

**GENERAL NOTES:**

- THE PROPERTY IS IDENTIFIED AS CITY OF FAIRFAX TAX MAP NUMBERS; 57-1(2) 27, 31, 31A AND 31B.
- PARCELS 27, 31, 31A AND 13B ARE CURRENTLY ZONED CR.
- THE PROPERTY SHOWN ON THE GDP/SUP/SE PLAT IS LOCATED IN THE CITY OF FAIRFAX, VIRGINIA.
- THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL APPLICABLE CITY OF FAIRFAX ORDINANCES AND REGULATIONS, EXCEPT WHERE SPECIAL USE PERMITS, AND SPECIAL EXCEPTION HAVE BEEN REQUESTED HEREON.
- THIS SITE IS SERVED BY PUBLIC SEWER PROVIDED BY THE CITY OF FAIRFAX. WATER IS PROVIDED BY FAIRFAX WATER.
- ALL STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICE (BMP) FACILITIES SHALL BE PROVIDED ON SITE. THE LOCATION, SIZE AND TYPE OF FACILITIES SHOWN HEREON ARE PRELIMINARY. THE FINAL LOCATION OF THE SWM AND BMP FACILITIES SHALL BE DETERMINED WITH THE FINAL SITE PLAN.
- ALL UTILITY LOCATIONS SHOWN HEREON ARE PRELIMINARY. THE FINAL LOCATION, PLANS AND PROFILES AND CONSTRUCTION DRAWINGS FOR ALL OF THE SITES UTILITIES SHALL BE DETERMINED AND SUBMITTED WITH THE FINAL SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY.
- AT THE TIME OF THE SUBMISSION OF THIS APPLICATION VIKI VIRGINIA, INC. WAS NOT MADE AWARE OF THE LOCATION AND/OR PRESENCE OF KNOWN HAZARDOUS MATERIALS OR TOXIC SUBSTANCES ON THIS PROPERTY. IF ANY SUCH HAZARDOUS MATERIALS OR TOXIC SUBSTANCES ARE FOUND TO EXIST ON THE PROPERTY DURING SITE DEVELOPMENT, DISPOSAL AND REMEDIATION SHALL ADHERE TO CITY, COUNTY, STATE AND FEDERAL RULES, REGULATIONS AND GUIDELINES.
- AT THE TIME OF THE SUBMISSION OF THIS APPLICATION VIKI VIRGINIA, INC. WAS NOT MADE AWARE OF THE PRESENCE AND/OR LOCATION OF ANY KNOWN EXISTING GRAVES OR BURIAL SITES ON THIS PROPERTY.
- ALL PUBLIC STREET IMPROVEMENTS MADE WITHIN EXISTING OR PROPOSED PUBLIC RIGHT-OF-WAY SHALL COMPLY AND CONFORM TO THE RULES, REGULATIONS AND STANDARDS OF THE CITY OF FAIRFAX AND/OR THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- ALL PRIVATE STREETS SHALL COMPLY AND CONFORM TO THE RULES, REGULATIONS AND STANDARDS OF THE CITY OF FAIRFAX UNLESS OTHERWISE MODIFIED OR VARIED BY THIS APPLICATION.
- THE SUBJECT PROPERTY DOES NOT CONTAIN ANY DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC), RESOURCE PROTECTION AREAS (RPA) OR 100 YEAR FLOOD PLAIN, AS DESIGNATED ON ADOPTED CITY OF FAIRFAX MAPS.
- THERE ARE NO IDENTIFIABLE SCENIC ASSETS OR NATURAL FEATURES DESIGNATED FOR PROTECTION OR PRESERVATION ON THE SUBJECT PROPERTY.
- THE DEVELOPMENT SCHEDULE AND SITE PLAN SUBMISSION SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT, TO MODIFY THE IMPROVEMENTS AND TABULATIONS SHOWN HEREON BASED ON THE FINAL ENGINEERING AND DESIGN AND AS MAY BE APPROVED BY THE DIRECTOR OF PLANNING AND COMMUNITY DEVELOPMENT. IN NO EVENT SHALL THE OVERALL GROSS FLOOR AREA (GFA) INCREASE BEYOND WHAT IS SHOWN HEREON. MINOR MODIFICATIONS MAY INCLUDE, BUT ARE NOT LIMITED TO, THE INTERNAL BUILDING DIMENSIONS AND UNIT FOOT PRINTS, THE LOCATION OF EXTERNAL BUILDINGS WALLS, WITHIN 10 FEET, AS DEPICTED ON THE GDP, THE LOCATION AND TYPE OF SITE AMENITIES, COMMON GREEN AREAS, SEATING AREAS, BENCHES, PARKING SPACES, GARAGES AND LANDSCAPED AREAS.
- THE TOTAL AMOUNT OF RESIDENTIAL GFA CONSTRUCTED ON THE SITE MAY BE UP TO 5% LESS THAN THE AMOUNT APPROVED ON THE GDP/SUP/SE PLAT.
- THE FOLLOWING OWNER(S) OF THE PARCELS INCLUDED IN THIS APPLICATION, AS OF FEBRUARY 15, 2018, ARE AS FOLLOWS:
  - A) TAX MAP 57-1 (2) 27, 31, 31A AND 31B
    - MGB PROPERTIES III LLC
    - 11165 FAIRFAX BOULEVARD
    - FAIRFAX, VA. 22030
- A SUBSURFACE INVESTIGATION WAS NOT PERFORMED BY VIKI VIRGINIA, INC. DURING THE PREPARATION OF THIS APPLICATION.
- EXISTING TREE LOCATIONS SHOWN HEREON ARE BASED UPON AN ACTUAL FIELD RUN SURVEY PERFORMED BY URBAN ENGINEERING AND ASSOCIATES INC. COMPLETED ON SEPTEMBER 15, 2009. VIKI VIRGINIA, INC. CONDUCTED A FIELD EVALUATION TO UPDATE THE URBAN ENGINEERING SURVEY OF THE TREE LOCATIONS AND SPECIES TYPES ON FEBRUARY 25, 2013.
- THE SUBJECT PROPERTY HAS FRONTAGE AND DIRECT ACCESS TO FAIRFAX BOULEVARD (ROUTE 50) AND LEE HIGHWAY (ROUTE 29 AND ROUTE 211) BOTH ROADWAYS ARE PUBLIC STREETS.
- ALL EXISTING OVERHEAD UTILITY LINES ALONG THE SITES PUBLIC ROAD FRONTAGES SHALL BE RELOCATED UNDERGROUND. SHOULD THE UTILITY COMPANY REQUIRE NEW OR ADDITIONAL POLES ALONG SAID FRONTAGE IN ORDER TO MAKE CONNECTIONS BETWEEN EXISTING ABOVE GROUND UTILITIES AND THE PROPOSED UNDERGROUND UTILITIES ALONG THE SITES PUBLIC ROAD FRONTAGES, SUCH POLE LOCATIONS SHALL BE SHOWN ON THE SITE PLAN FOR REVIEW AND APPROVAL BY THE CITY.
- ALL EXISTING UTILITIES SHOWN HEREON ARE FROM PUBLIC RECORD INFORMATION. THE LOCATION OF ALL KNOWN EXISTING UTILITIES IS SHOWN ON THE EXISTING CONDITIONS PLAN.
- THE PLAN WAS PREPARED WITH THE BENEFIT OF A TITLE REPORT PREPARED BY COMMONWEALTH TITLE INSURANCE COMPANY, COMMITMENT NUMBER 12-001722 WITH AN EFFECTIVE DATE OF JULY 26, 2012 (REVISED NOVEMBER 5, 2012).
- THE BOUNDARY AND TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED UPON A FIELD RUN SURVEY PREPARED BY URBAN ENGINEERING & ASSOCIATES, INC. AND IS REFERENCED HORIZONTALLY TO NAD 1983 AND VERTICALLY TO NAVD 1923. VIKI, INC. HAS FIELD VARIFIED THIS INFORMATION.
- THE APPLICANT RESERVES THE RIGHT TO PROVIDE OTHER AMENITIES OTHER THAN THOSE LISTED ON THE GDP.

**LAND USE APPLICATIONS**

**PROFFER AMENDMENT:**

1. AMENDMENT TO REZONING Z-13070069, APPROVED FEBRUARY 24, 2015 BY THE CITY COUNCIL

**SPECIAL USE PERMITS:**

- SECTION 110-3.3.1(B) - PERMIT MULTI-FAMILY RESIDENTIAL USE IN CR DISTRICT.
- SECTION 110-3.3.1(B) - PERMIT UPPER STORY RESIDENTIAL/MIXED USES IN CR DISTRICT.

**SPECIAL EXCEPTIONS:**

- SECTION 110-3.5.1(D) UPPER STORY RESIDENTIAL/MIXED USE - AT LEAST 75 PERCENT OF THE GROUND FLOOR (FLOOR AREA) OF UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS SHALL BE USED SOLELY FOR NONRESIDENTIAL USES. THE REMAINING 25 PERCENT OF THE FIRST FLOOR MAY BE USED FOR RESIDENTIAL USES AND/OR RESIDENTIAL ACCESSORY USES, SUCH AS ENTRY LOBBIES AND AMENITIES, & FLOOR HEIGHT THE APPLICANT REQUESTS THAT LESS THAN 75 PERCENT OF THE GROUND FLOOR (FLOOR AREA) OF UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS BE USED SOLELY FOR NONRESIDENTIAL USES AS SHOWN ON THE GDP/SUP/SE PLAN AND THAT THE FLOOR HEIGHTS BE AS SHOWN ON THE GDP/SUP/SE PLAN
- SECTION 110-4.2.3 REQUIRED PARKING FOR MULTIFAMILY -1.5 SPACES PER ONE OR LESS BEDROOM UNIT; 2 SPACES PER 2 OR MORE BEDROOM UNIT  
THE APPLICANT REQUESTS MULTI-FAMILY PARKING BE BASED UPON A RATIO OF 1.786 SPACES PER 2 OR MORE BEDROOM UNIT. SEE PARKING TABULATIONS.
- SECTION 110-4.2.3 REQUIRED PARKING FOR UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS -1.25 SPACES PER EFFICIENCY UNIT; 1.5 SPACES PER 1 BEDROOM UNIT; 2 SPACES PER 2 OR MORE BEDROOM UNITS; OTHER USES AS REQUIRED HEREIN.  
THE APPLICANT REQUESTS UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS PARKING BE BASED UPON A RATIO OF 1.786 SPACES PER 2 OR MORE BEDROOM UNIT. SEE PARKING TABULATIONS.
- SECTION 110-3.6.2 MAXIMUM BUILDING HEIGHT FIVE (5) STORIES ABOVE GRADE, BUT NOT MORE THAN 60 FEET.  
THE APPLICANT REQUESTS TO ALLOW BUILDINGS UP TO FIVE (5) STORIES ABOVE THE AVERAGE GRADE WITH AN AVERAGE ABOVE GRADE MAXIMUM HEIGHT OF UP TO SIXTY-NINE (69) FEET. ALL BUILDING HEIGHTS ARE BASED UPON THE DEFINITION OF HEIGHT AS PROVIDED IN SECTION 110-1.5.11 OF THE ZONING ORDINANCE FOR BUILDINGS WITH A GABLE ROOF.
- SECTION 110-4.4(A)(1) SIDEWALKS -UNLESS OTHERWISE SPECIFIED BELOW, SIDEWALKS SHALL BE REQUIRED ON BOTH SIDES OF ALL ARTERIAL, COLLECTOR AND LOCAL STREETS. THE APPLICANT REQUESTS TO ELIMINATE THE REQUIREMENT THAT SIDEWALKS BE REQUIRED ON BOTH SIDES OF ALL LOCAL STREETS AND BE PROVIDED AS GENERALLY DEPICTED IN THE GDP/SE/SUP PLAN.
- SECTION 110-4.5.6(B) STREET TREES -IN ALL GENERAL DISTRICTS EXCEPT THE RL, RM, RH AND CJ DISTRICTS, A MINIMUM OF TEN FOOT WIDE LANDSCAPED STRIP SHALL BE PROVIDED ALONG ALL STREETS. STREET TREES SHALL BE REQUIRED ALONG ALL STREETS AT THE RATE OF ONE CANOPY TREE FOR EVERY 40 LINEAR FEET AND SPACED A MAXIMUM OF 50 FEET PART.  
THE APPLICANT REQUESTS THAT STREET TREES BE PROVIDED AS GENERALLY SHOWN ON THE GDP/SE/SUP PLAN.

**CR DISTRICT REQUIREMENTS:**

**BULK AND LOT AREA REQUIREMENTS**

- MINIMUM LOT AREA - 20,000 SQUARE FEET
- MINIMUM LOT WIDTH - NONE REQUIRED
- MAXIMUM BUILDING HEIGHT - 5 STORIES ABOVE GRADE BUT NOT MORE THAN SIXTY (60) FEET
- REQUIRED YARDS;

- A) FRONT AND SIDE (STREET) -  
MAXIMUM = 93 FEET  
MINIMUM = 20 FEET
- B) SIDE (INTERIOR) -  
NONE REQUIRED.  
IF PROVIDED, A MINIMUM SIDE YARD OF TEN (10) FEET SHALL BE PROVIDED. IF CONTIGUOUS TO A RESIDENTIAL DISTRICT THE MINIMUM LENGTH REQUIRED IS TWENTY-FIVE (25) FEET.
- C) REAR -  
NONE REQUIRED.  
IF CONTIGUOUS TO A RESIDENTIAL DISTRICT OR PROPERTY THE MINIMUM LENGTH REQUIRED IS TWENTY-FIVE (25) FEET.

5. BULK ANGLE REQUIREMENTS;
- A) FRONT -  
NONE REQUIRED.
- B) SIDE -  
NONE REQUIRED.  
IF CONTIGUOUS TO A RESIDENTIAL DISTRICT OR PROPERTY THE MINIMUM ANGLE OF BULK PLANE SHALL BE FORTY-FIVE (45) DEGREES.
- C) REAR -  
NONE REQUIRED.  
IF CONTIGUOUS TO A RESIDENTIAL DISTRICT OR PROPERTY THE MINIMUM ANGLE OF BULK PLANE SHALL BE FORTY-FIVE (45) DEGREES.

6. BUILDING COVERAGE - MAXIMUM OF 60%

7. LOT COVERAGE - MAXIMUM OF 85%

8. TREE CANOPY - 10%

9. PARKING AND LOADING;

- A) MULTI-FAMILY RESIDENTIAL - 1.5 SPACES PER ONE OR LESS BEDROOM UNIT; TWO (2) SPACES PER TWO (2) OR MORE BEDROOM UNIT;
- B) UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS - 1.25 SPACES PER EFFICIENCY UNIT; 1.5 SPACES PER ONE (1) BEDROOM UNIT; TWO (2) SPACES PER TWO (2) OR MORE BEDROOM UNIT; OTHER USES AS REQUIRED IN THE Z0
- C) RETAIL - ONE (1) SPACE FOR EVERY TWO HUNDRED (200) SQUARE FEET OF FLOOR AREA.
- D) RESTAURANT - ONE (1) SPACES PER 200 SQUARE FEET OF FLOOR AREA. ONE (1) SPACES PER 100 SQUARE FEET OF FLOOR AREA WITH DANCING AND ENTERTAINING; NONE FOR OUTDOOR DINING AND SERVICE AREAS
- E) OFFICE - 1 SPACE PER 300 SQUARE FEET OR FLOOR AREA
- F) LOADING - PUBLIC, CIVIC AND INSTITUTIONAL AND COMMERCIAL AND INDUSTRIAL USES: NONE REQUIRED UNDER 10,000 SQUARE FEET, ONE (1) REQUIRED FOR 10,000 - 49,999 SQUARE FEET, TWO (2) REQUIRED FOR 50,000 OR MORE SQUARE FEET; MULTIFAMILY AND UPPER STORY RESIDENTIAL/MIXED USE BUILDINGS (4+ STORIES): NONE REQUIRED FOR UNDER 50 UNITS; 1 REQUIRED FOR FIFTY (50) UNITS OR MORE.
- G) BICYCLE PARKING - 6 SPACES PLUS 1 FOR EACH 20 PARKING SPACES OVER 100, PROVIDED THAT THE MAXIMUM NUMBER OF BICYCLE SPACES SHALL NOT EXCEED 20.

**SITE TABULATIONS**

- SITE AREA PROVIDED
  - A. PARCEL 27 35,939 SF OR 0.825046 AC
  - B. PARCEL 31 154,728 SF OR 3.552066 AC
  - C. PARCEL 31A 164,445 SF OR 3.775138 AC
  - D. PARCEL 31B 7,700 SF OR 0.176708 AC
  - TOTAL SITE AREA 362,812 SF OR 8.329017 AC
  - AREA OF DEDICATION 1,107 SF OR 0.02541 AC
  - TOTAL AREA AFTER DEDICATION 361,705 SF OR 8.32902 AC
- LOT WIDTH PROVIDED
  - A. LOT WIDTH ADJACENT TO FAIRFAX BOULEVARD (RTE 50) 272.90 FEET
  - B. LOT WIDTH ADJACENT TO LEE HIGHWAY (RTE 29) 246.77 FEET
- EXISTING ZONING: CR WITH PROFFERS
- PROPOSED USE: MULTI-FAMILY RESIDENTIAL BY SPECIAL USE PERMIT AND COMMERCIAL/RETAIL BY RIGHT
- PROPOSED GROSS SQUARE FEET (GSF)
  - A. RESIDENTIAL 492,222 GSF
  - B. OFFICE/RETAIL 21,249 GSF
  - C. PARKING STRUCTURE 227,012 GSF
  - TOTAL PROPOSED SITE GSF 740,483 GSF
- MAXIMUM HEIGHTS ARE PROVIDED BELOW (BY SPECIAL EXCEPTION #4)
  - (A) MAXIMUM BUILDING HEIGHT PROPOSED ADJACENT TO FAIRFAX BOULEVARD 41 FEET ABOVE THE AVERAGE GRADE FOR A FLAT ROOF BUILDING
  - (B) MAXIMUM BUILDING HEIGHT PROPOSED ADJACENT TO LEE HIGHWAY 46 FEET ABOVE THE AVERAGE GRADE FOR A GABLE ROOF BUILDING
  - (C) MAXIMUM BUILDING HEIGHT PROPOSED FOR THE 5 STORY RESIDENTIAL BUILDING 69 FEET ABOVE THE AVERAGE GRADE FOR A GABLE ROOF BUILDING
- MINIMUM YARDS PROVIDED
  - A. FRONT (FAIRFAX BLVD/RTE 50) 40 FEET
  - FRONT (LEE HWY/RTE 29) 38 FEET
  - B. SIDE 10 FEET
  - REAR NONE
- BULK ANGLE
  - A. SEE BELOW
- PROPOSED LOT COVERAGE BY ALL BUILDINGS, STRUCTURES, ROADWAYS AND PARKING
  - A. BUILDING FOOT PRINT AREAS 169,903 SF
  - B. ROADWAYS AND SURFACE PARKING AREAS 64,931 SF
  - TOTAL PROPOSED LOT COVERAGE 234,834 SF
- TREE CANOPY
  - TREE CANOPY REQUIREMENT = 10%
  - TREE CANOPY PROVIDED = 11.3%
- PARKING
  - A. PARKING REQUIRED: 783 SPACES

a. REQUIRED RESIDENTIAL PARKING 684 SPACES

REQUIRED PARKING RATIO #/UNIT	UPPER STORY RESIDENTIAL (BUILDINGS 400, 500, & 600)		MULTI-FAMILY (BUILDING 300)	
	# OF UNITS	# OF PARKING SPACES REQUIRED	# OF UNITS	# OF PARKING SPACES REQUIRED
STUDIO	1.25	34	43	16
1 BEDROOM	1.5	129	194	50
2 BEDROOM +	2.0	154	308	20
TOTAL		545		135

b. REQUIRED COMMERCIAL PARKING: 99 SPACES

REQUIRED PARKING RATIO PER SF	# OF PARKING SPACES REQUIRED
OFFICE	1 / 300 4000 13
RESTAURANT & RETAIL AND GENERAL	1 / 200 17249 86
TOTAL	99

B. TOTAL PARKING PROVIDED 746 SPACES

a. PARKING DECK: 696 SPACES

647 SPACES FOR RESIDENTIAL PARKING (SEE SPECIAL EXCEPTIONS #2 AND 3)

PROVIDED PARKING RATIO #/UNIT	UPPER STORY RESIDENTIAL (BUILDINGS 400, 500, & 600)		MULTI-FAMILY (BUILDING 300)	
	# OF UNITS	# OF PARKING SPACES PROVIDED	# OF UNITS	# OF PARKING SPACES PROVIDED
STUDIO	1.25	34	43	16
1 BEDROOM	1.5	129	194	50
2 BEDROOM +	1.786	154	275	20
TOTAL		512		135

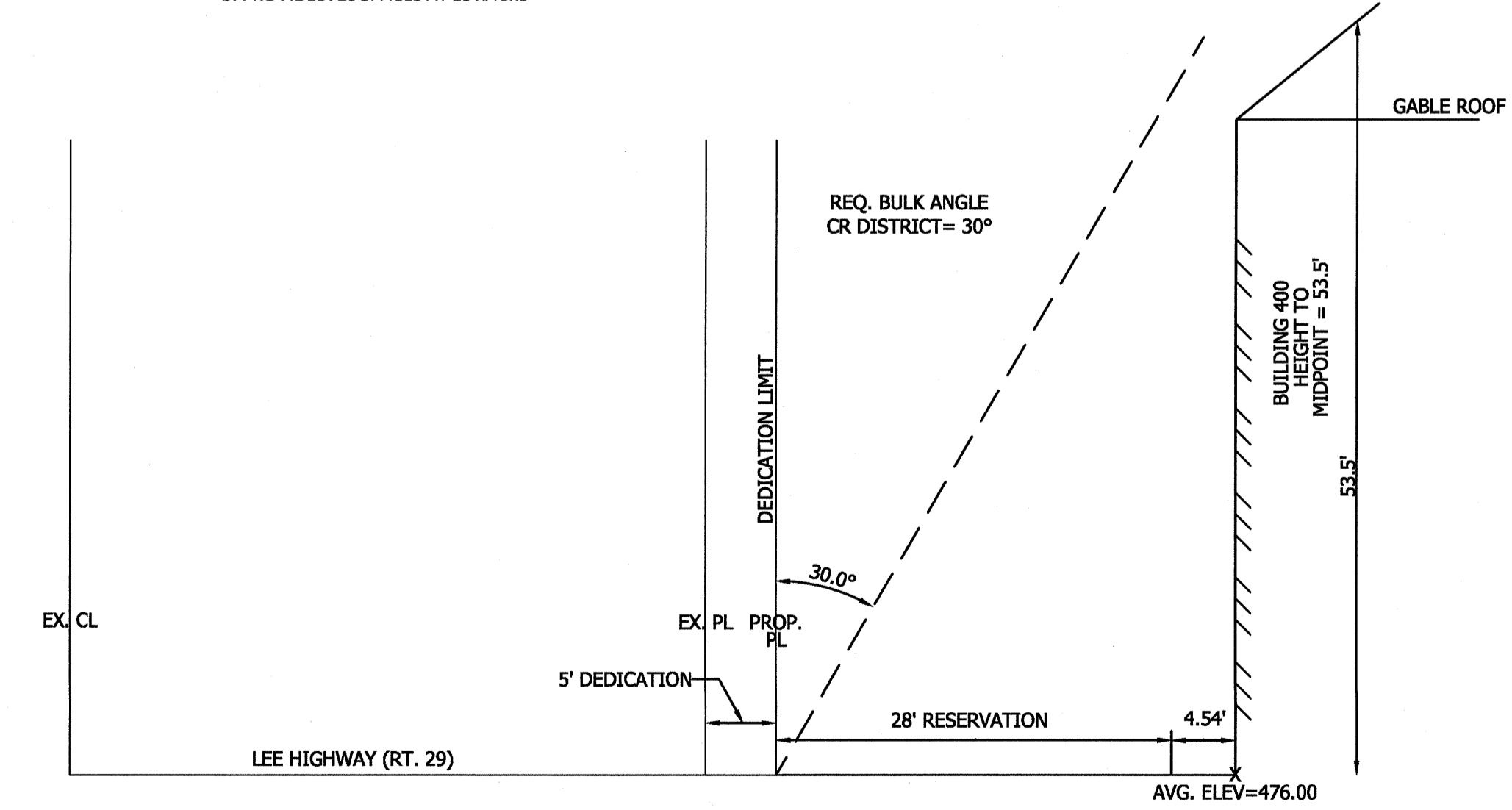
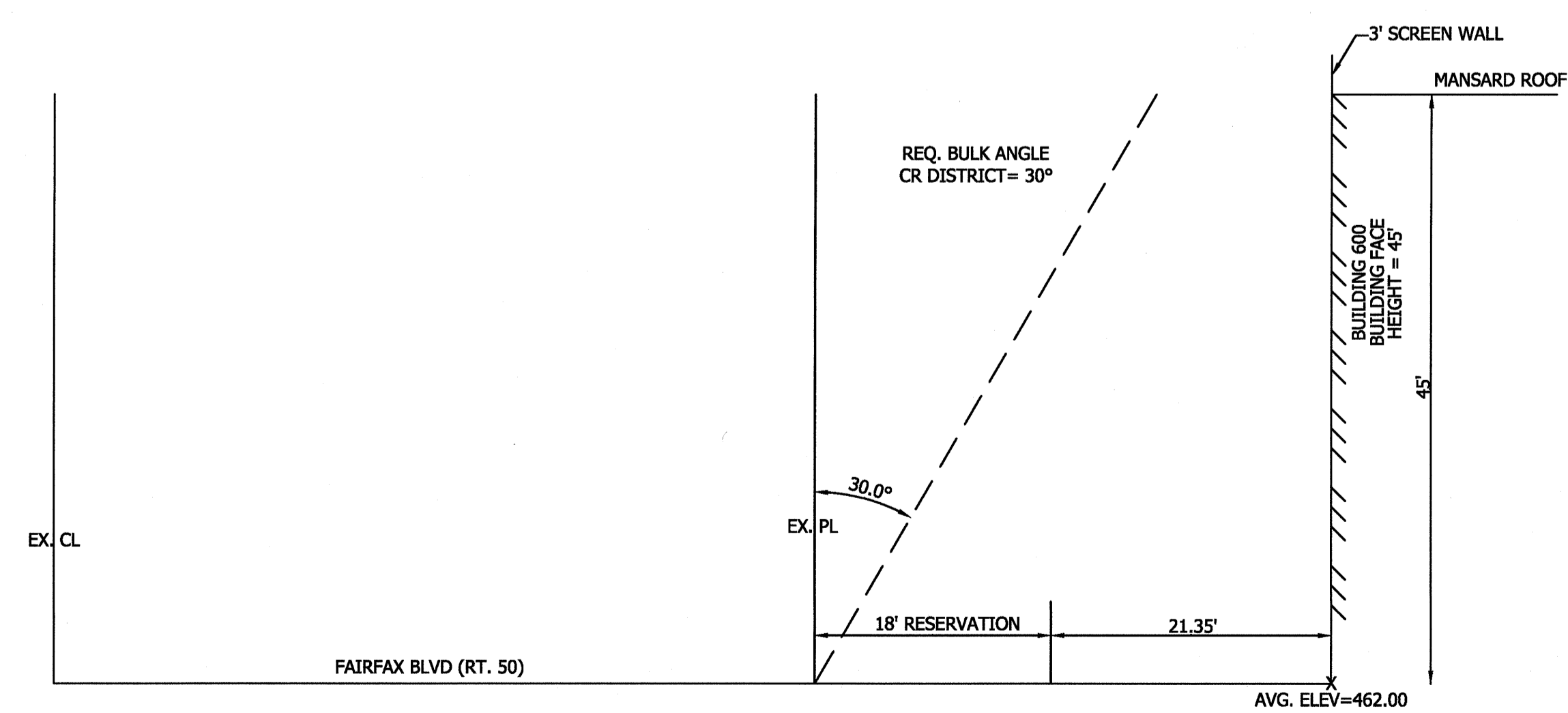
49 SPACES FOR RETAIL/RESTAURANT/OFFICE USE

b. SURFACE PARKING: 50 SPACES FOR RETAIL/RESTAURANT/OFFICE USE

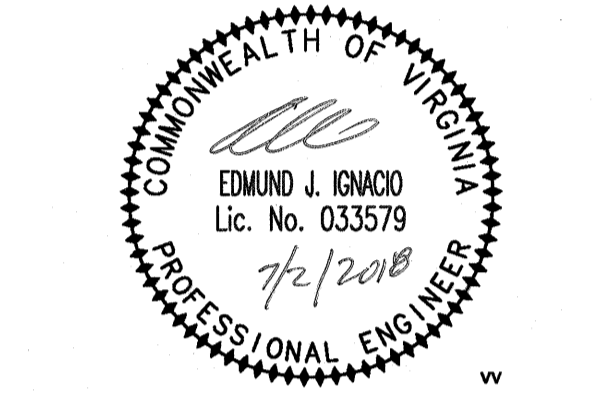
- C. LOADING SPACES
- a. REQUIRED: 3 SPACES  
PUBLIC, CIVIC AND INSTITUTIONAL, AND COMMERCIAL AND INDUSTRIAL USES 10,000 TO 49,999 SF: 1 SPACE  
MULTIFAMILY AND UPPER STORY RESIDENTIAL/MIXED USED BUILDING (4+ STORIES) 50+ UNITS: 2 SPACES (1 PER BUILDING)
- b. PROVIDED: 4 SPACES (12' X 25' LOADING SPACE)  
5 SPACES ADDITIONAL PER FIRE MARSHAL COORDINATION

- D. BICYCLE PARKING
- a. REQUIRED 20 SPACES (6 SPACES PLUS 1 FOR EACH 20 PARKING SPACES OVER 100, PROVIDED THAT THE MAXIMUM NUMBER OF REQUIRED BICYCLE SPACES SHALL NOT EXCEED 20).
- b. PROVIDED: 20 SPACES AT 10 RACKS

**CR DISTRICT - FRONT YARD SETBACK EXHIBIT**



NOT TO SCALE



**FAIRFAX GATEWAY**

11101 Fairfax Boulevard  
11191 Fairfax Boulevard  
11060 Lee Highway  
CITY OF FAIRFAX, VIRGINIA

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  - JULY. 02, 2018

DATE **MAY. 07, 2018**

JOB NUMBER **7548G**

DRAWN BY **KY**

CHECKED BY **EJI**

SHEET TITLE **NOTES AND TABULATIONS**

SHEET NUMBER

**C-0**

COMMENTS

NOT ISSUED FOR CONSTRUCTION

**NOTES:**

- THE SUBJECT PROPERTIES ARE IDENTIFIED IN THE CITY OF FAIRFAX AS PINS 57-1-02-027, 57-1-02-031, 57-1-02-031A & 57-1-02-031B AND ARE ZONED I-2/C-2 (AS TO PINS 57-1-02-031 & 57-1-02-031A), I-2 (AS TO PIN 57-1-02-031B) & C-2 (AS TO PIN 57-1-02-027). THE SUBJECT PROPERTIES ARE ALSO SUBJECT TO THE HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THE SUBJECT PROPERTY IS LOCATED IN FLOOD ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 5155240001D FOR CITY OF FAIRFAX, VIRGINIA (INDEPENDENT CITY) EFFECTIVE DATE JUNE 2, 2006. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
- THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO VCS '83.
- THE HORIZONTAL DATUM AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:166,205 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
- THE RECORD DESCRIPTION CONTAINED HEREON AND ALL OTHER INFORMATION SHOWN HEREON IS CORRECT.
- THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM A PUBLIC STREET (FAIRFAX BOULEVARD - ROUTE 50 & LEE HIGHWAY - ROUTE 29/211) AS SHOWN HEREON.
- EXCEPT AS SHOWN HEREON, THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, OR OVERLAPPING OF IMPROVEMENTS, EASEMENTS OR ROADWAYS.
- COMMON BOUNDARY LINES WITH THE SUBJECT PROPERTY AND ADJOINING BOUNDARIES ARE CONTIGUOUS, WITH NO GAPS, GORES, OR OVERLAPS, UNLESS NOTED OTHERWISE HEREON.
- THE AREA OF THE SUBJECT PROPERTY AND THE RESPECTIVE PARCELS THEREOF AS SHOWN IS CORRECT.
- THE STREET ADDRESS OF RECORD FOR THIS PROPERTY IS #11091 FAIRFAX BLVD., FAIRFAX VA. 22030

**AREA TABULATION:**

PARCEL 27.....	35,939 S.F. OR 0.82504 AC.
PARCEL 31.....	154,728 S.F. OR 3.55207 AC.
PARCEL 37A.....	164,445 S.F. OR 3.77514 AC.
PARCEL 31B.....	7,700 S.F. OR 0.17677 AC.
<b>TOTAL.....</b>	<b>362,812 S.F. OR 8.32902 AC.</b>

**PARKING TABULATION:**

\* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VMA VIRGINIA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS. VEHICLES ARE PARKED ALL OVER THE SITE. IN MANY AREAS THE PAINT STRIPES EXIST BUT ARE SEVERELY FADED AND IT IS NOT CLEAR EXACTLY WHICH AREAS WERE INTENDED FOR STRIPED PARKING.

**UTILITY NOTE:**

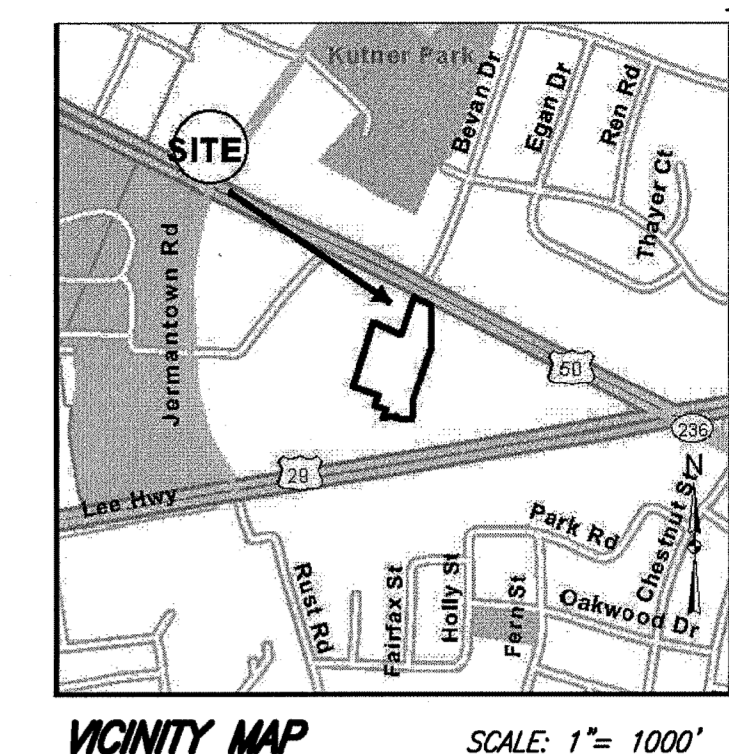
THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL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

UTILITY COMPANY	PLAN # / SHEET #
COX COMMUNICATIONS	SHOWN PER PLAN DATED 10/8/2012
DOMINION VIRGINIA POWER	SHOWN PER PLAN DATED 9/18/2012
LEVEL 3	NO RESPONSE AT THIS TIME
AT&T	SHOWN PER PLAN ET901012
VERIZON	NO FACILITIES (RESPONSE REC'D 9/26/12)
MCI	NO FACILITIES (RESPONSE REC'D 9/26/12)
COLUMBIA GAS	NO FACILITIES (RESPONSE REC'D 10/22/12)

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

**LEGEND:**

—●— BUILDING LINE	—●— SANITARY CLEANOUT	—●— CONC.	—●— CONCRETE	(N.) NORTH
—●— CABLE TELEVISION CONDUIT	—●— STORM DRAIN MANHOLE	—●— C&G	—●— CURB AND GUTTER	(S.) SOUTH
—●— ELECTRICAL CONDUIT	—●— ELECTRICAL JUNCTION BOX	—●— BLDG.	—●— BUILDING	(E.) EAST
—●— EDGE OF PAVEMENT	—●— ELECTRICAL MANHOLE	—●— STY.	—●— STORY	(W.) WEST
—●— FENCE LINE	—●— FIRE DEPARTMENT CONNECTION	—●— TRANS.	—●— ELECTRICAL TRANSFORMER	(F.) FACE
—●— NATURAL GAS CONDUIT	—●— FIRE HYDRANT	—●— ASPH.	—●— ASPHALT	(H.C.) HANDICAP RAMP
—●— OVERHEAD WIRES	—●— GAS MANHOLE	—●— ESMT	—●— EASEMENT	(F.L.) FENCE LINE
—●— TELEPHONE/COMMUNICATIONS CONDUIT	—●— GUY POLE	—●— RCP	—●— REINFORCED CONCRETE PIPE	(SUB. BK.) SUBDIVISION BOOK
—●— PROPERTY LINES	—●— GAS VALVE	—●— CMP	—●— CORRUGATED METAL PIPE	PG. PAGE
—●— PUBLIC UTILITIES EASEMENTS	—●— LIGHT POLE	—●— BRL	—●— BUILDING RESTRICTION LINE	
—●— SANITARY SEWER CONDUIT	—●— SANITARY SEWER CONDUIT	—●— R/W	—●— RIGHT-OF-WAY	
—●— STORM DRAIN CONDUIT	—●— SANITARY SEWER CONDUIT	—●— (R)	—●— RECORD INFORMATION	
—●— WATER CONDUIT	—●— SANITARY SEWER CONDUIT	—●— (W)	—●— MEASURED INFORMATION	
	—●— WATER CONDUIT	—●— (OBS)	—●— OBSERVED ANGLE OR BEARING	
		—●— (IN)	—●— INLETS	
		—●— (CURB)	—●— CURB INLET	



**PRESTON DRAKE ARCHITECTS**  
 A MULTI-DISCIPLINARY DESIGN FIRM  
 TYSONS CORPORATE CENTER  
 8245 BOONE BOULEVARD, SUITE 320  
 VIENNA, VIRGINIA 22182  
 TELEPHONE: 571 465 2700  
 FAX: 571 465 2101  
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CONSULTANT

SEAL

PROJECT

**FAIRFAX GATEWAY**  
 11101 Fairfax Boulevard  
 11191 Fairfax Boulevard  
 11060 Lee Highway  
 CITY OF FAIRFAX, VIRGINIA

FOR

**FF Realty IV, LLC**  
 1110 North Glebe Road  
 Suite 650  
 Arlington, Virginia 22201  
 (703) 414-8405

PRINTED

REVISIONS	DATE
WORKSHOP	MAY 16, 2014
SUBMISSION	MAY 09, 2014
RESUBMITTAL	JULY 12, 2014
RESUBMITTAL	OCT. 20, 2014
RESUBMITTAL	DEC. 19, 2014
RESUBMITTAL	JAN. 14, 2015
RESUBMITTAL	FEB. 19, 2015
RESUBMITTAL	FEB. 19, 2015
	MAY. 07, 2018
	JUNE. 08, 2018
	JULY 02, 2018

DATE **MAY. 07, 2018**

JOB NUMBER **7548C**

DRAWN BY **CSP**

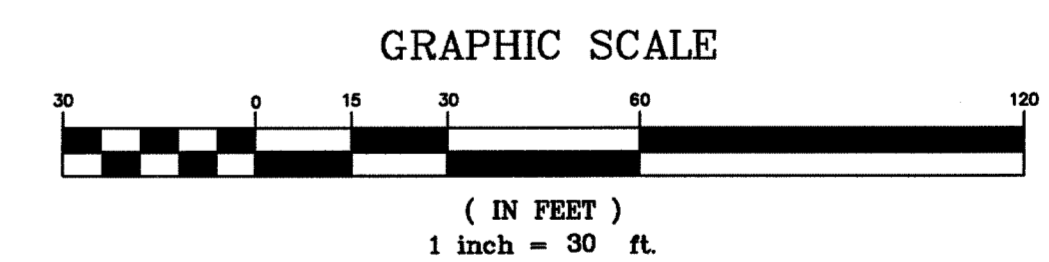
CHECKED BY **JTH**

SHEET TITLE **EXISTING CONDITIONS CERTIFIED PLAN**

SHEET NUMBER **C-1**

COMMENTS

NOT ISSUED FOR CONSTRUCTION



MATCHLINE SEE SHEET C-2

FILE:P:\projects\7548C\7548C-CADD\PLANNING\PLANNING DRAWINGS\C-01\_7548C-SV.dwg USER:Nguyen DATE:Jun. 06 2018 TIME: 10:05 am

**LEGAL DESCRIPTION:** (AS-SURVEYED)

BEING ALL OF THE PARCEL OF LAND AS CONVEYED FROM MGB PROPERTIES, L.L.C. TO MGB PROPERTIES III, LLC AS RECORDED IN DEED BOOK 16570 AT PAGE 374 AMONG THE RECORDS OF FAIRFAX COUNTY, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING FOR THE SAME AT AN IRON PIPE MARKING THE NORTH-WESTERLY CORNER OF JERMANTOWN CEMETERY AND IN THE SOUTHERLY RIGHT OF FAIRFAX BOULEVARD, ROUTE 50 (VARIABLE WIDTH RIGHT OF WAY); THENCE LEAVING SAID POINT AND RUNNING WITH THE WESTERLY LINE OF SAID JERMANTOWN CEMETERY

- SOUTH 00°12'00" EAST, 226.00 FEET TO A POINT MARKING THE SOUTH-EASTERLY CORNER OF SAID JERMANTOWN CEMETERY, SAID POINT ALSO BEING THE NORTH-WESTERLY CORNER OF FAIR OAKS SQUARE, A CONDOMINIUM (D.B. 6992, PG. 1661); THENCE RUNNING WITH SAID FAIR OAKS SQUARE THE FOLLOWING TWO (2) COURSES AND DISTANCES
- SOUTH 19°49'56" WEST, 281.69 FEET TO AN IRON PIPE; THENCE
- SOUTH 03°13'20" WEST, 108.31 FEET TO AN IRON PIPE MARKING THE SOUTH-WESTERLY CORNER OF SAID FAIR OAKS SQUARE, SAID POINT ALSO BEING A POINT ON THE NORTHERLY LINE OF THE NOW OR FORMERLY SUSLOVICH PROPERTY; THENCE RUNNING THE SUSLOVICH PROPERTY THE FOLLOWING FOUR (4) COURSES AND DISTANCES
- NORTH 86°56'40" WEST, 82.88 FEET TO A NAIL; THENCE
- NORTH 03°27'50" EAST, 12.12 FEET TO AN IRON PIPE; THENCE
- SOUTH 80°59'38" WEST, 71.25 FEET TO AN IRON PIPE; THENCE
- SOUTH 17°07'31" WEST, 231.51 FEET TO AN IRON PIPE IN THE NORTHERLY RIGHT OF WAY OF LEE HIGHWAY, ROUTE 29 & 211 (VARIABLE WIDTH RIGHT OF WAY); THENCE RUNNING WITH NORTHERLY RIGHT OF WAY OF SAID LEE HIGHWAY THE FOLLOWING THREE (3) COURSES AND DISTANCES
- SOUTH 80°51'09" WEST, 221.89 FEET TO A POINT; THENCE
- NORTH 17°04'48" EAST, 5.57 FEET TO AN IRON PIPE; THENCE
- SOUTH 80°56'34" WEST, 24.88 FEET TO AN IRON PIPE MARKING THE SOUTH-EASTERLY CORNER OF SAID MC BOYZ, L.L.C. (D.B. 12128, PG. 334); THENCE DEPARTING THE RIGHT OF WAY OF SAID LEE HIGHWAY AND RUNNING WITH THE EASTERLY LINE OF SAID MC BOYZ, L.L.C. THE FOLLOWING THREE (3) COURSES AND DISTANCES
- NORTH 17°02'50" EAST, 66.14 FEET TO AN IRON PIPE; THENCE
- NORTH 7°02'10" WEST, 321.70 FEET TO AN IRON PIPE; THENCE
- NORTH 79°30'59" WEST, 46.07 FEET TO AN IRON PIPE MARKING THE SOUTH EASTERLY CORNER OF THE NOW OR FORMERLY VIRGINIA ELECTRIC AND POWER COMPANY; THENCE RUNNING WITH EASTERLY LINE OF SAID VIRGINIA ELECTRIC AND POWER COMPANY THE FOLLOWING FOUR (4) COURSES AND DISTANCE
- NORTH 15°20'35" EAST, 367.82 FEET TO A DRILL HOLE; THENCE
- SOUTH 64°29'06" EAST, 213.04 FEET TO A NAIL; THENCE
- NORTH 17°04'48" EAST, 111.93 FEET TO AN IRON PIPE; THENCE
- NORTH 65°17'16" WEST, 9.10 FEET TO A POINT MARKING THE SOUTH-EASTERLY CORNER OF MJC PROPERTY, INC. (D.B. 17941 PG. 1467); THENCE RUNNING WITH THE EASTERLY LINE OF SAID MJC PROPERTY, INC.
- NORTH 18°39'29" EAST, 211.81 FEET TO A POINT BEING IN THE SOUTHERLY RIGHT OF WAY OF SAID FAIRFAX BOULEVARD, SAID POINT ALSO BEING THE NORTH-EASTERLY CORNER OF SAID MJC PROPERTY, INC.; RUNNING WITH THE SOUTHERLY RIGHT OF WAY OF SAID FAIRFAX BOULEVARD THE FOLLOWING TWO (2) COURSES AND DISTANCES
- SOUTH 64°18'51" EAST, 172.42 FEET TO AN IRON PIPE; THENCE
- SOUTH 65°28'23" EAST, 100.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 362,812 SQUARE FEET OR 8.32902 ACRES OF LAND

THE PROPERTY DESCRIBED IN THIS METES AND BOUNDS IS THE SAME PROPERTY AS DESCRIBED IN THE RECORD DESCRIPTION (SHOWN BELOW).

**LEGAL DESCRIPTION:** (PER SCHEDULE "A" OF THE TITLE REPORT, AND ALSO AS RECORDED IN DEED BOOK 16570 PAGE 374)

ALL THAT CERTAIN LAND SITUATE IN THE CITY OF FAIRFAX, VIRGINIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**PARCEL ONE**

BEGINNING AT A POINT AT THE NORTHEASTERLY PROPERTY CORNER OF THE JERMANTOWN CEMETERY PROPERTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, ROUTE 50, VARIABLE WIDTH, AND BEING 0.1 MILE IN A WESTERLY DIRECTION FROM INTERSECTION AT ROUTE 29, LEE HIGHWAY, VARIABLE WIDTH; THENCE, S 05°23'12" W, 226.00 FEET DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET AND RUNNING WITH THE WESTERLY PROPERTY LINE OF JERMANTOWN CEMETERY TO A POINT AT THE NORTHWESTERLY PROPERTY LINE OF THE NOW OR FORMERLY FAIR OAKS SQUARE CONDOMINIUMS PROPERTY; THENCE, RUNNING WITH THE WESTERLY PROPERTY LINE OF THE NOW OR FORMERLY FAIR OAKS SQUARE CONDOMINIUMS PROPERTY THE FOLLOWING COURSES AND DISTANCES:

- S 25°25'08" W 281.69 FEET TO A POINT;
- S 08°48'32" W 108.31 FEET TO A POINT ON THE NORTHERLY PROPERTY LINE OF THE NOW OR FORMERLY SUSLOVICH PROPERTY; THENCE, RUNNING WITH THE SUSLOVICH PROPERTY THE FOLLOWING COURSES AND DISTANCES:
- N 81°21'28" W 82.88 FEET TO A POINT;
- N 09°03'02" E 12.12 FEET TO A POINT;
- S 86°34'48" W 71.25 FEET TO A POINT;
- S 22°42'43" W 231.51 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF LEE HIGHWAY, ROUTE 29/211, VARIABLE WIDTH; THENCE, RUNNING WITH THE NORTHERLY RIGHT-OF-WAY LINE OF LEE HIGHWAY THE FOLLOWING COURSES AND DISTANCES:
- S 86°28'21" W 221.89 FEET TO A POINT;
- N 22°40'00" E 5.57 FEET TO A POINT;
- S 86°31'46" W 24.88 FEET TO A POINT AT THE SOUTHEASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY LEE HIGHWAY ASSOCIATES PROPERTY; THENCE, DEPARTING THE NORTHERLY RIGHT-OF-WAY LINE OF LEE HIGHWAY AND RUNNING WITH THE EASTERLY PROPERTY LINE OF THE NOW OR FORMERLY LEE HIGHWAY ASSOCIATES PROPERTY THE FOLLOWING COURSES AND DISTANCES:
- N 22°38'02" E 66.14 FEET TO A POINT;
- N 01°26'58" W 321.70 FEET TO A POINT;
- N 73°55'47" W 46.07 FEET TO A POINT AT THE SOUTHEASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY; THENCE, RUNNING WITH THE EASTERLY PROPERTY LINE OF THE NOW OR FORMERLY VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY THE FOLLOWING COURSES AND DISTANCES:
- N 20°55'47" E 367.82 FEET TO A POINT;
- N 22°40'00" E 5.57 FEET TO A POINT;
- N 11°22'40" W 213.04 FEET TO A POINT ON THE SOUTHWESTERLY PROPERTY LINE OF THE NOW OR FORMERLY BRITT PROPERTY; THENCE, S 60°07'06" E 163.26 FEET WITH THE SOUTHERLY PROPERTY LINE OF THE NOW OR FORMERLY BRITT PROPERTY TO A POINT; THENCE, N 24°08'14" E 207.71 FEET CONTINUING WITH THE EASTERLY PROPERTY LINE OF THE NOW OR FORMERLY BRITT PROPERTY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET; THENCE, S 59°53'11" E 100.48 FEET WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET TO THE POINT OF BEGINNING AND CONTAINING 7,5040 ACRES OF LAND, MORE OR LESS.

**PARCEL TWO**

LOT TWO (2), OF THE SUBDIVISION OF THE LAND OF FERRELL D. SEARS AND CATHERINE E. SEARS, AS THE SAME APPEARS DULY DEDICATED, PLATTED AND RECORDED IN DEED BOOK 3032 AT PAGE 561 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN IRON PIPE FOUND ON THE SOUTH SIDE OF RT. 50, BEING 0.2 MILES FROM THE INTERSECTION OF RT. 50 WITH JERMANTOWN ROAD AND BEING A CORNER OF AMERICAN OIL COMPANY, THENCE WITH SAID SIDE OF RT. 50

S. 60° 36' 00" E, 172.90 FEET TO AN IRON PIPE FOUND AT A CORNER OF AMERICAN MEDICAL LAB, INC., AND THENCE WITH TWO OF THEIR LINES

S. 22° 15' 24" W, 207.24 FEET TO A POINT, THENCE

N. 62° 07' 01" W, 163.31 FEET TO AN IRON PINCH PIPE FOUND, THENCE WITH PART OF THE LINE OF THE NOW OR FORMERLY LIGGETT & MYERS, INC., PROPERTY

N. 61° 22' 19" W, 9.15 FEET TO AN IRON PIPE FOUND, THENCE WITH THE EASTERLY LINE OF AMERICAN OIL CO.

N. 22° 16' 14" E, 211.72 FEET TO THE PLACE OF BEGINNING CONTAINING 35,954 SQUARE FEET OF LAND, MORE OR LESS, AND BEING MORE PARTICULARLY DESCRIBED BY THAT PLAT FOUND ATTACHED TO A DEED RECORDED IN DEED BOOK 6844 AT PAGE 417 IN THE LAND RECORDS OF THE COUNTY OF FAIRFAX, VIRGINIA.

THE ABOVE METES AND BOUNDS DESCRIPTION IS ALSO DESCRIBED ON PLAT OF SURVEY BY BURGESS AND NIPLE, INC. DATED SEPTEMBER 28, 2004 AS FOLLOWS:

BEGINNING AT A POINT AT THE MOST NORTHERLY PROPERTY CORNER OF THE NOW OR FORMERLY MGB PROPERTIES, L.L.C. PROPERTY, SAID POINT LYING ON THE SOUTHERLY RIGHT-OF-WAY OF MAIN STREET ROUTE 50, VARIABLE WIDTH AND BEING 0.1 MILE IN A WESTERLY DIRECTION FROM INTERSECTION AT ROUTE 29, LEE HIGHWAY VARIABLE WIDTH; THENCE DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, ROUTE 50 AND RUNNING WITH THE NORTHERLY PROPERTY LINE OF THE NOW OR FORMERLY MGB PROPERTIES, L.L.C. PROPERTY THE FOLLOWING COURSES AND DISTANCES:

- S. 24° 08' 14" W 207.71 FEET TO A POINT; THENCE N. 60° 07' 06" W 163.26 FEET TO A POINT AT AN EASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY; THENCE, N. 59° 42' 04" W 9.10 FEET RUNNING WITH THE EASTERLY PROPERTY LINE OF THE NOW OR FORMERLY VIRGINIA ELECTRIC AND POWER COMPANY PROPERTY TO A POINT AT THE SOUTHEASTERLY PROPERTY CORNER OF THE NOW OR FORMERLY AMERICAN OIL COMPANY; THENCE, N. 24° 14' 41" E, 211.81 FEET RUNNING WITH THE EASTERLY PROPERTY LINE OF THE NOW OR FORMERLY AMERICAN OIL COMPANY TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET, ROUTE 50; THENCE S. 58° 43' 37" E, 172.42 FEET RUNNING WITH THE SOUTHERLY RIGHT-OF-WAY LINE OF MAIN STREET TO THE POINT OF BEGINNING AND CONTAINING 0.8250 ACRES, MORE OR LESS.

**TITLE COMMITMENT NOTES:**

TITLE COMMITMENT PROVIDED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, COMMITMENT NUMBER 12-001722 WITH AN EFFECTIVE DATE OF JULY 26, 2012 (REVISED NOVEMBER 5, 2012) HAS BEEN INCORPORATED INTO THIS SURVEY.

THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - SECTION II, SPECIAL EXCEPTIONS AND APPEAR TO AFFECT PARCEL ONE OF THE SUBJECT PROPERTY:

- EASEMENT(S) TO SOUTHERN BELL TELEPHONE AND TELEGRAPH COMPANY RECORDED IN DEED BOOK P-7, PAGE 39, MODIFIED IN DEED BOOK 475, PAGE 80 (UNLOCATABLE)
- EASEMENT(S) TO THE CHESAPEAKE AND POTOMAC TELEPHONE COMPANY RECORDED IN DEED BOOK L-9, PAGE 454, (UNLOCATABLE)
- EASEMENT(S) TO VIRGINIA PUBLIC SERVICE COMPANY RECORDED IN DEED BOOK H-11, PAGE 142, (UNLOCATABLE)
- EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 527, PAGE 186, (APPROXIMATE LOCATION SHOWN HEREON) DEED BOOK 492, PAGE 242, (NOT SHOWN - NO DIMENSIONS OR METES & BOUNDS) DEED BOOK 4155, PAGE 260, (APPROXIMATE LOCATION SHOWN HEREON) DEED BOOK 4512, PAGE 351, (APPROXIMATE LOCATION SHOWN HEREON) DEED BOOK 5557, PAGE 400, (APPROXIMATE LOCATION SHOWN HEREON)
- EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 5711, PAGE 1894, DEED BOOK 6005, PAGE 1707 AND DEED BOOK 7071, PAGE 1516 (APPROXIMATE LOCATION SHOWN HEREON)
- EASEMENT(S) TO CITY OF FAIRFAX RECORDED IN DEED BOOK 3772, PAGE 318, (AS SHOWN HEREON), DEED BOOK 3853, PAGE 27, (AS SHOWN HEREON), DEED BOOK 3957, PAGE 680 (NOT SHOWN - ACQUISITION DOCUMENT) DEED BOOK 4059, PAGE 218, (AS SHOWN HEREON) DEED BOOK 5087, PAGE 377 (AS SHOWN HEREON)
- EASEMENT(S) TO CITY OF FAIRFAX RECORDED IN DEED BOOK 5141, PAGE 392, DEED BOOK 5434, PAGE 281, DEED BOOK 5872, PAGE 278, DEED BOOK 6032, 568, DEED BOOK 3916, PAGE 552 (AS SHOWN HEREON)
- DEED OF EASEMENTS AND SUBORDINATION TO CITY OF FAIRFAX, DATED FEBRUARY 9, 2011 AND RECORDED JANUARY 4, 2012 IN DEED BOOK 22059, PAGE 323 (AS SHOWN HEREON)

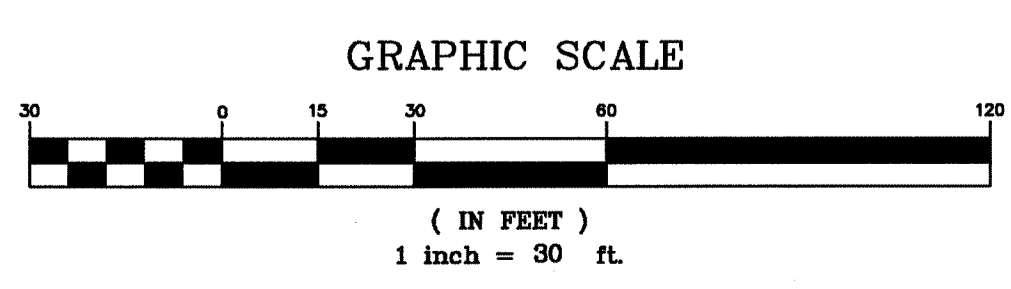
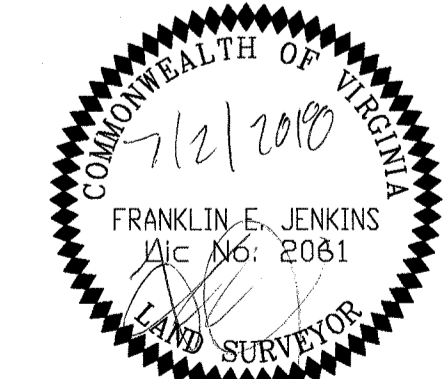
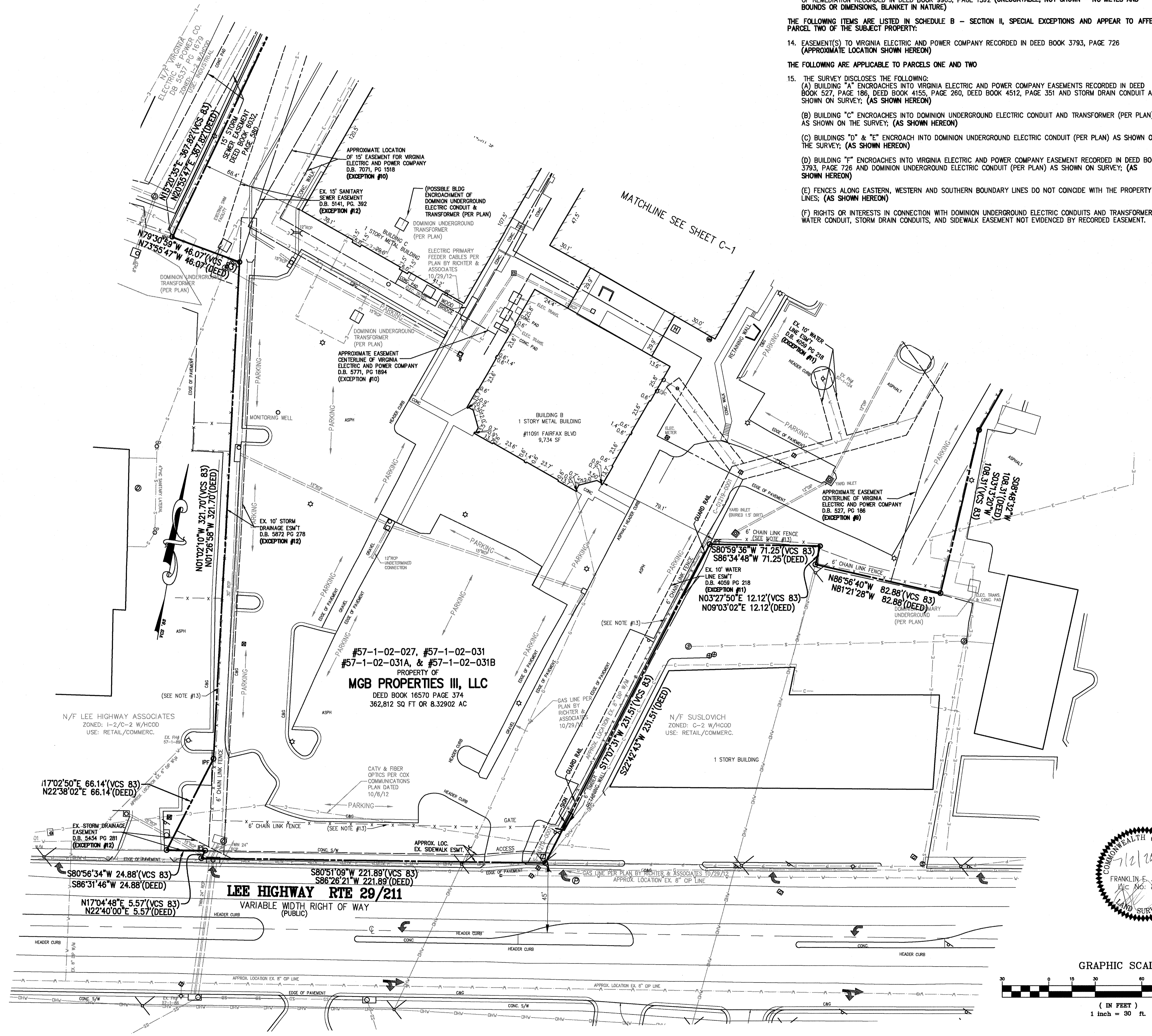
NOTE: COMMONWEALTH OF VIRGINIA VOLUNTARY REMEDIATION PROGRAM CERTIFICATE OF SATISFACTORY COMPLETION OF REMEDIATION RECORDED IN DEED BOOK 9963, PAGE 1592 (UNLOCATABLE, NOT SHOWN - NO METES AND BOUNDS OR DIMENSIONS, BLANKET IN NATURE)

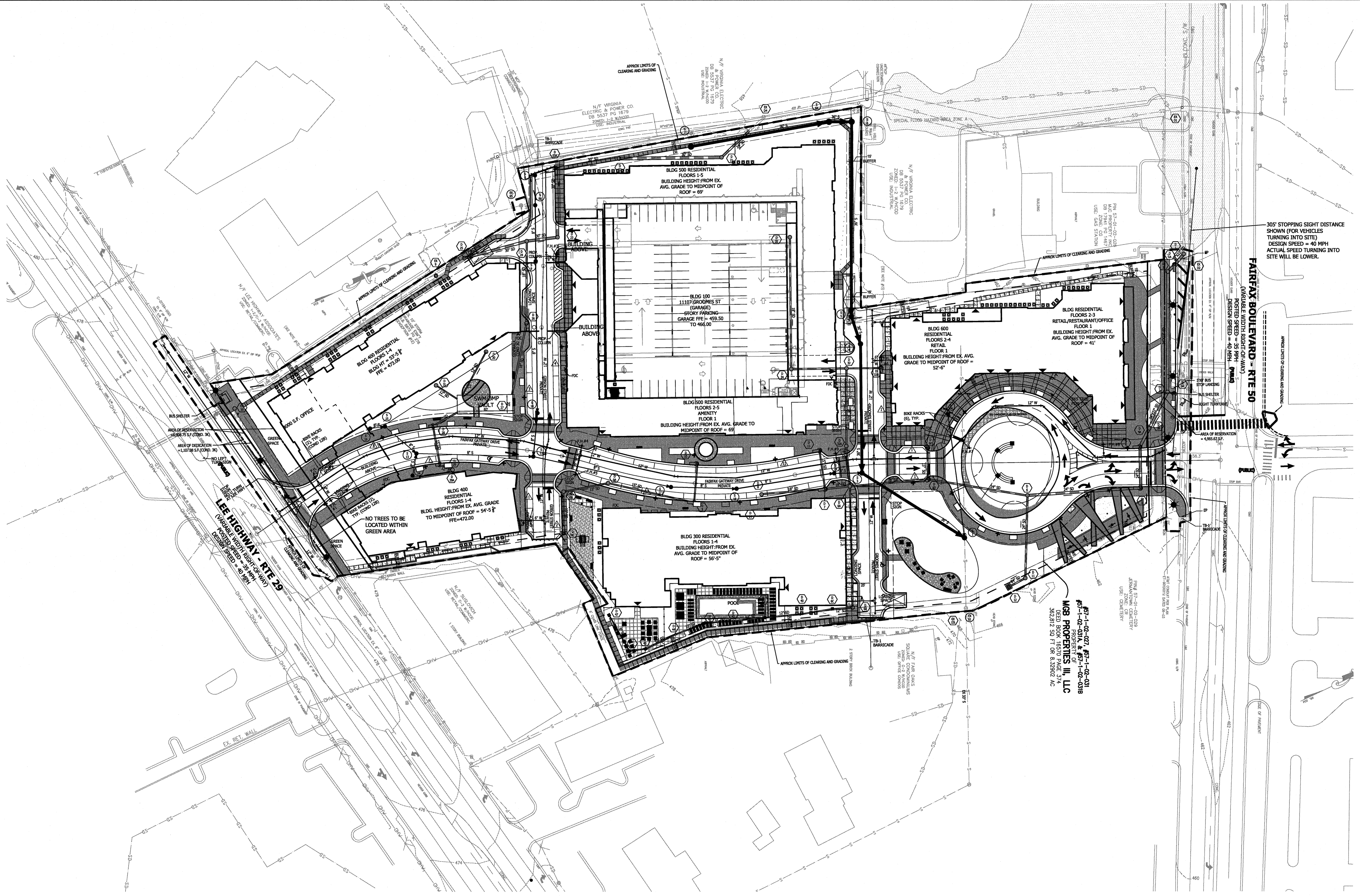
THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - SECTION II, SPECIAL EXCEPTIONS AND APPEAR TO AFFECT PARCEL TWO OF THE SUBJECT PROPERTY:

- EASEMENT(S) TO VIRGINIA ELECTRIC AND POWER COMPANY RECORDED IN DEED BOOK 3793, PAGE 726 (APPROXIMATE LOCATION SHOWN HEREON)

THE FOLLOWING ARE APPLICABLE TO PARCELS ONE AND TWO

- THE SURVEY DISCLOSES THE FOLLOWING:
  - (A) BUILDING "A" ENCLOSES INTO VIRGINIA ELECTRIC AND POWER COMPANY EASEMENTS RECORDED IN DEED BOOK 527, PAGE 186, DEED BOOK 4155, PAGE 260, DEED BOOK 4512, PAGE 351 AND STORM DRAIN CONDUIT AS SHOWN ON SURVEY; (AS SHOWN HEREON)
  - (B) BUILDING "C" ENCLOSES INTO DOMINION UNDERGROUND ELECTRIC CONDUIT AND TRANSFORMER (PER PLAN) AS SHOWN ON THE SURVEY; (AS SHOWN HEREON)
  - (C) BUILDINGS "D" & "E" ENCLOSES INTO DOMINION UNDERGROUND ELECTRIC CONDUIT (PER PLAN) AS SHOWN ON THE SURVEY; (AS SHOWN HEREON)
  - (D) BUILDING "F" ENCLOSES INTO VIRGINIA ELECTRIC AND POWER COMPANY EASEMENT RECORDED IN DEED BOOK 3793, PAGE 726 AND DOMINION UNDERGROUND ELECTRIC CONDUIT (PER PLAN) AS SHOWN ON SURVEY; (AS SHOWN HEREON)
  - (E) FENCES ALONG EASTERN, WESTERN AND SOUTHERN BOUNDARY LINES DO NOT CONCOIDE WITH THE PROPERTY LINES; (AS SHOWN HEREON)
  - (F) RIGHTS OR INTERESTS IN CONNECTION WITH DOMINION UNDERGROUND ELECTRIC CONDUITS AND TRANSFORMERS, WATER CONDUIT, STORM DRAIN CONDUITS, AND SIDEWALK EASEMENT NOT EVIDENCED BY RECORDED EASEMENT.





**SWM/BMP NARRATIVE**

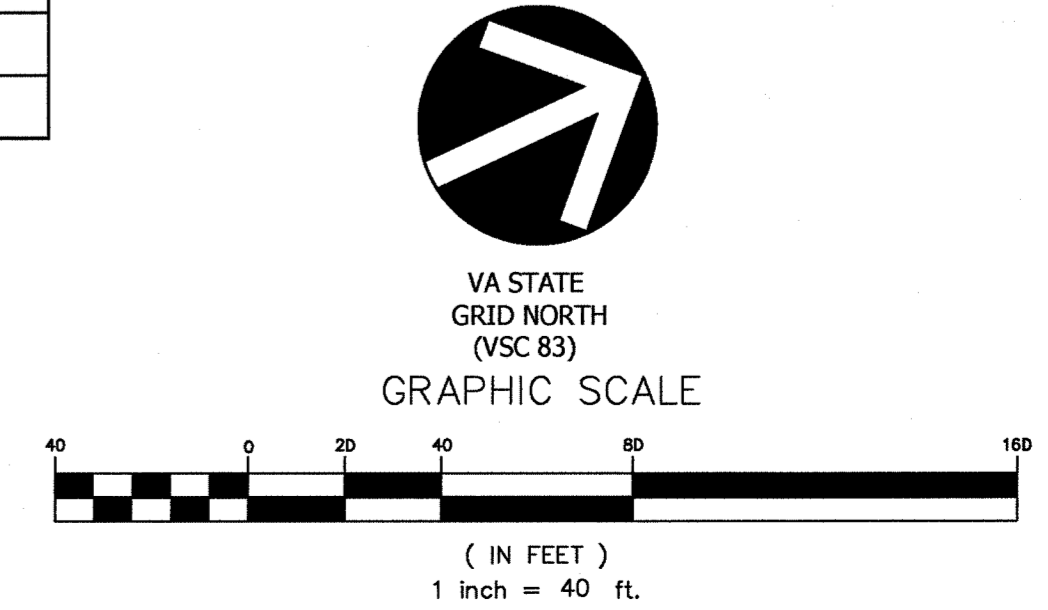
THE PROPOSED SITE LOCATED BETWEEN EXISTING FAIRFAX BOULEVARD AND EXISTING LEE HIGHWAY HAS A TOTAL AREA OF 8.33 ACRES. STORMWATER MANAGEMENT FOR THE PROPOSED SITE INCLUDES THE THREE SWM VAULTS SHOWN IN APPROXIMATE LOCATIONS ON THIS SHEET. WITH THESE VAULTS, POST DEVELOPMENT ALLOWABLE RELEASE RATES INTO EXISTING CONDUIT SYSTEMS WILL BE LESS THAN THE PRE-DEVELOPMENT RELEASE RATES ONSITE.

THE REQUIRED PERCENT REDUCTION IN PHOSPHOROUS LOADS FOR THIS REDEVELOPMENT WILL BE PROVIDED WITH BMPS AS NEEDED TO MEET THE REQUIREMENT AT THE TIME OF THE FINAL SITE PLAN.

**PLAN NOTE**

ALL OF THE UTILITIES, STORM WATER MANAGEMENT FACILITIES, ROAD DESIGN, BUILDING FOOTPRINTS AND OTHER FEATURES SHOWN HEREON ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. SUCH CHANGES SHALL NOT REDUCE THE AMOUNT OF OPEN SPACE, TREE CANOPY NOR INCREASE THE AMOUNT OF IMPERVIOUS SURFACE AREA.

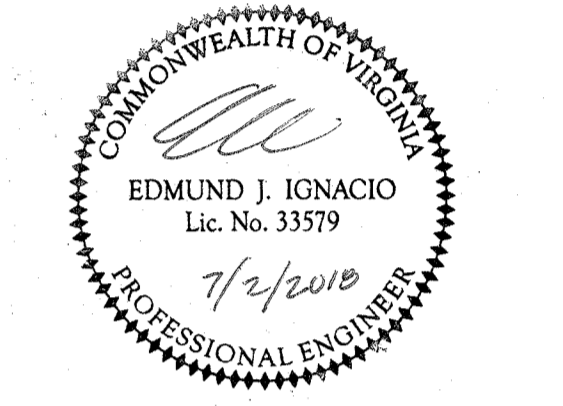
UNIT TYPE	NUMBER OF UNIT	PERCENTAGE
STUDIO	50	12.40 %
ONE BEDROOM	179	44.42 %
TWO BEDROOM	167	41.44 %
THREE BEDROOM	7	1.74 %
TOTAL	403	100.00 %



A MULTI-DISCIPLINARY DESIGN FIRM  
 TYSONS CORPORATE CENTER  
 8245 BOONE BOULEVARD, SUITE 200  
 VIENNA, VIRGINIA 22182  
 TELEPHONE: 571 405 2700  
 FAX: 571 405 2701  
 WWW.PRESTONDRAKEARCHITECTS.COM

CONSULTANT

SEAL



PROJECT

**FAIRFAX GATEWAY**

11101 Fairfax Boulevard  
 11191 Fairfax Boulevard  
 11060 Lee Highway  
 CITY OF FAIRFAX, VIRGINIA

FOR

**FF Realty IV, LLC**  
 1110 North Glebe Road  
 Suite 650  
 Arlington, Virginia 22201  
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DATE	DESCRIPTION
FEB. 19, 2018	
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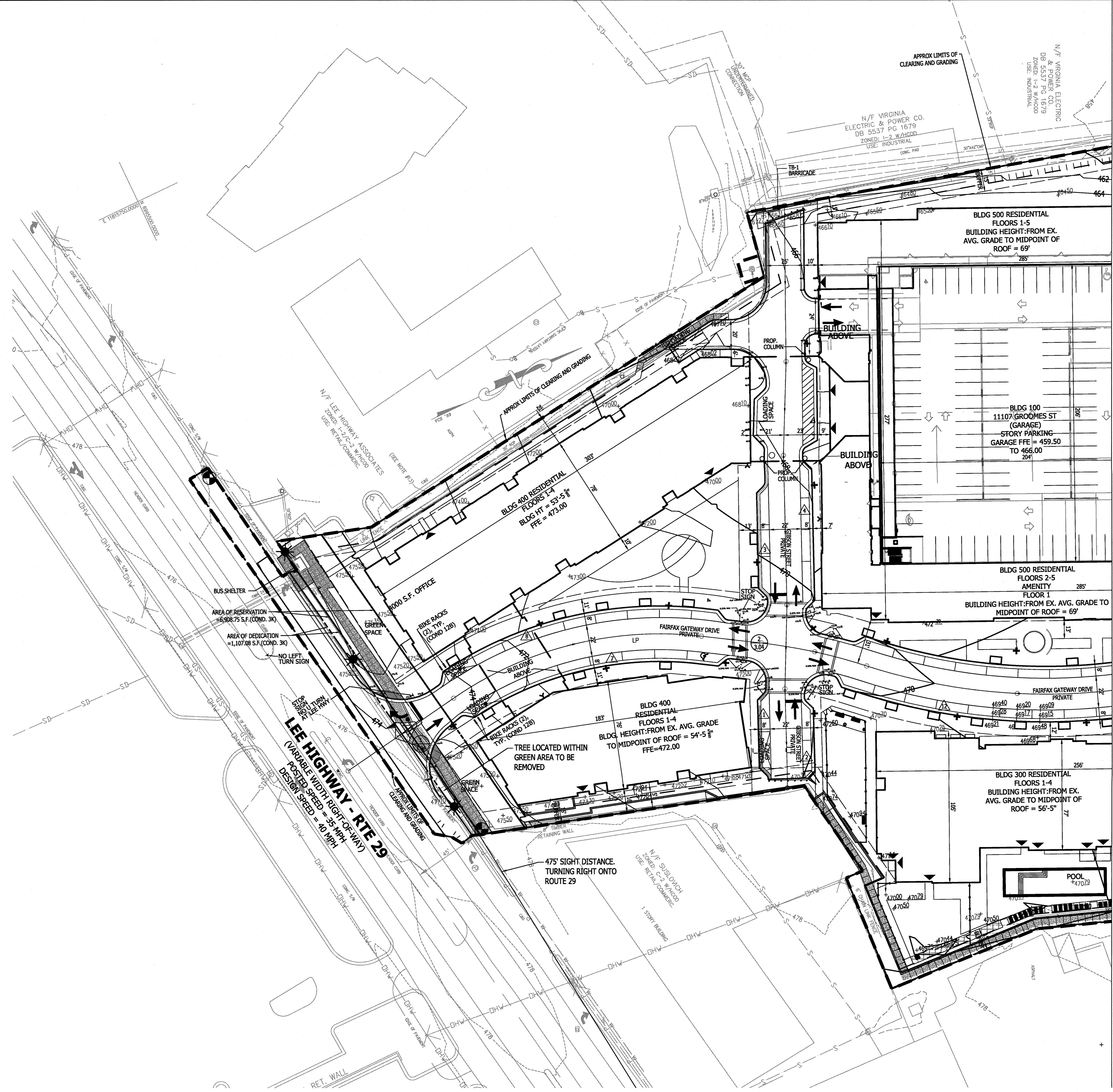
DATE: MAY. 07, 2018  
 JOB NUMBER: 7548G  
 DRAWN BY: KY  
 CHECKED BY: EJI  
 SHEET TITLE: GDP/SUP/SE

SHEET NUMBER

**C-3**

COMMENTS

NOT ISSUED FOR CONSTRUCTION



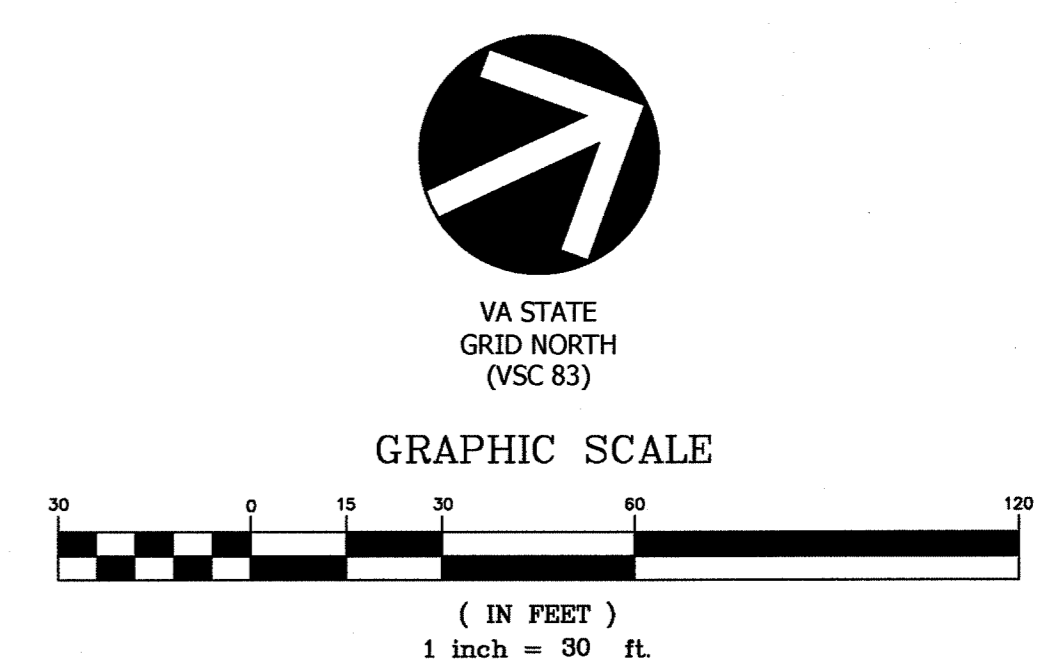
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THE REQUIRED PERCENT REDUCTION IN PHOSPHOROUS LOADS FOR THIS REDEVELOPMENT WILL BE PROVIDED WITH BMPS AS NEEDED TO MEET THE REQUIREMENT AT THE TIME OF THE FINAL SITE PLAN.

**PLAN NOTE**

ALL OF THE UTILITIES, STORM WATER MANAGEMENT FACILITIES, ROAD DESIGN, BUILDING FOOTPRINTS AND OTHER FEATURES SHOWN HEREON ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. SUCH CHANGES SHALL NOT REDUCE THE AMOUNT OF OPEN SPACE, TREE CANOPY NOR INCREASE THE AMOUNT OF IMPERVIOUS SURFACE AREA.



**PRESTON DRAKE ARCHITECTS**

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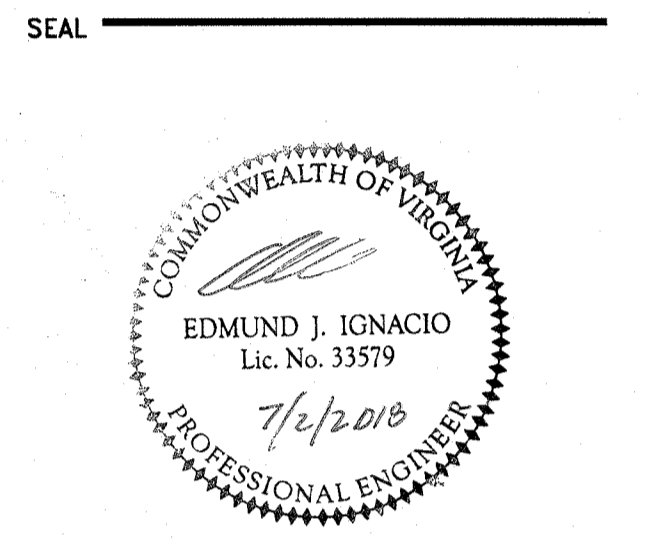
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SHEET NUMBER C-3A

COMMENTS

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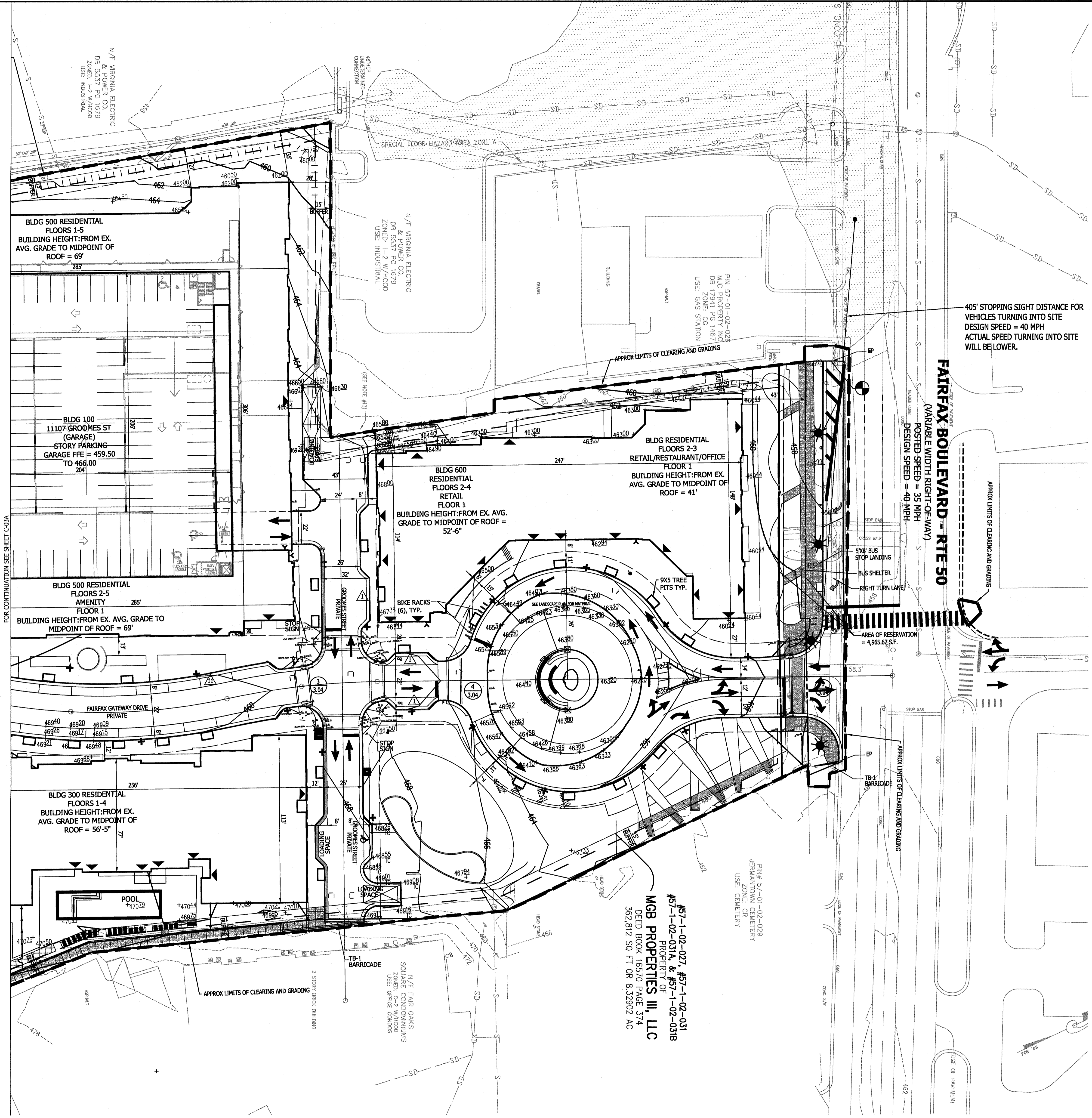
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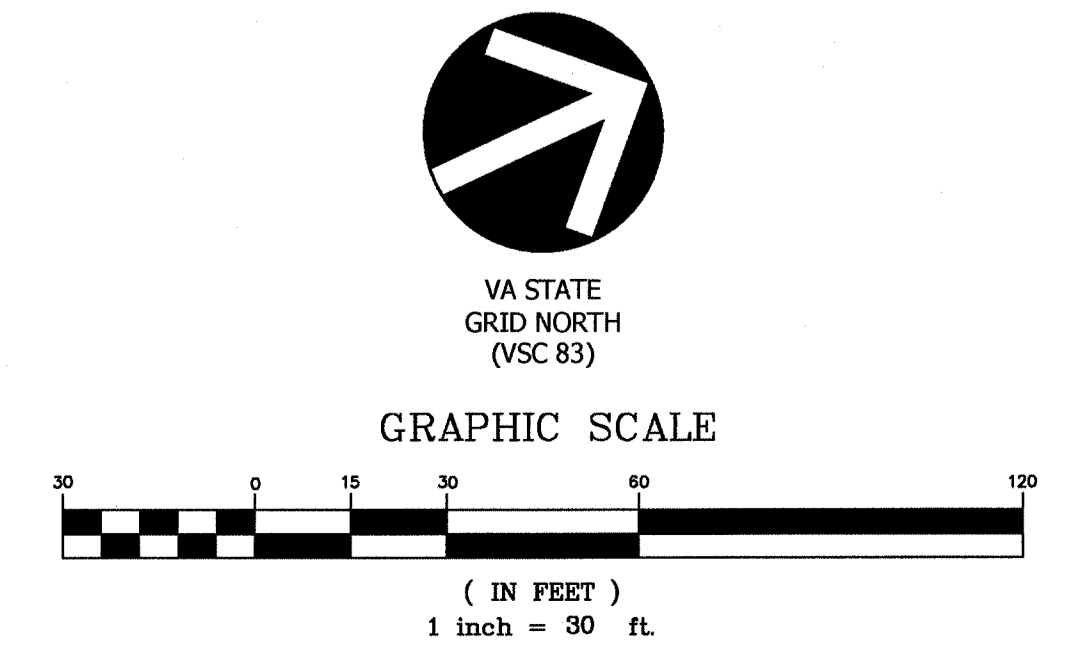
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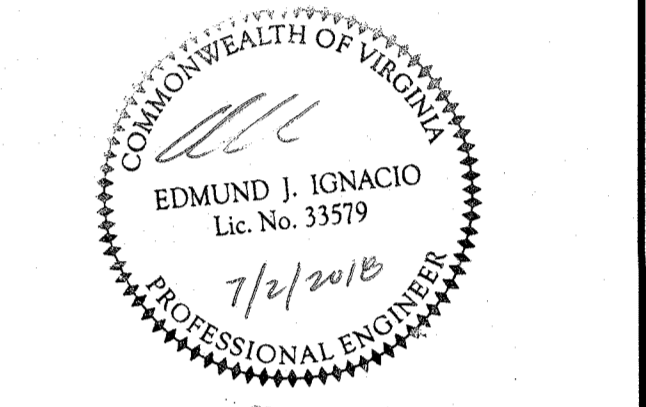
DATE **MAY. 07, 2018**  
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 DRAWN BY **KY**  
 CHECKED BY **EJI**  
 SHEET TITLE **GDP/SUP/SE GEOMETRIC LAYOUT PLAN**  
 SHEET NUMBER **C-3B**  
 COMMENTS



**SWM/BMP NARRATIVE**  
 THE PROPOSED SITE LOCATED BETWEEN EXISTING FAIRFAX BOULEVARD AND EXISTING LEE HIGHWAY HAS A TOTAL AREA OF 8.33 ACRES. STORMWATER MANAGEMENT FOR THE PROPOSED SITE INCLUDES THE THREE SWM VAULTS SHOWN IN APPROXIMATE LOCATIONS ON THIS SHEET. WITH THESE VAULTS, POST DEVELOPMENT ALLOWABLE RELEASE RATES INTO EXISTING CONDUIT SYSTEMS WILL BE LESS THAN THE PRE-DEVELOPMENT RELEASE RATES ONSITE.  
 THE REQUIRED PERCENT REDUCTION IN PHOSPHOROUS LOADS FOR THIS REDEVELOPMENT WILL BE PROVIDED WITH BMPS AS NEEDED TO MEET THE REQUIREMENT AT THE TIME OF THE FINAL SITE PLAN.

**PLAN NOTE**  
 ALL OF THE UTILITIES, STORM WATER MANAGEMENT FACILITIES, ROAD DESIGN, BUILDING FOOTPRINTS AND OTHER FEATURES SHOWN HEREON ARE PRELIMINARY IN NATURE AND SUBJECT TO CHANGE BASED UPON FINAL ENGINEERING DESIGN. SUCH CHANGES SHALL NOT REDUCE THE AMOUNT OF OPEN SPACE, TREE CANOPY NOR INCREASE THE AMOUNT OF IMPERVIOUS SURFACE AREA.





**FAIRFAX GATEWAY**

11101 Fairfax Boulevard  
 11191 Fairfax Boulevard  
 11060 Lee Highway  
 CITY OF FAIRFAX, VIRGINIA

**FF Realty IV, LLC**

1110 North Glebe Road  
 Suite 650  
 Arlington, Virginia 22201  
 (703) 414-8405

REVISIONS	DATE
	FEB. 19, 2018
	MAY. 07, 2018
	JUNE. 06, 2018
	JULY 02, 2018

DATE **MAY. 07, 2018**

JOB NUMBER **7548C**

DRAWN BY **KY**

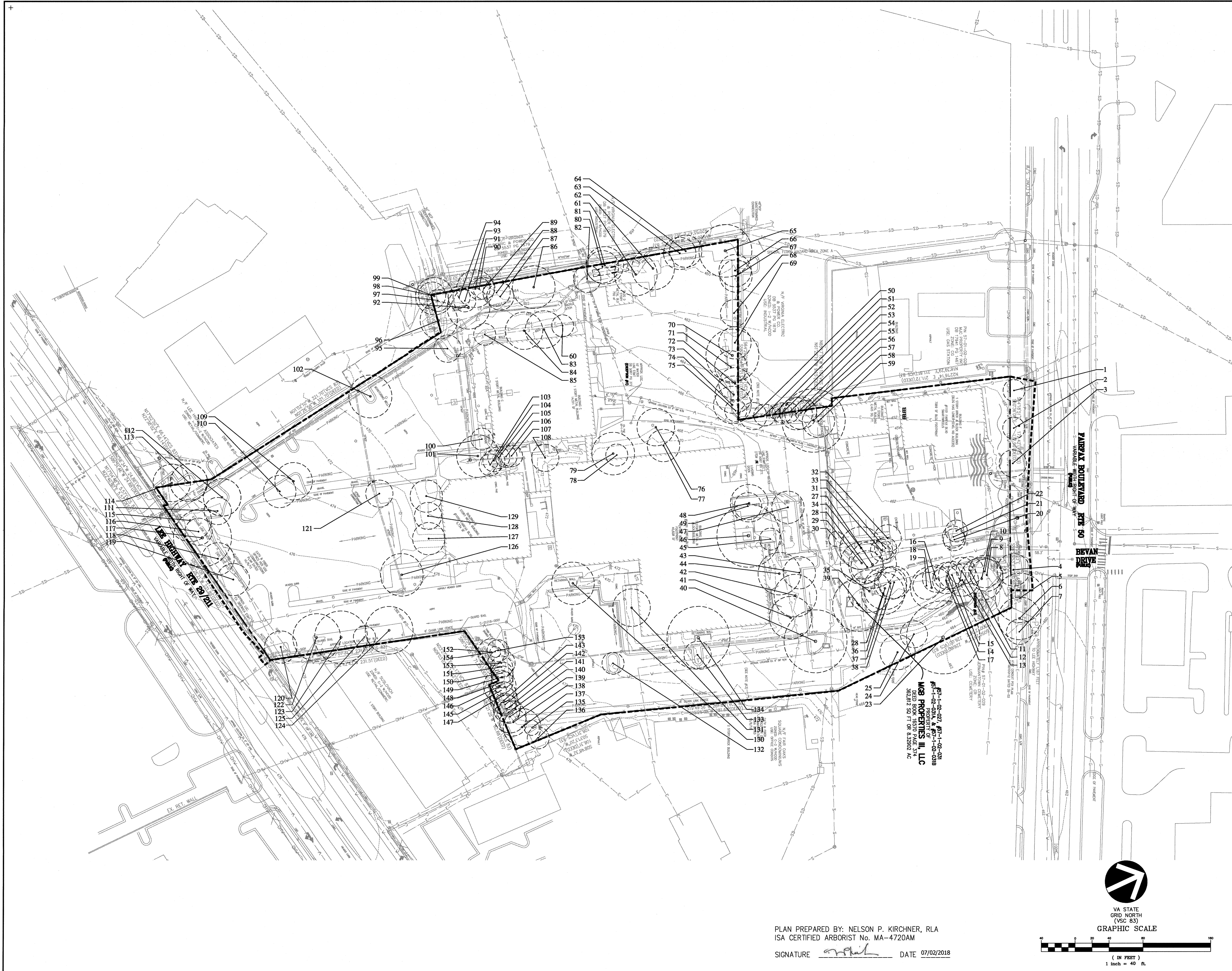
CHECKED BY **EJI**

SHEET TITLE **EXISTING TREE INVENTORY**

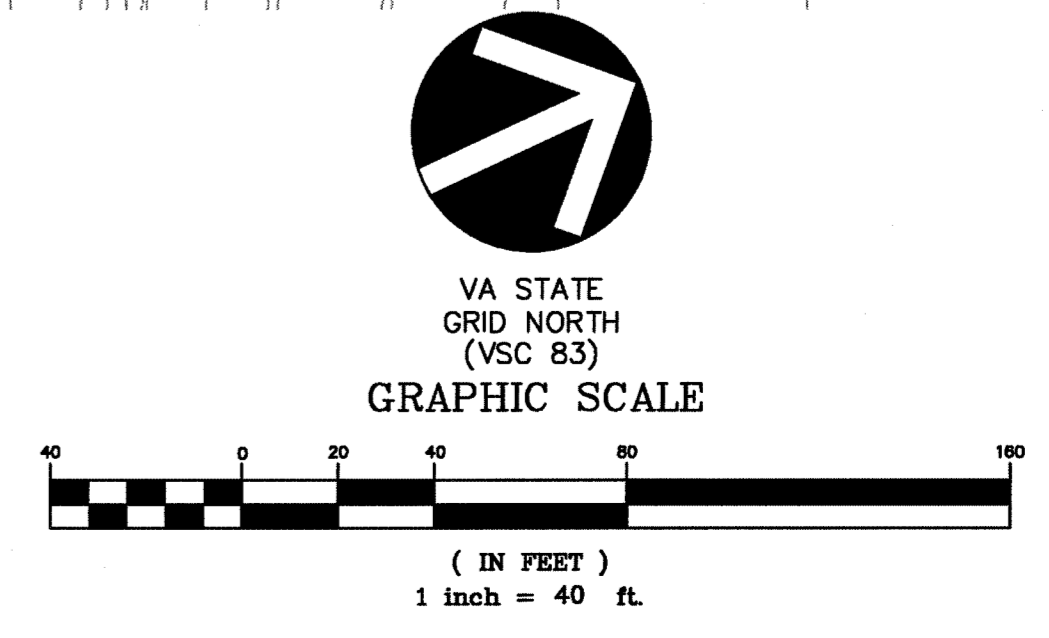
SHEET NUMBER **C-4**

COMMENTS

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PLAN PREPARED BY: NELSON P. KIRCHNER, PLA  
 ISA CERTIFIED ARBORIST No. MA-4720AM  
 SIGNATURE *NPK* DATE 07/02/2018



PRESTON DRAKE ARCHITECTS

A MULTI-DISCIPLINARY DESIGN FIRM
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TELEPHONE: 571 465 2700
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CONSULTANT

SEAL



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REVISONS

Table with 3 columns: Revision Number, Date, Description. Includes entries for FEB 19, 2018; MAY 07, 2018; JUN 06, 2018; JULY 02, 2018.

DATE

MAY 07, 2018

JOB NUMBER

7548G

DRAWN BY

KY

CHECKED BY

EJI

SHEET TITLE

EXISTING TREE MANAGEMENT DETAILS

SHEET NUMBER

C-5

COMMENTS

NOT ISSUED FOR CONSTRUCTION

Table 1: Tree Inventory (Trees 1-48) with columns: Tree No., Species, Size (CAL, R), CRZ, Condition, Existing Conditions / Observations.

Table 2: Tree Inventory (Trees 49-94) with columns: Tree No., Species, Size (CAL, R), CRZ, Condition, Existing Conditions / Observations.

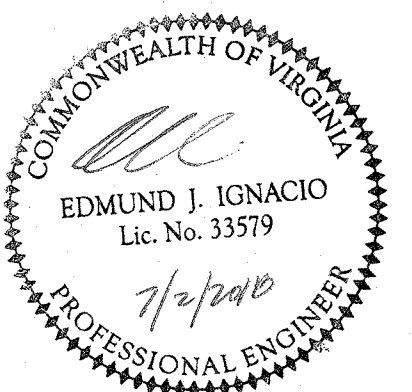
Table 3: Tree Inventory (Trees 95-138) with columns: Tree No., Species, Size (CAL, R), CRZ, Condition, Existing Conditions / Observations.

Table 4: Tree Inventory (Trees 139-154) with columns: Tree No., Species, Size (CAL, R), CRZ, Condition, Existing Conditions / Observations.

CAL = Caliper measured at six inches above the ground located at the subject tree.
CRZ = Critical Root Zone (1 foot of radius per inch of tree diameter). CRZ for trees with multiple stems are calculated based on the diameter of a tree with the basal area equal to the sum of the basal areas for all stems measured.
Conditions Ratings are provided as percentages and are based on methods outlined in the "Guide for Plant Appraisal", 9th edition, published by the International Society of Arboriculture.

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST No. MA-4720AM
SIGNATURE [Signature] DATE 07/02/2018





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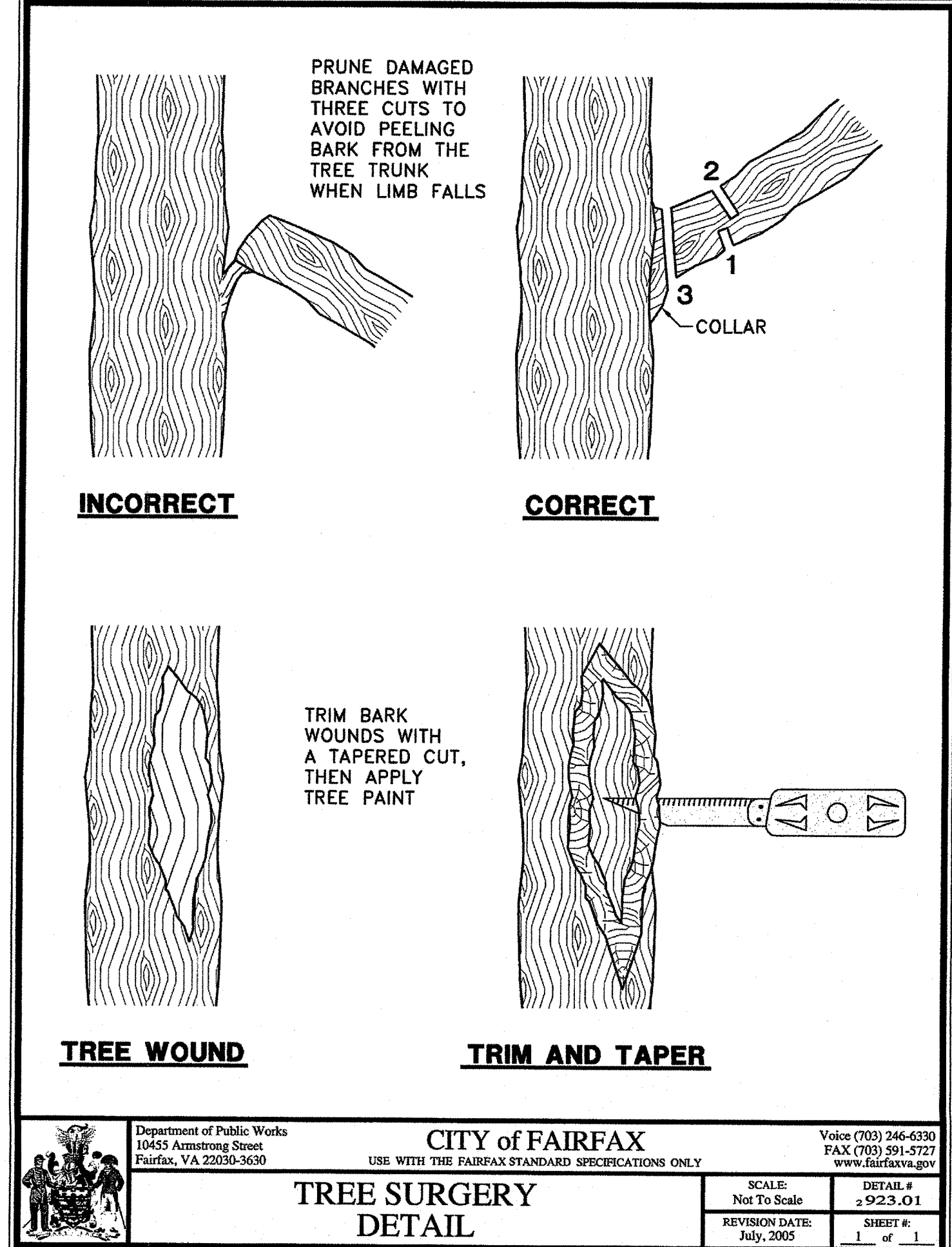
EJI

EXISTING TREE INVENTORY  
 TABULATIONS

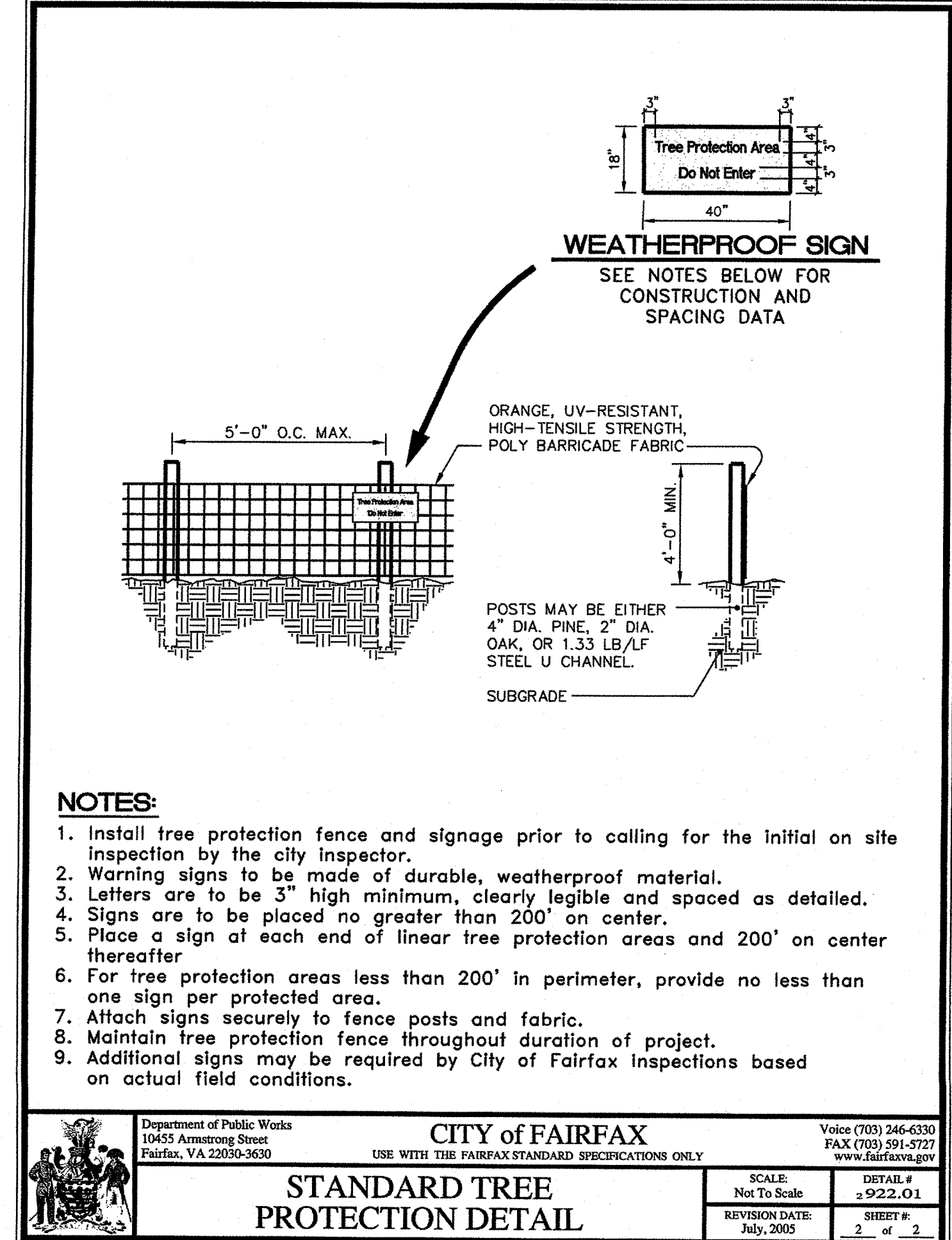
C-6

NOT ISSUED FOR CONSTRUCTION

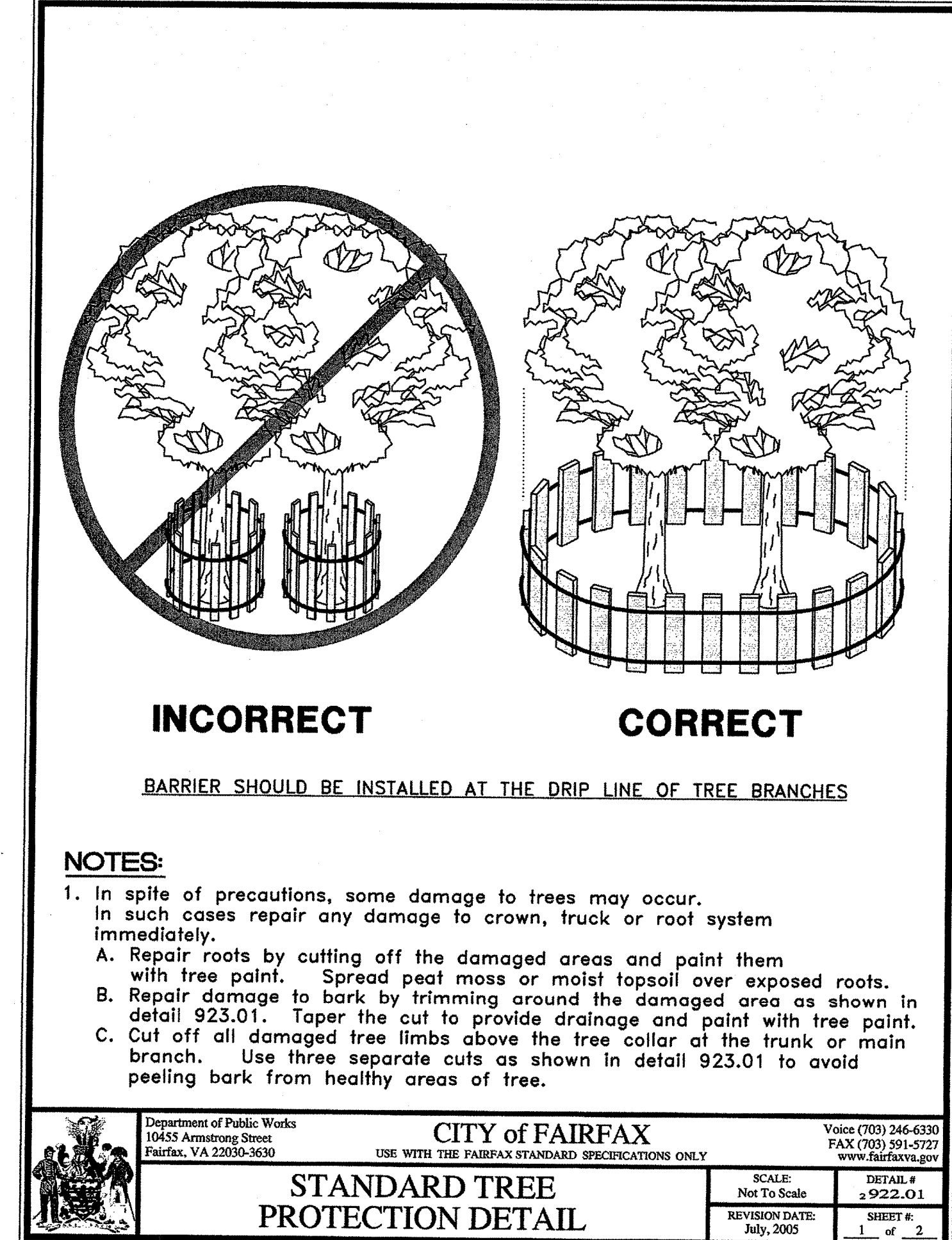
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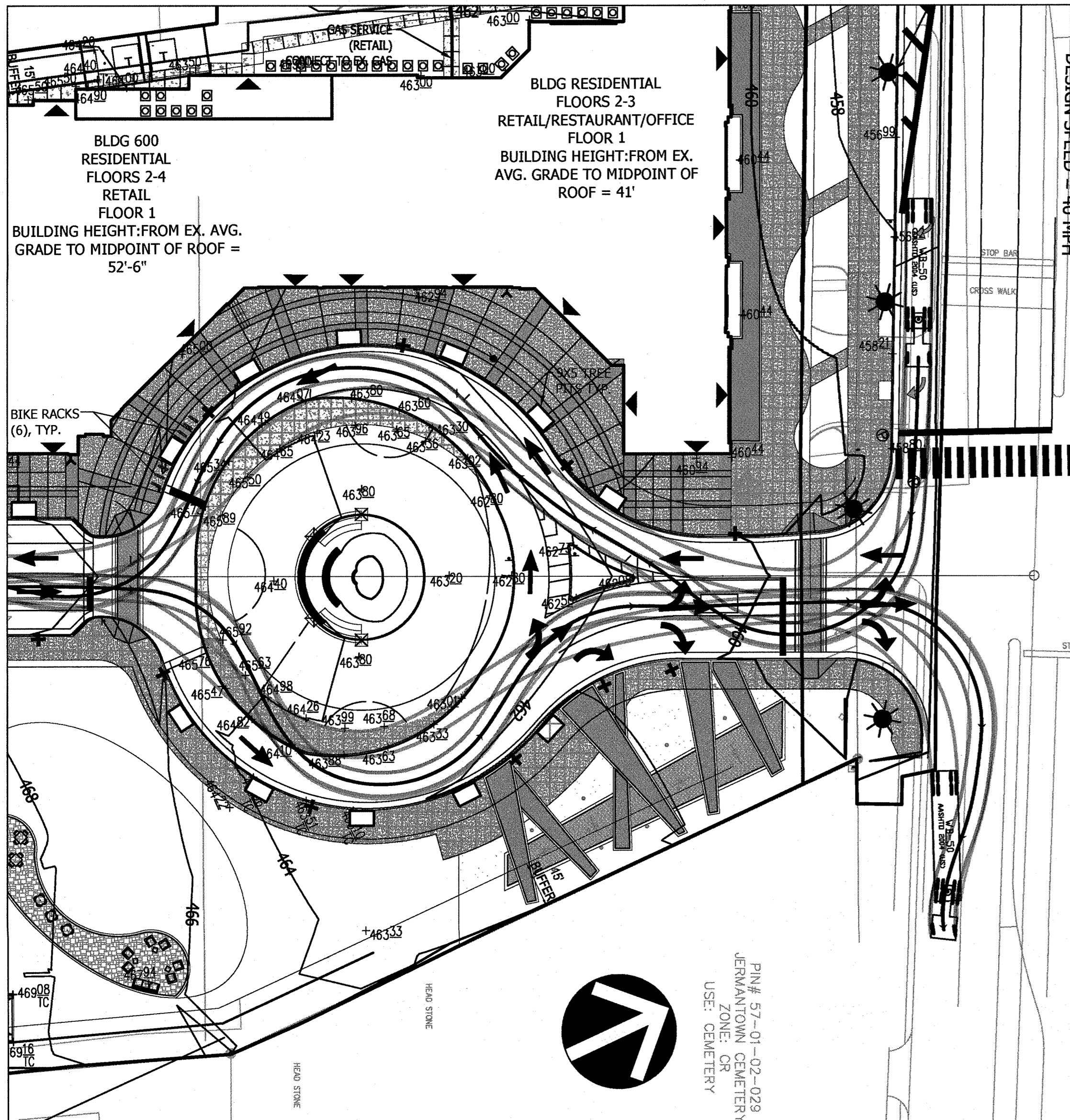


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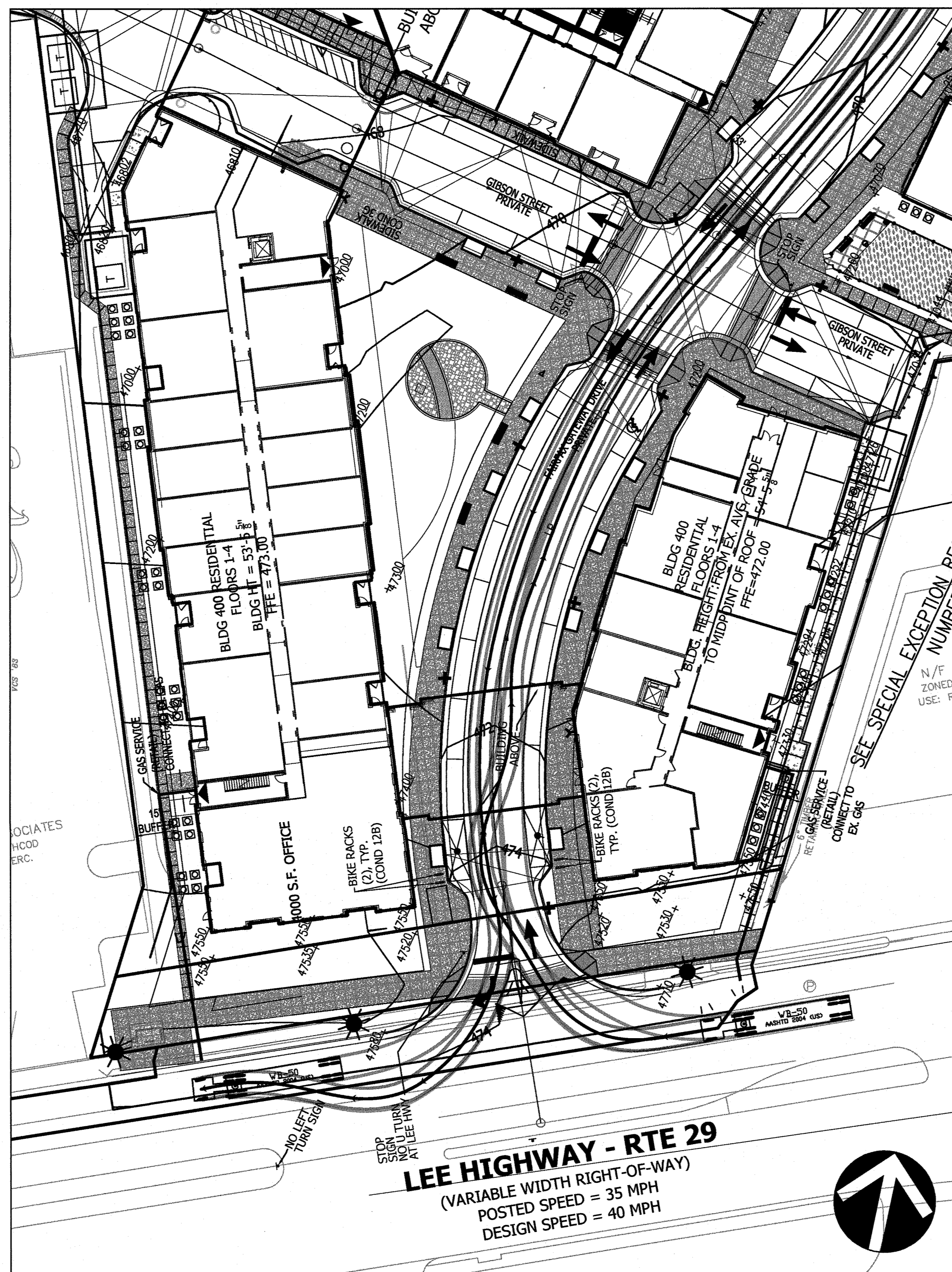


PLAN PREPARED BY: NELSON P. KIRCHNER, RLA  
 ISA CERTIFIED ARBORIST No. MA-4720AM

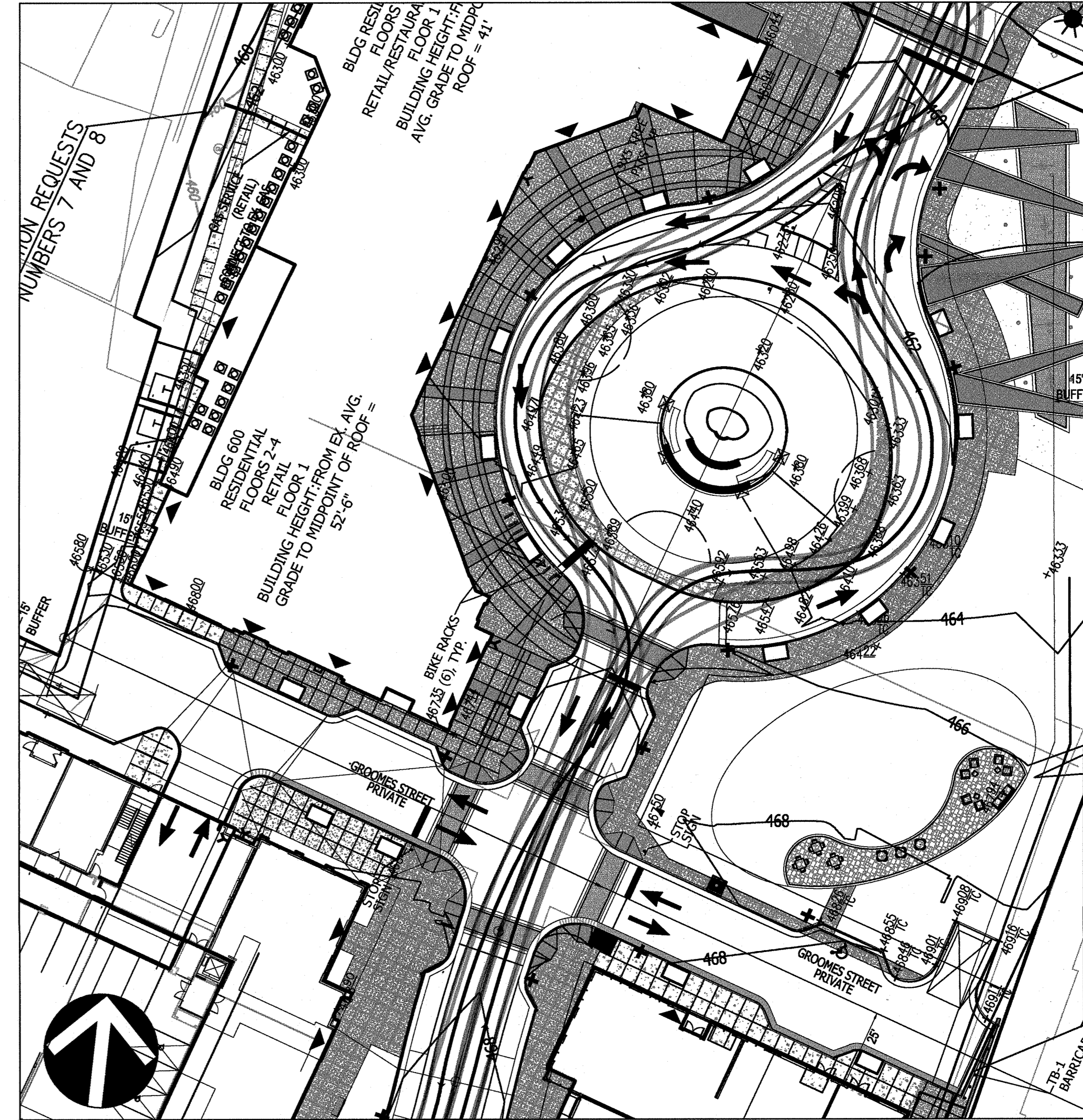
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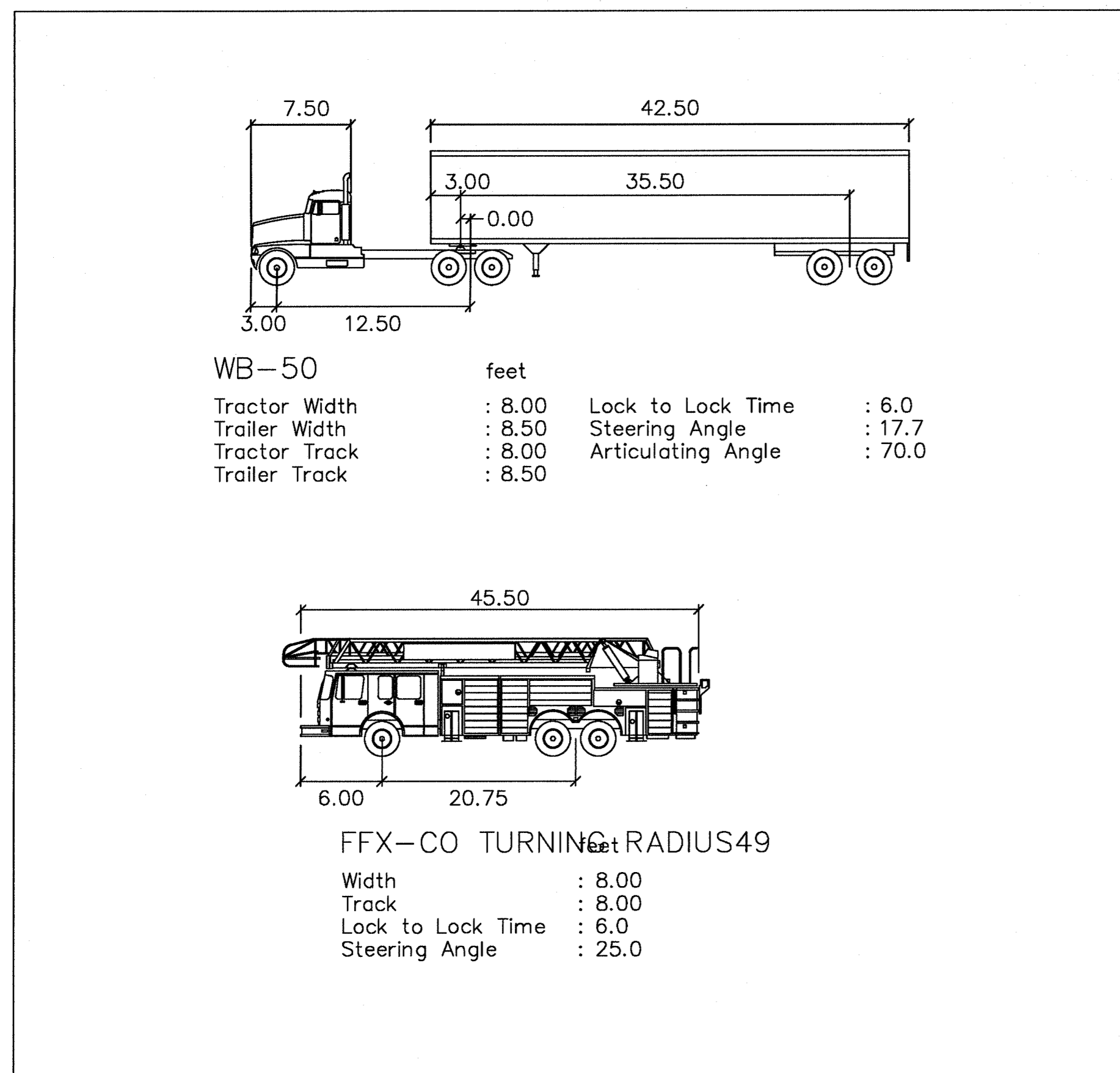
**SITE PRIVATE DRIVE ENTRANCE AT ROUTE 50**



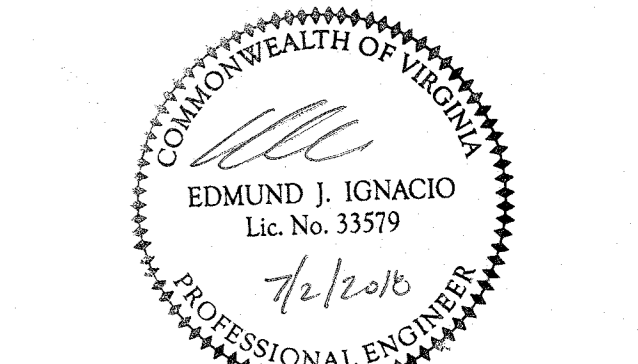
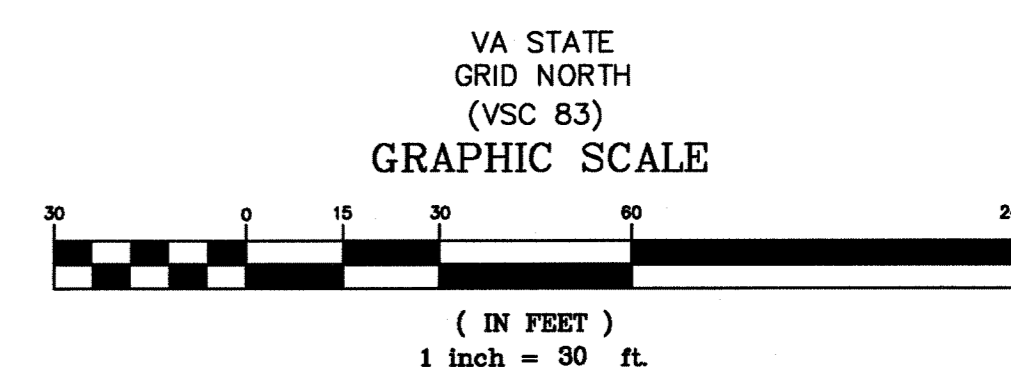
**SITE PRIVATE DRIVE ENTRANCE AT ROUTE 29 AND INTERNAL PRIVATE DRIVE INTERSECTION**



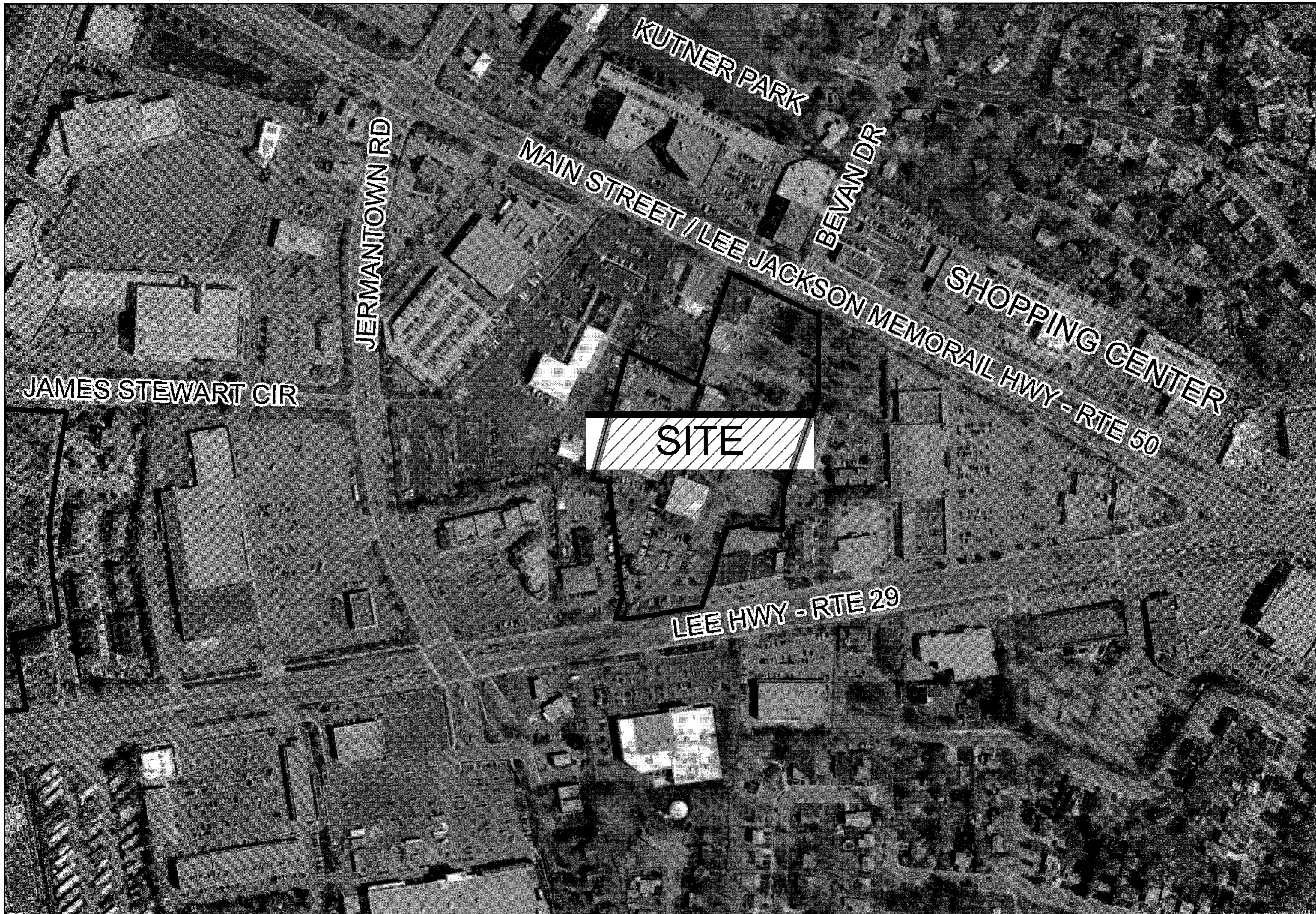
**INTERNAL PRIVATE DRIVE INTERSECTION SOUTH OF ROUTE 50 ENTRANCE**



**AUTO TURN  
WB-50 - FIRE TRUCK**



REVISIONS	DATE
	FEB. 19, 2018
	MAY. 07, 2018
	JUNE. 06, 2018
	JULY 02, 2018



JAMES STEWART CIR

JERMANTOWN RD

KUTNER PARK

MAIN STREET / LEE JACKSON MEMORIAL HWY - RTE 50

BEVAN DR

SHOPPING CENTER

SITE

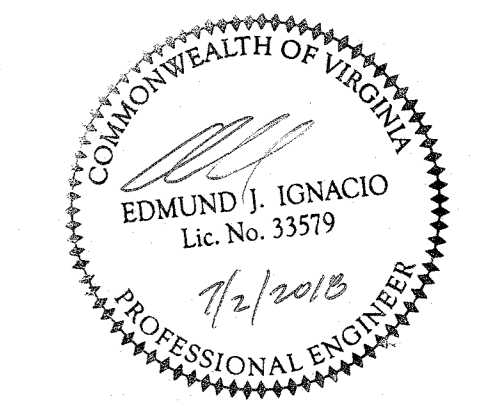
LEE HWY - RTE 29

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DRAWN BY

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CHECKED BY

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SHEET TITLE

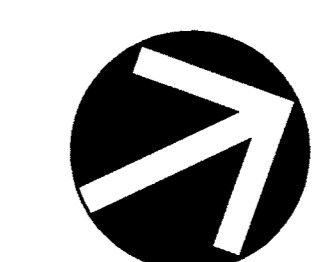
CONTEXT PLAN

SHEET NUMBER

C-8

COMMENTS

NOT ISSUED FOR CONSTRUCTION



VA STATE GRID NORTH (VSC 83)  
 GRAPHIC SCALE



( IN FEET )  
 1 inch = 100 ft.

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