



# County of Fairfax, Virginia

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

January 15, 2014

William B. Lawson, Jr.  
6045 Wilson Boulevard, Suite 100  
Arlington, VA 22205

RE: Rezoning Application RZ 2013-PR-006

Dear Mr. Lawson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 14, 2014, granting Rezoning Application RZ 2013-PR-006 in the name of Fairfax Plaza LLC. The Board's action rezones certain property in the Providence District from the R-2, C-8 and HC to the C-8 and HC Districts to permit commercial development with an overall Floor Area Ratio (FAR) of 0.17. The subject property is located on the W. side of Lee Highway approximately 300 feet S. of its intersection with Blake Lane on approximately 20,989 square feet of land, [Tax Map 48-3 ((1)) 31], subject to the proffers dated December 11, 2013.

**The Board also:**

- Modified Section 13-303 of the Zoning Ordinance for the transitional screening along the western property line to that shown on the Generalized Development Plan (GDP).
- Waived Section 4-806 of the Zoning Ordinance for the 40,000 square foot minimum lot area requirement of the C-8 district.
- Approved deviation of the tree preservation target, pursuant to Public Facilities Manual Section 12-0508.3a.
- Modified Section 10-104 of the Zoning Ordinance to increase the height of a fence located in the rear yard to that shown on the GDP.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

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  
Jill Cooper, Executive Director, Planning Commission  
Lee Ann Pender, 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 14th day of January, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2013-PR-006**

**WHEREAS**, Fairfax Plaza, LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-2, C-8 and HC Districts to the C-8 and HC 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

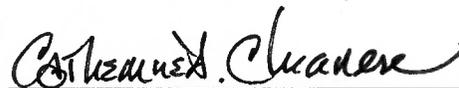
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**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 C-8 and HC Districts, and said property is subject to the use regulations of said C-8 and HC 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 14th day of January, 2014.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**PROFFERS**  
**FAIRFAX PLAZA LLC**  
**RZ 2013-PR-006**

**December 11, 2013**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property Owner and Applicant in this Rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference No. 48-3 ((1)) 0031 (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the C-8 and H-C Districts for a portion of the Property is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owner and the Applicant (the "Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Property shall not include any portion of the Property that is within Fairfax City, Virginia, and thus these proffers shall not be applicable to the portion of the Property within the City of Fairfax.

**GENERAL**

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan entitled "Fairfax City Plaza" ("GDP"), prepared by Professional Design Group, Inc., and dated January 2012, as revised through October 9, 2013.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Intensity. The Applicant reserves the right to construct a lesser amount of Gross Floor Area (“GFA”) shown on the GDP provided that the buildings and Property remain in substantial conformance with that shown on the GDP as determined by the Zoning Administrator.

4. Architecture.

A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the elevations, and sections shown on the GDP. The materials on the building façade shall be brick, stone and/or stucco as shown on the architectural drawings.

B. Rooftop Equipment. Rooftop mechanical equipment will be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

5. Unifying Elements. All street furniture, if any, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

6. Signage.

A. All signage shall comply with Article 12 of the Zoning Ordinance. Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development.

B. Accent lighting. All building accent lighting shall be in substantial conformance with the outdoor Lighting Standards of Par. 2 of Sect. 14-902 of the Zoning Ordinance that provides for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated.

7. Green Building Practices.

A. Specific Credits. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U. S. Green Building Council's Leadership in Energy and Environmental Design – Core and Shell rating system (LEED®-CS) rating system, or other LEED rating system determined to be applicable to the building(s) by the U. S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-accredited professional (LEED-AP) who is also a professional engineer or licensed architect will provide certification statements at both the time of the 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 certification of the project.

B. Team Member. In addition, prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (“DPZ”) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all

documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

C. Green Building Escrow. As an alternative to the actions outlined in the above paragraphs, or if the Applicant fails to attain LEED precertification prior to building plan approval, the Applicant will post, for the building, a “green building escrow,” in the form of cash or a letter of credit from a financial institution acceptable to the Department of Public Works and Environmental Services (“DPWES”) as defined in the Public Facilities Manual, in the amount of (\$2/sq.ft.). This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U. S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U. S. Green Building Council, to be applicable to the building. The provision to the Environmental and Development Review Branch of DPZ of documentation from the U. S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

D. Escrow Release. If the Applicant provides to the Environment and Development Branch of DPZ, within one year of issuance of the final Non-Residential Use Permit (“Non-RUP”) for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U. S. Green Building Council to fall within three points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

E. Escrow Forfeit. If the Applicant fails to provide, within one year of issuance of the final Non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for the building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

F. Extension of Escrow Period. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's 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 the extension.

8. Stormwater Management

A. Stormwater Management ("SWM") Facilities. Subject to review and approval by the Department of Public Works and Environmental Services (DPWES), stormwater management and Best Management Practices (BMP) measures for the Property shall be provided through the use of an underground stormwater detention facility and filteras, as shown on the GDP. Other innovative BMP measures such as, but not limited to biofiltration swales or rain gardens may be substituted as determined by the Applicant and approved by DPWES. Any innovative BMP measures shall be maintained by the Applicant, in accordance with the procedures as determined by DPWES.

9. Landscaping

A. Landscaping and Landscaped Open Space. The site plan submitted for the development shall include a landscape plan consistent with that on Sheet 4 of the GDP, including the two (2) “feature” trees planted immediately in front of the building. The Applicant shall maintain the proposed landscaping as shown on the GDP and any diseased or dead trees shall be replanted at the next spring or fall planting season. All new deciduous trees provided as shown on such landscape plan, shall be a minimum of 2 to 2.5 inches in caliper at the time of planting. All new evergreen trees used in peripheral screening and landscaping areas and public spaces shall be a minimum of six feet (6’) in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the GDP as determined and approved by the Urban Forest Management Division (“UFMD”).

B. Feature Tree Planting Area. A minimum soil volume of 700 cubic feet and a minimum rooting area of 8 feet wide shall be provided for the “Feature Tree(s)”. If the minimum planting width of 8 feet cannot be provided at the surface, the Applicant shall use structural cell technology, or other measures acceptable to UFMD, below paved surfaces to satisfy the 8 feet minimum planting area requirement and soil volume requirement of 700 cubic feet. The Applicant shall provide UFMD written confirmation from a certified arborist demonstrating and verifying the installation of structural cells, or other measures, in such locations. In addition, prior to the first installation of structural cells, or other measures, the Applicant shall notify UFMD at least 72 hours in advance of the first installation of structural cells, or other measure, to afford Urban Forest Management representatives an opportunity to inspect the installation. “Feature Tree Planting Area” details shall be provided as part of the site plan.

10. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as not to interfere with the landscaping concepts shown on the GDP. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP and shall conform to the tree canopy calculations specified in the Fairfax County Public Facilities Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFMD. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown on the GDP cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping consistent of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFMD.

11. Tree Preservation

A. Tree Preservation Plan. The Applicant shall submit a Tree Preservation and Narrative as part of the first and all subsequent site plan submissions. The 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 Urban Forest Management Division, DPWES.

The 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 1/2 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) located within 25 feet of either side of the limits of clearing and grading. The 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 GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 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.

B. Tree Appraisal. 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 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 Plant 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 or a letter of credit payable to the County of Fairfax 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 or cash deposit 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 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 of equivalent size, 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 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.

C. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading, if any, marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation 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.

D. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading, if any, as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities 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 protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

E. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. 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.

All 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, DPWES, 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, DPWES.

F. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

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

G. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure

conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detained in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

#### **MISCELLANEOUS PROFFERS**

12. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles. The Applicant shall: (a) provide trash cans in the general vicinity of any outdoor seating and patio area; (b) provide for the removal of trash bi-weekly from this area, if any; and (c) generally clean and clear any outdoor seating and patio area of trash daily. The Applicant shall arrange for site clean-up to occur, no earlier than 7 a.m. and no later than 9 p.m.

13. Food Odor. The Applicant shall not allow the discharge of air contaminants/objectionable odors generated by the restaurants, if any, or their solid waste. For any restaurant located on the Property, the Applicant shall employ, but not be limited to, the following control measures:

A. All putrescible material as defined by the Fairfax County Code Section 109-1-1-2, shall be stored in sealed containers and shall be disposed in a container(s) reserved exclusively for use by the restaurant(s). Such putrescible material shall not be shredded or unsealed.

B. All putrescible materials shall be removed from the subject property by a commercial refuse hauler as needed, Monday through Saturday. These standards shall be in addition to any other performance standards, regulations, ordinances, or restrictions promulgated by the County.

14. Parking Enforcement.

A. The Applicant shall prohibit parking of vehicles by people not visiting the shopping center and shall provide signage to alert the public. The Applicant shall maintain a contract with a towing service and have parked vehicles which are in violation towed from the Property at the violator's expense.

B. Signs. Signs stating: "No oversized vehicles allowed beyond this point" or headache bar shall be posted at the locations shown on the GDP subject to revision by DPWES and the Fire Marshall.

15. Pedestrian Connection. To serve the residents of Parcel 28, Tax Map 48-3 ((1)) 28 ("Parcel 28"), the Applicant shall create a pedestrian easement at the time of site plan approval and install a pedestrian connection to Parcel 28 to allow pedestrians to travel between the Property and Parcel 28 at the request of Fairfax County or at such time that the property owner of Parcel 28 grants an access easement. The Pathway shall be lit and may traverse across the driveway to the sidewalk on the East side of the building. The location of the easement, lighting and Pedestrian Connection shall be generally as shown on the GDP and as approved by UFMD.

16. Inter-parcel Access Easement. The Applicant, prior to the issuance of the first Non-Rup, shall dedicate to the County an inter-parcel access easement for the benefit of Tax Map 48-1 ((1)) 32, as shown on the GDP. Until such time as the inter-parcel connection is installed the area encompassed by the Easement shall be striped for no parking.

17. Archeological Study. At least thirty (30) days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological study on the Property and provide the results of such study to the Cultural Resources Management and

Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. If CRMP has not responded in writing within thirty (30) days of submission, the Phase I archaeological study shall be deemed approved. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is submitted to CRMP.

18. By-Right Uses.

I. The following by-right uses in the C-8 district shall not be established on the Property:

- A. Automobile-oriented uses.
- B. Bowling alleys.
- C. Churches, chapels, temples, synagogues and other such places of worship.
- D. Colleges, universities.
- E. Commercial swimming pools, tennis courts and similar courts, indoor.
- F. Drive-in financial institutions.
- G. Drive-through pharmacy.
- H. Funeral homes.
- I. Hotel, motel
- J. Miniature golf courses, indoor.
- K. Mobile and land based telecommunication facilities, subject to the provisions of Sect. 2-514.
- L. Indoor archery ranges, fencing and other similar indoor recreational uses.
- M. New vehicle storage.
- N. Parking, commercial off-street, as a principal use.

- O. Quasi-public athletic fields and related facilities.
- P. Retail sales establishments-large.
- Q. Skating facilities, indoor.
- R. Wholesale trade establishments.
- S. Theatres.
- T. Vehicle light service establishments.
- U. Vehicle transportation service establishments.

II. Should the Applicant file a Special Exception to authorize a Special Exception

Use on the Property, a Proffer Condition Amendment shall also be filed and simultaneously processed for a concurrent decision by the Board of Supervisors.

19. Bicycle Parking. The Applicant shall provide bicycle racks as shown on the GDP. The bike racks shall be inverted U-style racks or other design approved by the Fairfax County Department of Transportation ("FCDOT"). The total number of bike parking/storage spaces shall be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking as determined at site plan.

20. Outdoor Construction. Outdoor construction on the Property of the improvements shown on the GDP shall take place only during the hours from 7:00 a.m. to 9:00 p.m. Monday through Friday and from 8:00 a.m. to 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.

21. Trash Removal and Deliveries. Trash removal and deliveries at the Property shall only take place between 7:00 a.m. to 10:00 a.m. and 4:00 p.m. and 6:00 p.m. Monday through

Friday and from 8:00 a.m. and 6:00 p.m. on Saturday. This requirement shall be inserted in any contracts and leases.

22. Native, Non-Invasive Plant Materials. Only native, non-invasive plant materials shall be used for landscaping the site, subject to approval by the Urban Forest Management Division.

23. Fencing. The materials to be used in the rear screening barrier shall be brick piers with board on board fencing as shown in the GDP. The fencing along the boundary adjacent to Arthur Treachers and the Laundromat shall be wrought iron or a similar "see-through" material as shown in the GDP with installation of such fencing prior to the issuance of the first Non-RUP.

24. Screening Wall. Any screening wall installed to screen any dumpsters placed on the Property shall be constructed of cinder block brick or architectural block.

25. Traffic Arrows. Arrows indicating the direction of travel shall be installed prior to the issuance of the first Non-RUP and maintained on the one-way portion of the drive isle.

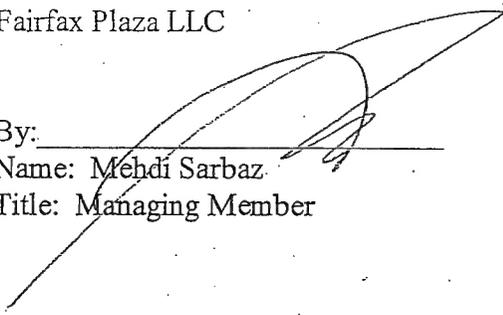
26. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

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

[SIGNATURE TO APPEAR ON THE FOLLOWING PAGE]

Applicant:

Fairfax Plaza LLC

By: 

Name: Mehdi Sarbaz

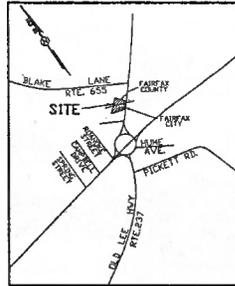
Title: Managing Member



# GENERALIZED DEVELOPMENT PLAN FAIRFAX CITY PLAZA

## NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS IDENTIFIED ON ASSESSMENT MAPS AS REFERENCE NO. 048 J 01 031, AND IS ZONED C-8, R-2, C-2 & I-2.
2. CURRENT OWNERS: (SEE THIS SHEET)
3. BOUNDARY AND TOPO INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD RUN SURVEY BY THIS FIRM.
4. BEARINGS BASED ON VCS MAD 1927 NORTH.
5. THE ADDRESS OF THIS PROPERTY IS 9536 LEE HIGHWAY.
6. THE STREETS ADJACENT TO THIS SITE IS A PUBLIC RIGHT-OF-WAY.
7. NO TITLE REPORT FURNISHED.
8. CONTOUR INTERVAL : 2 FEET
9. THIS SITE TO BE SERVED BY PUBLIC WATER & SEWER.
10. PARKING LOT LIGHTS SHALL BE MAX. OF 12 FT HEIGHT DOWNWARD FOCUSING, NON-GLARE TYPE. ALL PARKING LIGHTS SHALL CONFORM TO FPM AND ZONING REQUIREMENTS.
11. AT THE TIME OF FINAL SITE PLAN APPROVAL, LAYOUT AND THE LOCATION OF LIMITS OF CLEARING AND GRADING MAY CHANGE SLIGHTLY DUE TO FINAL ENGINEERING.
12. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN OF FAIRFAX COUNTY EXCEPT FOR MODIFICATION TO TRANSITIONAL SCREENING AND MINIMUM LOT SIZE REQUIREMENT AS REQUESTED WITH THIS APPLICATION.
13. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS & ADOPTED STANDARDS EXCEPT FOR MODIFICATION TO TRANSITIONAL SCREENING AND MINIMUM LOT SIZE REQUIREMENT AS REQUESTED WITH THIS APPLICATION.
14. EROSION & SEDIMENT CONTROL WILL CONFORM TO ALL APPLICABLE LOCAL COUNTY & STATE STANDARDS.
15. TO THE BEST OF OUR KNOWLEDGE NO GRAVE SITE IS LOCATED ON THIS SITE.
16. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO TOXIC MATERIALS OR AUTOMOBILE FUEL FOUND OR PROPOSED TO BE STORED ON THIS SITE.
17. OVERLAY DISTRICT : HIGHWAY CORRIDOR
18. THERE IS NO FLOOD PLAIN, RFA & EOC LOCATED ON THIS SITE.
19. TO THE BEST OF OUR KNOWLEDGE THERE ARE NO EXISTING UTILITY EASEMENT OF 25 FT. OR MORE, AND ANY MAJOR UNDERGROUND UTILITY EASEMENT REGARDLESS OF WIDTH EXCEPT AS SHOWN ON THE PLAN.
20. THE PROPOSED LOCATION OF BMP, SWM AND THE RELATED DESIGN CALCULATIONS ARE PRELIMINARY AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN.
21. MINOR ADJUSTMENT TO LOCATION, SIZE AND SHAPE OF THE PROPOSED IMPROVEMENTS MAY BE NECESSARY DUE TO FINAL ENGINEERING.
22. ALL EXISTING SIGNS AND ALL ADDITIONAL SIGNS SHALL CONFORM WITH THE ZONING ORDINANCE.
23. THERE ARE NO EXISTING STRUCTURES ON-SITE. A HOUSE WAS ONCE THERE BUT HAS SINCE BEEN REMOVED. SOME DRIVEWAY PAVEMENT FOR THE HOME IS STILL IN PLACE.



VICINITY MAP  
1"=1,000'

## SITE TABULATIONS:

CITY OF FAIRFAX SITE AREA		FAIRFAX COUNTY SITE AREA	
SITE AREA:	0.59 AC. - 25,816 SF.	SITE AREA:	0.48 AC. - 20,989 SF.
PROPOSED RETAIL G.F.A.:	5134 SF.(1 STORY)	PROPOSED RETAIL G.F.A.:	3,530 SF.(1 STORY)
EX. ZONE:	C-2/A-2	EX. ZONE:	C-8/R-2
PROPOSED ZONE:	C-2	PROP. ZONE:	C-8
FAR	REQUIRED = 0.50	FAR	REQUIRED = 0.50
MAX. BUILDING HEIGHT	= 68' (5 STORIES)	MAX. BUILDING HEIGHT	= 40'
MIN. OPEN SPACE	= 25%	MIN. OPEN SPACE	= 15%
BULK REGULATIONS:		BULK REGULATIONS:	
FRONT YARD 30'ABP	= 25' MIN.	FRONT YARD 45'ABP	= 40' MIN.
SIDE YARD	= NONE	SIDE YARD	= NONE
REAR YARD	= NONE	REAR YARD	= NONE
FAR PROVIDED	PROVIDED = 0.19	FAR PROVIDED	PROVIDED = 0.17
OPEN SPACE PROVIDED	= 41% (10,858 S.F.)	OPEN SPACE PROVIDED	= 35% (7,275 S.F.)
PROPOSED BUILDING HEIGHT	24'	PROPOSED BUILDING HEIGHT	24'
FRONT YARD	= LANDSCAPED STRIP: WIDTH VARIES FROM 12.76 FT TO 22.47 FT.		
SIDE YARD	= LANDSCAPED STRIP: 7 FT WIDTH		

## SITE TABULATIONS:

OVERALL  
 PROPOSED GFA = 8664 S.F.  
 MAX. FAR ALLOWED = 0.50  
 FAR PROVIDED = 0.19  
 MINIMUM LOT AREA = 40,000 S.F. (C-8 ZONE) LOT AREA  
 PROVIDED = 46,905 S.F.  
 MINIMUM LOT WIDTH = 200' (C-8 ZONE)  
 LOT WIDTH PROVIDED = 201' (MIDDLE SECTION)  
 OPEN SPACE TABULATION:  
 OPEN SPACE PROVIDED:  
 CITY SIDE: 18,858 S.F. (REQ'D 25%, PROVIDED 41%)  
 COUNTY SIDE: 7,275 S.F. (REQ'D 15%, PROVIDED 35%)  
 TOTAL SITE: 16,133 S.F. (36%)

## OWNERS INFORMATION:

FAIRFAX PLAZA, L.L.C.  
 901 WESTWOOD DRIVE, NE  
 VIENNA, VA 22180  
 DB 21845 PG 0791  
 THE C88-3-81-0803  
 ZONE: C-8, R-2, C-2 AND I-2  
 USE: VACANT LAND

## TRIP GENERATION RATES:

TRIP GENERATION PER ITE 8TH EDITION (CHURCH)  
 AVERAGE WEEKDAY VEHICLE TRIP PER 1000 S.F. G.F.A.  
 SPECIALTY RETAIL CENTER  
 TOTAL GFA = 8,664 S.F.  
 (40.467 AVG TRIP RATE/1,000 S.F.) (8,664 S.F.) = 351 VPB

## ZONING MODIFICATIONS, WAIVERS, LAND USE ACTIONS ETC HEREBY REQUESTED FROM CITY OF FAIRFAX:

1. ZONING MAP AMENDMENT (CITY CODE SECTION 110-5): FROM C-2 RETAIL COMMERCIAL AND I-2 INDUSTRIAL BISTRICTS TO C-2 RETAIL COMMERCIAL DISTRICT (WITH PROFFERS).
2. SPECIAL EXCEPTION (CITY CODE SECTION 110-283): TO MODIFY THE REQUIREMENTS OF PARKING AREA LANDSCAPING (110-259 (a)(1)a.).
3. SPECIAL EXCEPTION (CITY CODE SECTION 110-185): TO ALLOW INDIVIDUAL BUSINESSES LOCATED IN A SHOPPING CENTER TO BE IDENTIFIED ON A SHOPPING CENTER IDENTIFICATION GROUPS-MOUNTED SIGN (110-180 (a)(2)a.1).

## AREA TABULATION:

(SEE ATTACHED PLAT)

PARCEL A1:	16,313 S.F. DR 0.37 AC.
PARCEL B1:	17,374 S.F. DR 0.48 AC.
PARCEL C1:	13,218 S.F. DR 0.30 AC.
TOTAL:	46,905 S.F. DR 1.08 AC.

## FAIRFAX COUNTY SIDE:

AREA ZONED C-8:	13,636 S.F. DR 0.31 AC. (PT. OF PARCEL A & B)
AREA ZONED R-2:	7,350 S.F. DR 0.17 AC. (PT. OF PARCEL C)
TOTAL:	20,989 S.F. DR 0.48 AC.

## FAIRFAX CITY SIDE:

AREA ZONED C-2:	20,051 S.F. DR 0.46 AC. (PT. OF PARCEL A & B)
AREA ZONED I-2:	5,865 S.F. DR 0.13 AC. (PT. OF PARCEL C)
TOTAL:	25,916 S.F. DR 0.60 AC.

## LANDSCAPE NOTES

AT TIME OF FINAL SITE PLAN, PLANT LOCATIONS MAY BE MODIFIED IF NECESSARY DUE TO CHANGES IN FINAL ENGINEERING OR LOCATION OF UTILITY EASEMENTS.

PLANT MATERIAL SHOWN ON THIS PLAN IS REPRESENTATIVE BUT NOT NECESSARILY LIMITED TO THE VARIETIES LISTED IN THE PLANT SCHEDULE.

LOCATION AND SPECIES OF THE PLANT MATERIAL SHOWN ARE SUBJECT TO CHANGES DUE FINAL ENGINEERING, BUT QUANTITIES WILL EQUAL TO THAT REPRESENTED ON THIS PLAN.

## INTERIOR PARKING LOT REQUIREMENTS:

INTERIOR PARKING LOT LANDSCAPING REQUIRED:  
 5% OF TOTAL AREA OF PARKING LOT = 510 SF. (FAIRFAX COUNTY SIDE DR1)  
 INTERIOR PARKING LOT LANDSCAPING TO BE PROVIDED : 510 S.F. MIN.

## PARKING TABULATIONS:

### STILLE FAIRFAX

PARKING REQUIRED = ONE (1) SPACE PER 200 SF. OF GROSS FLOOR AREA  
 LOADING SPACE REQUIRED = ONE SPACE FOR THE FIRST 10,000 SQUARE FEET OF FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 15,000 SQUARE FEET OR MAJOR FRACTION THEREOF. (12'x25' MIN).

### FAIRFAX COUNTY

PARKING REQUIRED = ONE (1) SPACE PER 200 SF. OF NET FLOOR AREA FOR THE FIRST 1000 SF, PLUS SIX (6) SPACES PER EACH ADDITIONAL 1000 SF.

LOADING SPACE REQUIRED = ONE (1) SPACE PER THE FIRST 5,000 SF. OF GROSS FLOOR AREA, PLUS ONE (1) SPACE PER EACH ADD' 30,000 SF. OF GFA = 1 SPACE.

### PARKING REQUIRED:

CITY OF FAIRFAX  
 5,134 SF./200 = 26 SPACES

### FAIRFAX COUNTY

(3,530/0.80) = 2,824+1,000 = 1,824/1,000x6 = 10.9+5 = 16 SPACES

TOTAL PARKING SPACES REQUIRED = 42 SPACES  
 TOTAL PARKING SPACES PROVIDED = 42 SPACES  
 TOTAL HANDICAP SPACES REQUIRED = FOR 26-58 SPACES, 2 SPACES TOTAL  
 HANDICAP SPACES PROVIDED = 2 HANDICAP SPACES (2 VAN ACCESSIBLE)  
 TOTAL LOADING SPACE REQUIRED = 1 LOADING SPACE  
 TOTAL LOADING SPACE PROVIDED = 1 LOADING SPACE

## INDEX

- 1) COVER SHEET
- 2) EXISTING CONDITIONS PLAN
- 3) GENERALIZED DEVELOPMENT PLAN
- 4) LANDSCAPE PLAN & PLANT LISTS
- 5) LANDSCAPING NOTES & COMPUTATIONS
- 6) PRELIMINARY SWM AND BMP PLAN
- 7) EXISTING VEGETATION MAP
- 8) TREE PRESERVATION PLAN

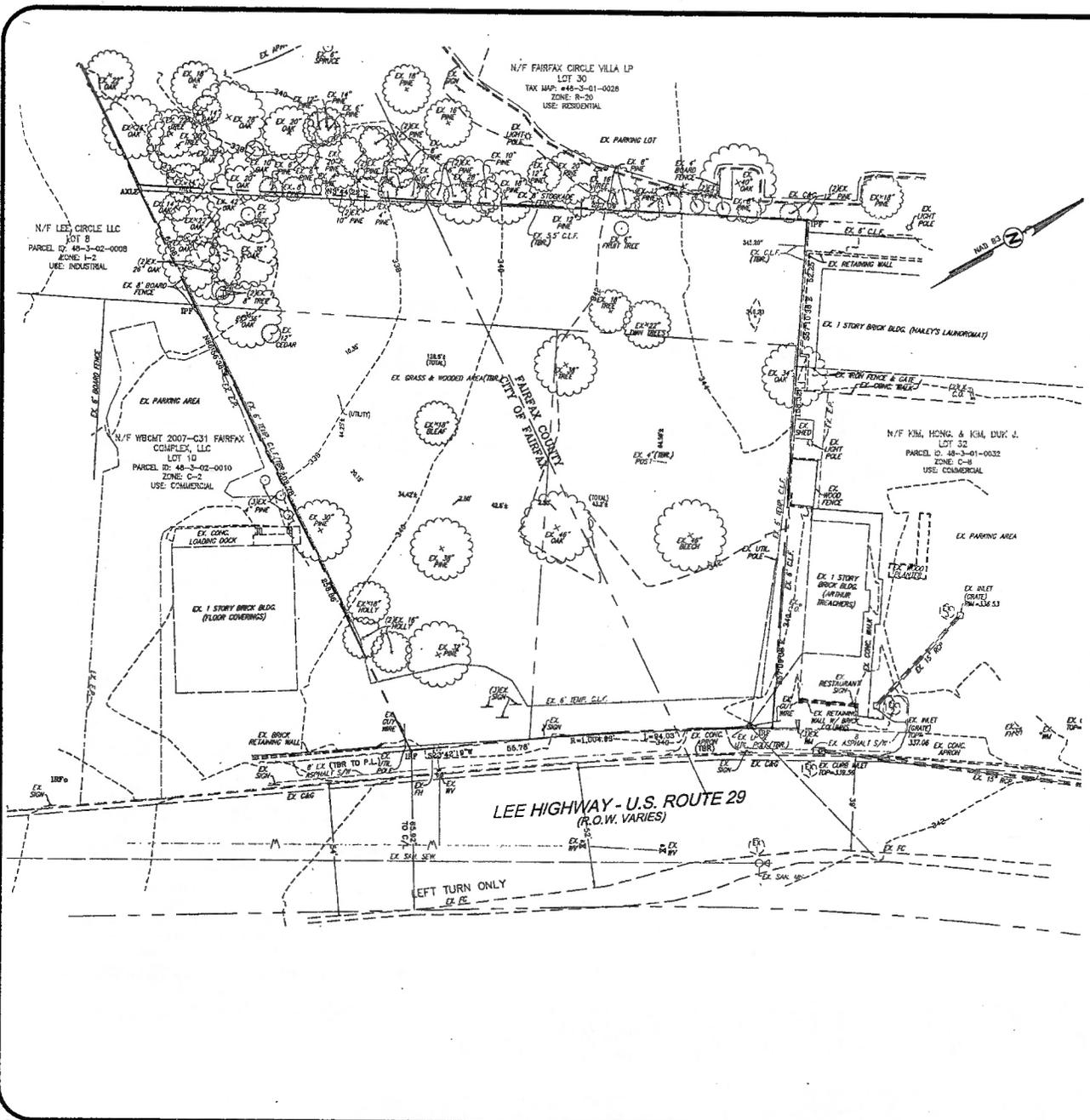
NO.	DATE	DESCRIPTION	REVISION BLOCK
1	10/28/13	REV. 12, 13 & 14 SITE IMRS	CB
2	05/02/13	REV. TAB AND BUILDING LAYOUT	VO
3	07/15/13	INSC. SITE IMPROVEMENTS	VO
4	08/22/13	COUNTY & CITY COMMENTS	VO
5	09/11/13	MAILED PARKING FAIRFAX CO.	VO
6	10/09/13	REV. PER CITY OF FAIRFAX	VO

COVER SHEET  
 9536 LEE HIGHWAY  
 FAIRFAX CITY PLAZA  
 PROPOSED DISTRICT  
 CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA



PROFESSIONAL DESIGN GROUP, INC.  
 1437-B SHALWATER CIRCLE, SUITE 203  
 CHANTILLY, VIRGINIA 20151  
 PHONE (703) 831-3344  
 FAX (703) 378-3102  
 ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY: CB  
 DRAWN BY: CB  
 CHECKED BY: HM  
 DATE: JANUARY 2012  
 SCALE:  
 JOB NO.: 00023  
 DRAWING NO.: 793  
 SHEET 1 OF 8

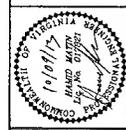


**LEGEND**

- DENOTES TO BE REMOVED (TBR)
- EXISTING INTERMEDIATE CONTOUR
- EXISTING CONTOUR INDEX
- EXISTING EDGE OF PAVEMENT
- EXISTING CURB
- EXISTING WATERLINE W/TEE
- EXISTING TELEPHONE LINE
- EXISTING SANITARY SEWER
- PROPERTY LINE
- EASEMENT LINE
- EXISTING TREE ON SITE

NO.	DATE	DESCRIPTION	BY
1.	02/26/13	ISSUE #12 & 13 & SITE TMS	CB
2.	05/02/13	ST. JOB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	09/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	MOVED PARKING (FAIRFAX CO.)	VO
6.	10/29/13	RELT. PER CITY PL. DEPT.	VO
		REV. DATE	REVISION BLOCK

EXISTING CONDITIONS PLAN  
 9536 LEE HIGHWAY  
 FAIRFAX CITY PLAZA  
 PROVIDENCE DISTRICT  
 CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA



**PROFESSIONAL DESIGN GROUP, INC.**  
 14301-B SALLYBIRD CIRCLE, SUITE 203  
 CHARLOTTE, VIRGINIA 24014  
 PHONE (703) 631-2344  
 FAX (703) 378-2102  
 ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY:	CB
DRAWN BY:	CB
CHECKED BY:	HM
DATE:	JANUARY 2012
SCALE:	1" = 20'
JOB NO.:	00023
DRAWING NO.:	793



THIS SHEET TO BE USED FOR LANDSCAPING PLAN PURPOSES ONLY

LEGEND  
PROPOSED PLANTING

- EXISTING TREE TO BE SAVED AND CREDITED TOWARD TREE COVER.
- PROPOSED TREE TO BE COUNTED FOR INTERIOR PARKING LOT LANDSCAPING.
- CANOPY TREE - Category III
- CANOPY TREE - Category IV
- EVERGREEN TREE - Category I
- EVERGREEN TREE - Category II
- EVERGREEN TREE - Category III
- EVERGREEN TREE - Category IV
- EVERGREEN SHRUBS
- DECIDUOUS SHRUBS
- PERENNIALS & GRASSES
- GROUNDCOVERS
- PLANT CALL-OUT

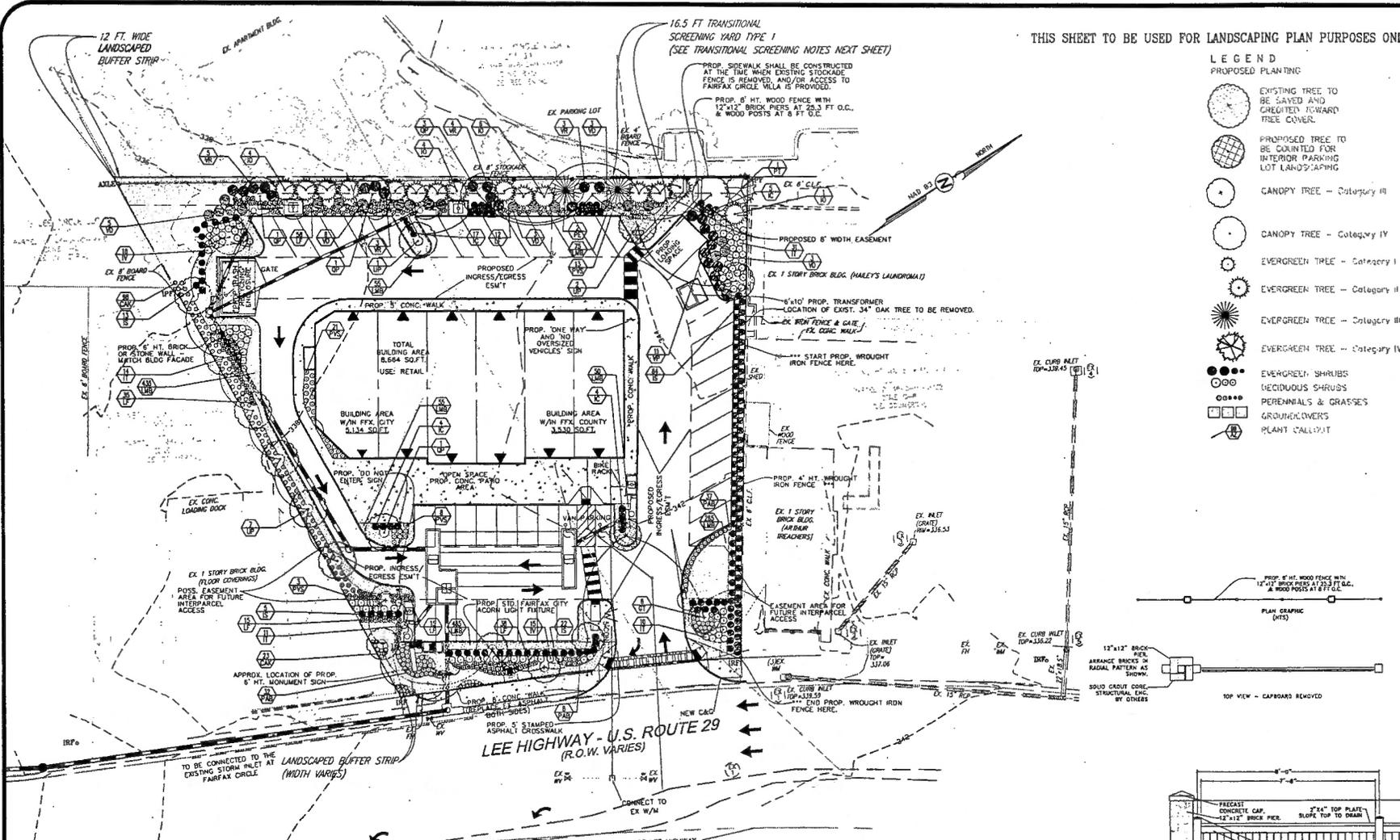
NO.	DATE	DESCRIPTION	REVISION BLOCK
1	02/09/13	NOTES #2 & 13 & SITE LANS. CAB	
2	05/02/13	SEE TAB AND BUILDING LAYOUT	
3	07/15/13	MISC. SITE IMPROVEMENTS	
4	08/22/13	COUNTY & CITY COMMENTS	
5	09/11/13	ANGLED PARKING FAIRFAX CO.	
6	10/09/13	REV. PER CITY OF FAIRFAX	

LANDSCAPE PLAN AND PLANT LISTS  
9536 LEE HIGHWAY  
FAIRFAX CITY PLAZA  
PROVIDENCE DISTRICT  
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA



PROFESSIONAL DESIGN GROUP, INC.  
14300-B SULLYFIELD CIRCLE, SUITE 203  
CHANTILLY, VIRGINIA 20151  
PHONE (703) 831-2144  
FAX (703) 378-7102  
ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY: CB  
DRAWN BY: CB  
CHECKED BY: HM  
DATE: JANUARY 2012  
SCALE: 1" = 20'  
JOB NO. 00023  
DRAWING NO. 79.3  
SHEET 4 OF 8



PLANT MATERIAL - Call of Fairfax

Qty	Botanical Name	Common Name	Size	Height	Area - Coverage per Plant (SQ)	Total Coverage (SQ)	Notes & Comments
6	BT Broadleaved	Shrubbery: The Red Hardy Holly	1 1/2' DB	8'8\"/>			
2	SP	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
4	LP	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
17	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
4	CO	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
					<b>TOTAL</b>	<b>1,100</b>	
1	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
40	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
25	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
25	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
10	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
10	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
8	BT	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
					<b>TOTAL</b>	<b>1,100</b>	
171	CA	Perennials: Grasses & Groundcovers	1'8\"/>				
100	LA	Perennials: Grasses & Groundcovers	1'8\"/>				
22	CA	Perennials: Grasses & Groundcovers	1'8\"/>				
20	CA	Perennials: Grasses & Groundcovers	1'8\"/>				

PLANT MATERIAL - Fairfax County

Qty	Key	Botanical Name	Common Name	Size	Height	Area - Coverage per Plant (SQ)	Total Cover. per Plant (SQ)	Notes & Comments
2	01	Canopy Large Deciduous Trees	Shrubbery: The Red Hardy Holly	2' cal	8'8\"/>			
2	02	Canopy Large Deciduous Trees	Shrubbery: The Red Hardy Holly	2' cal	8'8\"/>			
2	03	Canopy Large Deciduous Trees	Shrubbery: The Red Hardy Holly	2' cal	8'8\"/>			
11	04	Small Evergreen Trees	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
3	05	Small Evergreen Trees	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
1	06	Small Evergreen Trees	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
14	07	Small Evergreen Trees	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
					<b>TOTAL</b>	<b>1,100</b>		
33	08	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
40	09	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
40	10	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	11	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	12	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	13	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	14	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	15	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	16	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	17	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	18	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	19	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	20	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	21	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	22	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	23	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	24	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	25	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	26	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	27	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	28	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	29	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	30	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	31	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	32	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	33	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	34	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	35	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
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15	37	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	38	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	39	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	40	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	41	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	42	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	43	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	44	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
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15	51	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
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15	55	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	56	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
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15	58	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	59	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	60	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	61	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	62	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	63	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	64	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	65	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	66	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	67	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	68	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	69	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	70	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	71	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	72	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	73	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	74	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	75	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	76	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	77	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	78	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	79	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	80	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	81	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	82	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	83	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	84	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	85	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	86	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	87	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	88	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	89	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	90	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	91	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	92	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
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15	94	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	95	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	96	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	97	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	98	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	99	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			
15	100	Shrubs	Shrubbery: White Holly	1 1/2' DB	8'8\"/>			

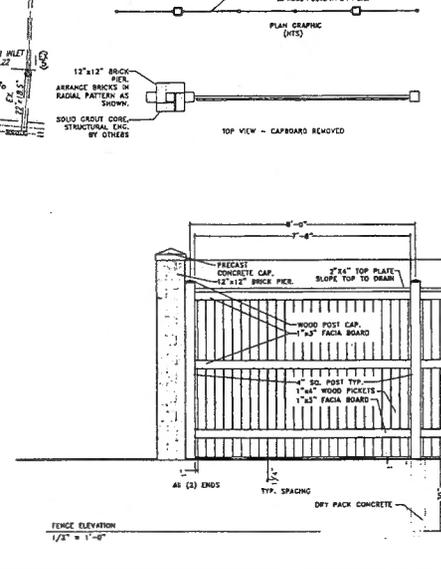


Table 12.12 10-year Tree Canopy Calculation Worksheet		
Step	Totals	Reference
<b>A. Tree Preservation Target and Statement</b>		
A 1	Place the Tree Preservation Target calculations and statement base preceding the 10-year tree canopy calculations	see § 12-0507.2 for list of required elements and methods
<b>B. Tree Canopy Requirement</b>		
B1	Identify gross site area =	20,989.00 12-0510.1A
B2	Subtract area dedicated to parks, open spaces, and	0 12-0510.1B
B3	Subtract area of exemptions =	0 § 12-0510.1(C) through 12-0510.1(C)(9)
B4	Adjusted gross site area (B1 - B2) =	20,989.00
B5	Identify site's zoning and/or use	C-8
B6	Percentage of 10-year tree canopy required =	10% § 12-0509.1 and Table 12.4
B7	Area of 10-year tree canopy required B4 x B5 =	2,098.90
B8	Modification of 10-year Tree Canopy Requirements requested?	NO Yes or No
B9	If B8 is yes, then list plan sheet whose modification request is located	N/A Sheet number
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area =	1,593.90 sq ft
C2	Total canopy area meeting standards of 12-0509 =	8.00 sq ft
C3	C2 x 1.25 =	0.00 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	0
C5	C4 x 1.5 =	0 12-0509.3B(1)
C6	Total of canopy area provided by "Healthy", "Marginal", "Stressed", or "Stressed" trees =	0
C7	C6 x 1.5 =	0 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year flood area =	0
C9	C8 x 1.0 =	0 § 12-0509.3(C)
C10	Total of C3, C5, C7 and C9 =	0.00 If area of C10 is less than B7 remainder of requirement must be met through tree planting (good)
<b>D. Tree Planting</b>		
D1	Area of canopy to be met through tree planting (B7-C10) =	2,088.90
D2	Area of canopy Planned for air quality benefits =	0
D3	D2 x 1.5 =	N/A 12-0509.4B(1)
D4	Area of canopy planned for energy conservation =	0
D5	D4 x 1.5 =	N/A 12-0509.4B(2)
D6	Area of canopy planned for water quality benefits =	0
D7	D6 x 1.25 =	N/A 12-0509.4B(3)
D8	Area of canopy planned for wildlife benefits =	0
D9	D8 x 1.5 =	N/A 12-0509.4B(4)
D10	Area of canopy provided by native trees =	0
D11	D10 x 1.5 =	N/A 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0
D13	D12 x 1.25 =	N/A 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0
D15	Area of canopy provided through native shrubs or woody seedlings =	0 § 12-0509.4D(1)(A)
D16	Percentage of D14 represented by D15 =	0.00 Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	2,088.90
D18	Is an off-site planting required?	NO Yes or No
D19	Tree Bank or Tree Fund?	N/A § 12-0511
D20	Canopy area requested to be provided through off-site banking or tree fund =	N/A
D21	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A
<b>E. Total of 10-year Tree Canopy Provided</b>		
E1	Total of canopy area provided through tree preservation (C10) =	0.00
E2	Total of canopy area provided through tree planting (D17) =	2,088.90
E3	Total of canopy area provided through off-site mechanism D19 =	N/A
E4	Total of 10-year Tree Canopy Provided =	2,088.90 Total of E1 through E3. Area should meet or exceed area in B6.

Table 12.3 Tree Preservation Target Calculations and Statement	
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) = 15,632.00
B	Percentage of gross site area covered by existing tree canopy = 74.5%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) = 10.00%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 74.5%
E	Proposed percentage of canopy requirement that will be met through tree preservation = 0.0%
F	F Has the Tree Preservation Target minimum been met? No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.



August 22nd, 2013

Mr. Michael P. Knapp, Director  
Office of Development Services  
Department of Public Works and Environmental Services  
1355 Governmental Center Parkway, 5th Floor  
Fairfax, Virginia 22015-5503

Re: Deviation to Tree Preservation Target.  
Project Name: Fairfax City Plaza (9336 Lee Highway).  
Tax Map No. 99B-3-11-011; RZ 2013-PR-006

Dear Mr. Knapp:

In response to the Memo from UPM dated Aug. 5<sup>th</sup>, 2011 (page #2), we respectfully request a deviation from the Tree Preservation Target for the above-mentioned project in accordance with PWA 12-0508.3A and Chapter 12-2-3(b), of the County Code.

Our justifications for this request are as follows:

- The main basis for this deviation is found in Chapter 12-2-3(b) 1, where existing site vegetation would require the preservation of a tree (the existing 34' Oak, referred to on our plans provided on 12-17-13) which has been determined by UPMJ to not meet the pre-development tree condition standards of the County for tree health and structural condition. The above Memo from UPMJ describes this tree to have over 50% of its root system as having been inspected and compromised by construction activities associated with the existing concrete retaining wall currently at the base of this tree.
- Another basis for this deviation is found in Chapter 12-2-3(b) 1, as there are five other trees which are to be removed for site construction work, and due to the slope of the property and the fact that a larger portion of this property lies within the City of Fairfax, we find that tree preservation attempts have within Fairfax County would prevent the development of uses which are otherwise allowed by the Zoning Ordinance.

The 10-year tree canopy coverage requirements here cannot be met by the preservation of existing trees, but it is being met through the new planting of trees on site, as outlined in Table 12.12 - Ten Year Tree Canopy Calculation Worksheet, shown on Landscape Plans.

Please note that we are saving trees on the City of Fairfax portion of the site, which amount to 1,268 sq ft of existing tree cover designated to remain.

We would appreciate your prompt attention on this matter. Please call me if you have any questions or concerns at 703-431-2344.

Sincerely,

David M. Mize, P.E.

4124 Weyer Road  
Suite 44  
Chantilly, Virginia 20151  
Phone: 703.521.2344  
703.378.2101  
Fax: 703.378.2102

TRANSITIONAL SCREENING NOTES:

PROPERTY LINE/BOUNDARY	Required Transitional Screening Yard											
	Length (Linear Ft.)	Description of Adjacent Use	Req'd Width (ft)	Trans. Screen Area (Sq Ft)	Tree Multiplier	75% 10-Yr Tree Canopy to Retain (Sq Ft)	Ex. Tree Canopy to 75% 10-Yr Adjusted Tree Canopy (Sq Ft)	Tree Canopy Required	Tree Canopy Provided	Tabulation: Shrub Quantity (3' per ft in B.)	Evg. Shrub Provided	
West	160	Res. SR	25'	4,000	0.8	3,200.0	0.0	3,200.0	1,510.0	0.3	47	51
Tree Planting Required:	0 - large deciduous 5 - small deciduous 8 - large evergreen											
Tree Planting Provided:	3 - large deciduous 14 - small, medium and large evergreen											

NOTES:

- ALL LANDSCAPE PLANT MATERIALS SHALL CONFORM TO THE LATEST VERSION OF THE AMERICAN STANDARD OF NURSERY STOCK (ANSI 360.1). PLANT MATERIAL SHALL BE OF STANDARD QUALITY OR BETTER. TRUE TO NAME AND TYPE OF THEIR SPECIES OR VARIETY.
- LANDSCAPE PLANT MATERIALS SHALL BE PLANTED IN ACCORDANCE WITH EITHER THE STANDARDIZED LANDSCAPE SPECIFICATIONS ADOPTED BY THE VIRGINIA NURSERYMEN'S ASSOCIATION, THE VIRGINIA SOCIETY OF LANDSCAPE ENGINEERS, OR THE VIRGINIA CHAPTER OF THE AMERICAN SOCIETY OF LANDSCAPE ARCHITECTS.
- NO LANDSCAPE MATERIAL MAY BE PLANTED WITHIN 4 FEET OF ANY FIRE HYDRANT OR SIAMSE CONNECTION.
- NO TREES MAY BE PLANTED WITHIN ANY EASEMENT.
- SHRUBS WHICH ARE UPRIGHT IN NATURE SHALL BE A MINIMUM OF TWENTY FOUR (24") INCHES IN HEIGHT AT THE TIME OF PLANTING, AND SHRUBS WHICH ARE SPREADING IN NATURE SHALL BE A MINIMUM OF EIGHTEEN (18") INCHES IN DIAMETER AT THE TIME OF PLANTING.
- CONTRACTOR TO COORDINATE WITH URBAN FORESTRY BUREAU OF FAIRFAX COUNTY BEFORE PLANTING ANY TREES.
- TREE PLANTING FOR FILTERIA STRUCTURES TO BE PROVIDED BY MANUFACTURER.

TREE COVER CALCULATIONS:

SITE AREA (WITHIN CITY OF FAIRFAX)	= 25,816.12 SF
TREE COVER REQUIRED: 10% (2,581.6)	= 2,581.6 SF
EXISTING TREE COVER TO REMAIN:	= 1,568 SF
MINIMUM TREE PLANTING REQUIRED:	= 1,013.6 SF
PROPOSED LANDSCAPING PROVIDED:	
(17 DEC. TREES @ 250 SF)	= 4,250 SF
(4 EVG. TREES @ 75 SF)	= 300 SF
TOTAL TREE PLANTING PROVIDED:	= 4,550 SF (17.5%)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS: (FAIRFAX COUNTY)

AREA TO BE COUNTED =(PARKING LOT AREA WITHIN FAIRFAX CO.)	= 10,184.00 SF
INTERIOR PARKING LOT LANDSCAPING REQUIRED: 5% (10,184)	= 510 SF
PROPOSED INTERIOR PARKING LOT LANDSCAPING PROVIDED:	
(3 DEC. TREES: 2 @ 200 SF)	= 550 SF (5%)
(1 @ 150 SF)	

DATE: JANUARY 2012  
SCALE: N/A  
JOB NO.: 00023  
DRAWING NO.: 793

DESIGN BY: CB  
DRAWN BY: CB  
CHECKED BY: HM

ENGINEERS, SURVEYORS, CONSULTANTS  
14301 WOODBURN DRIVE, SUITE 203  
CHANTILLY, VIRGINIA 20151  
PHONE (703) 631-2344  
FAX (703) 378-2102

PROFESSIONAL DESIGN GROUP, INC.  
14301 WOODBURN DRIVE, SUITE 203  
CHANTILLY, VIRGINIA 20151

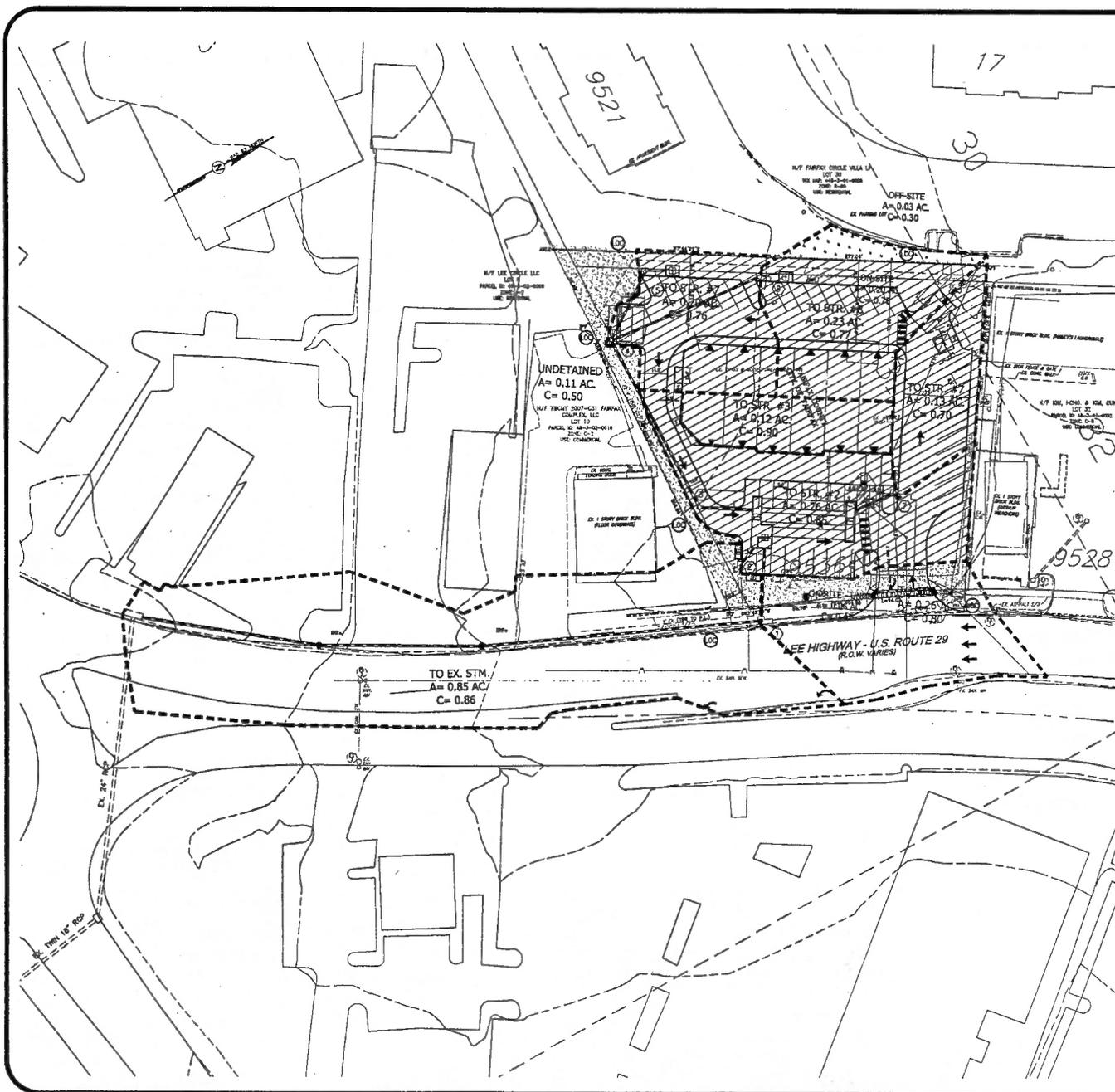
LANDSCAPING NOTES AND COMPUTATIONS  
9336 LEE HIGHWAY  
FAIRFAX CITY PLAZA  
PROVIDENCE DISTRICT  
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS
2	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS
3	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS
4	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS
5	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS
6	10/08/13	REVISED PER CITY OF FAIRFAX COMMENTS

THIS SHEET TO BE USED FOR LANDSCAPING PLAN PURPOSES ONLY

SHEET 5 of 8



**BMP NARRATIVE:**

BMP'S FOR THIS SITE ARE TO BE HANDLED BY FIVE DIFFERENT FILTERSTRIPS. THESE WILL BE PLACED DIRECTLY UPDRILL FROM VARIOUS STORM INLETS. APPROXIMATELY 0.02 ACRES OF ON AND OFF-SITE AREAS WILL DRAIN TO THEM. THERE WILL BE NO NEED FOR ANY OTHER FORM OF PHOSPHOROUS REMOVAL.

**DETENTION NARRATIVE:**

DETENTION FOR THIS SITE IS TO BE HANDLED BY AN UNDERGROUND SERIES OF 6" DIAMETER CMP PIPES AND CORRESPONDING CONCRETE STORAGE CHAMBERS FOR ACCESS. THIS WILL BE DONE THROUGH THE USE OF THREE "BILCO" DOORS. APPROXIMATELY 0.94 ACRES OF LAND WILL BE DIRECTED TO THIS SYSTEM BY UNDERGROUND STORM SWER SYSTEM. WE CURRENTLY HAVE A STORAGE AMOUNT OF APPROXIMATELY 6,500 C.F. WHICH SHOULD BE ADEQUATE FOR THIS SITE TO BRING THE DISCHARGE OUT OF THE SYSTEM TO PREDEVELOPMENT LEVELS. THIS AMOUNT MAY CHANGE WHEN FINAL DESIGN IS PERFORMED.

**OUTFALL NARRATIVE:**

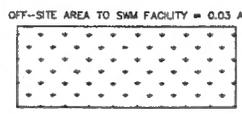
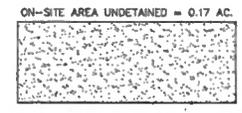
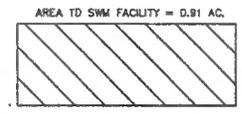
APPROXIMATELY 0.84% OF THIS SITE'S AREA IS DRAINING INTO THE SWM FACILITY. THE REST (0.17 AC.) IS SHEET FLOWING EITHER SOUTH OR EAST. 0.05 AC. OF SHEET FLOW GOES DIRECTLY INTO THE EXISTING CURB AND GUTTER ON LEE HIGHWAY BEFORE DISCHARGING INTO THE NEWLY CREATED STORM STRUCTURE #1 THAT LIES ALONG EXISTING LEE HIGHWAY. IT IS THIS SAME STRUCTURE THAT THE DETENTION FACILITY IS DRAINING INTO AS WELL. THE REST OF THE UNDETAINED DRAINS SOUTH AS BEFORE BUT AT A MUCH LESSER AMOUNT AFTER DEVELOPMENT. ALMOST AN 80% DECLINE IN SHEET FLOW.

FROM STRUCTURE #1, THE WATER IS GOING TO BE PIPED SOUTH ALONG LEE HIGHWAY UNTIL REACHING THE FIRST EXISTING STORM STRUCTURE AT FAIRFAX CIRCLE. THE AVERAGE SLOPE ALONG THIS ROAD IS CLOSE TO 4.00%. THIS WOULD REQUIRE THE PIPE SLOPE TO BE AT THAT GRADE. IN OUR PRELIMINARY ESTIMATION, NO MORE THAN A 18"-24" PIPE WOULD BE REQUIRED ALONG LEE HIGHWAY.

OUR DOWNSTREAM ANALYSIS IS BASED UPON PFM SECTION 6-0203.2A OF THE PUBLIC FACILITIES MANUAL FOR AN EXTENT OF REVIEW TO BE AT A POINT THAT IS AT LEAST 150' DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA OF THE DEVELOPMENT SITE. THE EXISTING STRUCTURE THAT WE TIE INTO COLLECTS MORE THAN THAT.

FROM THIS EXISTING STRUCTURE, THE WATER FLOWS THROUGH AN EXISTING 24" PIPE FOR A DISTANCE OF 194' TOWARDS THE DUNKIN DONUTS SITE AT THE INTERSECTION OF ROUTE 50 AND LEE HIGHWAY.

**LEGEND**



NO.	DATE	DESCRIPTION	BY
1.	10/27/13	NOTES, P2 & P3 & SITE TABS, C&E	CB
2.	02/07/15	THE DATE AND BIDDING LAYOUT	NO
3.	02/07/15	CONTRACT & CITY COMMENTS	NO
4.	02/07/15	AMENDED DRAWING FAIRFAX CO. NO.	NO
5.	02/07/15	REVISED DATE BY FAIRFAX CO.	NO
6.	10/07/15	REVISED DATE BY FAIRFAX CO.	NO

PRELIMINARY SWM AND BMP PLAN  
**9536 LEE HIGHWAY**  
**FAIRFAX CITY PLAZA**  
 PROVIDENCE DISTRICT  
 CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA



**PROFESSIONAL DESIGN GROUP, INC.**  
 14200-10000 WOODS CIRCLE SUITE 203  
 GRANVILLE, VIRGINIA 22031  
 PHONE (703) 837-2344  
 FAX (703) 270-2102  
 ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY: CB  
 DRAWN BY: CB  
 CHECKED BY: NM  
 DATE: JANUARY 2012  
 SCALE: 1" = 30'  
 JOB NO.: 00023  
 DRAWING NO.: 793

### EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
	UPLAND FOREST	CEDAR, OAK, PINE	EARLY SUCCESSIONAL	FAIR	0.7815 AC	INCLUDES GRASS OR WILDFLOWER SPECIES
	OPEN FIELD	N/A	N/A	N/A	0.3152 AC	UNMAINTAINED GRASS AND WILDFLOWER SPECIES
					1.0767 AC	EXISTING SITE AREA
					0.7815 AC	EXISTING TREE CANOPY AREA
					70.23%	EXISTING TREE CANOPY

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-5506 OF THE PFM. MUCH OF THE SITE IS COMPOSED OF UNMAINTAINED GRASS AND WILDFLOWER SPECIES, LOW SHRUBS, AND EXISTING TREES MAKING UP THE SITE CANOPY AREA. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

• BASED ON OUR SITE VISIT, THE UPLAND FOREST PORTION OF THE SITE IS CONSISTENT OF BOTH UPLAND HARDWOODS, SUCH AS OAK, BEECH, HICKORY AND WALNUT; AND UPLAND SOFTWOODS, SUCH AS CEDAR AND PINE. THE CONDITION OF THE TREES ARE FAIR TO GOOD. THE OPEN FIELD AREAS APPEAR AT ONE TIME, TO BE A MAINTAINED GRASSLAND, WHICH THROUGH LACK OF MAINTENANCE OVER THE YEARS HAVE DEVELOPED INTO UNMAINTAINED GRASS AND WILDFLOWER SPECIES.

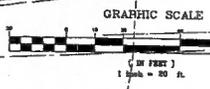
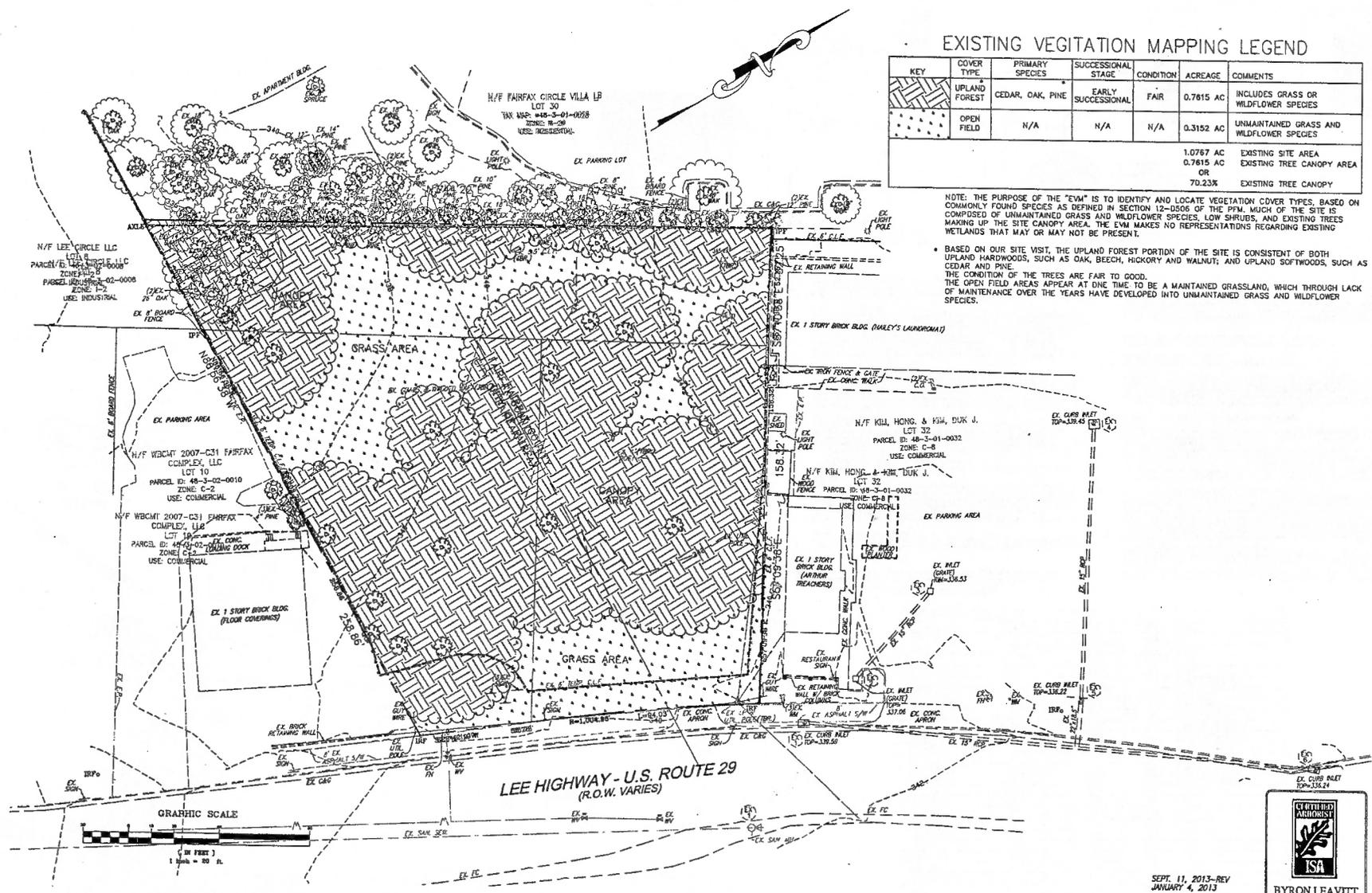
NO.	DATE	DESCRIPTION	REVISION BLOCK
1.	10/26/13	REVISED MAPS #12 & 13 & SITE TABS	CR
2.	05/02/13	REVISED SITE TAB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	09/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	ANGLED PARKING FAIRFAX CO	VO
6.	10/09/13	REV. PER. CITY OF FAIRFAX	VO

EXISTING VEGETATION MAP  
**9536 LEE HIGHWAY**  
**FAIRFAX CITY PLAZA**  
 PROVIDENCE DISTRICT  
 CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA



**PROFESSIONAL DESIGN GROUP, INC.**  
 14301-B BULLYFIELD CIRCLE, SUITE 203  
 CHANTILLY, VIRGINIA 20151  
 PHONE (703) 631-2344  
 FAX (703) 378-2102  
 ENGINEERS, SURVEYORS, CONSULTANT

DESIGN BY: BL CR  
 DRAWN BY: DRP CR  
 CHECKED BY: BL HM  
 DATE: JANUARY 2012  
 SCALE: 1" = 20'  
 JOB NO.: 00023  
 DRAWING NO.: 793  
 SHEET 7 OF 8

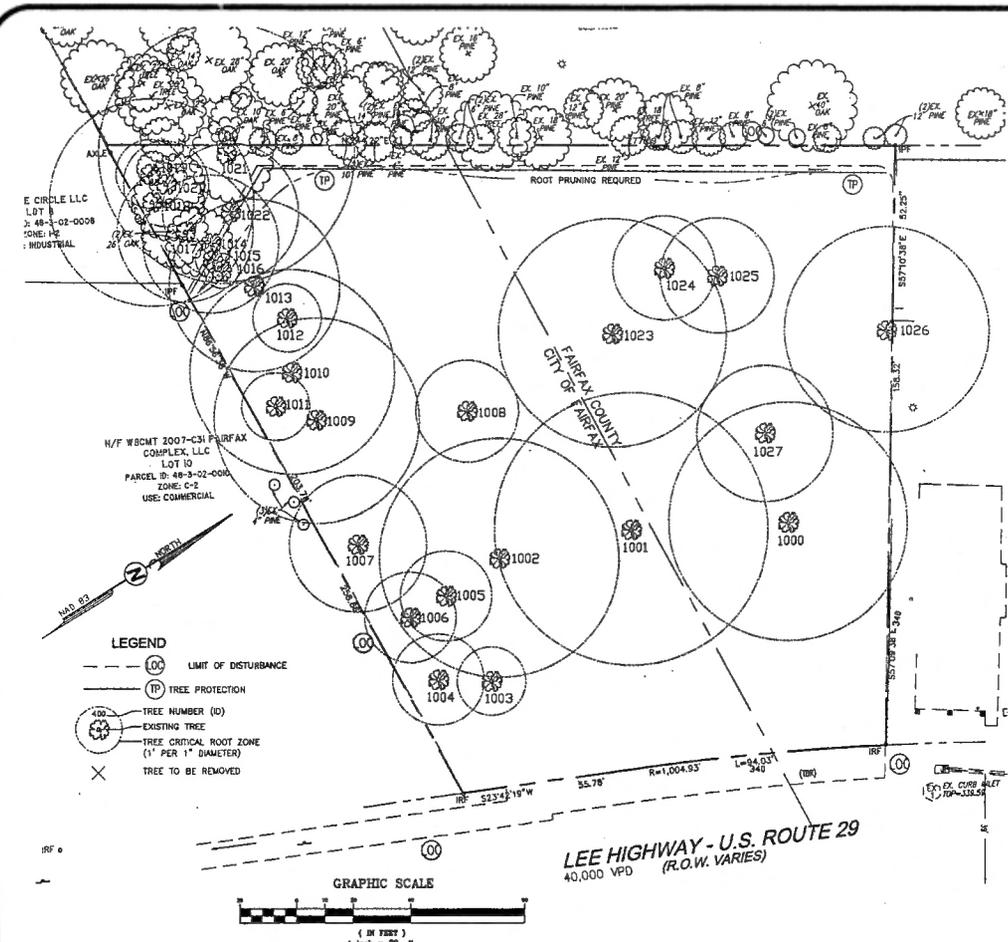


SEPT. 11, 2013-REV  
 JANUARY 4, 2013

EXISTING VEGETATION MAP

**BL SURVEY ARBORIST**  
 13605 SOUTH SPRINGS CT  
 CLIFTON VA 20124  
 (703) 624-6021  
 (703) 703-9911-1330





TREE ID	COMMON NAME	DBH	CONDITION RATING	CRITICAL ROOT ZONE DIA. (FT.)	CRITICAL ROOT ZONE DIA. (FT.)	COMMENTS
1000	BEECH	42	24	5539	5539	TBR
1001	DAK	48	24	7235	7235	TBR
1002	PNE	42	16	5539	5539	TBR
1003	DAK	42	16	5539	5539	TBR
1004	HOLLY	16	24	804	804	TBR
1005	HOLLY	16	24	804	804	TBR
1006	HOLLY	16	24	804	804	TBR
1007	PNE	24	24	1809	1809	TBR
1008	HICKORY	16	16	1017	1017	TBR
1008	DAK	36	24	4069	4069	TBR
1019	DAK	36	24	4069	4069	TBR
1011	CEDAR	12	24	452	452	TBR
1012	CEDAR	12	24	452	452	TBR
1013	OAK	30	24	2826	2826	TBR--- BY HAND
1014	OAK	24	24	1809	1809	TBR--- BY HAND
1015	HICKORY	6	24	113	113	TBR--- BY HAND
1016	HICKORY	6	24	113	113	TBR--- BY HAND
1017	DAK	24	24	1809	401	ROOT PRUNE, MULCH
1018	DAK	36	24	4069	337	ROOT PRUNE, MULCH
1019	OAK	12	24	452	6	MULCH (NLI) **
1020	BEECH	15	24	707	6	MULCH (NLI) **
1021	OAK	48	24	6359	1435	ROOT PRUNE, MULCH
1022	DAK	24	24	1809	1809	TBR--- BY HAND
1023	WALNUT	40	24	5024	5024	TBR
1024	OAK	18	24	1017	1017	TBR
1025	OAK	20	24	1254	1254	TBR
1026	OAK	36	24	4069	4069	TBR
1027	DEAD OAK	24	24	1809	1809	TBR

(NLI) DENOTES NOT IMPACTED

**TREE PRESERVATION NARRATIVE:**

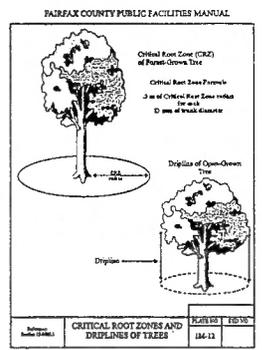
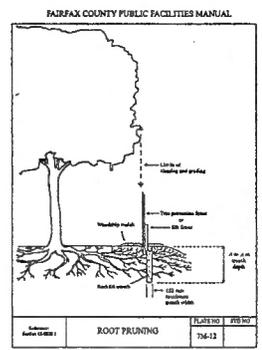
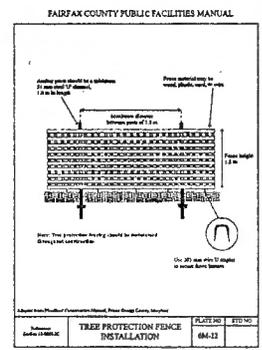
THIS AS REFERENCE TO THIS DOCUMENT AND CONSIDERED THOSE TREES THAT ARE PROTECTED BY LIMITS OF CLEARING AND GRADING AND SHOWN FOR PRESERVATION ON APPROVED PLANS.

**PRE-CONSTRUCTION:**

1. PRIOR TO REQUESTING A PRE-CONSTRUCTION MEETING, THE CONTRACTOR IS RESPONSIBLE FOR FLAGGING THE LIMITS OF CLEARING AND GRADING. THESE LIMITS SHALL NOT EXCEED THAT SHOWN ON THE APPROVED PLANS.
2. AFTER CLEARING LIMITS HAVE BEEN STAKED A MEETING SHALL BE REQUESTED BY THE CONTRACTOR TO WALK WITH OWNERS OR OWNERS' DESIGNATED REPRESENTATIVE, ARBORIST/FORESTER HIRED BY OWNER, SUPERINTENDENT, CLEARING CONTRACTOR, AND URBAN FORESTRY REPRESENTATIVE TO MAKE KNOW, ADJUSTMENTS AS NECESSARY TO PRESERVE TREES LISTED IN TREE PRESERVATION ACTIVITY SCHEDULE. ADDITIONAL TREE PRESERVATION ACTIVITIES WILL BE CONSIDERED WITH THE URBAN FORESTRY DIVISION AT THIS TIME.
3. TREE REMOVAL, ROOT PRUNING, AND TREE PROTECTION FENCE INSTALLATION SHOULD BE COMPLETED PRIOR TO ANY LAND CLEARING OPERATIONS.
4. TREES DESIGNATED FOR REMOVAL SHALL BE REMOVED IN A MANNER AS TO PRESERVE THE TREES TO REMAIN. TREES DESIGNATED FOR REMOVAL BY HAND ON THE TREE INVENTORY SHALL BE REMOVED WITH A CHAINSAW AND THE TRUNK SHALL BE CUT FLUSH. BRANCHES SHALL BE DISPOSED INSIDE THE LIMITS OF CLEARING FOR REMOVAL BY THE LAND CLEARING CONTRACTOR. PRUNING AND REMOVAL OPERATIONS SHOULD BE COMPLETED PRIOR TO FENCE INSTALLATION.
5. TREE PRESERVATION AREAS SHALL HAVE BE ROOT PRUNED ALONG THE LIMITS OF CLEARING ADJACENT TO SIGNIFICANT TREES 24" DBH AND GREATER AS NOTED BY PROJECT ARBORIST IN THE TREE INVENTORY AND ACTIVITY SCHEDULE. ROOT PRUNING SHALL BE A MINIMUM OF 6" DEEP AND SHALL BE ACCOMPLISHED USING SMALL WALK BEHIND TRIMMERS OR A BACKS. ROOT PRUNING TRIMMERS SHALL BE BACKFLIPPED IMMEDIATELY. SILT FENCE/SLURRY BARRIER INSTALLATION UTILIZING WALK BEHIND TRIMMERS CAN BE SUBSTITUTED FOR ROOT PRUNING.
6. TREE PRESERVATION AREAS SHALL BE PROTECTED BY FENCING A MINIMUM OF FOUR FEET IN HEIGHT INSTALLED AT THE LIMITS OF CLEARING WITHIN THE ROOT PRUNING TRENCH OR DIRECTLY ADJACENT TO THE TRENCH ON THE TREE PRESERVATION AREA. THE PROTECTION FENCING SHALL CONSIST OF 46 GAUGE WELDED WIRE ATTACHED TO 36 FOOT TYPICAL 2x4x8 POSTS DRIVEN TWO FEET INTO GROUND AT A MAXIMUM TEN FOOT SPACING OR EQUIVALENT APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY A FAIRFAX COUNTY URBAN FORESTRY BRANCH.
7. FENCING SHALL BE MAINTAINED IN AN UPRIGHT POSITION FOR THE DURATION OF THE PROJECT. SUPER SILT FENCE MAY BE USED AS A SUBSTITUTE FOR TREE PRESERVATION FENCING IF APPROVED BY FAIRFAX COUNTY URBAN FORESTRY BRANCH.

**TREATMENT OF PRESERVATION AREAS DURING CONSTRUCTION:**

1. NO ACTIVITY SHALL BE PERMITTED IN THE TREE PRESERVATION AREA WITHOUT THE APPROVAL OF THE OWNER, PROJECT ARBORIST, AND THE FAIRFAX COUNTY URBAN FORESTER. THIS INCLUDES THE OPERATION OF EQUIPMENT, PLACEMENT OF FILL OR CONSTRUCTION MATERIALS, STORING OF VEHICLES OR EQUIPMENT, DEPOSITING OF ANY MATERIALS, EXCAVATION OR INSTALLATION OF LANDSCAPE IRRIGATION, TURF, OR DRAINAGE SYSTEMS, ETC.
2. NO TOXIC MATERIALS, INCLUDING PETROLEUM PRODUCTS, SHALL BE STORED WITHIN 100 FEET OF ANY TREE PRESERVATION AREAS.
3. ALL AEROSOLIC TREE ACTIVITIES SHALL BE PERFORMED UNDER THE SUPERVISION OF A CERTIFIED ARBORIST AND SHALL CONFORM TO INDUSTRY STANDARDS.
4. ALL TREES INSIDE THE LOG AREAS TO BE REMOVED DUE TO THE IMPACT OF CONSTRUCTION ON THEIR HEALTH AND SURVIVABILITY, THE 10% CANOPY COVER REQUIREMENT WILL BE MET BY PRESERVATION AND PLANTING OF TREES, PLEASE REFER TO THIS LANDSCAPE PLAN SHEET.



SEPT 11, 2015 - REV  
AUGUST 22, 2013

**BL SURVEY ARBORIST**

14005 SOUTH SPRINGS CT  
CLUTON, MD 21024  
(703) 201-6211  
(703) 1-703-991-1120

REVISION BLOCK

NO.	DATE	DESCRIPTION
1	10/19/13	ISSUE FOR PERMITS
2	11/07/13	REV. PER CITY OF FAIRFAX
3	09/17/13	REV. PER CITY OF FAIRFAX
4	08/27/13	REV. PER CITY OF FAIRFAX
5	09/17/13	REV. PER CITY OF FAIRFAX
6	11/07/13	REV. PER CITY OF FAIRFAX
7	09/17/13	REV. PER CITY OF FAIRFAX
8	11/07/13	REV. PER CITY OF FAIRFAX
9	11/07/13	REV. PER CITY OF FAIRFAX
10	11/07/13	REV. PER CITY OF FAIRFAX
11	11/07/13	REV. PER CITY OF FAIRFAX
12	11/07/13	REV. PER CITY OF FAIRFAX
13	11/07/13	REV. PER CITY OF FAIRFAX
14	11/07/13	REV. PER CITY OF FAIRFAX
15	11/07/13	REV. PER CITY OF FAIRFAX
16	11/07/13	REV. PER CITY OF FAIRFAX
17	11/07/13	REV. PER CITY OF FAIRFAX
18	11/07/13	REV. PER CITY OF FAIRFAX
19	11/07/13	REV. PER CITY OF FAIRFAX
20	11/07/13	REV. PER CITY OF FAIRFAX

TREE PRESERVATION PLAN  
9536 LEE HIGHWAY  
FAIRFAX CITY PLAZA  
PROVIDENCE DISTRICT  
CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

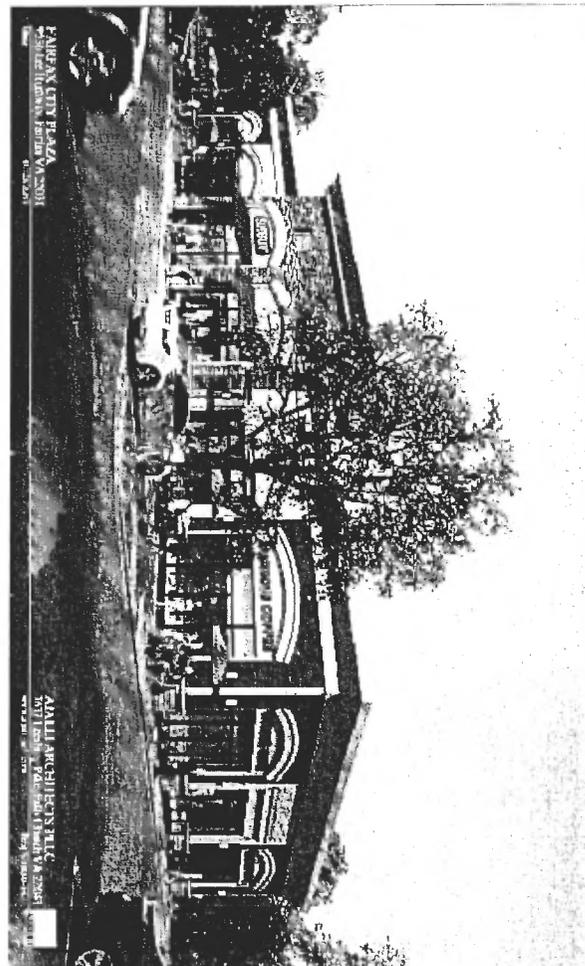


**PROFESSIONAL DESIGN GROUP, INC.**  
1430-B SULLYFIELD CIRCLE, SUITE 203  
CHANTILLY, VIRGINIA 20151  
PHONE (703) 431-2344  
FAX (703) 378-2102

ENGINEERS, SURVEYORS, CONSULTANT

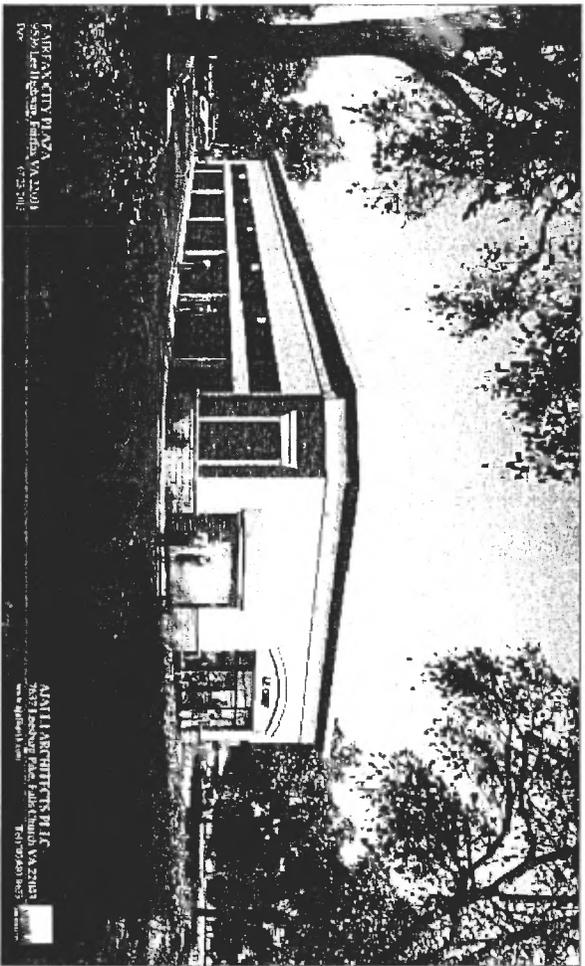
DESIGN BY: CB  
DRAWN BY: CB  
CHECKED BY: HM  
DATE: JANUARY 2012  
SCALE:  
JOB NO.: 00023  
DRAWING NO.: 793  
SHEET 8 OF 8





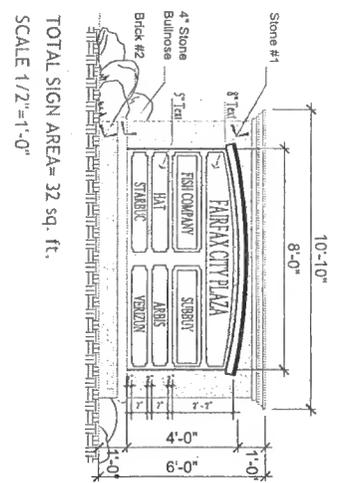
FAIRFAX CITY PLAZA  
 9536 LEE HIGHWAY, FAIRFAX, VA 22031  
 703-631-2613

AMALL ARCHITECTS P.L.L.C.  
 14301-B SULLYFIELD CIRCLE, SUITE 203  
 CHANTILLY, VA 20151  
 703-631-2613



FAIRFAX CITY PLAZA  
 9536 LEE HIGHWAY, FAIRFAX, VA 22031  
 703-631-2613

AMALL ARCHITECTS P.L.L.C.  
 14301-B SULLYFIELD CIRCLE, SUITE 203  
 CHANTILLY, VA 20151  
 703-631-2613



TOTAL SIGN AREA = 32 sq. ft.  
 SCALE 1/2" = 1'-0"

14301-B SULLYFIELD CIRCLE, SUITE 203, CHANTILLY, VA 20151  
 703-631-2613  
 10-51-2013  
 FAIRFAX CITY PLAZA

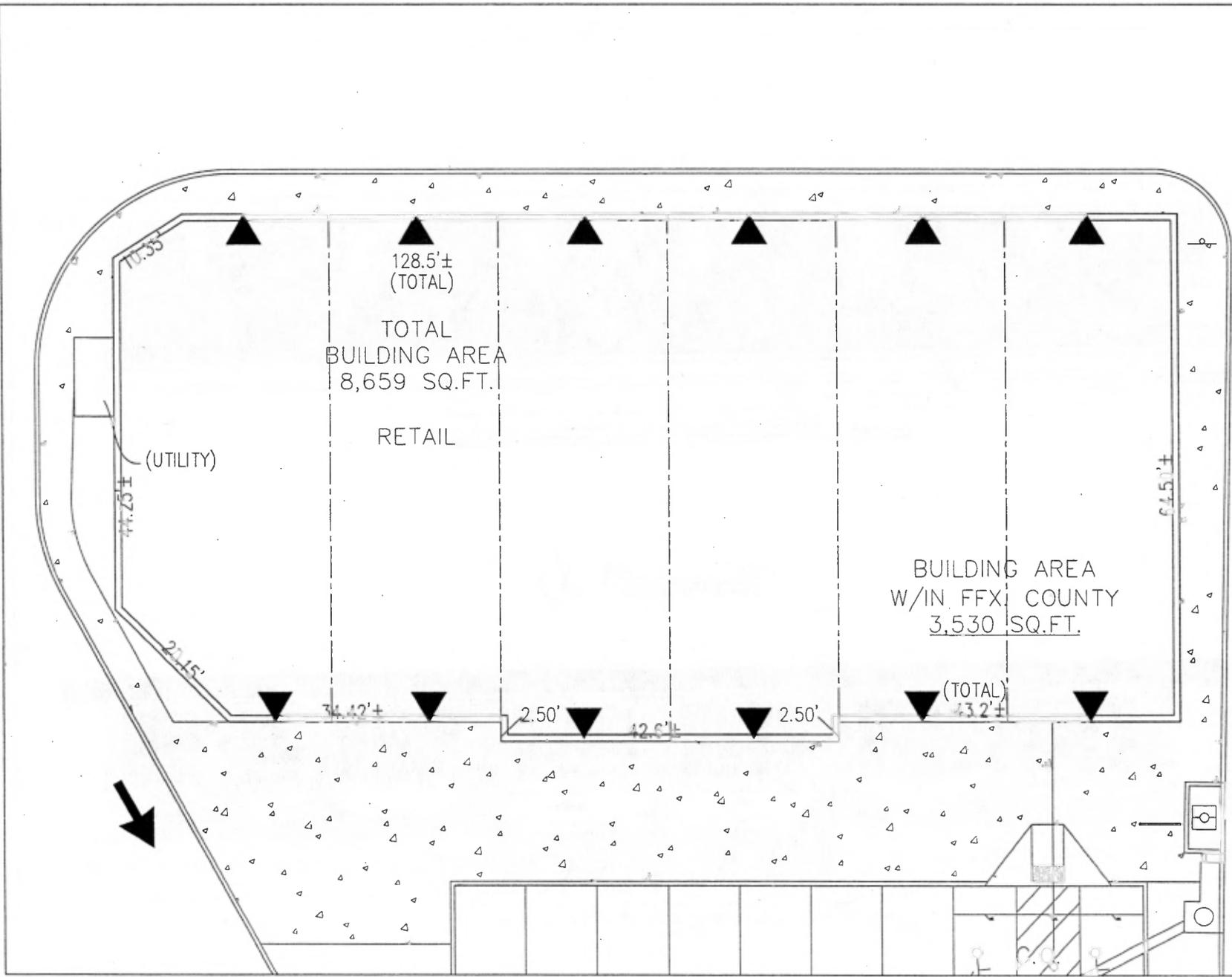
DESIGN BY:	CS
DRAWN BY:	CS
CHECKED BY:	HAZ
DATE:	JANUARY 2012
SCALE:	
JOB NO.:	00023
DRAWING NO.:	793

**PROFESSIONAL DESIGN GROUP, INC.**  
 14301-B SULLYFIELD CIRCLE, SUITE 203  
 CHANTILLY, VIRGINIA 20151  
 ENGINEERS, SURVEYORS, CONSULTANT  
 PHONE (703) 631-2344  
 FAX (703) 378-2102

COMMONWEALTH OF VIRGINIA  
 HANID MATIN  
 Lic. No. 017621  
 PROFESSIONAL ENGINEER

BUILDING ELEVATION EXHIBIT  
 9536 LEE HIGHWAY  
**FAIRFAX CITY PLAZA**  
 PROVIDENCE DISTRICT  
 CITY OF FAIRFAX AND FAIRFAX COUNTY, VIRGINIA

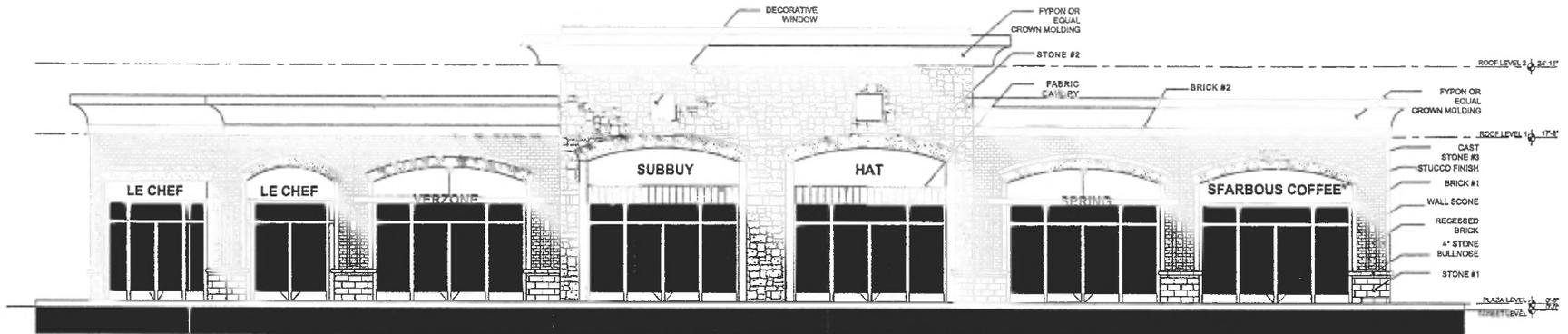
NO.	DATE	DESCRIPTION	BY
1.	02/26/13	NOTES #12 & 13 & SITE TABS.	
2.	05/02/13	SITE TAB AND BUILDING LAYOUT	VO
3.	07/15/13	MISC. SITE IMPROVEMENTS	VO
4.	08/22/13	COUNTY & CITY COMMENTS	VO
5.	09/11/13	REVISED PARKING FAIRFAX CO.	VO
6.	10/01/13	REV. PER CITY OF FAIRFAX	VO
NO.	DATE	DESCRIPTION	BY



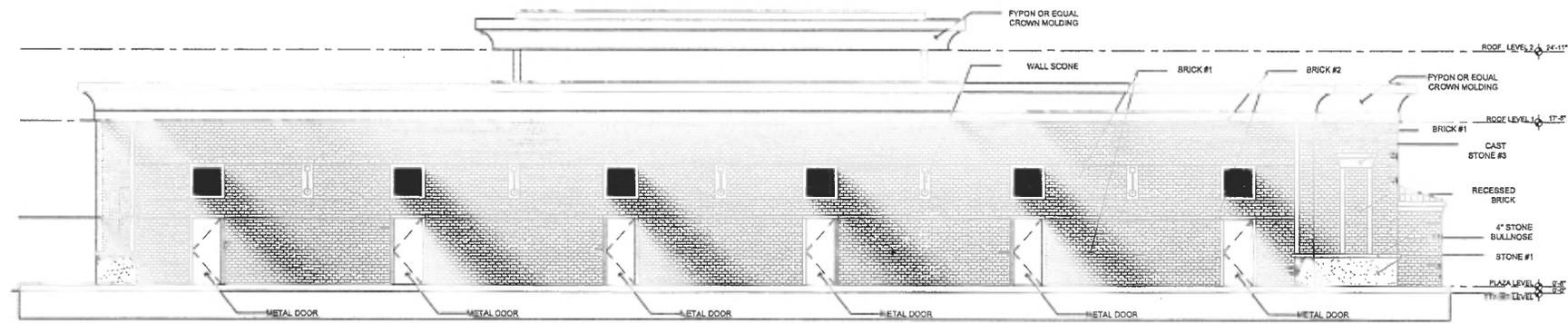
**FAIRFAX CITY PLAZA**  
9536 LEE HIGHWAY, FAIRFAX, VA 22031

PROJECT NUMBER: A13-003  
DRAWN BY: YAM  
CHECKED BY: AA  
DATE: 11/11/11  
SHEET TITLE:  
**FIRST FLOOR PLAN**

TYSONS PLAZA ARCHITECTURE/PLANNING AND INTERIOR DESIGN, INC. 11/11/11 11:51 AM, ON: C:\2011\B013



**1** FRONT ELEVATION  
SCALE: 1/8"=1'-0"



**2** REAR ELEVATION  
SCALE: 1/8"=1'-0"

**FAIRFAX CITY PLAZA**  
9536 LEE HIGHWAY, FAIRFAX, VA 22031

PROJECT NUMBER: A113-013

DRAWN BY: TEAM

CHECKED BY: AJ

DATE: 10/15/2013

SHEET TITLE:

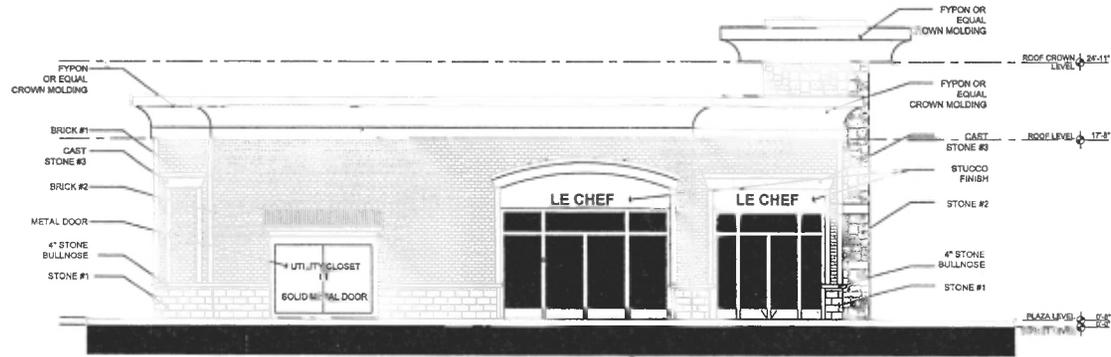
FRONT AND REAR ELEVATION

DATE: 10/15/2013

**A02**



**4** RIGHT ELEVATION  
SCALE: 1/8"=1'-0"



**3** LEFT ELEVATION  
SCALE: 1/8"=1'-0"

**FAIRFAX CITY PLAZA**  
9536 LEE HIGHWAY, FAIRFAX, VA 22031

PROJECT NUMBER: 0412-003  
DRAWN BY: TCM  
CHECKED BY: AA

SHEET TITLE:  
RIGHT AND LEFT  
ELEVATION

**A03**



# RZ 2013-PR-006

## Zoning Application Closeout Summary Report

Printed: 1/16/2014

### General Information

**APPLICANT:** FAIRFAX PLAZA LLC  
**DECISION DATE:** 01/14/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MARY ANN TSAI  
**SUPERVISOR DISTRICT:** PROVIDENCE

**DECISION SUMMARY:**

ON JANUARY 14, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2013-PR-006 ON A MOTION BY SUPERVISOR SMYTH, SUBJECT TO THE PROFFERS DATED DECEMBER 11, 2013.

**APPLICATION DESCRIPTION:**

COMMERCIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R-2	7,353.00 SQ F	C-8	7,353.00 SQ F	C-8	7,353.00 SQ FEET
C-8	13,636.00 SQ	C-8	13,636.00 SQ	C-8	13,636.00 SQ FEET

### Tax Map Numbers

0483 ((01)) ( )0031

### Approved Land Uses

Zoning District: C-8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
RETAIL/EST					3,530	0.02	20,989.00	SQ FEET
TOTALS					3,530	0.02	20,989.00	SQ FEET

### Approved Waivers/Modifications

- MODIFY FENCE HEIGHT REQUIREMENT
- DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
- WAIVE MINIMUM LOT AREA/WIDTH
- MODIFY TRANSITIONAL SCREENING REQUIREMENT

1/16/2014

Approved Proffers

PROFFER STATEMENT DATE: 12-11-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
INTERPARCEL ACCESS	01-01-0001	0	NON-RUP	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
DUMPSTER SCREENING / LOCATION	01-01-0001	0	N/A	\$0	01-01-0001
FENCE	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
ANTENNAS	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	AT REDEVELPMNT	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	\$0	01-01-0001

1/16/2014



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** RZ 2013-PR-006  
 (Assigned by staff)

**RECEIVED**  
 Department of Planning & Zoning

MAY 21 2013

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), Fairfax Plaza LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-2/C-8 District to the C-8 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA ( )	CDP ( )	FDP ( )	CDPA ( )	FDPA ( )
-----------------------------	---------	---------	---------	----------	----------

**LEGAL DESCRIPTION:**

			21845	791
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

48-3	1		31	0.482	20,989.4
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage	

**POSTAL ADDRESS OF PROPERTY:**

9536 Lee Highway, Fairfax, VA 22031

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

North on Lee Highway approximately 550' from Fairfax Circle

<b>PRESENT USE:</b> vacant lot	<b>PROPOSED USE:</b> small shopping center
<b>MAGISTERIAL DISTRICT:</b> Providence	<b>OVERLAY DISTRICT (S):</b> 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.

Hamid Matin

Type or Print Name

4124 Walney Rd., Suite M, Chantilly, VA 20141

Address

Signature of Applicant or Agent

(Work) 703-631-2344 (Mobile) 703-307-3588

Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: February 27, 2013

RZ 2012-0263

Fee Paid \$ 28,190.00

Virginia Ruffner

MAC  
 5/22/13





4124 Walney Road  
Suite M  
Chantilly, Virginia 20151  
Metro 703.631.2344  
703.378.2101  
Fax 703.378.2102

**DESCRIPTION OF  
THE PROPERTY OF  
FAIRFAX CITY PLAZA  
CITY OF FAIRFAX &  
FAIRFAX COUNTY, VIRGINIA  
(Deed Book 21845, Page 791)  
(WHOLE PROPERTY)**

Beginning at a point on the northerly right-of-way of Lee Highway, Route 29, width varies, said point being at the southernmost corner of the property of Kim and Duk J. Hong, thence running with said right-of-way along a curve to the left with a radius of 1004.93' for an arc distance of 94.03', said curve having a chord bearing of S 26° 23' 09" W, a distance of 93.99' to a point on the right of way, thence S 23° 42' 19" W, 55.78 feet along the right of way to a point at the corner of Fairfax Complex, thence departing from said right of way line the following courses:

Thence N 86° 56' 38" W, 258.86 feet along the northern boundary line of both Fairfax complex, LLC and Lee Circle, LLC to a point that is a shared corner of Lee Circle LLC and Fairfax Circle Villa LP. Thence running along the eastern boundary of Fairfax Circle Villa LP;

Thence N 31°44' 22" E 277.09' to a common corner with Fairfax Circle Villa LP and Kim and Duk J. Hong, thence running along the southern boundary of said Kim and Duk J. Hong the following courses:

Thence S 57° 10' 38" E, 52.25 feet;

Thence S 57° 09' 38" E, 158.32 feet to the point of beginning containing 46,905 square feet or 1.08 acres, subject to all restrictions & easement of records.





4124 Walney Road  
Suite M  
Chantilly, Virginia 20151  
Metro 703.631.2344  
703.378.2101  
Fax 703.378.2102

**FAIRFAX COUNTY SIDE  
(WHOLE SIDE)**

Beginning at a point on the northerly right-of-way of Lee Highway, Route 29, width varies, said point being at the southernmost corner of the property of Kim and Duk J. Hong, thence running with said right-of-way along a curve to the left with a radius of 1004.93' for an arc distance of 39.87', said curve having a chord bearing of S 27° 55' 47" W, a distance of 39.87' to a point on the right of way, thence N 86° 22' 35" W, 241.70 feet to a point along the eastern side of Fairfax Circle Villa;

Thence N 31° 44' 22" E, 157.71 feet along the eastern side of Fairfax Circle Villa, LP to a point that is a shared corner of Fairfax Circle Villa LP and Kim and Duk J. Hong. Thence running along the southern boundary of Kim and Duk J. Hong the following courses:

Thence S 57° 10' 38" E 52.25 feet;

Thence S 57° 09' 37" E 158.32 feet to the point of beginning containing 20,987 square feet or 0.48 acres, subject to all restrictions & easement of records.





**FAIRFAX COUNTY SIDE**

**EXISTING ZONE C-8 PORTION OF PROPERTY**

Beginning at a point on the northerly right-of-way of Lee Highway, Route 29, width varies, said point being at the southernmost corner of the property of Kim and Duk J. Hong, thence running with said right-of-way along a curve to the left with a radius of 1004.93' for an arc distance of 39.87' said curve having a chord bearing of S 27° 55' 47" W a distance of 39.87' to a point on both the County and City line, thence departing from said right of way line the following courses:

Thence N 86° 22' 35" W, 184.78 feet to a point thence;

Thence N 32° 38' 22" E, 129.92 feet to a point being on the southerly side of Kim and Duk J. Hong thence along the property of Kim and Duk J. Hong;

Thence S 57° 09' 38" E, 158.32 feet to the point of beginning, containing 13,636 square feet or 0.31 acres, more or less, subject to all restrictions & easement of records.

**EXISTING ZONE R-2 PORTION OF PROPERTY**

Beginning at a point being the common corner between and Fairfax Circle Villa L.P. properties and Kim and Duk J Hong properties; thence running with the southerly line of said Kim and Duk J. Hong S 57° 10' 38" E, 52.25 feet to a point, thence departing from said Kim and Duk J. Hong the following:

Thence S 32° 38' 22" W, 129.92 feet to a point on both the County and City line, thence along the County and City line;

Thence N 86° 22' 35" W, 56.92' to a point along the eastern side of Fairfax Circle Villa;

Thence along the line of said Fairfax Circle Villa N 31° 44' 22" E, 157.71 feet to the point of beginning containing 7,353 square feet or 0.17 acres, more or less, subject to all restrictions & easement of records.