATIONS

VIKA REVISIONS
06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE: APRIL 30, 2010
DES. NPK
DWN. NPK
SCALE: AS NOTED
PROJECT/FILE NO. V7324A
SHEET NO. 7C

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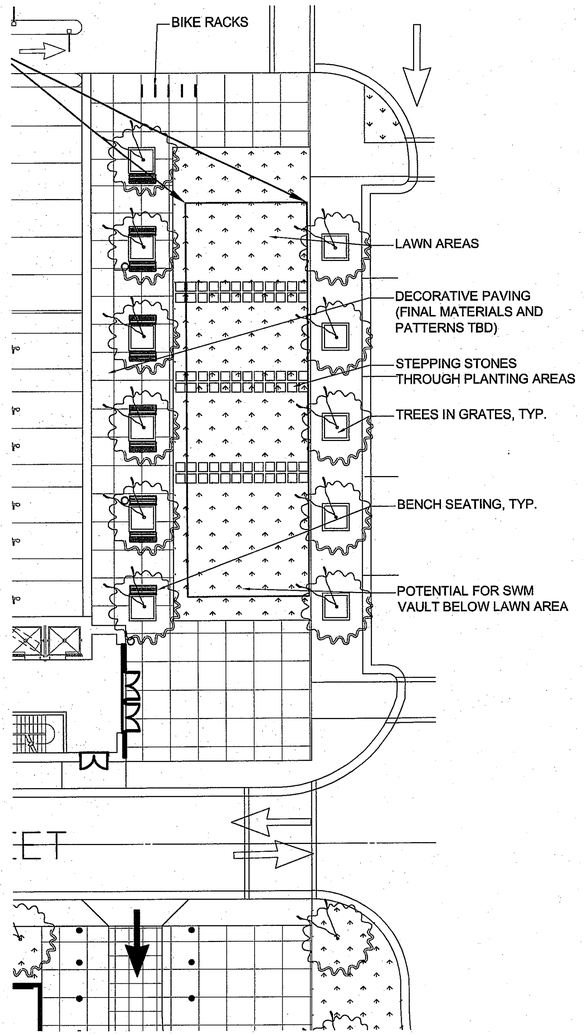
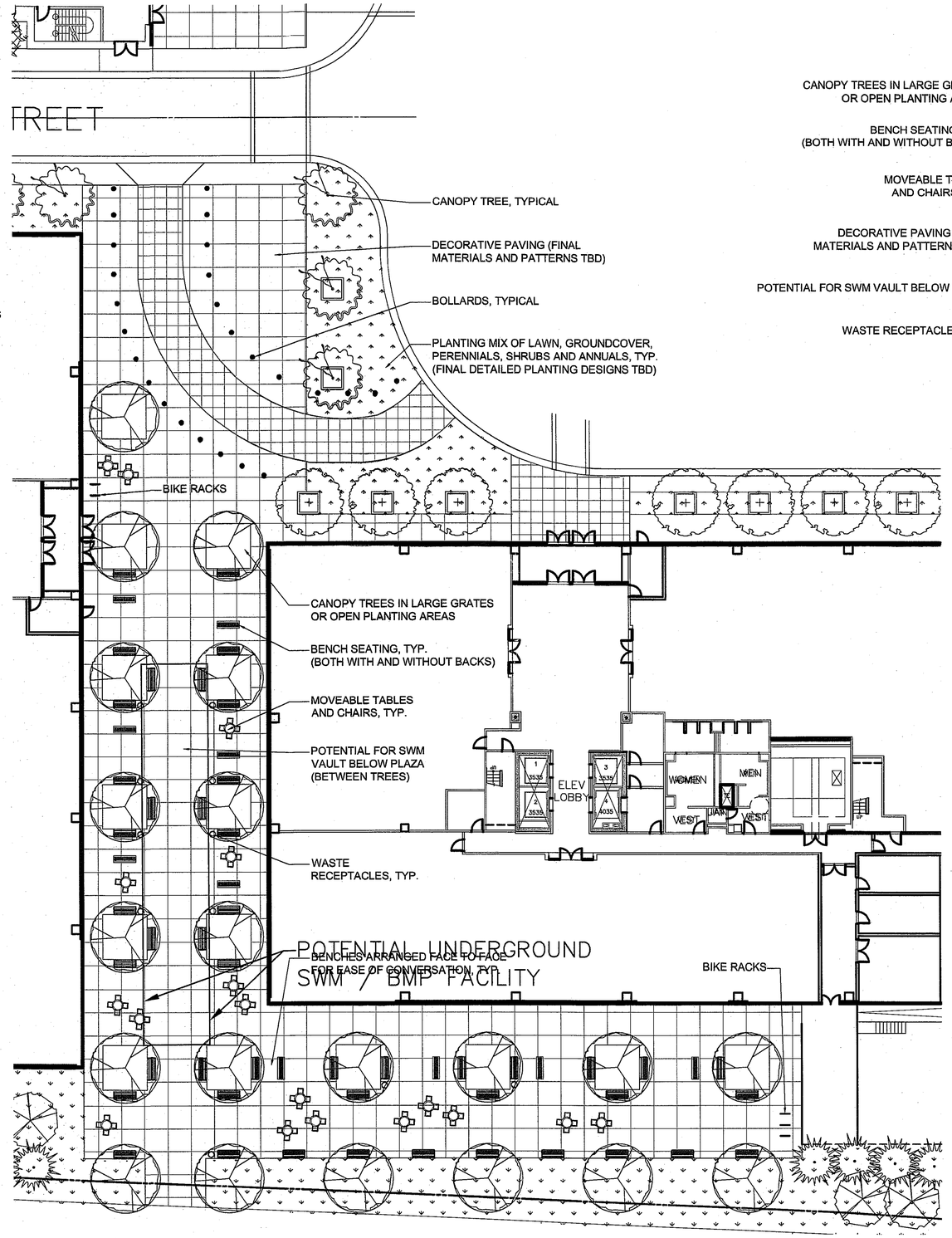
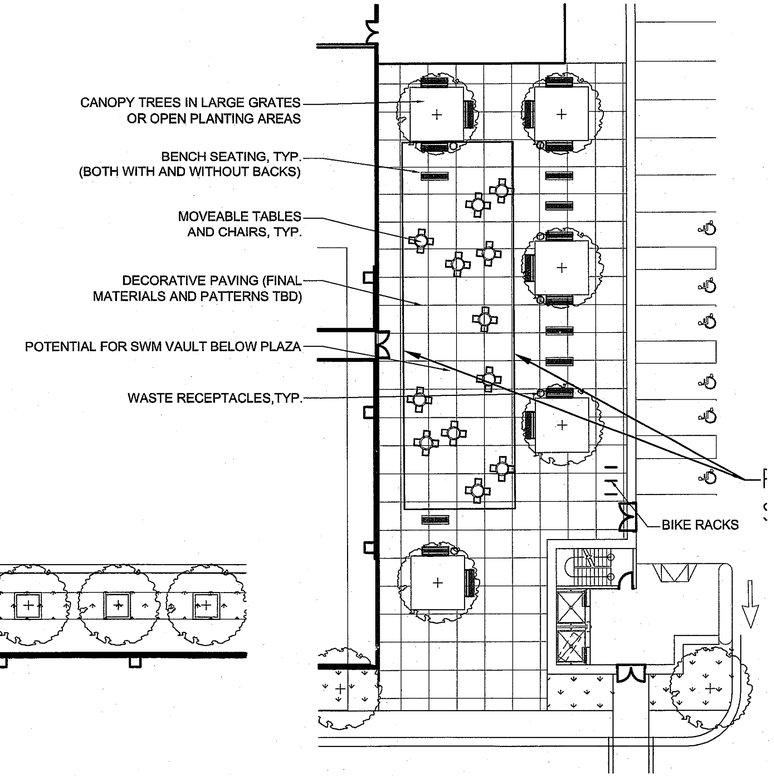


PLAZA DETAIL AT WEST GARAGE



CENTRAL PLAZA DETAIL BETWEEN OFFICE BUILDINGS 1 & 2



PLAZA DETAIL AT OFFICE BUILDING 4 & EAST GARAGE

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011
Sheet 11 of 23

NOTES:
1. REFER TO SHEET 7-E FOR SITE FURNISHINGS AND GENERAL DESIGN INTENT.
2. FINAL LOCATIONS FOR ALL SITE FURNISHING ELEMENTS MAY VARY WITH FINAL PLAN.

NORTH

GRAPHIC SCALE
16 0 8 16 32 64
(IN FEET)
1 inch = 16 ft.

THIS SHEET FOR LANDSCAPE PURPOSES, ONLY!

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LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CDP / FDP CONCEPT LANDSCAPE PLAN PLAZA DETAILS

VIKA REVISIONS
06/23/2010
10/20/2010
12/13/2010
01/28/2011
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DATE: APRIL 30, 2010
DES. JK/NPK
DWN. JK/NPK
SCALE: AS NOTED
PROJECT/FILE NO. V7324A
SHEET NO. 7D

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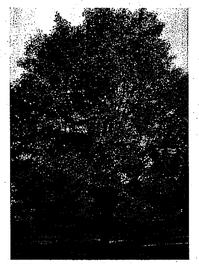
SYCAMORE

PIN OAK



RED MAPLE

TYPICAL CATEGORY 4 TREES

TUPELO

RIVER BIRCH

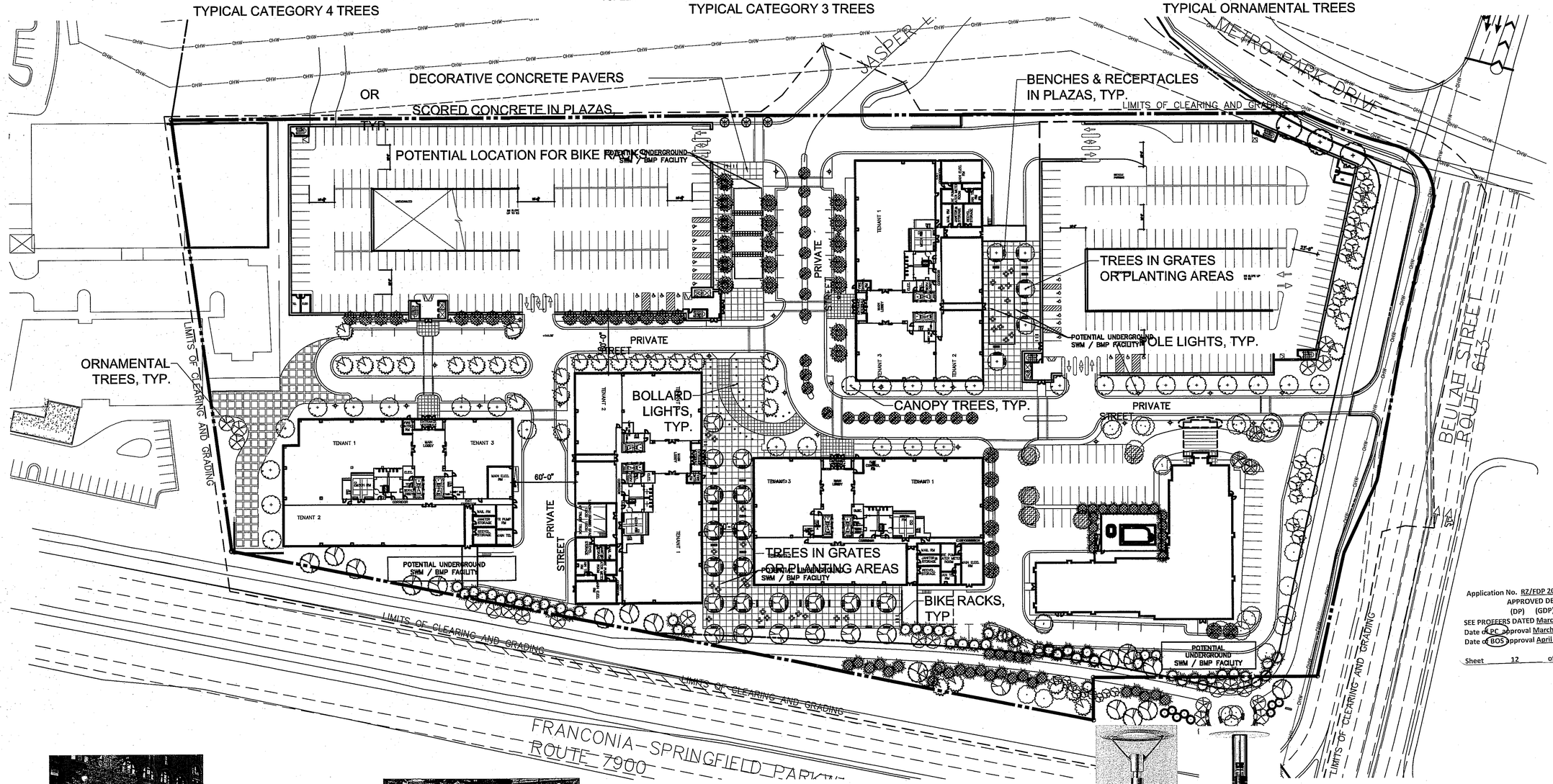
TYPICAL CATEGORY 3 TREES

REDBUD

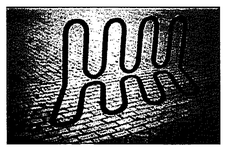
DOGWOOD

SERVICEBERRY

TYPICAL ORNAMENTAL TREES



STREET FURNITURE OPTIONS



BIKE RACK OPTIONS

POLE & BOLLARD LIGHT OPTIONS

TYPICAL TREE GRATE (EXPANDABLE)

NORTH

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LIBERTY VIEW

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LEE DISTRICT

PRELIMINARY SITE MATERIALS & FURNISHINGS EXHIBIT

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Sheet 12 of 23

VIKA REVISIONS
06/23/2010
12/13/2010
01/28/2011
02/08/2011

DATE: OCTOBER 20, 2010

DES.	DWN.
VIKA	VIKA

SCALE: 1" = 50'

PROJECT/FILE NO. V7324A

SHEET NO. 7-E

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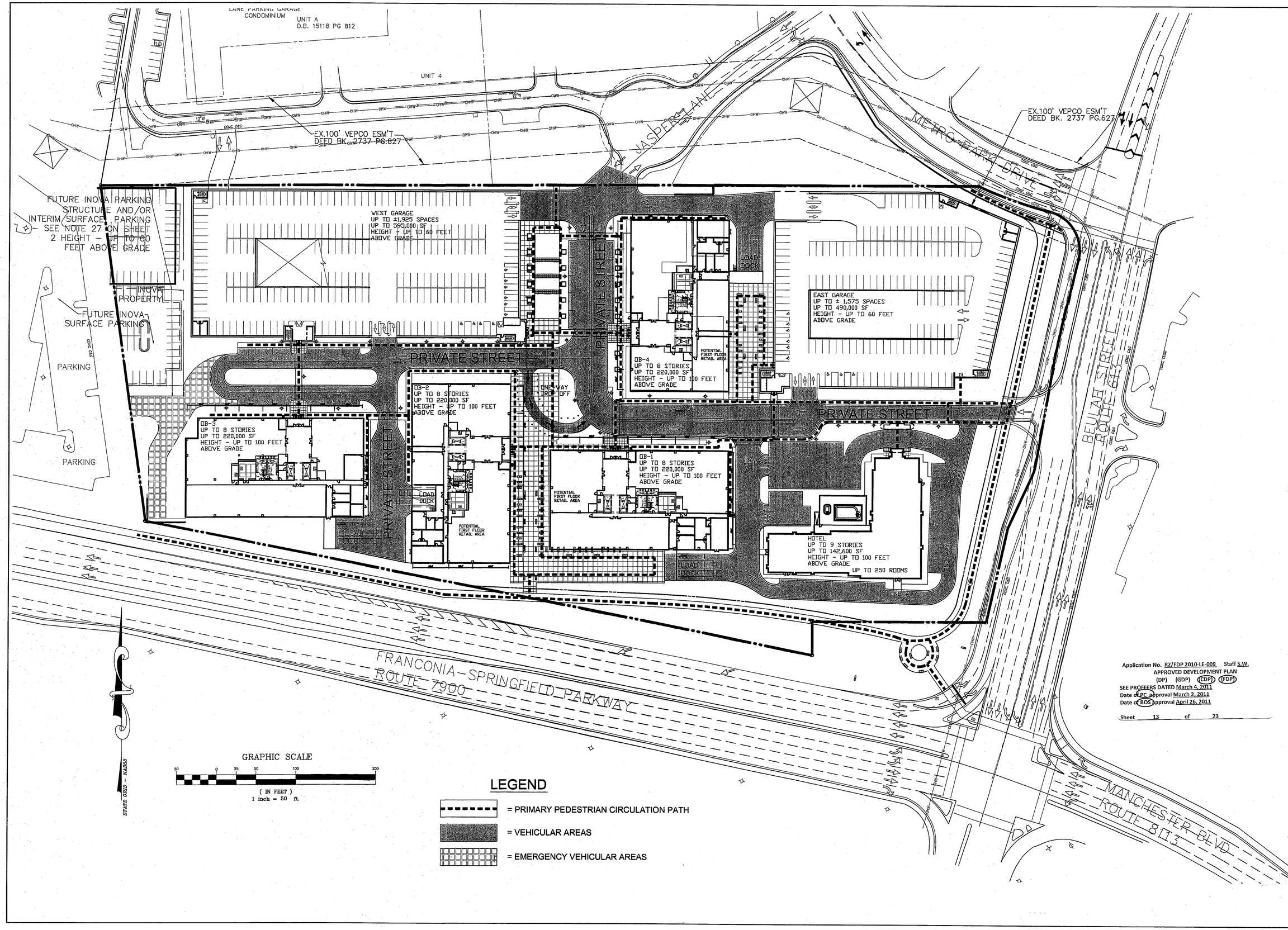

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
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LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN CIRCULATION PLAN HOTEL OPTION

VIKA REVISIONS

06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE:	03/30/2010
DES. ARC	DWN. RJB
SCALE:	1"=50'
PROJECT/FILE NO.	V7324
SHEET NO.	8A

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LANE PARKING GARAGE CONDOMINIUM
UNIT A
D.B. 15118 PG 812

EX. 15' FCWA ESM'T
D.B. 18190 PG. 1208

UNIT 4

EX. 24' INGRESS/EGRESS ESM'T
D.B. 18190 PG. 1208

EX.100' VEPCO ESM'T
DEED BK. 2737 PG.627

TRV 904

TRV 905

EX. TEMPORARY TURNAROUND ESM'T
D.B. 12964 PG. 694

EX. 15' FCWA ESM'T
D.B. 12964 PG. 694

JASPER LANE

TRV 906

METRO PARK DRIVE

EX.100' VEPCO ESM'T
DEED BK. 2737 PG.627

WEST GARAGE
UP TO ±1,925 SPACES
UP TO 595,000 SF
HEIGHT - UP TO 60 FEET
ABOVE GRADE

PARKING

PARKING

PRIVATE STREET

PRIVATE STREET

PRIVATE STREET

PRIVATE STREET

LOAD DOCK

EAST GARAGE
UP TO ± 1,575 SPACES
UP TO 490,000 SF
HEIGHT - UP TO 60 FEET
ABOVE GRADE

POTENTIAL FIRST FLOOR RETAIL AREA

OB-4
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT - UP TO 100 FEET
ABOVE GRADE

ONE WAY DROP OFF

OB-2
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT - UP TO 100 FEET
ABOVE GRADE

OB-3
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT - UP TO 100 FEET
ABOVE GRADE

LOAD DOCK

LOAD DOCK

POTENTIAL FIRST FLOOR RETAIL AREA

POTENTIAL FIRST FLOOR RETAIL AREA

OB-1
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT - UP TO 100 FEET
ABOVE GRADE

OB-5
UP TO 8 STORIES
UP TO 220,000 SF
HEIGHT - UP TO 100 FEET
ABOVE GRADE

LOADING DOCKS

BEULAH STREET
ROUTE 613

FRANCONIA-SPRINGFIELD PARKWAY
ROUTE 7900

MANCHESTER BLVD
ROUTE 8113

STATE GRID - NAD83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

LEGEND

= PRIMARY PEDESTRIAN CIRCULATION PATH

= VEHICULAR AREAS

= EMERGENCY VEHICULAR AREAS

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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Date of BOS approval April 26, 2011

Sheet 14 of 23

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LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN
CIRCULATION PLAN
OFFICE OPTION

VIKA REVISIONS
06/23/2010
10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE:	03/30/2010
DES. ARC	DWN. RJB
SCALE:	1"=50'
PROJECT/FILE NO.	V7324
SHEET NO.	8B

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NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

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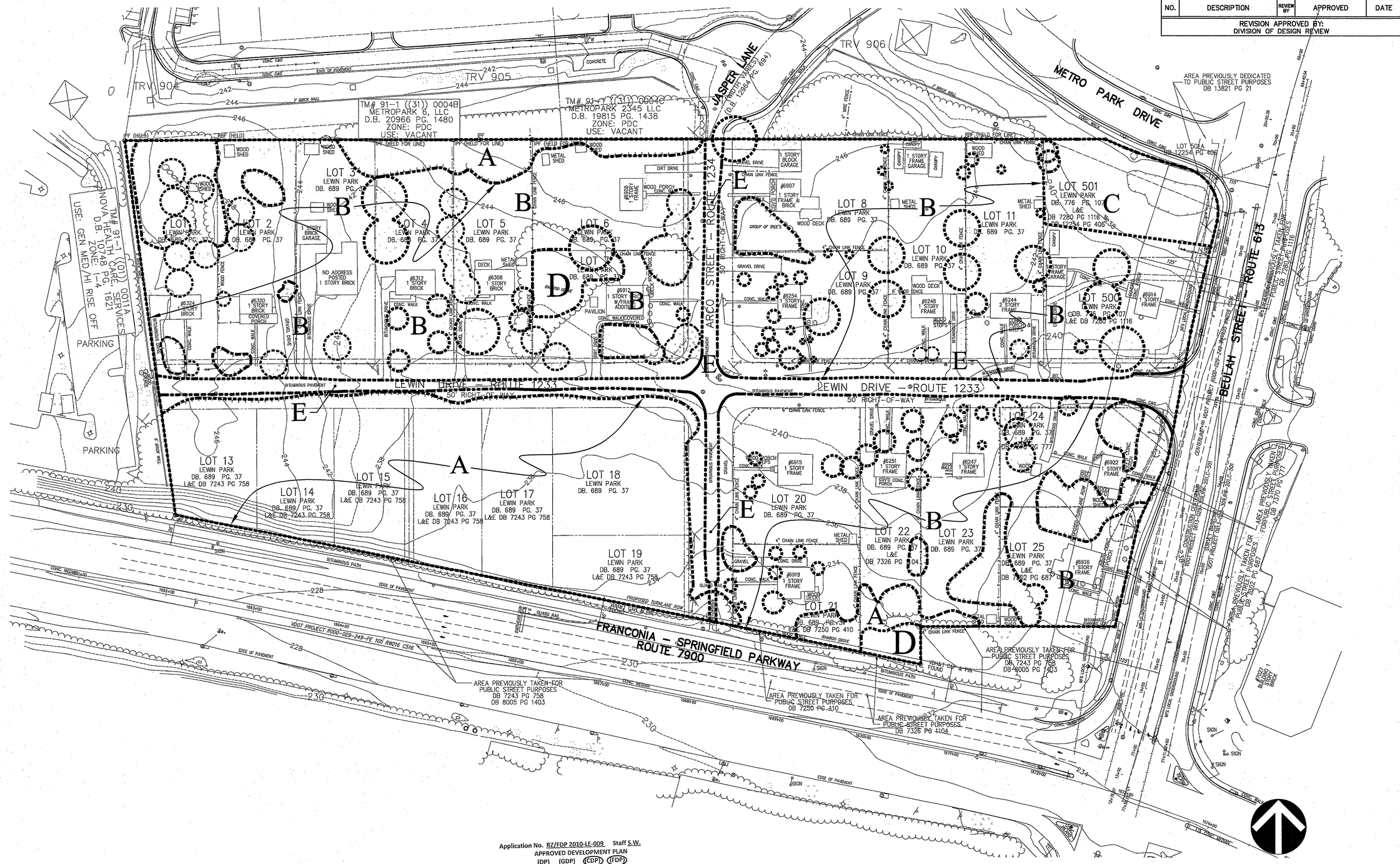
DIVISION OF DESIGN REVIEW



Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 15 of 23

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA-4720AM
SIGNATURE _____ DATE 2/8/11

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

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LIBERTY VIEW
COUNTY OF FAIRFAX, VIRGINIA
SPRINGFIELD DISTRICT

EXISTING VEGETATION MAP

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10/20/2010
12/13/2010
01/28/2011
02/08/2011

DATE: 03/24/2010
DES. NPK
DWN. NPK
SCALE: 1"=50'
PROJECT/FILE NO. V7324
SHEET NO. 9A

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EXISTING VEGETATION TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	LONG TERM SUB-CLIMAX	120,588.86 SF 2.22 AC	UPLAND FOREST	(SEE VEG TYPE COVERS)	EXISTING DECIDUOUS AND CONIFER WOODSTAND
B	DEVELOPED/ RESIDENTIAL	SUB-CLIMAX	406,969.12 SF 9.34 AC	SINGLE FAMILY RESIDENTIAL DEVELOPMENT	(SEE VEG TYPE COVERS)	SINGLE RESIDENTIAL DWELLINGS WITH MAINTAINED LANDSCAPING
C	SEASONAL GARDEN	N/A	17,141.93 SF 0.39 AC	FLOWER/VEGETABLE GARDEN AREA	(SEE VEG TYPE COVERS)	MAINTAINED VEGETABLE AND FLOWER GARDEN WITH LAWN EDGE
D	UNMAINTAINED DEVELOPED	SUCCESSIONAL	10,074.71 SF 0.23 AC	MATURE INVASIVE BAMBOO	(SEE VEG TYPE COVERS)	INVASIVE BAMBOO WITHIN THE SINGLE FAMILY RESIDENTIAL LOT AREAS
E	EXISTING ASPHALT ROAD	N/A	30,933.38 SF 0.71 AC	N/A	N/A	EXISTING ASPHALT ROAD WITHOUT CURB & GUTTER
		TOTAL	585,708 SF 13.45 AC			

VEGETATION COVER TYPES

"A" PRIMARY COVER

Acer rubrum–Red Maple
Acer saccharinum–Silver Maple
Ilex opaca–American Holly
Pinus virginiana–Virginia pine
Prunus serotina–Black Cherry
Quercus alba–White Oak
Quercus phellos–Willow Oak
Quercus montana–Chestnut Oak
Robinia pseudoacia–Black locust
Smilax rotundifolia–Greenbrier
Wisteria frutescens–American Wisteria

"B" PRIMARY COVER

Acer rubrum–Red Maple
Acer saccharinum–Silver Maple
Cornus florida–Flowering Dogwood
Ilex opaca–American Holly
Juniperus virginiana–Eastern Red Cedar
Liriodendron tulipifera–Yellow Poplar
Liquidambar styraciflua–American Sweetgum
Morus alba–White Mulberry
Pinus virginiana–Virginia pine
Prunus sargentii–Sargent Cherry
Prunus serotina–Black Cherry
Populus deltoides–Eastern Cottonwood
Quercus alba–White Oak
Robinia pseudoacia–Black Locust
Thuja cooidentalis–Eastern White Cedar
Ulmus americana–American Elm

"C" PRIMARY COVER

SEASONAL VEGETABLE GARDEN WITH ANNUAL / PERENNIAL FLOWERS

"D" PRIMARY COVER

Phyllostachys aurea–Golden Bamboo

EVM NARRATIVE

THE SUBJECT SITE IS A RESIDENTIAL SUBDIVISION WITH 26 EXISTING LOTS. 18 OF THE RESIDENTIAL LOTS ARE DEVELOPED WITH RESIDENTIAL HOMES. 7 OF THESE LOTS ARE THE UNDEVELOPED AND ARE VEGETATED WITH A SEMI-MATURE UPLAND WOODSTAND. THE REMAINING LOT IS UNDEVELOPED AND IS USED AS A PRIVATE VEGETABLE AND FLOWER GARDEN. THIS SUBDIVISION WAS DEVELOPED IN THE 1960'S AND WAS INITIALLY LANDSCAPED AT THE TIME OF CONSTRUCTION. THERE ARE CULTIVARS ON THE DEVELOPED PROPERTIES THAT ARE VOLUNTEER PLANT GERMINATIONS THAT THRIVED INTO MATURE VEGETATION.

COVER TYPE–A: THIS IS PREDOMINANTLY DECIDUOUS VEGETATION WITH SOME SAMPLING OF CONIFERS. THIS UPLAND FOREST COVERS 21% OF THE SITE AND HAS AN AGE CLASS OF SEMI–MATURE TO MATURE. GENERALLY THIS VEGETATION IS OF GOOD TO FAIR HEALTH. ALTHOUGH THERE IS CLEAR EVIDENCE OF STORM DAMAGE AND OCCURRENCE OF ESTABLISHED INVASIVE PLANTS.

COVER TYPE–B: THIS AREA INCLUDES THE 18 RESIDENTIAL LOTS. THIS AREA HAS LANDSCAPED AND VOLUNTEER VEGETATION. THIS LANDSCAPED AREA COVERS 69% OF THE PROJECT SITE. THE VEGETATION AGE CLASS ID FROM SEMI–MATURE TO MATURE. THIS AREA SHOWS THE LANDSCAPING TO BE MAINTAINED BUT AT A MODERATE LEVEL. THERE ARE LOCATIONS WHERE INVASIVE PLANT MATERIAL HAS ESTABLISHED. THE HEALTH OF THIS LANDSCAPED AREA IS FAIR TO GOOD ALTHOUGH THERE IS NO STRONG EVIDENCE TO BIOTIC DISEASE.

COVER TYPE–C: THIS AREA IS THE ONE LOT THAT IS NOT DEVELOPED AND HAS BEEN CLEARED OF A WOOD PLANT STAND. TYPE–C AREA COVERS 3.0% OF THE OVERALL PROJECT SITE. WHILE THIS AREA IS NOT WOODED IT SHOWS A HIGH SEASONAL MAINTENANCE SCHEDULE WITH GOOD HEALTH.

COVER TYPE–D: THIS AREA IS WITHIN THE AREA OF THE RESIDENTIAL LOTS AND IS IDENTIFIED WITH INVASIVE BAMBOO PLANT MATERIAL. THIS AREA COVER 1.7 ~ 2% OF THE SITE. THIS INVASIVE VEGETATION IS A MATURE AND ESTABLISHED AND SHOWS VIGOR AND VITALITY. THERE IS NO EVIDENCE OF ANY EFFORTS OF REMOVAL.

COVER TYPE–E: COVER TYPE–E IS PAVED ASPHALT ROAD WHICH COVERS APPROXIMATELY 5% OF THE SUBJECT DITE.

THIS SITE WILL NOT PROVIDE VEGETATION THAT WILL QUALIFY OR PROVIDE THE TREE PRESERVATION TARGET AS REQUIRED. THEREFORE, TO MEET THE TREE PRESERVATION TARGET AREA A DEVIATION REQUEST WILL BE SUBMITTED FOR REVIEW AND APPROVAL AS OUTLINED IN PFM 12–0507.4.

Table 12.12 10-Year Tree Canopy Calculation Worksheet			HOTEL 10.20.2010
Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	210,263.00	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0.36	
A 3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

Table 12.12 10-Year Tree Canopy Calculation Worksheet			OFFICE 10.20.2010
Step		Totals	Reference
A. Tree Preservation Target Calculations and Statement			
A 1	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	210,263.00	see § 12-0507.2
A 2	Percentage of gross site area covered by existing tree canopy =	0.36	
A 3	Percentage of 10-year tree canopy required for site =	0.10	see Table 12.4
A 4	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	0.36	
A 5	Proposed percentage of canopy requirement that will be met through tree preservation =	0.00	
A 6	Has the Tree Preservation Target minimum been met?	No	Provide Yes or No
A 7	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	See Sheet 7C	Provide sheet number, see § 12-0507.3
A 8	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	YES	see § 12-0507.4

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
Date of BOS approval April 26, 2011

Sheet 16 of 23

PLAN PREPARED BY: NELSON P. KIRCHNER, CLA
CERTIFIED ARBORIST NO. MA–4720A

SIGNATURE _____ DATE 2/8/11

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REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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LIBERTY VIEW

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

EVM NOTES AND DETAILS SHEET

VIKA REVISIONS

02/08/2011
01/28/2011
12/13/2010
10/20/2010
6/23/2010
1ST SUB 4/30/2010

DATE: APRIL, 2010
DES. NPK DWN. NPK
SCALE: AS SHOWN
PROJECT/FILE NO. V7324
SHEET NO. 9B

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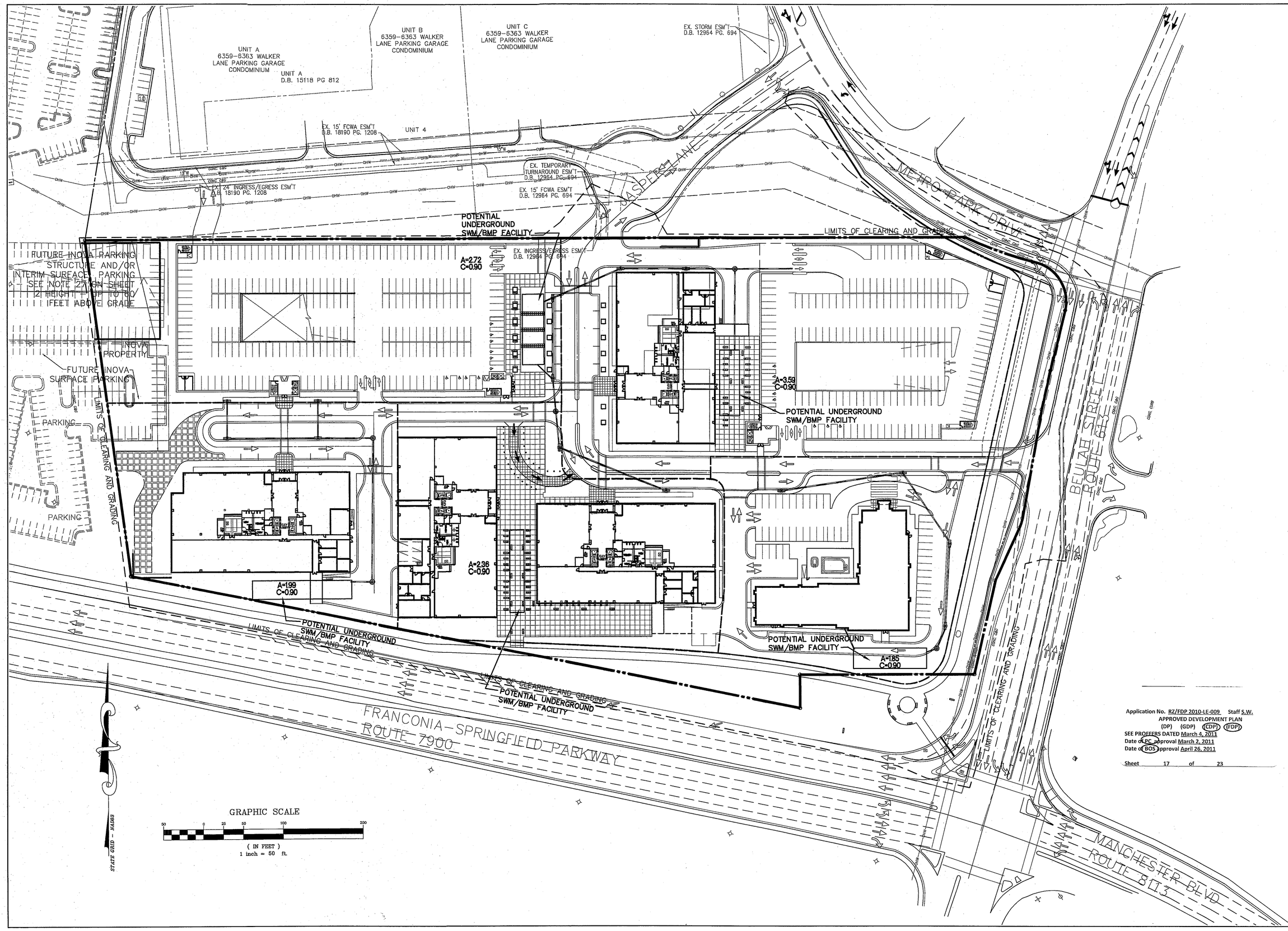

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFEERS DATED March 4, 2011
Date of PC approval March 2, 2011
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LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN HOTEL OPTION DRAINAGE DIVIDES

VIKA REVISIONS

06/23/2010
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12/13/2010
01/28/2011
02/08/2011

DATE:	04/30/2010
DES. ARC	DWN. RJB
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SHEET NO.	10A

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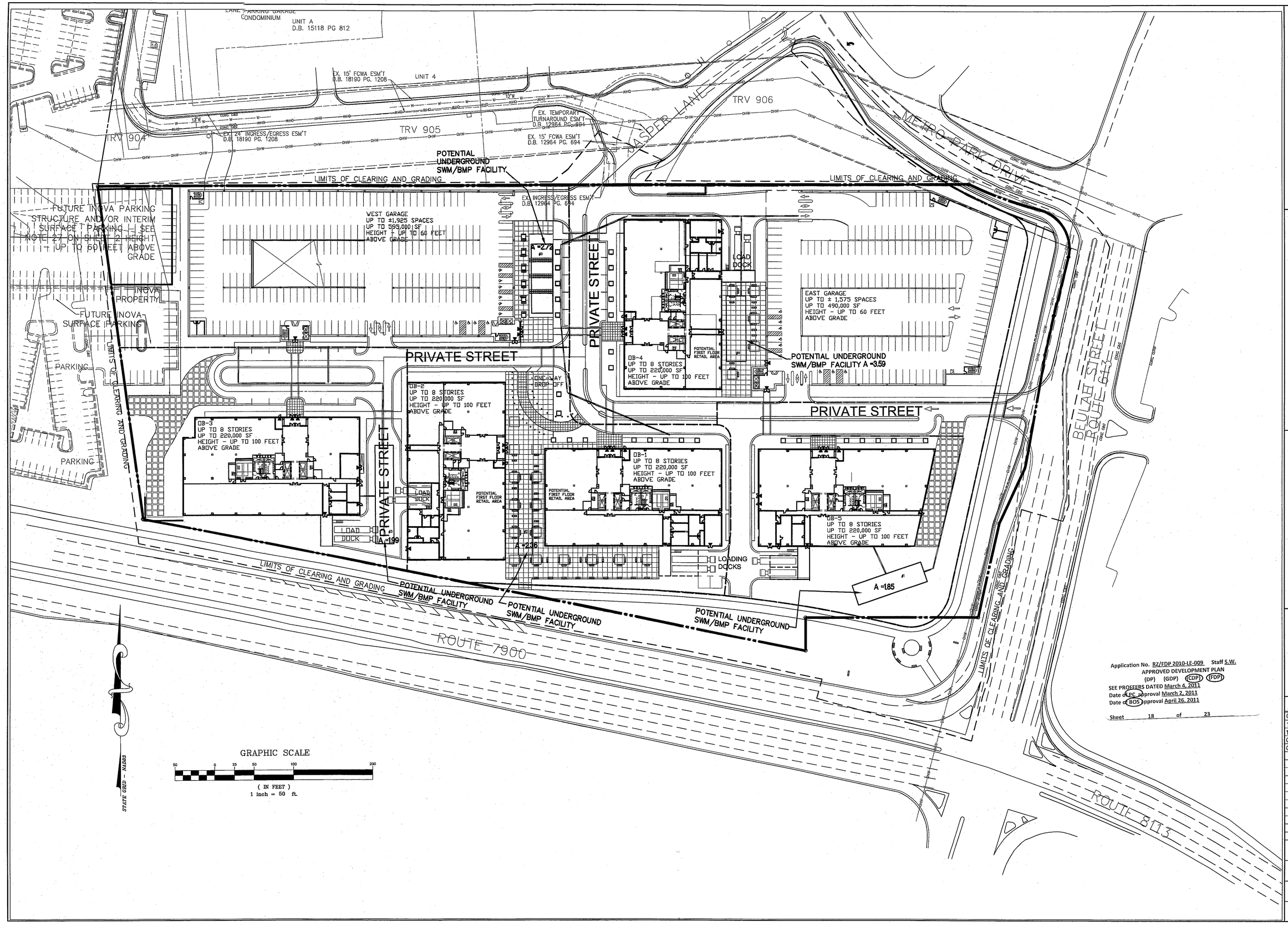

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC Approval March 2, 2011
Date of BOS Approval April 26, 2011
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LIBERTY VIEW

COUNTY OF FAIRFAX, VIRGINIA

LEE DISTRICT

CONCEPT DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN SITE DRAINAGE DIVIDES OFFICE OPTION

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06/23/2010
10/20/2010
12/13/2010
01/28/2011
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DATE:	03/30/2010
DES. ARC	DWN. RJB
SCALE:	1"=50'
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SHEET NO.	10B

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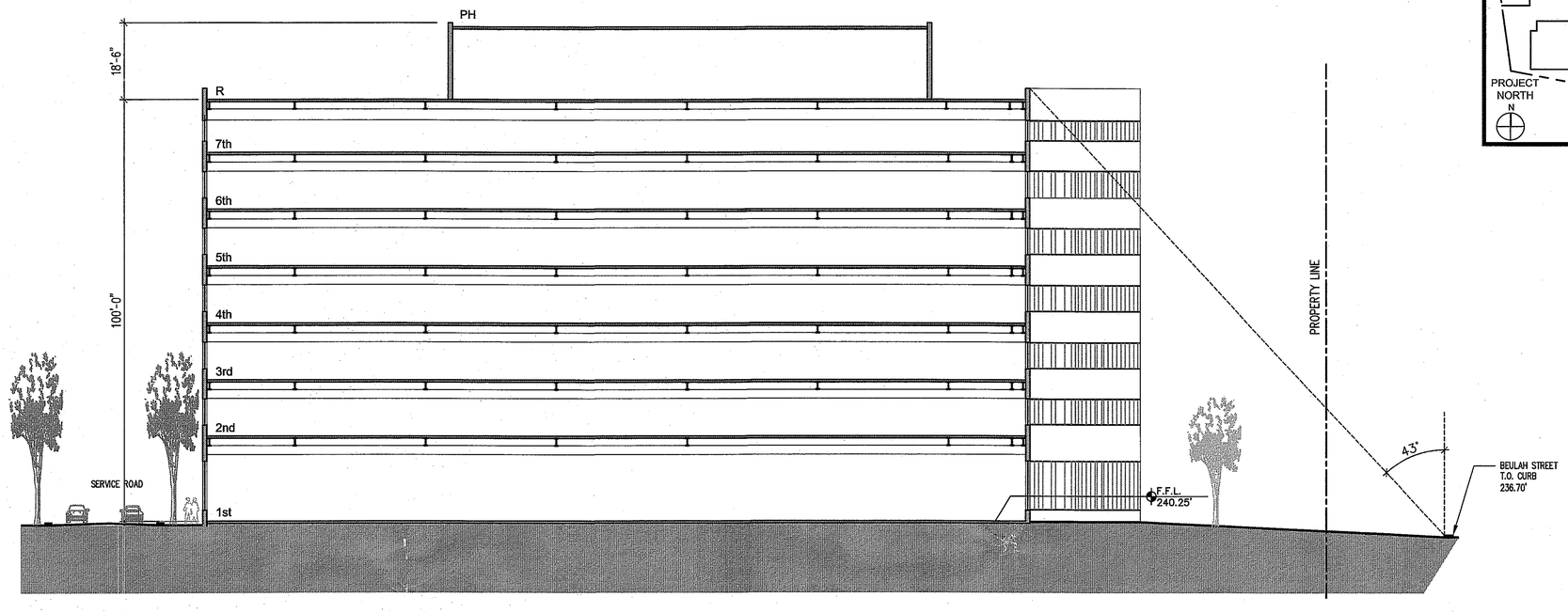

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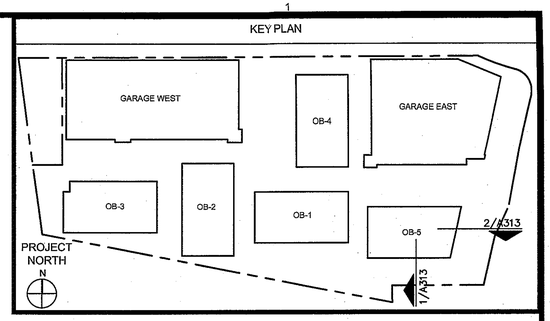

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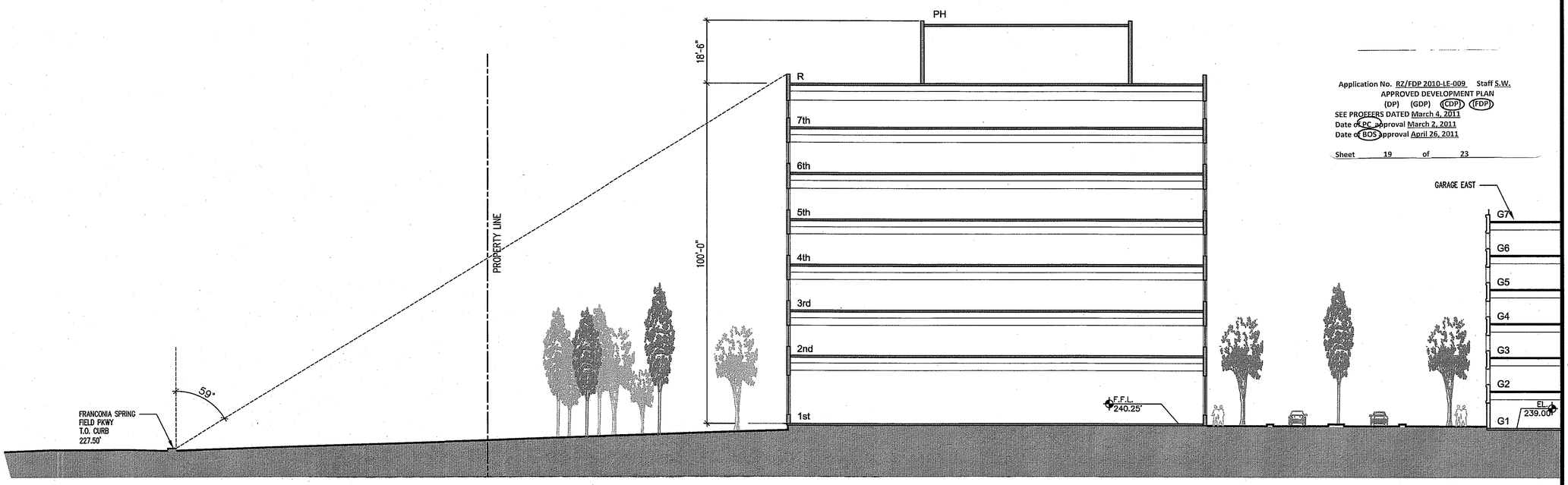

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED March 4, 2011
Date of PC Approval March 2, 2011
Date of BOS Approval April 26, 2011

Sheet 19 of 23

1 SECTION THRU OFFICE BUILDING NO. 5
1/16"=1'-0"

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REVISIONS

PROJECT TITLE
Liberty View
County of
Fairfax
VA

PROJECT NO. 3-08-798.00

DRAWING TITLE
ILLUSTRATIVE
BLDG. CROSS
SECTION
EXHIBITS

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SCALE	1/16"=1'-0"
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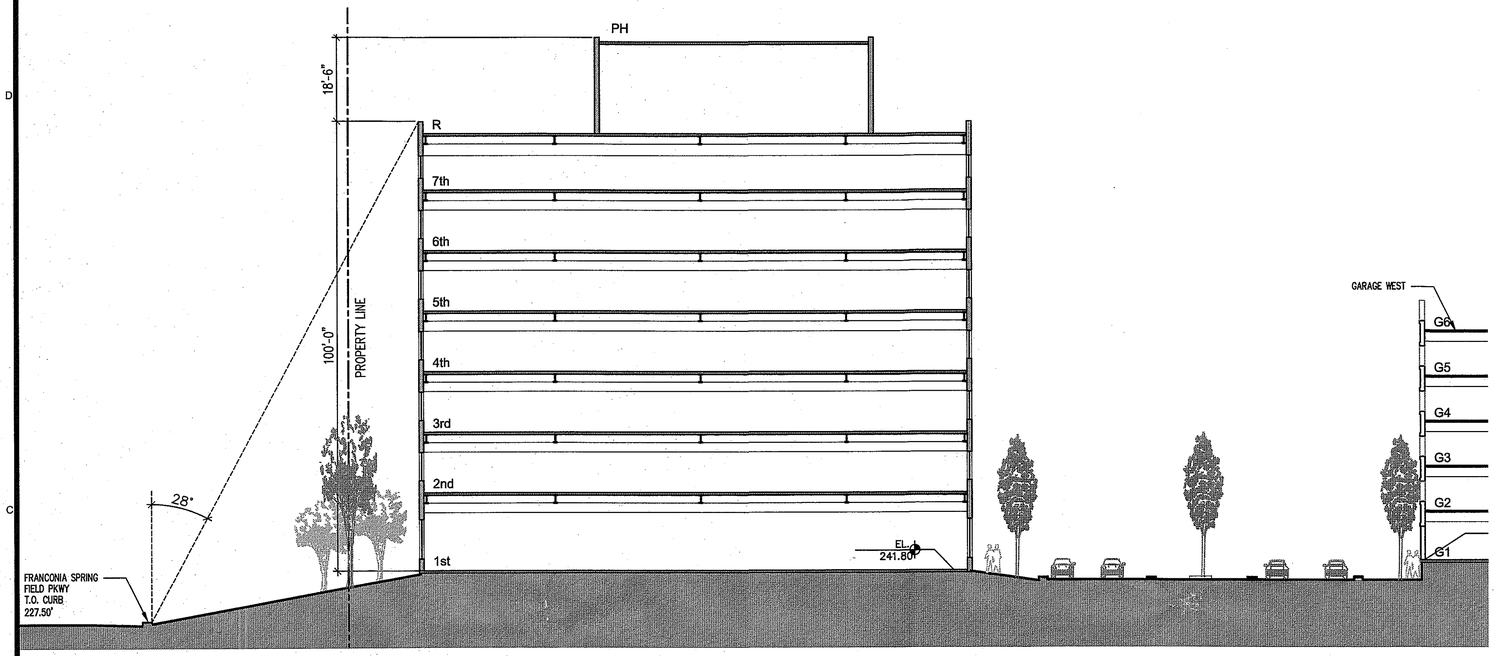

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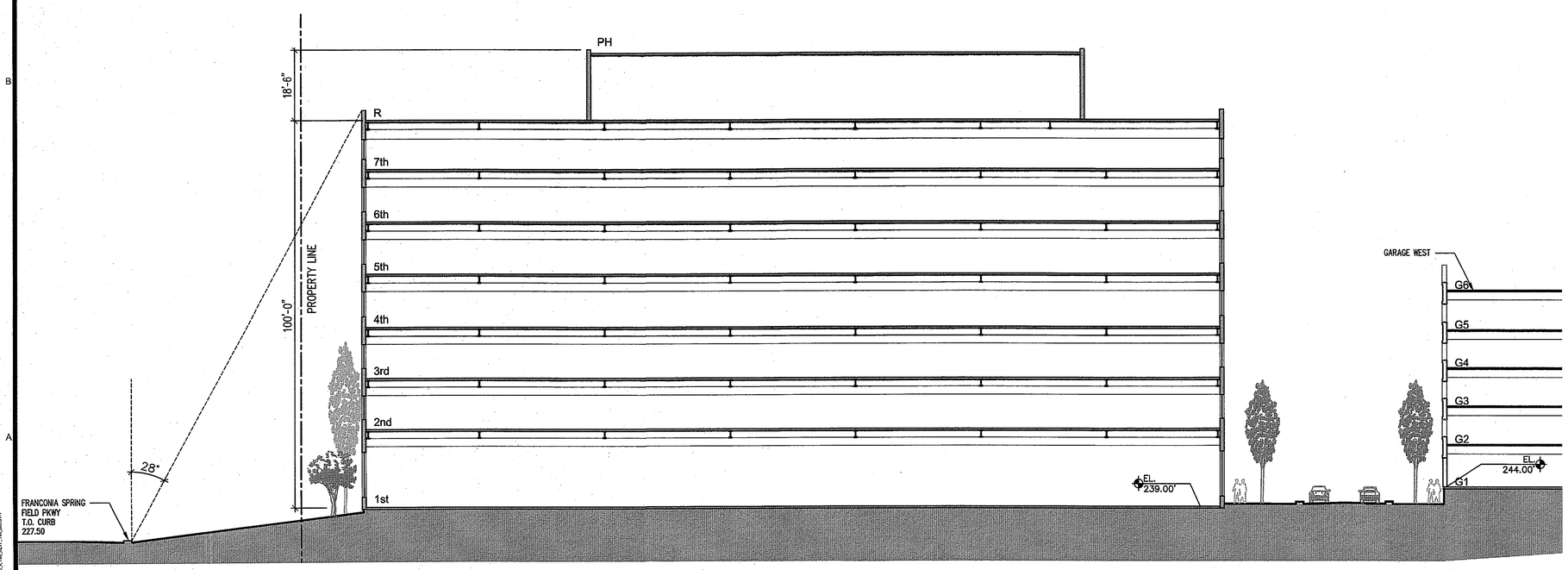

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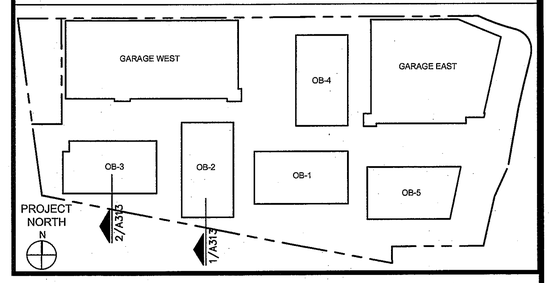
KEY PLAN



ILLUSTRATIVE PURPOSES ONLY

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
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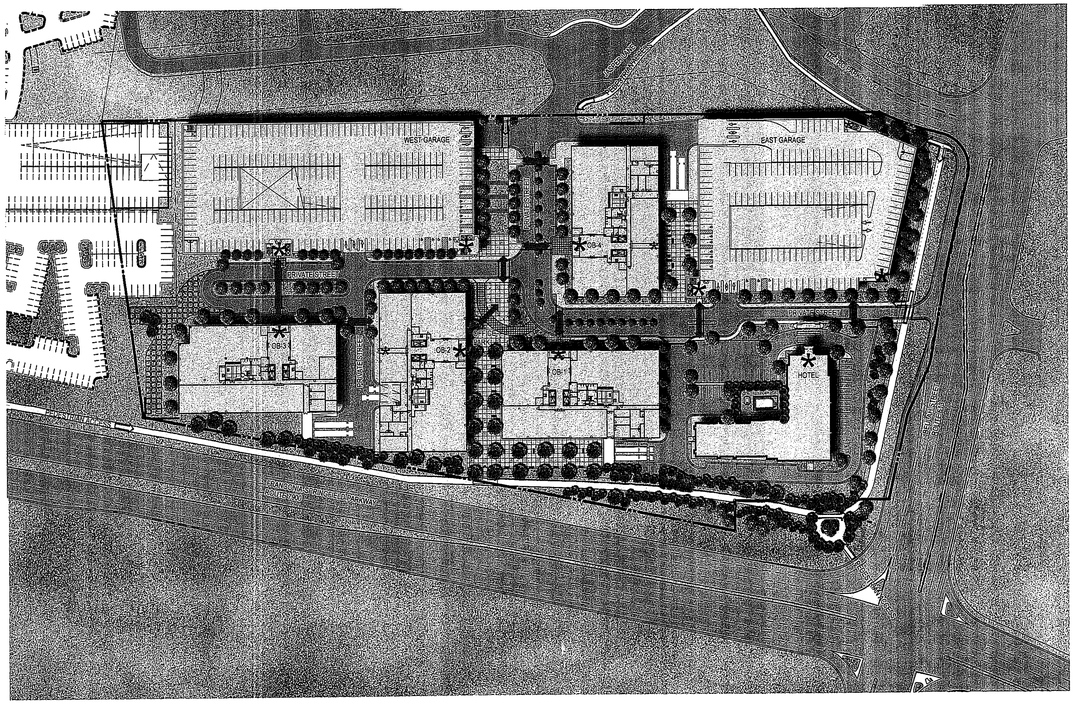

4 SITE PLAN - PEDESTRIAN ACCESS

NTS
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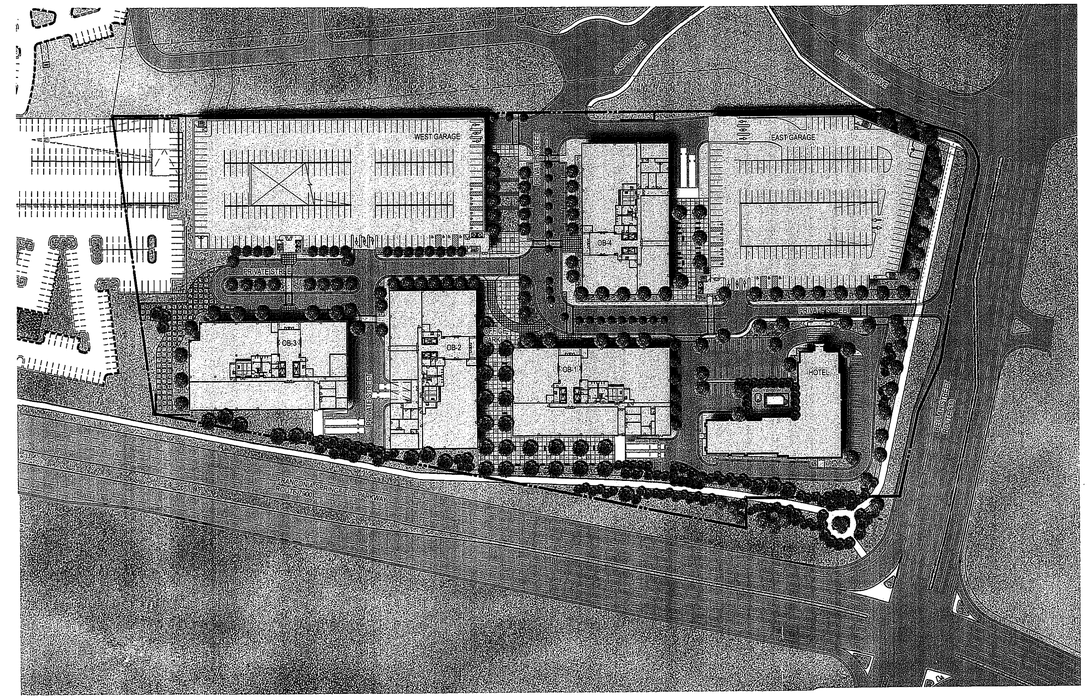

2 SITE PLAN - HOTEL

NTS
798_SITE--HOTL_11x17.pdf

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
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SEE PROFFERS DATED March 4, 2011
Date of PC approval March 2, 2011
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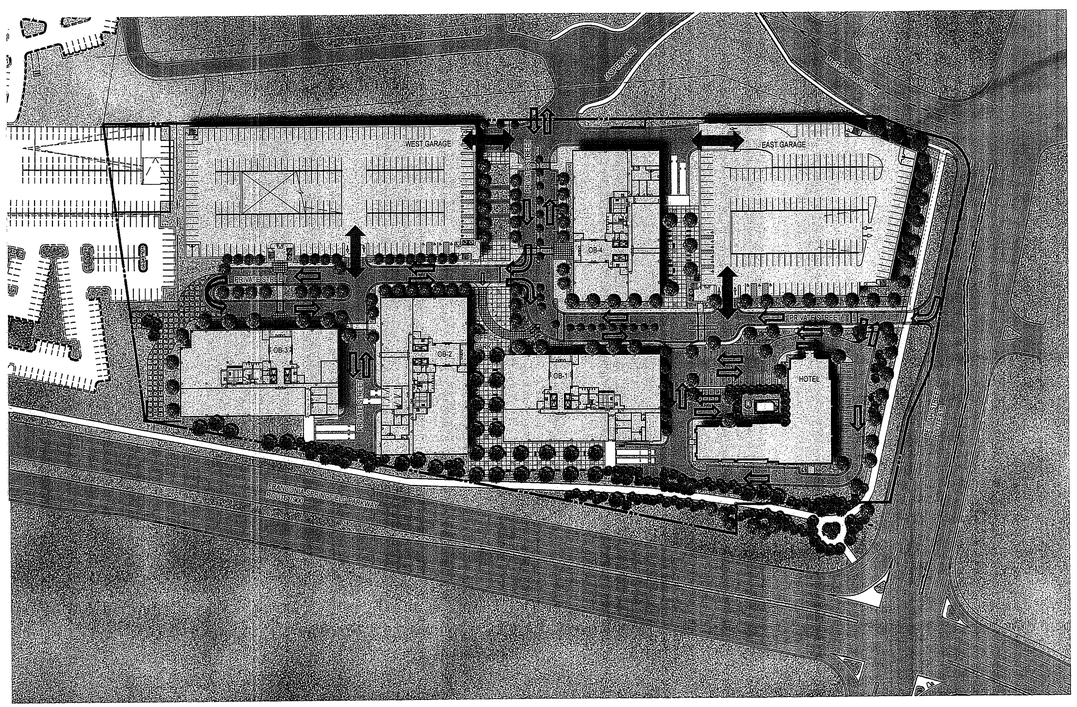

3 SITE PLAN - CAR ACCESS

NTS
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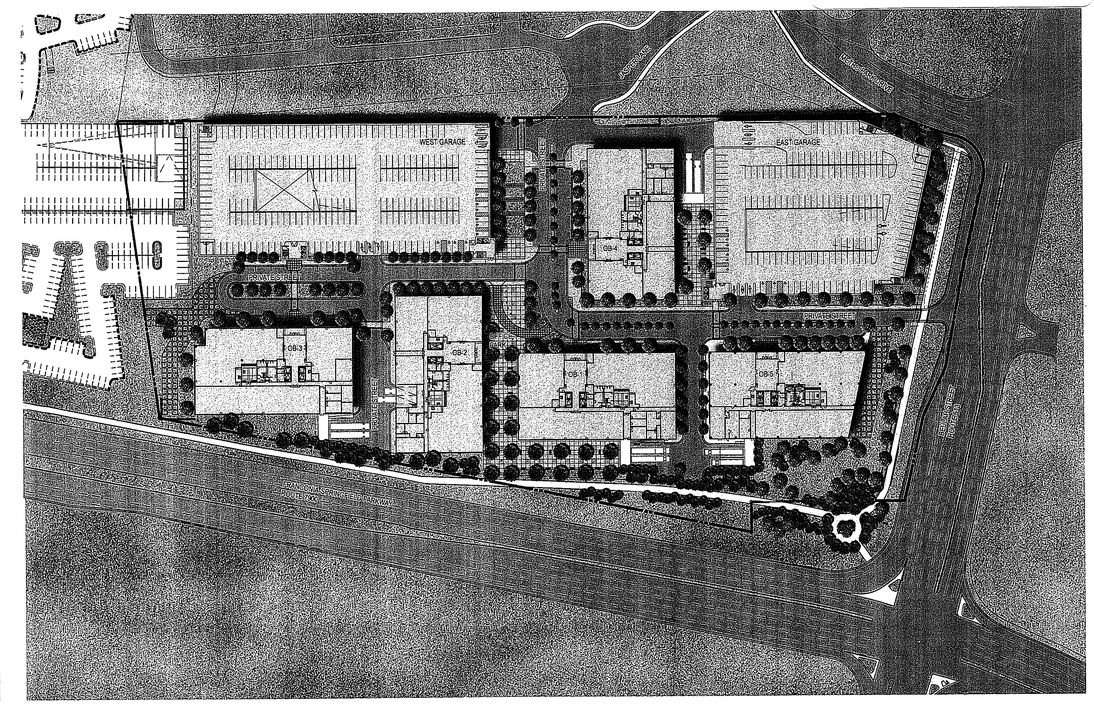

1 SITE PLAN - ALL OFFICE

NTS
798_SITE--OBLD_11x17.pdf

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SITE PLAN
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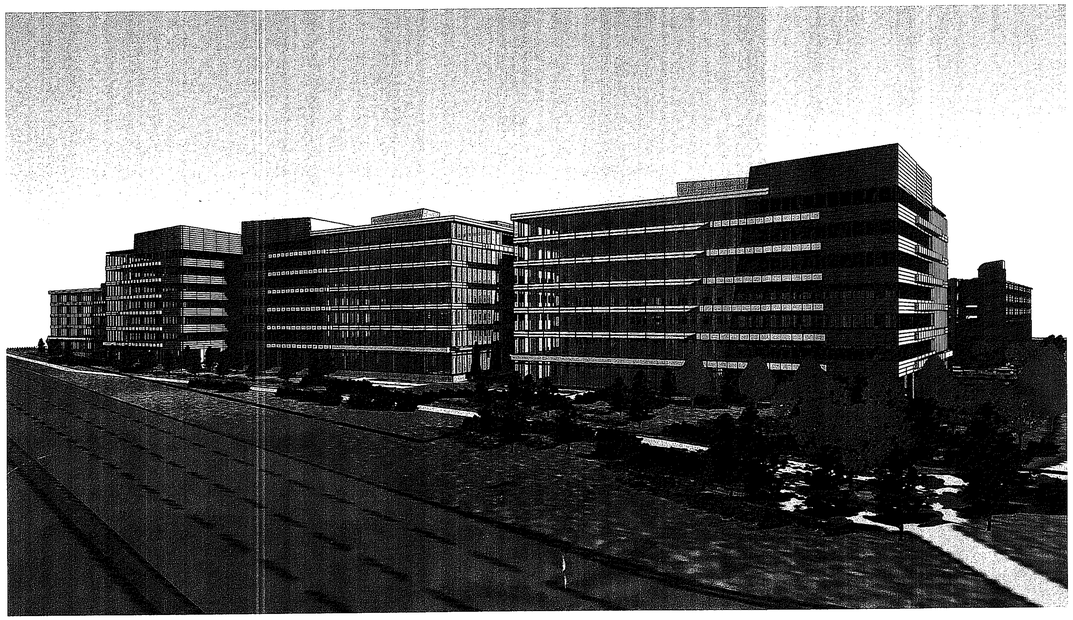
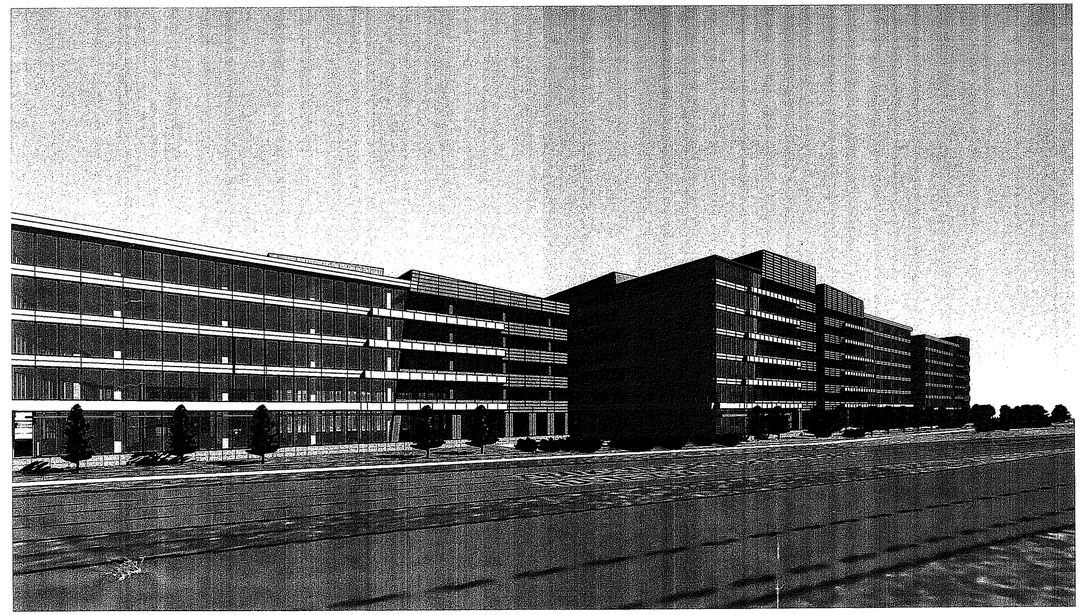


4 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
NTS
10–1021_SITE.tiff



2 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
NTS
10–1021_SITE.tiff

Application No. RZ/FDP 2010-LE-009 Staff S.W.
APPROVED DEVELOPMENT PLAN
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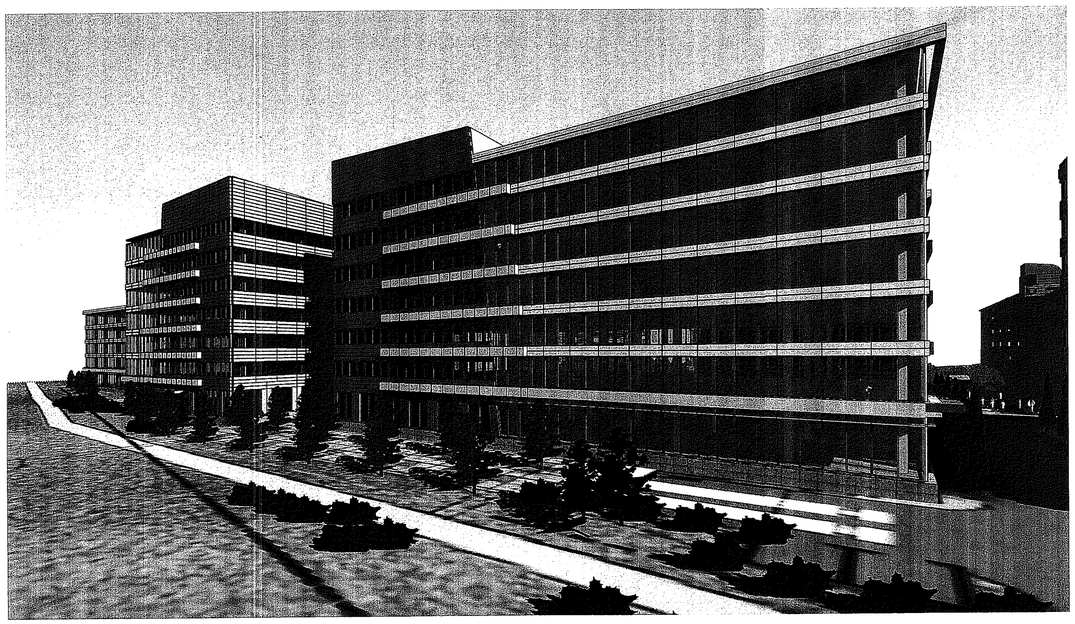

3 PERSPECTIVE ALONG FRANCONIA-SPRINGFIELD PARKWAY
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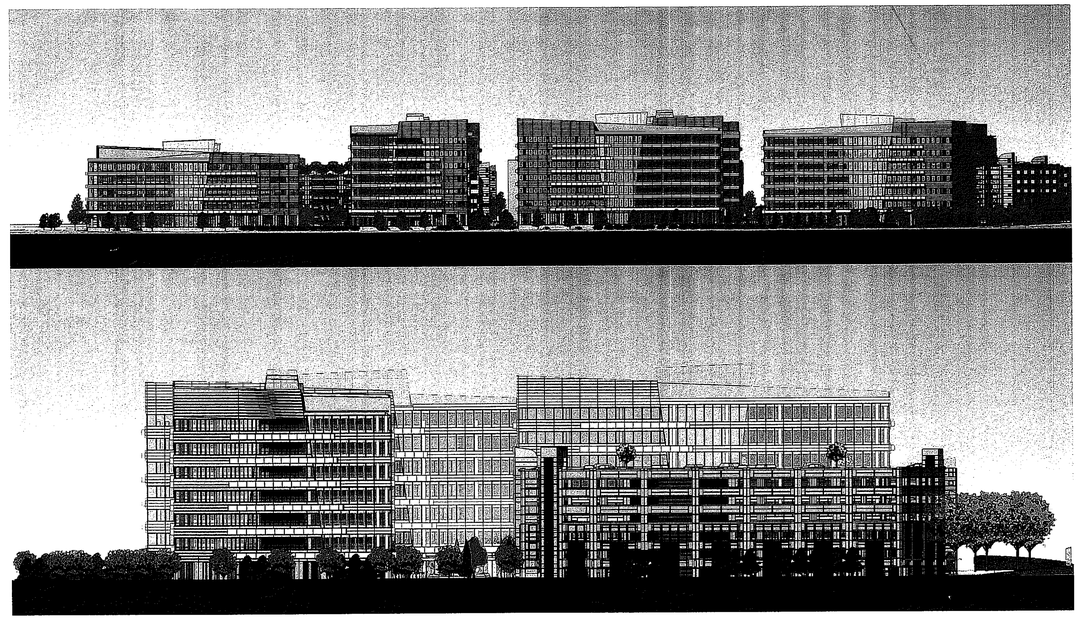

1 SOUTH AND EAST ELEVATIONS
NTS
10–1021_Site.tiff

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ELEVATIONS & PERSPECTIVES

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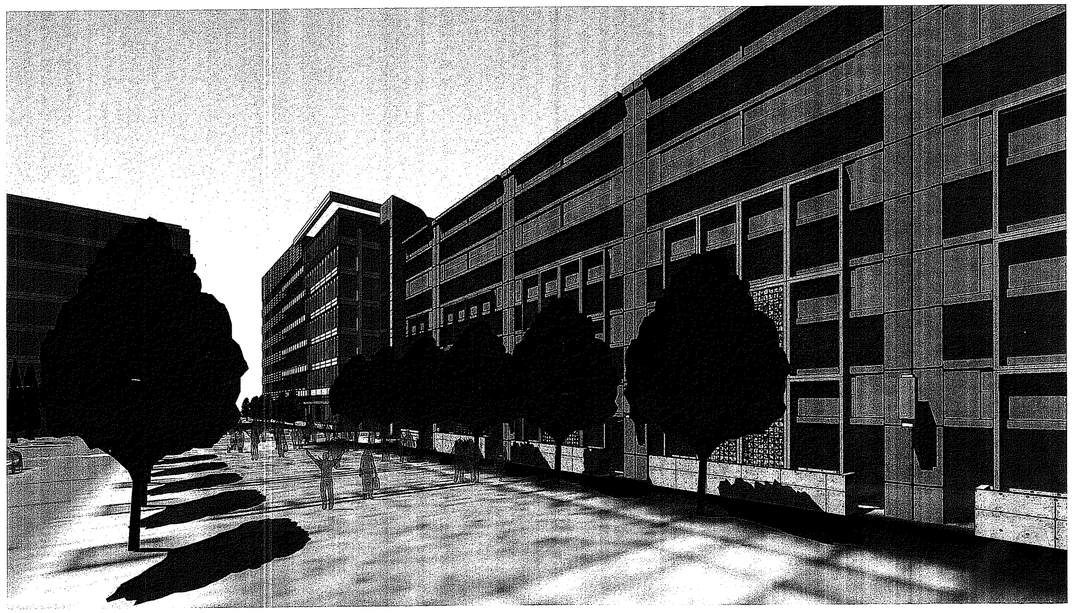
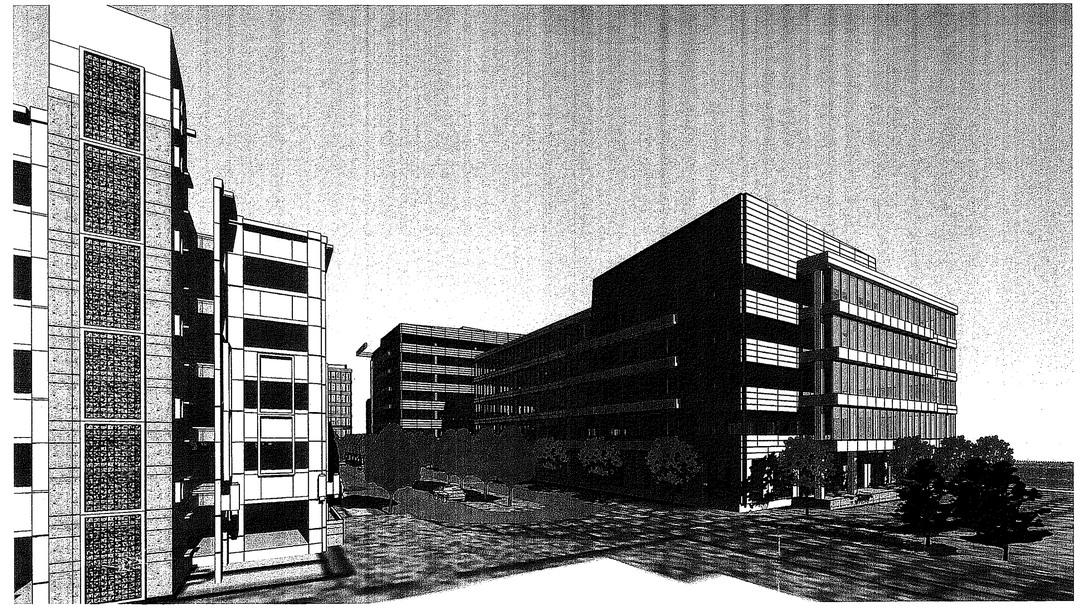


4 PERSPECTIVE - EAST GARAGE
NTS
10-1021_SITE.tiff



2 PERSPECTIVE FROM WEST PARKING GARAGE
NTS
10-1021_SITE.tiff

Application No. RZ/FDP 2010-LE-009 Staff S.W.
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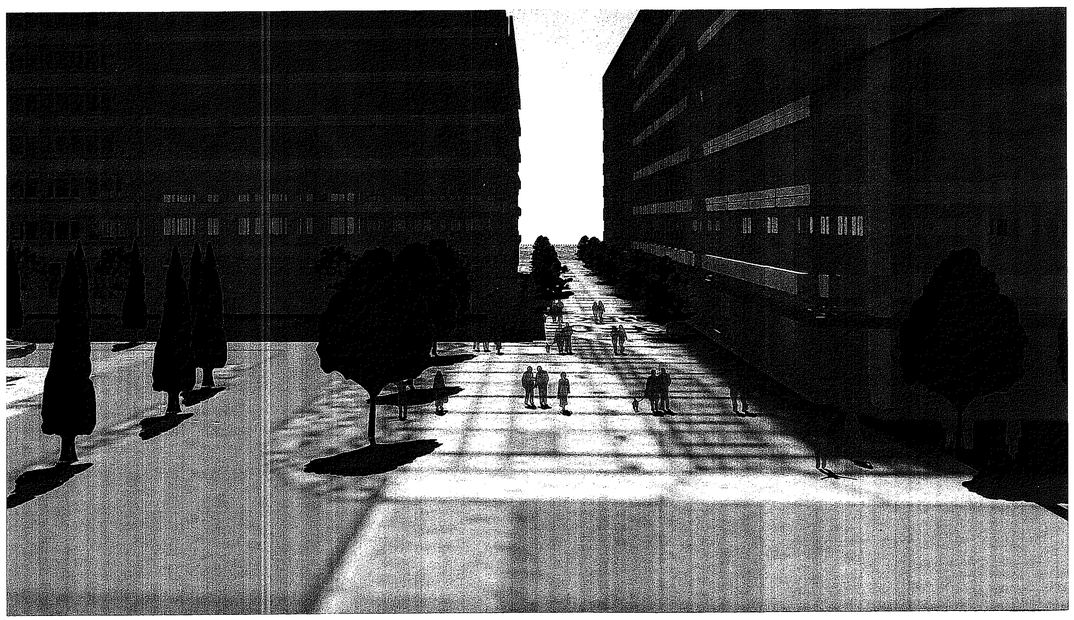
Date of BOS approval April 26, 2011
Sheet 23 of 23



3 PERSPECTIVE - OFFICE PARK
NTS
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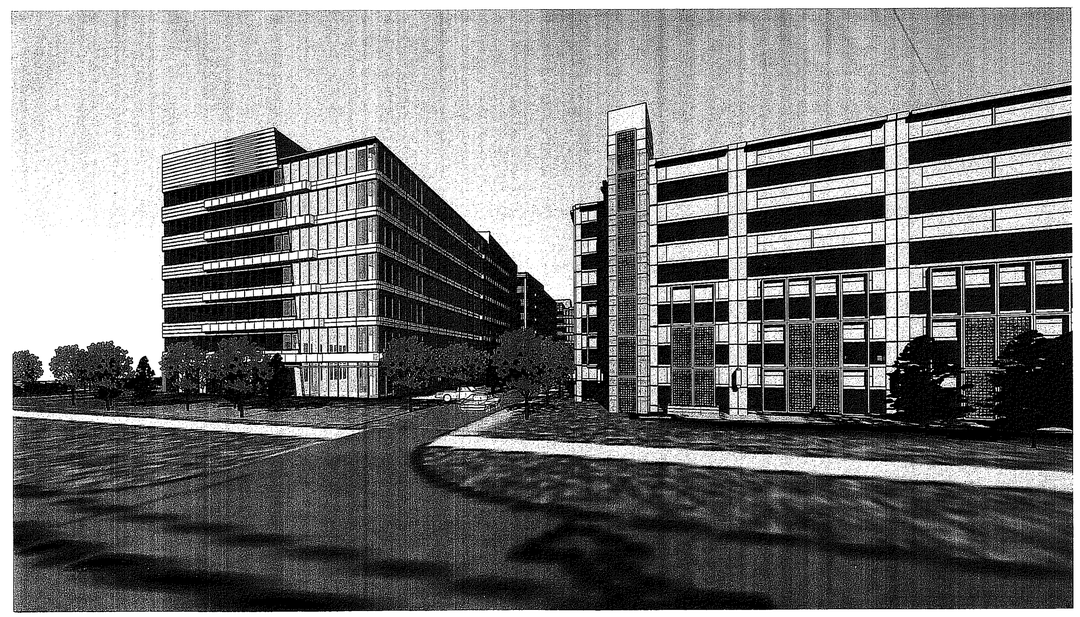

1 PERSPECTIVE FROM BEULAH STREET
NTS
10-1021_Site.tiff

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