



County of Fairfax, Virginia

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

November 21, 2012

John C. McGranahan, Jr.
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Rezoning Application RZ 2011-PR-023
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-07)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2012, granting Rezoning Application RZ 2011-PR-023 in the name of Cityline Partners LLC. The Board's action rezones certain property in the Providence District from the C-3, HC and SC Districts to the PTC, HC and SC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 3.05. The subject property is located in the S.E. and S.W. quadrant of the intersection of Westbranch Drive and Westpark Drive on approximately 19.40 acres of land. [Tax Map 29-4 ((7)) 1, 2, 3, 5A, 9, 10 and a portion of Westbranch Drive public right-of-way to be vacated and/or abandoned], in the Providence District and is subject to the proffers dated October 26, 2012.

Please note that this application was approved concurrently with PCA 88-D-005-07. Please note that on October 17, 2012, the Planning Commission approved Final Development Plan Applications FDP 2011-PR-023, FDP 2011-PR-023-02, and FDP 2011-PR-023-03.)

The Board also:

- Modified Section 2-506, Paragraph 2 of the Zoning Ordinance to permit the proposed roof/roof screen feature element in Block F, as depicted on the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Waived Section 16-403 of the Zoning Ordinance to permit a public improvement plan for frontage improvements along Westpark and Westbranch Drive to be filed without the need for an FDP.

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Fairfax, Virginia 22035

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- Waived Section 6-505, Paragraph 7 of the Zoning Ordinance to permit outdoor displays and seating associated with a permitted use without the need for an FDP.
- Modified Section 10-104, Paragraphs 3E and G of the Zoning Ordinance to permit the maximum fence height associated with outdoor recreation/sports courts on Block C to be between 7 and 14 feet high as depicted on the CDP.
- Modified Section 11-102, Paragraph 12 of the Zoning Ordinance and Section 7-0800 of the Public Facilities Manual (PFM) to permit tandem and valet spaces to be counted toward the required parking only in those instances contained in the proffers.
- Modified Section 11-201 and 11-203 of the Zoning Ordinance to permit the minimum required loading spaces to be two spaces per building as depicted on the CDP.
- Modified Section 11-202, Paragraph 4 of the Zoning Ordinance to permit the loading space in Building A-2 as shown on the CDP.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the depicted trellises and/or vegetated arbors, as shown on the CDP, in lieu of the required interior parking lot landscaping.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the existing parking lot landscaping, as depicted on the CDP and described in the proffers, to serve as the interior parking lot landscaping on an interim basis.
- Modified Section 13-202, Paragraph 8 of the Zoning Ordinance to permit the landscaping within the amenity courtyard of Block E in lieu of the interior parking lot landscaping requirement.
- Modified Section 13-203, Paragraph 5 of the Zoning Ordinance to permit the landscaping depicted on the above-grade parking structures and within the interim surface parking lots, as shown on the CDP and described in the proffers.
- Modified Section 17-201, Paragraphs 2 and 4 of the Zoning Ordinance to permit the interim road improvements along the Block F frontage as shown on the CDP.

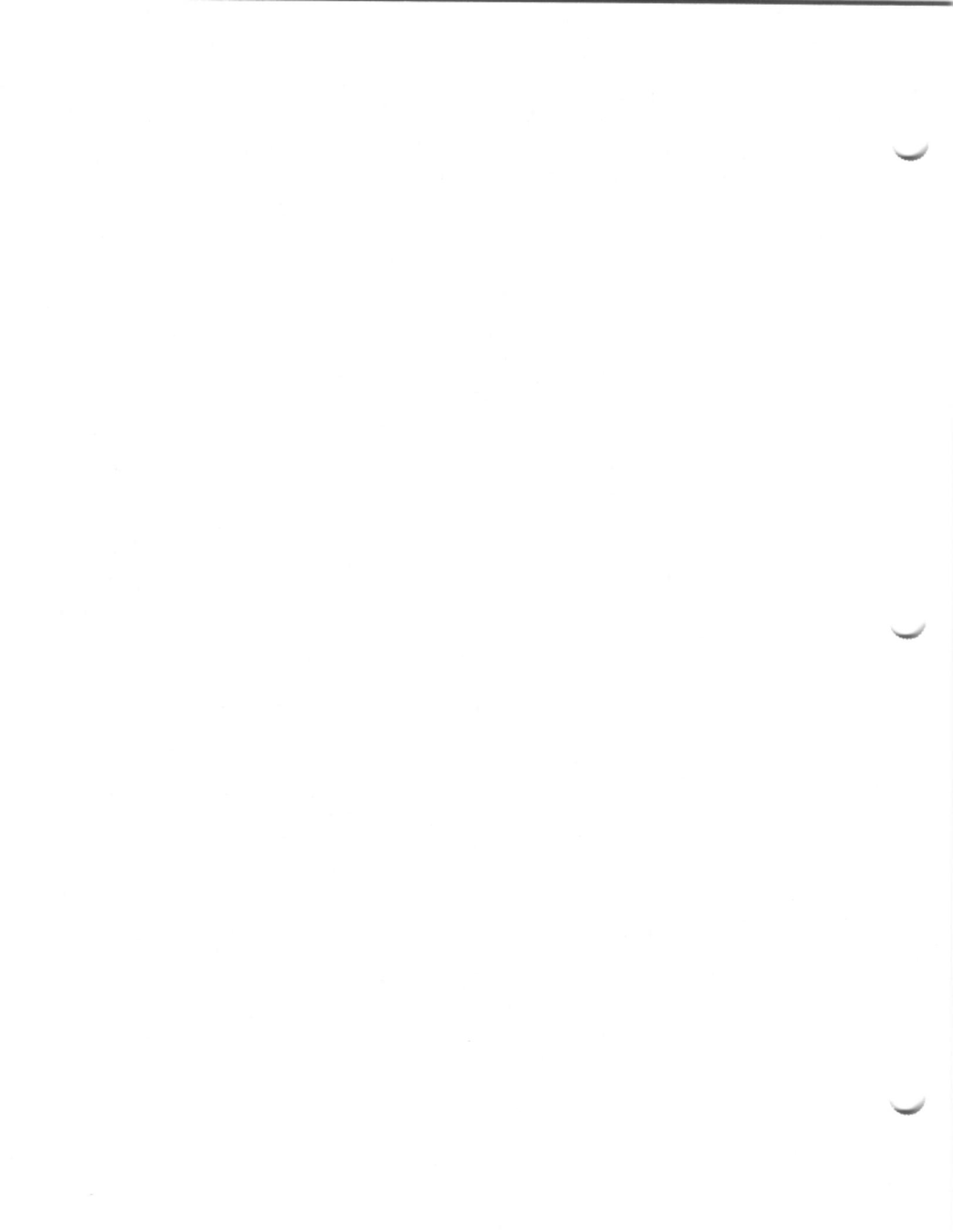
- Waived Section 17-201, Paragraph 3B of the Zoning Ordinance to permit only those areas of interparcel access shown on the CDP/FDPs and described in the proffers to be provided.
- Waived Section 17-201, Paragraphs 3B, 4, 12, 13, and 14 of the Zoning Ordinance to permit the proposed Jones Branch Drive frontage improvements along Tax Map Parcel 29-2 ((15)) B2, as depicted on Exhibit A of the proffers.
- Modified Section 7-0802.2 of the PFM to allow up to 1.5 feet of structural columns to project into the required parking stall area for no more than 10 percent of the total parking spaces provided.
- Modified the tree preservation target in favor of that shown on the plans and as proffered.
- Approved a waiver to allow the use of underground stormwater management and best management practices in a residential development, subject to Waiver Number 6377-WPFM-004-1.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
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 20th day of November, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2011-PR-023
(Concurrent with Proffered Condition Amendment Application PCA 88-D-005-07)**

WHEREAS, Cityline Partners LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3, HC and SC Districts to the PTC, HC and SC Districts, 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

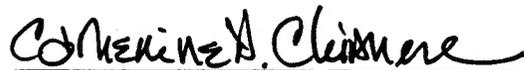
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

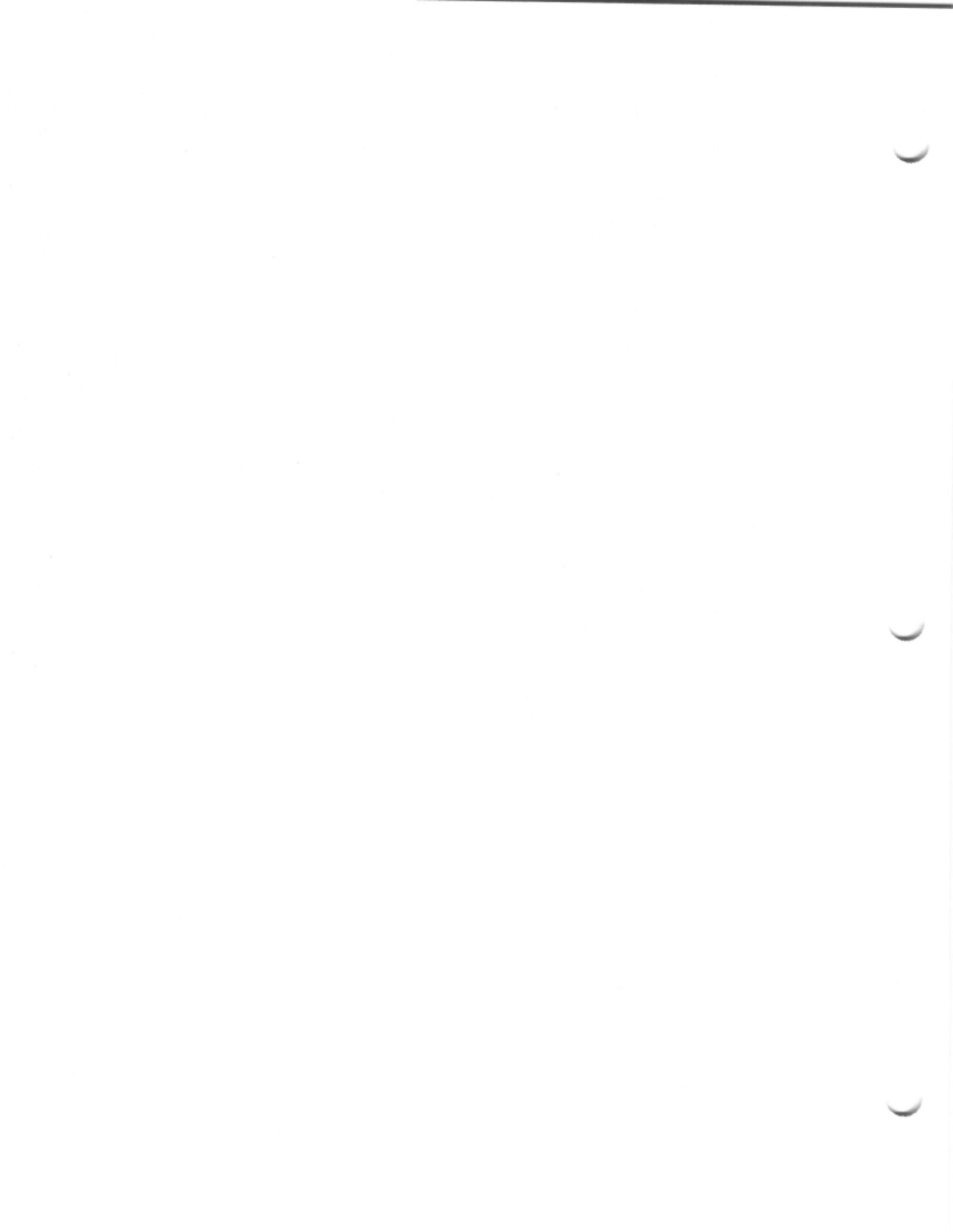
Be, and hereby is, zoned to the PTC, HC and SC Districts, and said property is subject to the use regulations of said PTC, HC and SC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 20th day of November, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors



RZ 2011-PR-023

ARBOR ROW

PROFFER STATEMENT

September 14, 2011

February 24, 2012

May 25, 2012

July 23, 2012

August 31, 2012

September 10, 2012

October 10, 2012

October 16, 2012

October 26, 2012

Cityline
PARTNERS

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EXHIBITS

- Exhibit A: Playing Fields and Public Facilities Exhibit
- Exhibit B: Cover Sheet and Table of Contents of TDM Plan, dated August 31, 2012

**ARBOR ROW
RZ 2011-PR-023**

PROFFER STATEMENT

September 14, 2011

February 24, 2012

May 25, 2012

July 23, 2012

August 31, 2012

September 10, 2012

October 10, 2012

October 16, 2012

October 26, 2012

Rezoning Application RZ 2011-PR-023 (the "Rezoning") has been filed by and on behalf of (i) CITYLINE PARTNERS LLC, as applicant, (ii) FRANKLIN 7903 WESTPARK LLC, GRAYSON 7913 WESTPARK LLC, CAMPBELL-SCOTT WESTPARK LLC, ESSEX 7929 WESTPARK LLC and FREDERICK 8003 WESTPARK LLC, as owners of land identified as Fairfax County Tax Map Parcels 29-4-((7))-1, -2, -3, -9 and -10 (collectively the "Cityline Property"), (iii) AMT-THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY, as owner of land identified as Fairfax County Tax Map Parcel 29-4-((7))-5A (the "AMT Property"), and (iv) the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA (the "Board"), as owner of an approximately 3,428 square foot portion of the Westbranch Drive right-of-way proposed for future abandonment and/or vacation. Such right-of-way, together with the Cityline Property and the AMT Property, are referred to collectively as the "Subject Property." The Rezoning seeks to rezone the Subject Property from the C-3 (proffered), SC and HC Districts to the PTC-Planned Tysons Corner Urban ("PTC"), SC and HC Districts.

Pursuant to Sect. 15.2-2303(A) of the Code of Virginia (1950), as amended, and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended, the applicant and the property owners on behalf of themselves and their respective successors and/or assigns (referred to hereafter, both collectively and, where appropriate, individually as the "Applicant"), hereby proffer that redevelopment of the Subject Property shall be in accordance with the following conditions (the "Proffers") if, and only if, the Rezoning, as proposed by the Applicant, is granted by the Board. If the Rezoning is granted by the Board, these Proffers shall replace and supersede any and all existing proffered conditions applicable to the Subject Property. In the event the Rezoning is denied by the Board, these Proffers shall immediately be null and void and the previous proffered conditions shall remain in full force and effect.

GENERAL

1. **Substantial Conformance.** Subject to the Proffers and the provisions of Sect. 6-500, Sect. 16-400 and Sect. 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "Zoning Ordinance"), the Subject Property shall be developed in substantial conformance with the proffered elements of the Arbor Row Conceptual Development Plan ("CDP") dated April 26,

2011, as revised through October 5, 2012, and prepared by Bowman Consulting Group, Ltd., WDG Architecture, PLLC, Shalom Baranes Associates, P.C., KGD Architecture and Parker Rodriguez, Inc., and as further modified by these Proffers.

2. Redevelopment of Blocks A through F. The Subject Property is divided into six (6) separate redevelopment "Blocks," which are identified on the CDP as Blocks A through F. Development of each Block may proceed in any order, provided that each such Block provides the phasing conditions depicted for such Block on the CDP and that all Proffers that apply to such Block are addressed with the redevelopment of that Block. Where a Proffer establishes an obligation that applies to redevelopment of a specific Block, reference to the "Applicant" in such Proffer shall mean the party undertaking the redevelopment of such Block.

3. Proffered CDP Elements. The proffered elements of the CDP are limited to the grid of streets, the general location of the points of access to each Block of the proposed redevelopment, the general location of the buildings, mix of uses, the build-to lines, the overall maximum gross floor area ("GFA") for the Subject Property, the minimum and maximum building heights, the minimum amount and general location of publicly-accessible urban park land as may be applicable for each Block and the general quality and character of the streetscape along the public and private streets within and abutting the Subject Property and as otherwise specified in these Proffers. Other elements of the CDP may be adjusted or modified with future Final Development Plan ("FDP") approvals in accordance with Sect. 16-402 of the Zoning Ordinance.

4. Minor Modifications to the CDP. In addition to adjustment of GFA among and within uses and buildings in certain Blocks as provided for below, minor modifications to the CDP may be permitted as determined by the Zoning Administrator, including the flexibility to modify the layout shown on the CDP for each respective Block, without requiring approval of an amended CDP, provided such modifications are in substantial conformance with the CDP and these Proffers and do not affect the proffered elements of the CDP as specified in these Proffers. Building envelopes and the number of units, rooms, floors and square footage within and among the buildings may be adjusted as set forth on the CDP and in these Proffers, as long as (i) the build-to lines shown on the CDP are maintained; (ii) the minimum and maximum number of residential units and the minimum and maximum building heights comply with those indicated on the CDP and in these Proffers; and (iii) the redevelopment otherwise is in substantial conformance with the CDP and these Proffers.

5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Any one or more of the individual Blocks A through F as shown on the CDP may be the subject of a separate Proffered Condition Amendment ("PCA"), Conceptual Development Plan Amendment ("CDPA"), Final Development Plan ("FDP"), Final Development Plan Amendment ("FDPA"), Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use applications, without joinder and/or consent of the owners of any of the other Blocks, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for another Block. In addition, pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, any portion of any Block may be the subject of a separate PCA, CDPA,

FDP, FDPA, SE, SP, variance and/or other similar land use applications, without joinder and/or consent of the owners of the other portions of such Block or of any other Block, provided that such application does not materially or adversely affect the general layout, minimum and maximum building height, physical improvements and/or access for other portions of such Block or any other Block. All existing land use approvals that are applicable to the portion of the Subject Property not included in such PCA, CDPA, FDP, FDPA, SE, SP, variance and/or other similar land use applications shall otherwise remain in full force and effect as to such portion of the Subject Property.

6. Final Development Plans. FDP and FDPA approvals may be requested from the Planning Commission in accordance with Sect. 16-402 of the Zoning Ordinance with respect to each respective Block, or portion thereof, without obtaining the consent and/or joinder of the owners of any of the other Blocks. FDPs approved for individual Blocks or building sites on the Subject Property shall establish the maximum GFA for each Block or building shown on the FDP, within the limits established by these Proffers and the CDP, including adjustments between buildings as set forth in these Proffers and on the CDP. The specific GFA for each building shall be established at the time of final site plan approval for such building; however, adjustments between buildings on Blocks A through E may be permitted as set forth in these Proffers and on the CDP.

7. Final Development Plan Information. The following Final Development Plans have been filed concurrently with this Rezoning Application: FDP 2011-PR-023 for Block A, FDP 2011-PR-023-3 for Block E and FDP 2011-PR-023-2 for Block F. For all other FDP and FDPA Applications for all or any portion of the Subject Property not filed concurrently with this Rezoning Application, the following tabulations and information shall be provided:

- A. A tabulation indicating the redevelopment status of the entire Subject Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDP and all approved FDPs and any approved site plans. The tabulation shall identify the reassignment of any GFA within Blocks A through E (as compared with what was originally shown on the applicable CDP), exclusive of Block F, and shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.
- B. A tabulation indicating the tree canopy calculations of the entire Subject Property, which shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.
- C. The following information to supplement the requirements of the Zoning Ordinance: (i) a copy of the previous TDM Annual Report to determine progress toward attaining TDM goals and any planned modifications to the TDM Program; (ii) location of existing and proposed utilities to serve the area subject to such FDP, FDPA or site plan; (iii) vehicular sight distance lines at all intersections adjacent to the area subject to such FDP,

FDPA or site plan based on existing posted/design speeds as well as future design speeds, as established in the approved "Transportation Design Standards for the Tysons Corner Urban Center," dated September 13, 2011 (the "Transportation Design Standards"), as may be amended by the Board, except as waived or modified by the Virginia Department of Transportation ("VDOT") and/or FDCOT; and (iv) a comparison of the trip generation based on the Institute of Traffic Engineers, 8th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), associated with the FDP or FDPA for the subject Block compared to those uses reflected for that Block in the Transportation Impact Analysis prepared by Wells & Associates, dated May 23, 2011, as revised December 2, 2011 ("TIA").

- D. Adjustments to GFA within and between certain Blocks as provided in Proffer 10 and Proffer 12, respectively.
- E. List of proposed uses as set forth in Proffer 13 and identified on the CDP and demonstration of how such uses meet the applicable "Use Limitations" of the PTC District.
- F. Architectural elements and build-to lines as provided in Proffer 18 and Proffer 19.
- G. Graphic depiction of, and any adjustments to, the activated streetscape elements as provided in Proffer 20.
- H. Proposed parking garage façade treatments as provided in Proffer 21.
- I. Building heights for Blocks B, C and D as provided in Proffer 22.
- J. Detailed landscape plans as provided in Proffer 35 with alternative planting width details, as may be necessary as provided in Proffer 36.
- K. Refinement of, and adjustments to, streetscape elements as provided in Proffer 38.
- L. Provision of a preliminary utility plan overlaid over the landscape plan, including the location of any utility vaults and maintenance points to stormwater management facilities as provided in Proffer 40.
- M. Submission of a "Streetscape Furnishing and Materials Plan" as provided in Proffer 42.

- N. Identification of specific proposed phased improvements in accordance with those generally set forth on the phasing-related exhibits provided on Sheets C8.1 through C8.4 of the CDP (collectively, the "Phasing Sheets").
- O. For on-site parks and active recreation facilities, depiction of special amenity features committed by Block as provided in Proffer 55.
- P. Bicycle parking and storage and bicycle lane dimensions as provided in Proffer 82 and Proffer 83, respectively.
- Q. Refinement of the number of parking spaces as provided in Proffer 84.
- R. Identification of specific stormwater management facilities as provided in Proffer 94.

8. Fire Marshal. The Applicant has coordinated the layouts depicted on the CDP and the concurrent FDPs filed for Blocks A, E and F with the Fire Marshal. Further changes to the CDP and FDPs shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments to the streetscape and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ"), and the Fairfax County Department of Transportation ("FCDOT") and the Office of Community Revitalization ("OCR") and are in substantial conformance with the intent of the CDP, FDPs and these Proffers.

PERMITTED USES AND INTENSITY/DENSITY

9. Maximum Gross Floor Area ("GFA"). The maximum GFA permitted on the Subject Property is 2,575,685 square feet, inclusive of density bonuses, in a mix of land uses across Blocks A through F. Of this 2,575,685 square feet of GFA, 200,000 square feet of GFA shall be allocated to and reserved for Block F and the remaining 2,375,685 square feet shall be allocated and reserved for Blocks A through E, as shown on the CDP. The maximum GFA for office use on the Subject Property shall be 1,108,429, which includes the maximum 200,000 GFA for office use on Block F.

10. Adjustments to GFA in Blocks B, C and D. GFA may be adjusted among and within uses and buildings in Blocks B, C and D up to a maximum GFA equivalent of two floor plates, as listed on the CDP and depicted conceptually on the CDP, without requiring a PCA, CDPA or FDPA provided the maximum heights for each building are not exceeded, the minimum heights for these Blocks are maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers. With respect to Blocks B, C and D, if the GFA approved with the FDP for a building is less than the maximum shown on the CDP for such building, or if the GFA approved with the site plan for such building is less than the maximum shown on the FDP, the excess GFA may be utilized in another building or buildings within Blocks B, C and D notwithstanding the notes on the CDP, provided the maximum heights for each building are not exceeded, the minimum heights and

minimum total GFA for these Blocks, as described in the notes on the CDP, are maintained, the overall urban form and building types depicted on the CDP are maintained, such adjustments are consistent with these Proffers, and a tabulation identifying the GFA assigned to Block B, Block C and Block D is provided with each site plan for each Block. The GFA available for Blocks B, C and D shall be established upon filing and approval of a site plan, based on when the site plan is filed and accepted for review by the County.

11. Residential Dwelling Units in Blocks A and E. Block A shall contain a minimum of 450 residential dwelling units and a maximum of 694 residential dwelling units. In the event that retail/service uses in Block A are converted to Live-Work Units, as described in Proffer 14, this maximum shall increase to 704 residential dwelling units. Block E shall contain a minimum of 430 residential dwelling units and a maximum of 480 residential dwelling units.

12. Adjustments to GFA within Block A. GFA may be shifted between the two residential buildings located within Block A provided the maximum height shown for each building is not exceeded, the overall urban form and building type as shown on the CDP and the approved FDP for Block A are maintained, and such adjustments are consistent with these Proffers. Within Block A, if at the time of site plan, the GFA approved for one residential building is less than the GFA shown on the approved FDP, the excess GFA may be utilized in the other residential building within Block A, provided the maximum heights for each building are not exceeded, the minimum heights and minimum total GFA for each building is maintained, the overall urban form and building types depicted on the CDP are maintained, and such adjustments are consistent with these Proffers.

13. Uses. The primary uses on the Subject Property shall be office, hotel and residential as identified on the CDP, with ancillary retail, services and other uses, including uses listed in the CDP notes and may include accessory uses and/or accessory service uses as defined in the Zoning Ordinance. "Retail/Services" as identified in the redevelopment tabulations on the CDP may include any non-residential use permitted by-right, by SE or by SP in the PTC District, exclusive of office, as limited by Sect. 6-505 "Use Limitations," including accessory uses and/or accessory service uses. Such retail/service uses may be provided generally within the ground floor (i.e., street level) of the proposed buildings; however such uses may also be provided within upper floors if shown on an FDP. The type, extent and location of all "Retail/Services" and other permitted uses shall be provided with the submission of the FDP for each Block.

14. Live-Work Units. The Applicant shall use good faith, commercially reasonable efforts to lease the spaces designated for non-residential uses in residential buildings. The occupancy of such areas with such a non-residential use shall not be a condition to issuance of Residential Use Permits ("RUPs") and/or Non-Residential Use Permits ("Non-RUPs") for other uses in any of the buildings on their respective Blocks or elsewhere on the Subject Property.

In the event that the Applicant is unsuccessful in leasing, at market rates and on market terms for non-residential tenants comparable to tenants in similar residential buildings and acceptable to the owner of the building, any of the non-residential GFA for the respective Blocks after a period of at least thirty-six (36) months after issuance of the first RUP for the building in

which such non-residential GFA would be located, then such Applicant shall demonstrate its good faith, commercially reasonable marketing efforts to the Zoning Administrator who shall confirm that good faith, commercially reasonable efforts have been made. If the Zoning Administrator confirms that good faith, commercially reasonable efforts have been made, thereafter such Applicant may utilize such spaces that have not been successfully leased as described above, for Live-Work Units, with such units counting as residential use as noted on the CDP. The retail or other non-residential component of such units may include any of the non-residential uses permitted in accordance with the notes on the CDP, except that the following non-residential uses shall not be permitted: tattoo parlors, pay day lenders, check cashing services, and adult-themed businesses that are obscene or indecent in nature. All Live-Work Units on the Subject Property shall be subject to all per residential dwelling unit contributions set forth in these Proffers, including transportation, workforce housing and school contributions, which contributions shall be paid prior to issuance of the applicable RUP and/or Non-RUP for the first user of each Live-Work Unit. A Live-Work Unit shall be defined as a combination of a private dwelling unit with retail or other non-residential use, with the dwelling unit occupied by the proprietor, storekeeper or employee and his/her family, of the non-residential use. These Live Work-Units shall be permitted without requiring approval of a PCA or CDPA; however, FDPA approval will be required prior to issuance of a RUP and/or Non-RUP for such Live-Work Units.

15. SE/SP Uses. Uses allowed by SE or SP in the PTC District may be authorized through the approval of a separate SE or SP application without the need for a PCA, CDPA, FDP, or FDPA, provided the use is in substantial conformance with the approved CDP and these Proffers.

16. Intensity/Density Reservation. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced below) shall be subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

17. Existing and Interim Structures and Uses. Existing structures and parking areas on Blocks A through F, as shown on the CDP, may be demolished or remain in use until such time as those portions of the Subject Property are redeveloped in accordance with this Rezoning, or as otherwise stated in these Proffers. Existing structures may not be modified or enlarged; however, minor structure additions may be approved by the Zoning Administrator pursuant to the provisions of Par. 4 of Sect. 16-403 of the Zoning Ordinance. Interior modifications to all existing structures shall be permitted. Any use that is permitted in the "C-3 Office District," including uses subject to SE and SP approval, shall be permitted on the Subject Property as an interim use subject to the Use Limitations in Sect. 4-304 of the Zoning Ordinance, including privately owned and operated commercial off-street parking and commuter parking, which shall be permitted upon notification to FCDOT and without PCA/CDPA/FDP/FDPA approval, as an interim use on the existing parking areas in Blocks A, B, C and/or D, at the sole discretion of the

Applicant as to each respective Block and remain privately owned and operated at rates determined by the Applicant.

ARCHITECTURAL DESIGN

18. Proffered Architectural Quality and Elements. Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting and landscaping. Buildings shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDP, with architectural details provided at the time of FDP approval for the respective Blocks. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved by Fairfax County (the "County") with an FDP for an individual building or Block. Each FDP shall, for the Block on which that FDP is filed, specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDP and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDP and subsequent FDPs and set forth in these Proffers, as determined by the Fairfax County Department of Public Works and Environmental Services ("DPWES") in consultation with DPZ or OCR without the need for administrative approval.

19. Build-To Lines. Build-to-lines ("BTL") have been depicted on the CDP to create an urban, pedestrian-oriented environment where buildings are located close to the adjacent street and pedestrian/streetscape areas are located between the buildings and the streets. In general, building façades are intended to be configured where possible to provide a continuous street wall along this line, but modifications to either side of the BTL shall be permitted provided they are in general conformance with the CDP and are shown on an approved FDP. Awnings, building signage and other architectural canopies attached to the building frontage that project out from the BTLs shall provide adequate clearance for pedestrian movement and shall not conflict with street tree locations. At the time of FDP approval, possible locations along the street level for outdoor dining adjacent to cafes and restaurants shall be identified, as applicable, and appropriate building zones for such uses shall be identified, as applicable.

20. Activated Streetscape. Buildings A-1, A-2, B, C-1, C-2, D, E and F, but not the parking garages associated with such buildings, shall generally be designed and constructed with ground floors having a minimum floor to floor height of 12 feet along Westpark Drive and Westbranch Drive to accommodate potential non-residential uses designed to activate the streetscape. In addition, a hierarchy of activated streetscapes shall be provided as delineated and described conceptually on the "Pedestrian Hierarchy Plan" presented on the CDP. The specific activation elements to be utilized for each building shall be included on the FDP for each Block.

- A. Primary Pedestrian Corridors. "Primary Pedestrian Corridors" are intended to have the highest levels of pedestrian activity and interaction

and typically have the widest streetscape and most animated building façades. Primary Pedestrian Corridors shall generally incorporate the following elements, which can be adjusted at the time of FDP approval for each respective Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of fifty percent (50%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.
- ii. Parking garages and loading/trash/service areas along the ground floor façades shall incorporate screening composed of architectural and/or landscaping treatments designed to mitigate views into the structures from street level, or the general façade detailing of the building above such areas may be continued to the ground plane.
- iii. Except for Block F, access to parking garages and loading/trash/service areas shall not be provided directly from Westpark Drive but may be provided from internal private streets that connect to Westpark Drive.
- iv. Loading/trash/service areas shall be screened, to the extent reasonably practicable, from public view through the use of roll down doors, recessed entryways and/or similar treatments.

B. Secondary Pedestrian Corridors. "Secondary Pedestrian Corridors" typically have significant pedestrian volumes and generally are used for pedestrian movement as opposed to pedestrian interaction. Some retail activity may occur in these corridors, but generally it will be neighborhood-serving. Residential and civic uses should have their entrances facing Secondary Pedestrian Corridors which generally have wide streetscapes and significant building façade animation in proximity to such entrances. Secondary Pedestrian Corridors generally shall incorporate the following elements, which can be adjusted at the time of FDP approval for each respective Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-residential uses, functioning entry doors into such uses shall be

provided with a maximum separation of 75 feet, unless a greater separation is needed to accommodate larger tenant spaces, topographical features or as may be approved by the Zoning Administrator. A minimum of thirty-five percent (35%) of the area of the street front ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- ii. In portions of residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, the building design of the primary façades shall incorporate, to the degree feasible, leasing offices, lobbies, recreational and amenity spaces on the ground floor with a minimum of thirty-five percent (35%) of the ground floor façade constructed with glazed windows and/or doors or other transparent, translucent materials, and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall use design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers), except conditions where Live-Work Units may be permitted as provided in Proffer 14, combining work areas open to the public with residential areas.
- iii. Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level or the general façade detailing of the building above may be continued to the ground plane.
- iv. If access to parking garages and loading/trash/service areas are provided along secondary pedestrian corridors then loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

C. Tertiary Pedestrian Corridors. "Tertiary Pedestrian Corridors" are intended to accommodate modest pedestrian activity-making connections to less intense areas or through alleys. Tertiary Pedestrian Corridors shall incorporate the following elements, which can be adjusted at the time of FDP approval for each Block:

- i. Where the ground floors of buildings (not including the associated parking garages which are addressed below) incorporate non-

residential uses, a minimum of twenty percent (20%) of the area of the ground floor façades of such buildings shall be constructed with glazed windows and doors or other transparent, translucent materials.

- ii. In residential buildings (not including the associated parking garages which are addressed below) that do not incorporate non-residential uses on part or all of the ground floors, efforts shall be made to incorporate recreational and amenity spaces on the ground floor with appropriate transparency and/or incorporate entries into individual dwelling units from the street level. Residential units that have direct access to the streetscape from an individual unit shall utilize design features to provide interior privacy (such as having a ground floor elevation that is above the sidewalk grade or through the use of landscape buffers).
- iii. Parking garages and loading/trash/service areas along the ground floor façades shall have screening composed of architectural and/or landscaping treatments designed to restrict views into the parking garages from street level, or the general façade detailing of the building above may be continued to the ground plane.
- iv. Access to parking garages and loading/trash/service areas may be provided along tertiary pedestrian corridors and from the adjacent private alleys. Loading/trash/service areas shall be screened from public view through the use of roll down doors, recessed entryways and/or similar treatment.

21. Parking Structure Façade Treatments. Parking garage façade design features shall be depicted on the FDPs for each Block and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:

- A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied.
- B. Where garage space is located beneath a tower element, in some instances, the general façade detailing of the tower above may be continued down to the top of the retail level storefront.
- C. Retail signage and/or architectural elements may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance and/or a future Comprehensive Sign Plan.

- D. Areas of above-grade parking decks may be wrapped by active uses at the ground floor to screen the garage areas from street view.
- E. Areas of above-grade garages located between towers shall also be treated architecturally and/or with landscaping.
- F. For purposes of this Proffer, materials to treat parking garage façades may include, but not be limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation or other materials; precast concrete or masonry elements; vegetative screening systems; glass stair towers and elevators, or other systems approved at the time of FDP.

22. Minimum and Maximum Building Heights. Building heights shall not exceed the maximum heights identified on the CDP for each Block as measured from the average grade. Final building and podium heights shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDP, provided that the buildings retain a compatible urban form to that shown on the CDP and that the average roofline of the primary building or buildings on each Block are not less than minimum heights shown in the CDP tabulations. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) feet above the roof level of the top floor of the building; all building penthouses and rooftop structures shall be integrated into the architecture of the building, and the height and extent of any rooftop penthouse shall be provided on the FDP for each respective Block and/or buildings.

23. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any building. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed from the property line of the Subject Property. Screening measures may, without limitation (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units.

24. Trellises and Arbors. As shown conceptually on the CDP, the main trellis structures may be located along Westpark Drive and may consist of, but shall not be limited to, materials such as steel or aluminum, concrete or similar materials/systems. The height of the main trellis structures shall range from approximately 12 to 22 feet and generally be compatible with the height of the retail podium. As determined by the Applicant, additional trellis-type

structures may be located throughout the Subject Property as architectural features. Arbor structures which incorporate natural vegetation as a shading device may be located on the top decks of parking garages in Blocks B, C, D and F (in lieu of interior parking lot landscaping if approved by the Board) and, as determined by the Applicant, may be located elsewhere on the Subject Property as architectural design features and/or shading devices. Such arbors shall consist of, but shall not be limited to, materials such as steel or aluminum, wood, concrete or other similar materials/systems.

GREEN BUILDING AND SUSTAINABLE ENERGY PRACTICES

25. **LEED Equivalents and Conflicts.** All references in these Proffers to the U.S. Green Building Council ("USGBC") shall also and equally apply to such other green building certifying entities selected by the Applicant as to each respective Block in connection with redevelopment of the buildings on each Block, provided such alternative certifying entity is acceptable to the County. All references in these Proffers to a Leadership in Energy and Environmental Design ("LEED") rating system shall also and equally apply to such other LEED or similar rating system determined to be applicable by the USGBC or such alternative certifying entity. In the event a LEED or LEED equivalent requirement (i.e. prerequisite) precludes compliance with other applicable building code or other legal requirements, as determined by DPWES, construction of the buildings on each respective Block may, at the option of the party constructing such building, comply with such other applicable building code or other legal requirement, and in such case, shall not be required to comply with the conflicting LEED or LEED equivalent requirement.

26. **Block F Office Green Building Practices.** With Block F, the Applicant shall include a LEED accredited professional ("LEED-AP") as a member of the design team for Block F. The LEED-AP shall work with the design team for Block F to incorporate design elements under the USGBC's LEED Core and Shell ("LEED-CS") rating system into the office building to be constructed on Block F. At the time of site plan submission for Block F, the Applicant shall provide documentation to the Environmental and Development Review Branch ("EDRB") of DPZ, demonstrating compliance with the commitment to engage such a professional. The Applicant has registered the office building to be constructed on Block F with the USGBC under the 2009 version of the LEED-CS rating system. In the event the USGBC establishes a newer version of the LEED-CS rating system, the Applicant shall have the option to: 1) proceed under the 2009 version of the LEED-CS rating system, so long as the USGBC continues to administer such version, or 2) proceed under the newer version of the LEED-CS rating system. The Applicant will include, as part of the site plan submission and building plan submission for the office building to be constructed on Block F, a list of specific credits within the applicable LEED-CS rating system that it anticipates attaining for the office building on Block F. The LEED-AP, who is also a professional engineer or licensed architect, will provide 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 certification for the office building to be constructed on Block F. In addition, prior to site plan approval for Block F, the Applicant will designate the Chief of the EDRB as a team member in

the USGBC's LEED online system with respect to the office building on Block F. 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. Prior to building plan approval for the office building to be constructed on Block F, the Applicant shall provide documentation to EDRB demonstrating that the office building on Block F has applied for LEED Gold pre-certification under the applicable LEED-CS program. Prior to release of the bond for the office building on Block F, the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification or a higher level of certification from the USGBC for the office building on Block F. If the Applicant is unable to provide the precertification documentation prior to building plan approval, but does anticipate receiving the documentation prior to the attainment of LEED certification, it may, prior to the issuance of the building permit, post an escrow identical to the one described in Proffer 27 below. This escrow will be released upon the Applicant's submission of documentation from the USGBC to the EDRB demonstrating that the office building on Block F is anticipated to attain a sufficient number of credits to attain LEED Gold certification.

27. Block F Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 26 above, or if the USGBC's pre-certification documentation indicates that the office building to be constructed on Block F is not anticipated to attain LEED Gold certification, the Applicant shall execute a separate agreement and post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the Fairfax County Public Facilities Manual ("PFM") or a surety bond from a financial institution licensed to do business in Virginia in the amount of \$2.00 per gross square foot of GFA for the office building to be constructed on Block F. The Green Building Escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of the attainment of LEED Silver certification, or a higher level of certification, by the USGBC under the applicable version of the LEED-CS rating system. The provision to the EDRB of documentation from the USGBC that the office building on Block F has attained LEED Silver certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating that LEED Silver certification for the office building on Block F has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating that LEED Silver certification for such office building has not been attained but that such office building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for the office building on Block F, documentation demonstrating the attainment of LEED Silver certification or

demonstrating that the office building on Block F is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If the Applicant provides evidence that such LEED-CS certification has been delayed through no fault of its own or of its contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

28. Blocks B, C and D Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks B, C and D, respectively. The LEED-AP shall work with the design teams for Blocks B, C and D to incorporate appropriate LEED design elements for each building, under a version of the LEED rating system available at the time of registration, into the office and hotel buildings to be constructed on Blocks B, C and D. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for their respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system for each proposed office and hotel building. 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.

As part of the building plan submission for each office and hotel building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED rating system available at the time of registration (or such other rating system as may be applicable under Proffer 25) that is anticipated to be attained for such office and hotel building shall be included. The LEED-AP who is a professional engineer or licensed architect will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification for the subject office and hotel building. Each building on their respective Blocks may be pursued separately, and certification pursuant to this Proffer or the alternative provided below may be pursued on a building-by-building basis.

Prior to final building plan approval, documentation shall be submitted to the EDRB for their respective Blocks demonstrating that the subject office or hotel building has applied for at least LEED Gold pre-certification under LEED-CS or the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification under LEED-New Construction ("LEED-NC"). Prior to release of the bond for the subject office or hotel building, documentation shall be provided to the EDRB for their respective Blocks demonstrating the status of attainment of LEED Gold or a higher level of certification from the USGBC for the office or hotel buildings on their respective Blocks. If either the pre-certification or design phase review documentation cannot be provided prior to building plan approval, but it is anticipated that the documentation will be received prior to the attainment of LEED certification, then prior

to the issuance of the building permit, an escrow identical to the one described in Proffer 29 below may be posted. This escrow will be released upon the submission of documentation to the EDRB from the USGBC demonstrating that the office or hotel building is anticipated to either attain a sufficient number of credits to attain LEED Gold pre-certification or the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification under LEED-NC.

29. Blocks B, C and D Alternative Green Building Escrow. As an alternative to the actions outlined in Proffer 28 above, or if the USGBC's pre-certification or design phase review indicates that the office or hotel building to be constructed on Blocks B, C and D is not anticipated to attain LEED Gold certification, then, a separate agreement shall be executed for that office or hotel building, a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia, in the amount of \$2.00 per gross square foot of GFA shall be posted for that office or hotel building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements for the subject building and shall be released upon demonstration of attainment of certification by the USGBC under any available version at the time of such Applicant's registration in a LEED rating system. The provision to the EDRB of documentation from the USGBC that each office or hotel building has attained LEED Silver or higher certification will be sufficient to satisfy this commitment. The Green Building Escrow shall be released in accordance with the following: 1) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for each office or hotel building, documentation demonstrating that LEED Silver certification for such building has been attained, the entirety of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow, 2) if the Applicant provides to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating that LEED Silver certification for such building has not been attained but that such building has been determined by the USGBC to fall within three points of attainment of LEED Silver certification, 50% of the Green Building Escrow shall be released to the Applicant who posted the Green Building Escrow; the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives, and 3) if the Applicant fails to provide to the EDRB, within three years of the issuance of the first tenant Non-RUP for such building, documentation demonstrating the attainment of LEED Silver certification or demonstrating that such building is within three points of LEED Silver certification, the entirety of the Green Building Escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives. If evidence is provided that such LEED Silver or higher certification has been delayed through no fault of the Applicant, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during this extended time frame.

30. Blocks A and E Residential Green Building Practices. A LEED-AP professional shall be included as a member of the design team for Blocks A and E, respectively. The LEED-

AP shall work with the design team to incorporate design elements under a version of the LEED-NC rating system available at the time of such Applicant's registration into the residential buildings to be constructed on Blocks A and E. At the time of site plan submission, documentation shall be provided to the EDRB demonstrating compliance with the commitment to engage such a professional. In addition, prior to site plan approval for these respective Blocks, the Chief of the EDRB shall be designated as a team member in the USGBC's LEED online system with respect to such building. This team member will have privileges to review the project status and monitor the progress of all LEED-related documents submitted to the Green Building Certification Institute 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.

As part of site plan and building plan submission for each residential building to be constructed on their respective Blocks, a list of specific credits within a version of the LEED-NC rating system available at the time of registration (or such other rating system as may be applicable pursuant to Proffer 25), which is anticipated to be attained for such residential building shall be provided. Except as otherwise provided below as an alternative, the LEED-AP, who is a professional engineer or licensed architect, will provide certification statements at the time of site plan review and building plan review, confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification for the subject residential building. Each building on the respective Blocks may be registered separately and certification may be pursued pursuant to this Proffer or the alternative provided below on a building-by-building basis.

Prior to the building plan approval, a separate agreement shall be executed for each building, and a "Green Building Escrow," in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM or a surety bond from a financial institution licensed to do business in Virginia shall be posted in the amount of \$2.00 per square foot of GFA for the building. This Green Building Escrow will be in addition to, and separate from, other bond or escrow requirements and shall be released upon demonstration of attainment of LEED-NC certification, by the USGBC under the project's registered version of the LEED-NC rating system or other LEED rating system determined by the USGBC to be applicable to each building. The provision to the EDRB of documentation from the USGBC that each residential building has attained LEED-NC certification shall be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environmental Review Branch, the escrowed funds shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable.

If the Environmental Review Branch receives, within three (3) years of issuance of the final RUP for the subject residential building, documentation demonstrating that LEED-NC certification for such building has not been attained but that such building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the Green Building Escrow shall be released and returned to the Applicant who posted such Green Building Escrow, as applicable, and the other 50% shall be released to the County and will be

posted to a fund within the County budget supporting implementation of County environmental initiatives.

If, within three (3) years of issuance of the final RUP for such building, documentation fails to be provided to the EDRB demonstrating the attainment of LEED-NC certification or demonstrating that the building has fallen short of LEED-NC certification by more than three (3) points, the entirety of the Green Building Escrow for that building shall be released to the County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

If documentation fails to be provided from the USGBC demonstrating, to the satisfaction of the Environmental Review Branch, that USGBC completion of the review of the LEED-NC certification application has been delayed through no fault of the Applicant, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made during the extension.

31. Blocks A and E Residential Green Building Alternative. As an alternative to the actions outlined in Proffer 30 above, a certification level higher than LEED certification may be pursued, in which case a LEED-AP will provide certification statements at the time of site plan and building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to building plan approval for the building to be constructed, documentation shall be submitted to the EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, a "Green Building Escrow" shall not be required unless the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification fails to be provided.

32. Additional Sustainable Energy Practices. The minimum energy performance criteria may be satisfied by the residential and office buildings through meeting their respective LEED requirements, but LEED requirements may be satisfied on a Block with any mix of credits. To further promote efficient, renewable and sustainable energy practices, the following shall be provided by the Applicant for each of the buildings located within a Block:

- A. Electric Vehicle Charging Infrastructure. In each Block, a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars and conduit to facilitate additional future recharging stations shall be provided.
- B. Shared Energy. For any Site Plan that includes more than one building, provide an assessment of the potential, within the area subject to the Site Plan, of shared energy systems, including but not limited to combined heat

and power ("CHP") (co-generation), micro-CHP, distributed energy resources, and district heating and/or cooling, and, if a shared energy strategy will not be pursued, provide a narrative discussion regarding the reason(s) for this outcome.

- C. Energy and Water Data. To the extent there are master electric, gas and water meters for entire buildings, upon request by the County, aggregated non-proprietary energy and water consumption data, as practicable, shall be provided to the County for the buildings within each respective Block as may be applicable.

URBAN SITE DESIGN AND LANDSCAPING

33. Site Design. The Subject Property shall be developed in substantial conformance with the concepts presented on the "Block Illustrative Plans," "Typical Street Sections," and "Illustrative Streetscape Elements" of the CDP, which present concepts regarding streetscapes, urban parks, urban plazas, terraces, lawns, courtyards and private amenity areas for the Subject Property. At the time of FDP approval for any portion of the Subject Property, these concepts may be modified and additional details provided, so long as they are in conformance with the CDP and with the understanding that such modifications shall be reviewed against the Tysons Urban Design Guidelines. Site design may be further modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable design requirements, provided that such modifications are in substantial conformance with the FDP.

34. Landscaping. The CDP includes conceptual "Illustrative Landscape Plans" consisting of overall plans and concepts for each Block. Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the first and all subsequent FDPs and site plans for each respective Block. Landscaping may be modified during site plan review for each respective Block to allow for final engineering and design considerations, including, but not limited to, final utility locations, LID facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the FDP.

35. Detailed Landscape Plans. As part of the site plan submission for each building on the Subject Property, a detailed landscape plan shall be submitted for the corresponding Block to the Urban Forest Management Division (the "UFMD") of DPWES for review and approval. The planting and landscaping materials shown on each detailed landscaping plan shall be in substantial conformance with those shown on the approved FDP, and shall include, among other things, irrigation information, design details for tree wells and other similar planting areas on structures and along streets, the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. Arbors (i.e., trellises) may be provided in lieu of interior

parking lot landscaping requirements, subject to Board approval of a modification of relevant Zoning Ordinance and PFM requirements.

36. Alternative Planting Width Details. Street tree species and planting sites are depicted on the CDP but remain subject to such revisions as may be approved by the UFMD at the time of FDP and site plan approval. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures either as identified in the "Tysons Urban Design Guidelines" (endorsed by the Board on January 25, 2012) (the "Tysons Urban Design Guidelines") or as approved by the UFMD, shall be used to satisfy the following specifications for all planting sites:

- A. A minimum of 4 feet open surface width and 16 square feet open surface area for Category III and Category IV trees (as defined in Table 12.19 of the PFM), with the tree located in the center of such open area.
- B. A minimum rooting area of 8 feet wide (may be achieved with techniques to provide un-compacted soil below hardscape areas within the Pedestrian Realm) (as defined in these Proffers), with no barrier to root growth within four feet of the base of the tree.
- C. Soil volume for Category III and Category IV trees (as defined in Table 12.19 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones.
- D. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning.
- E. Tree zones shall be installed with a fully automatic drip irrigation system.
- F. Tree grates shall only be required if necessary to maintain a certain sidewalk dimension.

37. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible park and open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on the CDP and as further defined in these Proffers and may be

adjusted at the time of FDP and site plan approval to allow for final engineering and design considerations.

STREETSCAPES

38. **Streetscape Elements.** Streetscaping shall be installed throughout the Subject Property in substantial conformance with the "Block Illustrative Plans" and "Typical Street Sections" on the CDP, with more refined streetscape plans provided for each Block at the time of FDP. Except as shown conceptually on the CDP with respect to certain private access or service-type streets, streetscape elements shall generally include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building designed to allow access to the building and/or additional landscaping adjacent to residential uses, or storefront browsing, outdoor display, outdoor dining, and similar uses adjacent to Retail/Service uses. Outdoor display and outdoor dining areas shall not be permitted within pedestrian sidewalk areas. Streetscaping elements may be adjusted at the time of FDP and during site plan review, and individual Blocks may have slight variations, provided the quality of the streetscape is consistent with that shown on the CDP. Tree planting sites are set forth conceptually on the CDP and may be revised at the time of FDP or site plan approval, subject to UFMD approval.

39. **Non-Invasive Plant Materials.** Invasive species, as defined in the PFM, shall not be used within the streetscape and landscaped open space areas.

40. **Utility Locations.** To the extent feasible and in accordance with the Transportation Design Standards, proposed future utilities, including, but not limited to water, sanitary sewer, storm sewer, electricity, gas and cable television lines, may be relocated or installed within the street network, or placed in locations that minimize conflicts with the landscaped open space areas and streetscape elements shown on the CDP and/or FDPs submitted subsequent to approval of this Rezoning. If there is no other cost-effective option as determined by each Applicant for its respective Block, in consultation with DPZ, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP and subsequent FDPs, as determined by the UFMD and as set forth above. A preliminary utility plan shall be overlaid on the landscape plan included with each FDP or FDPA filed subsequent to approval of this Rezoning and shall include the location of any utility vaults and maintenance points to stormwater management facilities. Adjustments to the type and location of plantings may be made to avoid conflicts with utilities or for other site engineering considerations. Maintenance access points to stormwater management facilities and utility vaults beneath the streetscape shall be located outside the clear pedestrian walkway zone of the streetscape, where feasible. If the Dominion Virginia Power vaults must be located in the walkway zone, they shall be designed as a lift out panel with the same paving materials as the walkway (subject to the Americans with Disabilities Act ("ADA") requirements), be flush with the walkway, and meet ADA accessibility requirements.

41. Sight Distance and Utility Considerations. If VDOT determines at the time of site plan approval that street tree locations conflict with either the sight distance requirements set forth in the Transportation Design Standards or with utility requirements, and good faith efforts have been made to gain necessary approval of such conflicting trees by making minor adjustments to their locations or by removing their lower branches but VDOT, the County or the applicable utility company does not approve such street tree locations, then such tree(s) may be deleted and replaced at an alternative location on the subject Block, so long as the alternative location is coordinated with the UFMD.

42. Streetscape Furnishings and Materials and Lighting. High quality and unified streetscape materials shall be provided within the public realm for each Block in substantial conformance with the CDP and may include, but not be limited to, decorative concrete, unit pavers, seat walls, tree space edging, lighting, traffic signal poles, benches, trash receptacles and other hardscape elements. A "Streetscape Furnishing and Materials Plan" in substantial conformance with that shown on the CDP shall be submitted in conjunction with all FDPs submitted subsequent to approval of this Rezoning. These plans shall include general product information and approximate locations of furnishings and materials to be located in the streetscape between the building face and the curb, and in other public realm open spaces. Although minor variations may occur within Blocks, materials, furnishings, and lighting along public streets shall generally be compatible in Blocks A through F and consistent with any streetscape design approved by the Tysons Partnership, but shall not be subject to approval by the Tysons Partnership. All streetscape lighting shall be energy efficient and generally consistent with the Tysons Urban Design Guidelines. On-site, outdoor and parking garage lighting shall not exceed the limitations in the Outdoor Lighting Standards of Sect. 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently throughout the development along public streets and be selected from those listed in the Tysons Urban Design Guidelines, or other lights as may be approved by OCR. All parking lot and building-mounted security lighting shall utilize full cut off fixtures. Recessed lighting shall be directionally shielded to mitigate the impact on adjacent properties.

43. Parking Structure Lighting. The Applicant shall utilize full cut-off, low-intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground parking garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

44. Construction Lighting. During construction, the Applicant shall attempt to reduce glare from OSHA, VOSHA, VUSBA and local ordinance required superstructure lighting to the extent possible without violating aforementioned laws, regulations or policies.

45. Signage and Wayfinding. Signage for the Subject Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or a Comprehensive Sign Plan ("CSP") may be sought for one or more Blocks of Arbor Row. The placement of traffic control signage on public streets shall be coordinated with, and subject to, VDOT review and approval. Wayfinding signage and elements shall be coordinated with the Tysons Partnership to facilitate a consistent wayfinding and signage system throughout the applicable

planning district, but shall not be subject to approval by the Tysons Partnership. Wayfinding signage shall provide direction to locations of prominent attractions, parks, cultural arts destinations, and other public amenities.

46. Maintenance of the Pedestrian Realm. Elements to be maintained within the pedestrian realm include all publicly-owned areas and all privately-owned spaces (with or without public access easements) that are between the curb and the building façade (the "Pedestrian Realm"). The Administrative Group (the "AG," as defined in Proffer 77) shall be responsible on behalf of the Applicant for obtaining all required VDOT permits related to the Pedestrian Realm, for maintaining the Pedestrian Realm in good repair and in compliance with the ADA, and for replacing in kind, as needed, all Pedestrian Realm elements located within or abutting public street right-of-way. For any publicly-owned portions of the Pedestrian Realm, the AG shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other applicable public entity) to permit the AG to perform such maintenance. Neither the Applicant nor the AG shall be required to repair or restore any elements of the Pedestrian Realm within publicly-owned areas that are damaged by public employees, contractors, or permittees that are not acting under the direct authority of the Applicant or the AG. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant and/or AG without the requirement for a PCA. Maintenance commitments within the Pedestrian Realm shall include but are not limited to:

- A. All plantings including trees, shrubs, perennials, and annuals;
- B. All associated irrigation elements;
- C. All hard surfaces, including but not limited to paving and retaining walls;
- D. All streetscape furnishings including benches and bike racks;
- E. All lighting fixtures;
- F. All special drainage features, such as LID facilities;
- G. Snow removal, including from on-street parking spaces on private access drives;
- H. Trash recycling and litter removal;
- I. Leaf removal;
- J. Any sign posts, traffic signal poles, pedestrian signal poles, mast arms, signal heads and control boxes that are not VDOT standard devices; and

- K. All urban park amenities in the development including horticultural care, maintenance of all water features, irrigation, lighting, furnishings, paving, recreation courts and features, and art.

As determined at the time of FDP approval, where the final streetscape design cannot be fully implemented during certain phases of development, the Applicant shall provide interim streetscape improvements as described in these Proffers.

47. Ownership of the Pedestrian Realm. Portions of the Pedestrian Realm will be dedicated in fee simple to the County of Fairfax (or equivalent government body or agency), as shown on the CDP, subject to the following conditions:

- A. The County and/or VDOT shall permit all stormwater and other facilities to be constructed and maintained as shown on the CDP, subject to the Applicant accepting maintenance responsibilities for such facilities;
- B. The County and/or VDOT shall permit the Applicant to use security-related features, including, but not limited to, bollards, that are constructed within streetscape areas and shown on an approved FDP;
- C. The Applicant through the AG shall continue to maintain the Pedestrian Realm facilities as described in these Proffers; and
- D. Dedication of any portions of the Pedestrian Realm intended to be publicly-owned shall occur concurrently with dedication of the adjacent roadway.

48. Public Access for the Pedestrian Realm. For areas within the Pedestrian Realm that are privately owned, the Applicant shall dedicate public access easements, in a form approved by the Office of the County Attorney. In areas where a portion of the Pedestrian Realm is within the public right-of-way, a public access easement shall be placed across the privately-owned area identified as the building zone. In areas where the Pedestrian Realm is entirely under private ownership, the public access easement shall be for the areas of the landscape amenity panel and the sidewalk zone.

49. Phased Conditions and Standards. Redevelopment of the individual Blocks may result in various phased conditions associated with the Subject Property. As part of the FDP review for each Block, specific phased conditions shall be identified, generally as set forth in these Proffers and on the Phasing Sheets for the subject Block and the area immediately abutting it and shall ensure such conditions provide safe and reasonable pedestrian connections and vehicular access/circulation. Phased conditions shall comply with the following general standards:

- A. Application of a temporary screening system (which may be removable) to the façades of above grade garages in Blocks B, C and D that will be

interior when later phases are complete, but that are exposed at phase lines for more than a one-year period. This screening system shall be applied to all levels above grade and shall be composed of an architecturally designed system that may reflect basic architectural lines of the permanent façades and/or vegetation or other techniques, and shall partially obscure the garage view from outside the garage until the next phase is constructed. As may be appropriate, the specific temporary screening system to be utilized for each building shall be determined at the time of FDP approval and depicted on the FDP. Other alternate temporary garage screening and the use of banners and/or temporary art works as a part of the screening system may be approved at the time of FDP approval;

- B. Grading and seeding of areas on the Subject Property where existing improvements are removed to accommodate a portion of the development shown for the subject Block, not used for construction staging and not scheduled to commence construction within 12 months; and
- C. Provision of attractive temporary construction fencing, which may include public art, signage or way-finding elements. Signage shall comply with Article 12 of the Zoning Ordinance or alternatively in accordance with an approved Comprehensive Sign Plan.

OFF-SITE PUBLIC FACILITIES AND ATHLETIC FIELDS

50. Public Facilities and Athletic Fields Contributions. To address the Comprehensive Plan's recommendations regarding the provision of public facilities and athletic fields in Tysons Corner, the following shall be provided:

- A. Dedication of Off-Site Parcel. The approximately eight (8) acres of land identified as Fairfax County Tax Map Parcel 29-2-((15))-B2 (the "Park/School/Athletic Fields Parcel") shall be dedicated, in fee simple, to the Board for public park, athletic fields, public elementary school and/or similar or related public uses. This dedication shall occur within one hundred twenty (120) days after completion of construction of the improvements described in subparagraphs B., C. and D. below, as evidenced by the release of the bonds posted with approval of the Athletic Field Site Plan described in Proffer 51.
- B. Athletic Fields. Prior to June 30, 2015 as described in Proffer 51, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108, the following two athletic fields and related support facilities (collectively, the "Athletic Fields Improvements") shall be constructed on the Park/School/Athletic Fields Parcel generally as shown on the plan

entitled "Playing Fields and Public Facilities Exhibit," dated September 10, 2012 and attached to these Proffers as **Exhibit A**:

- i. Installation of one synthetic turf, multi-purpose athletic field of approximately 390 feet by 220 feet ("Field One"), which includes fifteen (15) feet wide overruns, two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one (1) athletic field credit). Field construction and lighting shall be consistent with Fairfax County Park Authority ("FCPA") standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager.
- ii. Installation of one synthetic turf, multi-purpose athletic field of approximately 180 feet by 255 feet ("Field Two"), which includes fifteen (15) feet wide overruns and two player benches (no bleachers), field striping, two goals, and field lighting (which shall qualify for a minimum of one-half (½) athletic field credit). Field construction and lighting shall be consistent with FCPA standards at the time of construction. Field design and location shall be determined in coordination with the FCPA Synthetic Turf Fields Manager. It is anticipated that Field Two may be removed in the future by the County and/or the Fairfax County School Board (the "School Board") at such time as this portion of the Park/School/Athletic Fields Parcel may be needed for school purposes.
- iii. The installation and construction of Field One and Field Two will qualify for a minimum total of one and one-half (1½) athletic field credits as defined in the Tysons Urban Center Plan. One-half (½) athletic field credit shall meet the approximate one-half (½) athletic field requirement anticipated for this Rezoning. The remaining one (1) athletic field credit shall be available to the Applicant to meet the partial anticipated athletic field credit requirement for the property included in pending rezoning applications RZ 2011-PR-010 and RZ 2011-PR-011. The support facilities identified on **Exhibit A**, which include the picnic shelter and seating facilities, a paved parking area for approximately 46 cars, and an internal trail system, shall be installed with construction of the athletic fields. An eight (8) foot wide concrete trail, with associated street tree landscaping, also shall be installed along the Jones Branch Drive frontage of the Park/School/Athletic Fields Parcel with construction of the athletic fields. These frontage improvements shall not include any road widening, on-

street parking, streetscape or other road frontage improvements along Jones Branch Drive. The improvements to the Park/School/Athletic Fields Parcel as shown on **Exhibit A** shall be located so as not to preclude the future construction by others of (i) road widening, on-street parking and streetscape improvements along public streets, including Jones Branch Drive, and (ii) a future grid street within the thirty-five (35) foot wide right-of-way identified on **Exhibit A** as "AREA FOR POTENTIAL FUTURE ROAD EXTENSION." Subject to approval of the appropriate waivers, the Applicant shall have no obligation, in connection with the site plans for the Athletic Fields Improvements, the Stream Trail Improvements (as defined below) and the Stream Restoration Improvements (as defined below) or otherwise, to design and/or construct, or contribute funds toward construction, of such public street frontage improvements or such future grid street.

- C. Construction of Stream Valley Trail. Prior to June 30, 2015 as described in Proffer 51 below, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108, an asphalt trail, approximately eight (8) feet in width, with a bridge where the trail crosses the stream (collectively, the "Stream Trail Improvements"), shall be constructed through the stream valley corridor on the Park/School/Athletic Fields Parcel from Westpark Drive northward to connect to the portion of the Park/School/Athletic Fields Parcel on which the athletic fields are located, generally as shown on **Exhibit A**. The location of this trail shall be coordinated with the Park Authority Trails Coordinator. The Applicant shall work with the Park Authority Trails Coordinator to design the location of this trail connection to reduce the slope to the extent practicable while meeting the applicable standards of the PFM and mitigating unnecessary impacts on the scenic quality of this trail connection.
- D. Outfall and Stream Bank Restoration. Prior to June 30, 2015, as described in Proffer 51 below, the Applicant shall construct, at a total cost not to exceed \$500,000, the following: (a) improvements to the storm drain outfall, such as plunge pools, from the culvert under Westpark Drive extending approximately 125 linear feet downstream from the outfall, including stream channel treatment along the existing public sanitary sewer main that crosses the main stream channel, but not to include any alteration nor treatment of the sanitary sewer main pipe itself other than repair of any damage, if any, to the pipe that may be caused by construction of the Stream Restoration Improvements, and (b) such other stream bank stabilization improvements on the Park/School/Athletic Fields Parcel and within the limits of the existing Storm Drainage and

Floodplain Easement (the "Existing Storm Drainage Easement") granted on Fairfax County Tax Map Parcel 29-4-((7))-A4 ("Parcel A4") by the deed recorded in Deed Book 21514, at page 76 among the land records in the Clerk's Office of the Circuit Court of Fairfax County, as approved by DPWES and the U.S. Army Corps of Engineers, in consultation with the Park Authority (together (a) and (b) are referred to collectively as the "Stream Restoration Improvements"). The Stream Restoration Improvements shall be constructed in strict accordance with plans approved by DPWES, in its sole discretion, based on, among other things, all applicable regulatory requirements and DPWES's design preferences. In addition to the Stream Restoration Improvements, the Applicant shall, subject to issuance of necessary permits and if a Condition Assessment Report ("CAR") has been issued and the CAR has not already been corrected, dredge Pond D located on Fairfax County Tax Map Parcel 29-4-((7))-B to the original design depth and limits of construction pursuant to SD-1213-1 and -2, based on a bathymetric study conducted before and immediately after such dredging (the "Pond D Dredging"). In such event, the Pond D Dredging shall be done in conjunction with the improvements to the storm drain outfall described in subparagraph (a) above. The Pond D Dredging shall not include any improvements upstream of Pond D nor any upgrades to the existing dam, riser, inlets or other structural elements, but will include repairs required under the existing maintenance agreement for Pond D and to address damage, if any, that may be caused by the Pond D Dredging. The Stream Restoration Improvements located on Parcel A4 within the Existing Storm Drainage Easement shall be subject to provision of any additional off-site easements that may be required and appropriate indemnification by others without payment of consideration by the Applicant for such easements and indemnification. The Stream Restoration Improvements shall not include any design or construction work to be performed to the existing structures on Parcel A4. If necessary easements and the indemnification by others cannot be obtained or if the Stream Restoration Improvements are projected, based on two qualified bids at the time of 75% plan design, to exceed the \$500,000 limitation, then the Applicant will work with DPWES, the Park Authority and the U.S. Army Corps of Engineers to adjust the design and/or nature of the improvements described in subparagraph (b) so the work can be performed entirely on the Park/School/Athletic Fields Parcel, if the necessary easements and indemnification by others cannot be obtained, and so the total cost of the Stream Restoration Improvements will not exceed the \$500,000 limitation unless a funding source for the amount in excess of the \$500,000 limitation, up to an additional twenty percent (20%) cost, is identified in which case such work in excess of \$500,000, up to the additional twenty percent (20%) cost, shall also be performed by the Applicant. The Applicant shall provide to the County reasonable

documentation, such as invoices and receipts, to document the actual amount of funds spent on the Stream Restoration Improvements. If any of the Stream Restoration Improvements are provided as part of the public improvements plan described in Proffer 62.A., the cost of such improvements shall count toward the \$500,000 limit on the commitments in this paragraph. Construction of all or any portion of the Stream Restoration Improvements shall not be a condition to the site plan approval for Block A, Block E or Block F, unless all or a portion of the Stream Restoration Improvements are required for the subject Block to meet the minimum adequate outfall requirements of the PFM. If all or any portion of the Stream Restoration Improvements are required for Block A, Block E or Block F to meet the minimum adequate outfall requirements of the PFM, such portion of the Stream Restoration Improvements may be a condition of site plan approval for such Block in accordance with the PFM requirements, and the costs to construct such portion of the Stream Restoration Improvements shall not be counted toward the \$500,000 limit on the commitments in this paragraph.

- E. Contribution to Costs of Potential Future Park/School/Athletic Fields Parcel Improvements. A total contribution of \$600,000 shall be made to the Board solely for the purposes of designing the elementary school facilities on the Park/School/Athletic Fields Parcel, maintaining, repairing and replacing the athletic fields and/or trails constructed on the Park/School/Athletic Fields Parcel and/or for stream improvements or restoration activities. The amount of this contribution shall escalate as provided in Proffer 111. Such contribution shall be made in three (3) equal payments to the County of \$200,000 each, to be made prior to issuance of the building permit for each of the three buildings to be constructed on Block B and Block C.

51. Construction of the Athletic Fields and Related Facilities. Not later than one hundred-twenty (120) days after the approval of this Rezoning, the Applicant shall submit to the County one or more site plans for the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements. The Applicant reserves the right to (i) submit a separate site plan for the Stream Trail Improvements and the Stream Restoration Improvements or to identify that work as a separate phase from the Athletic Fields Improvements, and (ii) subdivide the Park/School/Athletic Fields Parcel in order to dedicate the portion on which the Athletic Fields Improvements are located and obtain bond release for that portion while work continues on the remainder of the Park/School/Athletic Fields Parcel to complete the Stream Trail Improvements and the Stream Restoration Improvements. The Applicant shall diligently pursue site plan approval for all the proffered improvements to the Park/School/Athletic Fields Parcel. Upon approval of the site plans, the Applicant shall diligently pursue construction of all improvements and complete construction by June 30, 2015, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108.

No approvals, including without limitation, site plan, demolition permit, grading permit, building permit, foundation permit, sheeting/shoring permits, RUPs and/or Non-RUPs, shall be withheld for Block A, Block E and/or Block F after the June 30, 2015 deadline if construction of the Athletic Fields Improvements, the Stream Trail Improvements and/or the Stream Restoration Improvements (including the Pond D Dredging if applicable) has not been completed as long as the Applicant has (i) submitted the site plan for the Athletic Fields Improvements (the "Athletic Fields Site Plan") and either has obtained approval of the Athletic Fields Site Plan or is diligently pursuing approval of the Athletic Fields Site Plan consistent with the Designate Plan Examiner (DPE) process, (ii) escrowed with the County funds that, based on a budget approved by DPWES, will be sufficient to complete construction of the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements, when combined with any bonds posted with any approved site plans for such improvements, if any, and (iii) delivered a deed for the dedication of the Park/School/Athletic Fields Parcel to the County, in escrow, to be released from escrow and recorded upon completion of construction of the Athletic Fields Improvements, the Stream Trail Improvements and the Stream Restoration Improvements and release of the bonds posted for the site plans for such improvements. Irrespective of the foregoing, approvals as set forth above may be withheld for Blocks B, C and D if such improvements have not been completed prior to the deadline, or such later date as may be determined by the Zoning Administrator pursuant to Proffer 108.

52. Contingencies for Early Removal of Field Two. In the event Field Two (i) is not constructed because the School Board notifies the Applicant prior to the date the Applicant has posted the bonds for the Athletic Field Site Plan that it intends to proceed with development of such area for a new school, or (ii) is constructed, but is removed on a date that is less than ten (10) years from the date construction of Field Two is completed (the "Field Two Completion Date") because the School Board proceeds with construction of a new school, then the Applicant shall escrow, pursuant to a Future Construction Agreement for the approved Athletic Field Site Plan, an amount equal to \$5.50 per square foot of playing surface for Field One to be used exclusively for the removal and replacement of the original artificial playing surface installed on Field One. The total value of the escrow amount is estimated to be \$450,000.00. The Future Construction Escrow can be in the form of a letter of credit or surety bond consistent with the applicable provisions of the PFM. If either a letter of credit or a surety bond is provided, DPWES shall notify the Applicant at least six (6) months prior to the need for payment of the cost to resurface the playing area on Field One, and the Applicant shall replace the letter of credit or surety bond, as applicable, with a cash escrow to be used by the County to pay to resurface Field One.

53. Public Schools Cash Contribution. In addition to the off-site dedication of the Park/School/Athletic Fields Parcel, prior to the issuance of the first RUP for each building in Block A and the first RUP for the building in Block E, the amount of \$9,378.00 per student for students projected to be generated by this redevelopment shall be contributed to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools that students generated by these residential buildings will attend. This contribution shall be based on student yield ratios of 0.047, 0.013 and 0.027 per unit

for elementary, middle and high school, respectively. Such contribution shall be made at the time of issuance of the first RUP for each residential building.

54. Adjustments to Schools Cash Contribution. If, prior to site plan approval for the respective residential buildings, the County should increase the accepted ratio of students per subject multi-family unit or the amount of the contribution per student, the amount of the contribution shall be increased for that building to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution.

ON-SITE PARKS AND ACTIVE RECREATION FACILITIES

55. Publicly-Accessible Parks by Block. Parks, plazas, terraces, trails and open space shown on the CDP, while retained in private ownership, shall be subject to public access easements which shall reserve to each Applicant, as applicable, the right, as to its respective Block, to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes. Each Applicant may establish reasonable rules and regulations for the public areas on its respective Block provided, however, that such public areas generally are open on a daily basis from dawn until dusk (10:00 p.m. if lighted). At the time of site plan submission for the first building in Block C, the Applicant shall enter into discussions with FCPA regarding opportunities for public programming within the large Urban Park within Block C. Any such agreement between the Applicant and FCPA shall be memorialized in a "Memorandum of Understanding." Special amenity features generally described below shall be depicted on the FDP for Block C, and shall be designed to enhance and complement land uses and may include both hardscape and softscape elements generally as depicted on the CDP. Parks and other publicly-accessible recreation areas shall be provided on each respective Block as generally shown on the Phasing Sheets and Urban Parks Plan on the CDP at the time of issuance of the first RUP or Non-RUP for new construction on that Block and as further described below, with more specific details provided on the FDP for each Block:

- A. Block A. As shown conceptually on the CDP, a minimum of two (2) publicly-accessible "Pocket Parks" (one "B" type and one "C" type as defined on the CDP) shall be provided within Block A prior to issuance of the first RUP for the second building within Block A. These two pocket parks shall offer passive recreation opportunities. Pocket Park C is "Resource Protection Area" and, as such, shall remain in undisturbed open space with no improvements as set forth on the CDP and in these Proffers. Pocket Park B located along the southern property boundary will be designed to enhance the adjacent open space and trail areas and provide connectivity and seating as appropriate, subject to availability of appropriate off-site easements without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation

demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

- B. Block C. As shown conceptually on the CDP, an approximately 2.96-acre, publicly accessible Civic Plaza/Common Green ("Urban Park"), including sport courts, terraces and grand staircase areas shall be provided within Block C prior to issuance of the first Non-RUP for the last of the two buildings in Block C. Design of the Urban Park shall be depicted at the time of FDP for Block C, but at a minimum shall include a large lawn, shade structure, walkways, seating areas, terraces, sculpture or other public art and active recreation. An elevator shall be provided and other design features as determined by the Applicant shall be located in or around the associated urban plaza, subject to final engineering. In addition, one tennis court, one basketball court and a children's playground shall be provided prior to issuance of the first Non-RUP for the second building in Block C, on the top level of the garage for use by the public, as shown conceptually on the CDP. These facilities shall be privately owned and maintained, but they shall be available for public use and subject to a public access easement, which shall reserve to the Applicant the right to restrict access as described in this Proffer 55. Two trail connections to the existing off-site asphalt trail shall be provided within Block C prior to issuance of the first Non-RUP for Block C, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.
- C. Block E. As shown conceptually on the CDP, one publicly-accessible "Pocket Park" ("A" type) that is a minimum of one-half acre in size shall be provided prior to issuance of the first RUP or Non-RUP for Block E. This pocket park shall provide important connectivity between Blocks D and F and shall be designed to create an intimate passive park that

includes seating, special plantings, plaza area, lawn space and special paving areas activating the space and linking it to the adjacent residential use. One trail connection to the existing off-site asphalt trail, including ramps and stairways depicted on the CDP, shall be provided within Block E prior to issuance of the first RUP or Non-RUP for Block E, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain such off-site easements to enable such trail connection and, if requested, shall provide documentation demonstrating same. However, in the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing off-site asphalt trail shall be escrowed with the County by the Applicant for the Block adjacent to such trail connection, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied.

- D. Block F. As shown conceptually on the CDP, publicly-accessible "Pocket Parks" totaling a minimum of 10,000 square feet shall be provided prior to the first Non-RUP for Block F. The smaller pocket park along Westpark Drive on the east side of the proposed office building may be designed as a hardscape plaza and include a combination of special hardscape paving, benches, shade trees and/or seating areas. The larger pocket park on the western side of the office building shall be designed to facilitate pedestrian connectivity to the publicly-accessible park space and trail connections to the west and may include, but shall not be limited to, such design elements as special paving, benches, potential outdoor retail seating, shade trees and/or an architectural feature.

56. Urban Parks Tabulations. The publicly-accessible open space tabulations set forth on the CDP shall be achieved when redevelopment of the entire Subject Property is complete, in accordance with Par. 2 of Sect. 16-403 of the Zoning Ordinance.

57. Private Active Recreation Facilities. Pursuant to Par. 2 of Sect. 6-508 and of Sect. 16-404 of the Zoning Ordinance, at the time of site plan approval, a minimum of \$1,700.00 per market-rate and workforce residential dwelling unit shall be provided for each residential building within Block A and Block E toward construction of developed on-site recreation facilities (privately and publicly-accessible) for each respective building. The balance of any funds not expended for the applicable residential building, if any as determined by DPWES, shall be contributed or may be escrowed, prior to issuance of the RUP for the final unit in such building, for provision of future on-site recreation facilities (private and publicly accessible) within Block C, and, if no such facilities are identified, then such residual funds shall be contributed to the FCPA for the provision of recreation facilities within Tysons Corner. The specific facilities and amenities noted below (which are separate from and in addition to the

required provision of publicly accessible park space) shall be provided within each residential Block and may be shared between two or more residential buildings for the use and enjoyment of the residents of those buildings, as determined at the time of FDP approval. Private recreation facilities shall include, but not be limited to:

- A. Private exterior courtyard areas, which may be located on the top deck of the parking garages and/or residential buildings or in open areas and may include pool facilities, informal seating areas, landscaping, hardscape areas and/or passive recreation areas; and
- B. An interior fitness center furnished with exercise equipment that may include, but is not limited to, stationary bikes, treadmills, weight machines and free weights, but not necessarily staffed.

PEDESTRIAN CIRCULATION

58. **Pedestrian Connectivity.** Pedestrian connectivity shall be provided throughout the Subject Property generally consistent with the concepts shown on the "Pedestrian Circulation Plan" through the use of elements such as wayfinding signage, terraces, sidewalks, trails and lawn areas. As depicted on the CDP, certain connections to open space, trails and/or sidewalks located off-site on the adjacent Tysons II property to the south (Tax Map Parcel 29-4-((10))-30), Parcel B2 to the north (Tax Map Parcel 29-2-((15))-B2) and the Avalon Crescent apartments to the west (Tax Map Parcel 29-4-((7))-B) shall be provided at the time of issuance of the first RUP or Non-RUP for the Block adjacent to such connection, subject to appropriate off-site easements being provided by others to the Applicant without payment by the Applicant of monetary consideration for the conveyance of such easements. The Applicant shall make diligent efforts to obtain necessary off-site easements and, if requested, shall provide documentation demonstrating same. In the event the necessary off-site easements cannot be acquired, then the cost to construct the portion of such trail from the Subject Property boundary to the existing or planned location of the off-site trail shall be escrowed with the County, and upon payment of such escrow the obligation to construct this trail connection shall be satisfied. If approved by VDOT, a pedestrian crosswalk and trail connection across to off-site Fairfax County Tax Map Parcel 29-4-((7))-1A2 shall be provided which connects Arbor Row to the stream valley trail on the Parks/School/Athletic Fields Parcel, as referenced above.

TRANSPORTATION

59. **Definition of Construct.** The term "construct" as used with respect to the road improvements referenced in these Proffers shall mean such road improvement is open for use by the traveling public whether or not such improvement has been accepted by VDOT for maintenance.

60. **VDOT Acceptance and Dedication.** The Applicant shall diligently pursue acceptance by VDOT of all public street and related improvements to be maintained by VDOT,

as more specifically described in these Proffers. All right-of-way proposed to be accepted by VDOT into the state system for maintenance shall be dedicated to the Board in fee simple.

61. Grid of Streets. With redevelopment of each Block, the frontage improvements along the existing public streets abutting such Block and the portions located on such Block of the proposed grid of streets, generally depicted on the CDP and the Phasing Sheets, shall be constructed and open for use by the public. The Applicant shall use good faith commercially reasonable efforts to construct such frontage improvements along Westpark Drive and Westbranch Drive as shown on Sheet C8.4 of the CDP pursuant to an approved public improvement plan ("PI Plan"). The functional classification of the roadways comprising the grid of streets on the Subject Property is summarized below:

Street	Classification
Westpark Drive	Avenue (Public)
Westbranch Drive	Collector Street (Public)
Jones Branch Drive Extended	Local Street (Private; see <u>Proffer 62.C.</u>)
Private Access Roads or Streets	Service Streets (Private)

62. On-Site Road Improvements. All on-site public road improvements, on-site Private Streets and on-site Private Access Roads together with appropriate/required pavement transitions shall be constructed with the redevelopment of the individual Blocks as reflected on the Phasing Sheets, subject to VDOT approval, and prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on the applicable Block. Such on-site road improvements shall generally consist of the following:

- A. Westpark Drive Frontage Improvements. Westpark Drive shall be constructed as generally reflected on the "Roadway Striping and Marking Plans," the "Road Cross Sections," and the Phasing Sheets in the CDP. The extent, final design and timing of these ultimate improvements shall be provided in conjunction with the redevelopment of each individual Block and determined at the time of site plan approval for that Block, unless constructed as a single public improvement project as described in Proffer 61. At a minimum, however, the frontage improvements for each respective Block shall be constructed prior to issuance of the first initial RUP or Non-RUP for the first new building to be constructed on that Block, except along the Block F frontage as qualified below.

With regard to Block F, the ultimate improvements of Westpark Drive, as described more fully above, shall be constructed along the Westpark Drive

frontage of Block F prior to issuance of the first initial non-RUP for the new building on Block F. However, if the utility equipment associated with the I-495 Express Lane improvements that is currently installed in the Block F frontage (and scheduled for removal by VDOT by September 30, 2012) is not relocated prior to approval of the first site plan for the new building on Block F, then (i) the section of Westpark Drive along the Block F frontage will be constructed in an interim configuration as depicted on CDP Sheet C8.1; (ii) funds shall be escrowed with DPWES for the costs to construct the ultimate improvements of Westpark Drive along the frontage of Block F as described above and reflected on the CDP (exclusive of utility relocations related to the I-495 Express Lane improvements); and (iii) right-of-way and ancillary and reasonable easements along the Block F frontage necessary for the construction by others of the ultimate section of Westpark Drive along the Block F frontage shall also be provided.

i. Entrances to Westpark Drive. If Block E redevelops prior to Block F, the existing entrance from Westpark Drive to the northwest corner of Block F shall be retained until the construction of the redevelopment of Block F is completed, notwithstanding VDOT's approval of a new entrance from Westpark Drive to Block E, if VDOT permits the two entrances to be open and in operation simultaneously. In the event VDOT refuses to allow the two entrances to remain open at the same time, the existing entrance on Block F in the vicinity of the common property line between Block E and F shall be closed and the new permanent entrance from Westpark Drive to Block E will be constructed as shown on the Phasing Sheets. If Block F redevelops prior to Block E, the ultimate condition of the entrance from Westpark Drive into Block E shall be constructed, as shown on the CDP.

B. Westbranch Drive Frontage Improvements. At the time of site plan approval for the first new building on Block A or Block B, whichever occurs first, or in conjunction with the PI Plan described in Proffer 61, the improvements to Westbranch Drive along the Block A frontage and the Block B frontage, respectively, will be constructed, as approved by VDOT and in general accordance with the, the "Roadway Striping and Marking Plans," the "Road Cross Sections," and consistent with the Phasing Sheets. The final design and extent of the improvements to Westbranch Drive as generally described and referenced above shall be determined at the time of the first site plan approval for Block A or Block B, whichever occurs first.

- C. Jones Branch Drive Extended. An extension of Jones Branch Drive ("Jones Branch Drive Extended") from Westpark Drive south as shown on the CDP and in general accordance with the "Roadway Striping and Marking Plans," the "Road Cross Sections" and consistent with the Phasing Sheets shall be constructed with the redevelopment of Block D or Block E, whichever occurs first, unless previously constructed by others. Jones Branch Drive Extended will be designed and constructed in accordance with current public street standards applicable to a "local street," but it will be privately maintained until such time as the adjacent property to the south redevelops, such section of Jones Branch Drive Extended connects to a public street to the south, and VDOT accepts such section of Jones Branch Drive Extended into the State system for maintenance. The right-of-way area for Jones Branch Drive Extended as shown on the CDP shall be reserved for future dedication for public street purposes if and when VDOT is prepared to accept such section of Jones Branch Drive Extended into the State system for maintenance as described in the preceding sentence. The final design of Jones Branch Drive Extended as generally described and referenced above shall be determined at the time of the first site plan approval for either Block D or Block E, whichever occurs first.
- D. Private Streets and Access Roads. With the redevelopment of each Block, the private streets and access roads as shown on the CDP and on the Phasing Sheets, shall be constructed (unless already constructed by others) and open for use by the public and a public access easement in a form acceptable to the County Attorney shall be granted.

63. Off-Site Transportation Improvements. Coincident with the submission of the first site plan for a new building on either Block B or Block C, the Applicant shall submit to VDOT and DPWES, a plan for a 275-foot extension of the southbound left turn bay on International Drive at Westpark Drive within existing rights-of-way and subject to VDOT approval and permitting. This off-site improvement shall be constructed prior to the issuance of the first initial Non-RUP for the second building to be constructed on either of Block B or Block C. Because Arbor Row generates only 23% of the southbound left-turn traffic (as set forth in the TIA), at least 77% of the construction costs associated with this improvement shall be credited against the Applicant's contribution to the Tysons Area Road Fund as evidenced by construction invoices.

64. VDOT Approval. All public street improvements proposed herein shall be subject to VDOT approval, and shall be in general conformance with the Transportation Design Standards, as amended, subject to any permitted modifications and/or waivers that may be granted.

65. Westpark Drive/Westbranch Drive Traffic Signal. A warrant study for the installation of a new traffic signal at the Westpark Drive/Westbranch Drive intersection shall be

submitted in accordance with the Phasing Sheets and within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the first new building constructed on Block A, Block B or Block C. If a signal is deemed warranted by VDOT at that time after having reviewed the warrant study and approved for installation, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant.

In the event the signal proposed for the Westpark Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the first building in Block A, Block B, or Block C, then the Applicant shall submit a second warrant study within twelve (12) months after the issuance of the first initial RUP or Non-RUP for the fifth (5th) building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT.

In the event the signal proposed for Westpark Drive/Westbranch Drive is not deemed warranted after the 5th building, then the Applicant shall conduct a third and final warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last new building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as may be required by VDOT. If not warranted with the last building on the Subject Property then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

66. Jones Branch Drive/Westbranch Drive Traffic Signal. A warrant study for installation of a new traffic signal at the Jones Branch Drive/Westbranch Drive intersection shall be submitted within twelve (12) months after the issuance of the first RUP or Non-RUP for the fifth new building constructed on the Subject Property. If a signal is deemed warranted by VDOT and approved for installation at this intersection, then such traffic signal, including pedestrian enhancements as may be required by VDOT, shall be designed, equipped and installed by the Applicant for such fifth new building.

In the event that the signal proposed for the Jones Branch Drive/Westbranch Drive intersection is deemed not warranted within twelve (12) months after the issuance of the first Non-RUP or RUP for the fifth new building constructed on the Subject Property, then the Applicant shall conduct a second warrant study within twelve (12) months after the first initial RUP or Non-RUP for the last building on the Subject Property. If warranted by VDOT at that time after having reviewed the warrant study, the Applicant shall design, equip and install such signal including pedestrian enhancements as required by VDOT. If not warranted with the last building on the Subject Property, then the Applicant's obligation to construct or in any manner pay for such signal is deemed null and void and this Proffer of no further effect.

67. Traffic Signal Modifications. Concurrent with the submission of the first site plan for Block D or Block E, a signal modification plan for the Jones Branch Drive Extended intersection with Westpark Drive shall be submitted to VDOT and such signal modifications,

including pedestrian enhancements, as may be required by VDOT and in accordance with the Phasing Sheets, shall be completed prior to opening Jones Branch Drive Extended to traffic.

68. Potential Future Right-Of-Way Vacation Areas. In the event any public street right-of-way that abuts the Subject Property is vacated and/or abandoned subsequent to approval of this Rezoning, such right-of-way area will become zoned to the PTC District pursuant to Sect. 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA, CDPA or FDPA, for utilities and to accommodate sidewalks and streetscape elements consistent with the street sections shown on the CDP and/or with the Tysons Urban Design Guidelines.

69. Pedestrian Enhancements. Any and all crosswalks shown on the CDP and FDPs crossing public streets are conceptual only and subject to VDOT review and approval at site plan.

70. Supplemental Traffic Analyses. At the time of site plan submission for each Block subsequent to approval of this Rezoning, supplemental operational traffic analyses of the points of access to the subject Block shall be provided if required by VDOT. For purposes of this Proffer, such analyses shall only be required if the Block generates more than an additional 100 peak hour directional trips (either inbound or outbound). Such supplemental operational analyses also shall be limited to an assessment of those driveways and/or turn lanes serving the particular Block.

71. Notification Letter. At the time of filing of the first site plan for each of Block A through F, a notification letter shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure site plans are consistent with the Transportation Design Standards.

72. Tysons Road Fund Contributions. At the time of issuance of the first RUP or Non-RUP for each new building on the Subject Property, a contribution shall be made to the Tysons Road Fund in the amount of \$6.44 per square foot of non-residential GFA or \$1,000 per residential unit for which the RUP or Non-RUP is requested. Credits shall be allowed against such contributions for the costs of the qualifying off-site intersection improvements provided pursuant to these Proffers. These payments may be made earlier than required pursuant to this Paragraph.

73. Board-Initiated Service District for Table 7 Improvements. The Applicant will support the creation of a Tysons-wide service district by the Board, on its own initiative, for the sole purpose of providing funds to Fairfax County for the private sector's share of the costs of the Table 7 transportation improvements to serve the Tysons Corner Urban Center.

74. Additional Tysons Road Fund Contributions for Table 7 Improvements. The Applicant shall contribute to the Tysons Road Fund the sum of \$5.63 per square foot for all new non-residential GFA on each respective Block, and \$1,000.00 for each residential unit constructed on the Subject Property. The contribution associated with each building shall be

paid in a lump sum, based on the actual gross floor area of non-residential space and/or the actual number of residential units in the building, with payment to occur prior to the issuance of the first RUP or Non-RUP for each building. This contribution shall not apply to any public-use facilities constructed on the Subject Property. These payments may be made earlier than required pursuant to this paragraph.

75. Congestion Management Plan.

- A. The Applicant shall prepare and implement a construction congestion management plan during construction of each Block or Sub-Block, as appropriate, through its development/construction manager and the TPM (as defined in Proffer 78.F.(i)), so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Subject Property and on the public roadways adjoining the Subject Property (each a "Congestion Management Plan").
- B. Each Congestion Management Plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with FCDOT and/or VDOT concerning construction material deliveries, lane closures, and/or other construction related activities to minimize disturbance on the surrounding road network.
- C. Each Congestion Management Plan shall also require the Applicant to coordinate its construction activities throughout construction with VDOT and FCDOT.
- D. Such Congestion Management Plans shall be prepared by a qualified professional and submitted in connection with the VDOT permit for construction on the subject Block or Sub-Block. In addition, the TPM shall coordinate any adjustments to the TDM Plan (as defined in Proffer 78) as necessary to address each Congestion Management Plan.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

76. Tysons Transportation Management Association. The Applicant shall contribute to Fairfax County funds for the establishment of a future transportation management association (the "TMA"), which may be established for the Tysons Corner Urban Center and to which all other Tysons property owners will also contribute.

- A. The Applicant shall make a one-time contribution to the County for the establishment of this future TMA based on a participation rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses to be constructed on the Subject Property.

- B. Twenty-five (25) percent of the total contribution to the TMA shall be paid upon site plan approval of the first new building to be constructed on the Subject Property. The remaining seventy-five percent (75%) of the total contribution shall be paid in three (3) equal installments prior to the issuance of the first RUP or Non-RUP for the first three (3) new buildings, but in any event no later than ten (10) years from the date of rezoning approval.
- C. If subsequent to the approval of this Rezoning, a Tysons Corner Urban Center-wide TMA is approved by FCDOT and established for the purpose of administering TDM programs in the Tysons Corner Urban Center, then the Applicant may, in its sole discretion, join or otherwise become associated with such entity and transfer some or all functions of this TDM Program to the new entity, whereupon this Proffer in whole or in part shall be void and of no further force or effect. Further, if determined by FCDOT that a proactive, private TDM program is no longer necessary, the TDM structure in this Proffer may be rendered null and void in whole or in part without the need for a PCA.
- D. If the TMA has not been established within three (3) years after the approval of this Rezoning, this Proffer shall be null and void with no further effect on the Subject Property. Further, any funds contributed to the TMA would then be returned to the Applicant that paid such funds.

77. TDM Administrative Group. The Applicant shall establish a TDM Administrative Group (the "AG") to fund, implement and administer the transportation demand management program (the "TDM Program") for the Subject Property as described more fully below. The AG shall include, at a minimum, one representative for each of Blocks A through F. Prior to approval of the first site plan for new development on the Subject Property, written evidence shall be provided to FCDOT that the AG has been established.

78. Transportation Demand Management Plan. The proffered elements of the TDM Program as set forth below are more fully described in the Arbor Row Transportation Demand Management Plan prepared by M.J. Wells + Associates, Inc. dated February 22, 2012, as revised through August 31, 2012 (the "TDM Plan"). A copy of the cover sheet and table of contents of the TDM Plan is attached hereto as **Exhibit B**. It is the intent of this Proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.

- A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-

RUP for the final new building to be constructed on the Subject Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

- B. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents and office tenants of the Subject Property (i.e., not including trips from hotel and retail uses), during weekday peak hours associated with the adjacent streets as more fully described in the TDM Plan, by meeting the percentage vehicle trip reductions established by the Comprehensive Plan as set forth below. These trip reduction percentages shall be multiplied by the total number of residential and office vehicle trips that would be expected to be generated by the uses developed on the Subject Property as determined by the application of the ITE Trip Generation rates and/or equations, and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units or the total gross square footage of office uses proposed to be constructed in each building on the Subject Property as determined at the time of site plan approval for each new building shall be applied to the calculation described in the preceding sentence. The target reductions shall be as follows:

<u>Development Levels</u>	<u>Percentage Vehicle Trip Reduction</u>
Up to 65 million sq.ft. of GFA	30%
65 million sq.ft. of GFA	35%
84 million sq.ft. of GFA	40%
90 million sq.ft. of GFA	43%
96 million sq.ft. of GFA	45%
105 million sq.ft. of GFA	48%
113 million sq.ft. of GFA	50%

The trip reduction goals outlined above are predicated on the achievement of specific development levels within the Tysons Corner Urban Center as anticipated in the Comprehensive Plan. Prior to undertaking trip measurements, the AG in coordination with the County shall provide a summary of the then existing development levels in Tysons Corner (based on RUPs and Non-RUPS issued) in order to determine the appropriate vehicle trip reduction goal.

If through an amendment to the Comprehensive Plan, the Board should subsequently adopt a goal for trip reductions that is lower than that

committed to in this Proffer, then the provisions of this Proffer shall be adjusted accordingly without requiring a PCA.

- C. TDM Program Components – Arbor Row-Wide. The TDM Program shall include, but not necessarily be limited to, the following Arbor Row-wide components, each of which are more fully described in the TDM Plan:
- (i) Arbor Row-wide TDM Program Management.
 - (ii) TDM Program Branding.
 - (iii) Transportation Program Web Site.
 - (iv) Promotion of Real Time Transit Information.
 - (v) Arbor Row Transportation Access Guide.
 - (vi) Live/work/play marketing to new tenants.
 - (vii) Pedestrian/bicycle facilities.
 - (viii) Monitoring/reporting.
 - (ix) Sustainable annual funding.
 - (x) Parking Management.
- D. TDM Program Components – Residential. The TDM Program shall include, but not necessarily be limited to the following residential components, each of which is more fully described in the TDM Plan.
- (i) Residential Transportation Coordinators.
 - (ii) Try Transit Campaign for new residents.
- E. TDM Program Components – Office. The TDM Program shall include, but not necessarily be limited to the following office components, each of which is more fully described in the TDM Plan.
- (i) Office Transportation Coordinators.
 - (ii) Coordinated Outreach and Marketing Activities with TDM Providers.
 - (iii) Try Transit Campaign for new employees.

- F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- (i) TDM Program Manager. If not previously appointed, the AG shall appoint and continuously employ, or cause to be employed, a TDM Program Manager ("TPM") for Arbor Row. If not previously appointed, the TPM shall be appointed by the AG no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The AG shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the AG shall do the same within ten (10) days of any change in such appointment.
 - (ii) Annual Report and Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Annual Budget no later than 180 days after issuance of the first building permit for the first new building on the Subject Property. Every calendar year thereafter but no later than March 15th, the TPM shall submit an Annual Report, which may revise the Annual Budget in order to incorporate any new construction on the Subject Property. The Annual Report shall include, at a minimum:
 - a. Details as to the components of the TDM program that will be put into action that year;
 - b. Any revisions to the budget needed to implement the program for the coming calendar year;
 - c. A summary of the then existing development levels in the Tysons Corner Urban Center as well as within Arbor Row;
 - d. A determination of the applicable Maximum Trips After Reduction for the Subject Property;
 - e. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan; and
 - f. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Subject Property.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget. Thereafter, the TPM, in conjunction with each Annual Report summarizing the results of the TDM Program to be submitted no later than March 15th (the "Annual Report"), shall update the Annual Report and TDM Budget for each succeeding calendar year, modify or enhance program elements and establish a budget to cover the costs of implementation of the program for such year. The expected annual amounts of the TDM Budget are further described in Section 7.0 of the TDM Plan.

- (iii) TDM Account. If not previously established, the AG, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the AG, through the TPM. The documents that establish the AG shall provide that the TDM Account shall not be eliminated as a line item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in any given year. In no event shall the TDM Budget exceed \$122,500 (this amount shall be adjusted annually from the date of rezoning approval for the Subject Property (the "Base Year")) and shall be adjusted on each anniversary thereafter of the Base Year in accordance with Proffer 111. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the

establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time on a building by building basis at the rate of \$0.40 per gross square foot of new office uses and \$0.30 per gross square foot of new residential uses on the Subject Property. Funding shall be provided by the building owners prior to the issuance of the first initial RUP or Non-RUP for each applicable new building. This amount shall be adjusted annually from the date of rezoning approval of the Subject Property (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by VA. Code Ann. Section 15.2-2303.3. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.
- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within Arbor Row. Such contributions shall be made one time on a building by building basis at the rate of \$0.02 per gross square foot of new office or residential uses to be constructed on the Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building.
- (vi) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the AG, through the TPM, shall deposit penalty payments as may be required to be paid pursuant to this Proffer for non-attainment of trip reduction goals. The County may withdraw funds from the TDM Penalty Fund for the implementation of additional TDM Program elements/incentives and/or congestion management, first for Arbor Row, then for other TDM-related improvements or programs within Tysons Corner. To secure the AG's obligations to make payments into the TDM Penalty Fund, the AG shall provide the County with a letter of credit or a cash escrow as further described below.

Prior to the issuance of the first RUP or Non-RUP for each new building on the Subject Property, the AG shall:

- a. Establish the TDM Penalty Fund, if not previously established by the TPM, and/or
- b. Deliver to the County a clean, irrevocable letter of credit issued by a banking institution approved by the County or escrow cash in an interest-bearing account with an escrow agent acceptable to DPWES to secure the AG's obligations to make payments into the TDM Penalty Fund (the "Letter(s) of Credit or Cash Escrow(s)"). The Letter(s) of Credit or Cash Escrow(s) shall be issued in an amount equal to \$0.10 for each square foot of new office GFA or \$0.05 for each square foot of new residential GFA shown on the approved site plan for each new building on the Subject Property. Until the Letter(s) of Credit or Cash Escrow(s) has been posted, the figures in the preceding sentence shall be adjusted annually from the first day of the calendar month following the date on which the first RUP or Non-RUP, as the case may be, for the first new building on the Subject Property has been issued in accordance with Proffer 111, using the date of rezoning approval as the base year. Once the Letter(s) of Credit or Cash Escrow(s) has been posted, there shall be no further adjustments or increases in the amount thereof. The Letter(s) of Credit or Cash Escrow(s) shall name the County as the beneficiary and shall permit partial draws or a full draw. The foregoing stated amount(s) of the Letter(s) of Credit or Cash Escrow(s) shall be reduced by the sum of any and all previous draws under the Letter(s) of Credit or Cash Escrow(s) and payments by the AG (or the TPM) into the TDM Penalty Fund as provided below.

- (vii) Monitoring. The AG shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the annual reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following issuance of the final initial RUP or Non-RUP for the first new building to be constructed on the Subject Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three

consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Subject Property have been met. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts and/or Person Surveys if conditions warrant such.

G. Remedies and Penalties.

(i) Pre-Stabilization. If the Maximum Trips After Reduction for the Subject Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and annual TDMWP.

a. Such remedial measures shall be funded by the Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Remedy Expenditure
Up to 1%	No Remedy needed
1.1% to 3%	1% of Remedy fund
3.1% to 6%	2% of Remedy Fund
6.1% to 10%	4% of Remedy Fund
Over 10%	8% of Remedy Fund

b. If the results of the Vehicular Traffic Counts conducted during Pre-Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the goals outlined on the table below, then a portion of the Remedy Fund as outlined in the same table below shall be released back to the building owner(s) through the AG. The amount released will be relative to the amount contributed by those buildings constructed and occupied at the time of Vehicular Traffic Counts. Any funds remaining in the Remedy Fund after such release will be carried over to the next consecutive three (3) year period.

Up to 65,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	30 %
5% - 10%	50%
10.1% - 15%	65%
15.1% - 18%	80%
18.1 - 20%	90%
Reach Final Goal	100 %

65-84,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	50 %
5% - 10%	65%
10.1% - 13%	80%
13.1% - 15%	90%
Reach Final Goal	100 %

84-90,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	65 %
5% - 8%	80%
8.1% - 10%	90%
Reach Final Goal	100 %

90-96,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	80%
5% - 8%	90%
Reach Final Goal	100%

96-113,000,000 Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	90%
5%	100%

113,000,000+ Square Feet of GFA in Tysons	
Meet or Exceed Trip Goal for 3 Years By:	Cumulative % Remedy Fund Returned
Meet Goal	100%

c. The Applicant, through the TPM, is not required to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund will be released to the AG for final distribution to the owners once three consecutive annual Vehicular Traffic Counts conducted after Stabilization show that the trip reduction goals have been met.

(ii) Following Stabilization.

a. *Remedies.* If the TDM Program monitoring, as evidenced by the Vehicular Traffic Counts outlined above, reveals that the Maximum Trips After Reduction for the Subject Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report and funded by the Remedy Fund (if available) as may be necessary, commensurate with the

extent of deviation from the Maximum Trips After Reduction goal as set forth in accordance with the expenditure schedule outlined above.

- b. If the results of the Vehicular Traffic Counts conducted upon Stabilization show that the trip reduction goals have been met site-wide for three (3) consecutive years in accordance with the table above, then any remaining Remedy Funds shall be released back to the building owner(s) through the AG.
- c. *Penalties.* If despite the implementation of remedial efforts, the applicable Maximum Trips After Reduction (based on the existing and approved development levels in the Tysons Corner Urban Center as described in Proffer 78.B.) are still exceeded after three (3) consecutive years, then, in addition to addressing further remedial measures as set forth in this Proffer, the TPM shall be assessed a penalty according to the following:

Exceeded Trip Goals	Penalty
Less than 1%	No Penalty Due
3.1% to 6%	10% of Penalty Fund
6.1% to 10%	15% of Penalty Fund
Over 10%	20% of Penalty Fund

- (iii) The AG through the TPM shall make the payments required by this Proffer into the TDM Penalty Fund upon written demand by the County, and the County shall be authorized to withdraw the amounts on deposit in the TDM Penalty Fund. If the AG fails to make the required penalty payment to the TDM Penalty Fund within thirty (30) days after written demand, the County shall have the ability to withdraw the penalty amount directly from the Letter(s) of Credit or Cash Escrow(s).
- (iv) The maximum amount of penalties associated with the Subject Property, and the maximum amount the AG shall ever be required to pay pursuant to the penalty provisions of this Proffer, including prior to and after Stabilization, shall not in the aggregate exceed the amount of the Letter(s) of Credit or Cash Escrow(s) determined and computed pursuant to the provisions of the above Proffer. There is no requirement to replenish the TDM Penalty Fund at any time. The Letter(s) of Credit and/or any cash left in the Cash Escrow(s) (either Penalty and/or Remedy Funds) shall be released

to the AG once three (3) consecutive counts conducted upon Stabilization show that the Maximum Trips After Reduction have not been exceeded.

- H. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- I. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 78.G., the AG may request that FCDOT review the vehicle trip reduction goals established for the Subject Property and set a revised lower goal for the Subject Property consistent with the results of such surveys and vehicular traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Subject Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- J. Continuing Implementation. The AG through the TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this Proffer. The AG through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- K. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase, and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- L. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the AG shall be subject to a penalty of \$100 per day not to exceed \$36,500 for any one incident. Such penalty shall be payable to Fairfax County to be used for multimodal, transit,

transportation, or congestion management improvements within the vicinity of the Subject Property, or with the TPM's approval, for other TDM-related improvements or programs within Tysons Corner.

79. Transportation Demand Management for Retail/Hotel Uses. As provided in the above Proffer, certain components of the TDM Plan are applicable to and will benefit the proposed Retail/Hotel Uses on the Subject Property. Therefore, the Applicant will provide an additional TDM program tailored to specifically serve the Retail/Hotel Uses (the "Retail/Hotel TDM Program"). In no event will penalties be assessed against any Retail/Hotel Uses, which may be established on the Subject Property.

- A. Goals of the Retail/Hotel TDM Program. Because tenants of the retail stores and hotels and their employees work hours that are atypical of the standard work day, these tenants and their employees do not necessarily travel to and from the Subject Property during peak hours. Given this, the Retail/Hotel TDM Program shall encourage retail tenants, hotel guests and the retail/hotel employees to utilize transit, carpools, walking, biking and other non-Single Occupancy Vehicle ("non-SOV") modes of transportation to travel to and from the Subject Property rather than focusing on the specific trip reductions during the weekday AM or PM peak hours.
- B. Components of the Retail/Hotel TDM Program. The Retail/Hotel TDM Program shall include, at a minimum, the components applicable to the Subject Property that are described in this Proffer and the additional components provided below. These additional components may be subsequently amended by mutual agreement between the Applicant and FCDOT. All amendments to the components of the Retail/Hotel TDM Program contained in this Proffer shall be approved by FCDOT and will not require a PCA. The Retail/Hotel TDM Program components are further described in the TDM Plan.
- C. Employee/Tenant Meetings. The TPM shall hold, at a minimum, an annual TDM meeting with the Retail store tenants and Hotel Managers, and their respective employees, to review the available transit options, changes in transit service and other relevant transit-related topics. Based on these meetings, the TPM shall work with Fairfax County to consider changes to the relevant services, such as changes to bus schedules, if such changes would provide better service to the Subject Property tenants and their employees.
- D. Regional TDM Programs. The TPM shall make information available to retail store tenants, hotel guests and the retail/hotel employees about regional TDM programs that promote alternative commuting options.

This shall include information on vanpools, carpools, guaranteed ride home and other programs offered by organizations in the Washington, D.C. Metropolitan Area.

- E. Retail/Hotel TDM Program Participation Outreach. The TPM shall endeavor in good faith to encourage participation by Retail store tenants and hotel management in the Retail/Hotel TDM Program, including the encouragement of a financial participation by such tenants through their direct offering of transit benefit programs and transit incentives to their employees. Actions taken by the TPM and property management in furtherance of this objective may include dissemination of information to, and solicitation of participation from, the tenant's in-store management and executives or officers at their headquarters offices, at appropriate intervals. The TPM shall include a report to the County with respect to the activities described in the TDM Proffer as part of the Annual Report to be filed with the County. This report shall include detailed accounts of the outreach efforts and the feedback and response from the tenants.

80. Existing or Interim Arbor Row Office Uses. Certain components of the TDM Plan are applicable to and would benefit not only the existing office or interim uses on the Subject Property but potential interim uses as well. The TPM shall make available information on those components to any existing occupied office and/or interim uses which remain or are established on Blocks A through F or any established interim uses. Such uses shall not, however, be subject to monitoring nor will penalties be assessed against those existing office or interim uses. Beginning with the first September following the issuance of a building permit for any new building on Blocks A through F, the subsequent Annual Report shall be expanded to include those new office or residential uses.

81. Intelligent Transportation Systems. To optimize safe and efficient travel in Tysons Corner, the Applicant shall incorporate and maintain a system that provides pertinent traffic and transit information that allows users to make informed travel decisions. This information shall be provided at initial occupancy of each building. The delivery of this information shall be made convenient for building occupants and visitors, such as via computer, cell phone, monitors, or similar technology. Such devices shall provide, but not be limited to, information on the following:

- A. Traffic conditions, road hazards, construction work zones, and road detours.
- B. Arrival times and delays on Metrorail, Tysons Circulator, and area bus routes.
- C. Real time parking conditions and guidance to current on-site parking vacancies, if available.

- D. Bus stops pre-wired for real-time arrivals/departures information, if available.

The Applicant shall work with FCDOT and/or the Tysons Partnership to identify sources and facilitate electronic transmittal of data. Furthermore, the Applicant shall participate in efforts to implement any future dynamic traffic management program for the Tysons area.

BICYCLE FACILITIES

82. Bicycle Parking and Storage. Bicycle racks, bike lockers, and/or bike storage areas shall be provided on each Block, with the specific amounts and locations determined at the time of FDP and finalized with site plan approval in consultation with the FCDOT Bicycle Coordinator. Bicycle racks located outside of buildings and parking garages shall be inverted U-style racks or other design approved by FCDOT. The total number of bike parking/storage spaces provided for all Blocks shall be generally consistent with the Fairfax County Policy and Guidelines for Bicycle Parking for each building or group of buildings, as determined at the time of FDP approval. Signage shall be posted on the exterior side of buildings closest to entrances to bike parking/storage space to indicate bike parking/storage.

83. Bicycle Lanes. In combination with the street and streetscape improvements identified in these Proffers, pavement and striping for on-street bicycle lanes along the Westpark Drive frontage of each respective Block and a temporary bicycle lane along the corresponding westbound frontage of Westpark Drive across from such Block, shall be provided as depicted on the CDP with the final dimension determined at the time of FDP approval. In addition, on Westbranch Drive a dedicated bicycle lane shall be provided between Westpark Drive and Tysons Boulevard in the southbound (uphill) direction only. The timing and installation of bicycle lane striping shall be subject to VDOT approval.

PARKING

84. Parking Requirements. Parking on the Subject Property shall be provided in accordance with the parking requirements for the PTC District set forth in Sect. 6-509 and Article 11 of the Zoning Ordinance, and as shown on the CDP. Tandem and valet parking shall be permitted and, subject to Board approval, shall count toward parking requirements. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of parking spaces to be provided for each Block shall be refined with approval of the FDP and determined at the time of site plan approval based on the specific uses of each Block. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDP, the additional parking spaces shall be accommodated within the proposed parking garages, so long as the maximum height and footprints of the parking garages do not increase from that shown on the CDP. Parking at revised ratios may be provided, as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a PCA, CDPA or FDPA, provided

there is no increase in the size or height of above-grade parking garages beyond minor adjustments to what is shown on the CDP.

85. On-Street Parking Spaces on Private Streets. On-street parking may be provided on the private streets to meet the parking requirements of the Zoning Ordinance, so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications, if any. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant as to their respective Blocks, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements may be used as temporary or short term parking, car-sharing parking and/or similar uses.

86. On-Street Parking Spaces on Public Streets. On-street parking spaces along the public street frontages associated with each respective Block may be constructed as generally shown on the CDP and as may be adjusted at the time of FDP approval. If requested by the County and/or VDOT, signs shall be installed that restrict the use of those public on-street parking spaces. Public on-street parking spaces would be in addition to the total number of required parking spaces to be provided for each Block. Notwithstanding the notes on the CDP, the designation and/or restriction of on-street parking spaces, including the location of handicapped spaces along Westpark Drive and Westbranch Drive, shall be determined in consultation with VDOT and FCDOT at the time of site plan approval for each respective Block.

87. Parking Restrictions. Based on tenant requirements, vehicular access and travel between the parking garages on Blocks B and C may be restricted by the Applicant, so long as Block C can maintain access through the Block B garage to Westbranch Drive. The Block D parking garage will not be connected with adjacent parking garages on other Blocks but will connect to the building on Block D. Block A may have separate parking garages for Sub-Blocks A-1 and A-2 that are not connected. All Blocks may provide gated/restricted parking within the parking garages on the respective Blocks. If gates are provided in any of the Block A through Block F parking garages, then such gates should be located to provide sufficient stacking capacity within the parking garage to prevent vehicles from stacking onto public roads.

88. Temporary Trees on Interim Surface Parking Lots. Existing surface parking lots may be used for interim parking prior to replacement with parking garages or buildings and, in the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper approximately every 50 feet, to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees, subject to Board approval. No interior parking lot landscaping shall be required nor provided for these interim surface lots, subject to the Board's approval of a waiver.

89. Unbundled Parking for Residential Uses. All for-sale residential units must be offered exclusive of parking (i.e., at a separate cost). All leases for residential units shall be offered exclusive of parking.

90. Paid Parking for Non-Residential Uses. The Applicant may charge for parking on their respective Blocks, on a per-space basis, at rates that the Applicant deems to be market-competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking decks associated with commercial Blocks and on portions of the street network that are privately owned.

AFFORDABLE/WORKFORCE HOUSING

91. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units ("ADUs") shall be provided for Block A and/or Block E, as applicable, pursuant to such provisions unless modified by the ADU Advisory Board.

92. Workforce Dwelling Units. For-sale and/or rental housing units shall be provided within residential buildings in accordance with the Board's Tysons Corner Urban Center Workforce Dwelling Unit Administrative Policy Guidelines dated June 22, 2010. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in twenty percent (20%) of the total residential units constructed on Block A and Block E, respectively. The 20% applies to the total number of dwelling units to be constructed on the subject site, respectively; however, any units created with workforce housing bonus floor area shall be excluded from the 20% WDU calculation (e.g., if 500 total units are to be constructed, 84 WDUs/ADUs would be required, based on the calculation of $500/1.20 = 417$ base units $\times .20 = 84$ WDUs/ADUs). If ADUs are provided in any residential building, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

- A. The WDUs generated by each residential building shall be provided within such building; however, the WDUs may be consolidated into one or more buildings on a Block, and thereby increase the number of WDUs in one or more buildings beyond twenty percent (20%) with a corresponding decrease in the number of WDUs in the other buildings. The WDUs in each building, if any, shall have a bedroom mix roughly proportional to that provided in the market rate units in such building. Additionally, in the event that parking spaces are offered to be made available for lease to individual market rate dwelling units, at least one (1) parking space shall be made available for lease by each ADU and/or WDU in the subject Block.
- B. Notwithstanding the foregoing, should the Board's policies related to WDUs in Tysons Corner be amended, the Applicant reserves the right, in

their sole discretion as to their respective Blocks, to opt into the new policies, in part or in whole, without the need for a PCA or CDPA and, if an Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board which the Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right as to their respective Blocks to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Rezoning. Neither the Board nor the County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the land records of the County.

93. Office and Hotel Contributions toward Affordable/Workforce Housing in Tysons Corner. One of the following two options may be chosen by the Applicant for non-residential uses' contributions toward the provision of affordable and/or workforce housing within Tysons Corner. This contribution shall be made to the Board, be deposited in a specific fund to be used solely for this purpose within Tysons Corner and shall be payable prior to the issuance of the initial Non-RUP for each new non-residential building on each respective Block, excluding retail/services uses and public uses. The contributions shall consist of either (i) a one-time contribution of \$3.00 for each square foot of office or hotel GFA, excluding retail/services uses and public uses, or (ii) an annual contribution of \$0.25 for each square foot of non-residential GFA, excluding retail/services uses and public uses and continuing for a total of sixteen (16) years.

STORMWATER MANAGEMENT

94. Stormwater Management. Stormwater management (SWM) measures for the Subject Property shall be designed with the goal of protecting the downstream receiving waters in the Tysons Corner area from further degradation while providing sufficient controls to proportionately improve the condition of such receiving waters. Stormwater detention and Best Management Practices (BMPs) shall be provided in an appropriate system, including but not limited to, underground detention vaults, LID facilities, infiltration trenches, and existing off-site stormwater management facilities as generally set forth on the CDP (collectively, the "SWM Facilities"). The specific SWM Facilities shall be identified at the time of FDP approval and subsequent site plan approval, as may be approved by DPWES. Each FDP shall include the possible locations and preliminary design of the SWM Facilities, including the access points to underground vaults. For the purposes of this Proffer, references to "current LEED requirements" shall be defined as the version of LEED under which each building is anticipated to attain

certification. At the time of each FDP submission, calculations shall be provided showing the proposed volume reductions for the subject Block, and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured and the first inch of rainfall for the subject Block is retained or reused to the maximum extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

- A. The SWM Facilities shall be designed to accommodate not just the pre-developed (existing) peak release rates for the subject Block, but also strive to preserve and/or improve the pre-developed (existing) runoff volumes as contemplated within current LEED requirements, depending on the existing impervious condition. Stormwater management plans for each Block shall achieve at a minimum the stormwater management design credits for LEED (provided such LEED stormwater credit does not include a mandatory drawdown requirement that conflicts with other aspects of this Proffer) and retain on-site and/or seek to reuse the first inch of rainfall to the extent practicable during final design of each building in such Block, per the calculations provided on the CDP. While it is anticipated that compliance with the Comprehensive Plan goal of retaining and/or reusing the first one inch will be determined by the retention credits for the stormwater control measures provided on the CDP and the FDPs, the Applicant reserves the right to utilize any combination of LID (existing and future) measures to meet this goal, subject to the review and approval of DPWES at the time of site plan, so long as the changes do not affect the grid of streets, the general location of the points of access to each Block, the general location of the buildings, the build-to lines, the minimum amount and general location of publicly-accessible park areas as may be applicable for each Block and the general quality and character of the streetscape along the public and private streets within and abutting the Subject Property and as otherwise specified in these Proffers.
- B. Site plans for each Block shall make use of certain LID techniques that will aid in runoff volume reduction and/or promote stormwater reuse throughout the Subject Property. LID techniques may include, but not be limited to, green roofs, tree box filters, pervious hardscapes/streetscapes, bioretention, vegetated swales, infiltration, and stormwater reuse for landscape irrigation and air conditioning unit cooling, as determined by the Applicant for their respective Blocks, in their sole discretion.
- C. At the time of each site plan submission, calculations shall be provided showing the proposed volume reductions for the subject Block, and the Applicant shall work cooperatively with DPWES and DPZ to ensure that the target reuse volume identified on the FDP is captured to the maximum

extent practicable. This requirement may be met on an individual Block basis or based upon the total area of the Subject Property.

INTERIOR NOISE ATTENUATION FOR RESIDENTIAL AND HOTEL USES

95. **Residential and Hotel Interior Noise Level.** The Applicant shall reduce the interior DNL to no more 45 dBA for residential and hotel buildings on the Subject Property. At the time of building plan application for the full shell building permit for each residential or hotel building, the Applicant shall submit to the Chief of the Environment and Development Review Branch of DPZ (the "E&D Chief"), for approval, and to DPWES, for information only, an acoustical study prepared by a qualified acoustical consultant (the "Indoor Noise Study") addressing indoor noise levels, including proposed noise attenuation measures and proposed materials to ensure compliance with the interior DNL limit of 45 dBA. The Applicant shall not obtain full-shell building permits until the E&D Chief has approved the applicable Indoor Noise Study, provided that a failure by the E&D Chief to review and respond to the Applicant within 60 days of receipt of the Indoor Noise Study shall be deemed approval of such study.

EQC, RPA AND TREE PRESERVATION WITHIN SUB-BLOCK A-1

96. **Environmental Quality Corridor ("EQC") Boundary.** The EQC boundary shall be delineated and appropriately labeled on the site plan and is inclusive within the Resource Protection Area boundary referenced below.

97. **Resource Protection Area ("RPA") Boundary.** Within Sub-Block A-1, the limits of clearing and grading shown along the RPA boundary shall be strictly observed and enforced. With each and every site plan submission that includes Sub-Block A-1, the Phase 1 and 2 Erosion and Sediment ("E&S") control plans and associated narrative shall require the installation of tree protection fencing with signage and super silt fence along the limits of clearing and grading that abut the RPA boundary. The only authorized encroachments into the RPA are those depicted on this plan and set forth in these Proffers, subject to approval of a Water Quality Impact Assessment and those allowed by, or exempt from, the Chesapeake Bay Preservation Ordinance ("CBPO") as approved by DPWES. The Applicant shall be responsible for the means and methods to ensure that building construction does not encroach into the RPA. Any unauthorized encroachment into, or disturbance of, the RPA is considered a violation of the CBPO and is subject to the penalties in Article 9 (violations and penalties) of such Ordinance.

98. **Tree Preservation.** A tree preservation plan and narrative for Sub-Block A-1 shall be submitted as part of the first and all subsequent site plan submissions for Sub-Block A-1. Such tree preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the UFMD. Such tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees that are located within 25 feet of either side of the limits of clearing and grading, and have trunks 12 inches in diameter and greater (measured at 4½ -feet from the base of the trunk or as

otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture), whether on-site or off-site or living or dead. Such tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP and those additional areas in which trees can be preserved as a result of final engineering. Such tree preservation plan and narrative shall include all items specified in PFM Sect. 12-0507 and Sect. 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

99. Tree Preservation Walk-Through. In connection with redevelopment of Sub-Block A-1 pursuant to the previous paragraph, the services of a certified arborist or Registered Consulting Arborist shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to a pre-construction walk-through meeting. During the tree preservation pre-construction walk-through meeting, the certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation without adversely impacting the buildings and related improvements and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw, and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

100. Limits of Clearing and Grading. Construction on Sub-Block A-1 shall conform with the limits of clearing and grading as shown on the CDP, subject to allowances provided in these Proffers and for the installation of utilities, public improvements (i.e. roads, streetscapes, entrances, sidewalks, degraded soil and slope conditions) and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas beyond the limits of clearing and grading for Sub-Block A-1 as shown on the CDP, such utilities and/or trails shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas on Sub-Block A-1 beyond the limits of clearing and grading that must be disturbed for such trails, utilities, roads or similar uses, if any such areas are identified at the time of site plan, as described herein and in Proffer 97.

101. Tree Protection Fencing. All trees shown to be preserved on the tree preservation plan for Sub-Block A-1 shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected

at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" Proffer below. Tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

102. Root Pruning. Root pruning, as needed to comply with the tree preservation requirements applicable to Sub-Block A-1, shall be performed. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission for Sub-Block A-1. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- A. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- B. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- C. Root pruning shall be conducted under the supervision of a certified arborist.
- D. A UFMD representative shall be informed when all root pruning and tree protection fence installation is completed.

103. Tree Appraisal. For Sub-Block A-1 only, the Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located within twenty-five (25) feet of the outer limits of disturbance that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond, a letter of credit payable to the County of Fairfax or a surety bond from a financial institution licensed to do business in Virginia, to ensure preservation and/or replacement of the trees for

which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit, cash deposit or surety bond shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be a minimum three (3) inch caliper in size, and equivalent species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this Proffer shall be returned/released to the Applicant.

104. Demolition of Existing Structures. Any demolition of existing structures and related improvements for Sub-Block A-1 in areas outside of the limits of clearing and grading shown on the CDP for Sub-Block A-1 shall be done by hand without heavy equipment to the extent practicable and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD.

105. Site Monitoring. During any clearing or tree/vegetation/structure removal within the tree preservation area in Sub-Block A-1, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by the UFMD. The services of a certified arborist or Registered Consulting Arborist shall be retained to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with these Proffers and the UFMD approvals. The monitoring schedule shall be described in the tree preservation plan, and reviewed and approved by the UFMD.

MISCELLANEOUS

106. Bird-Friendly Design. At the time of site plan submission for each respective Block, the Applicant for that site plan shall study whether bird-friendly design strategies may be employed to reduce bird injury and death due to in-flight collisions with building and/or building elements. The strategies to be studied should make the building visible to birds in flight and reduce reflections that distract or confuse birds through the use of appropriate glazing treatments or architectural elements, such as using color, texture, opacity, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds. In addition, the Applicant shall study whether interior lighting should be reduced and direct lighting which is visible from the exterior should be eliminated to reduce a building's attractiveness to birds flying at night. The Applicant shall describe the results of the studies of such bird-friendly design strategies, and to what extent any of the strategies will be implemented, in a narrative that is provided at the

time of building permit issuance. To the extent strategies are identified, but not implemented, the narrative shall describe the reasons for the exclusion of such strategies.

107. Tree Preservation and Planting Fund Contribution. To promote enhancement of the Fairfax County Tree Canopy through growth of trees on private and public land, the Applicant shall make a one-time, total contribution payable at the time of the first site plan approval in the amount of \$.002 (two tenths of a cent) per square foot of the maximum proposed GFA as stated in Proffer 9 to the Fairfax County Tree Preservation and Planting Fund ("TPPF"). This donation to the TPPF shall supply tree saplings, volunteer support, and information to landowners with which they can enhance tree canopy on their property. Additionally, this donation shall enable educational activities in FCPS, should they choose to participate.

108. Delay. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, the required transportation, publicly-accessible park areas and athletic fields, trail connections, off-site easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements.

109. Tysons Partnership. The Applicant, and their respective successors and assigns, shall become members of the Tysons Partnership or its residential equivalent no later than issuance of the first RUP or Non-RUP for their Block.

110. Metrorail Tax District Buyout for Certain Residential Uses. At least sixty (60) days prior to recording any condominium documents that would change the use of one or more buildings on Block A or Block E from a multi-unit residential real property that is primarily leased or rented to residential tenants or other occupants by an owner who is engaged in such a business which is taxable for purposes of the now existing Phase I Dulles Rail Transportation Improvement District (the "Phase I District"), to a use that is not subject to the Phase I District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such condominium documents for that portion of Block A or Block E, as the case may be. Prior to recording such condominium documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase I District taxes based on the use of that portion of Block A or Block E, as the case may be, prior to becoming subject to the condominium that will be lost as a result of recording such condominium documents, in accordance with a formula approved by the Board.

111. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis from the base month of January 2013 and change effective each January 1 thereafter, as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

112. Condemnation. To the extent off-site right-of-way and/or easements are required to construct any of the public infrastructure or public improvements described in these Proffers, and the Applicant responsible for such construction has not been able to acquire such right-of-way or easements after documented, reasonable efforts to do so, the obligation of such Applicant to construct such public infrastructure or public improvements for which right-of-way and/or easements are not available shall be contingent upon the Board acquiring such right-of-way and/or easements, at the Applicant's sole expense (meaning that the Applicant shall timely pay, without limitation, the condemnation award, all appraisal and other expert fees, court costs, and attorney's fees associated with such acquisition), through its powers of eminent domain after being requested to do so by such Applicant, in writing. The Applicant's request will include: (i) plans and profiles showing the necessary right-of-way and/or easements to be acquired, including a description of the proposed public infrastructure and/or public improvements to be constructed and the public purpose to be served by such infrastructure and improvements; (ii) an independent third party appraisal of the value of the right-of-way and/or easements to be acquired based on its highest and best use and of all damages and benefits to the residue of the affected property; and (iii) copies of all correspondence between the Applicant and property owner of the right-of-way and/or easements to be acquired, including a good faith offer, in writing, by the Applicant to acquire from such property owner the right-of-way and/or easements for the appraised value. In the event the County elects not to use its power of eminent domain to acquire those off-site rights-of-way and/or easements necessary for construction of any of the public infrastructure or public improvements described in these Proffers, then that Applicant shall escrow the costs of such infrastructure or public improvements with the County for future implementation by FCDOT, VDOT and/or others. No Applicant shall be prevented from obtaining any land use approval (including, without limitation, PCA, CDPA, FDP, FDPA, site plan, subdivision, grading permit, building permit, and Non-RUP and RUP permits) for the Subject Property, nor from commencing construction on the Subject Property, during the pendency of any condemnation proceedings initiated pursuant to this Proffer, nor any deferral of the County's exercise of eminent domain pursuant to this Proffer, provided that all other prerequisites for obtaining such approvals and commencing such construction provided in these Proffers have been met.

113. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in these Proffers shall include within its meaning and shall be binding upon the successors in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

114. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURES ON FOLLOWING PAGES]

APPLICANT:

CITYLINE PARTNERS LLC
Applicant and Agent for Title Owners

By: 
Name: William Helm
Title: CO President

CITYLINE OWNERS:

FRANKLIN 7903 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-1

By: 
Name: William Helm
Title: Executive Vice President

GRAYSON 7913 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-2

By: 
Name: William Helm
Title: Executive Vice President

CAMPBELL-SCOTT WESTPARK LLC
Title Owner of Parcel 29-4-((7))-3

By: 
Name: William Helm
Title: Executive Vice President

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

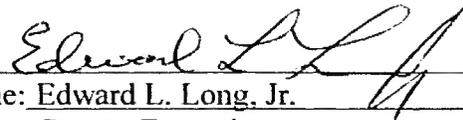
By: 
Name: William Helton
Title: Executive Vice President

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By: 
Name: William Helton
Title: Executive Vice President

COUNTY:

FAIRFAX COUNTY BOARD OF
SUPERVISORS, a body politic
Title Owner of Westbranch Drive Right-of-Way

By: 
Name: Edward L. Long, Jr.
Title: County Executive

AMT:

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By: _____
Name: _____
Title: _____

ESSEX 7929 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-9

By: _____
Name: _____
Title: _____

FREDERICK 8003 WESTPARK LLC
Title Owner of Parcel 29-4-((7))-10

By: _____
Name: _____
Title: _____

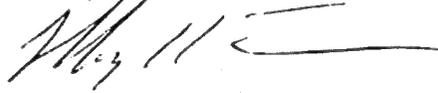
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Title Owner of Westbranch Drive Right-of-Way

By: _____
Name: Edward L. Long, Jr.
Title: County Executive

AMT:

AMT-THE ASSOCIATION FOR
MANUFACTURING TECHNOLOGY
Title Owner of Parcel 29-4-((7))-5A

By: 
Name: Jeffrey H. Traver
Title: Vice President Business Development

CONTRACT PURCHASER:

HOME PROPERTIES TYSONS LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., its sole member

BY: Home Properties, Inc., its general partner

By: 
Name: Donald R. Laque
Title: Sr Vice President, Development

CONTRACT PURCHASER:

HANOVER R.S.LIMITED PARTNERSHIP
*Contract Purchaser of Parcels 29-4-((7))-1 and
29-4-((7))-2 (part)*

BY: THC Capital G.P. LLC, its sole general
partner

By: _____
Name: _____
Title: _____

CONTRACT PURCHASER:

HOME PROPERTIES TYSONS LLC
Contract Purchaser of Parcel 29-4-((7))-10

BY: Home Properties, L.P., its sole member

BY: Home Properties, Inc., its general partner

By: _____
Name: _____
Title: _____

CONTRACT PURCHASER:

HANOVER R.S.LIMITED PARTNERSHIP
*Contract Purchaser of Parcels 29-4-((7))-1 and
29-4-((7))-2 (part)*

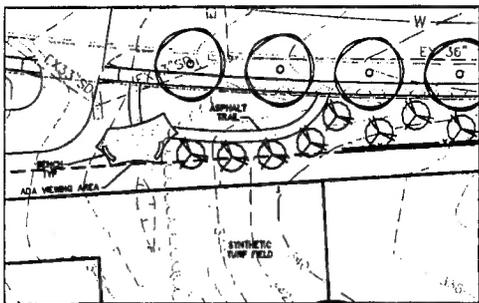
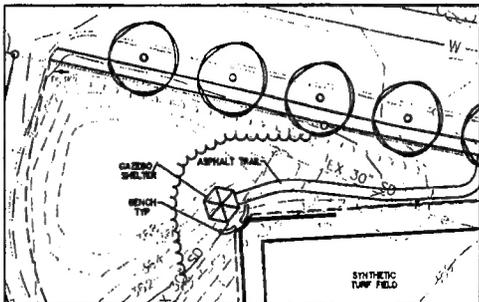
BY: THC Capital G.P. L.L.C. its sole general
partner

By: Kathy K. Binford
Name: KATHY K. BINFORD
Title: VICE PRESIDENT

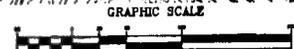
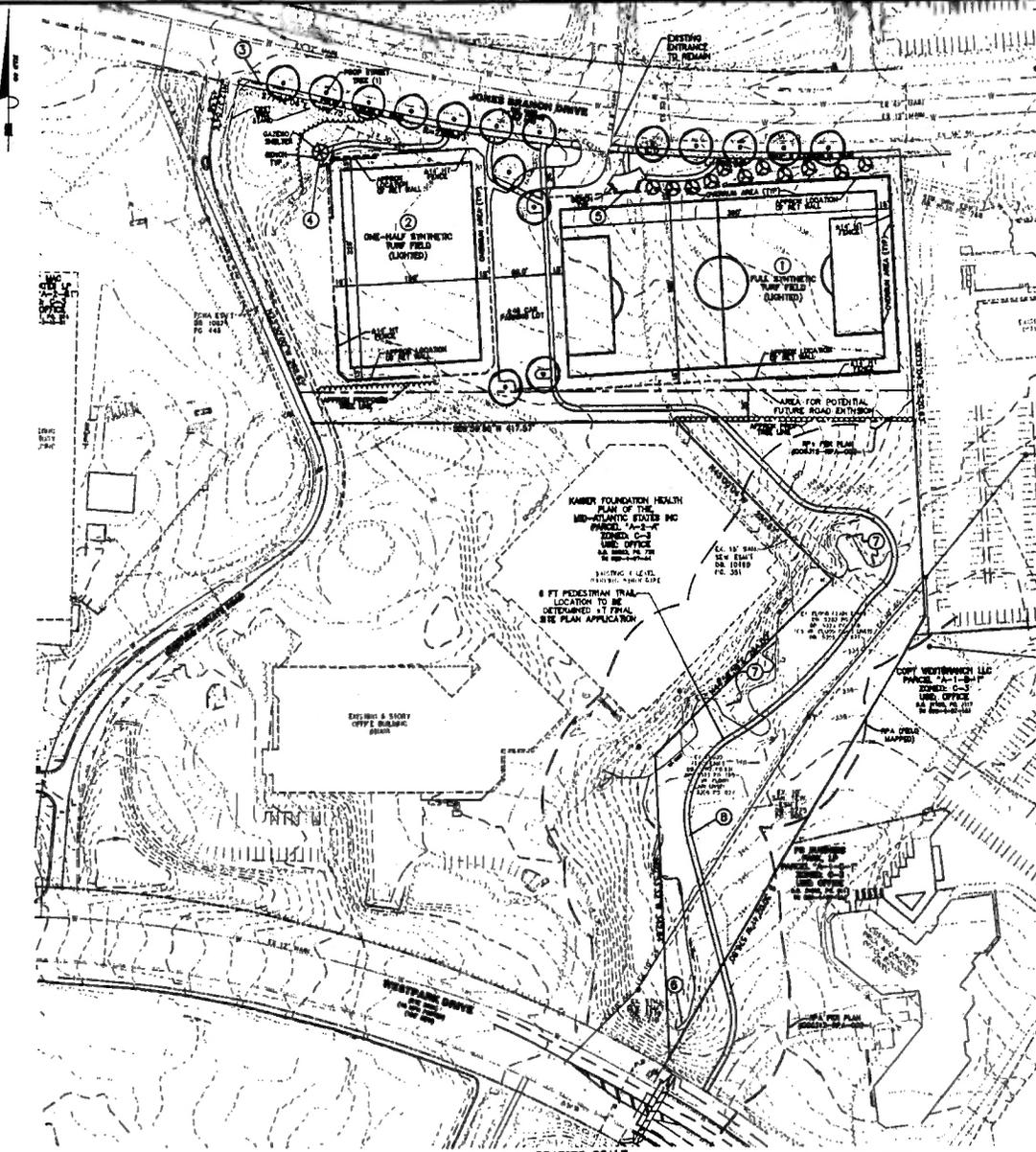
PUBLIC FACILITIES and ATHLETIC FIELDS CONTRIBUTION ELEMENTS

HANOVER PARCEL

- ① FULL SIZE SYNTHETIC TURF ATHLETIC FIELD (280'x220' INCLUDING OVRUNN) WITH LIGHTS
- ② ONE HALF SIZE SYNTHETIC TURF ATHLETIC FIELD (180'x250' INCLUDING OVRUNN) WITH LIGHTS
- ③ STREETSCAPE/LANDSCAPE IMPROVEMENTS ALONG JONES BRANCH DRIVE FRONTAGE
- ④ PICNIC/SHELTER OVERLOOK
- ⑤ PARK SETTING IMPROVEMENTS
- ⑥ STORM DRAIN OUTFALL IMPROVEMENTS
- ⑦ OTHER ON-SITE STREAM CHANNEL IMPROVEMENTS TO BE IDENTIFIED AND AGREED TO IN CONSULTATION WITH PARK AUTHORITY AND DPWS
- ⑧ 4 FT STREAM VALLEY TRAIL WITH ONE STREAM CROSSING STRUCTURE
- ⑨ CASH CONTRIBUTION (\$100,000) TOWARDS FUTURE SCHOOL DESIGN AND/OR ATHLETIC FIELD MAINTENANCE AND/OR STREAM VALLEY IMPROVEMENTS
- ⑩ FLEXIBILITY IN FUTURE USE OF HANOVER SITE
- ⑪ DELIVERY OF 1-1/2 LIGHTED SYNTHETIC TURF ATHLETIC FIELDS BY DECEMBER 31, 2014



NOTE
QUANTITY AND LOCATION OF PROPOSED STREET TREES IS SUBJECT TO CHANGE WITH VERIFICATION AND LOCATION OF EXISTING BELOW GROUND UTILITIES



CURVE TABLE

STATIONING	START	END	LENGTH	PC	PVI	PT	EA	EB	GRADE
1+00	1+00	1+10	10	1+05	1+05	1+10	1+05	1+10	1+05
1+10	1+10	1+20	10	1+15	1+15	1+20	1+15	1+20	1+15
1+20	1+20	1+30	10	1+25	1+25	1+30	1+25	1+30	1+25
1+30	1+30	1+40	10	1+35	1+35	1+40	1+35	1+40	1+35
1+40	1+40	1+50	10	1+45	1+45	1+50	1+45	1+50	1+45
1+50	1+50	1+60	10	1+55	1+55	1+60	1+55	1+60	1+55
1+60	1+60	1+70	10	1+65	1+65	1+70	1+65	1+70	1+65
1+70	1+70	1+80	10	1+75	1+75	1+80	1+75	1+80	1+75
1+80	1+80	1+90	10	1+85	1+85	1+90	1+85	1+90	1+85
1+90	1+90	2+00	10	1+95	1+95	2+00	1+95	2+00	1+95

Bowman CONSULTING
Bowman Consulting Group, LLC
10000 Woodloch Forest Dr., Suite 200
Chantilly, Virginia 20151
Phone: (703) 444-1222
Fax: (703) 444-1223
www.bowmanconsulting.com

Cityline PARTNERS
A subsidiary of Cowi Group
10000 Woodloch Forest Dr., Suite 200
Chantilly, Virginia 20151

PLAYING FIELDS AND PUBLIC FACILITIES EXHIBIT ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-022
PROVIDENCE DISTRICT - FARMFAX COUNTY, VIRGINIA

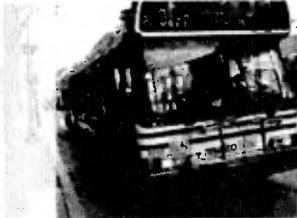
COUNTY PROJECT NUMBER: 11-000000
LOCAL PROJECT NUMBER: 11-000000
DATE: 11/15/11
SCALE: AS SHOWN
FILE NO: 11-000000

1 of 1

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WELLS + ASSOCIATES
Transportation, Traffic and Parking Consultants



Arbor Row TDM Plan

August 2012



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WELLS + ASSOCIATES

Arbor Row TDM Plan

Prepared by:

Robin Antonucci
Courtney Menjivar
Justin Schor
Kevin Fellin

August 2012

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County of Fairfax, Virginia

To preserve and enhance the quality of life for its people, the County of Fairfax has established the following policies and procedures:

October 21, 2014

Mr. Thomas D. Flaherty
Executive Vice President
Cityline Architects, LLC
1811 Oak Mountain Road, Suite 412
Falls Church, Virginia 22044

Dear Mr. Flaherty:

In response to your letter to Department 11, dated 10/14/14, the Fairfax County Department of Transportation (DOT) has reviewed the project as a General Land Mobile Vehicle Accident Analysis (GLMA) in the context of the Active Transportation Planning Process (ATPP) and the Active Transportation Plan (ATP). The ATP is a strategic document that guides the County's transportation planning process. The ATP is a strategic document that guides the County's transportation planning process.

In the preparation of the aforementioned meeting applications, DOT requests that you verify the information provided to us. The information provided to us is critical to the ATP and the DOT's ability to develop the ATP. The information provided to us is critical to the ATP and the DOT's ability to develop the ATP.

If you have any questions, please call Tom Bachman at (703) 875-1477 or via email at tom.bachman@fairfax.gov.

Sincerely,

[Signature]
Tom Bachman
Director

cc: Tom Bachman, DOT
K. E. Williams, DOT
Paul Adams, DOT
John F. Smith, DOT
Lisa L. Smith, DOT



Bowman CONSULTING

1811 Oak Mountain Road, Suite 412
Falls Church, Virginia 22044

Re: Letter to the Department of Transportation

Dear Mr. Bachman,

This letter is in response to a letter from the Department of Transportation dated 10/14/14. The letter requests that you provide information regarding the project. The information requested is critical to the DOT's ability to develop the ATP.

According to the meeting transcript, the project is a General Land Mobile Vehicle Accident Analysis (GLMA). The project is a General Land Mobile Vehicle Accident Analysis (GLMA). The project is a General Land Mobile Vehicle Accident Analysis (GLMA).

The information requested is critical to the DOT's ability to develop the ATP.

1. The information requested is critical to the DOT's ability to develop the ATP.

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27. The information requested is critical to the DOT's ability to develop the ATP.

28. The information requested is critical to the DOT's ability to develop the ATP.

29. The information requested is critical to the DOT's ability to develop the ATP.

30. The information requested is critical to the DOT's ability to develop the ATP.

ARIZONABUILDING INC
Cityline ARCHITECTS
ARBOR ROW COMMERCIAL DEVELOPMENT PLAN FOR PHASE 1
NOTICE OF COMMENCEMENT

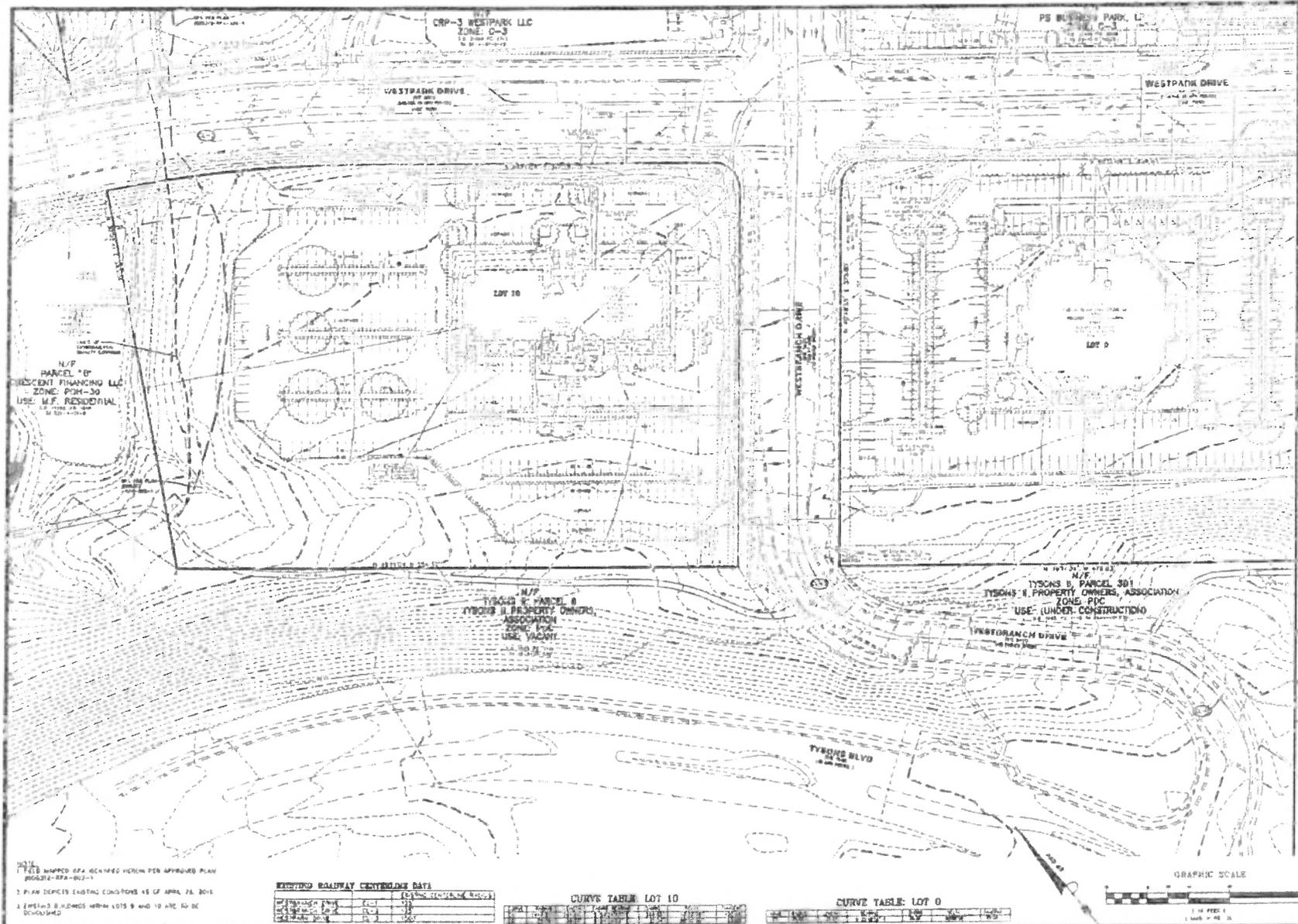
Table with columns for dates and actions: DATE, ACTION, COMMENTS.

APR 26 2014

APR 26 2014

APR 26 2014

APR 26 2014



1. THIS MAP IS A REPRODUCTION OF THE ORIGINAL PLAN AS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA, ON 04/15/2014.
 2. THIS MAP IS A REPRODUCTION OF THE ORIGINAL PLAN AS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA, ON 04/15/2014.
 3. THIS MAP IS A REPRODUCTION OF THE ORIGINAL PLAN AS APPROVED BY THE BOARD OF SUPERVISORS OF THE COUNTY OF FAIRFAX, VIRGINIA, ON 04/15/2014.

EXISTING ROADWAY CENTERLINE DATA

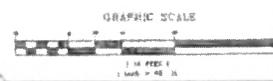
ROADWAY NAME	RIGHT-OF-WAY WIDTH (FEET)	RIGHT-OF-WAY CENTERLINE (EASTING)	RIGHT-OF-WAY CENTERLINE (NORTHING)
WESTPARK DRIVE	100	1000000.00	1000000.00
WESTPARK LANE	100	1000000.00	1000000.00
WESTPARK CIRCLE	100	1000000.00	1000000.00
TYSONS BLVD	100	1000000.00	1000000.00

CURVE TABLE LOT 10

STATION	PC	PT	PI	PE	LC	EA	EB	EC	ED
1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00

CURVE TABLE LOT 0

STATION	PC	PT	PI	PE	LC	EA	EB	EC	ED
1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00	1000000.00

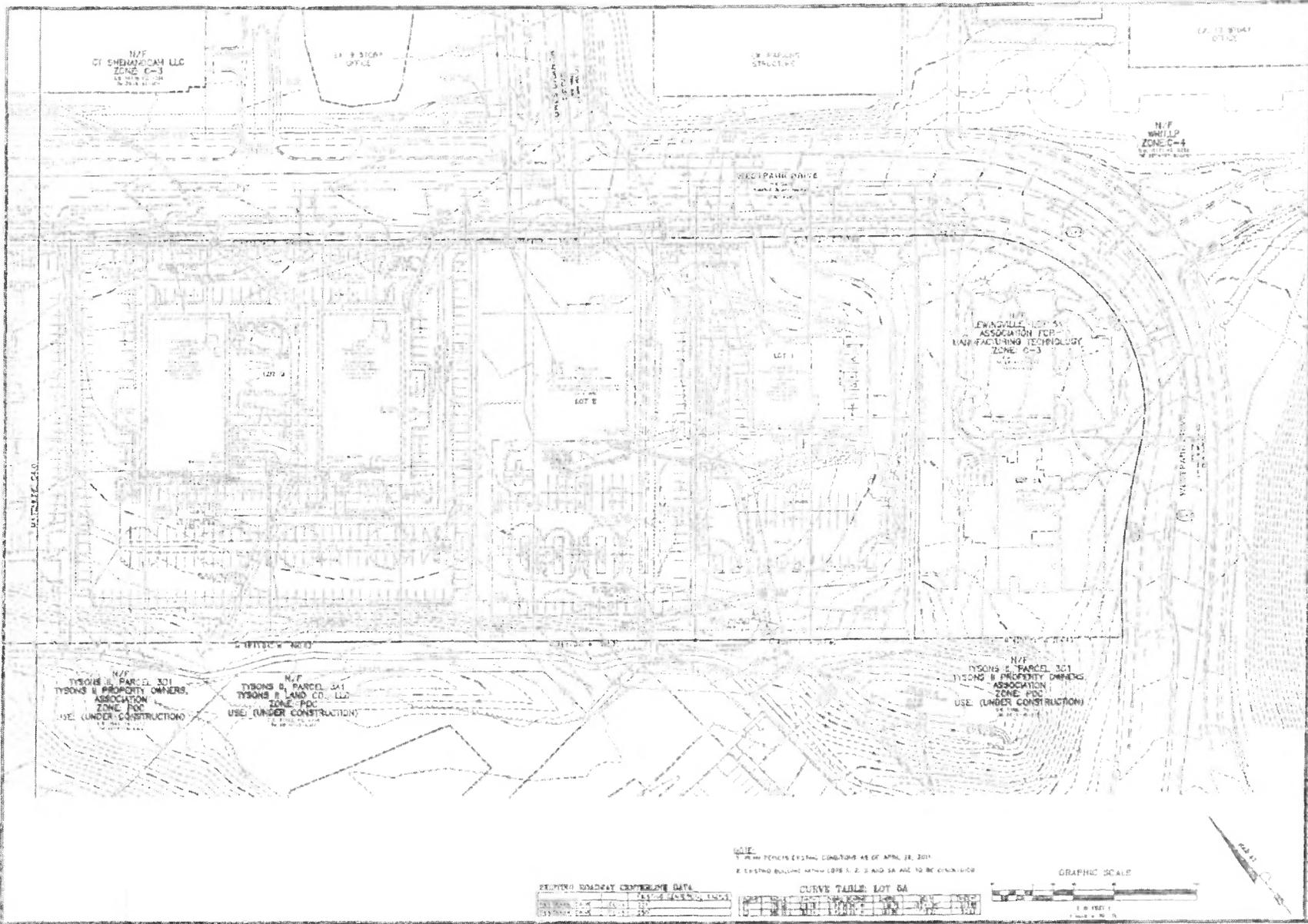


Rowlett
 MAJOR PROJECTS INC.
 10000 WOODBURN AVENUE, SUITE 200
 FARMINGTON, VIRGINIA 22031
 TEL: 703.833.8800
 FAX: 703.833.8801
 WWW.ROWLETT.COM

Cityline
 PARTNERS
 CONSULTING ENGINEERS

EXISTING CONDITIONS PLAN
 (SHEET 1 OF 2)
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN FOR LOTS 9 AND 10
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE: 04/15/2014
SCALE: AS SHOWN
PROJECT NO.: 14-0000000-001



Cityline
 CONSULTING ENGINEERS, INC.

ARBOR ROW
 CONSTRUCTION OF 100' WIDE SIDEWALKS
 AND IMPROVEMENTS TO 11' WIDE SIDEWALKS

DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 11-001

EXISTING ROADWAY CENTERLINE DATA

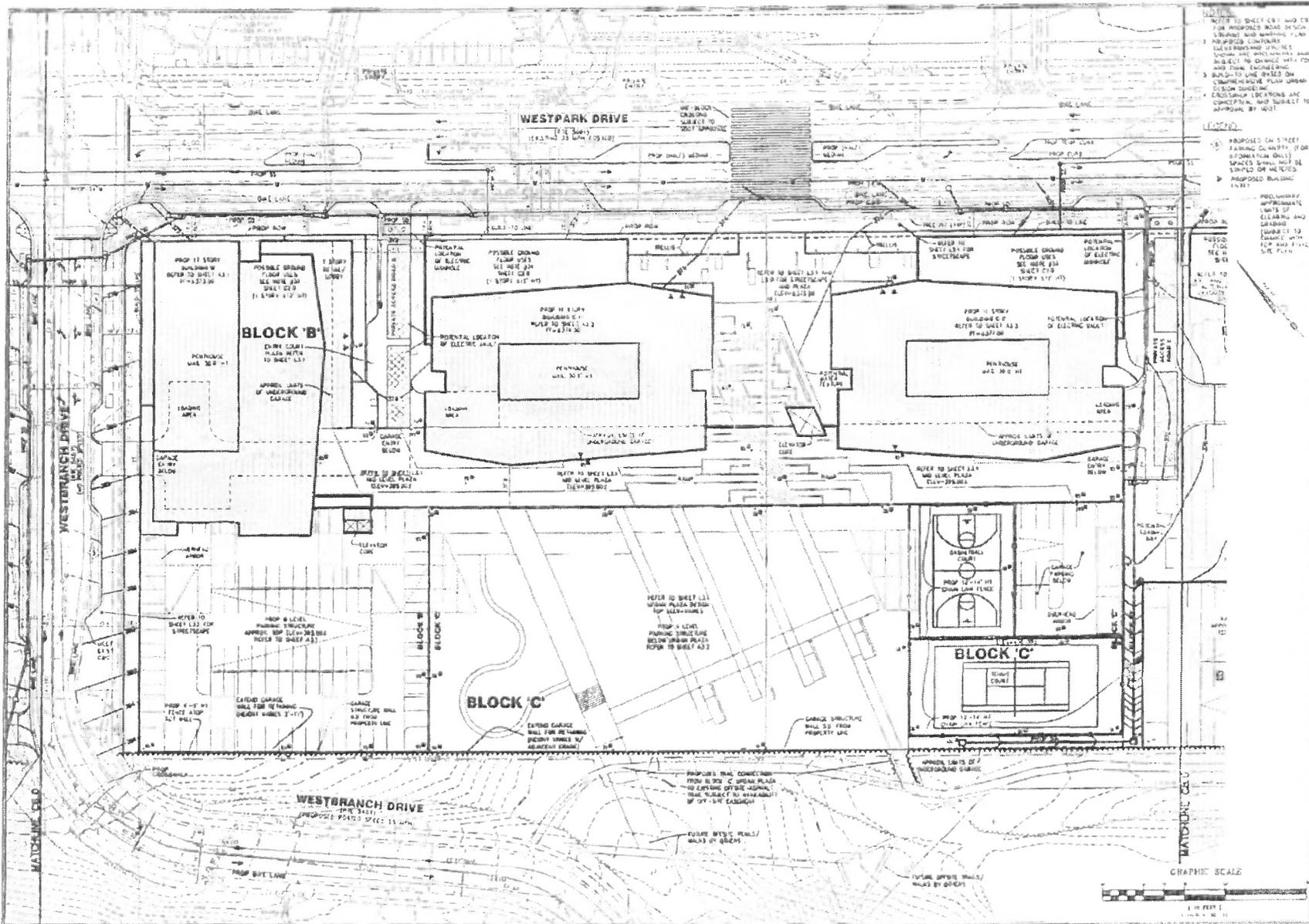
LINE NO.	LINE TYPE	LINE CLASS	LINE COLOR
1	Centerline	Centerline	Red
2	Right-of-Way	Right-of-Way	Blue
3	Property Line	Property Line	Green

CURVE TABLE: LOT 6A

STATION	CHORD BEARING	CHORD DIST.	ARC DIST.	ARC BEARING
1+00.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"
1+100.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"
1+200.00	S 89° 58' 00" W	100.00	100.00	89° 58' 00"



DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: J. B. BROWN
 CHECKED BY: J. B. BROWN
 PROJECT NO: 11-001



- NOTES:**
1. REFER TO SHEET C61 AND C70 FOR PROPOSED ROAD DESIGN, SCHEDULE AND UTILITIES PLAN AND PROPOSED CONTROLS.
 2. UTILITIES SHOWN ON THIS PLAN ARE SUBJECT TO CHANGE WITH PERMITS AND FINAL ENGINEERING.
 3. REFER TO SHEET C61 FOR THE LANDSCAPE PLAN UNDER DEVELOPMENT.
 4. CONSULT WITH THE ENGINEER AND ARCHITECT FOR ANY CHANGES AND SUBJECT TO APPROVAL BY WEST.

- LEGEND:**
1. PROPOSED ON STREET PARKING SPACES FOR 200 VEHICLES (SEE SHEET C61).
 2. PROPOSED ON STREET PARKING SPACES FOR 200 VEHICLES (SEE SHEET C61).
 3. PROPOSED ON STREET PARKING SPACES FOR 200 VEHICLES (SEE SHEET C61).

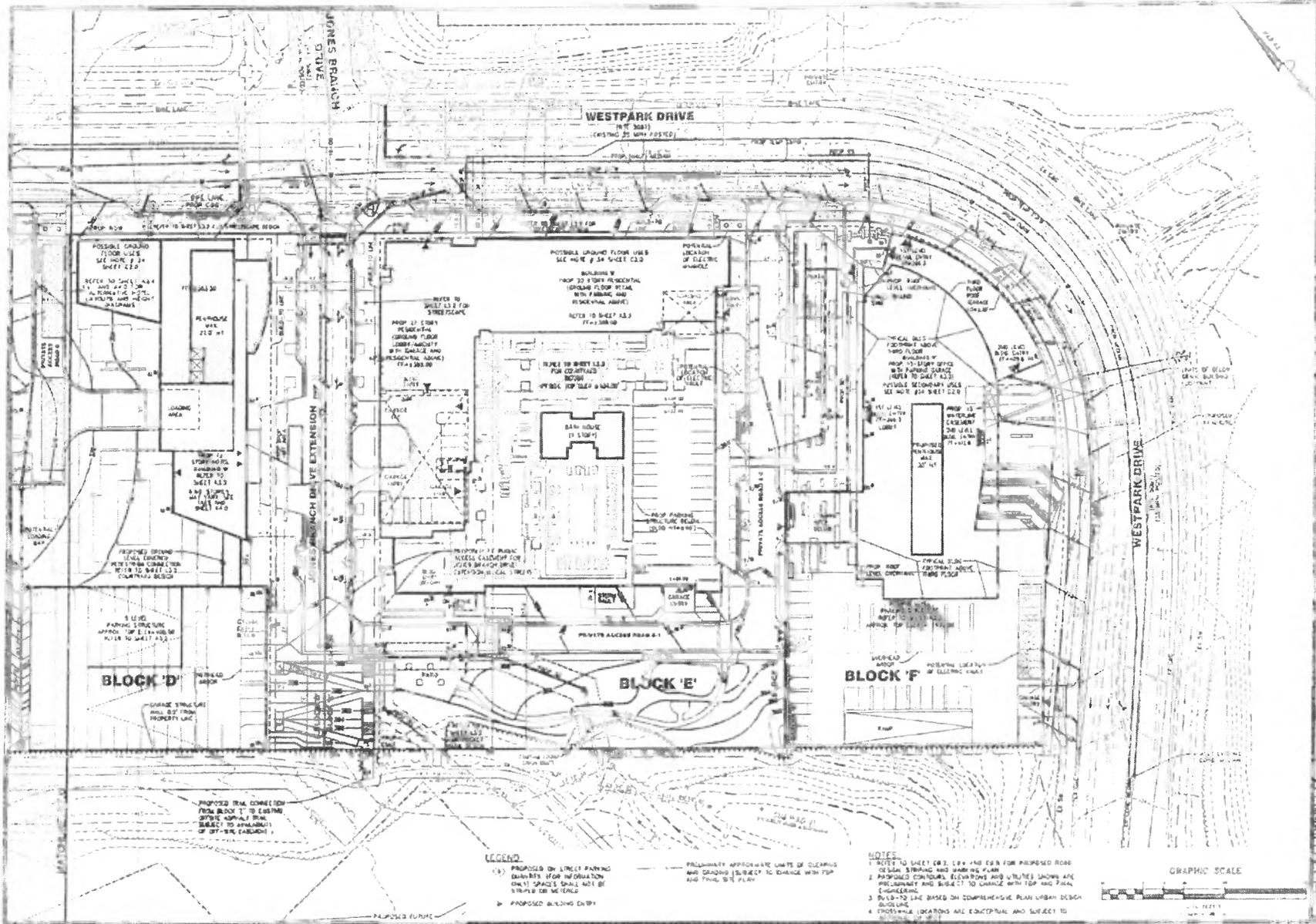
**CONCEPTUAL DEVELOPMENT PLAN
BLOCKS B, C & D
ARBOR ROW**

CONCEPTUAL DEVELOPMENT PLAN SHEET C70
PROJECT: 081217-0000 OF COUNTY PROJECT

Cityline
ARCHITECTS

BOYMAN
ENGINEERS

DATE: 08/12/17
SCALE: AS SHOWN
PROJECT NO: 081217-0000
SHEET NO: C70



CONCEPTUAL DEVELOPMENT PLAN
BLOCKS 'D', 'E', & 'F'
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (2017) - REV. 0
 PHOENIX DISTRICT, PHOENIX, ARIZONA

LEGEND

- PROPOSED OR UNCLE PAVING SUBMITTALS (FOR INFORMATION ONLY) SPACES SHALL NOT BE STRIKED OR MISSING
- PROPOSED BUILDING ENTRY
- PROPOSED FUTURE
- PRELIMINARY APPROXIMATE LIMITS OF CLEARING AND GRADING (SUBJECT TO CHANGE WITH TOP AND FINAL SITE PLAN)

NOTES

- NOTE TO SHEET 083, 084 AND 085 FOR PROPOSED ROAD DESIGN, STRIPING AND MARKING PLAN
- PROPOSED CONTOURS, ELEVATIONS AND UTILITIES SHOWN ARE PRELIMINARY AND SUBJECT TO CHANGE WITH TOP AND FINAL ENGINEERING
- PLAN TO BE BASED ON COMPREHENSIVE PLAN URBAN DESIGN GUIDELINES
- CROSSWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ENGINEERING

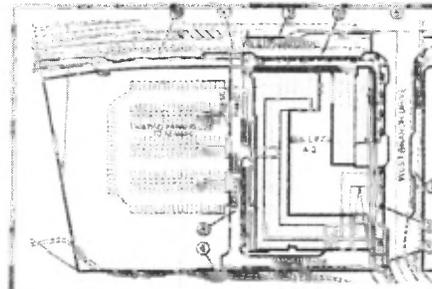
GRAPHIC SCALE

0 10 20 FEET

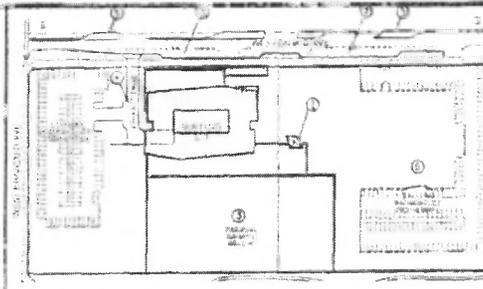
Cityline inc.
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 TEL: 602.441.1100
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 WWW.CITYLINEINC.COM

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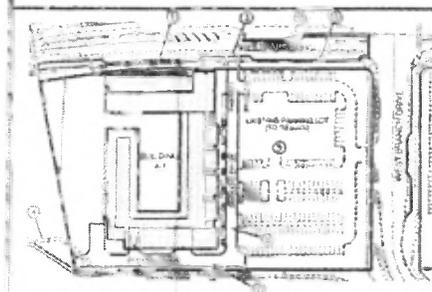
DATE: APRIL 2017
 SHEET NO: 083 OF 087
 C81



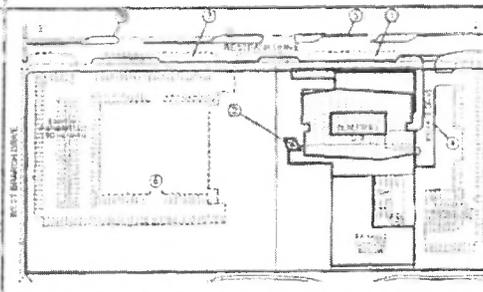
- PHASE 1 - OPTION A**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETCARTS)
 2. CONSTRUCT WESTPARK DRIVE WESTERN FRONTAGE IMPROVEMENTS (ROADWAY AND STREETCARTS)
 3. CONSTRUCT WESTPARK DRIVE HALF MILEWAY (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL)
 4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 5. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF PRELIMINARY STUDY AND AS DESCRIBED IN PROFFERS
 6. CONSTRUCT OFF-SITE TRAIL SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS
 7. CONSTRUCT WESTPARK DRIVE EASTERN CURB AND UTILITIES (NOT INCLUDING STREETSCAPE) AS REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW
 8. CONSTRUCT WESTPARK DRIVE CLING AND UTILITIES (NOT INCLUDING STREETSCAPE) AS REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW



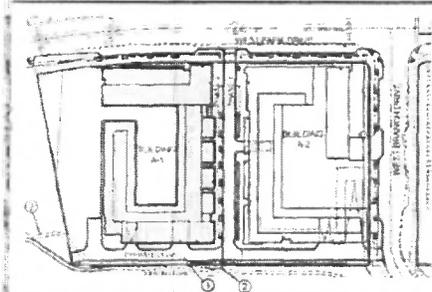
- PHASE 1 - OPTION B**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETCARTS)
 2. CONSTRUCT ELEVATOR CORE
 3. CONSTRUCT PARKING GARAGE
 4. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 5. CONSTRUCT WESTPARK DRIVE HALF MILEWAY (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL)
 6. PROVIDE BUILDING PAD AREA TO BE SITED SUBJECT TO PHASE 2 SECOND BUILDING PHASE DEVELOPMENT
 7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE)



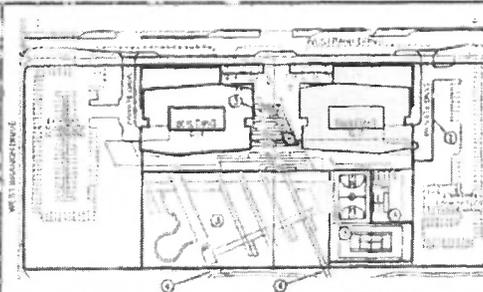
- PHASE 1 - OPTION A**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETCARTS)
 2. CONSTRUCT WESTPARK DRIVE HALF MILEWAY (IF DETERMINED FEASIBLE WITH FINAL ENGINEERING DESIGN AND VDOT APPROVAL)
 3. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 4. CONSTRUCT OFF-SITE TRAIL SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS
 5. PROVIDE BUILDING PAD AREA TO BE SITED SUBJECT TO PHASE 2 SECOND BUILDING PHASE DEVELOPMENT
 6. CONSTRUCT WESTPARK DRIVE CLING AND UTILITIES (NOT INCLUDING STREETSCAPE) AS REQUIRED BY VDOT AT TIME OF SITE PLAN REVIEW



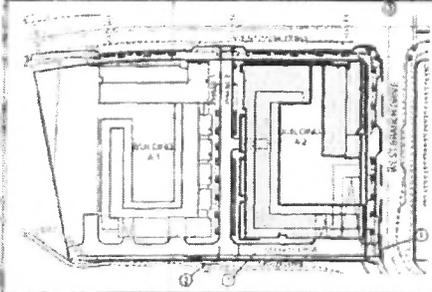
- PHASE 1 - OPTION B**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT WESTPARK DRIVE FRONTAGE IMPROVEMENTS (ROADWAY AND STREETCARTS)
 2. CONSTRUCT ELEVATOR CORE
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 6. PROVIDE BUILDING PAD AREA TO BE SITED SUBJECT TO PHASE 2 SECOND BUILDING PHASE DEVELOPMENT
 7. CONSTRUCT WESTPARK DRIVE ROADWAY AND UTILITIES (NOT INCLUDING STREETSCAPE)



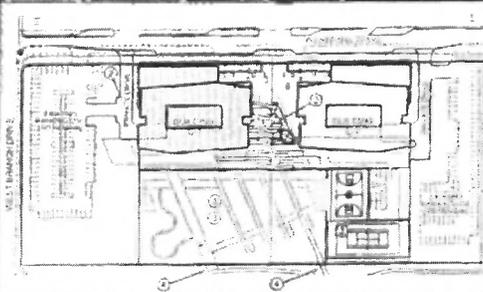
- PHASE 2 - OPTION A**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 2. CONSTRUCT OFF-SITE TRAIL IMPROVEMENTS SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS



- PHASE 2 - OPTION B**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT PARKING GARAGE
 2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 3. CONSTRUCT URBAN PLACE, TENNIS AND SPORTS COURTS OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 2ND SUBMIT FOR THE 2ND BUILDING IN BLOCK 'C'
 4. CONSTRUCT OFF-SITE TRAIL IMPROVEMENTS SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS



- PHASE 2 - OPTION A**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 2. CONSTRUCT OFF-SITE TRAIL IMPROVEMENTS SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS
 3. INSTALL TRAFFIC SIGNAL BASED ON RESULTS OF PRELIMINARY STUDY AND AS DESCRIBED IN PROFFERS



- PHASE 2 - OPTION B**
CONSTRUCT BUILDING
- LEGEND**
1. CONSTRUCT PARKING GARAGE
 2. CONSTRUCT ENTRANCE AND PRIVATE DRIVE ASSE
 3. CONSTRUCT URBAN PLACE, TENNIS AND SPORTS COURTS OPEN TO PUBLIC AT THE TIME OF ISSUANCE OF THE 2ND SUBMIT FOR THE 2ND BUILDING IN BLOCK 'C'
 4. CONSTRUCT OFF-SITE TRAIL IMPROVEMENTS SUBJECT TO AVAILABILITY OF OFF-SITE ELEMENTS

GENERAL NOTES

1. ALL DEVELOPMENT PHASES OF BLOCKS 'A' AND 'B' TO BE REVIEWED BASED ON SHORTEST CONDITIONS AT THE TIME OF 1ST AND FINAL SITE PLAN
2. EXTENT OF FRONTAGE IMPROVEMENTS FOR EACH BUILDING SHALL BE DETERMINED WITH FINAL SITE PLAN AND APPROVED BY VDOT
3. EXISTING PARKING LOT MAY BE UTILIZED AS ON-STREET PARKING FOR RESIDENTS OR COMMERCIAL PARKING
4. EXISTING VEGETATION AND PERMITS TO BE MAINTAINED WITHIN THE EXISTING PARKING LOTS SHALL BE MAINTAINED IN PLACE OF PARKING LOT DEVELOPMENT PROGRESS TO THE EXTENT FEASIBLE

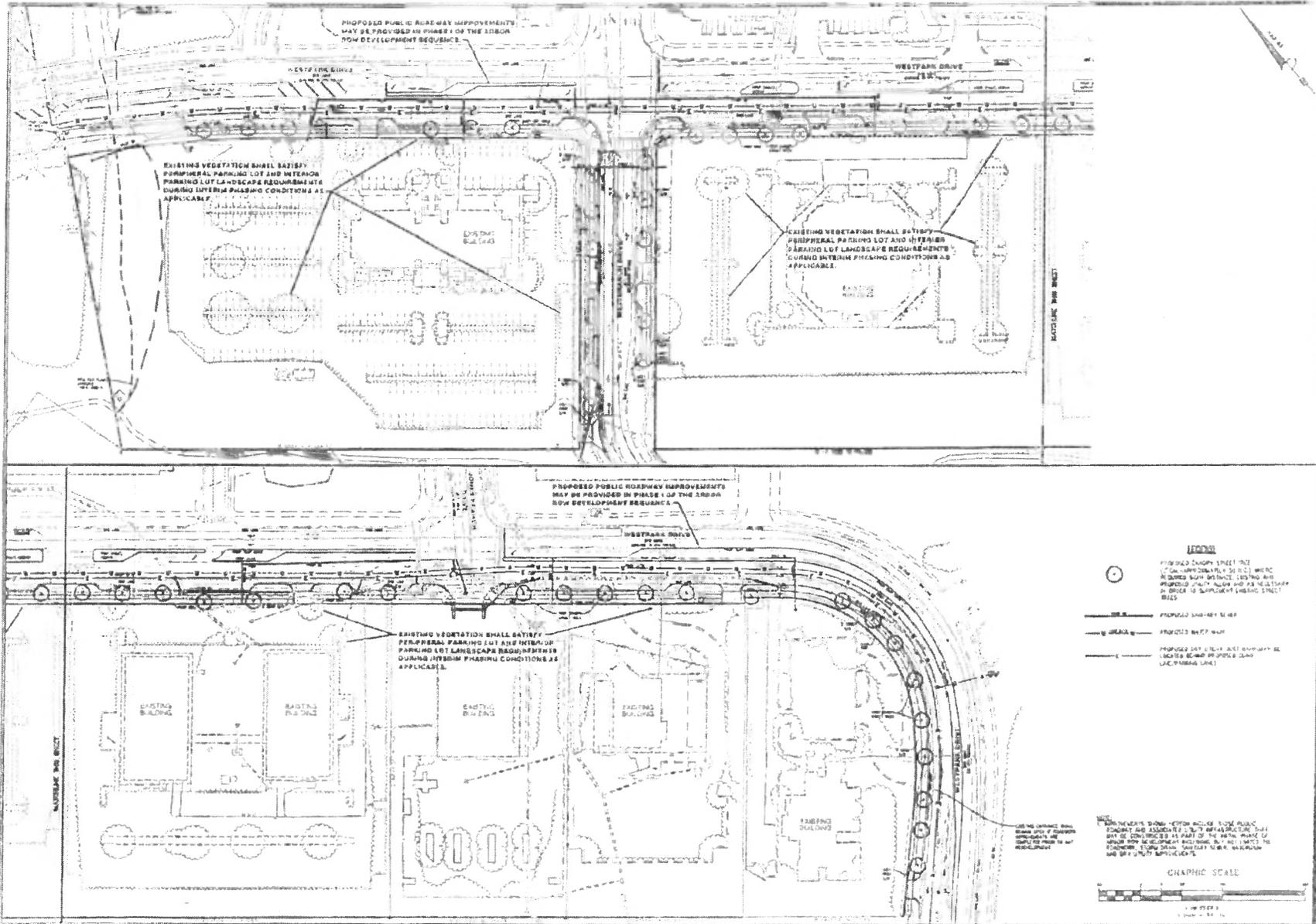
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BLOCKS A & C PHASING EXHIBIT
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2017 PROJECT
PROVIDENCE DISTRICT, HARRIS COUNTY, VIRGINIA

DATE: 11/15/17
SCALE: AS SHOWN
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH
DATE: 11/15/17
SCALE: AS SHOWN
DRAWN BY: J. SMITH
CHECKED BY: J. SMITH

08.3



- LEGEND**
- PROPOSED CIRCULAR STREET TREE LOCATIONS (CIRCLES) TO BE PLACED AT 10' ON-CENTERS ALONG THE SIDEWALKS AND AT 20' ON-CENTERS ALONG THE INTERSECTIONS IN ORDER TO SUPPLEMENT STREET TREES
 - PROPOSED SIDEWALK WIDTH
 - PROPOSED SIDEWALK AND BIWAYWAY OR BIWAYWAY WITH BIWAYWAY (SEE LAYOUT SHEET)

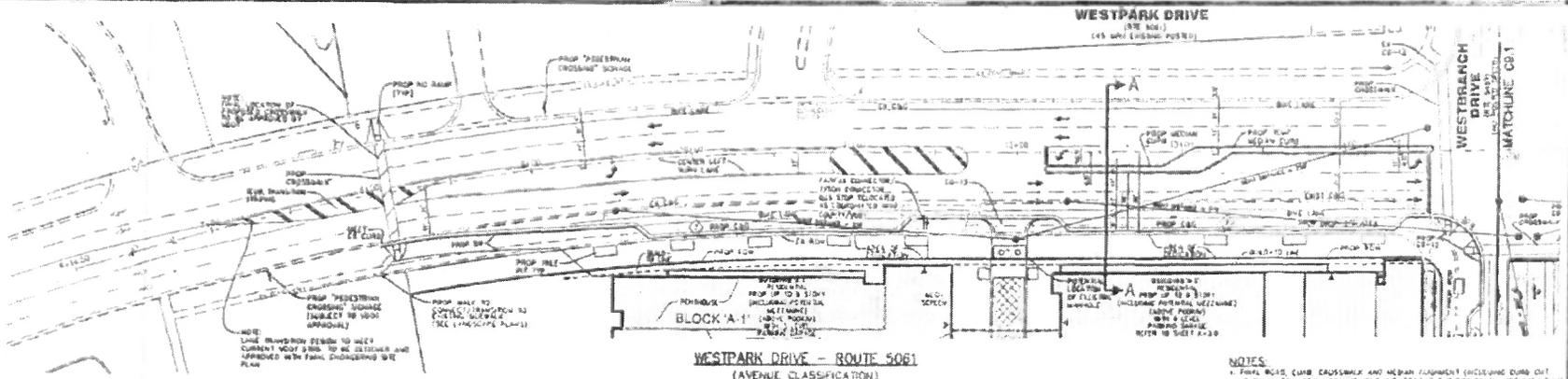


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Fax: 703.433.8801
www.citylineva.com

PUBLIC ROADWAY PHASING EXHIBIT
ARBOR ROW
CONCEPTUAL DEVELOPMENT EXHIBIT PART 3
APPROVED DISTRICT PLANING COMMISSION

NO.	DATE	DESCRIPTION
1	10/15/2014	PRELIMINARY PLAN
2	11/10/2014	REVISIONS
3	12/15/2014	REVISIONS
4	01/15/2015	REVISIONS
5	02/15/2015	REVISIONS
6	03/15/2015	REVISIONS
7	04/15/2015	REVISIONS
8	05/15/2015	REVISIONS
9	06/15/2015	REVISIONS
10	07/15/2015	REVISIONS
11	08/15/2015	REVISIONS
12	09/15/2015	REVISIONS
13	10/15/2015	REVISIONS
14	11/15/2015	REVISIONS
15	12/15/2015	REVISIONS
16	01/15/2016	REVISIONS
17	02/15/2016	REVISIONS
18	03/15/2016	REVISIONS
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22	07/15/2016	REVISIONS
23	08/15/2016	REVISIONS
24	09/15/2016	REVISIONS
25	10/15/2016	REVISIONS
26	11/15/2016	REVISIONS
27	12/15/2016	REVISIONS
28	01/15/2017	REVISIONS
29	02/15/2017	REVISIONS
30	03/15/2017	REVISIONS
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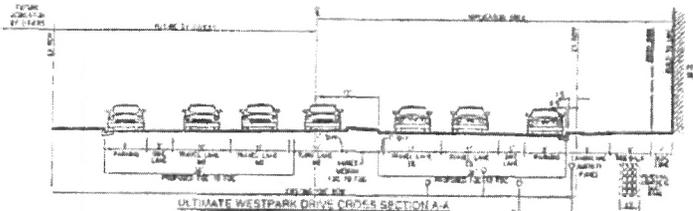


WESTPARK DRIVE - ROUTE 5061
 (AVENUE CLASSIFICATION)
 100' ROW (EXISTING)
 EXISTING POSTED SPEED = 45 MPH
 PROPOSED DESIGN SPEED = 35 MPH

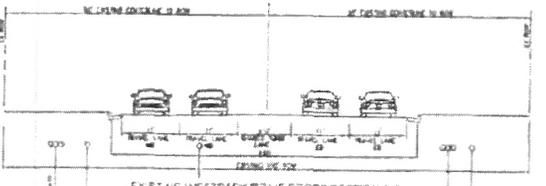
RENDERING SHALL APPROXIMATE ANGLE OF VIEW INDICATION.
 BLOCK 'A' 1

LEGEND:
 -> EXISTING LANE DIRECTION
 -> PROPOSED LANE DIRECTION

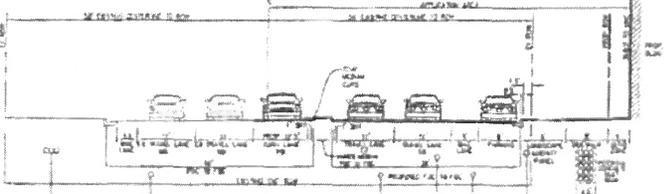
- NOTES:**
1. FUTURE ROAD CROSSWALK AND MEDIAN ALIGNMENT (INCLUDING CURB OUT, TURN LANES, MEDIAN BREAKS, PARKING, ETC.) IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLAN AND FINAL ENGINEERING SITE PLAN AND ROAD APPROVAL.
 2. REFER TO SHEET 148 FOR SIMILAR DESIGN ELEMENTS.
 3. AREA OF RIGHT OF WAY LOCATED IMMEDIATELY FROM SECTION ON THIS DRAWING APPROXIMATE. FINAL ANGLES, LINES AND DIMENSIONS OF STREET RIGHT OF WAY DEDICATION AND OR WEATHER ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
 4. REFER TO SHEET 130-133 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE, 10' WIDE ROAD SECTION.
 5. SIGHT DISTANCE DIMENSION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS OUTLINED IN THE MOST RECENT TRANSPORTATION PLANNING STANDARDS AND TECHNICAL MANUAL (TABLE 13). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMITS.
 6. PROPOSED MULTI-LEVEL CROSSING SHOWS ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH FURTHER FINAL SITE PLAN DEVELOPMENT DESIGN AND CONSULTATION WITH UTILITY PROVIDERS.
 7. ON-STREET PARKING SPACES FOR BICYCLES SHALL NOT BE SPACED ON UTILITY.
 8. BUS STOP INDICATION TO BE COORDINATED WITH COUNTY/VOOT AT TIME OF SITE PLAN APPLICATION.
 9. PROPOSED DRIVEWAY ENTRANCE SHALL CONFORM TO THE TYPICAL S.D.S. AND ARE NOT SUBJECT TO THE PLAN.



ULTIMATE WESTPARK DRIVE CROSS SECTION A-A
 (FINAL ENGINEERING COMPLIANCE)
 PROPOSED DESIGN SPEED 35 MPH
 SCALE: 1" = 10'



EXISTING WESTPARK DRIVE CROSS SECTION A-A
 EXISTING DESIGN SPEED 45 MPH
 SCALE: 1" = 10'



PROPOSED WESTPARK DRIVE CROSS SECTION A-A
 (FINAL ENGINEERING COMPLIANCE)
 PROPOSED DESIGN SPEED 35 MPH
 SCALE: 1" = 10'

NOTE: THE PROPOSED ROAD SECTION INCLUDES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.



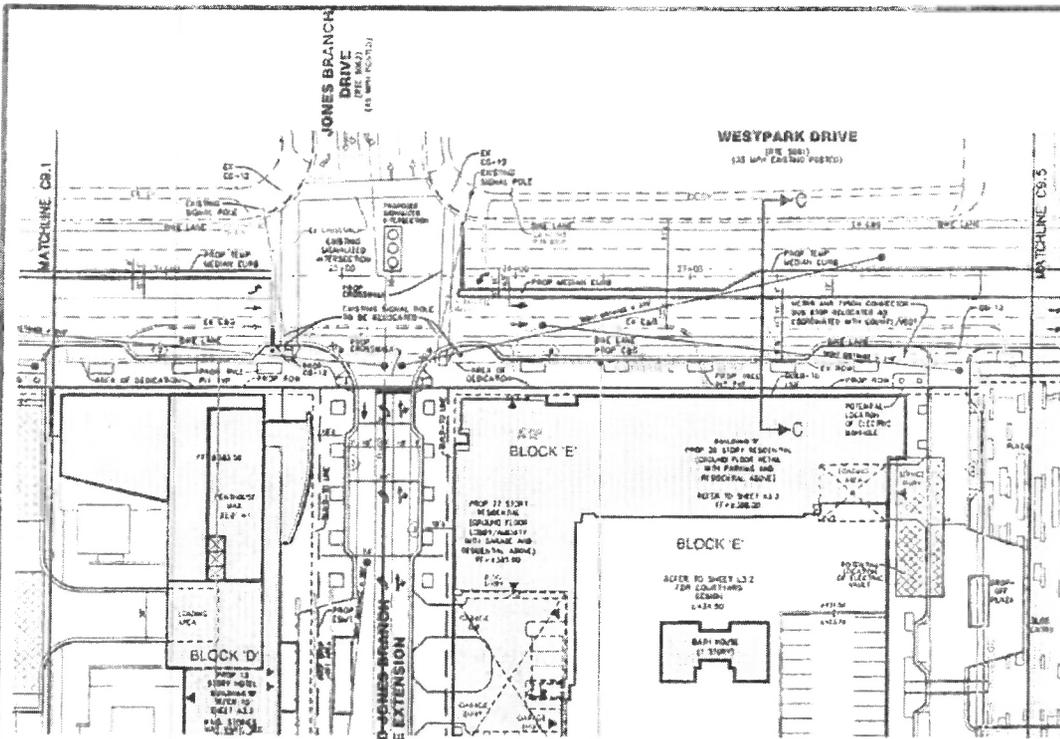
Bohannon
 ARCHITECTS INC.
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ROADWAY STRIPING AND MARKING PLAN
 (SHEET 1 OF 6)
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (PHASE 2)
 PUN JUDGE DISTRICT, TARRANT COUNTY, TEXAS

DATE: 08/11/2011
 TIME: 10:00 AM
 DRAWN BY: J. BOHANNON
 CHECKED BY: J. BOHANNON
 SCALE: AS SHOWN
 SHEET NO: 148-100
 PROJECT NO: 148-100

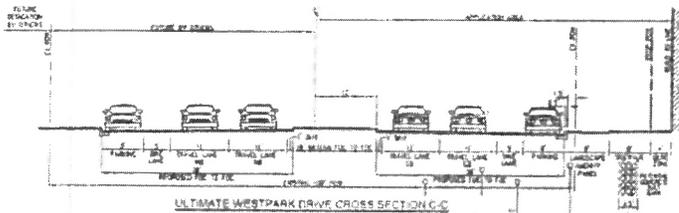
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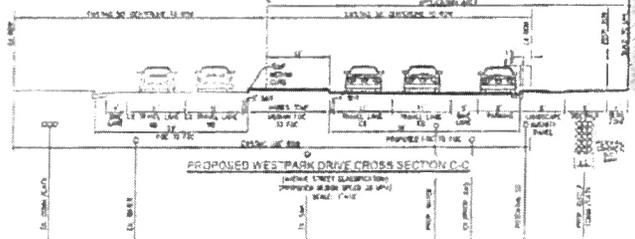
WESTPARK DRIVE - ROUTE 5061
(AVENUE CLASSIFICATION)

100' ROW
EXISTING POSTED SPEED = 35 MPH
PROPOSED DESIGN SPEED = 30 MPH

WESTPARK DRIVE APPROXIMATE AREA OF ROAD SEGMENT
ALONG 13 CORN TRAILAGE = 118.000'±



NOTE:
ULTIMATE ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED BY THE FUTURE END USER.



NOTE:
PROPOSED ROAD SECTION ILLUSTRATES THOSE ITEMS TO BE CONSTRUCTED WITH THIS APPLICATION.

- NOTES:**
1. FROM 8:00 AM TO 5:00 PM (WEEKDAYS AND HOLIDAYS EXCEPTED) ALL VEHICLES SHALL BE REQUIRED TO USE THE WESTPARK DRIVE (ROUTE 5061) TO TRAVEL TO AND FROM THE PROJECT SITE.
 2. REFER TO SHEET 14.2 - 14.1 FOR ARCHITECTURAL DESIGN ELEMENTS.
 3. AREA OF RIGHT OF WAY DEDICATION/ACQUISITION SHOWN ON THIS PLAN AND HIGHLIGHTED WITH A DASHED LINE. LOCATION AND QUANTITIES OF STREET LIGHTS OF WESTPARK DRIVE AND VARIATION ARE TO BE DETERMINED AT THE TIME OF FINAL DESIGN PLAN.
 4. REFER TO SHEET 15.0-15.2 FOR ILLUSTRATION OF NORTH SIDE WESTPARK DRIVE ULTIMATE ROAD DESIGN.
 5. RIGHT OF WAY DEDICATION IS BASED ON PROPOSED DESIGN SPEEDS LISTED AS SHOWN IN THE 1001 TRANSPORTATION DESIGN STANDARDS FOR TRUCK CORNER (TABLE 12). SEE PLAN VIEW FOR PROPOSED POSTED SPEED LIMIT.
 6. PROPOSED UTILITY LOCATIONS SHOWN ARE FOR GENERAL REFERENCE ONLY AND SUBJECT TO CHANGE WITH EIP AND FINAL D-B PLAN ENGINEERING DESIGN AND COORDINATION WITH UTILITY PROVIDERS.
 7. ONE STREET PAVING STRIP FOR INFORMATION ONLY. SPACES SHALL NOT BE STOPPED OR ALTERED.
 8. ALL NEW CONSTRUCTION TO BE COORDINATED WITH COUNTY/STATE AT TIME OF SITE PLAN APPLICATION.
 9. PROPOSED DRIVEWAY ENTRANCE SHALL CONFORM TO THE TYPICAL TABLE AND BE SUBJECT TO THE P.E.M.

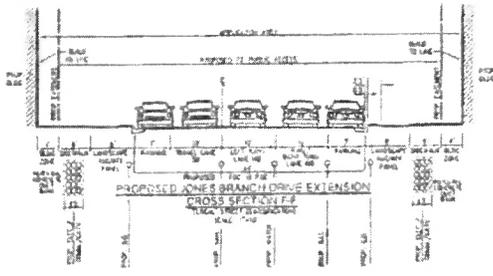
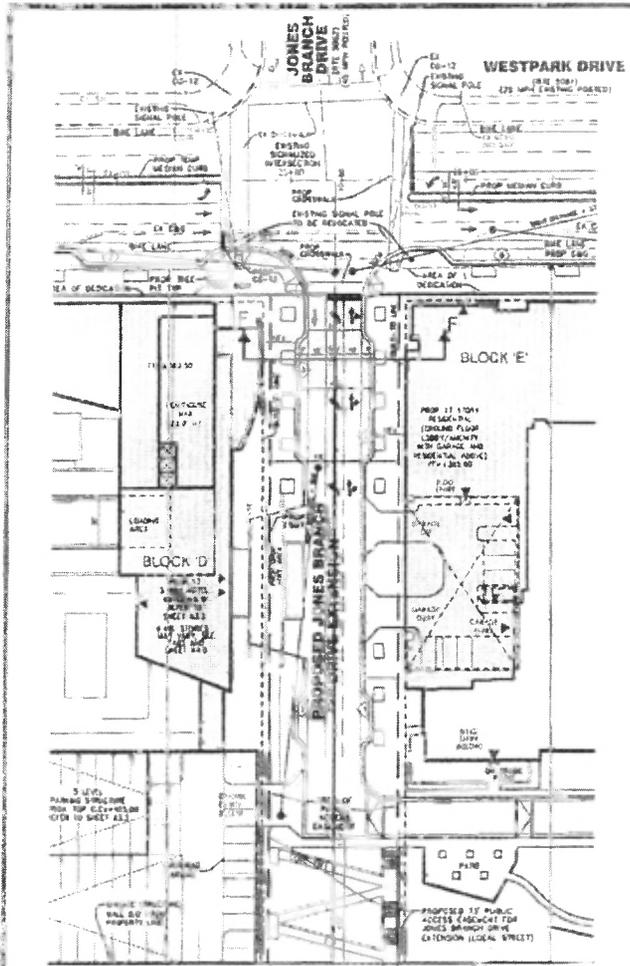


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ROADWAY STRIPING AND MARKING PLAN
(SHEET 3 OF 6)
ARBOR ROW
CONCEPTUAL DEVELOPMENT FOR 100' ROW
PROPOSING COUNTY + AGENCY CONTRACT BIDDING

DATE	DESCRIPTION
10/15/2024	ISSUED FOR BIDDING
08/15/2024	ISSUED FOR BIDDING
07/15/2024	ISSUED FOR BIDDING
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- NOTES:**
1. THEORETICAL CURB CROSSINGS AND MEDIAN ALIGNMENTS INCLUDE CURB CUT TURN LINES, MEDIAN BACKS, PARKING, ETC. IS SUBJECT TO CHANGE WITH FINAL DEVELOPMENT PLANS AND FINAL ENGINEERING SITE PLAN AND NOT APPROVED.
 2. REFER TO SHEET 541 FOR PRELIMINARY DESIGN ELEMENTS. AREA OF RIGHT OF WAY DEDICATION/ACQUISITION SHOWN ON THIS COP ARE APPROPRIATE FROM AREAS, LOCATION AND QUANTITIES OF STREET RIGHT OF WAY DEDICATION AND OF YACATION ARE TO BE DETERMINED AT TIME OF FINAL SITE PLAN.
 3. RIGHT OF WAY DEDICATION IS BASED ON PROPOSED DESIGN SPEED LIMITS AS SHOWN IN THE RIGHT TRANSPORTATION DESIGN STANDARDS FOR TYPICAL CROWN (TABLE 12). SEE PLAN FOR PROPOSED POSTED SPEED LIMITS.
 4. EXISTING UTILITIES SHOWN HERE ARE APPROXIMATE IN LOCATION AND DEPTH/DEPTH OF INTERFERENCE ONLY OF EXISTING CONDITIONS.
 5. ON-STREET PARKING SHOWN FOR INFORMATION ONLY. SPACES SHALL NOT BE STRIPPED OR MARKED.
 6. PROPOSED DRIVEWAY/DRIVEWAYS SHALL CONFORM TO THE TYPICALS AND ARE NOT SUBJECT TO THE PLAN.

JONES BRANCH DRIVE EXTENSION
 (LOCAL CLASSIFICATION)
 PROPOSED PUBLIC ACCESS EASEMENT 75'
 PROPOSED DESIGN SPEED = 30 MPH



BOWMAN
 ENGINEERS, INC.
 1100 GARDNER DRIVE, SUITE 100
 FARMVILLE, VA 22431
 PHONE: (804) 899-1100
 FAX: (804) 899-1101
 WWW.BOWMAN-VA.COM

Cityline
 PARTNERS
 A Division of
 HOK

ROADWAY STRIPING AND MARKING PLAN
 (SHEETS 5 OF 6)
ARBOR ROW
 CONCEPTUAL DEVELOPMENT ANALYSIS/PHASE 1
 FARMVILLE DISTRICT, FARMVILLE COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	10/15/2024	ISSUED FOR PERMIT
2	10/15/2024	ISSUED FOR PERMIT
3	10/15/2024	ISSUED FOR PERMIT
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48	10/15/2024	ISSUED FOR PERMIT
49	10/15/2024	ISSUED FOR PERMIT
50	10/15/2024	ISSUED FOR PERMIT

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BLOCK A1 LEED COMPUTATIONS:

Project: ARBOR ROW
 Location: ARBOR ROW
 Date: 08/13/2013

Category	Area (sq ft)	Weight	Runoff Coefficient	Volume (cu ft)
Roof	10,000	1.0	0.85	8,500
Driveway	2,000	0.5	0.85	850
Asphalt	1,000	0.2	0.85	170
Grass	5,000	0.1	0.85	425
Concrete	1,000	0.05	0.85	42.5
Other	1,000	0.05	0.85	42.5
Total	21,000	0.32	0.85	6,800

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT
 2-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT
 10-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT

Proposed Stormwater Management Facility: 10,000 sq ft

Category	Area (sq ft)	Volume (cu ft)
Stormwater Storage	10,000	10,000
Other	0	0
Total	10,000	10,000

Final Runoff Volume (Proposed Conditions)

Category	Volume (cu ft)
1-YR STORM	1,360
2-YR STORM	1,360
10-YR STORM	1,360

TOTAL RUNOFF VOLUME (PROPOSED CONDITIONS)
 1-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT
 2-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT
 10-YR STORM: 2.68 AC @ 0.85 (C) @ 1.5"/HR @ 4.3360 (CF/AC) = 8,366 CU FT

TOTAL RUNOFF VOLUME (EXISTING CONDITIONS)
 1-YR STORM: 1.83 CU FT = 1,830 CU FT
 2-YR STORM: 1.83 CU FT = 1,830 CU FT
 10-YR STORM: 1.83 CU FT = 1,830 CU FT

1" COMPREHENSIVE PLAN NOTE:
 THE OFFICIAL VOLUME IS TO BE RETAINED AT 1" IF IT IS NOT PRACTICABLE TO RETAIN SUCH A LEVEL OF THE SITE PROPERTY DUE TO EXISTING OR PROPOSED UTILITIES. HOWEVER, THE FINAL ELEVATION CAN BE RETAINED OR SET BY OTHER RETURNING UP TO 4" ABOVE THE FINISH GRADE OF THE BUILDING ROOF. IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS ABOVE ARE NOT APPROVED BY THE COUNTY, THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS ABOVE SHALL BE APPROVED BY THE COUNTY TO RETAIN THE EXISTING PRACTICABLE ACCORDANCE WITH THE COMPREHENSIVE PLAN CODE.

IN PURSUANCE OF THE APPLICANT'S COMMENTS HEREON AND WHILE IT INTENDS TO MEET THE 1" RUNOFF VOLUME, THE TECHNIQUES SHOWN IT BELIEVES THE BEST TO UTILIZE ARE COMBINATION OF 10' (10' HIGH) AND 10' (10' DEEP) VESSELS TO MEET THIS GOAL SUBJECT TO THE REVIEW AND APPROVAL OF THE COUNTY OF FAYETTE COUNTY.

REGARDING THAT RUNOFF REDUCTION TECHNIQUES ARE BENEVOLENT AND STILL CONFORMING SHOULD THE APPLICANT FINAL DESIGN DEVELOPMENT AND/OR OTHER COMMENTS ON THE SITE PLAN BE MADE IN COMPLIANCE WITH THE LEED MEASURES SHOWN ON THE COP AND/OR FOR INCLUDING BUT NOT LIMITED TO THE NUMBER OF STREETS OR LOCATION OF VESSELS SO LONG AS THESE CHANGES DO NOT AFFECT THE GRID OF STREETS, THE GENERAL LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL LOCATION OF THE BUILDINGS, THE GENERAL LOCATION OF THE VESSEL(S) AND THE GENERAL LOCATION OF PUBLICLY-ACCESSIBLE URBAN PARK LAND AS MAY BE APPLICABLE FOR LEED BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETWALK ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE SUBJECT PROPERTY AND AS OTHERWISE SPECIFIED IN THE PROPOSAL.

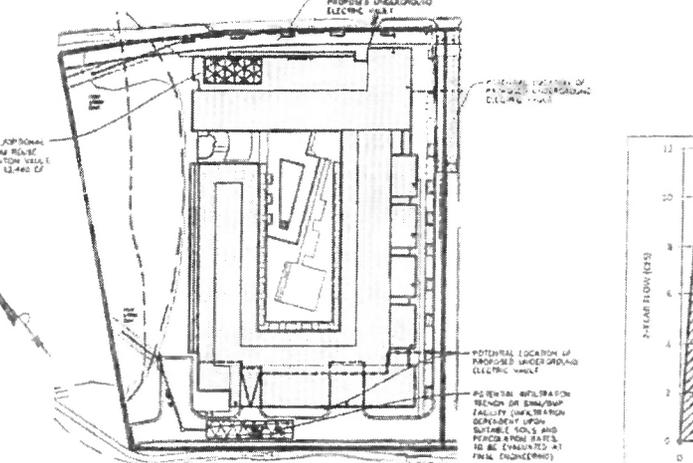
RUNOFF FLOWRATE COMPUTATIONS:

Area of the Block: 2.68 AC

Category	Area (sq ft)	Runoff Coefficient	Flowrate (cfs)
Roof	10,000	0.85	8.5
Driveway	2,000	0.5	1.7
Asphalt	1,000	0.2	0.85
Grass	5,000	0.1	0.425
Concrete	1,000	0.05	0.2125
Other	1,000	0.05	0.2125
Total	21,000	0.32	11.125

10-MINUTE RELEASE RATE
 THE 10-MINUTE RELEASE RATE FOR A 1-YEAR AND 2-YEAR STORM MUST NOT EXCEED THE EXISTING CONDITIONS RELEASE RATE. IN ADDITION, THE POST DEVELOPED 1-YEAR PEAK RATE MUST NOT EXCEED THE EXISTING CONDITIONS PEAK RATE.

1" PROPOSED CONDITIONS, COMPUTATIONS AND STORAGE VOLUMES FOR RE-USE ARE BASED ON A PROPOSED WETNESS PERCENTAGE OF 85%. FINAL LEED BLOCK, VESSEL SIZE, STORAGE CAPACITY, FLOWRATE QUALITY, ETC. SHALL BE BASED ON THE ACTUAL PROPOSED WETNESS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.

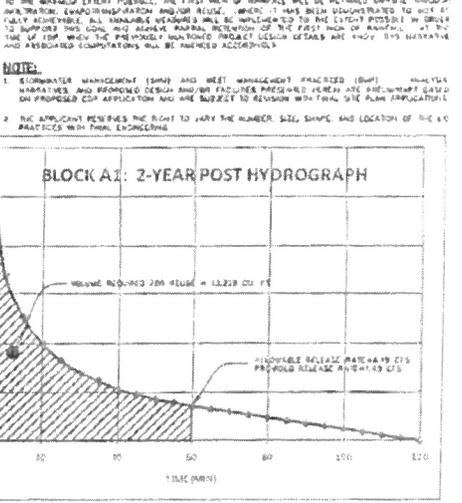


BLOCK A1 SWM VAULT LOCATION
 SCALE: 1"=20'

BLOCK A1 SWM NARRATIVE:

COMPREHENSIVE PLAN (1" RUNOFF REDUCTION REQUIREMENT):
 THE PROPOSED BLOCK AT A1 HAS A PROPERTY AREA OF 2.68 ACRES OF WHICH 1" OF RUNOFF IS REQUIRED TO BE RETAINED TO THE MAXIMUM PRACTICABLE. BY MEANS OF VEGETATION, LANDSCAPING, AND/OR ROOF TO MEET THE EXISTING DESIGN AND STANDARDS OF THE 1" RUNOFF REDUCTION REQUIREMENT. THE DESIGN IS TO CAPTURE THE FIRST 1" OF RAINFALL RUNOFF DUE TO THE LIMITED LEVEL OF PRODUCT DESIGN, SUCH AS DRAINAGE SYSTEMS, COOLING ROOFS AND OTHER RE-USE METHODS, AND BOUNDARY TREATMENT. WATER IS AVAILABLE TO BURNISH AT THE TIME OF LOW INTENSITY. THE 1" RUNOFF REQUIREMENT MAY NOT BE A FULLY ACHIEVABLE GOAL AT THIS TIME. HOWEVER, MORE DETAILED COMPUTATIONS WILL BE PROVIDED WITH THE FINAL SUBMISSION OF THE PROPOSAL. THE 1" RUNOFF REQUIREMENT WILL BE ACHIEVED BY THE PROPOSED SWM FACILITY (COMBINATION OF 10' HIGH AND 10' DEEP VESSELS) AND THE 1" RUNOFF REQUIREMENT WILL BE ACHIEVED BY THE PROPOSED SWM FACILITY (COMBINATION OF 10' HIGH AND 10' DEEP VESSELS) AND THE 1" RUNOFF REQUIREMENT WILL BE ACHIEVED BY THE PROPOSED SWM FACILITY (COMBINATION OF 10' HIGH AND 10' DEEP VESSELS).

NOTE:
 1. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSIS NARRATIVE AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE DEVELOPED BASED ON PROPOSED COP APPLICATION AND ARE SUBJECT TO REVIEW WITH FINAL CDM APPROVALS.
 2. THE APPLICANT RESERVES THE RIGHT TO VARY THE NUMBER, SIZE, SHAPE AND LOCATION OF THE 10' PRACTICES WITH FINAL ENGINEERING.



NOTE:
 BY MEANS OF THE RETAINED VOLUME RELEASE FOR THE 1-YEAR AND 2-YEAR STORMS THE PEAK ATTENUATION HAS SIGNIFICANTLY BEEN MET FOR THE 1-YEAR, 2-YEAR AND 10-YEAR STORMS.

ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN FOR ARBOR ROW
 FAYETTE COUNTY, VIRGINIA

Cityline
 PLANNING

ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN FOR ARBOR ROW
 FAYETTE COUNTY, VIRGINIA

BLOCK A2 IEPD COMPUTATIONS:

PROJECT: WESTPARK DEVELOPMENT
 COUNTY: FAYETTEVILLE
 SHEET: SUBMITTING COMPREHENSIVE PLAN NO. 10
 DATE: 11-13-2012

DATE: 11/13/2012
 TIME: 10:00 AM
 TYPE OF COMPUTATION: 1.00
 WIND AND PUMP AREA: 0.00

TYPE OF SURFACE	AREA (SQ. FT.)	COEFFICIENT	RAINFALL (IN.)	STORAGE (CU. FT.)
ASPH/CONC	1000	0.80	0.01	800
CONC	1000	0.80	0.01	800
GRASS	1000	0.10	0.01	100
TOTAL	2000	0.76	0.01	1700

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (EXISTING CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

10' COMPREHENSIVE PLAN NOTE:

THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT.

10' COMPREHENSIVE PLAN NOTE:

THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT.

RUNOFF FLOWRATE COMPUTATIONS:

PROJECT: WESTPARK DEVELOPMENT
 COUNTY: FAYETTEVILLE
 SHEET: SUBMITTING COMPREHENSIVE PLAN NO. 10
 DATE: 11-13-2012

DATE: 11/13/2012
 TIME: 10:00 AM
 TYPE OF COMPUTATION: 1.00
 WIND AND PUMP AREA: 0.00

TYPE OF SURFACE	AREA (SQ. FT.)	COEFFICIENT	RAINFALL (IN.)	STORAGE (CU. FT.)
ASPH/CONC	1000	0.80	0.01	800
CONC	1000	0.80	0.01	800
GRASS	1000	0.10	0.01	100
TOTAL	2000	0.76	0.01	1700

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (EXISTING CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

TOTAL STORAGE VOLUME (PROPOSED CONDITION)

1 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 2 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.
 10 YEAR STORM: 273 AC 2.58 INCH = 1717.50 CU. FT. + 1700 CU. FT. = 3417.50 CU. FT.

10' COMPREHENSIVE PLAN NOTE:

THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT.

10' COMPREHENSIVE PLAN NOTE:

THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT. THE APPLICANT REQUESTS TO BE EXEMPTED FROM THE REQUIREMENT TO OBTAIN PERMITS FOR THE INSTALLATION OF A CURB AND GUTTER SYSTEM ON THE SIDEWALKS OF THE PROPOSED DEVELOPMENT.

BLOCK 22 SWM NARRATIVE:

COMPREHENSIVE PLAN #11 RUNOFF RETENTION REQUIREMENT:

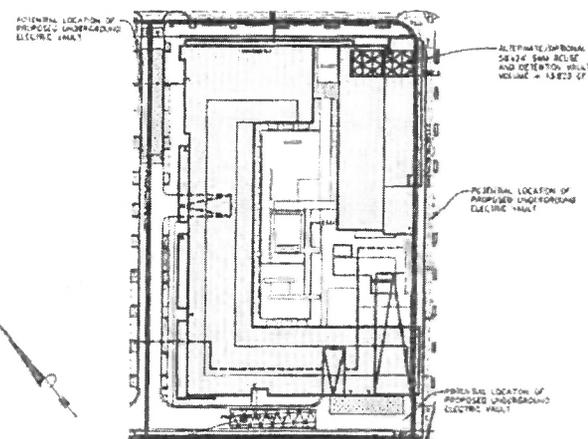
THE PROPOSED BLOCK 22 SWM VAULT IS A 12' DIA. VAULT WITH A 10' DEPTH. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK.

THE PROPOSED BLOCK 22 SWM VAULT IS A 12' DIA. VAULT WITH A 10' DEPTH. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK.

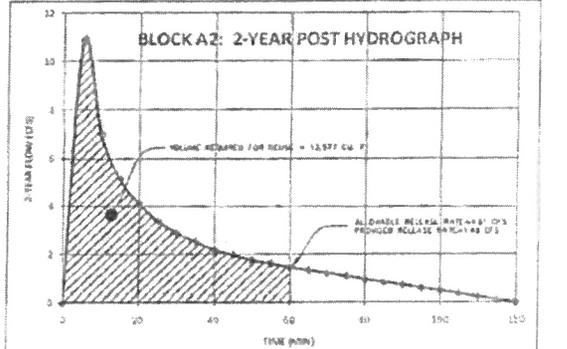
THE PROPOSED BLOCK 22 SWM VAULT IS A 12' DIA. VAULT WITH A 10' DEPTH. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK.

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THE PROPOSED BLOCK 22 SWM VAULT IS A 12' DIA. VAULT WITH A 10' DEPTH. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK. THE VAULT IS TO BE CONSTRUCTED AT THE INTERSECTION OF THE PROPOSED DEVELOPMENT AND THE EXISTING SIDEWALK.



BLOCK A2 SWM VAULT LOCATION



SWM NOTE: THE REQUIRED STORAGE VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS THE PEAK FLOW RATES HAS AUTOMATICALLY BEEN MET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

BOYD
 BOYD ENGINEERING & ARCHITECTURE, INC.
 1000 W. 10TH ST., SUITE 100
 FAYETTEVILLE, AR 72701
 TEL: 479-326-1100
 FAX: 479-326-1101
 WWW.BOYDENGINEERING.COM

Cityline PARTNERS
 1000 W. 10TH ST., SUITE 100
 FAYETTEVILLE, AR 72701
 TEL: 479-326-1100
 FAX: 479-326-1101
 WWW.CITYLINEPARTNERS.COM

ARBOR ROW
 CENTRAL DEVELOPMENT PARTNERS, LLC
 PRODUCE DISTRICT, FABRICK COURT, WYCKO

RUNOFF FLOWRATE COMPUTATIONS:

Area	Runoff Coefficient	Area (sq ft)	Runoff (cfs)
Roof	0.70	10,000	1.00
Driveway	0.70	1,000	0.10
Walkways	0.70	1,000	0.10
Patios	0.70	1,000	0.10
Other	0.70	1,000	0.10
Total			1.40

Area	Runoff Coefficient	Area (sq ft)	Runoff (cfs)
Roof	0.70	10,000	1.00
Driveway	0.70	1,000	0.10
Walkways	0.70	1,000	0.10
Patios	0.70	1,000	0.10
Other	0.70	1,000	0.10
Total			1.40

TOTAL RUNOFF VOLUME (TYPICAL CONDITIONS)
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

ALTERNATE/OPTIONAL RELEASE RATE
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

Area	Runoff Coefficient	Area (sq ft)	Runoff (cfs)
Roof	0.70	10,000	1.00
Driveway	0.70	1,000	0.10
Walkways	0.70	1,000	0.10
Patios	0.70	1,000	0.10
Other	0.70	1,000	0.10
Total			1.40

Area	Runoff Coefficient	Area (sq ft)	Runoff (cfs)
Roof	0.70	10,000	1.00
Driveway	0.70	1,000	0.10
Walkways	0.70	1,000	0.10
Patios	0.70	1,000	0.10
Other	0.70	1,000	0.10
Total			1.40

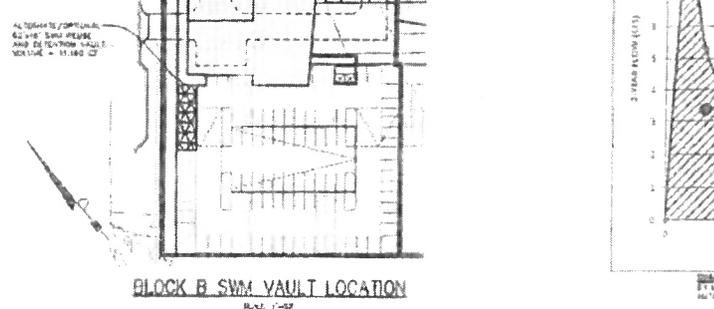
TOTAL RUNOFF VOLUME (PROVIDED CONDITIONS)
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

ALTERNATE/OPTIONAL RELEASE RATE
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

TOTAL RUNOFF VOLUME (ALTERNATE RELEASE)
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

ALTERNATE/OPTIONAL RELEASE RATE
 1 YEAR STORM: 2.07 cu ft
 2 YEAR STORM: 2.34 cu ft

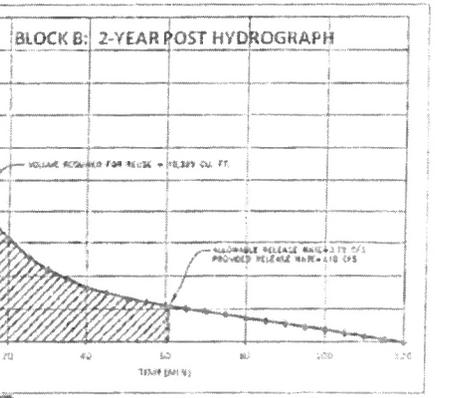
1. COMPREHENSIVE PLAN NOTE:
 THE PROPOSED DEVELOPMENT IS TO BE CONFINED TO THE LOT AS SHOWN ON THE SITE PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.



BLOCK B SWSM NARRATIVE
COMPREHENSIVE PLAN (1) RUNOFF RETENTION REQUIREMENT:

THE PROPOSED DEVELOPMENT IS TO BE CONFINED TO THE LOT AS SHOWN ON THE SITE PLAN. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.

NOTE:
 1. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL GOVERNMENT AND STATE AGENCIES.



NOTE:
 THE REQUIRED VOLUME FOR THE 1 YEAR AND 2 YEAR STORMS HAS ALTERNATELY BEEN MET FOR THE 1 YEAR, 2 YEAR, AND 10 YEAR STORMS.

Cityline
 CONSULTING ENGINEERS AND ARCHITECTS
 15700000 ARBOR ROW
 FARM ROAD, FARM ROAD, VIRGINIA
 22070

BLOCK C LEED COMPUTATIONS:

Project: 1177 West 42nd Street, Suite 100, Denver, CO 80202
 Date: 10/15/10
 Version: 2.10
 Total Impervious Area: 4.8 Acres
 Total Impervious Volume: 1.19 MGD
 Total Impervious Area: 4.8 Acres
 Total Impervious Volume: 1.19 MGD

Storm Depth (in)	1	2	3
Frequency (yr)	1	2	10
1-hr Rainfall (in)	0.1	0.15	0.2
2-hr Rainfall (in)	0.15	0.25	0.35
3-hr Rainfall (in)	0.2	0.35	0.5
4-hr Rainfall (in)	0.25	0.45	0.65
6-hr Rainfall (in)	0.35	0.6	0.9
12-hr Rainfall (in)	0.55	0.9	1.35
24-hr Rainfall (in)	0.85	1.4	2.1

TOTAL RUNOFF VOLUME (PROPOSED COMPUTATION)

1 yr Storm: 4.8 AC x 0.15 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 37,200 CU. FT.
 2 yr Storm: 4.8 AC x 0.25 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 49,500 CU. FT.
 10 yr Storm: 4.8 AC x 0.5 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 99,000 CU. FT.

Proposed Block C Pond Capacity: 100,000 CU. FT.

Storm Depth (in)	1	2	10
Frequency (yr)	1	2	10
1-hr Rainfall (in)	0.1	0.15	0.2
2-hr Rainfall (in)	0.15	0.25	0.35
3-hr Rainfall (in)	0.2	0.35	0.5
4-hr Rainfall (in)	0.25	0.45	0.65
6-hr Rainfall (in)	0.35	0.6	0.9
12-hr Rainfall (in)	0.55	0.9	1.35
24-hr Rainfall (in)	0.85	1.4	2.1

Storm Depth (in)	1	2	10
Frequency (yr)	1	2	10
1-hr Rainfall (in)	0.1	0.15	0.2
2-hr Rainfall (in)	0.15	0.25	0.35
3-hr Rainfall (in)	0.2	0.35	0.5
4-hr Rainfall (in)	0.25	0.45	0.65
6-hr Rainfall (in)	0.35	0.6	0.9
12-hr Rainfall (in)	0.55	0.9	1.35
24-hr Rainfall (in)	0.85	1.4	2.1

TOTAL RUNOFF VOLUME (ALLOWABLE RELEASE)

1 yr Storm: 4.8 AC x 0.15 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 37,200 CU. FT.
 2 yr Storm: 4.8 AC x 0.25 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 49,500 CU. FT.
 10 yr Storm: 4.8 AC x 0.5 (in) x 47.7778 (in/ft) x 43.56 (ft²/AC) = 99,000 CU. FT.

1-YEAR STORM: 37,200 CU. FT. = 21,344 CU. FT.
 2-YEAR STORM: 49,500 CU. FT. = 30,288 CU. FT.
 10-YEAR STORM: 99,000 CU. FT. = 60,576 CU. FT.

1" COMPREHENSIVE PLAN NOTE:
 THE WATERTIGHT VOLUME IS TO BE EXCEEDED AT TOP. IT IS NOT PRACTICABLE TO RETAIN SUCH VOLUME OF THE SITE ELEMENTS DUE TO REQUIRED SIDE CHARGES. HOWEVER, THE FULL 1" RAIN FLOW CAN BE RETAINED ON SITE BY OVER SIZING UP TO 3" RAINFALL OF RUN OFF THAT FALLS ON THE BUILDING ROOF BY THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE APPROVED BY THE COUNTY. IF THE RUNOFF REDUCTION MEASURES AND COMPUTATIONS SHOWN HEREIN ARE NOT APPROVED BY THE COUNTY, THE APPLICANT WILL WORK WITH THE COUNTY TO RETAIN THE FULL RAINFALL TO THE EXISTING PRACTICABLE ACCORDANCE WITH THE COMPREHENSIVE PLAN 501.

ON FURNISHING OF THE APPLICANT'S COMMENTS HEREON AND WHILE IT INTENDS TO MEET THE 1" RAINFALL REQUIREMENTS, THE APPLICANT RESERVES THE RIGHT TO UTILIZE ANY COMBINATION OF ANY EXISTING AND PROPOSED MEASURES TO MEET THE 1" RAINFALL REQUIREMENTS AND APPROVAL OF BOWEN AT TIME OF SITE PLAN.

RECOGNIZING THAT RUNOFF REDUCTION TECHNOLOGIES ARE RELATIVELY NEW AND STILL EVOLVING, BOWEN THE APPLICANT FROM DESIGN DEVELOPMENT AND/OR OTHER COMMENTS ON THE SITE PLAN SHALL BE CONSIDERED TO THE 1" RAINFALL REQUIREMENTS ON THE 1" RAINFALL REQUIREMENTS, BUT NOT LIMITED TO, EXEMPTION OF MEASURES TO MEET AS THESE CHARGES DO NOT AFFECT THE BOND OF SURETY, THE LOCATION OF THE POINTS OF ACCESS TO EACH BLOCK, THE GENERAL SECTION OF THE BUILDINGS, THE 100-FT LIMIT, THE NUMBER, HEIGHT AND GENERAL LOCATION OF PUBLIC ACCESS VEHICLES PARKING ARE NOT BE APPLICABLE FOR EACH BLOCK AND THE GENERAL QUALITY AND CHARACTER OF THE STREETSCAPE ALONG THE PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE SUBJECT PROPERTY AND ALL OTHERS SELECTED IN THE PROJECTIONS.

RUNOFF FLOWRATE COMPUTATIONS:

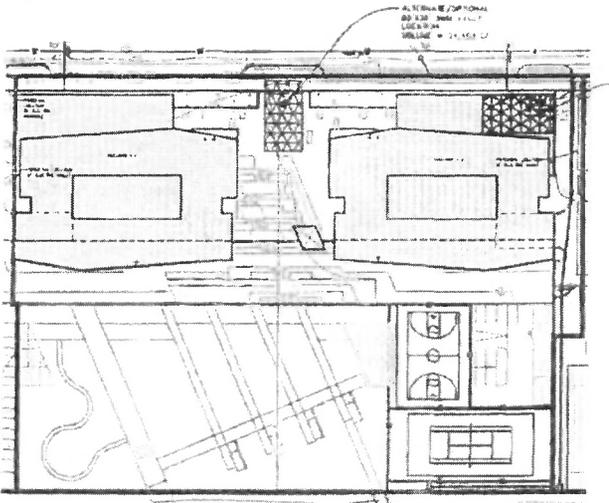
Project: 1177 West 42nd Street, Suite 100, Denver, CO 80202
 Date: 10/15/10
 Version: 2.10
 Total Impervious Area: 4.8 Acres
 Total Impervious Volume: 1.19 MGD

Storm Depth (in)	1	2	10
Frequency (yr)	1	2	10
1-hr Rainfall (in)	0.1	0.15	0.2
2-hr Rainfall (in)	0.15	0.25	0.35
3-hr Rainfall (in)	0.2	0.35	0.5
4-hr Rainfall (in)	0.25	0.45	0.65
6-hr Rainfall (in)	0.35	0.6	0.9
12-hr Rainfall (in)	0.55	0.9	1.35
24-hr Rainfall (in)	0.85	1.4	2.1

Storm Depth (in)	1	2	10
Frequency (yr)	1	2	10
1-hr Rainfall (in)	0.1	0.15	0.2
2-hr Rainfall (in)	0.15	0.25	0.35
3-hr Rainfall (in)	0.2	0.35	0.5
4-hr Rainfall (in)	0.25	0.45	0.65
6-hr Rainfall (in)	0.35	0.6	0.9
12-hr Rainfall (in)	0.55	0.9	1.35
24-hr Rainfall (in)	0.85	1.4	2.1

ALLOWABLE RELEASE RATE:
 THE 1" RAINFALL EXCEEDED RELEASE RATE FOR THE 1-YEAR AND 2-YEAR STORMS MUST NOT EXCEED THE EXISTING COMPOUND RELEASE RATE IF DEVELOPMENT TO BE DEVELOPED TO YEAR 1000 MUST NOT EXCEED THE EXISTING COMPOUND RELEASE RATE.

NOTE: PROPOSED PONDING COMPUTATIONS AND STORAGE VOLUMES FOR RELEASE ARE BASED ON A PROPOSED APPROXIMATE PERCENTAGE OF 25% FROM LOW DESIGN, WHICH WOULD RELEASE CAPACITY AVAILABLE QUANTITY. THIS SHALL BE BASED ON THE ACTUAL PROPOSED IMPERVIOUS PERCENTAGE AT THE TIME OF FINAL SITE PLAN.



BLOCK C SWM VAULT LOCATION
 BUILD #407

BLOCK C SWM INFRASTRUCTURE:

Project: 1177 West 42nd Street, Suite 100, Denver, CO 80202
 Date: 10/15/10
 Version: 2.10
 Total Impervious Area: 4.8 Acres
 Total Impervious Volume: 1.19 MGD

The proposed Block C SWM infrastructure is designed to meet the 1" rain requirement. The infrastructure includes a 12-inch diameter pipe vault, a 12-inch diameter pipe vault, and a 12-inch diameter pipe vault. The infrastructure is designed to meet the 1" rain requirement and is located in the central area of the site.

The proposed Block C SWM infrastructure is designed to meet the 1" rain requirement. The infrastructure includes a 12-inch diameter pipe vault, a 12-inch diameter pipe vault, and a 12-inch diameter pipe vault. The infrastructure is designed to meet the 1" rain requirement and is located in the central area of the site.

The proposed Block C SWM infrastructure is designed to meet the 1" rain requirement. The infrastructure includes a 12-inch diameter pipe vault, a 12-inch diameter pipe vault, and a 12-inch diameter pipe vault. The infrastructure is designed to meet the 1" rain requirement and is located in the central area of the site.

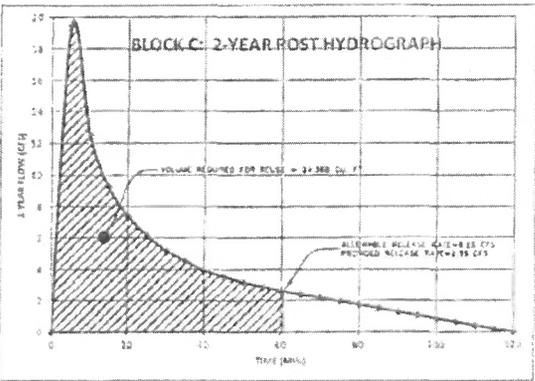
The proposed Block C SWM infrastructure is designed to meet the 1" rain requirement. The infrastructure includes a 12-inch diameter pipe vault, a 12-inch diameter pipe vault, and a 12-inch diameter pipe vault. The infrastructure is designed to meet the 1" rain requirement and is located in the central area of the site.

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The proposed Block C SWM infrastructure is designed to meet the 1" rain requirement. The infrastructure includes a 12-inch diameter pipe vault, a 12-inch diameter pipe vault, and a 12-inch diameter pipe vault. The infrastructure is designed to meet the 1" rain requirement and is located in the central area of the site.



BLOCK C 2-YEAR POST-HYDROGRAPH
 VOLUME REQUIRED FOR RELEASE = 24,300 CU. FT.
 ALLOWABLE RELEASE RATE = 27.75 CFH

BOWEN
 ENGINEERS, ARCHITECTS & PLANNERS
 1177 WEST 42ND STREET, SUITE 100, DENVER, CO 80202
 (303) 733-1177
 www.bowen.com

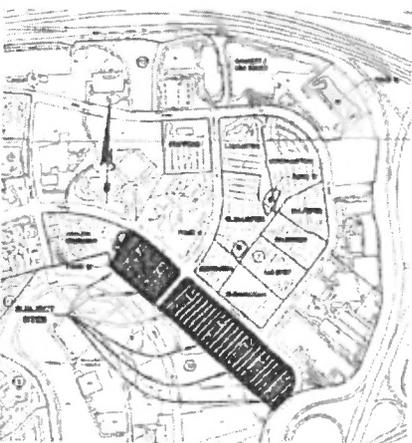
Cityline
 CONSULTANTS
 1177 WEST 42ND STREET, SUITE 100, DENVER, CO 80202
 (303) 733-1177
 www.cityline.com

BLOCK C SWM COMPUTATIONS
ARBOR ROW
 CONCEPTUAL SITE PLAN, PRELIMINARY ENGINEERING
 1177 WEST 42ND STREET, SUITE 100, DENVER, CO 80202
 (303) 733-1177
 www.bowen.com

C10.4

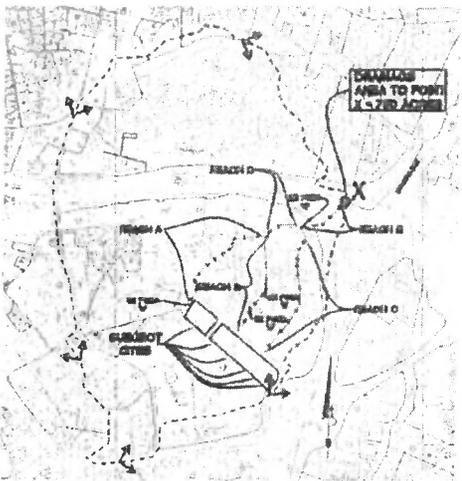


1
C10.7
EX VICINITY MAP
SCALE 1"=400'

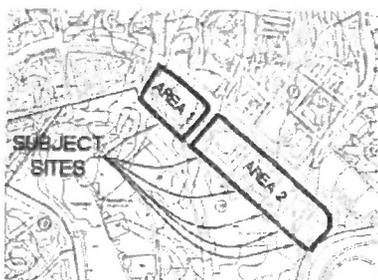


2
C10.7
PROP VICINITY MAP
SCALE 1"=400'

AREA 1
AREA 2



3
C10.7
OUTFALL MAP
SCALE 1"=400'



4
C10.7
SOILS MAP
SCALE 1"=400'

*ALL SOILS OF SUBJECT SITES ARE OF HYDROLOGIC GROUP B

OUTFALL NARRATIVE

SITE DESCRIPTION:

THE SUBJECT SITES ARE LOCATED IN THE SOUTHWEST CORNER SOUTH OF THE DUKES TOLL ROAD (ST 107), WEST OF THE CAPITAL BELTWAY (I-495), AND NORTH OF CHAMBERS LANE (ST 113). THE SUBJECT SITES INCLUDE THE PROPOSED, EXISTING, AND FUTURE SCOTT GARDEN FRAMING, SCOTT GARDEN FRAMING, AND THE SUBJECT SITES WHICH ARE LOCATED ON ST 107 AND CHAMBERS LANE. THE SUBJECT SITES INCLUDE THE PROPOSED, EXISTING, AND FUTURE SCOTT GARDEN FRAMING, SCOTT GARDEN FRAMING, AND THE SUBJECT SITES WHICH ARE LOCATED ON ST 107 AND CHAMBERS LANE. THE SUBJECT SITES INCLUDE THE PROPOSED, EXISTING, AND FUTURE SCOTT GARDEN FRAMING, SCOTT GARDEN FRAMING, AND THE SUBJECT SITES WHICH ARE LOCATED ON ST 107 AND CHAMBERS LANE.

INITIAL DRAINAGE:

FOR THE WASTEWATER TREATMENT PLANT (WWT) SPECIAL EXCEPTION (SP-10) PERMIT AND DEVELOPMENT PLAN APPLICATIONS CHECKLIST, THE SITE'S STORMWATER MUST BE DISCHARGED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (259 ACRES). SEE ATTACHED MAP FOR THE STORMWATER FLOW PATHS FROM THE SUBJECT SITES TO POINT 'A'. SEE OUTFALL MAP FOR THE SHEET FOR EACH REACH LOCATION. AREA 1 IS MADE UP OF BLOCKS A AND B. AREA 2 IS MADE UP OF BLOCKS C, D, E, AND F.

REACH A:

REACH A (WESTERN HALF OF FREEDOM SITES) - REACH A TO REACH D TO REACH E TO POINT 'A'.
REACH A (EASTERN HALF OF FREEDOM SITES) - APPROXIMATELY THE NORTHERN PORTION OF THE SITE'S STORMWATER IS PART OF THE REACH A FLOW PATH AND APPROXIMATELY 50% (259 ACRES) PORTION OF THE SITE'S STORMWATER IS PART OF REACH A. THE WESTERN PORTION OF THE SITE TRAVELS TO REACH A TO REACH D TO REACH E TO POINT 'A'. THE EASTERN PORTION OF THE SITE TRAVELS TO REACH B TO REACH D TO REACH E TO POINT 'A'.

REACH B:

REACH B (WESTERN HALF OF ESSEX SITES) - REACH B TO REACH D TO REACH E TO POINT 'A'.
REACH B (EASTERN HALF OF ESSEX SITES, CAMPBELL SITE, AND WESTERN HALF OF SCOTT SITE) - REACH B TO REACH D TO REACH E TO POINT 'A'.

REACH C:

REACH C (EASTERN HALF OF SCOTT SITE AND GARDEN SITES) - REACH C TO REACH E TO POINT 'A'.
REACH C (WESTERN HALF OF SCOTT SITE) - REACH C TO REACH E TO POINT 'A'.

REACH D:

REACH D - THE STORMWATER FLOW PATH OF REACH D TRAVELS FROM POINT 'B' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'B' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D.

REACH E:

REACH E - THE STORMWATER FLOW PATH OF REACH E TRAVELS FROM POINT 'C' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'C' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH E. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH E. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH E.

POINT 'A':

POINT 'A' - THE STORMWATER FLOW PATH OF POINT 'A' TRAVELS FROM POINT 'E' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'E' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO POINT 'A'. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO POINT 'A'. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO POINT 'A'.

CONCLUSIONS:

THE STORMWATER FLOW PATH OF REACH A TRAVELS FROM THE SUBJECT SITES TO POINT 'A' AND REACH E STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM LOCATED ON THE SCOTT GARDEN FRAMING, AND JONES BRANCH (ST 107), AND INTERSECTS WITH THE JONES BRANCH (ST 107) UNDERGROUND STORMWATER SYSTEM. STORMWATER FROM REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D.

CONCLUSIONS:

THE STORMWATER FLOW PATH OF REACH B TRAVELS FROM POINT 'C' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'C' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH B. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH B. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH B.

CONCLUSIONS:

THE STORMWATER FLOW PATH OF REACH C TRAVELS FROM POINT 'D' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'D' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH C. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH C. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH C.

CONCLUSIONS:

THE STORMWATER FLOW PATH OF REACH D TRAVELS FROM POINT 'E' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'E' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH D.

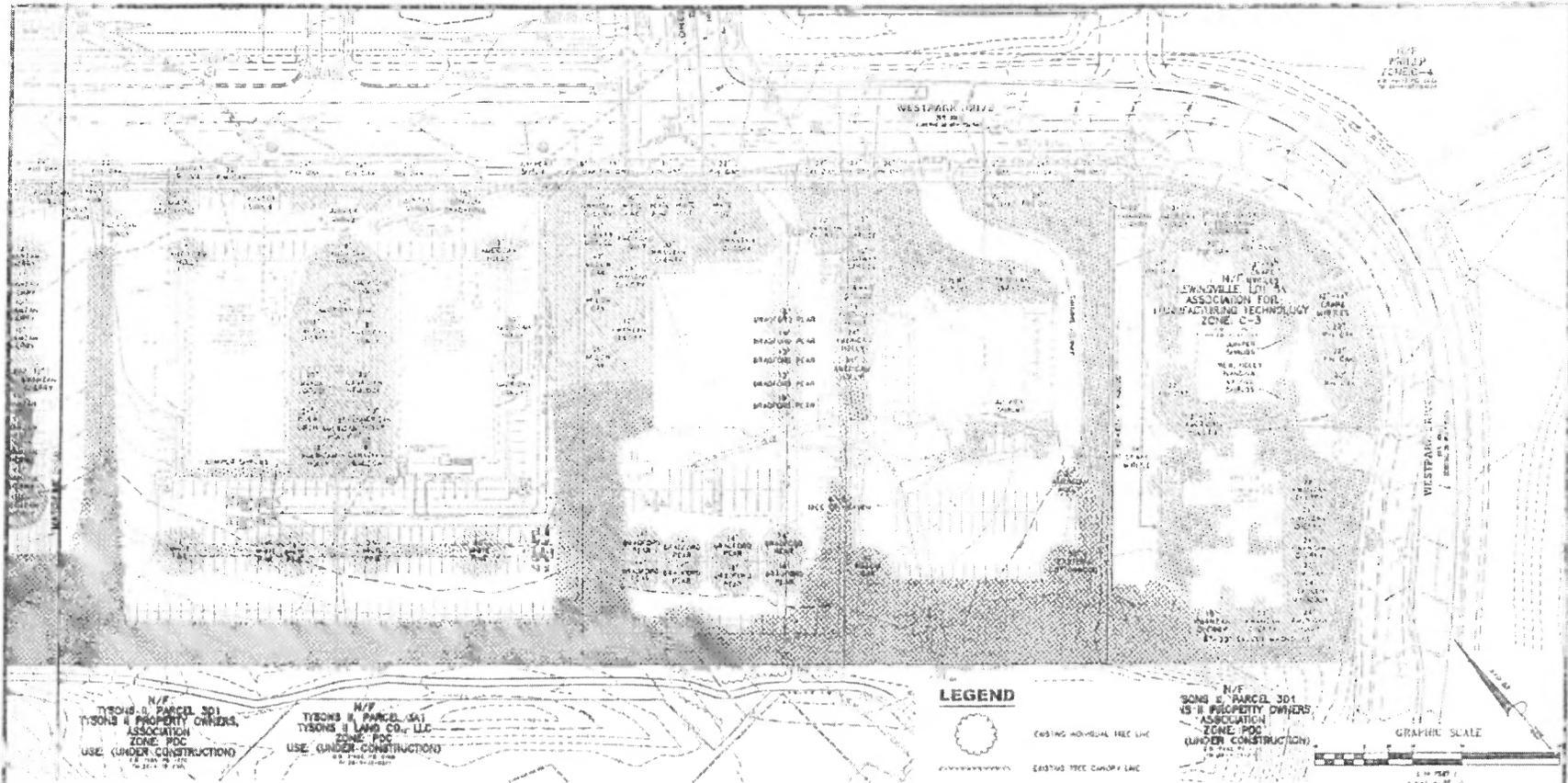
CONCLUSIONS:

THE STORMWATER FLOW PATH OF REACH E TRAVELS FROM POINT 'F' TO POINT 'A' WHERE IT ENDS. WATER TRAVELS FROM 'F' THROUGH A 12" DIAMETER PIPE AND FLOWS NORTHWEST TO A 12" DIAMETER PIPE WHICH IS LOCATED UNDER THE UNDERGROUND STORMWATER SYSTEM AND FLOWS NORTH INTO A STORMWATER SYSTEM UNDER JONES BRANCH (ST 107) WHERE IT ENDS. WATER TRAVELS FROM REACH A AND REACH B INTO REACH E. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH E. STORMWATER FROM THE SITE'S EXISTING UNDERGROUND STORMWATER SYSTEM UNDER REACH A AND REACH B INTO REACH E.

Cityline
CONCEPTUAL DEVELOPMENT PLAN FOR PROJECT
PROVIDENCE DISTRICT, TARRANT COUNTY, TEXAS

ADJACENT OUTFALL
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN FOR PROJECT
PROVIDENCE DISTRICT, TARRANT COUNTY, TEXAS

STAFF
PROJECT MANAGER
DESIGNER
CHECKER
DATE



LEGEND

- EXISTING INDIVIDUAL TREE LINE
- EXISTING TREE CANOPY LINE



LOT 3 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	W/SLP POPULAR	EARLY	FAIR	52 AC
	DEVELOPED LAND	N/A	N/A	N/A	2,325 AC
	LANDSCAPE TREE CANOPY	SEE EW	MID-LATE	FAIR TO GOOD	7204 AC
	MISC SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	08 AC

* DOMINANT TREE SPECIES
 TOTAL SITE AREA = 3380 AC
 EXISTING TREE CANOPY = 3422 SF OR 123 AC
 1.73 AC OR 31,889 SF LANDSCAPE TREE CANOPY
 27 AC OR 22,748 SF FOREST

LOT 2 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	MISC ORANGE, PEARL, BRADY LOCUST, BLACK CHERRY, RED BARKED WHITE PINE, TULAR, POPULAR	EARLY	FAIR TO POOR	1312 AC
	DEVELOPED LAND	N/A	N/A	N/A	851 AC
	LANDSCAPE TREE CANOPY	SEE EW	MID-LATE	FAIR TO GOOD	1987 AC
	MISC SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	813 AC

* DOMINANT TREE SPECIES
 TOTAL SITE AREA = 3063 AC
 EXISTING TREE CANOPY = 4492 SF OR 123 AC
 1.59 AC OR 23,234 SF LANDSCAPE TREE CANOPY
 22 AC OR 24,427 SF FOREST

LOT 1 COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	MISC ORANGE, BRADY LOCUST, BLACK O-CHESTNUT, PINE, SPURGE, PINE, OAK, WHITE PINE, SUGAR POPULAR	EARLY	FAIR TO POOR	13 AC
	DEVELOPED LAND	N/A	N/A	N/A	100 AC
	LANDSCAPE TREE CANOPY	SEE EW	MID-LATE	FAIR TO GOOD	14 AC
	MISC SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	12 AC

* DOMINANT TREE SPECIES
 TOTAL SITE AREA = 126 AC
 EXISTING TREE CANOPY = 21,825 SF OR 83 AC
 1.9 AC OR 26,973 SF LANDSCAPE TREE CANOPY
 19 AC OR 16,487 SF FOREST

LOT 5A COVER TYPE

KEY	COVER TYPE	SPECIES TYPE	SUCCESSION STAGE	CONDITION	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	BLACK LOCUST, RED MAPLE, BRADY LOCUST, SUGAR POPULAR, BROWN BARKED TREE	EARLY	FAIR TO POOR	14 AC
	DEVELOPED LAND	N/A	N/A	N/A	74 AC
	LANDSCAPE TREE CANOPY	SEE EW	MID-LATE	FAIR TO GOOD	11 AC
	MISC SHRUB AND GROUND COVER	N/A	N/A	FAIR TO GOOD	10 AC

* DOMINANT TREE SPECIES
 TOTAL SITE AREA = 103 AC
 EXISTING TREE CANOPY = 20,101 SF OR 83 AC
 1.33 AC OR 21,817 SF LANDSCAPE TREE CANOPY
 14 AC OR 12,147 SF FOREST

OVERALL COVER TYPE

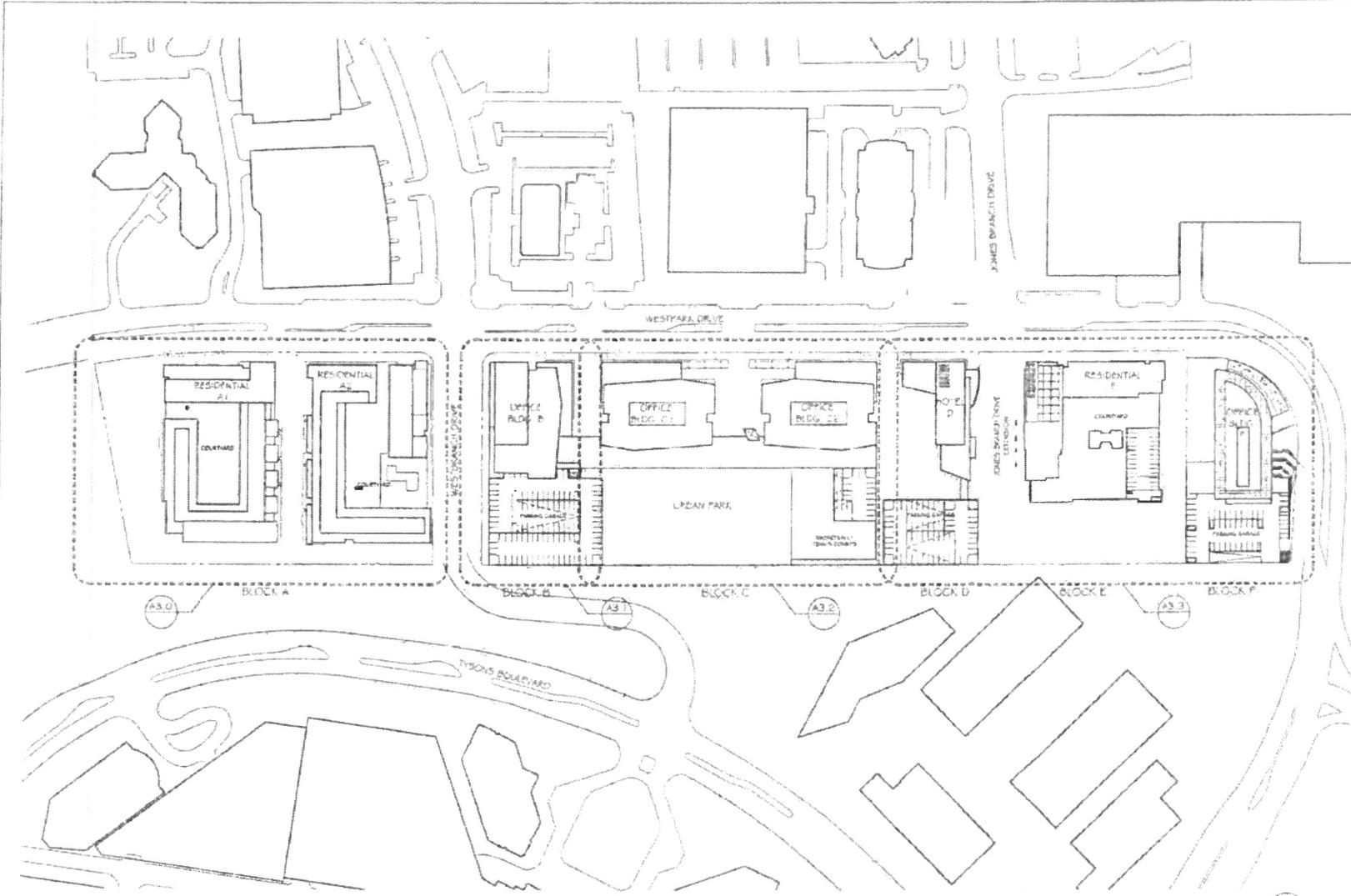
GENERAL COVER	COVER TYPE	TOTAL AREA
	EARLY SUCCESSION FOREST COMMUNITY	278 AC
	DEVELOPED LAND	4026 AC
	DISTURBED FOREST	255 AC
	LANDSCAPE TREE CANOPY	2394 AC
	MISC SHRUBS AND GROUND COVER	177 AC

15156 SF AREA = 342.22 AC
 EXISTING TREE CANOPY = 311,381 SF OR 723 AC
 1289 AC OR 14,103,541 SF LANDSCAPE TREE CANOPY
 135 AC OR 12,246,877 SF EARLY SUCCESSION FOREST
 33 AC OR 22,781 SF MISC SHRUBS FOREST

Cityline
 PLANNING & DESIGN

EXISTING VEGETATION MAP
 (SHEET 2 OF 3)
ARBOR ROW
 COMMERCIAL DEVELOPMENT PLAN 2011-07-22
 APPLICANCE DISTRICT #2011-07-22

POWER
 1. Power Lines and Poles
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 100. Power Lines and Poles



01 OVERALL ROOF PLAN - BLOCKS A THROUGH F
SCALE: 1" = 80'-0"

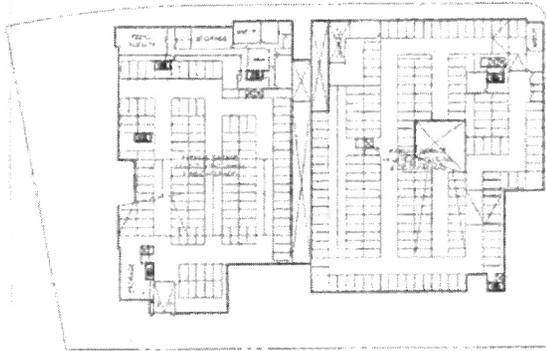
Bowman
 PARKERBROOKER, INC.
 ARCHITECTS
 10000 LITTLE PATENT ROAD
 FARMERS BRANCH, VA 22034
 TEL: 703.841.1000
 WWW.BOWMANPARKERBROOKER.COM

Cityline
 ARCHITECTS
 10000 LITTLE PATENT ROAD
 FARMERS BRANCH, VA 22034
 TEL: 703.841.1000
 WWW.CITYLINEARCHITECTS.COM

KEY PLAN (BLOCKS A - F)
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 2011 PL022
 PRINCENUE DISTRICT / FAIRFAX COUNTY, VIRGINIA

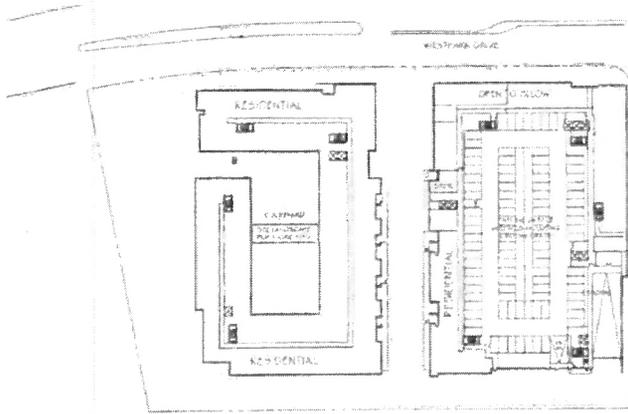
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01 A1.0



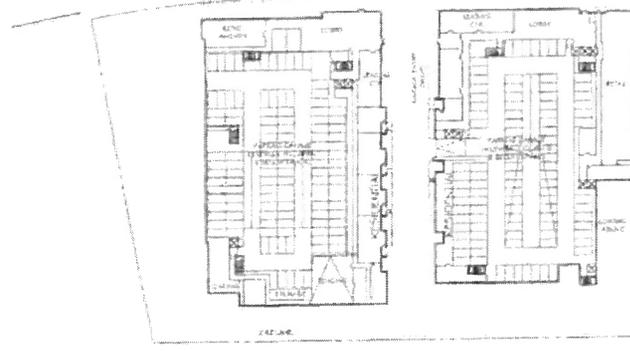
01 LEVEL B1 PLAN
SCALE: 1" = 60'-0"

DATE: 04/14/11
SHEET: A3.1



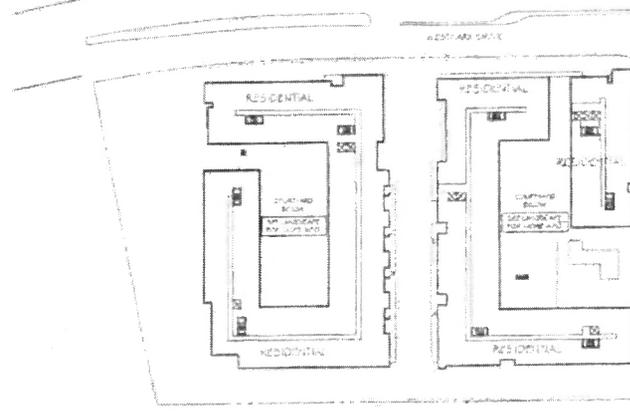
03 SECOND LEVEL PLAN
SCALE: 1" = 60'-0"

DATE: 04/14/11
SHEET: A3.1



02 GROUND LEVEL PLAN
SCALE: 1" = 60'-0"

DATE: 04/14/11
SHEET: A3.1



04 TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

DATE: 04/14/11
SHEET: A3.1



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Dallas, Texas 75243
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Fax: 972.382.1001
www.bowmanarchitects.com

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14100 North Loop West, Suite 100
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Fax: 281.465.1112
www.pha.com

Cityline
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11111 West Loop West, Suite 100
Houston, Texas 77040
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Fax: 281.465.1112
www.cityline.com

BLOCK A PLANS
ARBOR ROW
CONCEPTUAL DESIGN PLAN 2011-01-02
HUNTSVILLE DISTRICT - TAMPA COUNTY, VIRGINIA

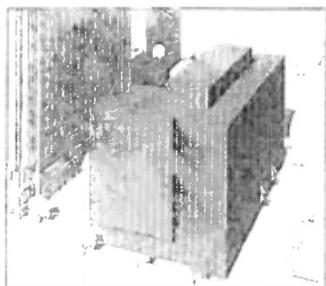
NO.	DATE	DESCRIPTION
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2	02/01/11	REVISIONS
3	03/01/11	REVISIONS
4	04/14/11	FINAL DESIGN

SCALE: 1" = 60'-0"

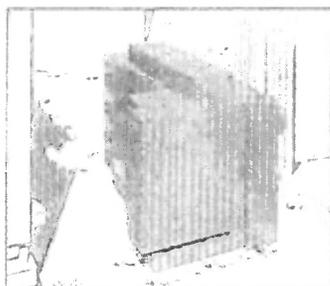
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CHECKER: [Signature]
DATE: 04/14/11

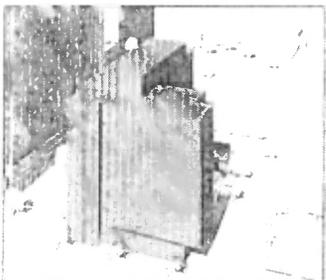
TWO ALTERNATIVE HOTEL LAYOUTS AND ALTERNATIVE HEIGHTS PROPOSED AS SHOWN ON SHEETS A3.4 AND A3.5.



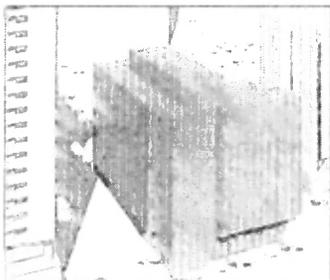
ALTERNATE 1 - MASSING STUDY



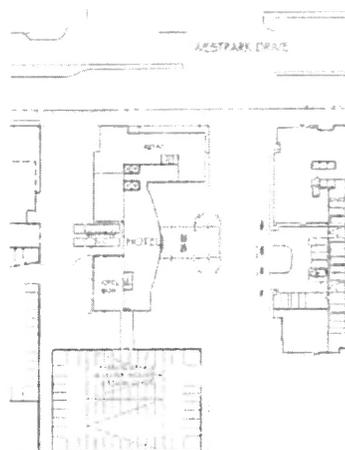
BUILDING HEIGHT: 111'-0"
NUMBER OF FLOORS: 10



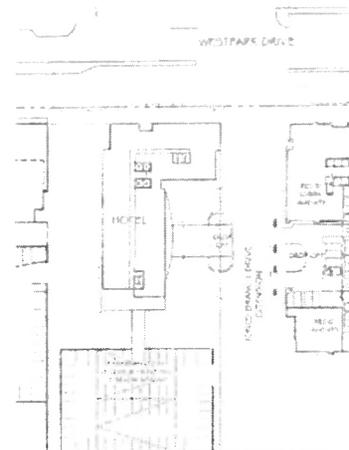
ALTERNATE 2 - MASSING STUDY



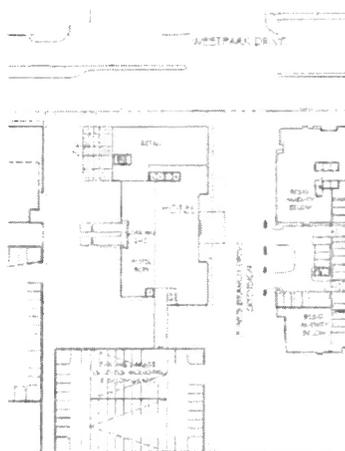
BUILDING HEIGHT: 111'-0"
NUMBER OF FLOORS: 10



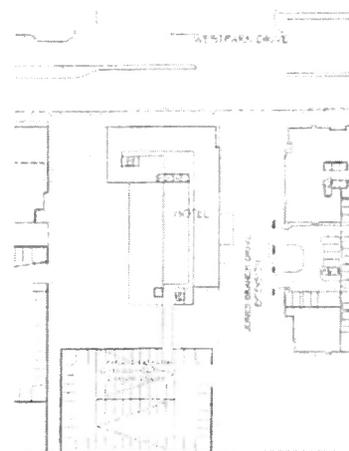
01 ALTERNATE 1 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



02 ALTERNATE 1 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"



03 ALTERNATE 2 - GROUND LEVEL PLAN
SCALE: 1" = 60'-0"



04 ALTERNATE 2 - TYPICAL LEVEL PLAN
SCALE: 1" = 60'-0"

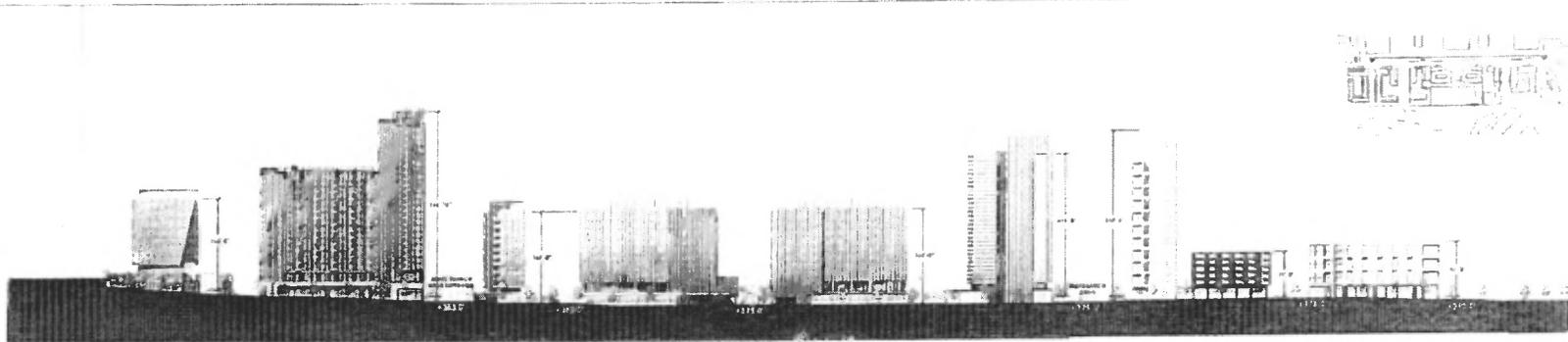
Bowman
ARCHITECTS, INC.
100 North Center St., Suite 100
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Fax: 479.781.1112
www.markerrodriguez.com

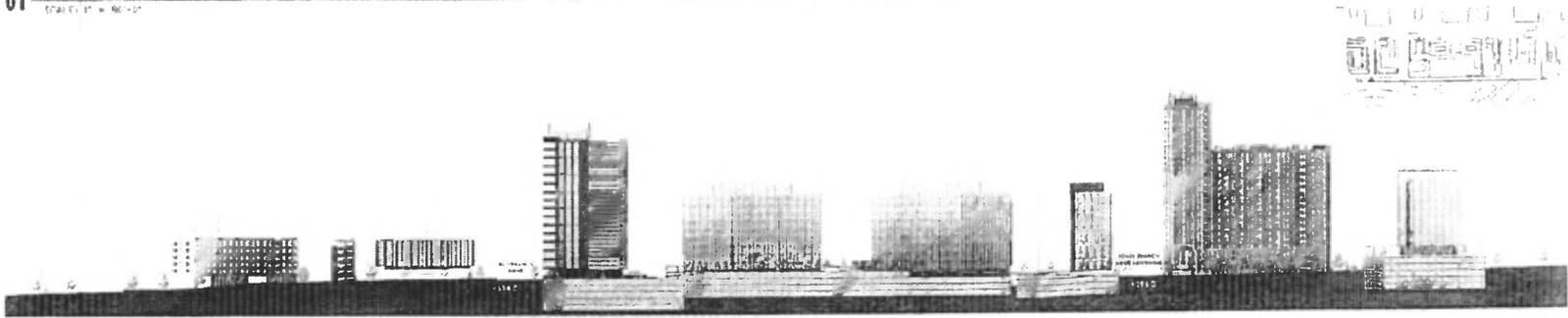
Cityline
PROPERTY GROUP
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Fayetteville, AR 72701
Phone: 479.781.1111
Fax: 479.781.1112
www.citylinepropertygroup.com

BLOCK D ALTERNATE PLANS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
SOUTHVIEW DISTRICT, JARVIS COUNTY, WYOMING

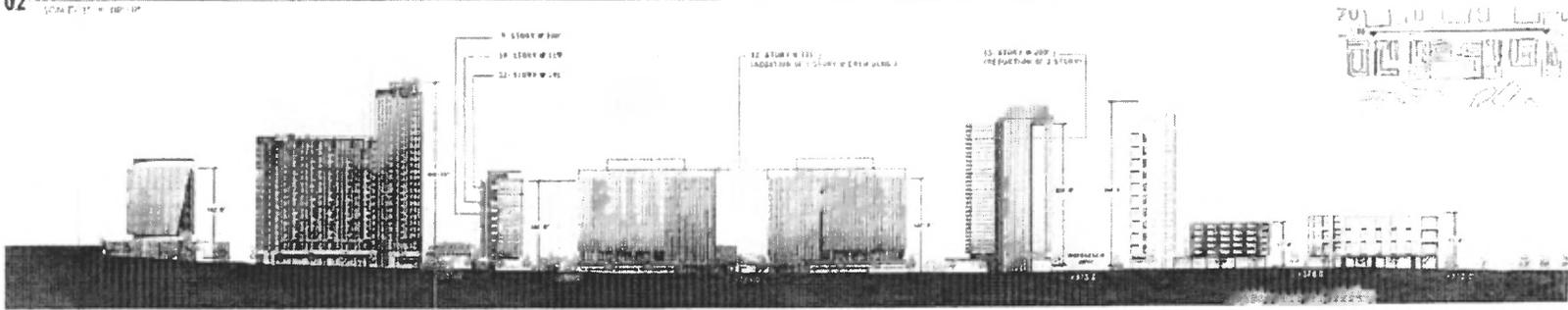
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3	12/10/15	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
4	01/15/16	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
5	02/15/16	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
6	03/15/16	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
7	04/15/16	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
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13	10/15/16	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003
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100	01/15/24	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN 2015-16-003



01 SITE SECTION - NORTH ALONG WESTPARK DRIVE
SCALE: 1" = 60'-0"



02 SITE SECTION - SOUTH
SCALE: 1" = 60'-0"



03 SITE SECTION - ALTERNATE/NORTH ALONG WESTPARK DRIVE
SCALE: 1" = 60'-0"

The information presented on this sheet and preliminary drawings are intended to assist in the understanding of project concepts and are not intended to constitute a contract. All drawings and specifications are subject to change without notice and are not intended to constitute a contract. All drawings and specifications are subject to change without notice and are not intended to constitute a contract.

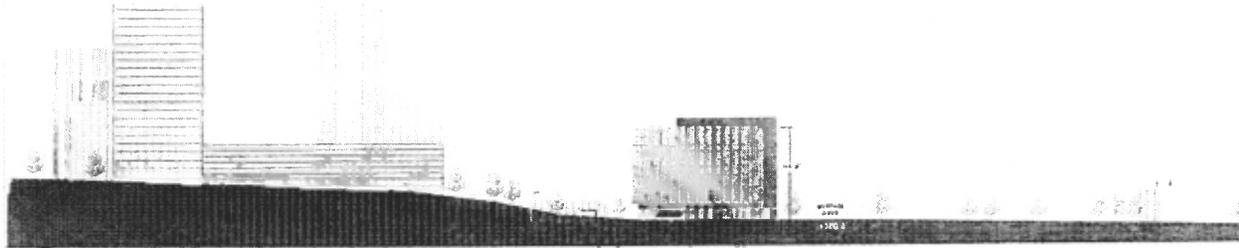
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 Project: [Project Name] - [Project Name] - [Project Name]
 Date: [Date] - [Date] - [Date]

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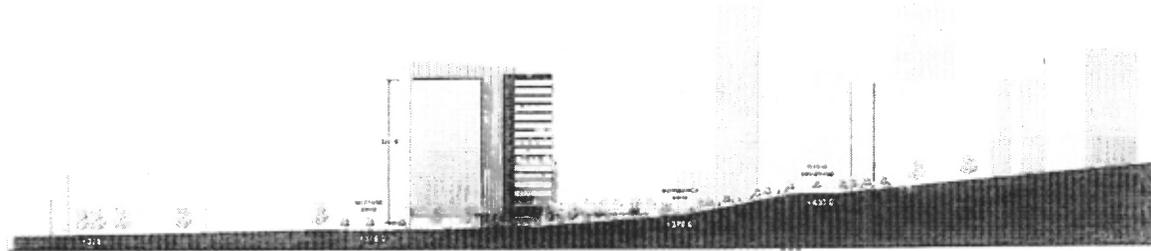
SITE SECTIONS
 ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 2011-2012
 PRINCENESS DISTRICT, FAIRFAX COUNTY, VIRGINIA

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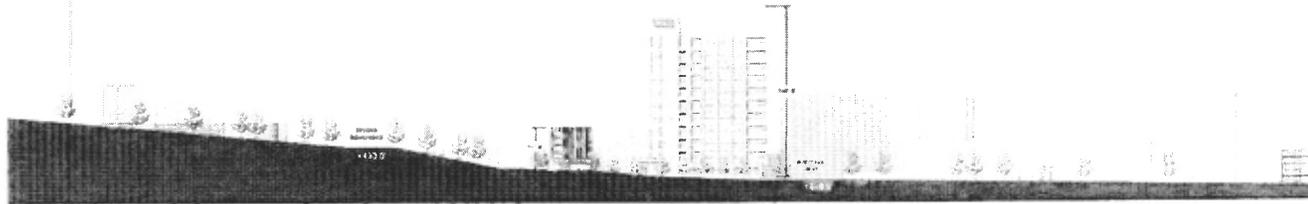
01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION

SCALE: 1" = 60'-0"



02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE

SCALE: 1" = 60'-0"

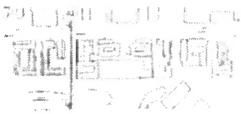
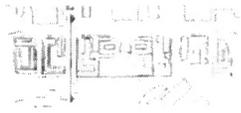
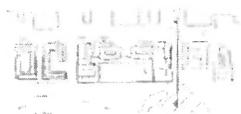


03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE

SCALE: 1" = 60'-0"

This section is a view of the site and surrounding area as shown on the site plan. It is not intended to be a true representation of the site and should not be used for any other purpose. All dimensions and elevations are approximate and subject to change. For more information, please contact the architect or engineer of record.

See PDF to B001A-B and C for a complete list of all dimensions and elevations. All dimensions and elevations are approximate and subject to change. For more information, please contact the architect or engineer of record.



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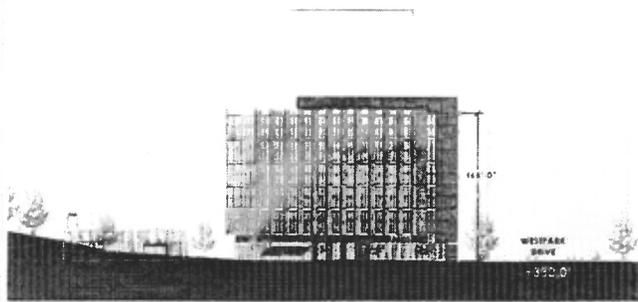
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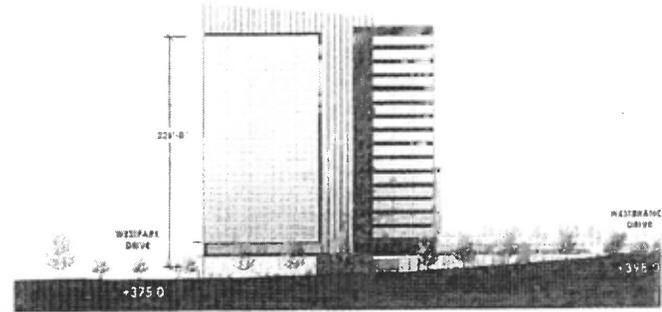
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SITE SECTIONS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN WITH PHOTOS
PROVIDENCE DISTRICT / 400-A-GOODWIN / 10/20/24

NO.	DATE	DESCRIPTION
1	10/20/24	CONCEPTUAL DEVELOPMENT PLAN WITH PHOTOS
2	10/20/24	CONCEPTUAL DEVELOPMENT PLAN WITH PHOTOS
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9	10/20/24	CONCEPTUAL DEVELOPMENT PLAN WITH PHOTOS
10	10/20/24	CONCEPTUAL DEVELOPMENT PLAN WITH PHOTOS



01 SITE SECTION - EAST ALONG JONES BRANCH DRIVE EXTENSION
SCALE: 1" = 50'-0"



02 SITE SECTION - WEST ALONG WESTBRANCH DRIVE
SCALE: 1" = 50'-0"



03 SITE SECTION - EAST ALONG WESTBRANCH DRIVE
SCALE: 1" = 50'-0"

1. The sections submitted on this plan are preliminary and are provided to aid in the understanding of the project. The final design and construction of the building will occur in a later phase of the project. The design is subject to change without notice and is not intended to be used for construction purposes.

See PDP for Block 2, E, p. 47 for location of the site.
Maximum building height is subject to ZUP Ordinance 14.01.01.01.
Elevations are in feet above sea level.
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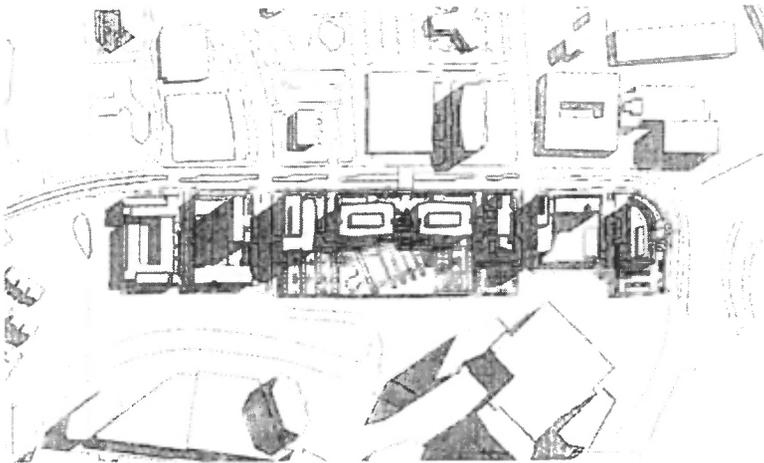
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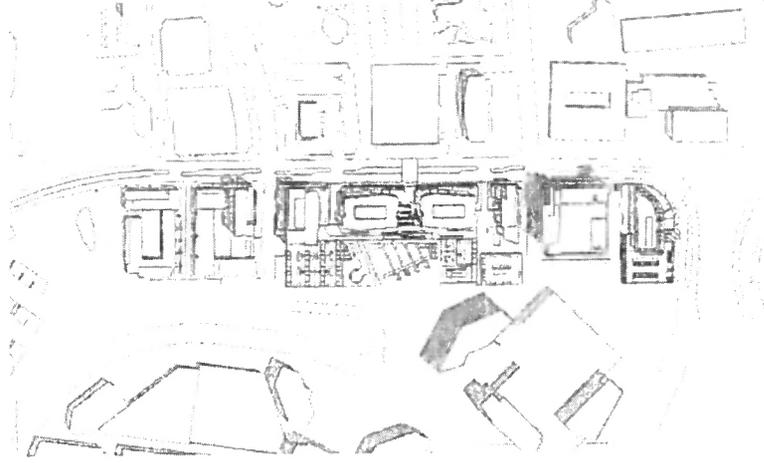
ENLARGED SITE SECTIONS
ARBOR ROW
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PROVIDENCE DISTRICT - JAMES H. CONNOR, JR. DISTRICT

DATE: 08/20/14
SCALE: 1" = 50'-0"

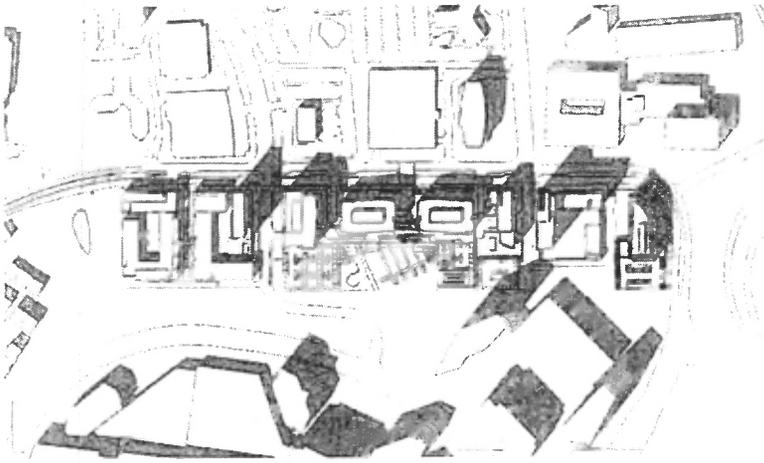
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N75



02 12:00 PM
N75



03 3:00 PM
N75

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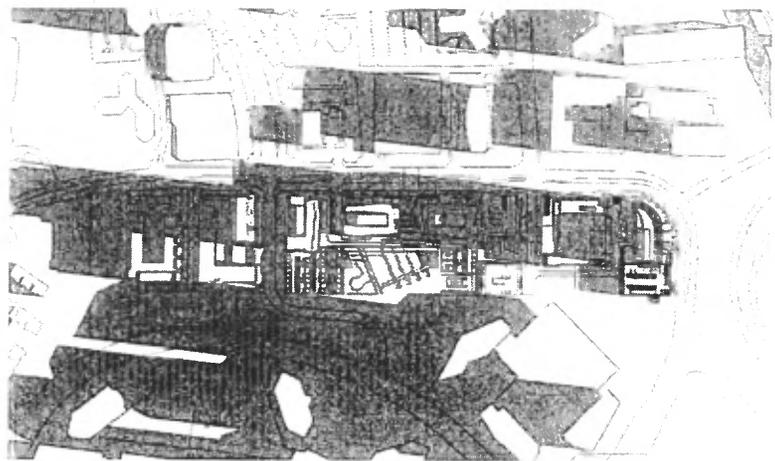
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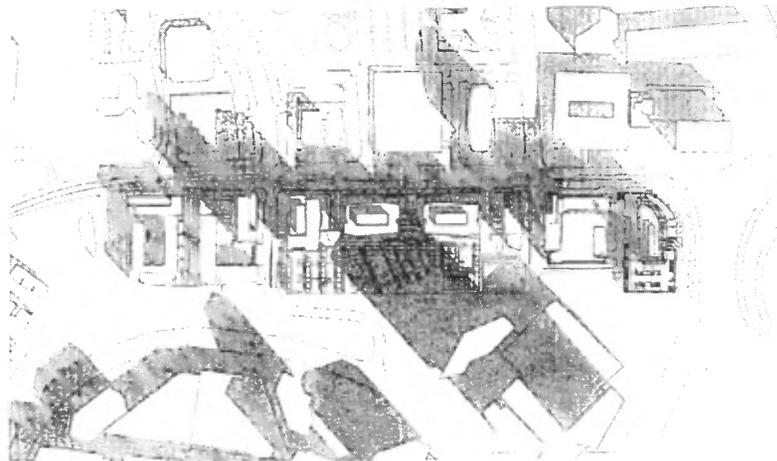
SHADOW ANALYSIS
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (CD) PROJECT
 ADVOCAGE DISTRICT, TARRANT COUNTY, TEXAS

DATE	APRIL 28, 2011
FILE NO.	110407-001
SHEET NO.	AS-1

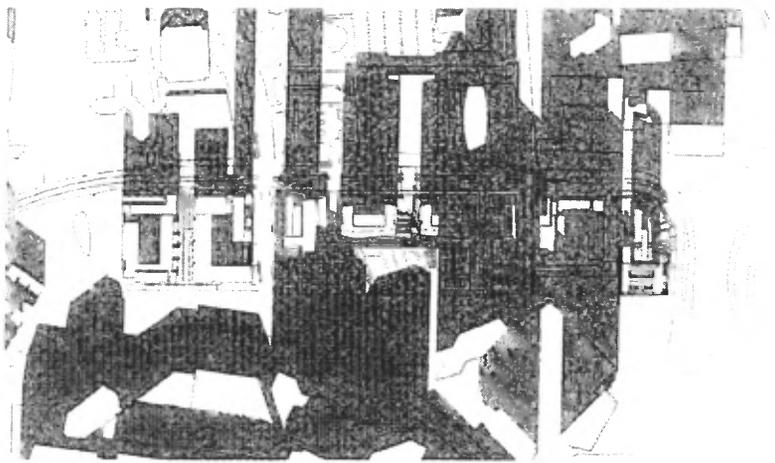
See GCP for Sheets A, E, and F for additional details.
 All dimensions and notes are in feet and inches. Dimensions are shown for the exterior of the building unless otherwise noted. All dimensions are to the centerline of the building unless otherwise noted.
 All dimensions are to the centerline of the building unless otherwise noted.



01 9:00 AM
NTS



02 12:00 PM
NTS



03 3:00 PM
NTS

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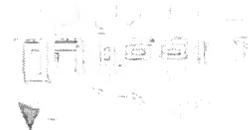
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SHADOW ANALYSIS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN (CDP) (R-40)
PROGRAMME DISTRICT - SANRAID COUNTY VISION

NO.	DATE	DESCRIPTION
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22	12/21/11	ISSUED FOR PERMIT
23	12/21/11	ISSUED FOR PERMIT
24	12/21/11	ISSUED FOR PERMIT
25	12/21/11	ISSUED FOR PERMIT
26	12/21/11	ISSUED FOR PERMIT
27	12/21/11	ISSUED FOR PERMIT
28	12/21/11	ISSUED FOR PERMIT
29	12/21/11	ISSUED FOR PERMIT
30	12/21/11	ISSUED FOR PERMIT
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45	12/21/11	ISSUED FOR PERMIT
46	12/21/11	ISSUED FOR PERMIT
47	12/21/11	ISSUED FOR PERMIT
48	12/21/11	ISSUED FOR PERMIT
49	12/21/11	ISSUED FOR PERMIT
50	12/21/11	ISSUED FOR PERMIT

DECEMBER 21ST
SHADOW ANALYSIS

See FDP for Block A, E and F for additional details.
All details shown are based on the information provided and are subject to change without notice.
All dimensions are in feet unless otherwise noted. All elevations are in feet above sea level.



See PUP for block A, E, and F for address details.
 For more information, contact: Robert H. Hays, 2000 City Center Blvd., Suite 1000, Dallas, TX 75201, Tel: 214-760-1000, Fax: 214-760-1001, www.rhhaysonline.com

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 CONSULTANTS, INC.
 1000 North East Street
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 Dallas, Texas 75202
 Tel: 214-760-1000
 Fax: 214-760-1001
 www.bowmanconsultants.com

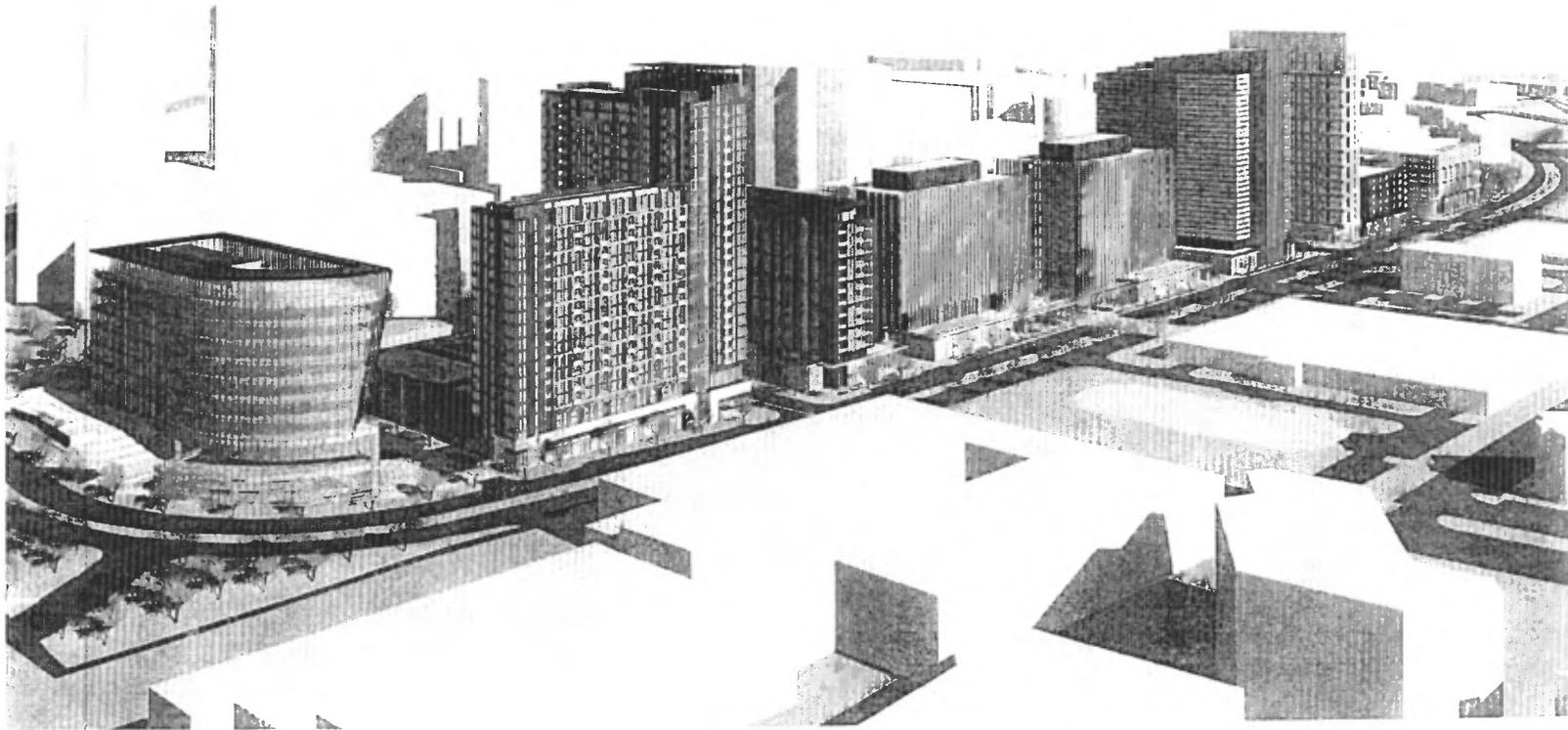
POSTAL/COMMERCIAL INC.
 1000 North East Street
 Suite 1000
 Dallas, Texas 75202
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 Fax: 214-760-1001
 www.postalcommercial.com



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 COMMERCIAL REAL ESTATE

PERSPECTIVES
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN FOR PHASE
 PROJECT SITE: HARRIS COUNTY, TEXAS

NO. OF SHEETS	10
SHEET NO.	10
DATE	10/10/08
PROJECT	ARBOR ROW
CLIENT	POSTAL/COMMERCIAL INC.
ARCHITECT	POSTAL/COMMERCIAL INC.
ENGINEER	POSTAL/COMMERCIAL INC.
PLANNING	POSTAL/COMMERCIAL INC.
LANDSCAPE	POSTAL/COMMERCIAL INC.
INTERIOR	POSTAL/COMMERCIAL INC.
MECHANICAL	POSTAL/COMMERCIAL INC.
ELECTRICAL	POSTAL/COMMERCIAL INC.
PLUMBING	POSTAL/COMMERCIAL INC.
HAZARDOUS WASTE	POSTAL/COMMERCIAL INC.
ENVIRONMENTAL	POSTAL/COMMERCIAL INC.
TRAVEL	POSTAL/COMMERCIAL INC.
TRANSPORTATION	POSTAL/COMMERCIAL INC.
UTILITY	POSTAL/COMMERCIAL INC.
WATER	POSTAL/COMMERCIAL INC.
SEWER	POSTAL/COMMERCIAL INC.
TELEPHONE	POSTAL/COMMERCIAL INC.
CABLE	POSTAL/COMMERCIAL INC.
TELEVISION	POSTAL/COMMERCIAL INC.
INTERNET	POSTAL/COMMERCIAL INC.
OTHER	POSTAL/COMMERCIAL INC.



See FDP for Blocks A, E, and F for additional details.
 Architectural rendering. Conditions subject to change without notice. All information
 and content is subject to review with Final Site Development Plan and Final Site Plan approvals.

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 COMMERCIAL DEVELOPMENT

PERSPECTIVES
 ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (2011) (P&Z)
 FAIRFAX COUNTY, VIRGINIA

PERSPECTIVES
 ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (2011) (P&Z)
 FAIRFAX COUNTY, VIRGINIA

NO. 1	NO. 2	NO. 3	NO. 4	NO. 5	NO. 6	NO. 7	NO. 8	NO. 9	NO. 10	NO. 11	NO. 12	NO. 13	NO. 14	NO. 15	NO. 16	NO. 17	NO. 18	NO. 19	NO. 20	NO. 21	NO. 22	NO. 23	NO. 24	NO. 25	NO. 26	NO. 27	NO. 28	NO. 29	NO. 30	NO. 31	NO. 32	NO. 33	NO. 34	NO. 35	NO. 36	NO. 37	NO. 38	NO. 39	NO. 40	NO. 41	NO. 42	NO. 43	NO. 44	NO. 45	NO. 46	NO. 47	NO. 48	NO. 49	NO. 50
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See PDF for Block A, E, and F for additional details.
 All dimensions shown are approximate. All dimensions are subject to change without notice.
 All dimensions are shown in feet and inches. All dimensions are shown to the nearest 1/8 inch.

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PERSPECTIVES
 ARBOR ROW
 COLLEGE DEVELOPMENT PLAN 2011-2020
 PRECINCT 01 STREET, FERRY COURT, VIRGINIA

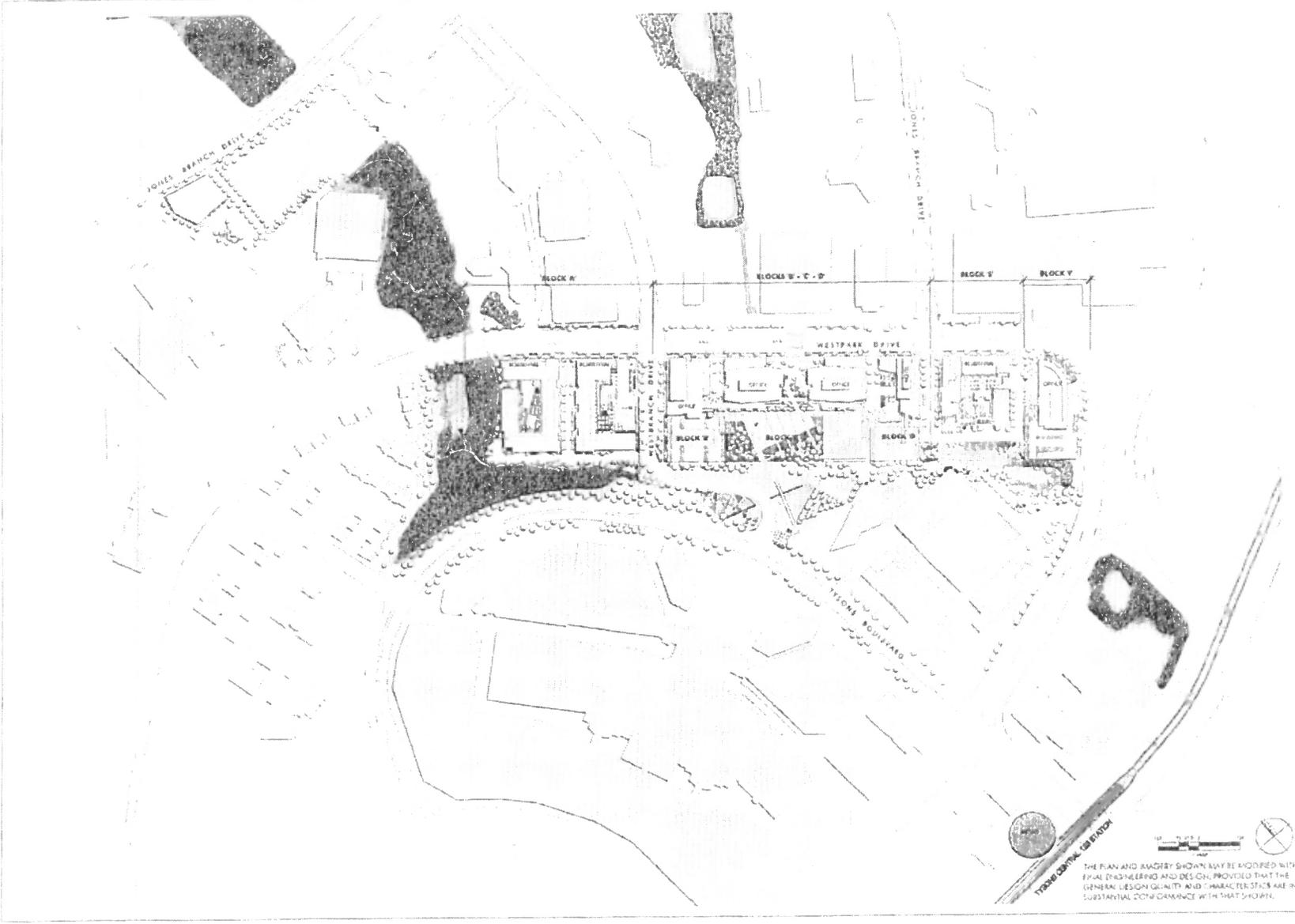
DATE: 04/11/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

Scale: 1/8" = 1'-0"

Sheet: A8.5

Project: ARBOR ROW
 Precinct 01 Street, Ferry Court, Virginia

For information only
 A8.5



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THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH
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ILLUSTRATIVE LANDSCAPE PLAN
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 9011 PR 002
 FIVE FORCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

NO. 1	DATE	DESCRIPTION
1	10/11/11	ISSUED FOR PERMITTING
2	11/15/11	ISSUED FOR PERMITTING
3	12/15/11	ISSUED FOR PERMITTING
4	01/15/12	ISSUED FOR PERMITTING
5	02/15/12	ISSUED FOR PERMITTING
6	03/15/12	ISSUED FOR PERMITTING
7	04/15/12	ISSUED FOR PERMITTING
8	05/15/12	ISSUED FOR PERMITTING
9	06/15/12	ISSUED FOR PERMITTING
10	07/15/12	ISSUED FOR PERMITTING
11	08/15/12	ISSUED FOR PERMITTING
12	09/15/12	ISSUED FOR PERMITTING
13	10/15/12	ISSUED FOR PERMITTING
14	11/15/12	ISSUED FOR PERMITTING
15	12/15/12	ISSUED FOR PERMITTING
16	01/15/13	ISSUED FOR PERMITTING
17	02/15/13	ISSUED FOR PERMITTING
18	03/15/13	ISSUED FOR PERMITTING
19	04/15/13	ISSUED FOR PERMITTING
20	05/15/13	ISSUED FOR PERMITTING
21	06/15/13	ISSUED FOR PERMITTING
22	07/15/13	ISSUED FOR PERMITTING
23	08/15/13	ISSUED FOR PERMITTING
24	09/15/13	ISSUED FOR PERMITTING
25	10/15/13	ISSUED FOR PERMITTING
26	11/15/13	ISSUED FOR PERMITTING
27	12/15/13	ISSUED FOR PERMITTING
28	01/15/14	ISSUED FOR PERMITTING
29	02/15/14	ISSUED FOR PERMITTING
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32	05/15/14	ISSUED FOR PERMITTING
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35	08/15/14	ISSUED FOR PERMITTING
36	09/15/14	ISSUED FOR PERMITTING
37	10/15/14	ISSUED FOR PERMITTING
38	11/15/14	ISSUED FOR PERMITTING
39	12/15/14	ISSUED FOR PERMITTING
40	01/15/15	ISSUED FOR PERMITTING
41	02/15/15	ISSUED FOR PERMITTING
42	03/15/15	ISSUED FOR PERMITTING
43	04/15/15	ISSUED FOR PERMITTING
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46	07/15/15	ISSUED FOR PERMITTING
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50	11/15/15	ISSUED FOR PERMITTING
51	12/15/15	ISSUED FOR PERMITTING
52	01/15/16	ISSUED FOR PERMITTING
53	02/15/16	ISSUED FOR PERMITTING
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55	04/15/16	ISSUED FOR PERMITTING
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65	02/15/17	ISSUED FOR PERMITTING
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93	06/15/19	ISSUED FOR PERMITTING
94	07/15/19	ISSUED FOR PERMITTING
95	08/15/19	ISSUED FOR PERMITTING
96	09/15/19	ISSUED FOR PERMITTING
97	10/15/19	ISSUED FOR PERMITTING
98	11/15/19	ISSUED FOR PERMITTING
99	12/15/19	ISSUED FOR PERMITTING
100	01/15/20	ISSUED FOR PERMITTING

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THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH
 EQUAL ENGINEERING AND DESIGN, PROVIDED THAT THE
 GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN
 SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

ILLUSTRATIVE LANDSCAPE PLAN
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 9011 PR 002
 FIVE FORCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

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 EQUAL ENGINEERING AND DESIGN, PROVIDED THAT THE
 GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN
 SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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JONES BRANCH DR

WESTBRANCH DRIVE

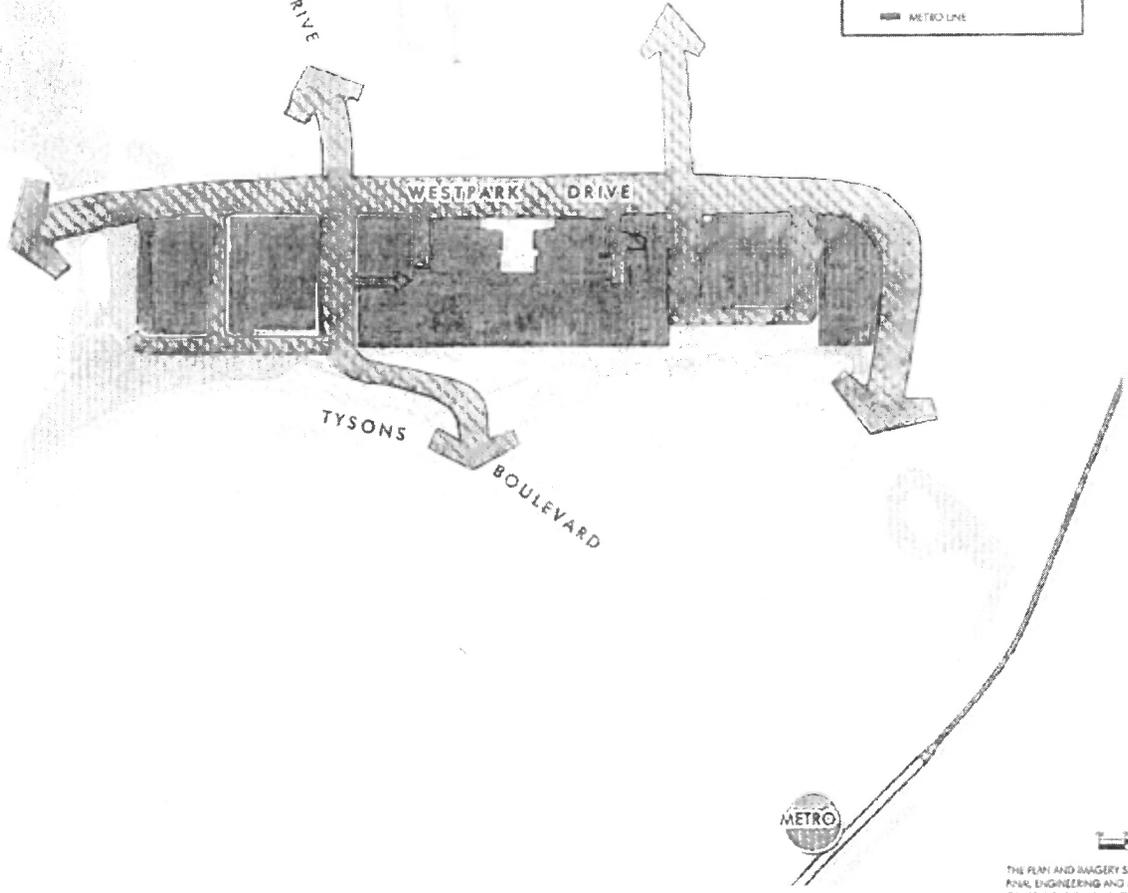
WESTPARK DRIVE

TYSONS

BOULEVARD

LEGEND

-  STREET FABRIC
-  BLOCKS
-  METRO LINE



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 11100 West 10th Ave, Suite 400
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 Phone: 303.751.1000
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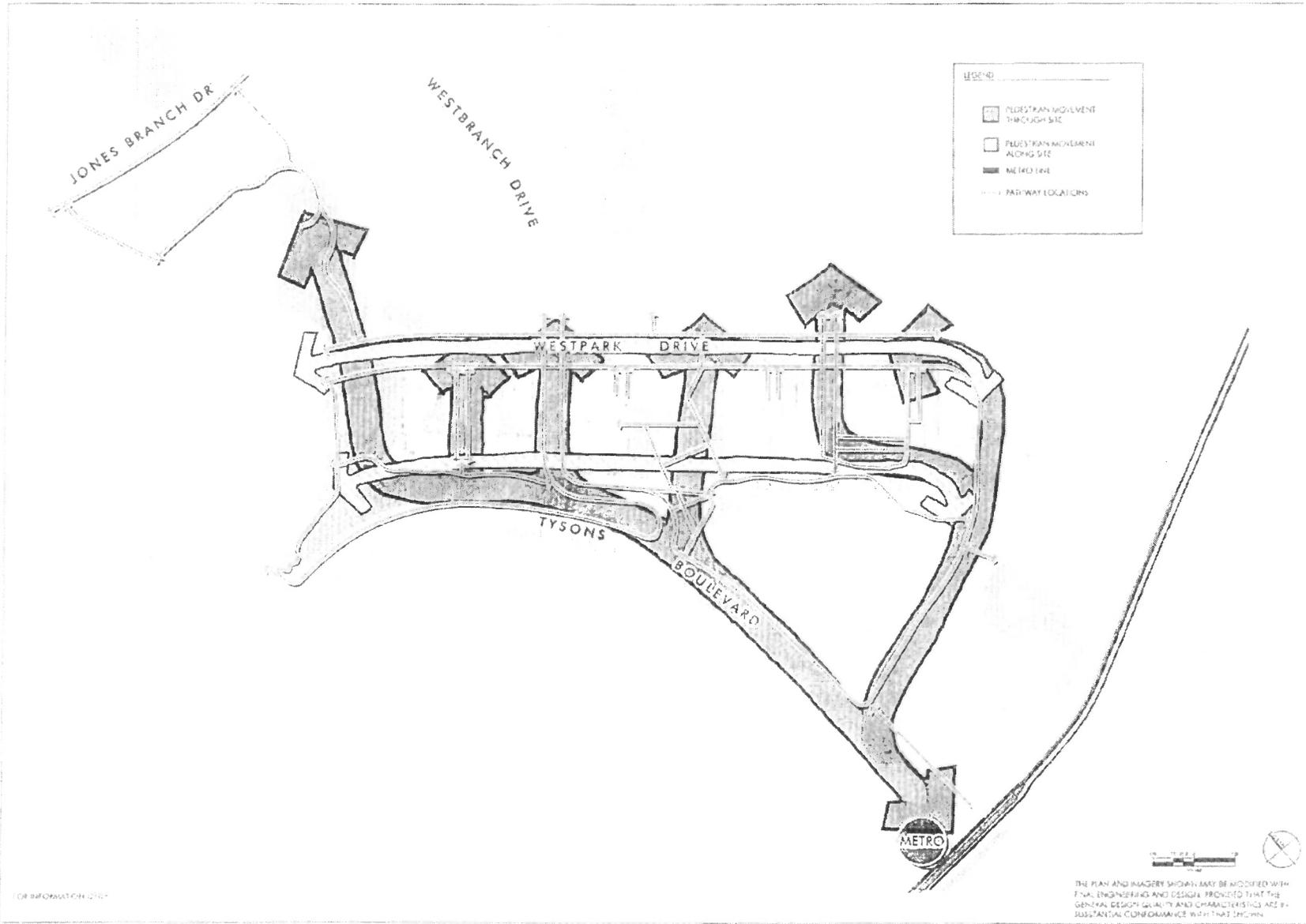
PARASKEVIDAKIS, INC.
 11100 West 10th Ave, Suite 400
 Greenwood Village, CO 80120
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 Greenwood Village, CO 80120
 Phone: 303.751.1000
 Fax: 303.751.1001
 www.citylinepartners.com

URBAN FABRIC & BLOCKS DIAGRAM
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (2011-2013)
 PROPOSED DISTRICT, ARBOR COUNTY, WISCONSIN

NO.	DATE	DESCRIPTION
1	05/11/11	PRELIMINARY
2	06/15/11	REVISED
3	07/20/11	REVISED
4	08/10/11	REVISED
5	09/01/11	REVISED
6	10/01/11	REVISED
7	11/01/11	REVISED
8	12/01/11	REVISED
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96	04/01/19	REVISED
97	05/01/19	REVISED
98	06/01/19	REVISED
99	07/01/19	REVISED
100	08/01/19	REVISED

DATE: APR 28, 2011
 BY: [Signature]
 CHECKED: [Signature]
 PROJECT: L2 0



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PEDESTRIAN FLOW DIAGRAM
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 0314-PR-002
 PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE: 03/14/14
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'

L21

JONES BRANCH DR

WESTBRANCH DRIVE

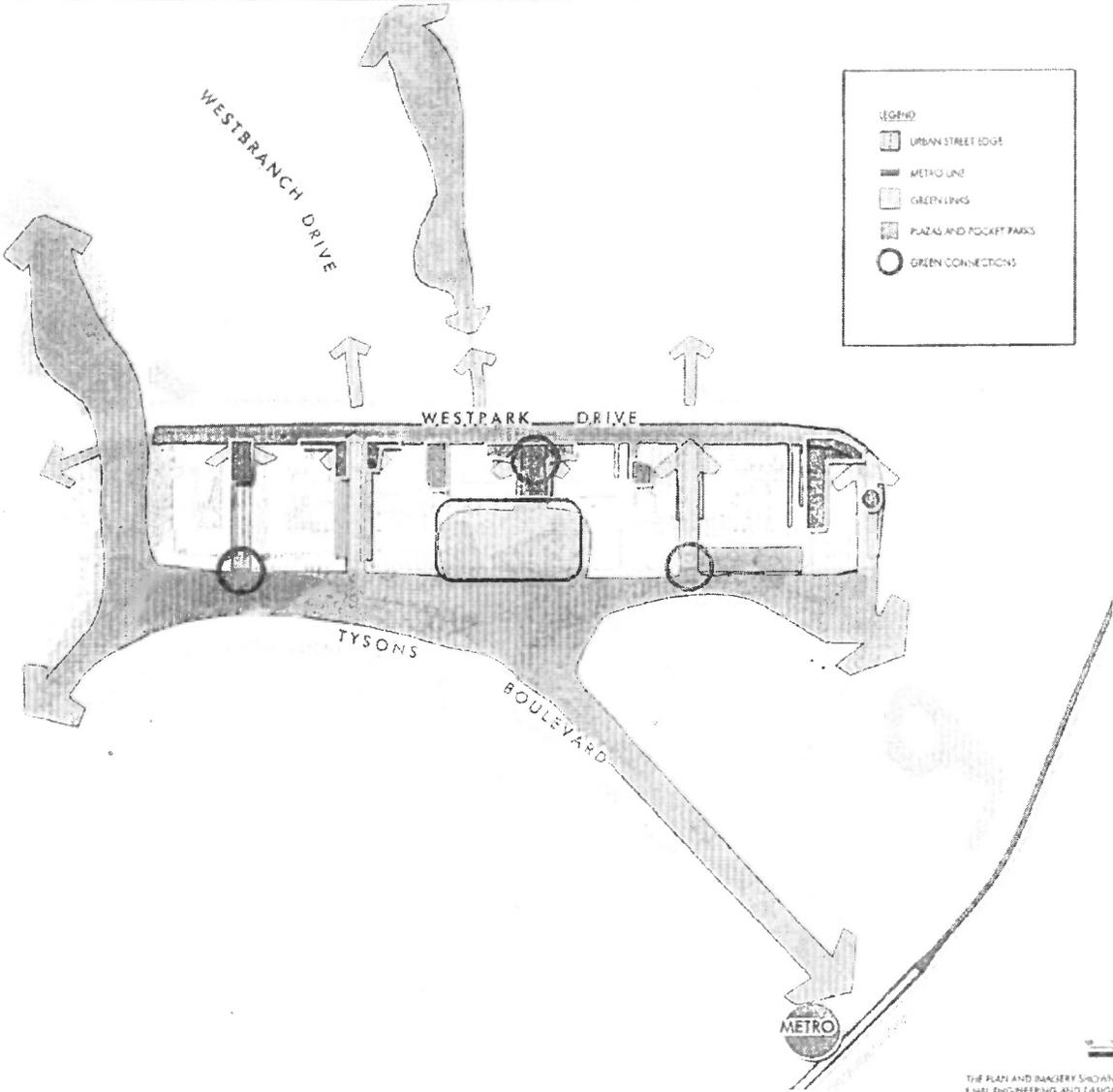
WESTPARK DRIVE

TYSONS

BOULEVARD

LEGEND

-  URBAN STREET EDGE
-  METRO LINE
-  GREEN LINKS
-  PAZAS AND POCKET PARKS
-  GREEN CONNECTIONS



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 Fax: (703) 261-1812
 www.bowman-engineers.com

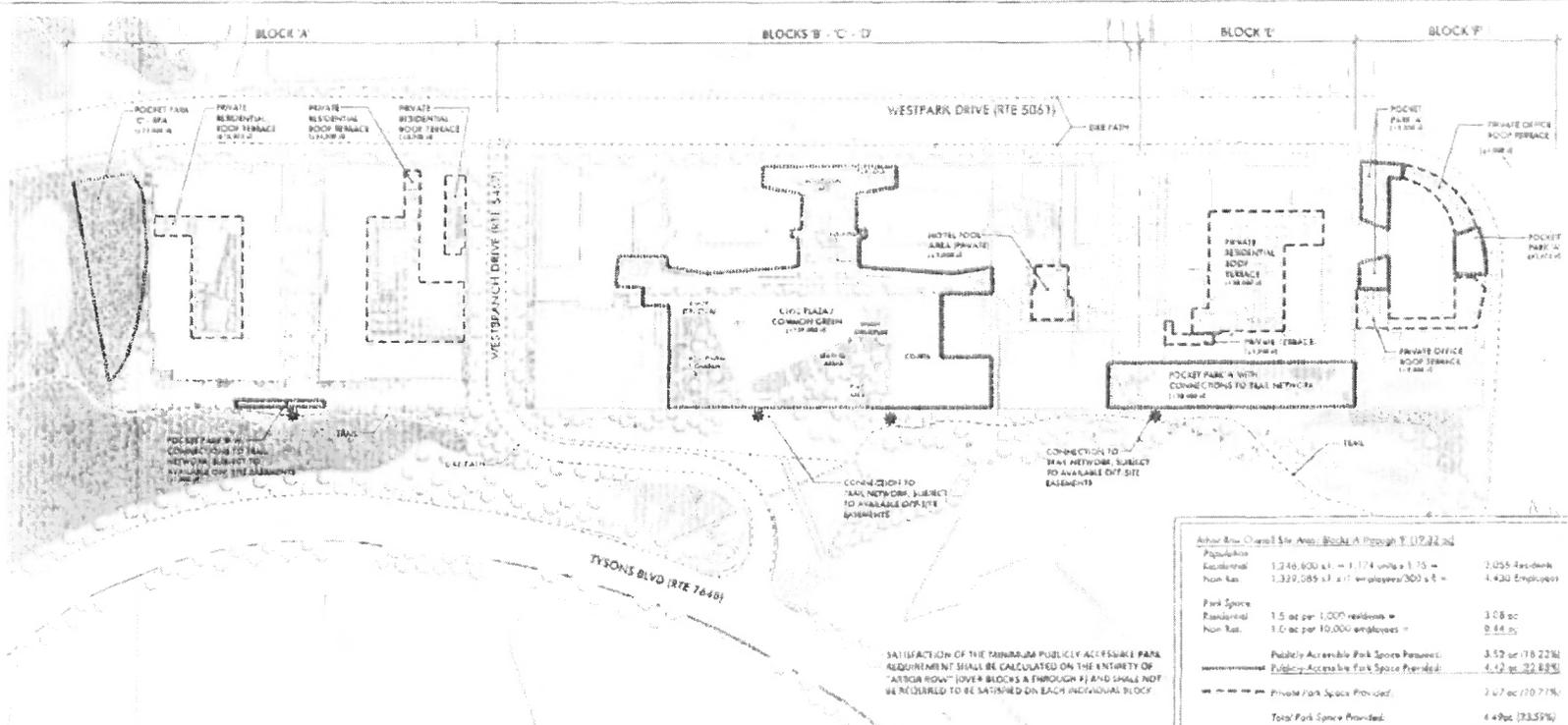
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OPEN SPACE CONNECTIONS DIAGRAM
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
 PRODUCE DISTRICT - FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION
1	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
2	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
3	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
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16	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
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18	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
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31	10/1/11	CONCEPTUAL DEVELOPMENT PLAN 2011 #4 023
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SHEET L22

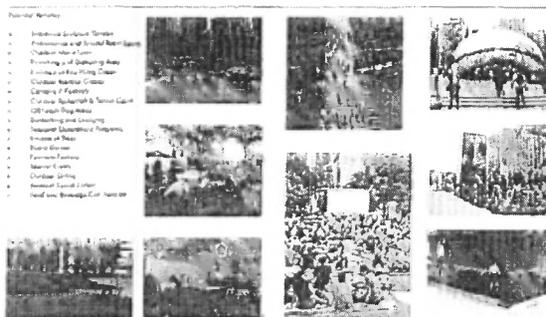


Arbor Row Charred Str Area: Blocks A through F (12,22 ac)

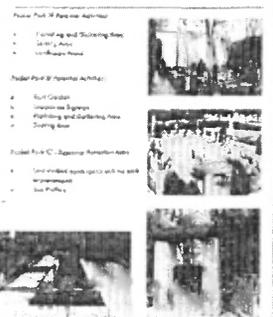
Population	1,246,800 x 1 = 1,174 units x 1.75 =	2,055 Residents
Non-Tax	1,339,085 x 1 x 17 employees/300 x 6 =	4,430 Employees
Park Space		
Residential	1.5 ac per 1,000 residents =	3.08 ac
Non-Tax	1.0 ac per 10,000 employees =	0.44 ac
Publicly Accessible Park Space Provided:		3.52 ac (18.22%)
Publicly Accessible Park Space Provided:		4.12 ac (22.88%)
Private Park Space Provided:		2.47 ac (10.71%)
Total Park Space Provided:		4.49 ac (23.59%)

SATISFACTION OF THE MINIMUM PUBLICLY ACCESSIBLE PARK REQUIREMENT SHALL BE CALCULATED ON THE ENTIRETY OF "ARBOR ROW" (OVER BLOCKS A THROUGH F) AND SHALL NOT BE REQUIRED TO BE SATISFIED ON EACH INDIVIDUAL BLOCK.

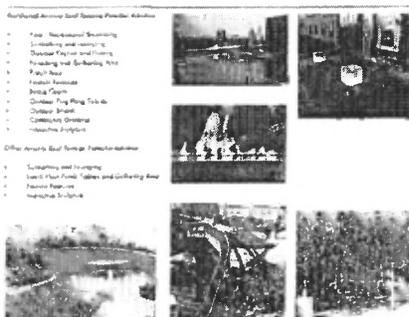
COMMON GREEN: CIVIC PLAZA - A Civic Plaza area will be located within or adjacent to the residential and retail areas of the development to provide a central gathering space for the community and to provide a central location for the development's public and cultural programming, including outdoor seating and other activities.



POCKET PARKS - Small, self-contained, self-sufficient outdoor spaces for providing outdoor recreation and for providing a central gathering space for the community.



PRIVATE AMENITY ROOF TERRACES - Provide outdoor recreation and for providing a central gathering space for the community.



INDIVIDUAL BLOCK TABULATIONS

Block A	Publicly Accessible Park Space:	± 24,500 sf (0.61 ac)
	Private Open Space Provided:	± 45,100 sf (1.04 ac)
Block B - C - D	Publicly Accessible Park Space:	± 129,000 sf (2.98 ac)
	Private Open Space Provided:	± 5,000 sf (0.11 ac)
Block E	Publicly Accessible Park Space:	± 28,000 sf (0.64 ac)
	Private Open Space Provided:	± 27,250 sf (0.62 ac)
Block F	Publicly Accessible Park Space:	± 11,000 sf (0.25 ac)
	Private Open Space Provided:	± 13,000 sf (0.30 ac)
Total Open Space Provided:		± 292,800 sf (6.49 ac)
		(23.59%)

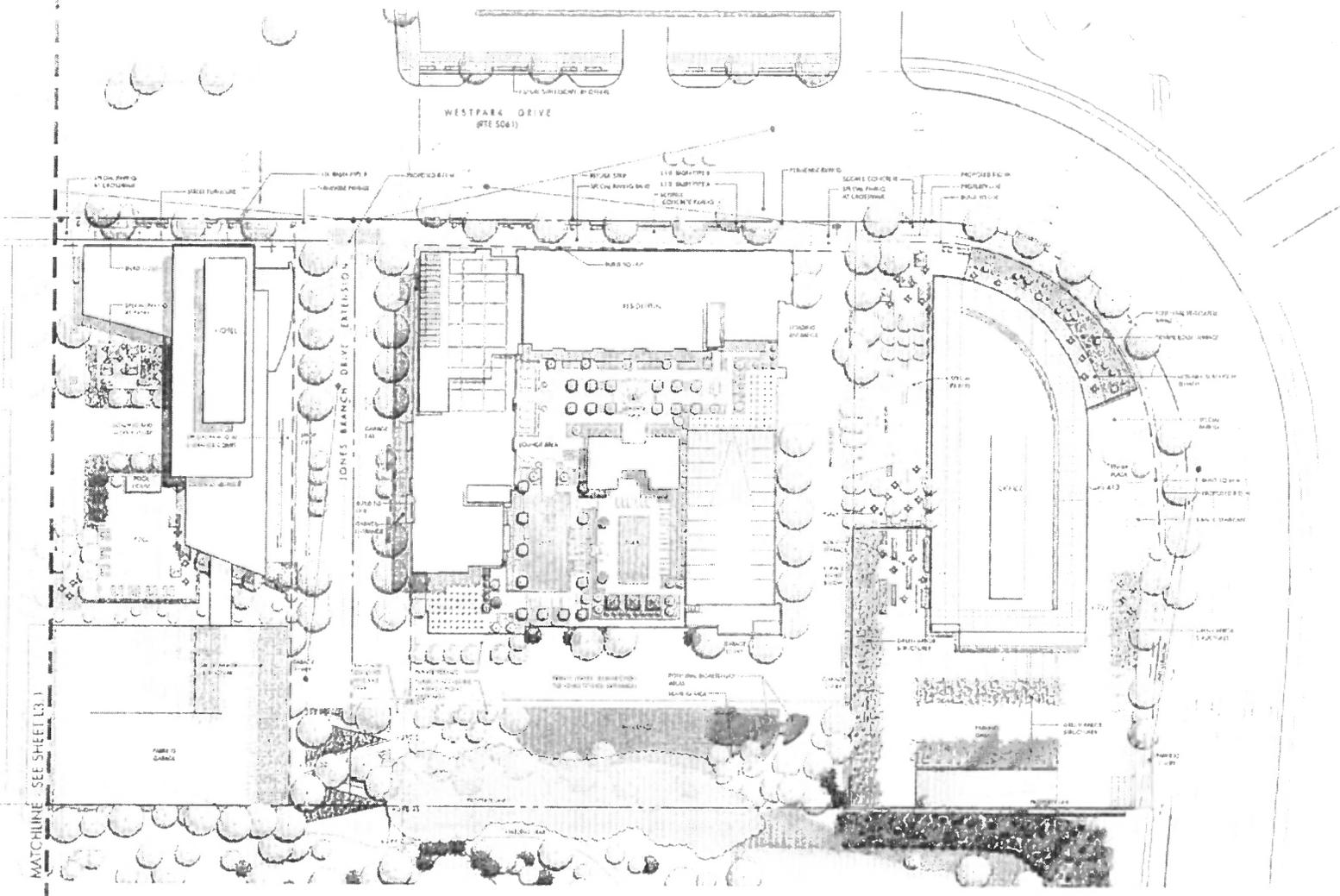
THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

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URBAN PARKS PLAN
ARBOR ROW
CONCEPTUAL SITE LAYOUT PLAN (PHASE 02)
PROPOSED DISTRICT - FARMINGTON COUNTY, VERMONT

DATE: 11/14/2023
SCALE: 1" = 100'-0"
DRAWN BY: J. BOWMAN
CHECKED BY: J. BOWMAN
DATE: 11/14/2023
SCALE: 1" = 100'-0"
DRAWN BY: J. BOWMAN
CHECKED BY: J. BOWMAN



MATCHLINE - SEE SHEET L3.1

THE PLAN AND MASONRY SHOWN MAY BE MODIFIED WITH
 FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE
 GENERAL USE, QUALITY AND CHARACTERISTICS ARE IN
 SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.



BLOCK D, E & F ILLUSTRATIVE PLAN
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 2/21/2009
 PROVIDENCE DESIGN PARTNERSHIP, PROVIDENCE, RI

NO.	DATE	DESCRIPTION
1	2/21/09	CONCEPTUAL DEVELOPMENT PLAN
2	3/10/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
3	3/24/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
4	4/14/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
5	5/11/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
6	6/10/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
7	7/14/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
8	8/11/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
9	9/10/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
10	10/14/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
11	11/11/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
12	12/10/09	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
13	1/14/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
14	2/11/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
15	3/10/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
16	4/14/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
17	5/11/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
18	6/10/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
19	7/14/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
20	8/11/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
21	9/10/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
22	10/14/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
23	11/11/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
24	12/10/10	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
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46	10/14/12	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
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98	2/11/17	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
99	3/10/17	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN
100	4/14/17	REVISIONS TO CONCEPTUAL DEVELOPMENT PLAN

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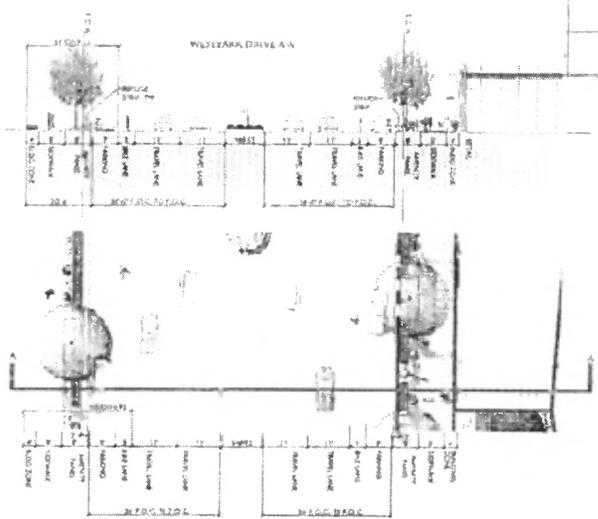
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THE PLAN AND IMAGES SHOWN MAY BE ADJUSTED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

SITE SECTIONS PRESENTED ON THIS SHEET ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

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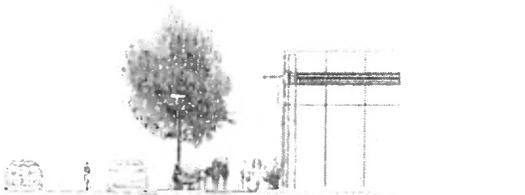
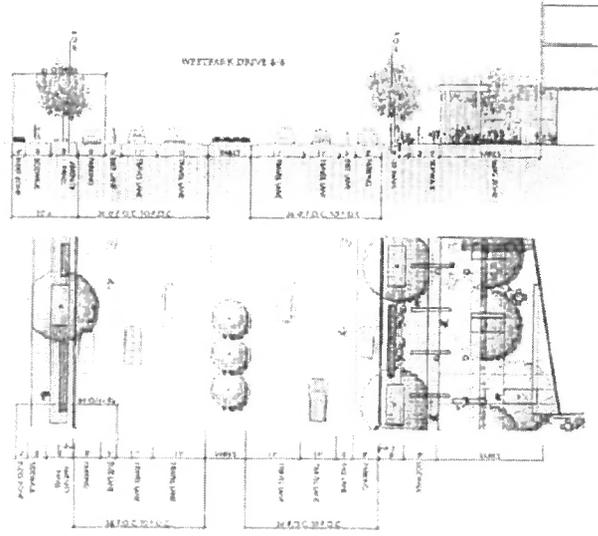
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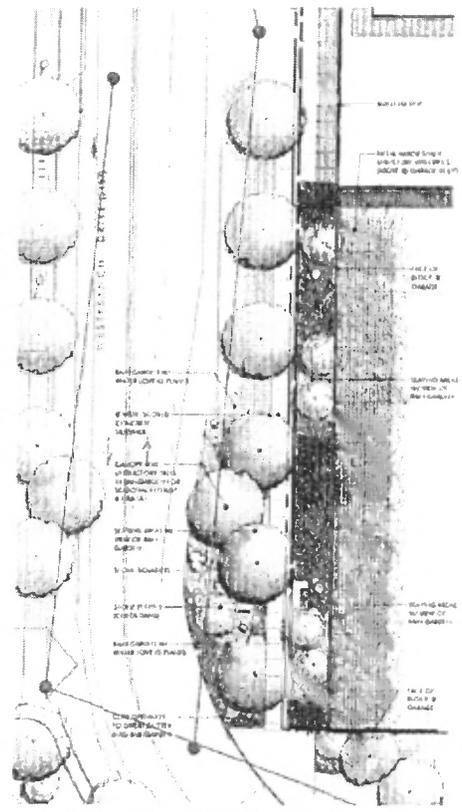
TYPICAL STREET SECTIONS
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (PHASE 2)
 PROVIDENCE DISTRICT, LAMAR COUNTY, VIRGINIA

DATE	11/11/2014
BY	AWP/ASD
CHECKED BY	AWP/ASD
SCALE	1" = 10'-0"
SECTION	L-4.0

01 WESTPARK DRIVE (RTE 5061) - STREET SECTION A (AVENUE) - ULTIMATE
 SCALE: 1" = 10'-0"



02 WESTPARK DRIVE (RTE 5061) - STREET SECTION B (AVENUE) - ULTIMATE
 SCALE: 1" = 10'-0"



03 BLOCK B' RAIN GARDEN PARK - PLAN ENLARGEMENT
 SCALE: 1" = 10'-0"

LANDSCAPE COMPUTATIONS - ARBOR ROW - OVERALL COP

1. SITE PRELIMINARY PLANTING & LANDSCAPE CALCULATIONS

Total Parking Area (sq ft) = 91,300 (see COP 1.4.1.1)
 1.5' Buffer (see COP 1.4.1.1) = 4,783 (see preliminary calculations)

2. TOTAL PERMISSIBLE PARKING LOT LANDSCAPE CALCULATIONS

Available parking (see table below) = 276 (see COP 1.4.1.1)
 1.5' Buffer (see COP 1.4.1.1) = 4,783 (see preliminary calculations)

3. LANDSCAPE REQUIREMENTS AND CALCULATIONS

Planting in existing streets (see COP 1.4.1.1)
 Additional planting (see COP 1.4.1.1)
 Total planting (see COP 1.4.1.1)

4. TOTAL TREE CANOPY CALCULATIONS

1.5' Buffer (see COP 1.4.1.1) = 4,783 (see preliminary calculations)
 Additional planting (see COP 1.4.1.1)
 Total planting (see COP 1.4.1.1)

5. TOTAL TREE CANOPY COVERAGE

Total of 15-year trees canopy provided by planting = 81,777 sq ft
 Total of 15-year trees canopy provided by planting = 81,777 sq ft
 Total of 15-year trees canopy provided by planting = 81,777 sq ft

- 1. THE PROPOSED LANDSCAPE SHALL BE USED TO MEET THE MINIMUM TREE CANOPY REQUIREMENTS, LOCATIONS, SPECIES AND QUANTITIES SHOWN ON THE PRELIMINARY PLAN.**
- 2. SITE PRELIMINARY PLANTING THROWN THROUGH ARE APPROXIMATE FINAL LOCATIONS TO BE DETERMINED AT SITE PLAN.**
- 3. ALL STREET LEVEL TREES ARE PLANTED ON GRASS UNLESS OTHERWISE NOTED.**

THE PLANTING SPECIES SHOWN MAY BE REPLACED WITH FINAL SPECIES AND QUANTITIES PROVIDED THAT THE GENERAL CHARACTERISTICS AND CHARACTERISTICS ARE SUBSTANTIAL EQUIVALENTS WITH THE THROWN.

Arbor Row - Parking Garage Preliminary Landscape Calculations

Spec	Planting Area (sq ft)	Required 15' Buffer (sq ft)	Total (sq ft)	% Coverage
A	10,000	3,500	13,500	15%
B	15,000	5,250	20,250	22%
C	20,000	7,000	27,000	30%
D	25,000	8,750	33,750	37%
E	30,000	10,500	40,500	45%
F	35,000	12,250	47,250	52%

NOTE: All planting area coverage includes the 15-year tree canopy provided by planting. The 15-year tree canopy provided by planting is shown in the table below. The 15-year tree canopy provided by planting is shown in the table below.

ARBOR ROW OVERALL COP - PRELIMINARY PLANTING LIST & CANOPY COVERAGE

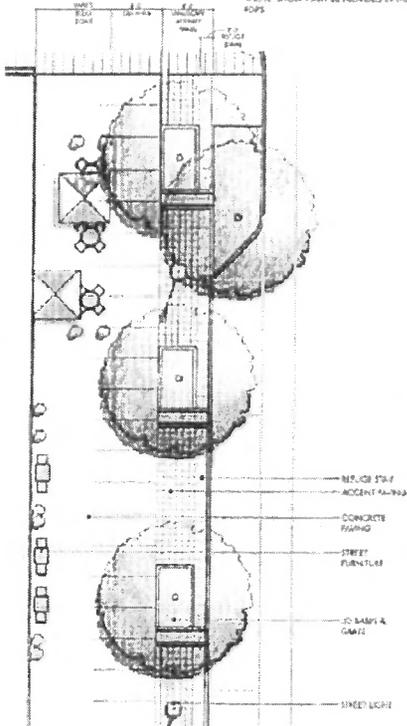
NO.	COMMON NAME	COMMON NAME	QTY	STOCK SPEC	POCA SPEC	15-YR TREE CANOPY (sq ft)	15-YR TREE CANOPY (sq ft)	15-YR TREE CANOPY (sq ft)
1	Planting in Existing Streets	Planting in Existing Streets	10	10	10	10	10	10
2	Additional Planting	Additional Planting	20	20	20	20	20	20
3	Total Planting	Total Planting	30	30	30	30	30	30

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 www.bowmanla.com

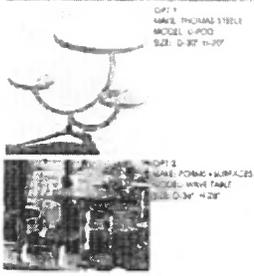
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LANDSCAPE NOTES
 ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (2011-04-02)
 PROJECT LOCATION: PARKWAY COURT, WYOMING

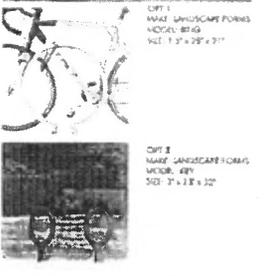
NOTE:
STREETSCAPE ELEMENTS SHOWN INDICATE THE GENERAL QUANTITY AND CHARACTER OF MATERIALS EXPECTED, BUT ALTERNATIVES THAT ARE GENERALLY CONSISTENT WITH THOSE SHOWN MAY BE PROVIDED IN THE RFP.



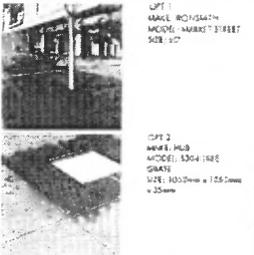
FURNITURE - TABLE AND CHAIRS



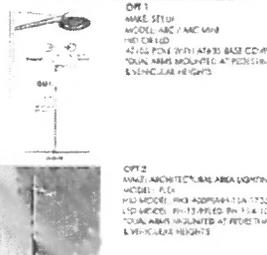
BIKE RACKS



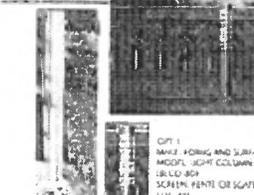
WET WET CANT



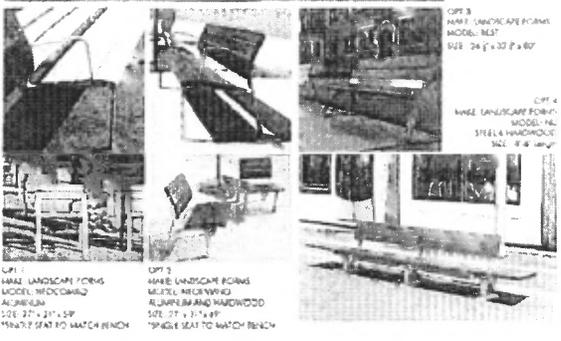
STREET LIGHTS - PER FAVORITE LIGHTING SOLUTIONS



WET WET SCOURGE



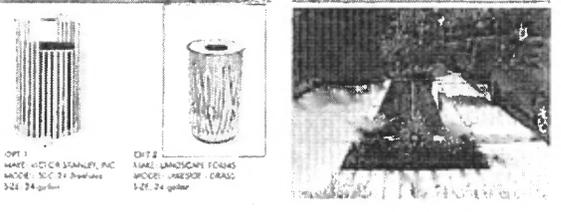
BENCHES



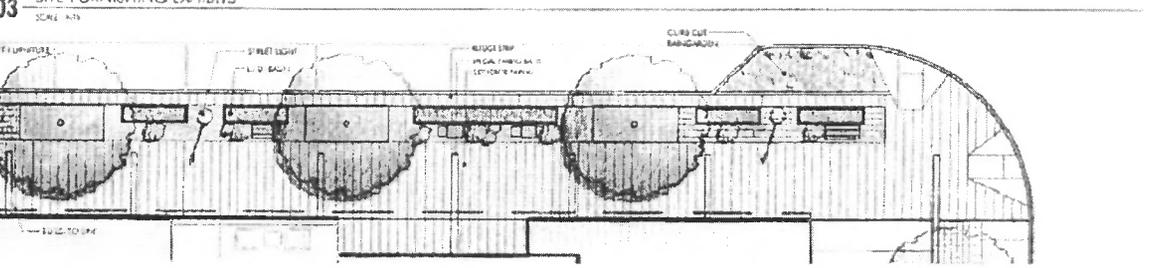
PLANTERS



TRASH RECEPTACLES



03 SITE FURNISHING EXHIBITS



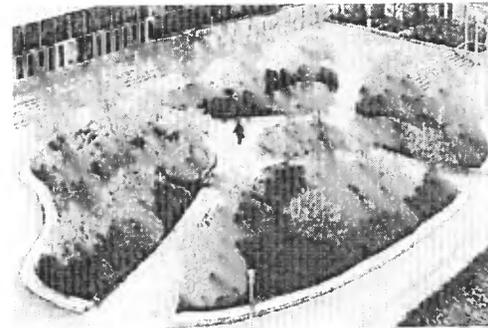
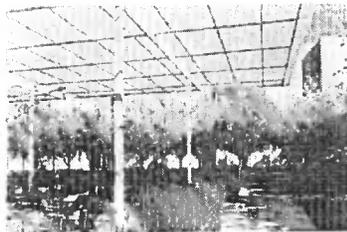
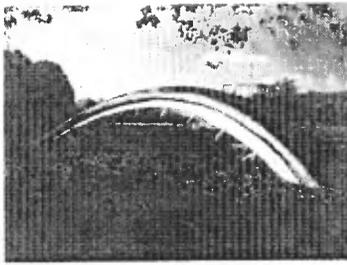
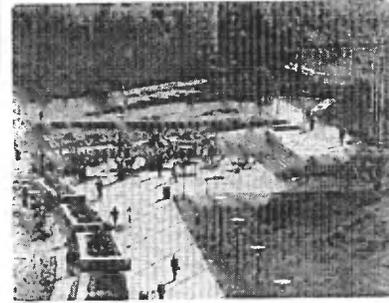
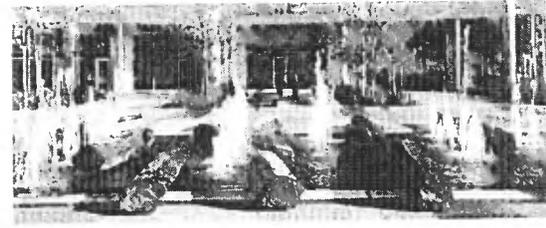
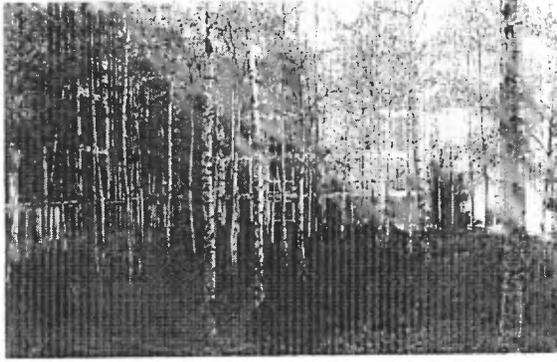
Bowman
FABRICATOR, INC.
1111 North 1st St., 2nd Floor
Providence, RI 02902
Tel: 401-845-1111
Fax: 401-845-1112
www.bowmanfabricator.com

Cityline PARTNERS
200 Washington Street
Providence, RI 02902
Tel: 401-845-1111
Fax: 401-845-1112
www.citylinepartners.com

STREETSCAPE ELEMENTS
ARBOR ROW
CONCEPTUAL DEVELOPMENT PLAN 2011-PR-020
PROVIDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE: 10/11/11
SCALE: 1/8" = 1'-0"
FILE NO: 1001-PR-020

FOR INFORMATION ONLY
1:11 L.S.1



THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

FOR INFORMATION ONLY

Bowman
 CONSULTING ENGINEERS, INC.
 10000 Woodloch Forest Dr., Suite 100
 Raleigh, NC 27615
 Phone: 919.876.1100
 Fax: 919.876.1101
 www.bowman-engineers.com

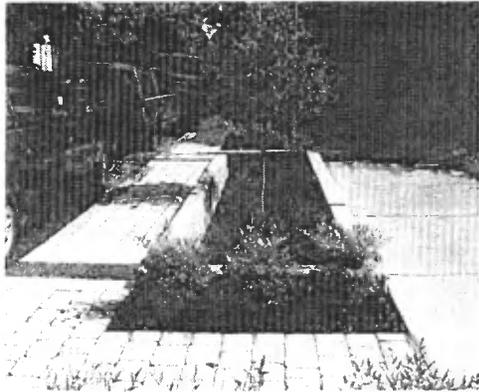
100 North Jones St., 402
 Raleigh, NC 27601
 Phone: 919.978.1100
 Fax: 919.978.1101
 www.bowman-engineers.com

10000 Woodloch Forest Dr., Suite 100
 Raleigh, NC 27615
 Phone: 919.876.1100
 Fax: 919.876.1101
 www.bowman-engineers.com

Cityline
 PARTNERS
 10000 Woodloch Forest Dr., Suite 100
 Raleigh, NC 27615
 Phone: 919.876.1100
 Fax: 919.876.1101
 www.cityline.com

CONCEPT IMAGERY
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN (SHEET 151 OF 152)
 PRINCEDENCE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	10/15/10
BY	WJL
CHECKED BY	WJL
SCALE	AS SHOWN
PROJECT NO.	10-0000
SHEET NO.	152



SUSTAINABILITY STRATEGIES:

- GREEN ROOFS
- L.I.D. BASINS
- PERMEABLE PAVING
- OVERHEAD SHADE SCREENS
- URBAN PARK OVER STRUCTURE
- PEDESTRIAN ACCESS TO PUBLIC TRANSPORTATION
- GREEN PLAZAS OVER STRUCTURE

THE PLAN AND IMAGERY SHOWN MAY BE ADAPTED WITH FINER ENGINEERING AND DESIGN. INDIVIDUAL THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

FOR INFORMATION ONLY

Bowman
 CONSULTANTS
 1000 North Main Street, Suite 1000
 Providence, Rhode Island 02903
 Tel: 401.863.1000
 Fax: 401.863.1001
 www.bowmanconsultants.com

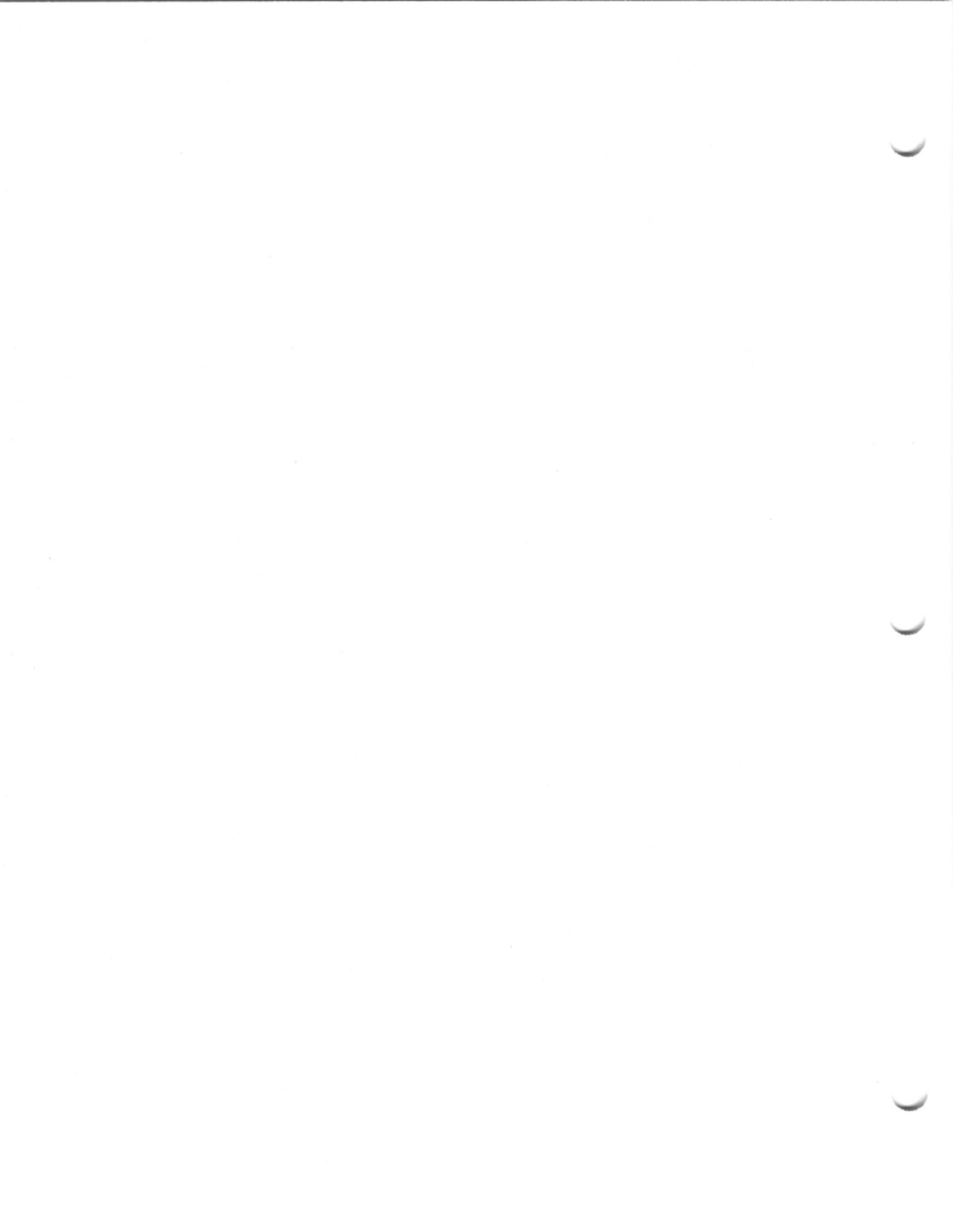
PARRISH HUNTER INC.
 1000 North Main Street, Suite 1000
 Providence, Rhode Island 02903
 Tel: 401.863.1000
 Fax: 401.863.1001
 www.parrishhunter.com

Cityline
 EXPERTS
 A Division of Cityline Properties
 1000 North Main Street, Suite 1000
 Providence, Rhode Island 02903
 Tel: 401.863.1000
 Fax: 401.863.1001
 www.cityline.com

SUSTAINABILITY STRATEGIES
ARBOR ROW
 CONCEPTUAL DEVELOPMENT PLAN 2011-2013
 PROVIDENCE DISTRICT, PROVIDENCE COUNTY, RHODE ISLAND

DATE: 04/12/11
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 SCALE: 1" = 100'

NO. 1533
 DATE: APR 12 2011
 TIME: 10:47 AM
 SHEET: 153



Prepared By/Return to:
John C. McGranahan, Jr., Esquire
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

Tax Map Parcel: 29-4-((7))-10

INDEMNIFICATION AGREEMENT

THIS INDEMNIFICATION AGREEMENT is made and entered into this 16TH day of NOVEMBER, 2012, by and between FREDERICK 8003 WESTPARK LLC, a Delaware limited liability Company ("Landowner"), and the BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA, a body corporate and politic (the "Board").

WHEREAS, Landowner is the owner of a certain parcel of land in Fairfax County, Virginia, that is identified as Fairfax County Tax Map Number 29-4-((7))-10 (the "Property"); and

WHEREAS, the Board is the owner of approximately 3,428 square feet of the public right-of-way ("R-O-W") for a portion of Westbranch Drive ("Subject Road"); and

WHEREAS, Landowner has applied to rezone the Property and the land underlying the Subject Road (hereinafter referred to, collectively with the Property, as "Subject Property") and such rezoning request has been designated as RZ 2011-PR-023; and

WHEREAS, Landowner has proffered, pursuant to RZ 2011-PR-023, to seek the vacation and/or abandonment of the Subject Road; and

WHEREAS, Landowner will own the land underlying the Subject Road if the Subject Road is vacated and/or abandoned; and

WHEREAS, it is anticipated that RZ 2011-PR-023 will be heard by the Board before the Board has acted upon any request to vacate and/or abandon the Subject Road; and

WHEREAS, because of its ownership of the Subject Road, the Board has authorized inclusion of the Subject Road in RZ 2011-PR-023 and, by its authorized representative, has signed (or anticipates signing) the proffers that have been proposed in connection therewith.

NOW THEREFORE, in consideration of the premises set out herein and of other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

1. The Board is under no obligation to vacate or abandon the Subject Road.
2. No plan, plat, or permit authorizing development activity within the area impacted by Subject Road (as reflected on the attached Exhibit A), and no final subdivision record plat for the development of the Subject Property, shall be approved by the Board, its agents, officials, or

employees until the Board has approved the vacation and/or abandonment of the Subject Road and no action challenging such approval has been filed within 30 days after the approval in a court of competent jurisdiction.

3. In the event that the Board does not approve the vacation and/or abandonment of the Subject Road, or in the event that the Board's approval of such vacation and/or abandonment is overturned by a court of competent jurisdiction, development of the Subject Property under RZ 2011-PR-023 shall require a proffered condition amendment unless the Zoning Administrator for Fairfax County determines that the absence of the vacation and/or abandonment does not preclude development of the Property in substantial conformance with the Conceptual Development Plan/Final Development Plan approved by the Board in RZ 2011-PR-023. Landowner acknowledges and accepts that such amendment may result in a loss of density. Landowner waives any right to claim or assert a taking or any other cause of action as a result of the Board's decision not to vacate and/or abandon the Subject Road.

4. Landowner shall indemnify and hold harmless the Board, its agents, officials, and employees against all claims of whatever kind that may arise out of the Board having signed the proffers in connection with RZ 2011-PR-023.

5. This agreement is governed by the laws of the Commonwealth of Virginia and is binding upon the parties and their successors and assigns.

6. This agreement shall not be amended or modified except by an agreement in writing by the parties. If any provision of this agreement is found to be invalid by a court of competent jurisdiction, such provision shall be severed from this agreement and all remaining provisions shall remain in full force and effect.

7. This agreement shall constitute the entire agreement between the parties and any prior understanding or representation of any kind preceding the date of this agreement shall not be binding upon the parties except to the extent incorporated in this agreement.

8. Landowner agrees that the terms, conditions, and covenants stated in this agreement are not personal to the Landowner but run with the land and shall be binding upon the Landowner, its heirs, personal representatives, successors, and assigns.

9. This agreement shall be recorded among the land records of Fairfax County, Virginia.

WITNESS the following signatures and seals.

[SIGNATURES APPEAR ON THE FOLLOWING PAGES]

FREDERICK 8003 WESTPARK LLC (a Delaware limited liability company),

BY: *Michael Pedulla*
NAME: Michael Pedulla
TITLE: Executive Vice President

State of Virginia
County/City of Fairfax, to wit:

The foregoing instrument was acknowledged before me by Michael Pedulla as Executive Vice President of Frederick 8003 Westpark LLC, on this 16th day of November, 2012, on behalf of the Company.



Trista P. Gormley
Notary Public
Registration No.: 7500788

My Commission Expires: 5/31/2015

Executed on behalf of the Board of Supervisors of Fairfax County, Virginia, by authority granted by said Board.

BOARD OF SUPERVISORS OF FAIRFAX
COUNTY, VIRGINIA

By: Edward L. Long, Jr.
Edward L. Long, Jr.
County Executive

Approved as to Form:

Assistant County Attorney

State of Virginia

County of FAIRFAX, to wit:

The foregoing instrument was acknowledged before me by Edward L. Long, Jr.,
County Executive of Fairfax County, Virginia, on this 19 day of NOVEMBER, 2012.

Jo Ann Havach
Notary Public

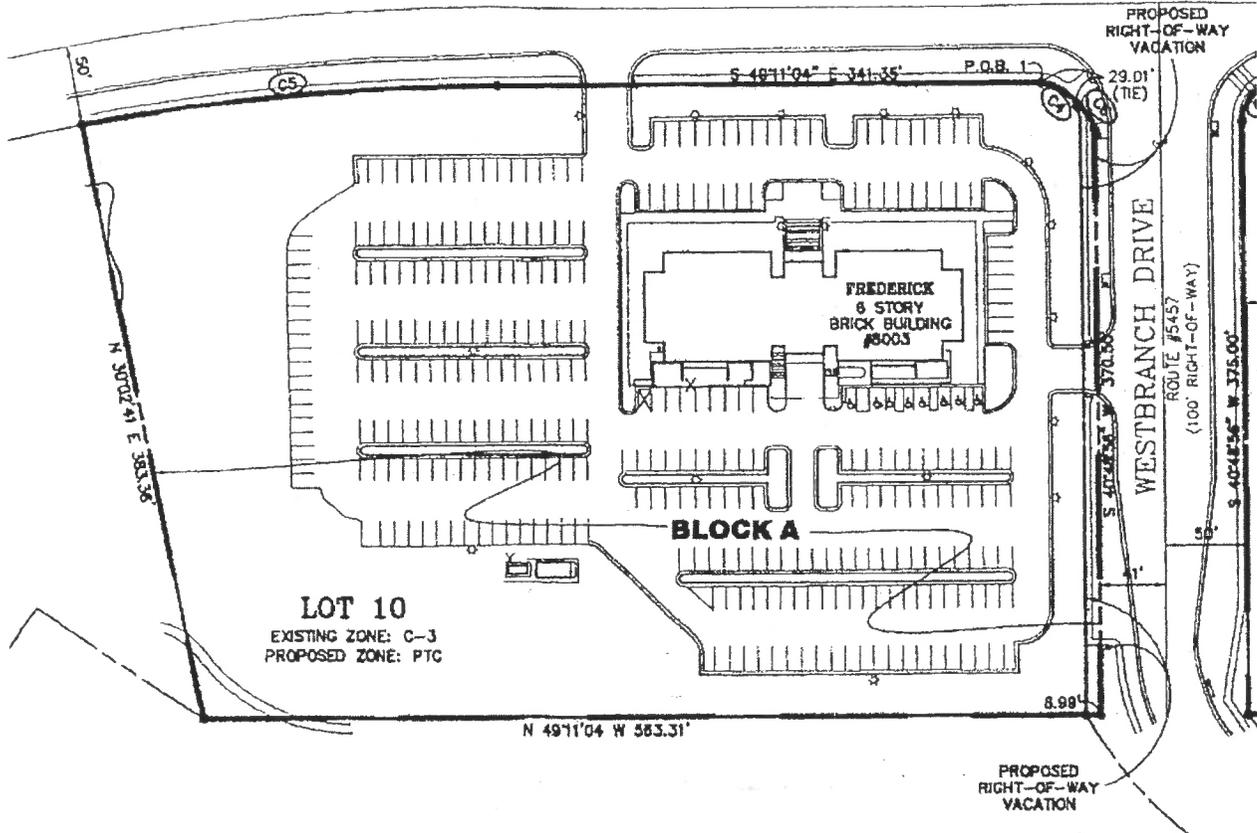
Registration No.: 178038

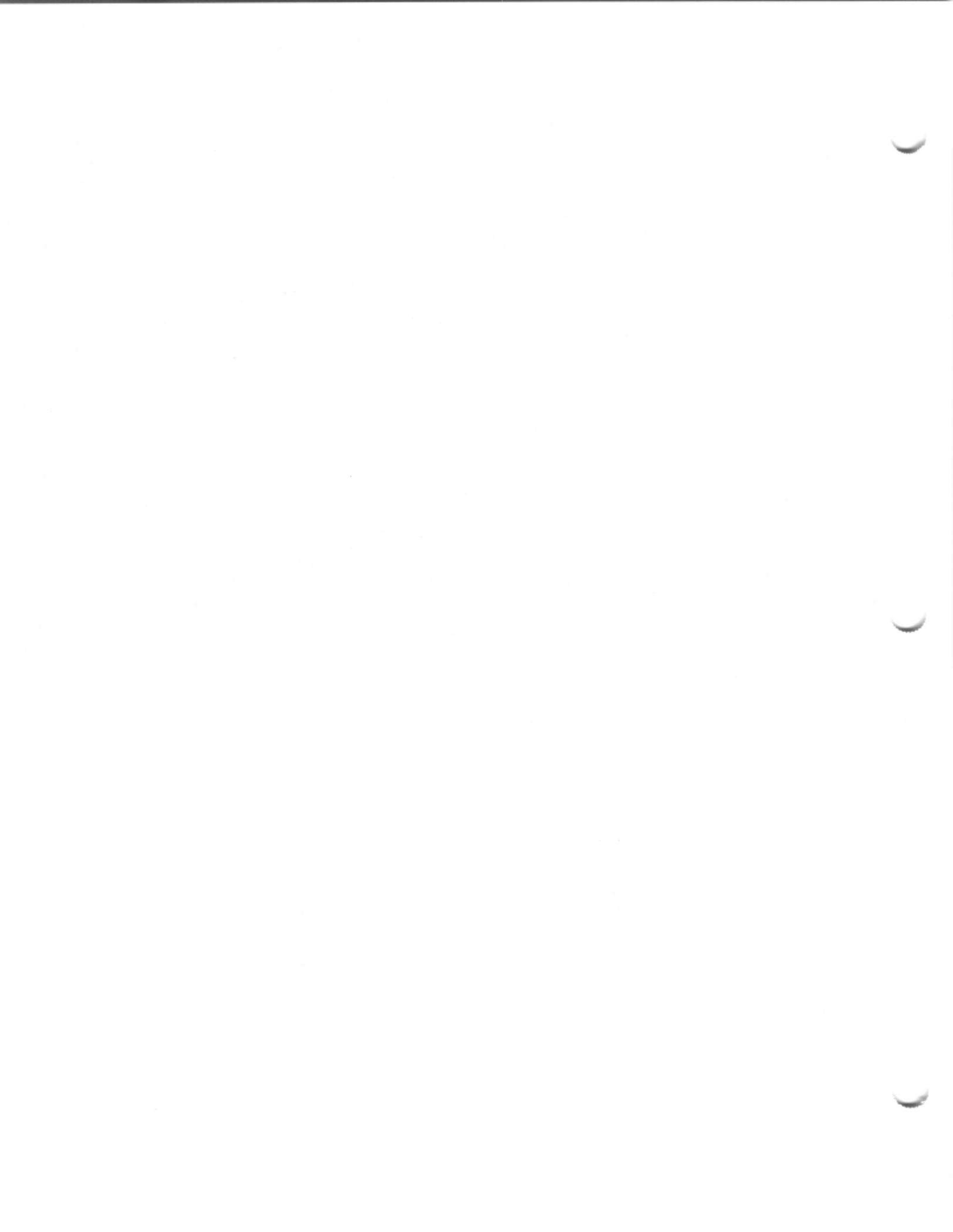
My Commission Expires: JULY 31, 2016



Jo Ann Havach
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #178038
My Commission Expires
July 31, 2016

Exhibit A







COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2011-PR-023 *amended*
 (Assigned by staff)

increase in land area

AMENDED APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cityline Partners LLC, the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the PTC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP (X)	FDP ()	CDPA ()	FDPA ()
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

Lots 1, 2, 3, 9 & 10, plus approx. 3,428 s.f. of Westbranch Drive right-of-way		Westpark Subdivision	4040	333
Lewinsville			3286	490
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	7		1, 2, 3, 5A, 9, 10	
29-4	7		±3,428 s.f. of Westbranch Dr. r-o-w	
				± 19.40 acres
Map No	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7901, 7903, 7913, 7915, 7929, 8003 Westpark Drive, McLean, VA 22102

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd)
 South and west side of Westpark Drive, approx. 1000 feet east of Park Run Drive

PRESENT USE: Office, Vacant	PROPOSED USE: Office, Retail, Residential, Hotel
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): SC (part); HC (part)

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Thomas D. Fleury
 Type or Print Name
 1651 Old Meadow Rd, Ste 650, McLean, VA 22102
 Address

[Signature]
 Signature of Applicant or Agent
 (Work) 703 556 3777 (Mobile)
 Telephone Number
 John C. McGranahan, Jr., Esquire

Please provide name and telephone number of contact if different from above: (703) 714-7464 (jmcgranahan@hunts.com)

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 6/20/12 Fee Paid \$ 4,545.00

Virginia Ruffner

RZ 2011-PR-023

Zoning Application Closeout Summary Report

Printed: 3/6/2013

General Information

APPLICANT: CITYLINE PARTNERS LLC
DECISION DATE: 11/20/2012
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MATTHEW LADD
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON NOVEMBER 20, 2012, THE BOARD UNANIMOUSLY APPROVED RZ 2011-PR-023 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO PROFFERS DATED OCTOBER 26, 2012.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
C-3	19.40 ACRES	PTC	19.40 ACRES	PTC	19.40 ACRES

Tax Map Numbers

0294 ((07)) ()0010 0294 ((07)) ()0001 0294 ((07)) ()0009 0294 ((07)) ()0003 0294 ((07)) ()0005 A
 0294 ((07)) ()0002

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	1174	19.40 ACRES					
HOTEL/MOTL							
OFFC/GENRL							
RETAIL/EST							
TOTALS	1,174						

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

3/6/2013

Approved Proffers

PROFFER STATEMENT DATE: 10-26-2012

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
SIGHT DISTANCE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
ACCESS RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
UTILITIES UNDERGROUND	01-01-0001	0	N/A	\$0	01-01-0001
SCREEN MECHANICAL EQUIPMENT	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (RETAIN)	01-01-0001	0	N/A	\$0	01-01-0001
BUILDING EXPANSION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
VACATION / ABANDONMENT	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
PARKING GARAGES	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
CONDEMNATION - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION - TRAILS	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - BOS	01-01-0001	0	N/A	\$0	01-01-0001
ANTENNAS	01-01-0001	0	N/A	\$0	01-01-0001
ENTRANCE FEATURE	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
ACCESSORY USES	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
SETBACK	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION / OTHER LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
PARTIAL PCA PERMITTED	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
ROAD PHASING	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
INTERNAL CIRCULATION	01-01-0001	0	N/A	\$0	01-01-0001
EMERGENCY ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
OUTFALL (ADEQUATE ETC)	01-01-0001	0	N/A	\$0	01-01-0001
SANITARY SEWER	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION - BOS	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN GUIDELINES (PRIVATE)	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS / ROW	01-01-0001	0	N/A	\$0	01-01-0001

3/6/2013

ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
STREAM STABILIZATION	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
INTERIM USE	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
RETURN PLANS FOR REVIEW (PC / BOS, ETC)	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
ADDITIONAL APPLICATION APPROVAL REQ (PCA,SE,SP,VC,ETC)	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	N/A	\$0	01-01-0001
RESOURCE PROTECTION AREA (RPA)	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
TRANSIT FACILITIES (RAIL / BUS)	01-01-0001	0	N/A	\$0	01-01-0001
TEMPORARY / INTERIM PARKING	01-01-0001	0	N/A	\$0	01-01-0001
SHUTTLE BUS	01-01-0001	0	N/A	\$0	01-01-0001
ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
UTILITIES EXTEND / UPGRADE TO ADJACENT PROPERTIES	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION - SCHOOL SITE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
SCREEN TELECOMMUNICATIONS EQUIPMENT	01-01-0001	0	N/A	\$0	01-01-0001
DUMPSTER SCREENING / LOCATION	01-01-0001	0	N/A	\$0	01-01-0001
BONUS DENSITY	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
BONDING - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
EXTEND / CONNECT PUBLIC STREETS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE IMPROVEMENT - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
WATER	01-01-0001	0	N/A	\$0	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
LOADING AREAS SCREENED	01-01-0001	0	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
ROAD FUNDS	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - MAINTENANCE/NOTICE	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (DEMOLISH / REPLACE)	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
NOTIFICATION - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001

3/6/2013

EROSION AND SEDIMENT CONTROL
ENVIRONMENTAL QUALITY CORRIDOR (EQC)

01-01-0001 0 N/A
01-01-0001 0 N/A

\$0 01-01-0001
\$0 01-01-0001



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDP 2011-PR-023 Amended
 (Assigned by staff)

increase in land area

FINAL DEVELOPMENT PLAN
AMENDED APPLICATION FOR A ~~REZONING~~
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cityline Partners LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the PTC w/FDP District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP (x) FDP () CDPA () FDPA ()

LEGAL DESCRIPTION:

Lot 10		Westpark Subdivision	4040	333
±3,428 s.f. of Westbranch Drive r-o-w		Westpark Subdivision	4040	333
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	7		10	
29-4	7		±3,428 s.f. of Westbranch Drive r-o-w	
				±5.47 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

8003 Westpark Drive

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Southwest quadrant of the intersection of Westpark Drive and Westbranch Drive, McLean, VA 22102

PRESENT USE: Office, Vacant **PROPOSED USE:** Residential, Retail
MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** SC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Thomas D. Fleury
 Type or Print Name
 1651 Old Meadow Rd, Ste 650, McLean, VA 22102
 Address

[Signature]
 Signature of Applicant or Agent
 (Work) 703 556 3777 (Mobile)
 Telephone Number
 John C. McGranahan, Jr., Esquire

Please provide name and telephone number of contact if different from above: (703) 714-7464 (jmcgranahan@huntington.com)

DO NOT WRITE BELOW THIS SPACE

FDP 2012-0103

Date application accepted: 6/20/12

Fee Paid \$4,130.00

Virginia Ruffen

FDP 2011-PR-023

Zoning Application Closeout Summary Report

Printed: 3/6/2013

General Information

APPLICANT: CITYLINE PARTNERS LLC
DECISION DATE: 10/17/2012
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MATTHEW LADD
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON OCTOBER 17, 2012, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-PR-023 ON A MOTION BY COMMISSIONER LAWRENCE AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2011-PR-023

NO DEVELOPMENT CONDITIONS ARE ASSOCIATED WITH THIS APPLICATION ; SEE PROFFERS ASSOCIATED WITH RZ 2011-PR-023

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PTC	5.47 ACRES

Tax Map Numbers

0294 ((07)) ()0010

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	694	5.47 ACRES					
RETAIL/EST					8,000	0.03	5.47 ACRES
TOTALS	694						

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

3/6/2013



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDP 2011-PR-023-02
 (Assigned by staff)

RECEIVED
Department of Planning & Zoning
MAR 23 2012
Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA
 I (We), THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA CDP FDP CDPA FDPA

LEGAL DESCRIPTION:

		LEWINSVILLE		
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	7		PARCEL 5 A	1.84 <i>cc</i>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7901 WESTPARK DRIVE, MCLEAN, VIRGINIA 22102

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
 SOUTH AND WEST OF WESTPARK DRIVE AND EAST OF WESTBRANCH DRIVE.

PRESENT USE: OFFICE PROPOSED USE: OFFICE
 MAGISTERIAL DISTRICT: PROVIDENCE OVERLAY DISTRICT (S): 5C & H-C

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

JILL S. PARKS
 Type or Print Name
 COOLEY LLP, 11951 FREEDOM DR. RESTON 20190
 Address

J.P. Benhales for JILL S. PARKS
 Signature of Applicant or Agent
 (Work) (703) 456 8067 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 3/29/12 *Ulgrina Duffner* Paid \$14,510.00

FDP 2012-0041
 RGS 3/29/12

FDP 2011-PR-023-02

Zoning Application Closeout Summary Report

Printed: 3/6/2013

General Information

APPLICANT: AMT - THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
DECISION DATE: 10/17/2012
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MATTHEW LADD
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON OCTOBER 17, 2012, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-PR-023 ON A MOTION BY COMMISSIONER LAWRENCE AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2011-PR-023

NO DEVELOPMENT CONDITIONS ARE ASSOCIATED WITH THIS APPLICATION; SEE PROFFERS ASSOCIATED WITH RZ 2011-PR-023

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PTC	1.84 ACRES

Tax Map Numbers

0294 ((07)) () 0005 A

Approved Land Uses

Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
OFFC/GENRL							
RETAIL/EST							

TOTALS

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

3/6/2013



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: FDP 2011-PR-023-03
 (Assigned by staff)

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

Final Development Plan

RECEIVED
 Department of Planning & Zoning

FEB 24 2012

PETITION

Zoning Evaluation Division

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Cityline Partners LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-3 District to the PTC w/FDP District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA () CDP () FDP (X) CDPA () FDPA ()

LEGAL DESCRIPTION:

Parcels 1 and 2 (part)		Westpark Subdivision	4040	333
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

29-4	7		1 and 2 (part)	± 3.14 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

7903, 7913 Westpark Drive

ADVERTISING DISCRIPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
 South side of Westpark Drive at the terminus of Jones Branch Drive.

PRESENT USE: Office **PROPOSED USE:** Multi-Family Residential, Retail/Services
MAGISTERIAL DISTRICT: Providence **OVERLAY DISTRICT (S):** SC, HC

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Thomas D. Fleury
 Type or Print Name
 1651 Old Meadow Rd, Ste 650, McLean, VA 22102
 Address

Signature of Applicant or Agent
 (Work) 703 556 3777 (Mobile)
 Telephone Number
 John C. McGranahan, Jr., Esquire

Please provide name and telephone number of contact if different from above: (703) 714-7464 (jmcgranahan@hunton.com)

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 3/29/12

Fee Paid \$ 15,380.00

FDP 2012-0043
 RGS 3/29/12

FDP 2011-PR-023-03

Zoning Application Closeout Summary Report

Printed: 3/6/2013

General Information

APPLICANT: CITYLINE PARTNERS LLC
DECISION DATE: 10/17/2012
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MATTHEW LADD
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON OCTOBER 17, 2012, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-PR-023 ON A MOTION BY COMMISSIONER LAWRENCE AND TO THE BOARD'S APPROVAL OF THE REZONING RZ 2011-PR-023

NO DEVELOPMENT CONDITIONS ARE ASSOCIATED WITH THIS APPLICATION ; SEE PROFFERS ASSOCIATED WITH RZ 2011-PR-023

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PTC	3.14 ACRES

Tax Map Numbers

0294 ((07)) ()0001 0294 ((07)) ()0002

Approved Land Uses

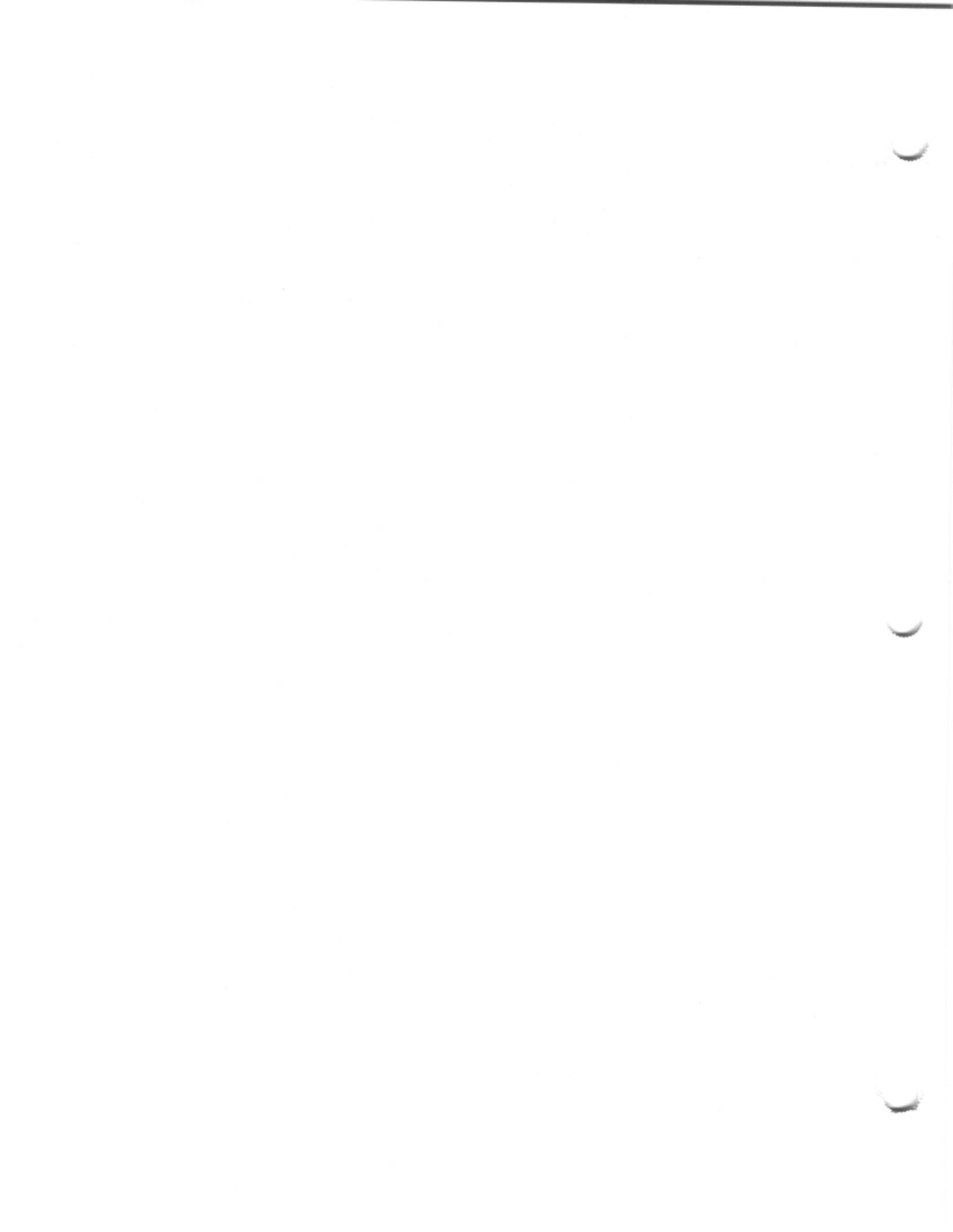
Zoning District: PTC

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	480	3.14 ACRES					
RETAIL/EST					7,000	0.05	3.14 ACRES
TOTALS	480						

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

3/6/2013



JUN 08 2012

Zoning Evaluation Division

ZONING DESCRIPTION
of
PROPOSED BLOCK "A"
"ARBOR ROW"
Being
Lot 10
"Westpark Subdivision"
Deed Book 4040, Page 333
and
Proposed
Right-of- Way Vacation
Westbranch Drive
Providence District
Fairfax County, Virginia

BEGINNING AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY OF WESTPARK DRIVE ROUTE #5061, ONE-HUNDRED (100) FEET WIDE AND THE WESTERLY RIGHT-OF-WAY LINE OF WESTBRANCH DRIVE ROUTE #5457, ONE-HUNDRED (100) FEET WIDE, SAID POINT FURTHER BEING AT SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED LOT 10, "WESTPARK SUBDIVISION" AS DULY PLATTED AND RECORDED IN DEED BOOK 4040 AT PAGE 333 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA (ALL DEED BOOK AND PAGE REFERENCES HEREIN AFTER BEING RECORDED AMONG SAID LAND RECORDS);

THENCE, DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WESTBRANCH DRIVE, BEING A COMMON LINE WITH THE SOUTHERLY LINE OF SAID LOT 10, "WESTPARK SUBDIVISION" THE FOLLOWING COURSE AND DISTANCE:

29.01 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 66°28'49", AND A CHORD DISTANCE OF 27.41 FEET WHICH BEARS S 15°56'39" E TO A POINT OF COMPOUND CURVE BEING A CORNER TO PROPOSED RIGHT OF WAY VACATION OF WESTBRANCH DRIVE:

THENCE, DEPARTING SAID LOT 10 AND RUNNING THRU EXISTING WESTPARK DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

19.59 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 74°49'08", AND A CHORD DISTANCE OF 18.23 FEET WHICH BEARS S 03°24'22" W TO A POINT;

S 40°48'56" W, A DISTANCE OF 370.50 FEET TO A POINT;

N 49°11'04" W, A DISTANCE OF 8.99 FEET TO A POINT IN THE NORTHERLY LINE OF PARCEL 6, "TYSONS II" AS DULY PLATTED AND RECORDED IN DEED BOOK 6425 AT PAGE 1560;

THENCE, DEPARTING SAID WESTBRANCH DRIVE AND RUNNING WITH SAID NORTHERLY LINE OF PARCEL 6, "TYSONS II":

N 49°11'04" W, A DISTANCE OF 554.32 FEET TO A POINT AT THE SOUTHEASTERLY CORNER OF PARCEL "B" OF THE AFOREMENTIONED "WESTPARK SUBDIVISION":

THENCE, DEPARTING SAID PARCEL 6, "TYSONS II" AND RUNNING WITH THE EASTERLY LINE OF SAID PARCEL "B", "WESTPARK SUBDIVISION":

N 30°02'41" E, A DISTANCE OF 383.26 FEET TO A POINT IN THE AFOREMENTIONED SOUTHERLY RIGHT-OF-WAY OF WESTPARK DRIVE ROUTE #5061, ONE-HUNDRED (100) FEET WIDE;

THENCE, DEPARTING SAID PARCEL "B", "WESTPARK SUBDIVISION" AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

261.00 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1,446.21 FEET, A CENTRAL ANGLE OF 10°20'25" AND A CHORD DISTANCE OF 260.65 FEET WHICH BEARS S 54°21'11" E, TO A POINT OF TANGENCY;

S 49° 11'04" E, A DISTANCE OF 341.35 FEET TO THE POINT OF BEGINNING.
CONTAINING 5.47 ACRES OF LAND.

**ZONING DESCRIPTION
OF
PROPOSED BLOCKS B THROUGH "F"
"ARBOR ROW"**

Being
Lots 1, 2, 3, and 9
"Westpark Subdivision"
Deed Book 4040, Page 333
And
The Property of
The Association for Manufacturing Technology
(Formerly National Machine Tool Builders Association)
Deed Book 3286, Page 490
Providence District
Fairfax County, Virginia

RECEIVED
Department of Planning & Zoning
JUN 08 2012
Zoning Evaluation Division

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WESTBRANCH DRIVE ROUTE #5457, ONE-HUNDRED (100) FEET WIDE, AND THE SOUTHERLY RIGHT-OF-WAY OF WESTPARK DRIVE ROUTE #5061, ONE-HUNDRED (100) FEET WIDE, SAID POINT FURTHER BEING AT NORTHWESTERLY CORNER OF LOT 9, WESTPARK SUBDIVISION, AS DULY PLATTED AND RECORDED IN DEED BOOK 4040 AT PAGE 333 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA (ALL DEED BOOK AND PAGE REFERENCES HEREIN AFTER BEING RECORDED AMONG SAID LAND RECORDS);

THENCE, DEPARTING SAID WESTBRANCH DRIVE AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE, FURTHER BEING THE NORTHERLY LINE OF SAID LOT 9 AND THE SAME LINE EXTENDED WITH THE NORTHERLY LINE LOTS 3, 2, AND 1 (RESPECTIVELY) OF SAID WESTPARK SUBDIVISION, AND THE ASSOCIATION FOR AMERICAN TECHNOLOGY (AMT) PROPERTY AS RECORDED IN DEED BOOK 3286 AT PAGE 490:

S 49°11'04" E, A DISTANCE OF 1,291.01 FEET TO A POINT;

S 40°48'56" W, A DISTANCE OF 0.63 FEET TO A POINT;

S 49°11'04" E, A DISTANCE OF 48.72 FEET TO A POINT OF CURVATURE;

318.49 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET, A CENTRAL ANGLE OF 103°41'00" AND A CHORD DISTANCE OF 276.78 FEET WHICH BEARS S 02°39'26" W, TO A POINT OF REVERSE CURVATURE;

183.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 590.87 FEET, A CENTRAL ANGLE OF 17°49'01" AND A CHORD DISTANCE OF 183.00 FEET

THENCE, DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID NORTHERLY LINE OF PARCEL 3-D-1, TYSONS II, BEING A COMMON LINE WITH THE SOUTHERLY LINES OF THE AFOREMENTIONED AMT PROPERTY AND LOTS 1, 2, 3 AND 9 OF WESTPARK SUBDIVISION (RESPECTIVELY);

N 49°11'04" W. A DISTANCE OF 204.49 FEET TO A POINT;

N 40°48'56" E. A DISTANCE OF 0.63 FEET TO A POINT;

N 49°11'04" W. A DISTANCE OF 1316.01 FEET TO A POINT IN THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF WESTBRANCH DRIVE ROUTE #5457, ONE-HUNDRED (100) FEET WIDE;

THENCE, DEPARTING SAID PARCEL 3-D-1, TYSONS II, AND RUNNING WITH SAID EASTERLY RIGHT-OF-WAY OF WESTBRANCH DRIVE, FURTHER BEING A COMMON LINE WITH THE NORTHERLY LINE OF SAID LOT 9, WESTPARK SUBDIVISION, THE FOLLOWING TWO (2) COURSES AND DISTANCES;

N 40°48'56" E. A DISTANCE OF 375.00 FEET TO A POINT OF CURVATURE;

39.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 35.36 FEET WHICH BEARS N 85°48'56" E TO THE POINT OF BEGINNING.

CONTAINING 13.93 ACRES OF LAND.

TOTAL AREA OF PROPOSED REZONING CONTAINING 19.40 A

NOTES

- THE PROPERTIES DELINEATED HEREON IS SHOWN ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 28-4-07-000A, 28-4-07-000B, 28-4-07-000C, 28-4-07-000D, 28-4-07-000E AND 28-4-07-000F AND IS ZONED G-3.
- THE PROPERTIES SHOWN HEREON ARE NOW IN THE HANDS OF A. TAX ASSESSMENT MAP NO. 28-4-07-000G LOT 10, "WESTPARK SUBDIVISION" OWNER: CRESCENT FINANCING LLC DEED BOOK 31143, PAGE 0080
- TAX ASSESSMENT MAP NO. 28-4-07-000H LOT 8, "WESTPARK SUBDIVISION" OWNER: EXXES TRUST WESTPARK LLC DEED BOOK 31143, PAGE 0040
- TAX ASSESSMENT MAP NO. 28-4-07-000I LOT 5, "WESTPARK SUBDIVISION" OWNER: CAMPBELL - SCOTT WESTPARK LLC DEED BOOK 31143, PAGE 0030
- TAX ASSESSMENT MAP NO. 28-4-07-000J LOT 3, "WESTPARK SUBDIVISION" OWNER: GUYTON TRUST WESTPARK LLC DEED BOOK 31143, PAGE 0020
- TAX ASSESSMENT MAP NO. 28-4-07-000K LOT 1, "WESTPARK SUBDIVISION" OWNER: PRANSKY TRUST WESTPARK LLC DEED BOOK 31143, PAGE 0010
- TAX ASSESSMENT MAP NO. 28-4-07-000LA PART 1, "THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY" DEED BOOK 3288, PAGE 480
- NO FILE REPORT FURNISHED. BOUNDARY INFORMATION COMPILED FROM INFORMATION OF RECORDS AND PREVIOUS SURVEYS PERFORMED BY BORNHAIN CONSULTING GROUP, L.P.C.
- PROPOSED BLOCK DELINEATIONS SHOWN HEREON ARE FOR INFORMATION ONLY FOR COORDINATION WITH THE CONCEPTUAL DEVELOPMENT PLAN, UTILIZATION AND ARE SUBJECT TO REVISIONS UPON FINAL DEVELOPMENT PLAN AND FINAL SITE PLAN APPLICATIONS.
- THE PROPERTIES SHOWN HEREON ARE IN ZONE "G" (UNZONED) (AS SET FORTH IN THE OUTSIDE 200' YEAR FLOOD PLAIN) AS SHOWN ON FLOOD FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, FEMA MAP NO. 18168-0100, DATED MARCH 8, 1980.

ZONING DESCRIPTION OF PROPOSED BLOCK 'A' 'ARBOR ROW' BEING LOT 10 'WESTPARK SUBDIVISION' DEED BOOK 4040, PAGE 333 AND PROPOSED RIGHT-OF-WAY VACATION WESTPARK DRIVE PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

BEGINNING AT THE INTERSECTION OF SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38001, ONE-HALF (100) FEET WIDE AND THE WESTERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38067, ONE-HALF (100) FEET WIDE, SAID POINT FURTHER BEING AT SOUTHWESTERLY CORNER OF THE HEREIN DESCRIBED LOT 10, WESTPARK SUBDIVISION AS DULY PLATED AND RECORDED IN DEED BOOK 4040 AT PAGE 333 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA (ALL DEED BOOK AND PAGE REFERENCES HEREIN AFTER BEING RECORDED AMONG SAID LAND RECORDS).

THENCE DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID WESTERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE, BEING A COMMON LINE WITH THE SOUTHERLY LINE OF SAID LOT 10, "WESTPARK SUBDIVISION" THE FOLLOWING COURSE AND DISTANCE:

28.20 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 28.20 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD DISTANCE OF 27.41 FEET WHICH BEARS S 17°52'30" E TO A POINT OF CURVATURE CURVE BEING A CORNER TO PROPOSED RIGHT-OF-WAY VACATION OF WESTPARK DRIVE;

THENCE DEPARTING SAID LOT 10 AND RUNNING THENCE EASTING WESTPARK DRIVE THE FOLLOWING THREE (3) COURSES AND DISTANCES:

16.34 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WITH A RADIUS OF 16.34 FEET, A CENTRAL ANGLE OF 90°00'00", AND A CHORD DISTANCE OF 15.22 FEET WHICH BEARS S 07°34'30" E TO A POINT;

S 40°24'30" E, A DISTANCE OF 370.80 FEET TO A POINT;

N 47°11'00" E, A DISTANCE OF 6.86 FEET TO A POINT IN THE NORTHERLY LINE OF PARCEL 6, "TYSONS II" AS DULY PLATED AND RECORDED IN DEED BOOK 6488 AT PAGE 1080;

THENCE, DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID NORTHERLY LINE OF PARCEL 6, "TYSONS II" N 47°11'00" E, A DISTANCE OF 284.21 FEET TO A POINT AT THE SOUTHWESTERLY CORNER OF PARCEL 6, OF THE AFORESAID "TYSONS II" SUBDIVISION;

THENCE, DEPARTING SAID PARCEL 6, "TYSONS II" AND RUNNING WITH THE EASTERLY LINE OF SAID PARCEL 6, "TYSONS II" SUBDIVISION;

N 20°24'00" E, A DISTANCE OF 380.08 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38067, ONE-HALF (100) FEET WIDE;

THENCE, DEPARTING SAID PARCEL 6, "WESTPARK SUBDIVISION" AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

281.02 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 1446.21 FEET, A CENTRAL ANGLE OF 1°07'20" AND A CHORD DISTANCE OF 380.08 FEET WHICH BEARS S 84°21'11" E, TO A POINT OF TANGENCY;

S 49°11'54" E, A DISTANCE OF 341.28 FEET TO THE POINT OF BEGINNING.

CONTAINING 8.47 ACRES OF LAND.

ZONING DESCRIPTION OF PROPOSED BLOCKS B THROUGH F 'ARBOR ROW' BEING LOTS 1, 8, 9, AND 10 'WESTPARK SUBDIVISION' DEED BOOK 4040, PAGE 333 AND THE PROPERTY OF THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY (FORMERLY NATIONAL MACHINE TOOL BUILDERS ASSOCIATION) DEED BOOK 3288, PAGE 480 PROVIDENCE DISTRICT FAIRFAX COUNTY, VIRGINIA

BEGINNING AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38047, ONE-HALF (100) FEET WIDE, AND THE SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38001, ONE-HALF (100) FEET WIDE, SAID POINT FURTHER BEING AT NORTHWESTERLY CORNER OF LOT 8, "WESTPARK SUBDIVISION" AS DULY PLATED AND RECORDED IN DEED BOOK 4040 AT PAGE 333 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA (ALL DEED BOOK AND PAGE REFERENCES HEREIN AFTER BEING RECORDED AMONG SAID LAND RECORDS).

THENCE, DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE, FURTHER BEING THE WESTERLY LINE OF SAID LOT 8 AND THE SAME LINE EXTENDED WITH THE NORTHERLY LINE LOTS 2, 3, AND 4, RESPECTIVELY OF SAID "WESTPARK SUBDIVISION" AND THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY (AMT) PROPERTY AS RECORDED IN DEED BOOK 3288 AT PAGE 480:

S 49°11'54" E, A DISTANCE OF 1,281.07 FEET TO A POINT;

S 40°24'30" E, A DISTANCE OF 0.83 FEET TO A POINT;

S 49°11'54" E, A DISTANCE OF 48.78 FEET TO A POINT OF CURVATURE;

218.44 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 176.00 FEET, A CENTRAL ANGLE OF 103°41'00" AND A CHORD DISTANCE OF 370.78 FEET WHICH BEARS S 02°56'18" E, TO A POINT OF REVERSE CURVATURE;

163.74 FEET ALONG THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 386.87 FEET, A CENTRAL ANGLE OF 17°46'01" AND A CHORD DISTANCE OF 183.00 FEET WHICH BEARS S 40°24'30" E, TO A POINT IN THE NORTHERLY LINE OF PARCEL 3-0-1, "TYSONS II" AS DULY PLATED AND RECORDED IN DEED BOOK 3148 AT PAGE 408;

THENCE, DEPARTING SAID WESTPARK DRIVE AND RUNNING WITH SAID NORTHERLY LINE OF PARCEL 3-0-1, "TYSONS II" BEING A COMMON LINE WITH THE SOUTHERLY LINE OF THE AFORESAID "TYSONS II" PROPERTY AND LOTS 1, 2, 3, AND 4 OF "WESTPARK SUBDIVISION" (RESPECTIVELY);

N 47°11'00" E, A DISTANCE OF 204.48 FEET TO A POINT;

N 40°24'30" E, A DISTANCE OF 0.83 FEET TO A POINT;

N 47°11'00" E, A DISTANCE OF 126.00 FEET TO A POINT IN THE AFORESAID EASTERLY RIGHT-OF-WAY LINE OF WESTPARK DRIVE ROUTE 38047, ONE-HALF (100) FEET WIDE;

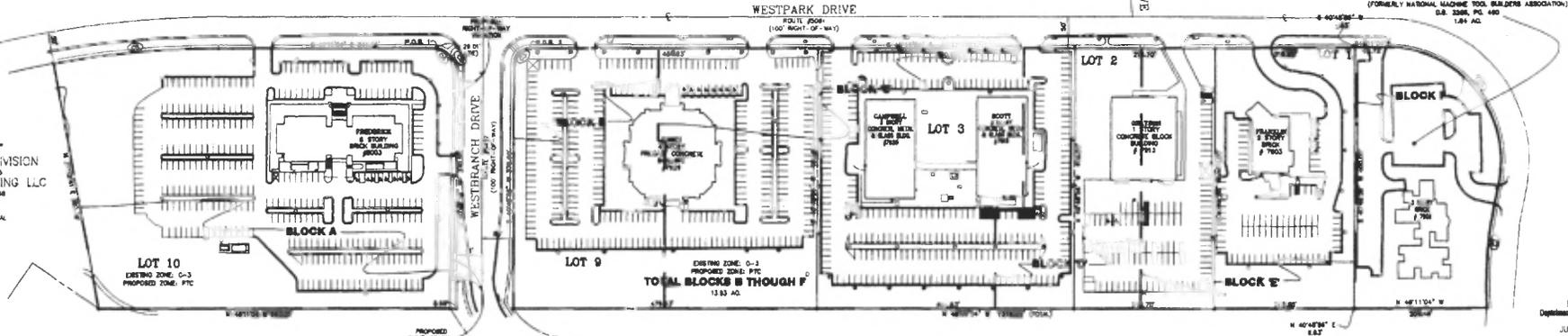
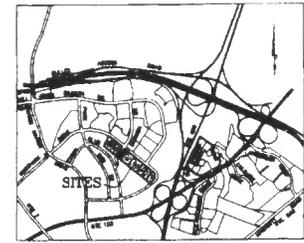
THENCE, DEPARTING SAID PARCEL 3-0-1, "TYSONS II" AND RUNNING WITH SAID EASTERLY RIGHT-OF-WAY OF WESTPARK DRIVE, FURTHER BEING A COMMON LINE WITH THE NORTHERLY LINE OF SAID LOT 8, "WESTPARK SUBDIVISION" THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 40°24'30" E, A DISTANCE OF 370.80 FEET TO A POINT OF CURVATURE;

28.27 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 28.20 FEET, A CENTRAL ANGLE OF 90°00'00" AND A CHORD DISTANCE OF 28.20 FEET WHICH BEARS S 84°21'11" E TO THE POINT OF BEGINNING.

CONTAINING 13.83 ACRES OF LAND.

TOTAL AREA OF PROPOSED REZONING CONTAINING 19.40 ACRES OF LAND.



TYSONS II, PARCEL 6
TYSONS II PROPERTY OWNERS,
ASSOCIATION
D.B. 1988, P.C. 1988
74 028-4-07-08
ZONING: PDH-30
USE: U.P. RESIDENTIAL
ZONING: PDH-30
USE: U.P. RESIDENTIAL

TYSONS II, PARCEL 3-0-1
TYSONS II PROPERTY OWNERS,
ASSOCIATION
D.B. 2148, P.C. 408
74 28-4-10-00007
ZONING: PDC
USE: VACANT

ZONING PLAN SHOWING
PROPERTY PROPOSED FOR REZONING TO PTC DISTRICT
**PROPOSED BLOCKS A THROUGH F
ARBOR ROW**
BEING LOTS 1, 2, 3, 8 AND 10
WESTPARK SUBDIVISION
DEED BOOK 4040, PAGE 333
AND THE PROPERTY OF
THE ASSOCIATION FOR MANUFACTURING TECHNOLOGY
DEED BOOK 3288, PAGE 480
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

CURVE TABLE

CHORD BEARS	ANGLE	RADIUS	ARC LENGTH	CHORD DISTANCE	CHORD BEARS
100	90	100	157.08	141.42	100
100	120	100	209.44	100.00	100
100	150	100	261.80	58.78	100
100	180	100	314.16	0.00	100
100	210	100	366.52	58.78	100
100	240	100	418.88	100.00	100
100	270	100	471.24	141.42	100
100	300	100	523.60	209.44	100
100	330	100	575.96	261.80	100
100	360	100	628.32	314.16	100



SCALE: 1" = 80'

DATE: FEBRUARY 10, 2011

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SHEET: 1 OF 1