

Supplement to the Unsolicited Proposal Dated December 17th 2012,
Supplemented on March 6th, 2013, April 12th, 2013, July 20, 2013,
October 10th 2013 and herein supplemented as of January 30th, 2014
and November 4th, 2014
for the

Burke Lake Driving Range Facility Design, Upgrade, and Operation

Detailed Submission Stage (Part 2)

as hereby submitted per the Fairfax County
Public-Private Education Facilities and Infrastructure
Act of 2002, as Amended (the “Act”)

APPLICANT:

KC MANAGEMENT, LLC
7224 HERON PLACE
WARRENTON, VA 20187
703-554-5477 OR 202-345-3901

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I. INTRODUCTION

KC's Burke Lake Driving Range Project Unsolicited Proposal ("KC's PPEA Proposal") Whereas Fairfax County (the "County") and the Fairfax County Park Authority, (the "Authority") have held public hearings and dedicated funding to construct an improved driving range tee line and other improvements at the existing Burke Lake Driving Range.

Whereas the KC and the Authority have discussed KC funding, designing, permitting, constructing and operating the driving range facility and related improvements and the Authority funding, designing, permitting, constructing and operating other certain infrastructure and the golf course club house building (the "Authority's Base Facility").

Whereas KC was formed for the purpose of developing and operating sports oriented recreation and entertainment facilities, initially focused in Fairfax County and the Washington metropolitan area. KC's target golf facilities are operated year round, and are anchored by a target golf driving range with an artificial turf landing area and KC's proprietary high-tech ball tracking and game system. KC's target golf facilities feature a sports themed restaurant and compatible sports activities.

Now therefore, after submitting and supplementing KC's PPEA Proposal and discussions with the County and Park Authority, KC has generally agreed to the proposed structure outlined in **Confidential and Proprietary Exhibit A Supplement Dated 11-4-14** for the year round high-tech KC target golf driving range facility at Burke Lake Park driving range, to include an artificial turf landing area, KC's proprietary high-tech ball tracking and game system, a sports themed restaurant, and other approved activities (the "**Burke Lake Driving Range Project**").

Please see the attached **Confidential and Proprietary Exhibit A Supplement Dated 11-4-13** for the proposed financial structure.

II. GENERAL PROVISIONS

KC's PPEA Proposal Supplement contains KC's qualifications and experience, the Burke Lake Driving Range Project characteristics, project financing, anticipated public support, and the project benefit and compatibility by upgrading the existing Burke Lake driving range facility.

III. Summary of Benefits

KC's PPEA Proposal, includes the financing, design and construction and ultimately the operation of a state of the art year round target golf range and restaurant, which are the primary benefits that will occur during the construction, renovation, expansion and improvement phase and during the life cycle of the project. The primary long term benefits to the County and the Authority from KC's PPEA Proposal are increased public utilization, revenues, and enjoyment by a wider audience of users.

KC's year round artificial turf landing area, proprietary target golf technology and games will truly enhance the existing Burke Lake driving range. Burke Lake Driving Range will become a year round fun family golf center for golfers and non-golfer of all ages. It will introduce golf to individuals who have never played the game or have found it inaccessible. Year round operations and a wide range of target games and skill levels will allow and encourage increased use by golfers and non-golfers.

KC's design and operations encourage golfers and non-golfers to mix and mingle like no other driving range. Just the fact that golf clubs will be provided, free of charge; will give people the ability to try the game of golf that otherwise may not be able or willing to invest in a set of golf clubs. KC's target golf range is high tech, yet affordable entertainment, and is accessible to players of all ages and skill levels.

KC's PPEA Proposal will directly benefit the Authority by increasing popularity of Burke Lake Park among golfers and non-golfers, which should directly benefit the Authority by increasing Burk Lake Park utilization and increase the rounds of golf played at the Authority's adjacent existing Burke Lake golf course.

This PPEA Proposal includes a scope of work and a financial plan for the project, and cost analysis, and the assumption of commensurate financial commitment and risk between the Authority and KC via the proposal in **Confidential and Proprietary Exhibit A Supplement Dated 11-4-14.**

IV. Affected Local Jurisdictions

Because the Burke Lake Driving Range Project is entirely within Fairfax County, the only affected jurisdiction is Fairfax County. The surrounding area affected by said improvements, will be the same area for the existing facility. The existing facility has a driving range and overhead lighting that already impact the area.

V. Virginia Freedom of Information Act

The entirety of KC's PPEA Proposal is not proprietary or confidential; specifically only the **Exhibit A Supplement is confidential and proprietary and marked as such** (the **"Confidential and Proprietary Exhibit A Supplement Dated 11-4-14"**). KC requests that the entirety of Exhibit A and all supplements thereto containing its trade secrets and terms of KC's PPEA Proposal be kept confidential by the Authority and County as defined in the Uniform Trade Secrets Act (§59.1-336 et seq.) and confidential financial information be protected from disclosure as provided by § 56-575.4(G) of the Act. KC requests that if any portion of Exhibit A and all supplements thereto is determined not to be proprietary or confidential by the County or in a court of proper jurisdiction, then the remainder of Exhibit A and all supplements thereto be kept confidential by the Authority and County as defined in the Uniform Trade Secrets Act (§59.1-336 et seq.) and confidential financial information be protected from disclosure as provided by § 56-575.4(G) of the Act.

In addition, if the Exhibit A and all supplements thereto were made public prior to the execution of the comprehensive agreement with KC, the financial interest or bargaining position of the KC would be adversely affected. KC requests that the Responsible Public Entity ("RPE") make a written determination of the nature and scope of the protection to be afforded by the RPE under this subdivision. If the determination regarding protection or the scope thereof differs from the KC's request, then the County will accord KC a reasonable opportunity to clarify and justify the request.

If the final determination by the County is to accord less protection than requested by KC, then KC will be given an opportunity to withdraw KC's PPEA Proposal prior to the confidential and proprietary materials and information becoming public. Once a written determination has been made by the RPE, Exhibit A and all supplements thereto shall continue to be protected from disclosure when in the possession of the RPE or any affected local jurisdiction.

KC requests that memoranda, staff evaluations, or other records prepared by or for the County, its staff, outside advisors or consultants, exclusively for the evaluation and negotiation of KC's PPEA Proposals may be withheld from disclosure.

KC agrees that the County may not withhold from public access information concerning the terms and conditions of any interim or comprehensive agreement, service contract, lease, partnership, or any agreement of an kind executed by the County and KC, including information concerning the KC's performance developing or operating a the Burke Lake Driving Range Project.

Under §56-573.1 the selection process for solicited or unsolicited project proposals is not subject to the Virginia Public Procurement Act (§2.24300 et seq.).

VI. KC's Request for an Individually Negotiated Comprehensive Agreement

STEP ONE - The County/Authority have already determined to accept KC's PPEA Proposal for consideration at the conceptual stage.

STEP TWO - The County/Authority have already given public notice of KC's PPEA Proposal.

STEP THREE - The County/Authority proceeded with the review at the conceptual stage of KC's PPEA Proposal.

STEP FOUR – This Detailed Stage 2 Supplement to KC's PPEA Proposal is to provide information sufficient for an in-depth review at the detailed stage sufficient with any additional information requested by the County/Authority, to then enter in to a final agreement(s) between the Authority and KC.

VII. Qualification and Experience

KC Management, LLC (“[KC](#)”) was formed for the purpose of developing and operating sports oriented recreation and entertainment facilities, initially focused in Fairfax County (the “[County](#)”) and the Washington metropolitan area. KC's target golf facilities are anchored by a target golf driving range with proprietary high-tech ball tracking system and games, feature a sports themed restaurant, and may include other compatible sports activities. For detailed information regarding management's qualifications and experience see **Exhibit B Supplement - Management Organization Chart and Supporting Information, Attached Bios.**

VIII. Applicant/Legal Structure

KC, is the sole applicant (the “[Applicant](#)”). KC has formed, controls, and will operate a separate Virginia limited liability corporation called Burke Lake Golf, LLC specifically for Burke Lake Driving Range Project, the (“[Burke Lake Driving Range SPE](#)”).

IX. Management - KC Management, LLC and the Burke Lake Driving Range SPE

The key principals involved in KC Management, LLC and the Burke Lake Driving Range SPE have extensive experience in and around Fairfax County with recreational projects of similar size and complexity to the proposed Burke Lake Driving Range Project. In particular, KC's key principals have extensive experience in sports in Fairfax County and Northern Virginian recreation projects, including golf courses and driving ranges; finance, development and management, the first target golf facility in the Washington Metropolitan area in Kingstown / Alexandria, Virginia, and the Reston Ice Forum twin skating rink, as well as chain of twin ice skating rinks in Virginia and the east coast. During the development and holding by the principals of the Applicant, the Alexandria target golf center and the Reston twin ice skating rinks, have had exemplary safety records. For any construction obligations assumed by KC in the comprehensive agreement, KC will provide, and or will have such subcontractors provide as customary, all such necessary bonds, insurances, indemnifications, completion guarantees, and warranties.

X. Key Principals

The following is a list of the principals of the development, construction, and management team and accompanied with their resume or qualifications attached as **Exhibit B Supplement**. **In addition to members of the senior management team residing in Fairfax County and working in the area for decades, KC's management team has a history of local community service and commitment, job creation, as well as the hiring of local contractors, local suppliers, and employees. The senior management team is based in Northern Virginia, near the Burke Lake facility, with its new HQ office opened in Fairfax County this year.**

- Tim Kampa, President, Founder
- Brian Cohn, CEO, Founder,
- Stephen West, General Counsel, COO,
- Gordon Gregory, VP Business Development
- David Grieshaber, Chief Information Officer
- Weston Kennedy, PE VP Construction
- Devin T. Finan, Chief Financial Officer
- Edward R. Moore, III, VP Development
- Keith Martin, Tramonte, Yeonas, Roberts & Martin, PLLC

Please see **Exhibit B Supplement**, and additional information is available upon request.

EXHIBIT B

Management, Contractors, and Consultations

**KC PPEA Burke Lake Driving Range Facility Design, Upgrade,
and Operation, January 30th, 2014**

Submission at the Detailed Stage (Part 2)

**as hereby submitted per the Fairfax County
Public-Private Education Facilities and Infrastructure
Act of 2002, as Amended (the “Act”)**

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EXHIBIT B
Management, Contractors, and Consultations

MANAGEMENT TEAM EXPERIENCE

Timothy P. Kampa, Director, President, Founder, has been involved with the design, zoning, construction, and operations of numerous golf driving ranges and golf courses. Mr. Kampa previously worked in the restaurant and hospitality industry and real estate brokerage, leasing and land sales. Mr Kampa was responsible for the design, construction and operations of the Kingstowne Golf Center, in Kingstowne Virginia. Kampa was introduced to FlightScope in 2009 and entered into an exclusive agreement to develop the state of the art driving range facility and par three courses.

Brian R. Cohn, Director, CEO, Founder, has served as chief executive officer and chairman in a number of businesses in a wide range of industries. He is the principal of an intellectual property company with over 100 computing and communications patents, and founder of a real estate investment, development and management company. He has over 30 years of securities industry experience and is the securities principal of BCI, a FINRA member firm, where he is responsible for all investments.

* **Stephen West, General Counsel**, JD, The Catholic University of America, Washington, D.C. Stephen worked as General Counsel for a commercial real estate development company, associate counsel for one of the Nation's top construction law firms, and as in house counsel with the one of the World's largest contractors. After operating a law practice specializing in IP and business law, he changed careers and became a golf course operator and General Counsel for a Metropolitan Washington based golf management company, as well as founded a specialty technology marketing and media company.

* **David Grieshaber, CIO**, is a technologist with over 23 years of experience in the development of high-tech, networking and defense tracking technologies including radar, sonar, GPS and weather tracking systems. With an extensive technical background, he will be heavily involved in evaluating the required technology for the facility and related games as well as with the creation of the facility's technical control center from which the games will be operated and tracked. He was previously the President and Co-founder of Pacific Internet Exchange (PIE), an Internet Services provider in Silicon Valley.

Devin T. Finan, CFO, entered the real estate management, construction, and development business in 2009 after nineteen years in senior credit and lending positions with two of North America's largest banks. Devin has been involved in the underwriting and management of several billions of dollars in commercial, real estate, and golf course financings.

EXHIBIT B
Management, Contractors, and Consultations

MANAGEMENT TEAM EXPERIENCE, Continued..

* **Gordon Gregory, VP Business Development**, has over 25 years of experience in construction, real estate, and entertainment industries. He worked for McGraw Hill Companies in the Construction Information Group developing programs for MHC's largest clients. In the past ten years, he started a full service digital agency, developed digital signage software platform and contracted development and service agreements with Landmark Theaters, Rave, and Cinemark

Weston E. Kennedy, P.E., VP Engineering, has a B.S. in Civil Engineering from Virginia Tech, and MBA from The University of Texas at Austin, and a securities license with BCI, a FINA Member Firm. Wes spent ten years as a global field project manager in the airline industry before becoming a principal of Brookside Properties. Wes oversees planning, design, permitting, development, engineering, and construction.

Edward R. Moore, III: VP Development, Ed has 30 years of experience working with land developers, civil engineers, general contractors, municipalities, government agencies, and national construction companies. Ed spent fifteen years as a senior project manager for two of the largest and most development firms in the Washington, Metro region, specializing in large mixed use developments, before becoming a principal of Brookside Properties. Ed oversees planning, design, permitting, development, engineering, and construction.

CORE Architects

CORE Burke Lake Team



Dale A. Stewart, AIA, Principal Dale co-founded CORE in 1991 as a design-oriented firm providing excellent service. With 30 years experience in the DC area on projects ranging from; master planning to base building architecture and adaptive re-use; from retail and restaurant to commercial interiors. He understands the complex approval process of local design review boards. Dale has a Bachelor of Architecture from the University of Maryland, is licensed in 14 states, and is NCARB Certified. His projects have received numerous local and national design awards.



Allison Cooke, IIDA, LEED AP, Director of Hospitality Design. Allison is a leader in the design of interiors projects, from restaurants to retail to corporate interiors to hotels. Her collaborative mentality and sure design sense brings a straightforward vitality to her projects, in an abundance of styles. Allison has a Bachelor of Fine Arts in Interior Design from Miami University of Ohio. She is NCIDQ Certified, and is a LEED Accredited Professional. Projects, [barmini by José Andrés](#), [Del Campo](#), [DoubleTree Hotel Lobby Renovation](#), [minibar by José Andrés](#), [Pearl Dive Oyster Palace](#), [Shutters Bar + Kitchen at the Marriott Tysons Corner](#)



David Cheney, AIA, David is responsible for a series of high profile projects at CORE, including Atlas Performing Arts Center, Mount Pleasant Branch Library and the Heritage Foundation. He works with owners, CORE project teams and consultants to identify, manage and achieve project goals for institutional, base building, theater and hospitality projects. David's 22 years of experience make him a valued CORE resource. David has a Bachelor of Architecture, Cum Laude, from Norwich University, is licensed in Vermont and is NCARB certified. Projects [100 K Street Atlas Performing Arts Center](#) [CAVA Mezze](#) [DC Public Library – Mt Pleasant Branch](#) [Founding Farmers Heritage Foundation](#)



Harry Ross, RA Harry joins CORE with over six years of experience working on master planning, infrastructure, institutional and academic projects. With an interest in triple bottom line sustainability and experience in high performance building design and documentation, he has a passion for finding creative and

durable solutions to project challenges that yield great designs. Harry has a Bachelor of Arts in French International Business from the University of Maryland and a Master of Architecture and Planning from Catholic University of America.

PROJECTS

611 N Street Women's Transitional Housing

Honor Award – Washington Unbuilt Awards, AIA DC

A&E Signature Service

Merit Award, Interior Architecture, AIA/DC
Merit Award, Inform Magazine, Virginia Society AIA

Againn, DC

The Bronze Award, Hospitality, IIDA/Mid-Atlantic Chapter

Atlas Performing Arts Center

AIA National Small Project Awards, interior signage
The Gold Award – Educational/Institutional, IIDA/Mid-Atlantic Chapter
Merit Award – USITT / Architecture Awards Jury
Merit Award – Historic Resources, AIA/Washington, DC Chapter
Catalyst Award – AIA- Washington, DC Chapter
Best of 2007 – McGraw-Hill Construction Magazine, Baltimore-Washington Region
Mayor's Award for Excellence in Historic Preservation
"Best Renovation / Rehabilitation" – Washington Business Journal Best Real Estate Deals
Craftsmanship Award – Best Underpinning & Excavation, Washington Building Congress, Awarded to Tishman Construction of DC

BlackSalt

The Silver Award – Hospitality, IIDA/Mid-Atlantic Chapter

Breadline

Honor Award, Inform Magazine, Virginia Society AIA
The Bronze Award, Hospitality, IIDA/DC

Buck's Fishing and Camping

International Restaurants Hotel Awards, 1st place Best Design (Value)
The Gold Award, Hospitality, IIDA/Mid-Atlantic Chapter

Catholic Charities

Merit Award – Interior Architecture, AIA/DC
The Bronze Award, Large Office, IIDA/DC

CAVA Grill

Merit Award, AIA-Washington, DC Chapter
Gold Key Finalist – Fast-Casual Dining, Interior Design Magazine
Grand Prize - Fast Food - ARE

COMET Ping Pong

International Restaurants Hotel Awards, 3rd place Best Design (Value)
Winner – Best Casual Restaurant, Hospitality Design Magazine HD Award
Honor Award – Inform Magazine, Virginia Society AIA
Merit Award – Interior Architecture, AIA Washington, DC Chapter
Finalist, Casual Dining Restaurant, Gold Key Hospitality Design Award

CORE Office

Honorable Mention – ASID/DC

DC Public Library – Mt Pleasant Branch

Honor Award, Washington Unbuilt Awards, AIA DC

Dean & Deluca Markethouse

Merit Award, Historic Resources, AIA/DC
Merit Award, Interior Architecture, AIA/DC

Dean & Deluca Warner Theater

Special Recognition Award for Creative Design of Space Under 5000 Sf., IBD – Potomac Chapter
Award of Merit, Excellence in Design, Inform Magazine, Virginia Society AIA
Merit Award, Interiors, AIA/DC

Dorsey & Whitney LLC

Craftsmanship Award – Washington Building Congress

Dragonfly

The Silver Award – Commercial 3 IIDA Mid-Atlantic Chapter
Merit Award, Interior Architecture AIA/DC

E-SYNC Networks

Merit Award, Interior Architecture AIA/DC

Eckington Place

Finalist –Urban Land Legend Institute Annual Design Award
Merit Award, Historic Resources, AIA/DC

Economics Research Associates

Merit Award, Interior Architecture, AIA/DC
Pinnacle Award, Best of Show, IIDA Metropolitan Chapter
Gold Award, Small Commercial, IIDA Metropolitan Chapter

Eye Gotcha

Best Use of Color, IIDA/DC

Faces of the Fallen

The Pro Bono Publico Award – AIA Washington, DC Chapter

Founding Farmers

Boutique Design, Finalist, Best Restaurant
Earth Minded Award, HD magazine and ASID
Gold Key, Finalist, Hotels Magazine and Interior Design magazine
Grand Prize, Restaurant / Casual Dining Award – Association of Retail Environments (ARE)
Project of the Year, National Capital Green Building Council
ARE Sustainability Awards – second place, Association of Retail Environments (ARE)

Hannibals

Best Intellectual Atmosphere, Washington Metro Chapter IIDA/Washington
Merit Award, Interior Architecture, AIA/DC

HL + P/ Columbus (Hahn Loeser + Park)

The Bronze Award – Small Office, IIDA/Mid-Atlantic Chapter

HMS Host Headquarters

The Silver Award – Commercial Over 100k SF, IIDA/Mid-Atlantic Chapter

Jackie's

The Gold Award – Hospitality, IIDA/MID-Atlantic Chapter
Honor Award – Inform Magazine, Virginia Society AIA
Finalist – Best Casual Restaurant, Hospitality Design Magazine

LIA's

International Restaurants Hotel Awards, 2nd place Best Design (Value)
Finalist – Fine Dining Restaurant, Gold Key Hospitality Design Award

Mie-N-Yu

International Restaurant Hotel Awards, 2nd place Best Design (Moderate)
The Silver Award – Retail Design – Hospitality, IIDA/Mid-Atlantic Chapter

minibar by José Andrés

Object Design, AIA Inform Award 2013 - Mid-Atlantic Region
Interior Design Magazine March 2013 - 100 Big Ideas
IHMRS Gold Key Grand Prize for Best Restaurant - Fine Dining
*Project designed by Capella Garcia in collaboration with CORE

National Electronics Warranty

Award for Excellence, Interior Architecture, AIA/DC
Grand Award, Division III/Commercial, National Commercial Builders Council
The Silver Award, Large Office, IIDA/Washington

National Minority AIDS Council / NMAC

I.D. Design Distinction Award In Environments, 42nd I.D. Annual Design Review
Award for Excellence, Historic, AIA/DC
Award for Excellence, Interior Architecture, AIA/DC
Honorable Mention – Small Office – 17th Annual Interiors Magazine Awards
Honor Award, Inform Magazine, Virginia Society AIA

Popham Haik Schnobrich & Kaufman

Merit Award, Interior Architecture, AIA/DC

Porter Novelli

Merit Award, Interior Architecture, AIA/DC
Merit Award, Inform Magazine, Virginia Society AIA
One of Ten, IIDA & Interior Design Magazine

Potenza

Boutique Design, winner, offbeat category
Craftsmanship award, Washington Building Congress

Potenza Bakery and Winestore

Boutique Design, winner, offbeat category
Craftsmanship award, Washington Building Congress

Profumi

Merit Award, Inform Magazine, Virginia Society AIA
Merit Award – Interior Architecture, AIA/DC

Securities Industry Association

Award for Excellence, Interior Architecture AIA/DC
Best Use of Materials Details, IIDA/Washington

Smarteam Communications, Inc.

The Bronze Award – Small Office, IIDA Washington

Smithsonian Museum Store

Best New Airport Specialty Retail Concept, Airport Retail News' Best Concessions Poll Honors
Merit Award, Interior Architecture, AIA/DC

Sprint Spectrum

Gold Award, Retail, IIDA Metropolitan Washington

Stewart Residence

Best in American Living Award – Best In Region Middle Atlantic, National Assoc. of Home Builders and Professional Builder
Best in American Living Award – Platinum Award - Best One-of-a-Kind Custom Home, Nat'l Assoc. of Home Builders and Prof. Builder
Best in American Living Award – Home Of The Year, National Assoc. of Home Builders and Professional Builder

sweetgreen - Bethesda, MD

The Bronze Award, Hospitality, IIDA/Mid-Atlantic Chapter

sweetgreen - Georgetown, DC

Winner, IIDA/Metropolis Smart Environments Awards
Grand Prize, Restaurant / Casual Dining Awards – Association of Retail Environments (ARE)
Merit Award – Inform Magazine, Virginia Society AIA
Presidential Citation for Sustainable Design – AIA DC

The Fish Market & Pop's Ice Cream

Historic Alexandria Foundation 2013 Preservation Award

Typhoon Brewery

Merit Award, Interior Architecture, AIA/DC

USDA Graduate School

Honor Award, Inform Magazine
The Bronze Award, Educational/Institutional. IIDA/Washington

VESTA Home

The Silver Award – Retail Design, IIDA/Mid-Atlantic Chapter

winestore.

The Silver Award, Retail, IIDA Mid Atlantic, 2008

MEDIA

- [Ri Ra Opens Newest Location in Historic Georgetown](#)



- [Bank of Georgetown Moves to New Headquarters in Georgetown](#)



- [District Doughnut Coming to Barracks Row](#)



- [Millennial Motivations: How Millennials Have Impacted Hotels' Evolution](#)



- [CORE & Capella Garcia win Gold Key Grand Prize Award for Fine Dining Restaurant for minibar by Jose Andres](#)



- [Be Right Burger Featured In The Retail Design Blog](#)



- [See CORE and Silver Diner Featured in The Washington Post](#)



- [More on the Georgetown Post Office in The Washington Business Journal](#)



- [The Old Georgetown Post Office is Featured in Curbed](#)



- [Del Campo in Esquire's "The Best New Restaurants 2013"](#)



- [CORE Wins an AIADC Chapter Award for Mt. Pleasant Library](#)



- [CORE Design for DC's West End Library Featured in the News](#)



- [CORE Projects to be Featured at AIA DC Library Event](#)



- [CORE's Directors of Hospitality Design are Featured in Bisnow](#)



- [The First Lady Visits Del Campo](#)



- [Meet the Curbed Young Guns Semifinalists: Allison C. Cooke](#)



- [Hear CORE's own Allison Cooke and Christopher Peli on Foodie and the Beast!](#)



- [Del Campo Featured in the July issue of HD Magazine](#)



- [CORE's Allison Cooke Named as one of Curbed's Young Guns Semifinalists for 2013](#)



- [CORE's Kathleen Ngiam Discusses Design & Trends for HD Magazine](#)



- [The Fish Market and Pop's Ice Cream Receives Historic Alexandria Foundation 2013 Preservation Award](#)



- [Shutters Bar & Kitchen Opens at Tysons Corner Hotel](#)



- [Tysons Corner Marriott Announces New Shutters Restaurant](#)



- [District Taco Opens on Capitol Hill](#)



- [2013 Inform Awards: A Delightful Dozen](#)



- [A Look at the Estancia-Inspired Del Campo, Now Open](#)



- [Chef Victor Albisu's Elegant South American Grill Del Campo Opens](#)



- [CORE and Bank Of Georgetown in The Washington Post](#)



- [There's No Place Like Home — Except These Restaurants](#)



- [100 Big Ideas](#)



- [Bank Of Georgetown Opens Newest Location in Chevy Chase](#)



- [Meet The Minds Behind Restaurant Design - Allison Cooke](#)



- [How a Former Jazz Saloon Became a Luxury Clothing Store](#)



- [Barmini is Unveiled!](#)



- [Lifestyle Brand Gant Opens Latest Store in Washington, Dc](#)



- [Silver Boasts American Bistro Food, Diner Theme](#)



- [See What Jose Andres's Newly-Reopened Minibar Looks Like](#)



- [Reinvented 'minibar by José Andrés' Opens](#)



- [District Taco to Open on Capitol Hill Early Next Year](#)



- [Wasabi Modern Japanese Cuisine Opens Newest Location in Orlando, Fl](#)



- [600 Mass Ave in DCmud](#)



- [Construction Begins on Women's Transitional Housing Facility](#)



- [Renovated and Expanded Mt. Pleasant Library Reopens to Great Acclaim](#)



- [Renovated, Expanded Mount Pleasant Neighborhood Library Reopens](#)



- [DoubleTree by Hilton Washington DC-Crystal City Renovates Lobby](#)



- [Doubletree Hotel in Crystal City Redesigned by Core](#)



- [The Adaptive Reuse Behind Crystal City's DoubleTree Hotel](#)



- [Modern Japanese Restaurant Concept Launches in Massachusetts](#)



- [Under Construction: Mt Pleasant Library Grand Opening in Sept](#)



- [Renovated Mt. Pleasant Public Library Opens in September](#)



- [Sugo Cicchetti Featured in Best Bites](#)



- [Summer Bragging Rights Belong to Rosedale](#)



- [District Taco Finally Moves to Washington, DC](#)



- [Visit Core in the May Issue of Architect Magazine](#)



- [Design dollars: Restaurants go all out for the right look](#)



- [Highly-Anticipated Italian Eatery Sugo Cicchetti Opens May 1](#)



- [CORE Design Prototype Featured in Washington Post Business](#)



- [Health-Focused Juice Joint Café Gets an Update from CORE](#)



- [20 Years of CORE in Georgetown](#)



- [Cava Grill Bethesda Wins A.R.E Grand Prize](#)



- [CORE and BIM](#)



- [Arlandria Redevelopment Gains Momentum](#)



- [Editors' Pick - Pearl Dive Oyster Palace](#)



- [William Jeffrey's Tavern Opens in Arlington](#)



- [CORE Gallery in Washington Post's Capital Business](#)



- [Potomac's Founding Farmers: By CORE Architecture and Design](#)



- [CORE is a 2011 Gold Key Award Finalist](#)



- [Pearl Dive Oyster Palace and Black Jack](#)

CORE

- [CORE Wins IIDA Hospitality Bronze Award for](#)

EXHIBIT C

Evaluation Criteria

**KC PPEA Burke Lake Driving Range Facility Design, Upgrade,
and Operation, January 30th, 2014, and March 26th, 2014**

Submission at the Detailed Stage (Part 2)

**as hereby submitted per the Fairfax County
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EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

Burke Lake PPEA Detailed Stage 2

Please find below a series of responses in **BLUE** to the requirements and evaluation criteria in **BLACK** for the Unsolicited Burke Lake Proposal Detailed Stage under the *Public-Private Educational Facilities and Infrastructures Act of 2002 Guidelines*. The requirements for submission and evaluation are copied from the *Public-Private Educational Facilities and Infrastructures Act of 2002 Guidelines*. <http://www.fairfaxcounty.gov/dpsm/docs/ppea.pdf>

VI. PROPOSAL PREPARATION AND SUBMISSION

A. Format for Submissions at the Conceptual Stage (Part 1)

Completed

B. Format for Submissions at the Detailed Stage (Part 2)

If the County decides to proceed to the detailed phase (part 2) of review with one or more Proposals, then the following information must be provided by the private entity unless waived by the County: [Attached with this submission with evaluation criteria quoted from the *Public-Private Educational Facilities and Infrastructures Act of 2002 Guidelines*](#) appearing in **BLACK** and as addressed by KC Management, LLC below in **BLUE**.

1. A topographical map (1:2,000 or other appropriate scale) depicting the location of the proposed project.

See [attached](#) plat from William H. Gordon Associates, Inc. d/b/a Gordon. www.gordon.us.com Engineers / Landscape Architects / Planners / Surveyors / Security Professionals

2. A conceptual site plan indicated proposed location and configuration of the project on the proposed site;

See [attached](#) site plan from William H. Gordon Associates, Inc. d/b/a Gordon. www.gordon.us.com Engineers / Landscape Architects / Planners / Surveyors / Security Professionals

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

See attached single line plan and elevations from CORE Architects.
www.coredc.com/about/profile

4. A detailed description of the proposed participation, use and financial involvement of the County in the project. Include the proposed terms and conditions for the project if they differ from the County's Standard Form contract.

There are no proposed participation, use and financial involvements of the County in the Burke Lake Driving Range Project. The Burke Lake Driving Range Project is being constructed at KC's sole expense.

There are no anticipated proposed terms and conditions for the project that differ from the County's Standard Form contract.

5. A list of public utility facilities, if any, that will be crossed by the qualifying project and a statement of the plans of the private entity to accommodate such crossings.

There are no anticipated public utility facilities that will be crossed by KC for the construction of the Burke Lake Driving Range Project.

6. A statement and strategy setting out the plans for securing all necessary property. The statement must include the names and addresses, if known, of the current owners of the subject property as well as a list of any property the private entity intends to request the public entity to condemn.

No property needs to be secured for the Project. All property under which the Burke Lake Driving Range Project is within Burke Lake Park and already being used for the existing Burke Lake Driving Range. There is no anticipated property that KC intends to request the Park Authority or the County to condemn.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

7. A detailed listing of all firms that will provide specific design, construction and completion guarantees and warranties, and a brief description of such guarantees and warranties.

In keeping with KC's history of hiring local residents and companies and commitment to keep local the design, construction and management of the Burke Lake Driving Range Project, Mike Larkin and Ken Johnmaire of Merritt Corporation of Northern Virginia, are managing the Project for KC Management. This includes Mike, head of Merritt Virginia, and Ken overseeing the design, engineering, and site and construction approvals and then the general construction and likely the building maintenance. Merritt has a project portfolio of more than 16 million square feet locally. With over 40 years operating locally, Merritt is one of the most seasoned construction services and redevelopment companies in the Mid-Atlantic area. Merritt, along with KC Management, will provide all necessary bonds, construction and completion guarantees, and warranties.

Another local company, CORE Group, PC, a local award winning architectural firm, designed the Burke Lake Driving Range for KC, and is preparing the construction plans and interiors for submission and approval. CORE Group, PC, is located in Georgetown and will provide standard warranties for their services. The co-founder of CORE in 1991, Dale A. Stewart, AIA, Principal is leading the design team for Burke Lake, which includes Allison Cooke, IIDA, LEED AP, Director of Hospitality Design, David Cheney, AIA, and Harry Ross, RA.

KC's engineer for the Project is also local, William H. Gordon Associates, Inc. Rob Walker, PE, PLA, at Gordon, has prepared the draft site plan and will submit the preliminary site plan for review and approval. William H. Gordon Associates, Inc. will provide standard warranties for their services.

Third parties will be contracted to services and warranties the hardware and software for the Project.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

8. a) A total life-cycle cost specifying methodology and assumptions of the project or projects..

A detailed description of the total life-cycle cost methodology and assumptions are included in the attached **Confidential & Proprietary Exhibit A, Pro Forma Financial Projections and Assumptions.**

8. b) the proposed project start date.

The proposed project start date of January 2014 is 9-11 months from the planned date of KC's site plan submission for the Burke Lake Project. The construction period to opening timeline is 9-10 months after plan approval. If the plan approvals run concurrently, then KC would commence construction after the peak summer season this year and open the facility for the public mid-2015. If the plan approvals are received on a faster timeline, then KC is prepared to commence earlier and open as soon as practical.

KC is prepared to enter in to the Comprehensive Agreement now with the County for a ground lease. Upon execution of the ground lease, then KC will immediately have Merritt, CORE Architects, and William H. Gordon Engineering submit the site and construction plans to the County, and upon approval commence the site work and construction of the Burke Lake Driving Range Project for opening to the public.

William H. Gordon Associates, Inc. Professional Engineers for the Burke Lake Driving Range Project has provided information incorporated in the enclosed time line dated 12-15-13, according to which site plan approval "typically takes 9-11 months from the date of submission." The construction period to opening estimated timeline is 9-12 months after plan approval. KC is prepared to assist the County and Authority and expedite the approvals and construction where practical, in order to open the facility prior to the dates reflected in the timeline.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

8. c) Include anticipated commitment of all parties; equity, debt, and other financing mechanisms; and a schedule of project revenues and project costs. The life-cycle cost analysis should include, but not be limited to, a detailed analysis of the projected return, rate of return, or both, expected useful life of facility and estimated annual operating expenses.

A detailed description of the debt and equity commitment, life-cycle cost analysis, revenues, expenses, and returns, are included in the attached **Confidential & Proprietary Exhibit A, Pro Forma Financial Projections and Assumptions.**

9. A detailed discussion of assumptions about user fees or rates, and usage of the projects.

A detailed description of the user fees and rates, are included in the attached **Confidential & Proprietary Exhibit A, Pro Forma Financial Projections and Assumptions.**

10. Identification and discussion of any known government support or opposition, or general public support or opposition for the project. Government or public support should be demonstrated through resolution of official bodies, minutes of meetings, letters, or other official communications.

The County and the Park Authority have public meetings regarding the proposed two level driving range at Burke Lake during the Burke Lake Master Plan process and the financing of the improvements. The facility is included in the Burke Lake Master Plan adopted January 30th, 2012 and the Fairfax Park Bond Financings, Summary dated August 2012, copies **attached as Exhibit D.**

11. Demonstration of consistency with appropriate local comprehensive or infrastructure development plans or indication of the steps required for acceptance into such plans.

The Burke Lake Project is included in the Burke Lake Master Plan adopted January 30th, 2012 and the Fairfax Park Bond Financings, Summary dated August 2012, copies **attached as Exhibit D.**

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

12. Explanation of how the proposed project would impact local development plans of each affected local jurisdiction.

The existing driving range facility is in Fairfax County and the local development plans for the two level driving construction and improvements are already included in the adopted Burke Lake Master Plan, attached as Exhibit D, and the County financing plans, which demonstrates the anticipated amenity and benefits to the County.

In addition, KC's Proposal will –

- save the County and Park Authority approximately \$5,000,000,
- create almost ten times the jobs locally for KC's facility operations, and
- bring a state of the art driving range to the County.

13. Description of an ongoing performance evaluation system or database to track key performance criteria, including but not limited to schedule, cash management, quality, worker safety, change orders, and legal compliance.

KC will operate the facility and install point of sale and customer relations management software and company systems to track all performance measures mentioned above, safety programs, privacy, training, and many other checks and balances available for the Park Authority to review prior to executing the ground lease.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

14. Identification of any known conflicts of interest or other limitations that may impact the County's consideration of the proposal, including the identification of any persons known to the private entity who would be obligated to disqualify themselves from participation in any transaction arising from or in connection to the project pursuant to The Virginia State and Local Government Conflict of Interest Act, Chapter 31 (§ 2.2-3100 et seq.) of Title 2.2.

There are no conflicts of interest or other limitations; no party is obligated to disqualify themselves from participating in the transaction and Burke Lake Driving Range Project.

15. Detailed analysis of the financial feasibility of the proposed project, including its impact on similar facilities operated or planned by the County. Include a detailed description of any financing plan proposed for the project, a comparison of that plan with financing alternatives that may be available to the County, and all underlying data supporting any conclusions reached in the analysis or the selection by the private entity of the financing plan proposed for the project.

A detailed description of the financial feasibility, impact on similar facilities, operated or planned by the County, and the financing alternatives available to the County and selected by KC Management are included in the attached **Confidential & Proprietary Exhibit A**, Pro Forma Financial Projections and Assumptions.

16. Additional material and information as the County may request.

V. PROPOSAL EVALUATION AND SELECTION CRITERIA

Some or all of the following matters may be considered in the evaluation and selection of PPEA proposals. However, the County retains the right at all times to reject any proposal at any time for any reason whatsoever.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

A. Qualifications and Experience

Factors to be considered in either phase of the County's review to determine whether the private entity possesses the requisite qualifications and experience may include but are not necessarily limited to:

1. Experience, training and preparation with similar projects;
2. Demonstration of ability to perform work;
3. Demonstrated record of successful past performance, including timeliness of project delivery, compliance with plans and specifications, quality of workmanship, cost-control and project safety;
4. Demonstrated conformance with applicable laws, codes, standards, regulations, and agreements on past projects;
5. Leadership structure;
6. Project manager's experience;
7. Management approach;

The key principals involved in KC Management, LLC and the Burke Lake Driving Range SPE have extensive experience in and around Fairfax County with recreational projects of similar size and complexity to the proposed Burke Lake Driving Range Project. In particular, KC's key principals have extensive experience in sports in Fairfax County and Northern Virginian recreation projects, including golf courses and driving ranges; finance, development and management, the first target golf facility in the Washington Metropolitan area in Kingstown / Alexandria, Virginia, and the Reston Ice Forum twin skating rink, as well as chain of twin ice skating rinks in Virginia and the east coast.

During the development and holding by the principals of the Applicant, the Alexandria target golf center and the Reston twin ice skating rinks, have had exemplary safety records. For any construction obligations assumed by KC in the comprehensive agreement, KC will provide, and or will have such subcontractors provide as customary, all such necessary bonds, insurances, indemnifications, completion guarantees, and warranties.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

MANAGEMENT TEAM EXPERIENCE

Please see Exhibit B and the KC Management Team Bios below, with the additions to the original PPEA Submission * and underlined, for detail regarding the experience, training, and preparation of similar projects, KC's ability to perform the work, and demonstration of past success. Additional information is available upon request.

MANAGEMENT TEAM EXPERIENCE, also please see Exhibit B attached.

Timothy P. Kampa, Director, President, Founder, has been involved with the design, zoning, construction, and operations of numerous golf driving ranges and golf courses. Mr. Kampa previously worked in the restaurant and hospitality industry and real estate brokerage, leasing and land sales. Mr Kampa was responsible for the design, construction and operations of the Kingstowne Golf Center, in Kingstowne Virginia. Kampa was introduced to FlightScope in 2009 and entered into an exclusive agreement to develop the state of the art driving range facility and par three courses.

Brian R. Cohn, Director, CEO, Founder, has served as chief executive officer and chairman in a number of businesses in a wide range of industries. He is the principal of an intellectual property company with over 100 computing and communications patents, and founder of a real estate investment, development and management company. He has over 30 years of securities industry experience and is the securities principal of BCI, a FINRA member firm, where he is responsible for all investments.

*** Stephen West, General Counsel**, JD, The Catholic University of America, Washington, D.C. Stephen worked as General Counsel for a commercial real estate development company, associate counsel for one of the Nation's top construction law firms, and as in house counsel with the one of the World's largest contractors. After operating a law practice specializing in IP and business law, he changed careers and became a golf course operator and General Counsel for a Metropolitan Washington based golf management company, as well as founded a specialty technology marketing and media company.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

* **David Grieshaber, CIO**, is a technologist with over 23 years of experience in the development of high-tech, networking and defense tracking technologies including radar, sonar, GPS and weather tracking systems. With an extensive technical background, he will be heavily involved in evaluating the required technology for the facility and related games as well as with the creation of the facility's technical control center from which the games will be operated and tracked. He was previously the President and Co-founder of Pacific Internet Exchange (PIE), an Internet Services provider in Silicon Valley.

Devin T. Finan, CFO, entered the real estate management, construction, and development business in 2009 after nineteen years in senior credit and lending positions with two of North America's largest banks. Devin has been involved in the underwriting and management of several billions of dollars in commercial, real estate, and golf course financings.

* **Gordon Gregory, VP Business Development**, has over 25 years of experience in construction, real estate, and entertainment industries. He worked for McGraw Hill Companies in the Construction Information Group developing programs for MHC's largest clients. In the past ten years, he started a full service digital agency, developed digital signage software platform and contracted development and service agreements with Landmark Theaters, Rave, and Cinemark

Weston E. Kennedy, P.E., VP Engineering, has a B.S. in Civil Engineering from Virginia Tech, and MBA from The University of Texas at Austin, and a securities license with BCI, a FINA Member Firm. Wes spent ten years as a global field project manager in the airline industry before becoming a principal of Brookside Properties. Wes oversees planning, design, permitting, development, engineering, and construction.

Edward R. Moore, III: VP Development, Ed has 30 years of experience working with land developers, civil engineers, general contractors, municipalities, government agencies, and national construction companies. Ed spent fifteen years as a senior project manager for two of the largest development firms, specializing in large mixed use developments.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

8. Project staffing plans, the skill levels of the proposed workforce, apprenticeship and other training programs offered for the project, and the proposed safety plans for the project;

In addition to the design, engineering, and construction jobs created during the development and construction phase of the Project, KC plans to create approximately 100 jobs for the operations of the facility.

KC workforce training programs will link employees with courses and training offered through the Fairfax County Public Schools Adult and Community Education Program, the Northern Virginia Community College Workforce Development Institutes, Northern Virginia Community College (NVCC), Northern Virginia Workforce Investment Board/SkillSource Group, Inc. — SkillSource Centers, and The Northern Virginia Workforce Investment Board (NVWIB), Virginia Department of Business Assistance Jobs Investment Program, Virginia Department of Labor Registered Apprenticeship, and other local programs.

9. Financial condition; and

Please see the attached financial statement, as part of the attached **Confidential & Proprietary Exhibit A**, Pro Forma Financial Projections and Assumptions.

10. Project ownership.

The Burke Lake Driving Range Project will be owned and operated by KC Management. The economic risks, benefits, and ownership will be allocated to KC and with the possibility of some outside equity in balance with the conventional bank financing as reflected in the attached **Confidential & Proprietary Exhibit A**, Pro Forma Financial Projections and Assumptions.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

B. Project Characteristics

Factors to be considered in determining the project characteristics may include but are not necessarily limited to:

1. Project definition; [See PPEA submission information and plans attached.](#)
2. Proposed project schedule; [Commence late 2014 and complete in 2015 per the attached Project Estimated Timeline and details herein.](#)
3. Operation of the project; [KC Management's team of experts, see Exhibit B Management.](#)
4. Technology; technical feasibility; [KC's technology partner is the leader in golf teaching, fitting, and tracking technology, with over 5,000 units sold worldwide.](#)
5. Conformity to laws, regulations, codes, guidelines and standards; [The Project is designed to conform to all laws, regulations, codes, guidelines and standards as they apply to Proposal and the Burke Lake Master Plan and Fairfax Park Bond Financings, attached as Exhibit D.](#)
6. Environmental impacts; [All environmental impacts will be mitigated as required by Federal, State and County requirements, such as BMP and SWM practices and other requirements.](#)
7. Condemnation impacts; [NA](#)
8. State and local permits; and [The project will be constructed by right or with other approvals as required to attain all Federal, State and local permits.](#)
9. Maintenance of the project. [Merritt will assist in the design, permitting and construction of the facility, and then is expected to serve as the maintenance contractor for the project. In addition, please see the reserve fund per the attached **Confidential & Proprietary Exhibit A**, Pro Forma Financial Projections and Assumptions.](#)

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

C. Project Financing

Factors to be considered in determining whether the proposed project financing allows adequate access to the necessary capital to finance the project may include but are not necessarily limited to:

1. Cost and cost benefit to the County; a) KC Management's investment will save the County \$5,000,000, b) result in a better facility, c) create more jobs, and d) generate favorable media coverage and tourism for Fairfax County.
2. Financing and the impact on the debt or debt burden of the County;
3.
 - a) KC Management's investment will save the Authority and the County approximately \$5,000,000 of funds.
 - b) KC Management's investment will save the Authority and the County the cost of the approximately \$5,000,000, and
 - c) KC Management's investment will save the opportunity cost for the Authority and the County of approximately \$5,000,000 of funds of presently available for Burke Lake Driving Range to invest in other Authority and County priorities.
 - d) For more detail, and responses to items 3-7 below, please see the attached **Confidential & Proprietary Exhibit A**, Pro Forma Financial Projections and Assumptions.
3. Financial plan, including overall feasibility and reliability of the plan; operator's past performance with similar plans and similar projects; degree to which the operator has conducted due diligence investigation of proposed financial plan and results of any such inquiries or studies
4. Estimated cost;
5. Life-cycle cost analysis; and
6. The identity, credit history, and past performance of any third party that will provide financing for the project and the nature and timing of their commitment;
7. Such other items as the County deems appropriate.

EXHIBIT C Evaluation Criteria

KC PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation, January 30th, 2014 and March 26th, 2014

D. Project Benefit and Compatibility

Factors to be considered in determining the proposed project's compatibility with the appropriate local or regional comprehensive or development plans may include but are not necessarily limited to:

[For items 1-5 below, please see the responses above in this Exhibit C and KC's Proposal and Supplements.](#)

1. Community benefits, such social and economic impacts should include but are not limited to community benefits, including the economic impact the project will have on the local community in terms of the amount of additional tax revenue to be generated for the County, the number of jobs generated for County residents and level of pay and fringe benefits of such jobs, the training opportunities for apprenticeships and other training programs for County residents generated by the project, and the number and value of subcontracts generated for County subcontractors. 2. Community support or opposition, or both; 3. Public involvement strategy; 4. Compatibility with existing and planned facilities; and 5. Compatibility with local, regional, and state economic development efforts

E. Other Factors

[For items 1-9 below, please see the responses above in this Exhibit C and KC's Proposal and Supplements.](#)

Other factors that may be considered in the evaluation and selection of PPEA proposals include: 1. The proposed cost of the qualifying project; 2. The general reputation, industry experience, and financial capacity of the private entity; 3. The proposed design of the qualifying project; 4. The eligibility of the project for accelerated documentation, review, and selection; 5. Local citizen and government comments; 6. Benefits to the public; including whether the project will lead to productivity or efficiency improvements in the County's processes or delivery of services to the public; 7. The private entity's minority business plan or good faith effort to comply with the goals of such plan; 8. The private entity's plan to employ local contractors and residents; and 9. Other criteria that the County deems appropriate.

EXHIBIT D

**KC PPEA Burke Lake Driving Range Facility Design,
Upgrade, and Operation, January 30th, 2014**

**Burke Lake Master Plan
Adopted 1-30-2002**

&

**Fairfax Park Bond Financings
Summary-August 2012**

APPLICANT:

KC MANAGEMENT, LLC

7224 HERON PLACE

WARRENTON, VA 20187

703-554-5477 OR 202-345-3901

timkampa53@aol.com / beecohn@gmail.com



2012 Park Bond At A Glance: Understanding the Park Authority Bond Program

The Fairfax County Park Authority administers 23,194 acres of parkland and 420 parks. These include parks which provide countywide services including golf, camping, ice skating, skate parks, boating, stream valley corridors, trails, equestrian facilities, natural resource areas and open space, historic and cultural resource treasures, archaeological sites and lakefront parks. The Park Authority also offers District parks providing diversified and specialized area-wide services such as ball field complexes, RECenters, sport courts, off-leash dog exercise areas, and neighborhood facilities such as playgrounds, multi-use courts and picnic areas.

To support park operating costs, the Park Authority charges user fees for the use of certain park facilities such as RECenters and golf courses, as well as other facilities not funded by general taxes. Park fees cover approximately 60% of all park operating costs. The remaining operating funds are appropriated by the Board of Supervisors from the County's General Fund derived from taxpayer contributions.

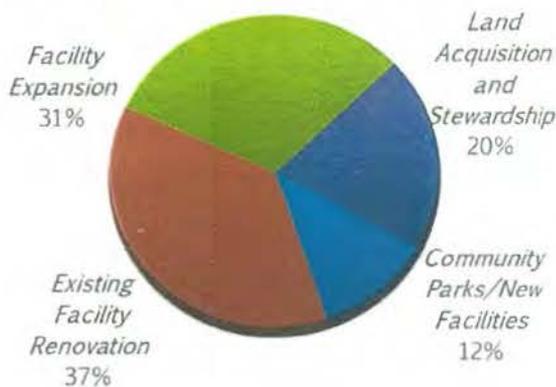


However, fees do not cover the cost for development of new facilities or major renovations at existing facilities. These improvements are funded primarily through general obligation bonds.

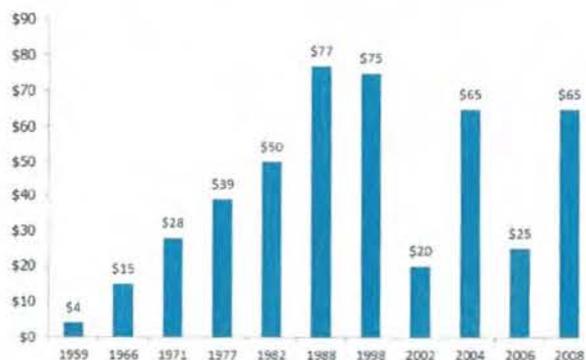
The Park Authority, like other public agencies, faces the challenge of updating aging facilities while providing new facilities to meet the park and recreation demands of residents. To accomplish this, a schedule of capital project needs is maintained and general obligation bonds are used for funding. Bonds ensure that current users are not burdened with the full cost of improvements. Projects are completed more quickly and the bonds spread the costs over an extended period of time.

The completion of a Needs Assessment in 2004 identifying citizen demand, leisure trends and population growth resulted in the development of a ten-year Park Capital Improvement Plan. That assessment initially identified \$376 million in capital needs including land acquisition, new facilities and renovations. Since that initial assessment, more than \$155 million of this need has been funded through general obligation bonds. Unfunded capital needs as of 2012 are estimated at \$280 million when adjusted for inflation. A new Needs Assessment is currently underway and will help guide the Park Authority over the next decade.

The currently proposed bond program will include the following categorical allocations:



Fairfax County Park Authority General Obligation Bonds



Using the Needs Assessment ten-year capital plan, facility condition assessments, park master plans and stakeholder input as tools for project selection, the allocation of the proposed 2012 park bond would fall into several categories: stewardship and land acquisition, existing facility renovations, community parks/new facilities and facility expansion. The project list balances priority needs, reinvestment in aging facilities, investments in land, natural and cultural resource protection, advancement of phased projects and improving the park experience. If approved, the bonds will be spent in accordance with the bond referendum question posed to the voters. While specific projects may be modified or changed, and bond funds may be reallocated to other capital improvements, the currently proposed program will include the following categorical allocations:

» **LAND ACQUISITION AND STEWARDSHIP** **\$12,915,000**

The land acquisition program targets sites that meet established criteria adopted by the Park Authority Board and address areas of high deficiency, adjacency to existing parkland in order to expand recreational opportunities, as well as land which protects significant natural and cultural resources. This bond provides funding countywide for the purchase of parkland as approved by the Park Authority Board in the Land Acquisition Work Plan.

Stewardship includes capital projects that promote the protection, enhancement, interpretation and education of natural and cultural park resources. At Colvin Run Mill, restoration of the miller's house to its period of significance is planned. Funding is also provided to renovate the tenant house at Historic Huntley, to provide wayfinding signage at Historic Centreville and Sully Woodlands, and to build a shelter at Hidden Pond Nature Center. An environmental education center is also planned in Sully Woodlands.

Other stewardship initiatives include preparation of historic structures reports to assess the condition of and to propose stabilization projects for historic sites. This funding supports cultural landscape reports and archaeological investigations conducted as part of master plans in order to mitigate adverse impacts on these resources. It also provides restoration measures for forested areas, meadow management, invasive plant control, and boundary marking activities in support of other capital projects.

» **COMMUNITY PARKS/NEW FACILITIES** **\$7,285,000**

A wide array of park and recreational facilities is included in this category such as the first phase of improvements at Monticello Park, Hartland Road Park and White Gardens and continued phased development at Laurel Hill Park and Patriot Park. Countywide improvements in park signage and funding of the popular Mastenbrook Matching Grant program are also included.

» **FACILITY EXPANSION** **\$19,497,500**

An expansion to Spring Hill RECenter features new fitness space, renovations to the locker rooms, the addition of multi-purpose activity rooms and a new gym area. Twin Lakes Golf Course would expand its Oak Room facility to increase capacity for tournaments and an events pavilion would be built at Greendale Golf Course. Oak Marr RECenter would be expanded featuring new fitness spaces and improved facility flow. Additional features at The Water Mine at Lake Fairfax would be added to enhance the visitor experience and increase capacity.

» **EXISTING FACILITY RENOVATION** **\$23,302,500**

Renovations of existing facilities include paving of a portion of the Cross County Trail in Wakefield Park. An outlay of \$2.2 million would fund trails upgrades and connections to the park trail network throughout the County. Lake Accotink Park would receive infrastructure improvements worth more than \$1 million. Another \$1 million would fund the replacement of playground equipment at parks throughout the County. A fully accessible carousel would be added to enhance the visitor experience to Chessie's Big Back Yard Family Recreation Area at Lee District Park. Energy savings improvements will continue to be implemented throughout the park system increasing efficiency.

Various existing athletic field improvements such as conversion to synthetic turf, field upgrades and lighting improvements would be funded for existing athletic fields at Rolling Valley West, Arrowhead, Ellanor C. Lawrence, Langley Fork, Pine Ridge, McNaughton and Grist Mill parks adding capacity and playability for a growing number of sport teams. Athletic field capacity will be expanded by taking advantage of partnerships with the community to develop synthetic turf fields in the South Lakes area of Reston.

Irrigation, cart path and drainage improvements at Pinecrest, Greendale and Jefferson Golf courses would be funded as well as improvements to the driving ranges at Oak Marr and Burke Lake Golf Courses.

For more information, call the Public Information Office at 703-324-8662 or visit www.fairfaxcounty.gov/parks/2012bond.htm.



Tenant House, Historic Huntley



White Gardens



Water Mine Family Swimmin' Hole



Rolling Valley West Park



Jefferson Golf Course

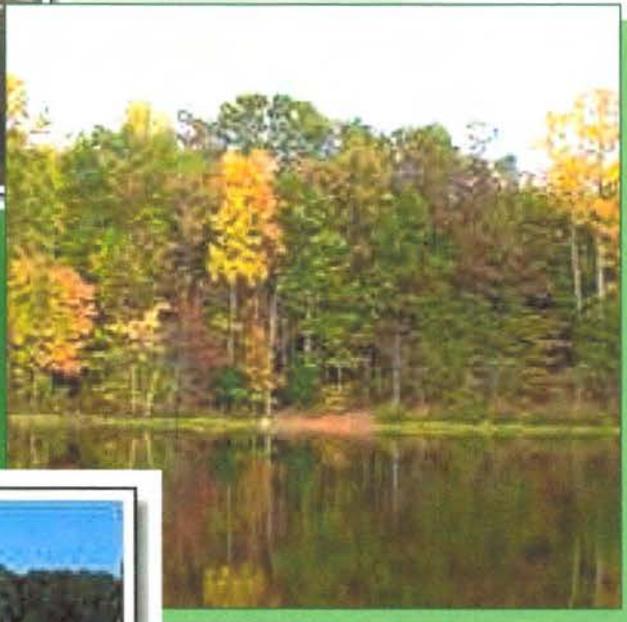
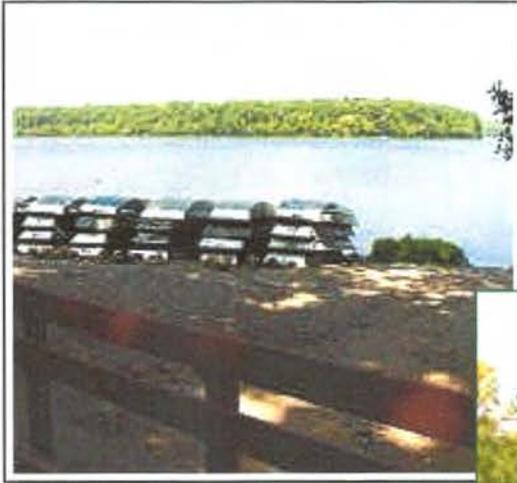
FAIRFAX COUNTY PARK AUTHORITY
JANUARY 2002

Burke Lake Park

Master Plan Amendment



Approved 1/30/02



ACKNOWLEDGEMENTS

Fairfax County Park Authority Burke Lake Park Master Plan Amendment

January 2002

Park Authority Board

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I. INTRODUCTION

A. Purpose and Plan Description

The purpose of this master plan amendment is to update the plan that was first approved in May 1964. Since approved, this plan has served as a guide for all planning of the site. This master plan amendment is a means to update the plan by possibly adding other new elements. When approved, this document will serve as a guide for all future planning on the site and should be referred to before any planning and design projects are initiated.

The plan will address new conceptual development, describing what facilities should be developed based on a variety of factors, how they fit into the established plan, where they will be constructed and how these facilities will be operated in conjunction with other areas of the park and existing uses.

B. Property Description

Burke Lake Park is located in the Springfield Supervisory District at 7315 Ox Road in Fairfax Station, Virginia (See Vicinity Map on page 5) and is approximately 883.4 acres in size. It is comprised of a variety of natural habitats in conjunction with developed recreational facilities. These facilities include a golf clubhouse, driving range, par 3-18 hole golf course, Frisbee golf course, concession center, trails, boat rentals, camping, fishing, marina, carousel, mini train, picnic shelter and areas, and playgrounds. In total, these facilities presently occupy less than one-half of the park acreage. Approximately 440 acres of the park are developable for recreational uses, mainly in the park core area and the natural area located at and along the east boundary of the park. The remaining acreage is restricted from development because of excessive slopes, vegetative cover and pre-

historic and historic sites.

Vehicular access to the park is from Route 123 Ox Road near the intersection of Ox Road and Burke Lake Road. The northeastern boundary of the park lies along the Fairfax County Parkway. The northwestern boundary of the park lies along Burke Lake Road where some vehicular access is possible. Some walk-in access trails are utilized along Ox Road, however, nothing formal has been established.

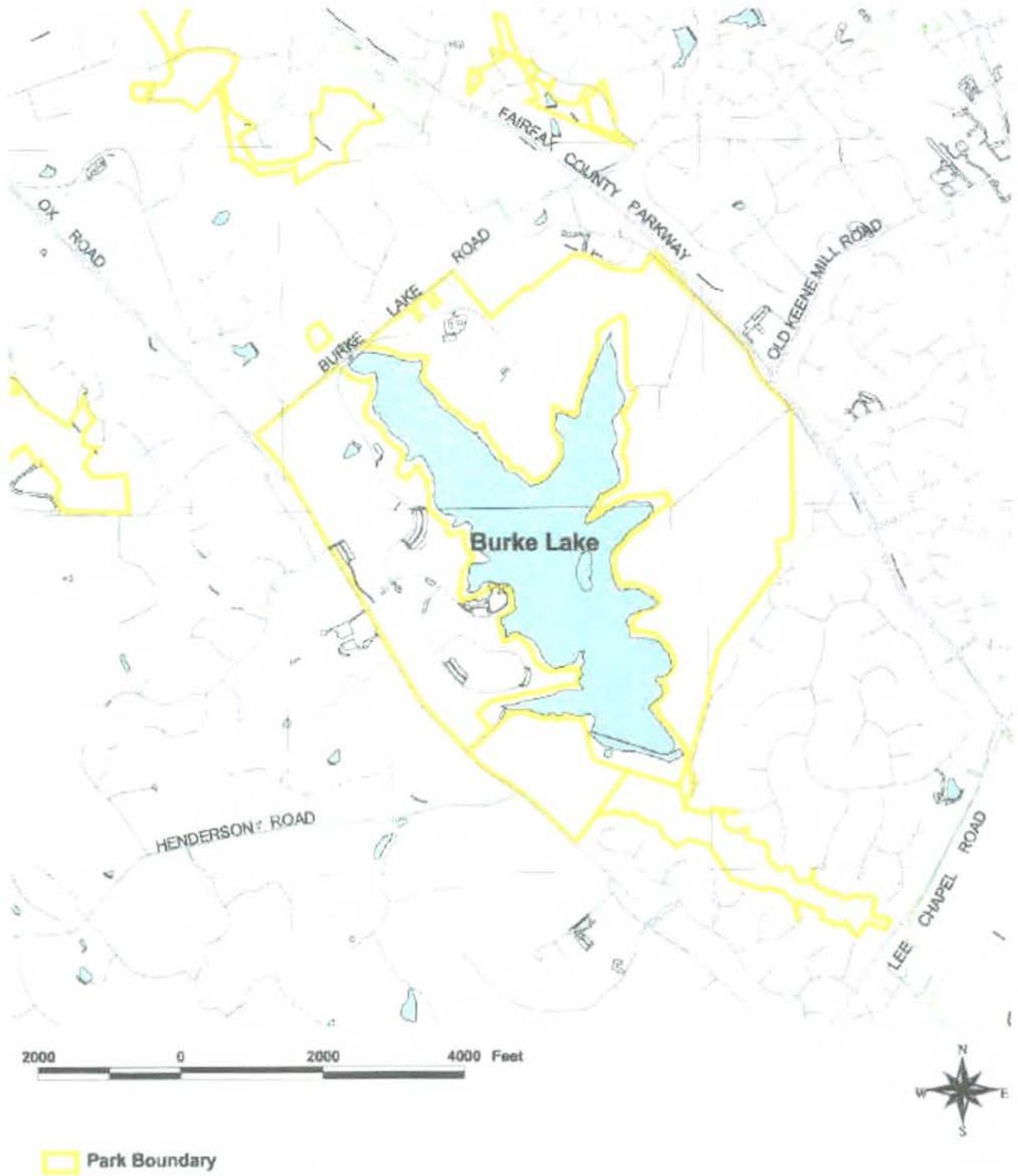
South Run is the major stream access within the park on the northwestern and southeastern boundaries. Burke Lake is a Chesapeake Bay Resource Protection Area. A small percentage of the park (where South Run enters and exits the lake) lies within the one hundred-year flood plain. The Virginia Department of Game and Inland Fisheries owns the lake and manages it as a recreational fishing lake.

II. PARK CLASSIFICATION

A. Multiple Resource Park

Burke Lake Park falls under Fairfax County Park Authority classification 4.4, Multiple Resource Park, which provides a diversity of recreational opportunities in both natural settings and intensely developed indoor or outdoor facilities that can accommodate large numbers of people without significant deterioration of the recreation experience. These parks are located throughout the county. This category of park is oriented to activities that involve an individual or group for a time period ranging from most of the day to a week and which may attract large numbers of spectators or participants. Facilities may include complexes of lighted tournament level athletic fields and special features such as miniature trains, carousels

BURKE LAKE PARK



Burke Lake Park - Vicinity Map

and miniature golf.

III. PARK PURPOSE & SIGNIFICANCE

A. Park Purpose

Park purpose statements are intended to provide an umbrella for planning and decision making. If a proposed use conflicts with any one of the purposes listed, it will be considered an incompatible use. By establishing park purpose, future plans can remain flexible.

The purpose of Burke Lake Park is to:

- preserve, protect and restore natural resources;
- preserve and protect cultural resources;
- provide active recreation for all county citizens;
- generate revenue to support the operation, maintenance and restoration of park resources and facilities.

The purpose statements are not intended to be mutually exclusive. They are intended to be integrated into a common purpose of protecting the existing resources, providing recreation and generating revenue.

B. Park Significance

Burke Lake Park is important to the Fairfax County park system because it provides geographically unique water-based recreational opportunities with the marina, fishing pier and boat rentals and other lake activities. Other facilities unique to the area include a carousel, mini train, picnic facilities for large groups and campgrounds for every leisure experience from individual tent campsites to group campgrounds and large

recreational vehicle sites. Additional prominent features include the golf clubhouse, driving range, par 3-18 hole golf course and Frisbee golf course. The park provides for storm water and sediment control and provides aquatic and terrestrial wildlife habitats in a suburban area.

IV. EXISTING FACILITIES

A. Listing of Existing Facilities

The following facilities are currently existing at Burke Lake Park:

- Golf Club House
- Par 3-18 Hole Golf Course
- Driving Range
- Frisbee Golf Course
- Concession Center
- Amphitheater
- Bike, Equestrian, Fitness, Hiking, Nature and Historic Trails
- Marina
- Boat Rentals
- Fishing and Pier
- Carousel
- Mini Train
- Primitive Camping Facilities
- Camping Facilities
- Picnic Shelters
- Natural and Open Areas
- Playground and Tot Lot Facilities
- (4) Restrooms
- (7) Parking Lots

V. EXISTING SITE CONDITIONS

A. Natural Elements

1. Topography – A slope analysis of the park was completed that defined slopes of 0-5%, 5-7%, 7-10% and over 10%. A small percentage of the park has slopes greater than 10%. The areas for the proposed

BURKE LAKE PARK

facilities are located in areas which are in the 0-5% range. (See Topographic Map on page 8)

2. Soils – A total of 11 soil types are found within Burke Lake Park. A brief summary of each soils type is included. (See Soils Map on page 9)

Wedhadkee, soil type #5A (0-2% slopes)

Soils consist of organic silts and clays eroded from schist, granites and gneiss. This soil occurs within floodplains and is subject to flooding. Depth to hard bedrock ranges from 8 to 20 feet. Permeability is slow.

Glenville, soil type #10B

This soil occurs in drainage ways and foot slopes. Depth to hard bedrock ranges from 10 to 100 feet. Permeability is moderate. Surface grading is needed to eliminate wet areas.

Rocky Land (acidic rock) (rolling phase), soil type #18C1

Rocky land, rolling phase, consists principally of areas so characterized by rock outcroppings, loose stones and cobbles as to make soil differences insignificant.

Meadowville Silt Loam, soil type #20B

This soil is a deep and well to moderately well drained friable fertile soil. It occurs mainly in depressions at the heads of drainage areas.

Manor, soil type #21C

This silty and sandy soil occurs on sloping uplands underlain by micaceous schist. The soil is difficult to compact; requiring engineering designs for use as structural fill. Manor is highly susceptible to erosion.

Elioak (undulating & rolling phase), soil type #24B1, 2 & 24C1, 2

Elioak silt loam, undulating phase is a deep, well-drained soil that is formed from

weathered materials. Workability, productivity and water holding capacity are good.

Fairfax Silt Loam, (basic rock), soil type #32B

This upland soil consists of a discontinuous dense layer that results in a "perched" seasonal water table at 1.5 to 2.5 feet below the surface. Permeability is moderately slow. Grading may be needed to eliminate wet areas.

Glengel Silt Loam, soil type #55C

This soil occurs on hilltops and side slopes underlain by micaceous schist. Silts and clays overlie silty and sandy decomposed rock. The soil tends to "fluff" up when disturbed and is difficult to compact, requiring engineering designs for use as structural fill.

Appling, soil type #60C

Permeability is moderate to moderately slow in the upper soil. Subsurface permeability is typically moderate to moderately rapid, but may include relatively impermeable clay seams. The plastic sub-soils are difficult to compact and move when wet.

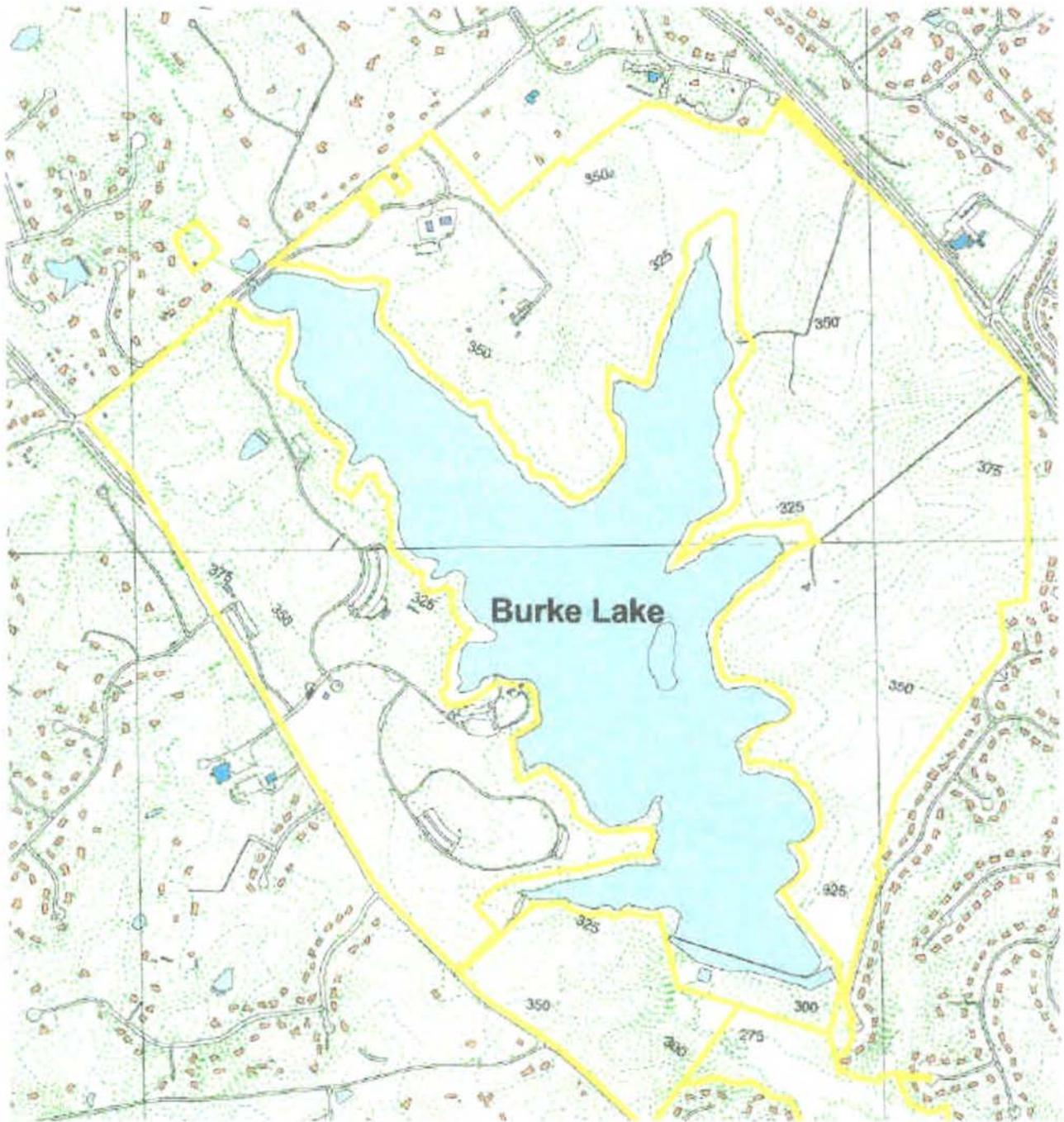
Loamy/Gravelly Sediments, soil type #61A

Layers of plastic clays may be found in areas where Marine Clays occur. Permeability, high water table and drainage conditions are variable. Suitability for urban and residential use is site-specific, depending on actual soil conditions.

Louisburg, soil type #63C

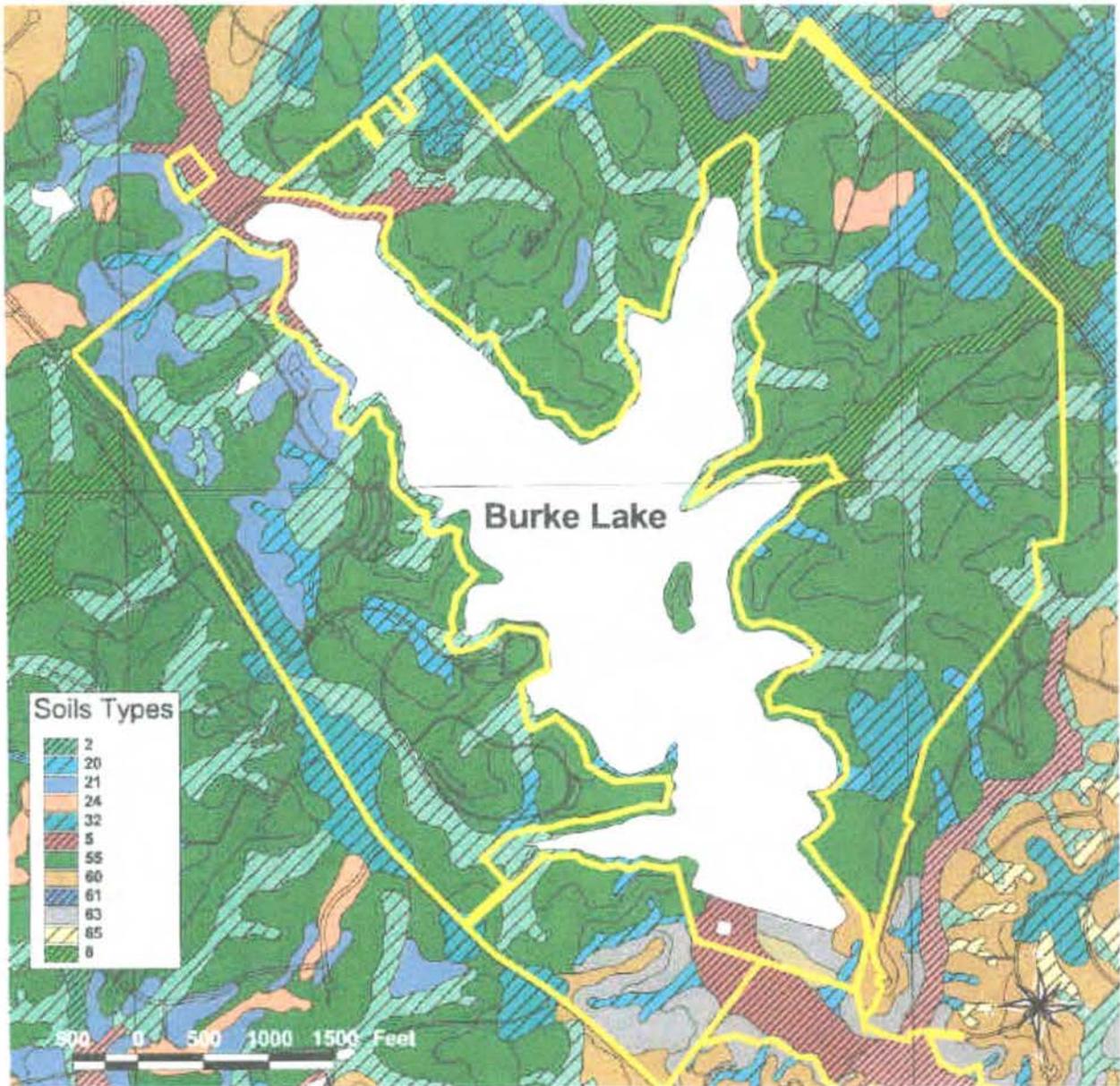
Permeability is rapid. The shallow depth to hard rock (1 to 4 feet) in some places decreases the potential suitability of these soils for septic drain fields and infiltration trenches.

BURKE LAKE PARK



Burke Lake Park - Topo
Contour Interval - 5 feet





Burke Lake Park - Soils Map

-  Park Boundary
-  Group A Soils - A geotechnical engineering report is mandatory for all construction and grading within these problem soil classes.
-  Group B Soils - A geotechnical engineering report may not be required if the site plan includes adequate provisions to address soil related problems.
-  Group C Soils - These soils typically have few problems that would adversely affect most urban uses.

B. Prehistoric and Historic Cultural Resources

Within the three proposed areas for the construction of a mini golf course, croquet area and lawn bowling area, (see Attachment III, page 16), a pedestrian survey and background historic research indicated that no cultural resources would be disturbed. Burke Lake Park does have many interesting prehistoric and historic archaeological sites that require protection from park development. Their treatment should be addressed once an archaeological treatment plan for the entire park is developed that will prevent accidental destruction of cultural resources.

Burke Lake Park is an important part of the Park Authority's Revenue Fund operations. The golf course and driving range generate over \$1 million annually while the rest of the park contributes approximately \$500,000 annually. These funds are used to support the operational and maintenance costs for the park. In Fiscal Years 1997 and 1998 the amount of funding allocated from the General Fund to support operations has decreased. In response, site staff has initiated management changes that have nearly doubled the amount of non-golf revenue earned over the last two years.

VI. PARK OPERATIONS

A. Overview

Burke Lake represents the prototypic "park" definition. A largely undeveloped tract of natural areas with widely separated recreational facilities connected by scenic roadways and trails. The centerpiece of the park is the 218-acre lake. Burke Lake Park provides a heavily populated area of the county with a respite from suburban development while providing significant recreational opportunities and wildlife habitat.

The park attracts visitors from beyond the county borders for camping, fishing and to picnic. The local community is served by these opportunities as well as by the golf, playgrounds, amusements and trails. The park grounds and golf facilities are open year-round, however, other staffed facilities are open on a seasonal basis with the bulk of the visitation occurring March through November. During quality weather weekends in the spring and fall, the park may fill to beyond capacity, backing up traffic on Route 123.



BURKE LAKE PARK

B. Primary Recreational Use Areas

A Summary of Primary Recreational Use Areas Currently Existing at Burke Lake Park	
Recreational Use Area	Significance
18 Hole Golf Course/Clubhouse	Popular facility with Countywide audience appeal, key facility in FCPA's revenue fund operations.
Driving Range	Popular facility with Countywide audience appeal, key facility in FCPA's revenue fund operations.
Ice Cream Parlor	Serves local community audience, picnickers and users of the entire park where it serves as a value-added entertainment attraction
Carousel	Serves local community audience, picnickers and users of the entire park where it serves as a value-added entertainment attraction
Mini Train	Serves local community audience, picnickers and users of the entire park where it serves as a value-added entertainment attraction.
Boat Rentals/Pier/Boat Launch	Serves countywide audience. Provides added entertainment attraction to picnickers and park users. Important resource for local fisherman
Primitive Camping Facilities	Primitive camp sites with no improvements serving local groups.
Camping Facilities	Tent and RV camping serving local groups and tourists
Open Areas	Serves local community audience and youth sports
Frisbee Golf	Serves local community audience appealing to teens and young adults.
Picnic Shelter/Areas	Serves countywide community audience for family and group outings.

C. Use

Although Burke Lake Park is open year-round, the majority of use occurs in the nine-month season extending from March through November. In FY 01 park attendance exceeded 850,000 and when combined with golf and driving range use the total attendance rose to nearly 1 million.

The most heavily visited portion of the park includes the lakeside trails and picnic areas.



While no attendance numbers are available for these uses, there is anecdotal evidence of a steady increase. Within recent years, three new picnic shelters and three additional playgrounds have been built to accommodate demand.

The amusement area does have attendance tracking and includes the Ice Cream Parlor, miniature train, carousel and playground. In FY 00 the amusement visitation was 76,932.

Attendance at the campground was 7,534 in FY 00. Marina use for the same period was 8,931.

The number of golf rounds in FY 00 was 56,886.

D. Funding

Annual operation and maintenance of Burke Lake Park is funded through two sources. The

County's General Fund pays for general ground maintenance. All other functions within the park are funded through the Park Revenue Fund that is derived from fees paid by park users. General Fund support has steadily declined over the past several years and in FY 2001 70% of the park's budget was derived from revenues.

E. Operational Issues

Roadways and Parking Lots In Need Of Repair. The site has significant asphalt in need of repair and replacement. Funding has been requested each year for several years without success. It is estimated that over \$1 million is needed to address existing deficiencies.

Ice Cream Parlor/Amusement Area Improvements Needed. Alterations are needed at the Ice Cream Parlor to accommodate existing and future visitation. This includes renovations to improve efficiencies and alterations for new services. In addition, a shelter is needed for the party events and a permanent cover should be provided for the carousel.

Campground Improvements. Upgrades are needed to provide the electrical and water hookups desired by patrons.

Administrative Consolidation. The park and golf course staff needs to share common administrative space in order to be managed efficiently. This would also improve service to park patrons who now may have to go to two different sites to get the assistance they desire. A new clubhouse is needed for the golf course, so it would be advisable to consider relocating it and the roadway entrance in order to combine the golf and park functions.

Driving Range Renovation. The driving range

presently lacks the covered stalls and other amenities that are standard in newer facilities. In order to stay competitive and properly serve existing patrons, the range should be upgraded and enlarged.

VII. CONCEPTUAL DEVELOPMENT PLAN (See Attachment III, Page 16)

A. Conceptual Development Plan

A Master Plan Amendment updates the current park master plan that was originally approved in May 1964. The Conceptual Development Plan (CDP) contains descriptions of the concept plan elements, design concerns and a plan that shows the general locations of recommended facilities.

1. Description of New Plan Elements

a. Park Entrance Trail Access

The existing park entrance, located on Ox Road, currently has several informal trail entrances. Park trail access should be developed that would incorporate Virginia Department of Transportation's planned realignment of Ox Road. The existing informal trails should be filled in with landscaping materials to match existing conditions. New trail access should occur at the entrance to Burke Lake Park and the golf course entrance. Both access trails should then be connected to provide increased safety for pedestrian park visitors. This can be accomplished through a connector trail on the north side of the tree stands and brush along Ox Road. Provisions should also be made to provide signs at the entrances for park hours of operation.

b. Mini Golf Course

An 18 hole mini golf course will contain design elements that include changes in elevation, water hazards, landscaping and fountains. In the design, some train related features will be included, however, the train theme will not be over emphasized. Features such as a tunnel, trestle crossing and/or switchback may be included.

c. Croquet

The dimensions of a croquet green are 105 ft. by 84 ft. and a 5-ft. shoulder on all four sides. The field should be smooth and flat with a grass surface similar to a putting green.

d. Lawn Bowling

The dimensions of a bowling green are approximately 120 ft. by 120-ft. minimum but may be as large as 132 ft. by 132 ft. The field should be smooth and flat similar to a putting green. The site should be large enough to eventually accommodate 3 greens with a clubhouse-like structure and parking facilities. The clubhouse structure should accommodate a meeting room and storage area.

e. Additional Parking

Additional Parking is proposed for several areas in the park. Approximately 30 parking spaces will be added near the proposed croquet green, approximately 50 parking spaces will be added adjacent to the proposed mini golf area, approximately 25 spaces and 150 spaces will be added near the picnic areas. The proposed total number of parking spaces within the park will increase by approximately 255 spaces.

2. Description of Existing Plan Elements to Be Retained On the Master Plan

a. Core Facilities

The park 'core' includes the park offices, golf facilities (consisting of a par 3-18 hole golf course, driving range and golf club house), concession center, carousel, mini-train, boat rentals/pier fishing/boat launch, primitive camping facilities, camping facilities, open areas, athletic areas and adjacent parking areas. All these areas should be considered focal points or destinations for people gatherings where people can interact, whether meeting simply to enjoy park activities or just relax. A park family entertainment node is being established in the south central portion of the park. The existing elements, as mentioned above, create a family center. In addition to the existing golf facilities, an 18-hole mini-golf course is envisioned for the family entertainment node. Aesthetically pleasing and family oriented elements for the mini-golf facility should be incorporated into the design. With the realignment of Ox Road and the addition of a roadside/casement trail, adjacent homeowners and their families will have increased pedestrian access to the park. It will be necessary to include trail access into the park for full accessibility to the family entertainment node features. Comfortable benches for quiet relaxation should be installed along the trails into the park.

1. Golf Facilities

The Par 3-18 hole golf course is located in a slightly wooded setting. It is ideal for beginning golfers and will challenge more advanced golfers with

their short game. The golf course includes a putting green and a lighted driving range with 40 stations and practice sand trap. Although open year-round, hours vary seasonally. The driving range is located just east of the golf course and clubhouse. Parking is available. The clubhouse provides food service, club and pull cart rental and golfing supplies.

2. Family Entertainment Node

The family entertainment node consists of a concession center, carousel, mini-train and children's zoo. The concession center houses an ice cream parlor and snack bar. The carousel is located adjacent to the ice cream parlor and has replica antique horses complete with music. The mini-train station is located next to the ice cream parlor as well. The mini-train winds its way through the lakeside woods. The children's zoo is an un-built facility to be located in this area.

3. Boat Rentals/Pier Fishing/Boat Launch

Rowboat rentals are available to be used in the lake. The boat launch can be used for the boat rentals or private launch. Adjacent to the boat launch is the fishing pier. Bait and tackle sales are also located in this area. A marina/boat area located on the eastern side of the lake is to be retained on the master plan although it is not built.

4. Camping Facilities

Camping facilities are composed of 2 types at Burke Lake Park. Camping facilities are comprised of 163 shaded campsites with sinks, showers and

toilets, a dump station, public telephones, a camp store, ice machine, picnic tables and grills. Primitive camping sites are located in the northeastern part of the park. The primitive sites have no amenities or improvements and focus on small groups such as the Boy Scouts.

b. Other Plan Elements

1. Frisbee Golf Course

There is a Frisbee golf course located near the carousel and ice cream parlor.

2. Bike, Equestrian, Fitness, Hiking, Nature and Historic Trails

A series of trails of varying widths and surfaces exist within the park. The trails are located near the western edge of the lake and run throughout the park. They consist of bike, equestrian, fitness, hiking, nature and historic trails.

3. Picnic Shelters

Three picnic shelters are available for rental and located throughout the park.

4. Open Areas

There are a total of 9 open areas located throughout the park. Three open areas are located in and around the train area. There are 2 open areas located at the campground and 2 at the picnic loop. There is 1 open area at the Marina and 1 at the information center.

5. Playground and Tot Lot Facilities

There are 4 newly renovated

BURKE LAKE PARK

playground/tot lot facilities located throughout the park.

6. Restrooms

Four restrooms are available for public use.

7. Parking Lots

There are 7 parking lots located throughout the park.

8. Service Building

The service building is planned to support the marina/boat area.

9. Amphitheater

The amphitheater is located near the camping facilities.

10. Overlook

The overlook provides vistas towards the southwest shore of the lake.



Burke Lake Draft Master Plan Amendment

Proposed Conceptual Development Plan

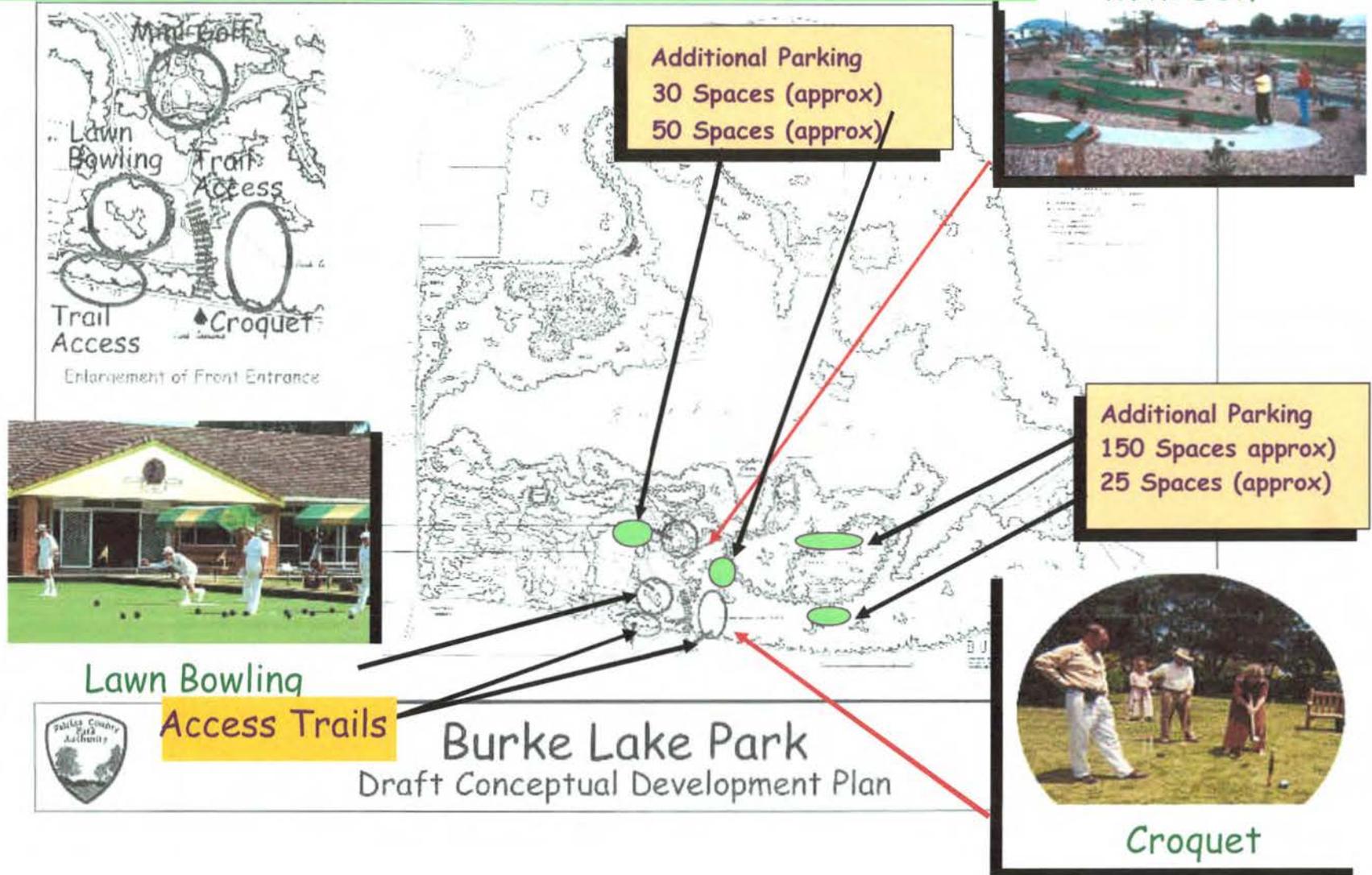


EXHIBIT E

**KC PPEA Burke Lake Driving Range Facility Design,
Upgrade, and Operation, January 30th, 2014**

**Burke Lake PPEA
Preliminary Parking Study and Analysis
10/15/14**

APPLICANT:

KC MANAGEMENT, LLC

7224 HERON PLACE

WARRENTON, VA 20187

703-554-5477 OR 202-345-3901

timkampa53@aol.com / beecohn@gmail.com

PPEA BURKE LAKE DRIVING RANGE PRELIMINARY PARKING ANALYSIS

Draft Date: 11/5/14

MEMORANDUM

To: Tim Kampa, KC Management

From: Will McDonald

Date: 11/5/14

Subject: Burke Lake Driving Range Parking Analysis

OVERVIEW - KC Management, LLC, (the “Applicant”), engaged Gorove/Slade to test the existing public parking needs for the Burke Lake Golf Course and Driving Range (the “Golf Center”) and develop parking recommendations for the construction of a KC’s proposed PPEA Spot Golf Driving Range facility (the “KC Range”) at Burke Lake.

On July 28th and 29th Gorove/Slade performed their onsite assessment of the current parking demand at the Golf Center and prepared the Burke Lake Golf Center Parking Report attached. The Golf Center currently contains 114 parking existing parking spaces and overflow parking spaces for events on the adjacent grass areas.

According to the Gorove/Slade analysis, the overall demand for parking at the Golf Center is greater on Saturday than Sunday. The parking lot reached its highest capacity at 91 vehicles at the time of the 10:00 AM – occupancy data and conclusions are summarized in the attached report.

Because the Golf Center does not operate at capacity after dark, the KC Range facility peak parking demand, evening hours, allows for a shared parking program. As the final layout and capacity of the KC Facility is agreed upon with the Applicant and Fairfax County Park Authority, the parties will complete a shared parking analysis and final shared parking agreement between the Applicant and the Park Authority.

PROPOSED IMPROVEMENTS - The Applicant’s development plans include the construction of a new driving range facility with 72 hitting bays, including a sports themed restaurant and event rooms. The Applicant also will construct space in the facility for the Fairfax

County Park Authority to operate the Burke Lake Golf Course and a shared community room.

KC's Facility designs presently are comprised of approximately 432 seats on its tee line, 54 seats in its restaurant, 18 seats at its event rooms and 83 seats at its community room. With this seating configuration, Fairfax parking regulations generally require that KC's Range will need 180 parking spots.

The Applicant has preliminarily designed expansion of the 114 paved parking spaces to pave the presently used Park Authority's grass overflow areas to increase the 114 paved parking spaces by an added 266 additional paved spaces for a total 380 paved spaces.

This final total is approximately 86 spaces more than may be required under the County code. As the final layout and capacity of the KC Facility is agreed upon with the Applicant and Fairfax County Park Authority, the parties will complete a shared parking analysis and final shared parking agreement between the Applicant and the Park Authority.

The KC Range projected weekly schedule, hours of operation and peak hours as follows:

Preliminary Hours of Operation

- Monday through Thursday – 9am to 11:30am
- Friday and Saturday – 9am to 12:30am
- Sundays will be 9am to 10pm.

Estimated Off Peak Hours of Operation

- Monday through Friday – 9am to 6pm
- Saturday & Sunday – 9am to 6pm

Estimated Peak Hours of Operation

- Monday through Friday – 6pm to 11:30am.
- Saturday – 6pm to 12:30am
- Sundays – 6pm to 10pm

Off Peak Parking

- Monday – Friday: Off peak parking expected to max at 96 vehicles
- Saturday – Sunday: Off peak parking expected to max at 192 vehicles

Peak Parking

- Monday – Friday: Peak parking expected to max at 144 vehicles
- Saturday – Sunday: Peak parking expected to max at 288 vehicles

CONCLUSION - The Applicant anticipates that the existing golf course peak times and the new KC Range have complementary parking needs, are suitable for a shared parking analysis, and with the expanded parking spaces proposed by the Applicant will satisfy the parking demand. The current Golf Center's peak times are during the morning hours and mid-afternoon hours while Spot Golf facility's peak times are in the late afternoon hours and early evening hours.

TECHNICAL MEMORANDUM

To: Brian Cohn
From: Chris Tacinelli, P.E.
Tushar Awar, P.E, PTOE
Adam Smith
Date: July 28, 2014
Subject: Burke Lake Golf Center
Parking

Brookside

DRAFT***Introduction***

On June 28th and 29th, from 10:00 AM to 4:00 PM, vehicular data was collected for the lot utilized by the golf center and for the service road (Golf Drive) connecting the south end of the lot to Burke Lake Park for the purpose of assessing parking conditions at the golf course. Mechanical recorders were installed and manual counts of traffic entering and exiting the lot were conducted, and the volume of vehicles present in the lot was recorded at two hour intervals. The results of these efforts are summarized here within.

The mechanical recorders were installed at all points of egress and ingress within the study area. In conjunction with the mechanical recorders, a member of the field crew monitored the access to the golf center from Ox Road, tallying all incoming and outgoing vehicles. Counts of the number of vehicles parked in the lot at 10:00 AM, 12:00 PM, 2:00 PM, and 4:00 PM were taken. Observation of the number of vehicles parked along Golf Drive revealed that it was at capacity (60 vehicles) for the entire period of the study.

A summary of the data and findings are presented on the next page.

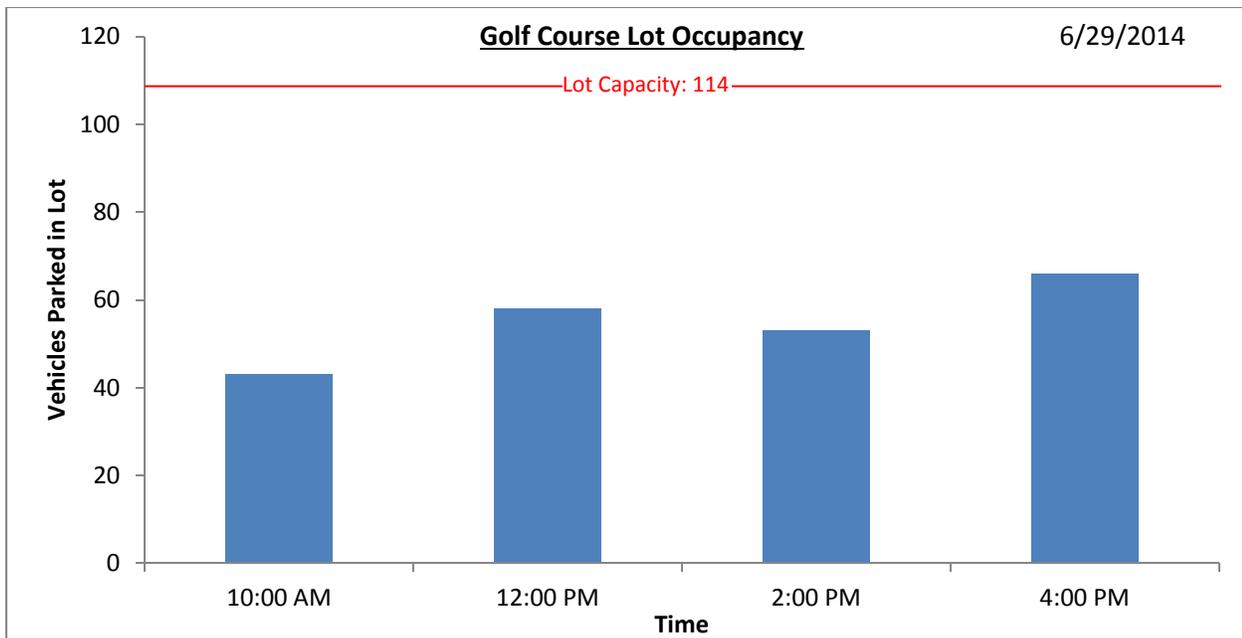
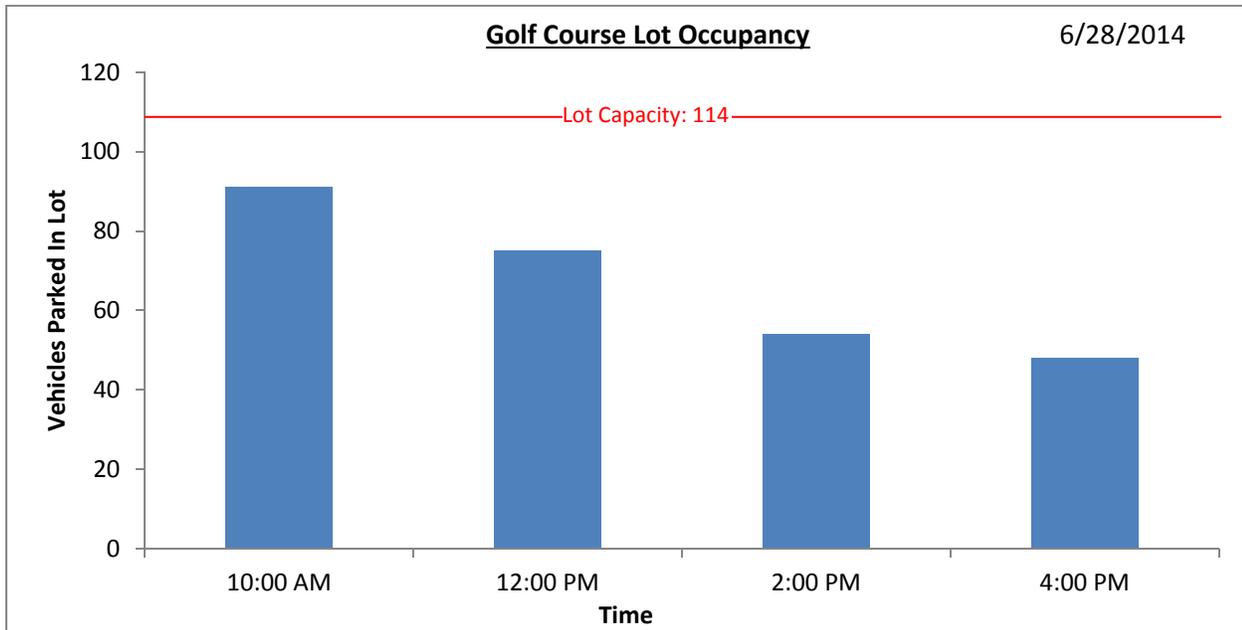
Parking:

The map below shows the location of the Burke Lake Gold Course Parking lot.



There are 114 spaces in the Golf Center parking lot. The occupancy data is summarized in table format and shown in graphical format on the next page:

Burke Lake Golf Course Parking Lot Occupancy				
Time	6/28/14		6/29/14	
	Vehicle Count	% Occupied	Vehicle Count	% Occupied
10:00 AM	91	80%	43	38%
12:00 PM	75	66%	58	51%
2:00 PM	54	47%	53	46%
4:00 PM	48	42%	66	58%



Overall demand for parking in the Golf Center lot was greater on Saturday, with the lot reaching its highest capacity of 91 vehicles at the time of the 10:00 AM sweep. Demand tapered throughout the day, with the final sweep at 4:00 PM resulting in a count of 48 vehicles. Peak parking demand on Sunday occurred with the 4:00 PM sweep, yielding a volume of 66 vehicles. The trend Sunday was opposite that of Saturday, with parking demand at its lowest for the first sweep at 10:00 AM and increasing throughout the day to the 4:00 PM count. The trend Sunday was not as linear as that of Saturday, as there was a slight dip in volume between the 12:00 PM and 2:00 PM counts. Parking along Golf Drive was to capacity the entire time of the study. The parking capacity of Golf Drive is approximately 60 vehicles, although additional vehicles were parked in the field adjacent Golf Drive.

Traffic Activity:

The mechanical recorders were installed at all points of egress and ingress within the study area. These locations included:

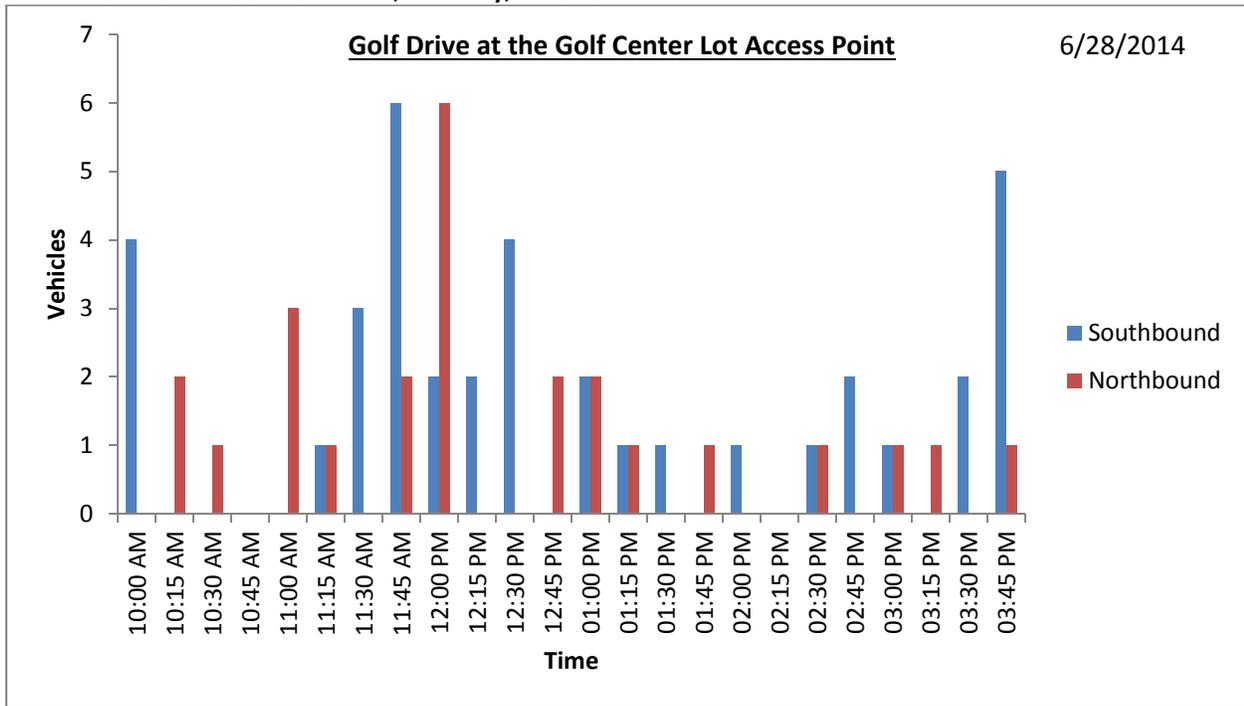
1. The access drive between the golf center and Ox Road (*installed 118' east of Ox Road*)
2. The north terminus of Golf Drive (*approximately 15' south of the south end of the parking lot serving the golf center*), and
3. The south terminus of Golf Drive (*12' north of the access road to Burke Lake Park*)

The following map shows the location of the traffic recorders.

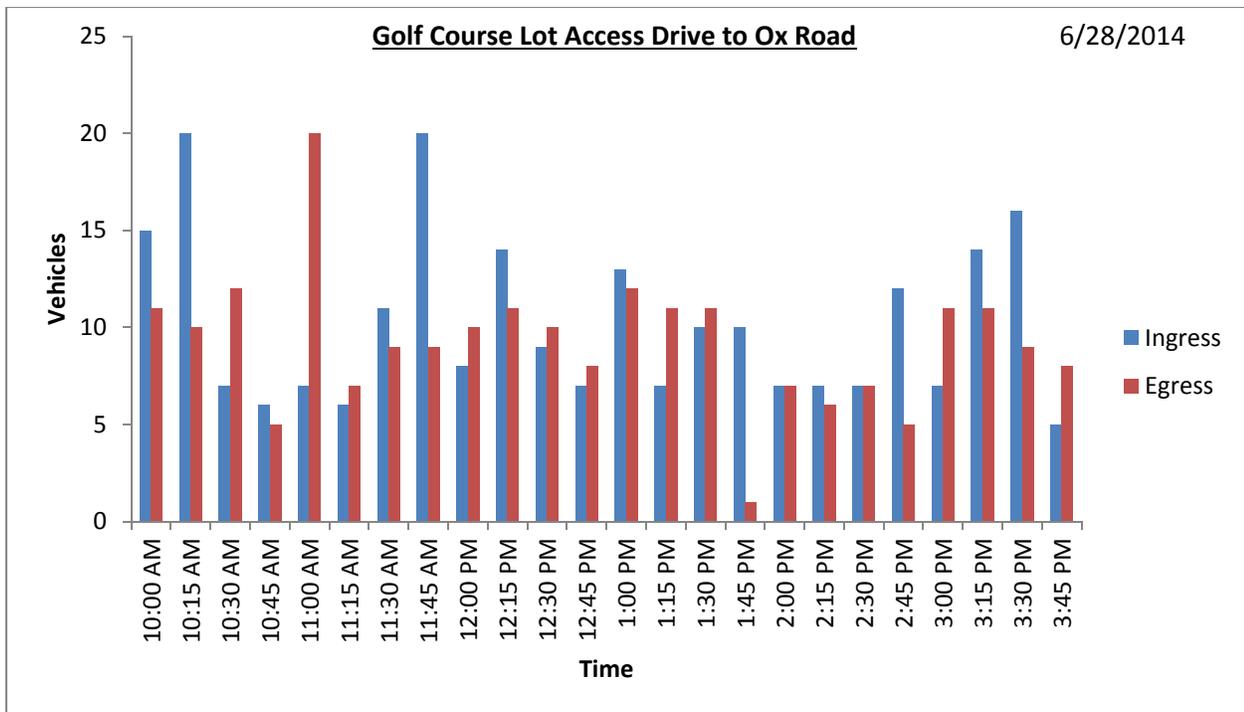


- The data is summarized in graphical format on the next page.
- ***In summary, the busiest periods of activity – ingress and egress at all access points -- in the Golf Center lot were from***
 - ***11:30 AM to 12:30 PM Saturday; and***
 - ***2:15 PM to 3:15 PM Sunday.***

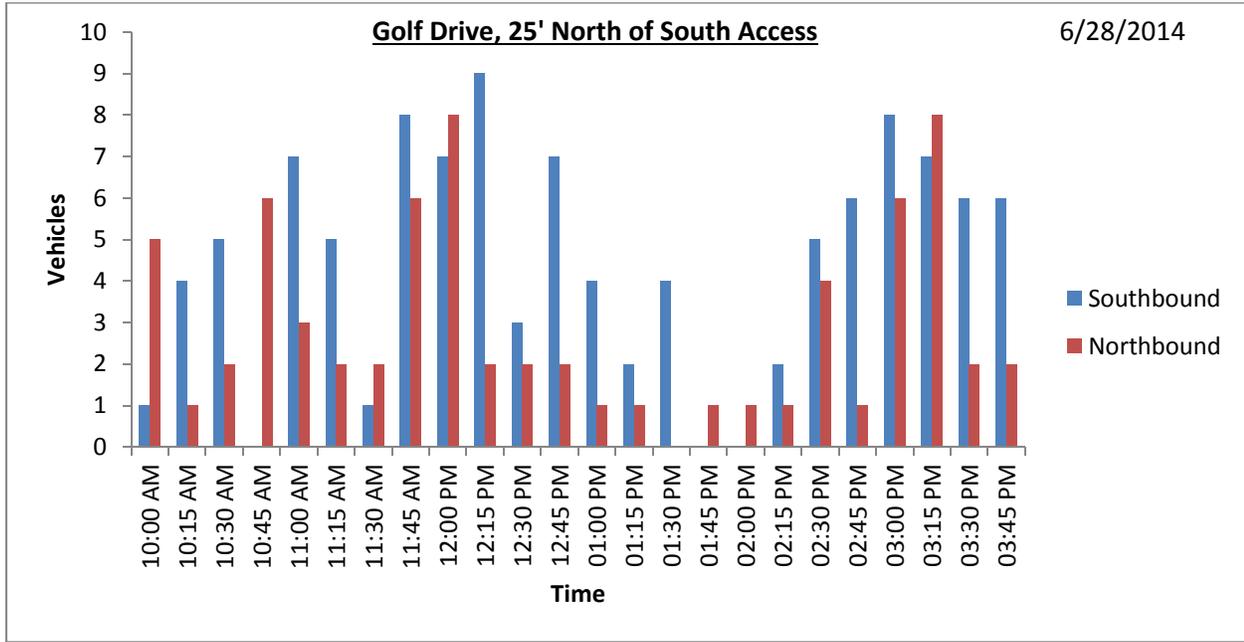
Golf Drive Access to Golf Center Lot, Saturday, June 28th



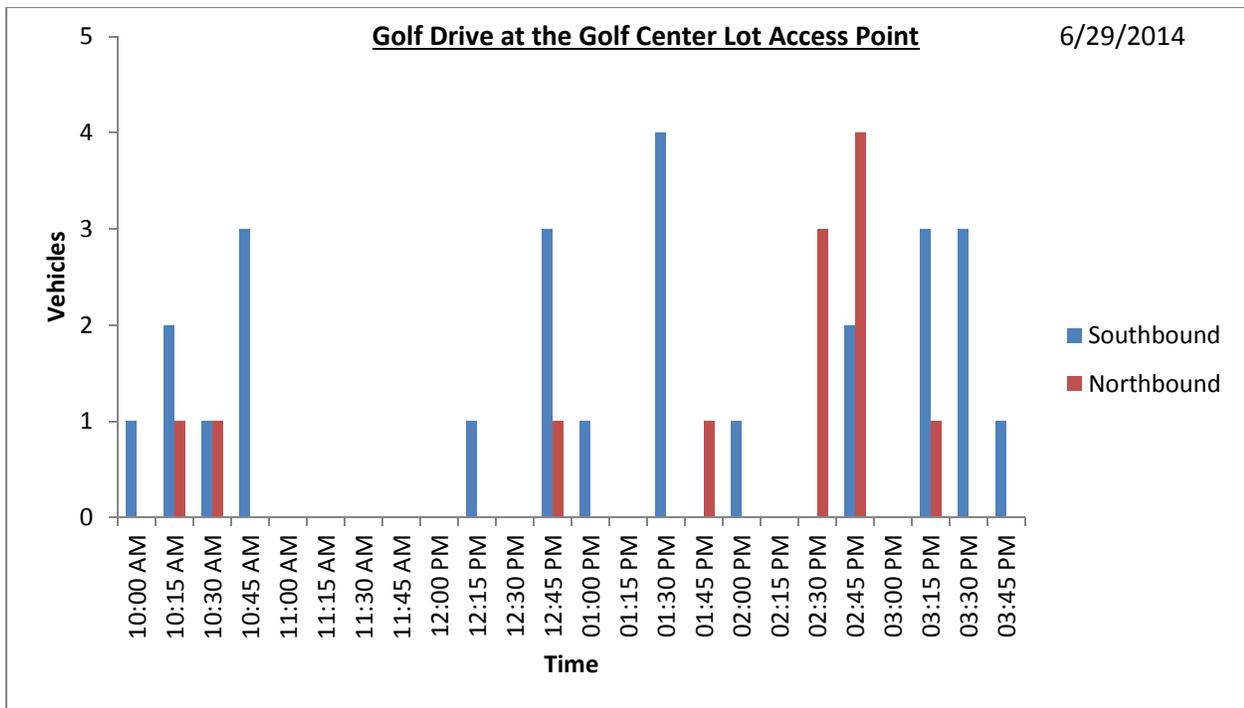
Ox Road Access to Golf Center Lot, Saturday, June 28th



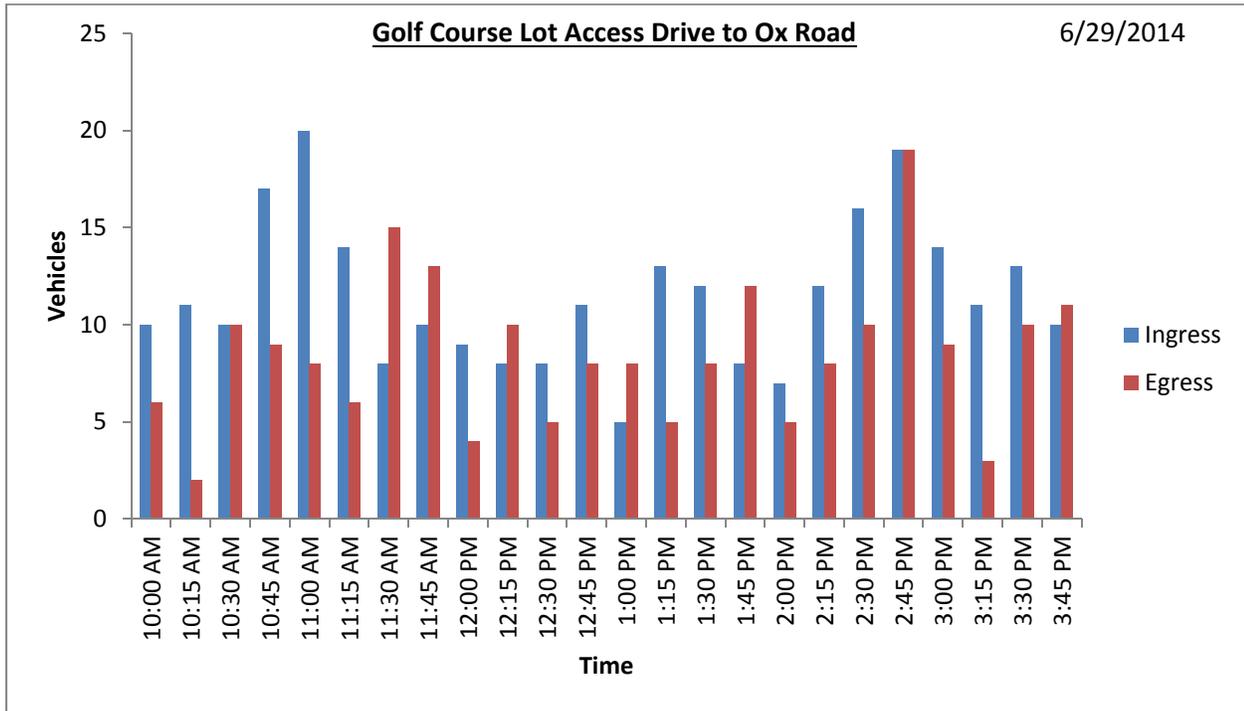
Traffic Volumes at the South Terminus of Golf Drive, Saturday, June 28th



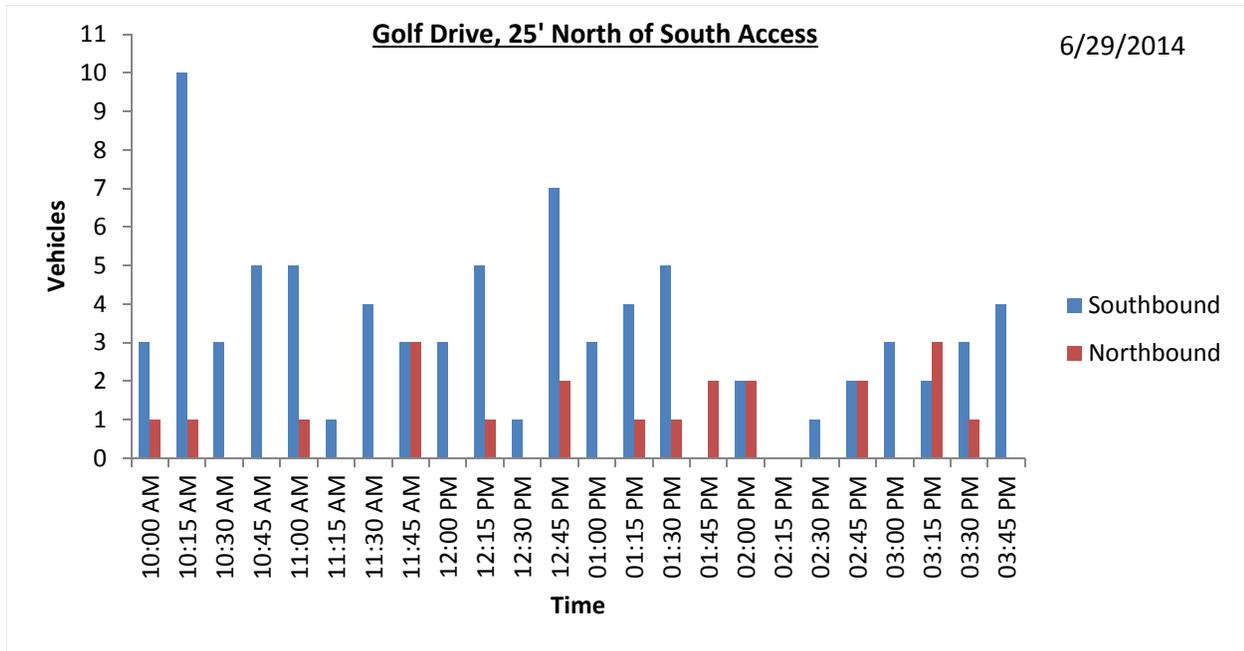
Golf Drive Access to Golf Center Lot, Sunday, June 29th



Ox Road Access to Golf Center Lot, Sunday, June 29th



Traffic Volumes at the South Terminus of Golf Drive, Sunday, June 29th



Conclusions:

- Parking at the Golf Center shows the highest demand observed on Saturday, with the lot reaching its highest capacity of 91 vehicles at 10:00 AM. In order to confirm that the 10:00 AM peak derived here within is the peak period for a typical weekend day, additional observations may be required that include hours earlier than the 10:00 AM start of this observation. Of note, Golf Drive was parked to capacity for the entire study period, likely due to a special event at the park.
- While peak parking demand occurred Saturday at 10:00 AM, the peak period of traffic activity was 11:30 AM to 12:30 PM, with a total of 113 vehicles either entering or exiting the lot during that time. On Sunday, while parking demand overall was lower, the peak period of activity indicated slightly heavier volume, as the 2:15 PM to 3:15 PM hour totaled 116 vehicles entering and exiting the lot.

APPENDIX: RAW DATA

South Terminus of Golf Drive						South Terminus of Golf Drive					
6/28/14	Southbound	Northbound	Southbound Peak	Northbound Peak	Combined Peak	6/29/14	Southbound	Northbound	Southbound Peak	Northbound Peak	Combined Peak
10:00 AM	1	5	10	14	24	10:00 AM	3	1	21	2	23
10:15 AM	4	1	16	12	28	10:15 AM	10	1	23	2	25
10:30 AM	5	2	17	13	30	10:30 AM	3	0	14	1	15
10:45 AM	0	6	13	13	26	10:45 AM	5	0	15	1	16
11:00 AM	7	3	21	13	34	11:00 AM	5	1	13	4	17
11:15 AM	5	2	21	18	39	11:15 AM	1	0	11	3	14
11:30 AM	1	2	25	18	43	11:30 AM	4	0	15	4	19
11:45 AM	8	6	27	18	45	11:45 AM	3	3	12	4	16
12:00 PM	7	8	26	14	40	12:00 PM	3	0	16	3	19
12:15 PM	9	2	23	7	30	12:15 PM	5	1	16	3	19
12:30 PM	3	2	16	6	22	12:30 PM	1	0	15	3	18
12:45 PM	7	2	17	4	21	12:45 PM	7	2	19	4	23
01:00 PM	4	1	10	3	13	01:00 PM	3	0	12	4	16
01:15 PM	2	1	6	3	9	01:15 PM	4	1	11	6	17
01:30 PM	4	0	6	3	9	01:30 PM	5	1	7	5	12
01:45 PM	0	1	7	7	14	01:45 PM	0	2	3	4	7
02:00 PM	0	1	13	7	20	02:00 PM	2	2	5	4	9
02:15 PM	2	1	21	12	33	02:15 PM	0	0	6	2	8
02:30 PM	5	4	26	19	45	02:30 PM	1	0	8	5	13
02:45 PM	6	1	27	17	44	02:45 PM	2	2	10	6	16
03:00 PM	8	6	27	18	45	03:00 PM	3	0	12	4	16
03:15 PM	7	8				03:15 PM	2	3			
03:30 PM	6	2				03:30 PM	3	1			
03:45 PM	6	2				03:45 PM	4	0			

North Terminus of Golf Drive

North Terminus of Golf Drive

6/28/14	Southbound	Northbound	Southbound Peak	Northbound Peak	Combined Peak
10:00 AM	4	0	4	3	7
10:15 AM	0	2	0	6	6
10:30 AM	0	1	1	5	6
10:45 AM	0	0	4	4	8
11:00 AM	0	3	10	6	16
11:15 AM	1	1	12	9	21
11:30 AM	3	0	13	8	21
11:45 AM	6	2	14	8	22
12:00 PM	2	6	8	8	16
12:15 PM	2	0	8	4	12
12:30 PM	4	0	7	5	12
12:45 PM	0	2	4	5	9
01:00 PM	2	2	4	4	8
01:15 PM	1	1	3	2	5
01:30 PM	1	0	2	1	3
01:45 PM	0	1	2	2	4
02:00 PM	1	0	4	1	5
02:15 PM	0	0	4	2	6
02:30 PM	1	1	4	3	7
02:45 PM	2	0	5	2	7
03:00 PM	1	1	8	3	11
03:15 PM	0	1			
03:30 PM	2	0			
03:45 PM	5	1			

6/29/14	Southbound	Northbound	Southbound Peak	Northbound Peak	Combined Peak
10:00 AM	1	0	7	2	9
10:15 AM	2	1	6	2	8
10:30 AM	1	1	4	1	5
10:45 AM	3	0	3	0	3
11:00 AM	0	0	0	0	0
11:15 AM	0	0	0	0	0
11:30 AM	0	0	1	0	1
11:45 AM	0	0	1	0	1
12:00 PM	0	0	4	1	5
12:15 PM	1	0	5	1	6
12:30 PM	0	0	4	1	5
12:45 PM	3	1	8	1	9
01:00 PM	1	0	5	1	6
01:15 PM	0	0	5	1	6
01:30 PM	4	0	5	1	6
01:45 PM	0	1	1	4	5
02:00 PM	1	0	3	7	10
02:15 PM	0	0	2	7	9
02:30 PM	0	3	5	8	13
02:45 PM	2	4	8	5	13
03:00 PM	0	0	7	1	8
03:15 PM	3	1			
03:30 PM	3	0			
03:45 PM	1	0			

Burke Lake Golf Course Lot Trip Generation -- Ox Road Access

6/28/14	Time	Ingress	Egress	Peak Ingress	Peak Egress	Combined Peak	6/29/14	Time	Ingress	Egress	Peak Ingress	Peak Egress	Combined Peak
	10:00 AM	15	11	48	38	86		10:00 AM	10	6	48	27	75
	10:15 AM	20	10	40	47	87		10:15 AM	11	2	58	29	87
	10:30 AM	7	12	26	44	70		10:30 AM	10	10	61	33	94
	10:45 AM	6	5	30	41	71		10:45 AM	17	9	59	38	97
	11:00 AM	7	20	44	45	89		11:00 AM	20	8	52	42	94
	11:15 AM	6	7	45	35	80		11:15 AM	14	6	41	38	79
	11:30 AM	11	9	53	39	92		11:30 AM	8	15	35	42	77
	11:45 AM	20	9	51	40	91		11:45 AM	10	13	35	32	67
	12:00 PM	8	10	38	39	77		12:00 PM	9	4	36	27	63
	12:15 PM	14	11	43	41	84		12:15 PM	8	10	32	31	63
	12:30 PM	9	10	36	41	77		12:30 PM	8	5	37	26	63
	12:45 PM	7	8	37	42	79		12:45 PM	11	8	41	29	70
	1:00 PM	13	12	40	35	75		1:00 PM	5	8	38	33	71
	1:15 PM	7	11	34	30	64		1:15 PM	13	5	40	30	70
	1:30 PM	10	11	34	25	59		1:30 PM	12	8	39	33	72
	1:45 PM	10	1	31	21	52		1:45 PM	8	12	43	35	78
	2:00 PM	7	7	33	25	58		2:00 PM	7	5	54	42	96
	2:15 PM	7	6	33	29	62		2:15 PM	12	8	61	46	107
	2:30 PM	7	7	40	34	74		2:30 PM	16	10	60	41	101
	2:45 PM	12	5	49	36	85		2:45 PM	19	19	57	41	98
	3:00 PM	7	11	42	39	81		3:00 PM	14	9	48	33	81
	3:15 PM	14	11					3:15 PM	11	3			
	3:30 PM	16	9					3:30 PM	13	10			
	3:45 PM	5	8					3:45 PM	10	11			

EXHIBIT F

**KC PPEA Burke Lake Driving Range Facility Design,
Upgrade, and Operation, January 30th, 2014**

Burke Lake PPEA
Preliminary Trajectory Study and Analysis
10/15/14

APPLICANT:

KC MANAGEMENT, LLC

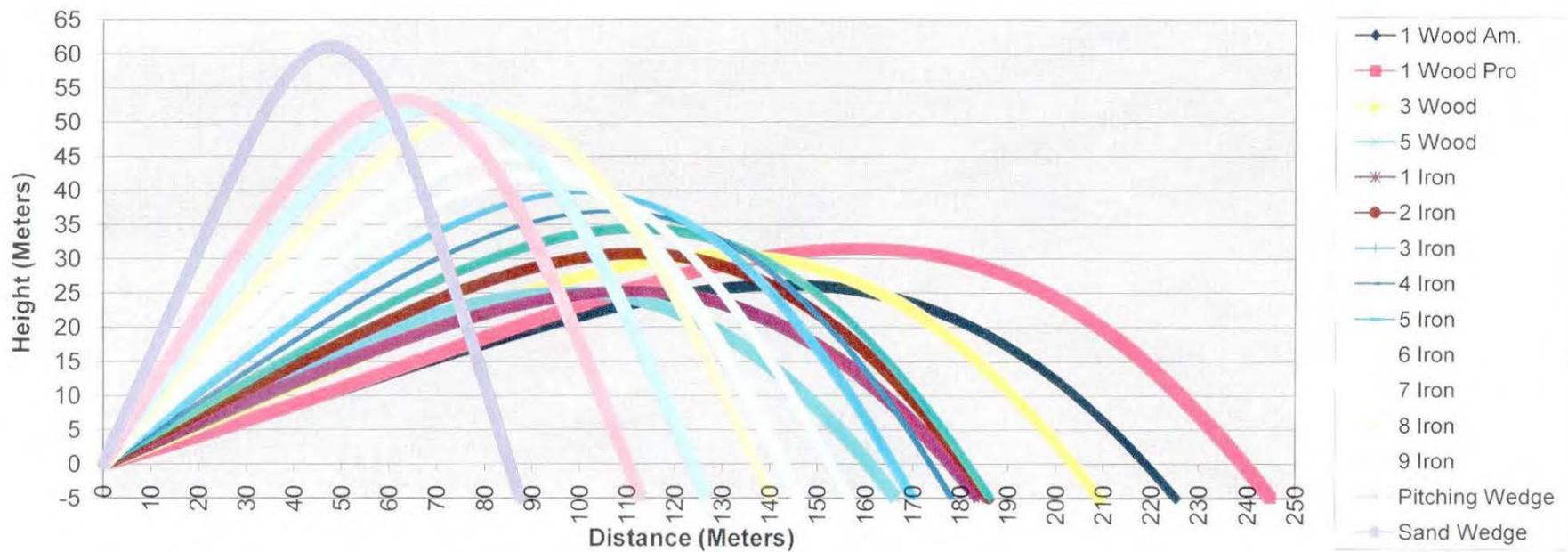
7224 HERON PLACE

WARRENTON, VA 20187

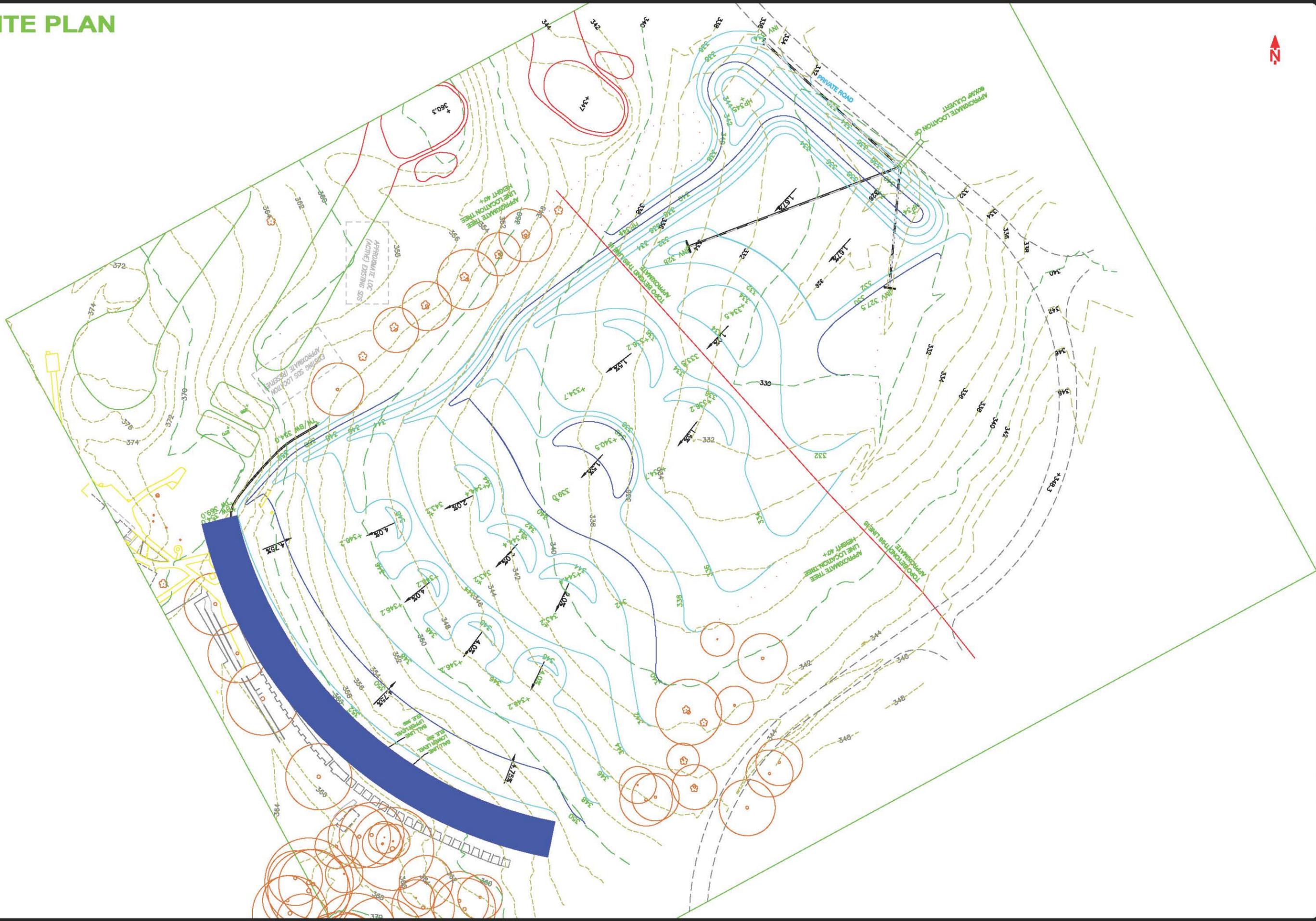
703-554-5477 OR 202-345-3901

timkampa53@aol.com / **beecohn@gmail.com**

Typical Golf Ball Trajectory



SITE PLAN



TANNER CONSULTING GROUP
603 Stanford Ct. Valley Springs, CA 95252
Ph (209)772-2233 Fax (209)772-2230
web: www.tannerconsulting.com
e-mail: tannerconsulting@aol.com

SITE PLAN

GOLF PROTOTYPE

DRAWN
BY
CHECKED

APRIL 9, 2014
SCALE
1" = 100'
JOB No.

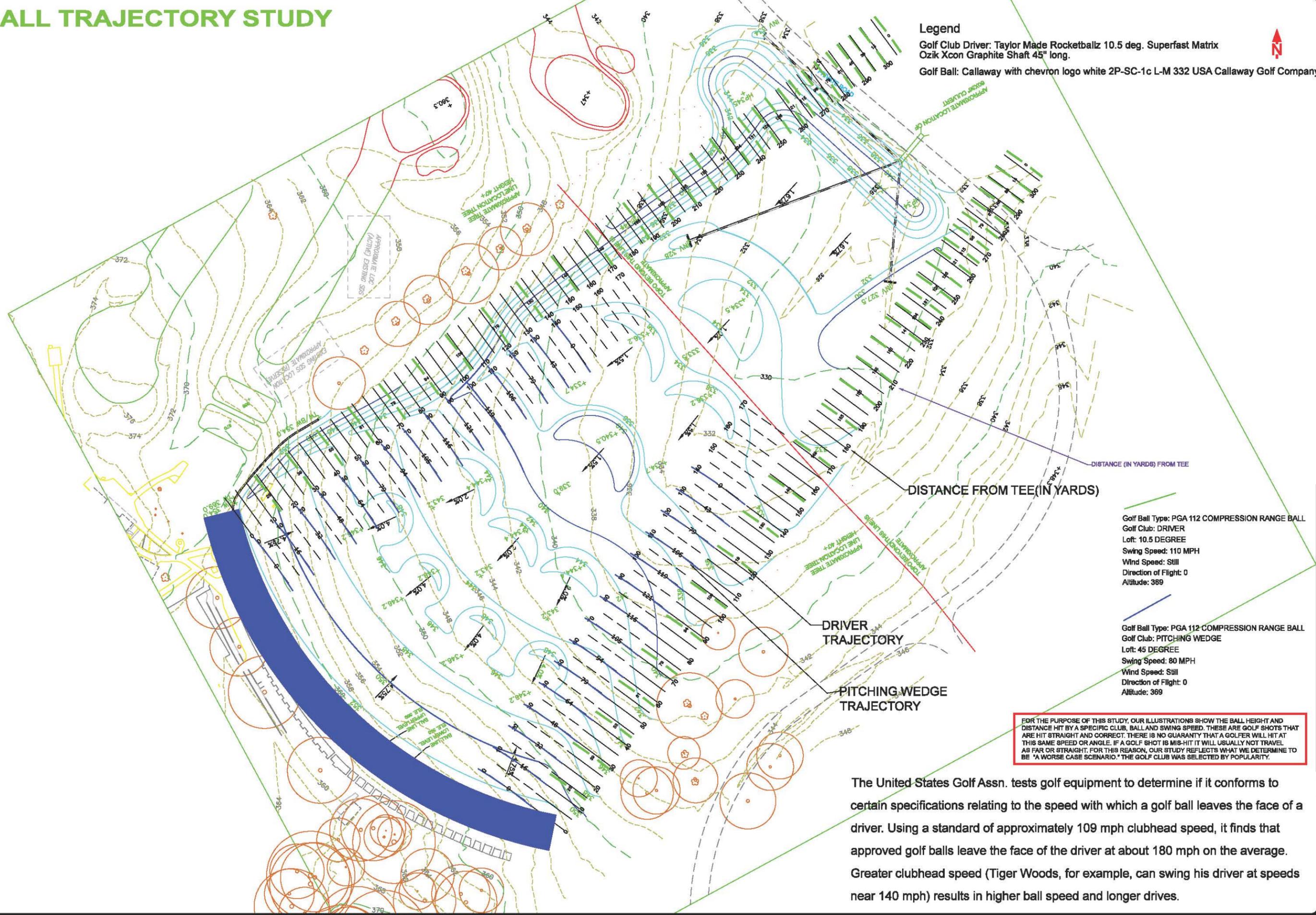
SHEET NAME
N-1

BALL TRAJECTORY STUDY

Legend

Golf Club Driver: Taylor Made Rocketballz 10.5 deg. Superfast Matrix Ozik Xcon Graphite Shaft 45" long.

Golf Ball: Callaway with chevron logo white 2P-SC-1c L-M 332 USA Callaway Golf Company



Golf Ball Type: PGA 112 COMPRESSION RANGE BALL
 Golf Club: DRIVER
 Loft: 10.5 DEGREE
 Swing Speed: 110 MPH
 Wind Speed: Still
 Direction of Flight: 0
 Altitude: 369

Golf Ball Type: PGA 112 COMPRESSION RANGE BALL
 Golf Club: PITCHING WEDGE
 Loft: 45 DEGREE
 Swing Speed: 80 MPH
 Wind Speed: Still
 Direction of Flight: 0
 Altitude: 369

FOR THE PURPOSE OF THIS STUDY, OUR ILLUSTRATIONS SHOW THE BALL HEIGHT AND DISTANCE HIT BY A SPECIFIC CLUB, BALL AND SWING SPEED. THESE ARE GOLF SHOTS THAT ARE HIT STRAIGHT AND CORRECT. THERE IS NO GUARANTY THAT A GOLFER WILL HIT AT THIS SAME SPEED OR ANGLE. IF A GOLF SHOT IS MIS-HIT IT WILL USUALLY NOT TRAVEL AS FAR OR STRAIGHT. FOR THIS REASON, OUR STUDY REFLECTS WHAT WE DETERMINE TO BE "A WORSE CASE SCENARIO." THE GOLF CLUB WAS SELECTED BY POPULARITY.

The United States Golf Assn. tests golf equipment to determine if it conforms to certain specifications relating to the speed with which a golf ball leaves the face of a driver. Using a standard of approximately 109 mph clubhead speed, it finds that approved golf balls leave the face of the driver at about 180 mph on the average. Greater clubhead speed (Tiger Woods, for example, can swing his driver at speeds near 140 mph) results in higher ball speed and longer drives.

BALL TRAJECTORY STUDY

GOLF PROTOTYPE

DRAWN DT	CHECKED
APRIL 9, 2014	
SCALE 1" = 100'	
JOB NO.	
SHEET NAME	
N-2	

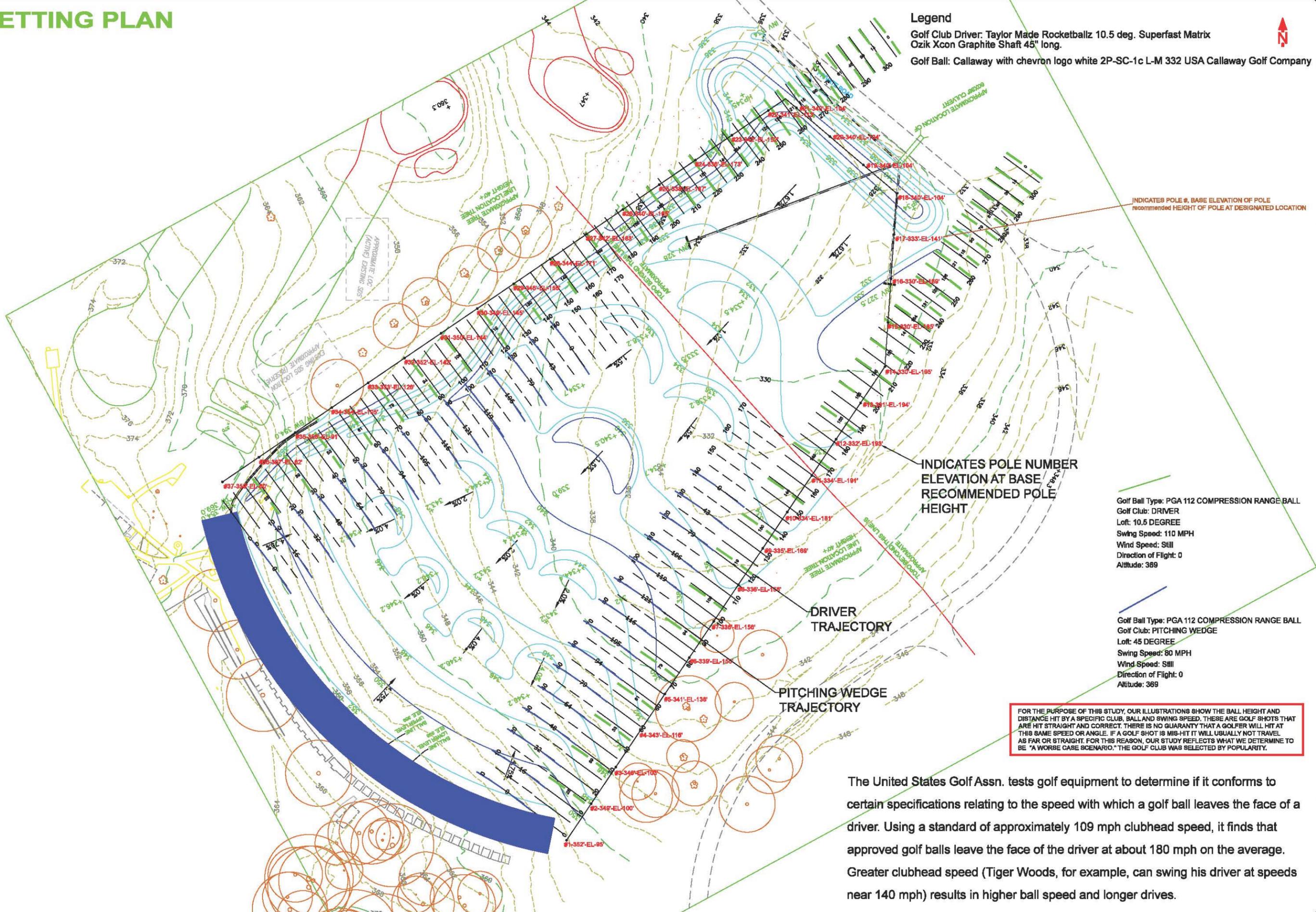
TANNER CONSULTING GROUP
 603 Stanford Ct. Valley Springs, CA 95252
 Ph (209)772-2233 Fax (209)772-2230
 web: page@tannerconsulting.com
 e-mail: tannerconsulting@aol.com

NETTING PLAN

Legend

Golf Club Driver: Taylor Made Rocketballz 10.5 deg. Superfast Matrix Ozik Xcon Graphite Shaft 45" long.

Golf Ball: Callaway with chevron logo white 2P-SC-1c L-M 332 USA Callaway Golf Company



INDICATES POLE #, BASE ELEVATION OF POLE
 recommended HEIGHT OF POLE AT DESIGNATED LOCATION

INDICATES POLE NUMBER
 ELEVATION AT BASE
 RECOMMENDED POLE
 HEIGHT

Golf Ball Type: PGA 112 COMPRESSION RANGE BALL
 Golf Club: DRIVER
 Loft: 10.5 DEGREE
 Swing Speed: 110 MPH
 Wind Speed: Still
 Direction of Flight: 0
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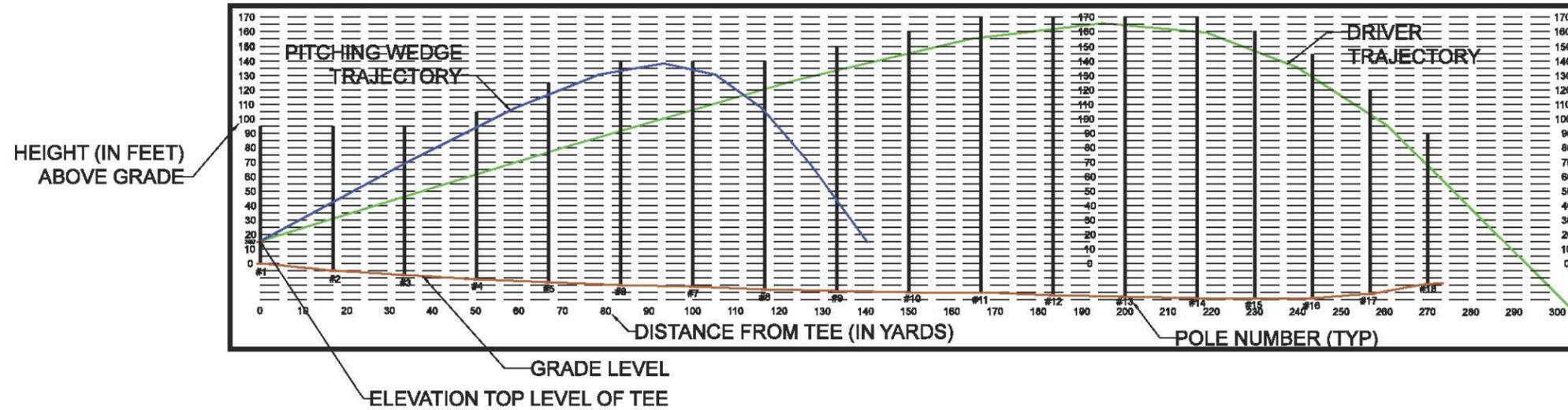
BALL TRAJECTORY STUDY

Legend

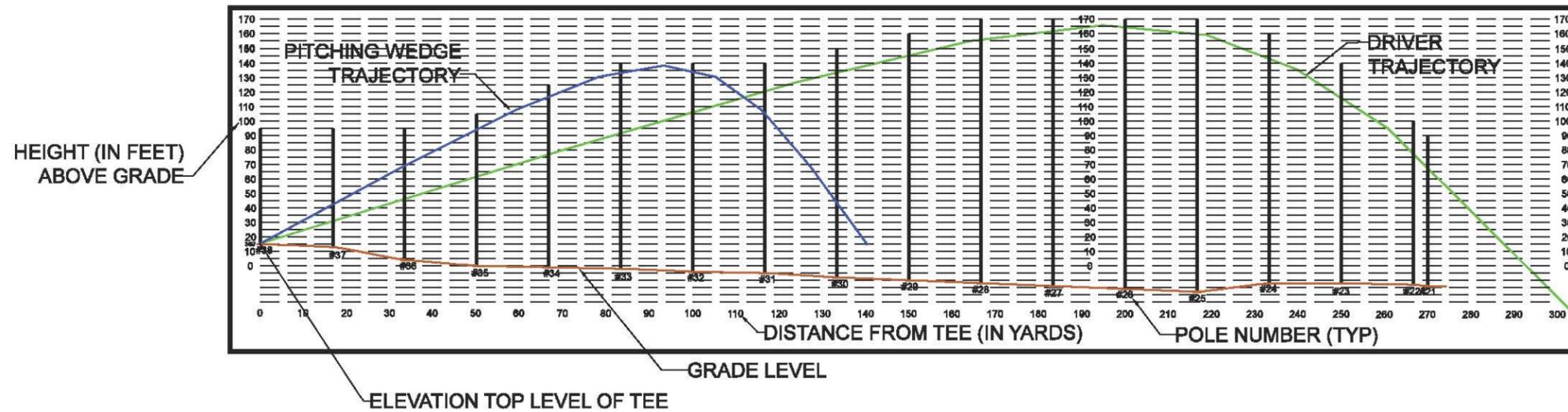
Golf Club Driver: Taylor Made Rocketballz 10.5 deg. Superfast Matrix
Ozik Xcon Graphite Shaft 45" long.

Golf Ball: Callaway with chevron logo white 2P-SC-1c L-M 332 USA Callaway Golf Company

SOUTHEAST ELEVATION



NORTHWEST ELEVATION

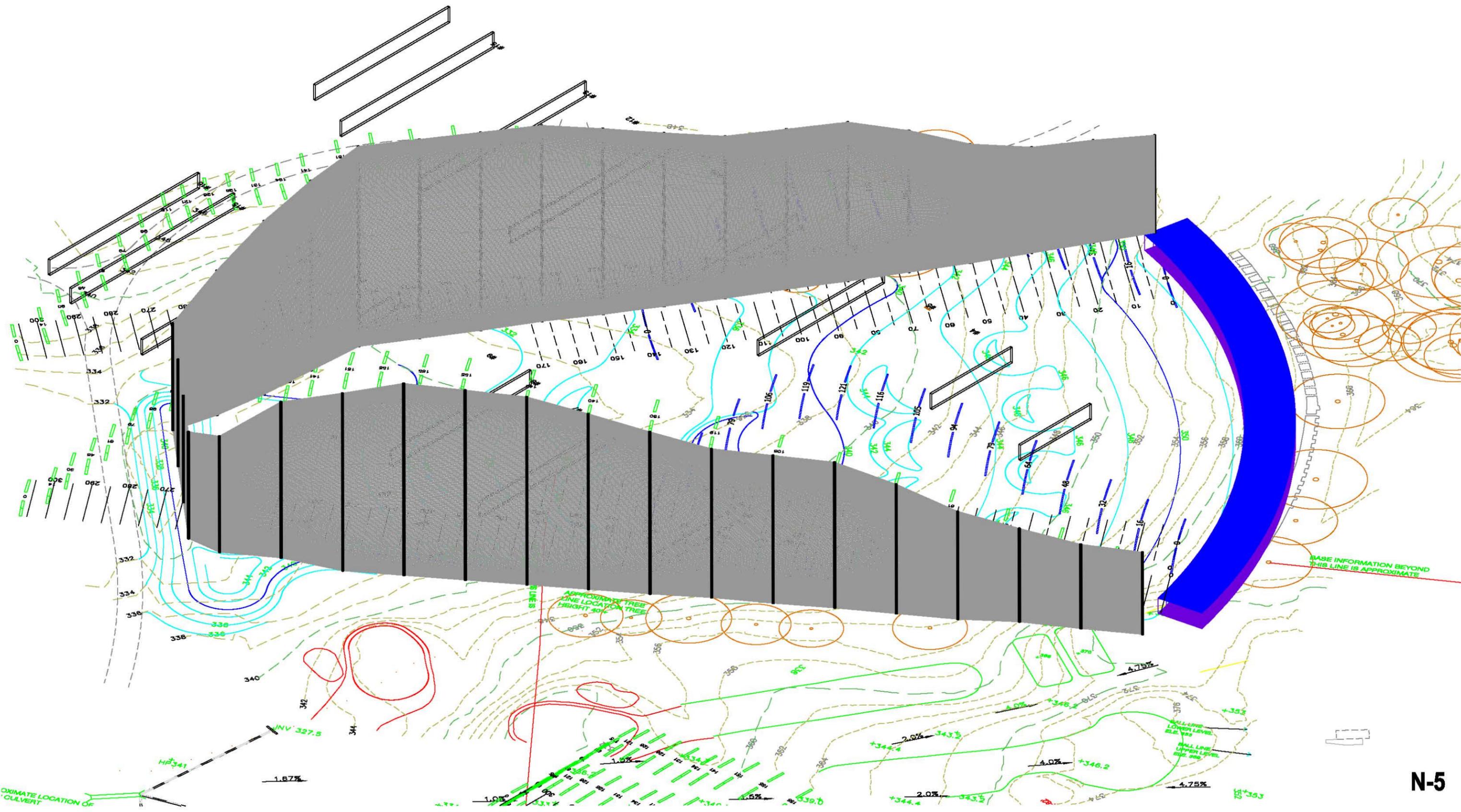


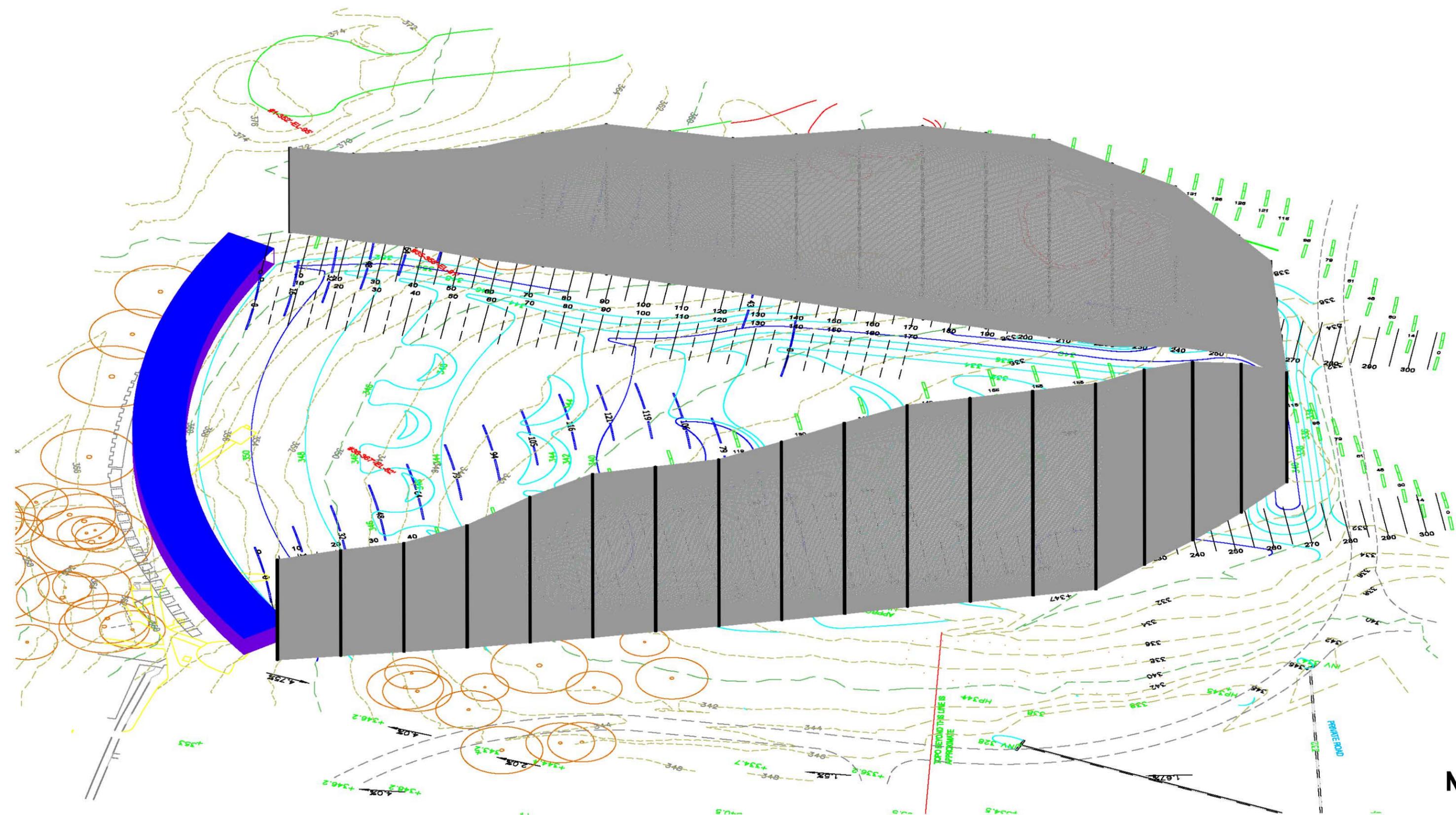
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Golf Club: PITCHING WEDGE
Loft: 45 DEGREE
Swing Speed: 80 MPH
Wind Speed: Still
Direction of Flight: 0
Altitude: 369

Golf Ball Type: PGA 112 COMPRESSION RANGE BALL
Golf Club: DRIVER
Loft: 10.5 DEGREE
Swing Speed: 110 MPH
Wind Speed: Still
Direction of Flight: 0
Altitude: 369





NETTING DETAILS

Netting Redden #930 Golf Range Netting:

1. Redden #930 polyester Netting 1" mesh size.
2. U.V. treated yarn
3. Resin dye and bonding treatment
4. Weight factor 25.0 square feet = 1 lb.
6. 173.9 lb. minimum single mesh break strength *

Attachment Twine / Hanging Twine:

1. #48 braided polyester twine
2. 375 lb. minimum tensile strength
3. Dye treated

Perimeter Border Ropes & Rib Lines:

1. Braided synthetic cover
2. Parallel synthetic core
3. 3,500 lb. minimum tensile strength
4. 2,455 wet abrasion cycles

Attachment of Finished Net Panels to Cables:

1. $\frac{3}{8}$ " Cadmium plated steel attachment snap
1,140 lb. or 560 lb. break strength.
2. Attachment points shall not exceed 3 feet on center.

Warranty:

Minimum Six year non pro-rated limited warranty **

* Mesh strength based upon most recent independent lab testing reports. Report copies are available upon request. Testing conducted per ISO 1900 methodology.

** Some exclusions and limitations may apply. Warranty documents shall be submitted with proposal.

Netting Poles:

1. Pole diameters for the 60' thru 140' tall poles to be 24" from base to 40% of the pole height above grade. The diameter to reduce to 16" for the top 60% of the height above grade. 40', 50' and 60' pole to be 16" in diameter for the first 10' above grade and reduce to 12-3/4" for the top 50' above grade. All poles to remain constant in diameter from base through embedment below grade. Each section to be constant in diameter. (see details)
2. Poles to be as specified and approved by structural engineer. Structural engineer to design footings / embedment.
3. Poles are to be coated with STRYK 5388 corrosion retardant coating. Coating to be applied in accordance to the manufacturers recommendations. Coating to be "Black" in color.
4. Poles to be a minimum of 65ksi Yield.
5. Poles to be new (not used) and manufacturer to provide mill certification for all poles supplied for this project.

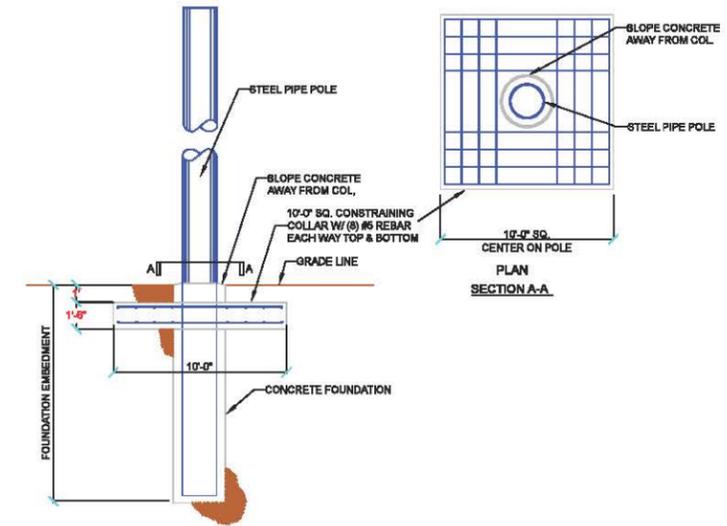
Attachment Cables and Hardware:

1. Cable to be $\frac{3}{8}$ " extra high strength galvanized stranded.
2. Attachment bolts and hardware to be a minimum of $\frac{3}{4}$ " and shall be galvanized.

NOTE:

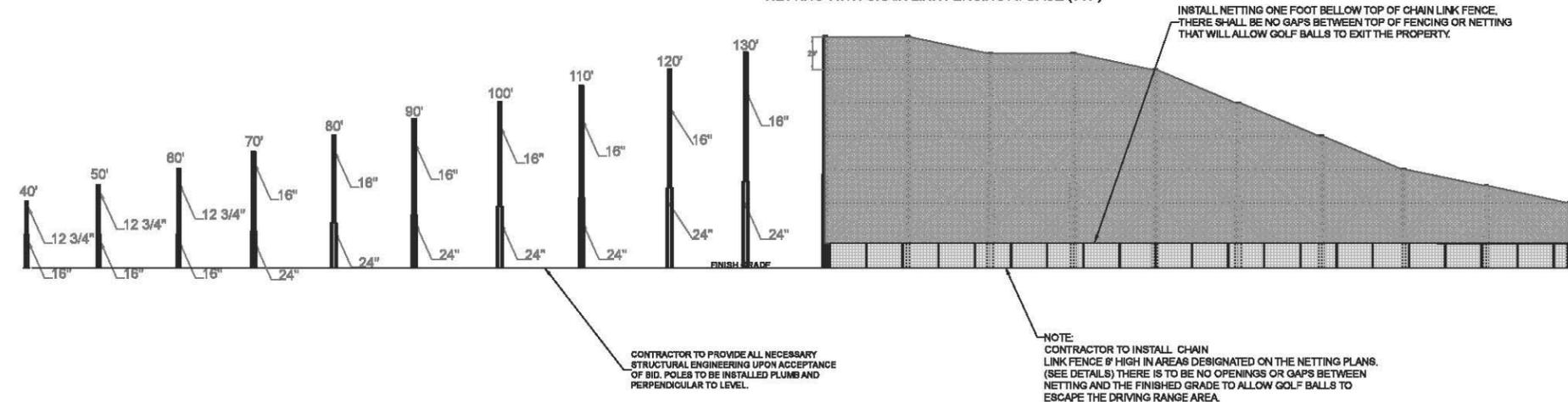
All materials for this project must be new. (not used) Any items substituted must be approved by the Consultant prior to bid. There will be no exceptions. Failure to submit substitutions for this project prior to bid will disqualify bid and contractor.

POLE FOUNDATION EMBEDMENT

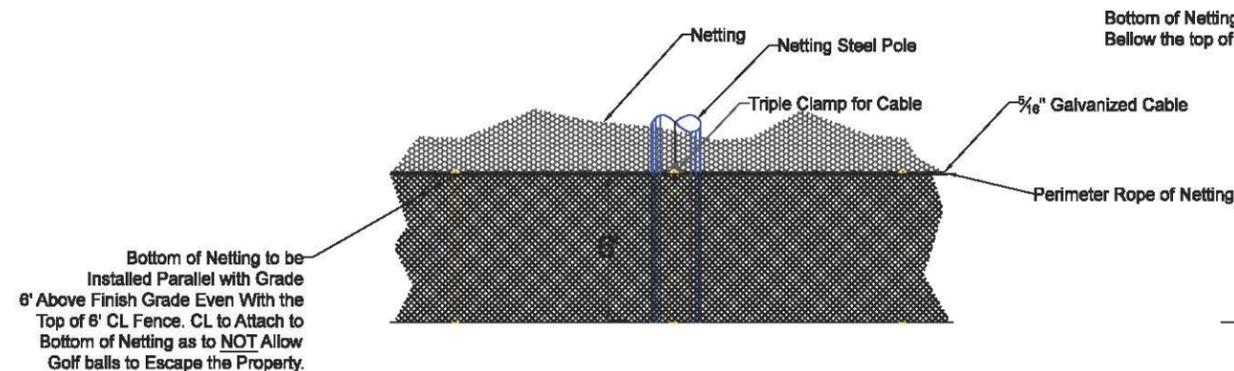


NETTING POLE DETAILS

NETTING WITH CHAIN LINK FENCING AT BASE (TYP)



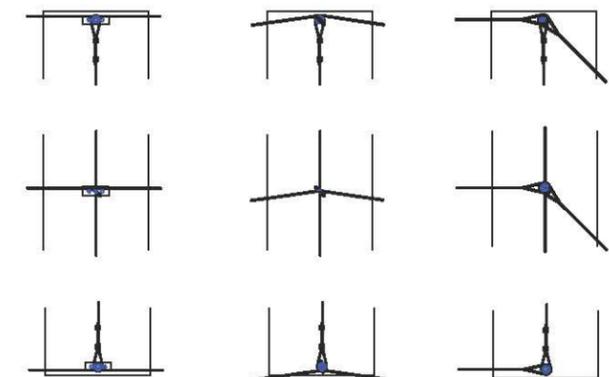
CHAIN LINK FENCE DETAIL



NOTE:

* No Openings Between Netting and C.L. Fencing that will Allow a Golf balls to Pass Through will be Allowed.

NETTING CABLE CONNECTION DETAILS



PLANS ARE DIAGRAMMATIC. ALL POLE LOCATIONS, DIMENSIONS AND SETBACKS MUST BE VERIFIED IN THE FIELD.

ALL NETTING AND CHAIN LINK FENCING TO BE INSTALLED TO THE INSIDE OF THE GOLF FACILITY.

6' Chain Link Fence Steel Pole (typ.) Contractor to install CL fencing and attach to the bottom of the netting.

NETTING DETAILS

GOLF PROTOTYPE

DRAWN BY
CHECKED
APRIL 9, 2014
SCALE
N/A
JOB No.
SHEET NAME

N-7

TANNER CONSULTING GROUP
603 Stanford Ct. Valley Springs, CA 95252
Ph (209) 772-2233 Fax (209) 772-2230
web page: www.tannerconsulting.com
e-mail: tannerconsulting@aol.com



Title	Burke Lake Stray Shot Analysis
Document No.	E16-T4266
Issue	Issue B
Date	30 January 2014
Classification	Company Confidential

CONFIDENTIALITY NOTICE

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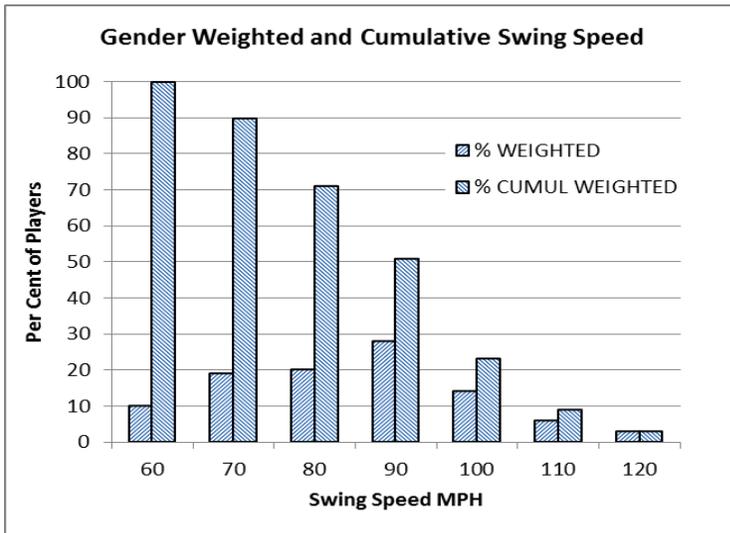
1 PROFILE OF DRIVING RANGE CLIENTS

Data suggests that it can be assumed that 60% of a driving range players are MALE and the balance are FEMALE and JUNIORS, in approximately equal proportions.

2 CAPABILITY OF GOLFERS

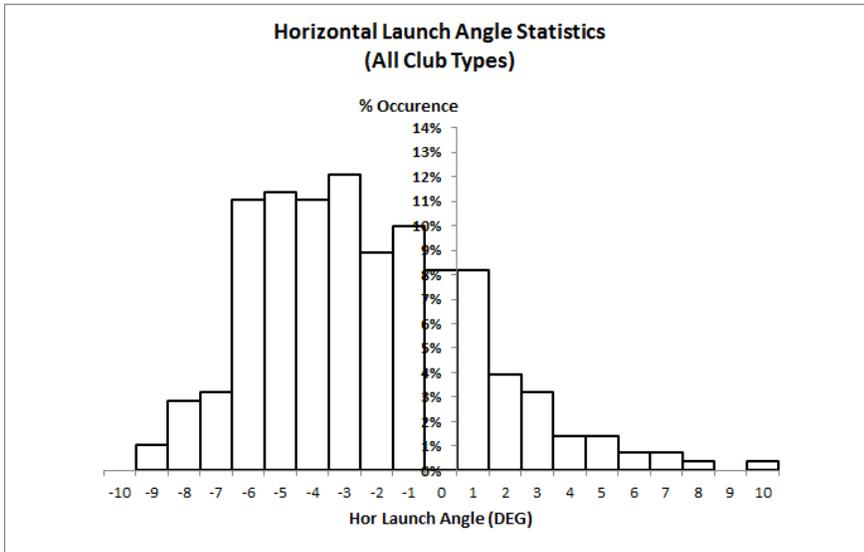
(based on opinions of a Pro Teacher and web info):

	60%	20%	20%	← proportion of driving range customers	
SWING SPEED (MPH)	MEN	LADIES	JUNIOR	% WEIGHTED	% CUMULATED
60	0	25	25	10	100
70	5	40	40	19	90
80	20	20	20	20	71
90	40	10	10	28	51
100	20	5	5	14	23
110	10	0	0	6	9
120	5	0	0	3	3



Suggestion: Cater for golfers with swing speeds up to 110 mph. The % of golfers above this level is < 10%

3 SHOT DIRECTION STATISTICS



The above figure shows launch direction (horizontal angle) statistics of approximately 300 golf shots played by multiple skilled golfers with all club types (Drivers, Irons, Wedges). All shots were launched within a +/- 10 degrees from the target direction.

Looking at the cumulative statistics, approximately 80 % of shots are launched at up to 7 degrees from the target line. The % of shots exceeding an angle drops off rapidly to a point where only 1% of shots are launched at 10 degrees with even fewer expected at larger direction angles.

NOTE THAT LAUNCH DIRECTION VARIATION IS ALREADY INCLUDED IN THE HEIGHT VS LATERAL OFFSET DATA PRESENTED IN THE FOLLOWING SECTION.

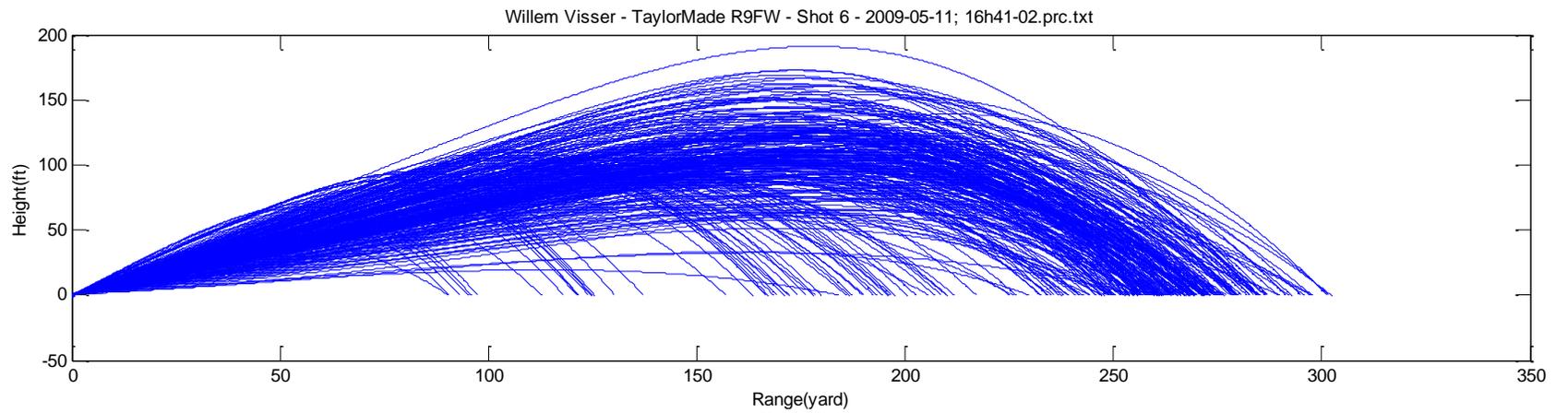
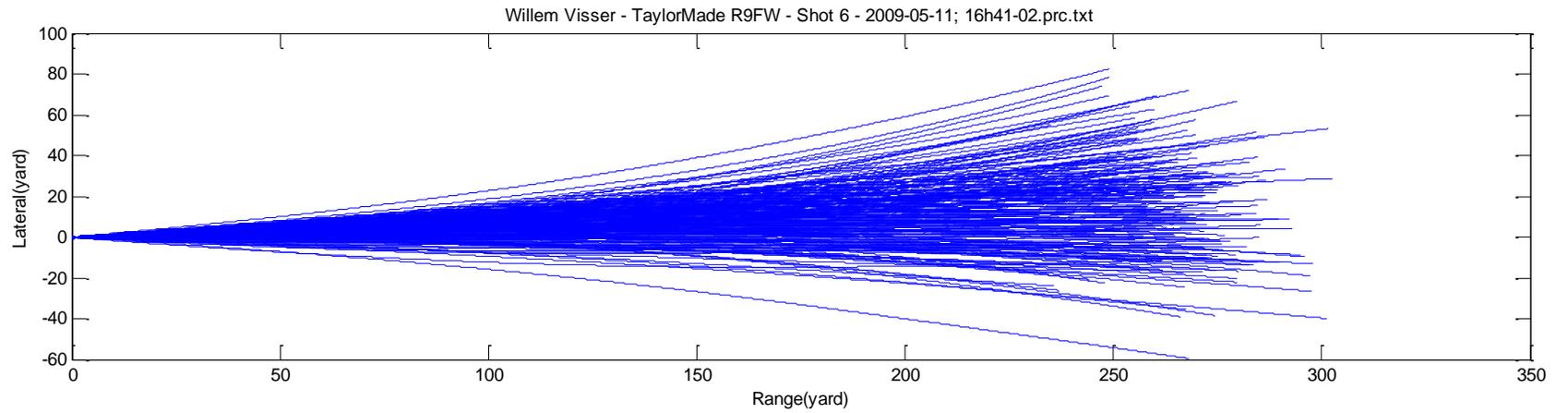
4 TYPICAL ACTUAL SHOT STATISTICS

Below are statistics of approximately 300 golf shots of golfers of various competencies (105-110 mph swing speeds), all club types.

COMMENT: the data shown is for right handed players.

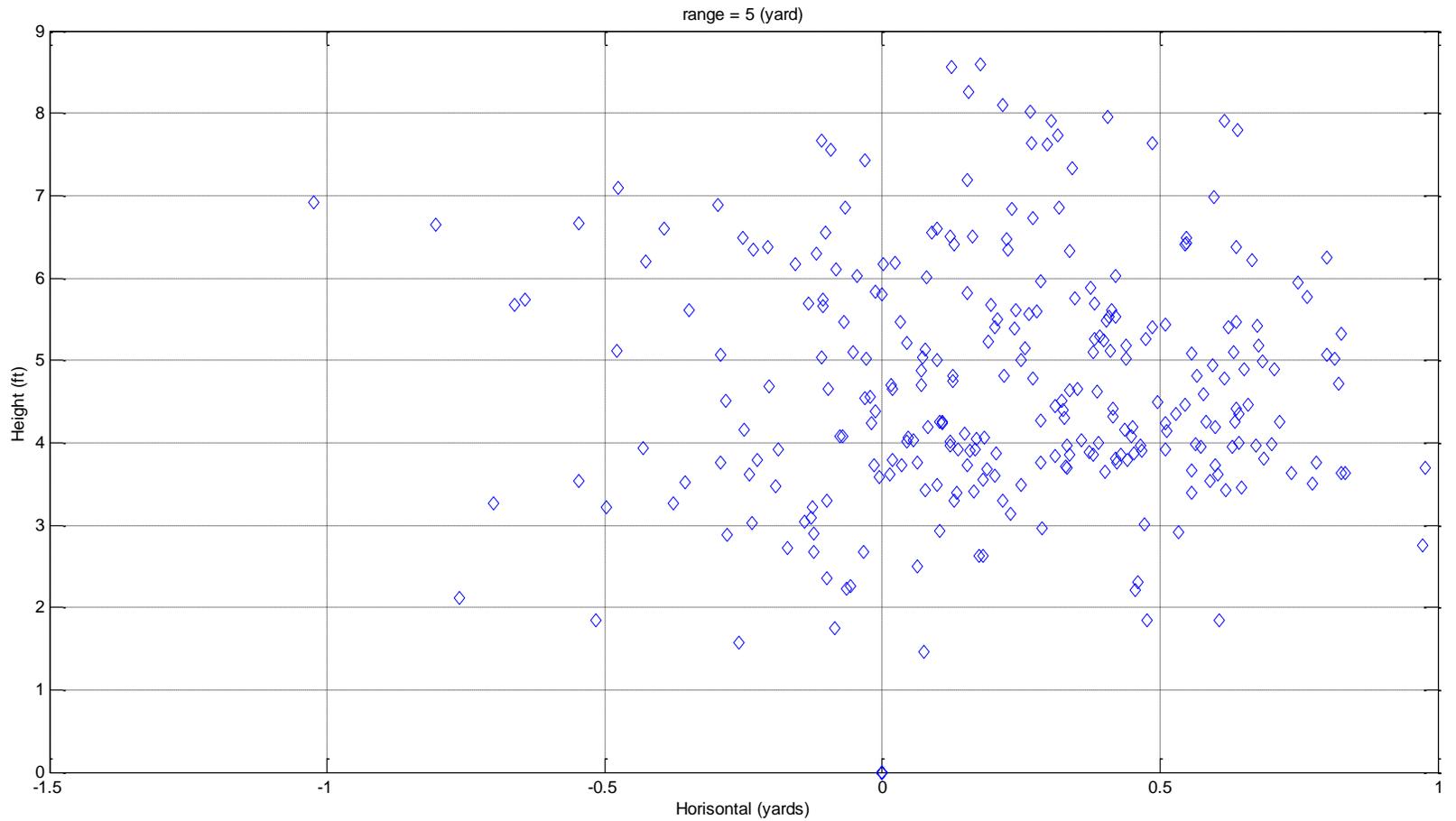
For facility planning, the one-sided extreme values of height and lateral offset should be used.

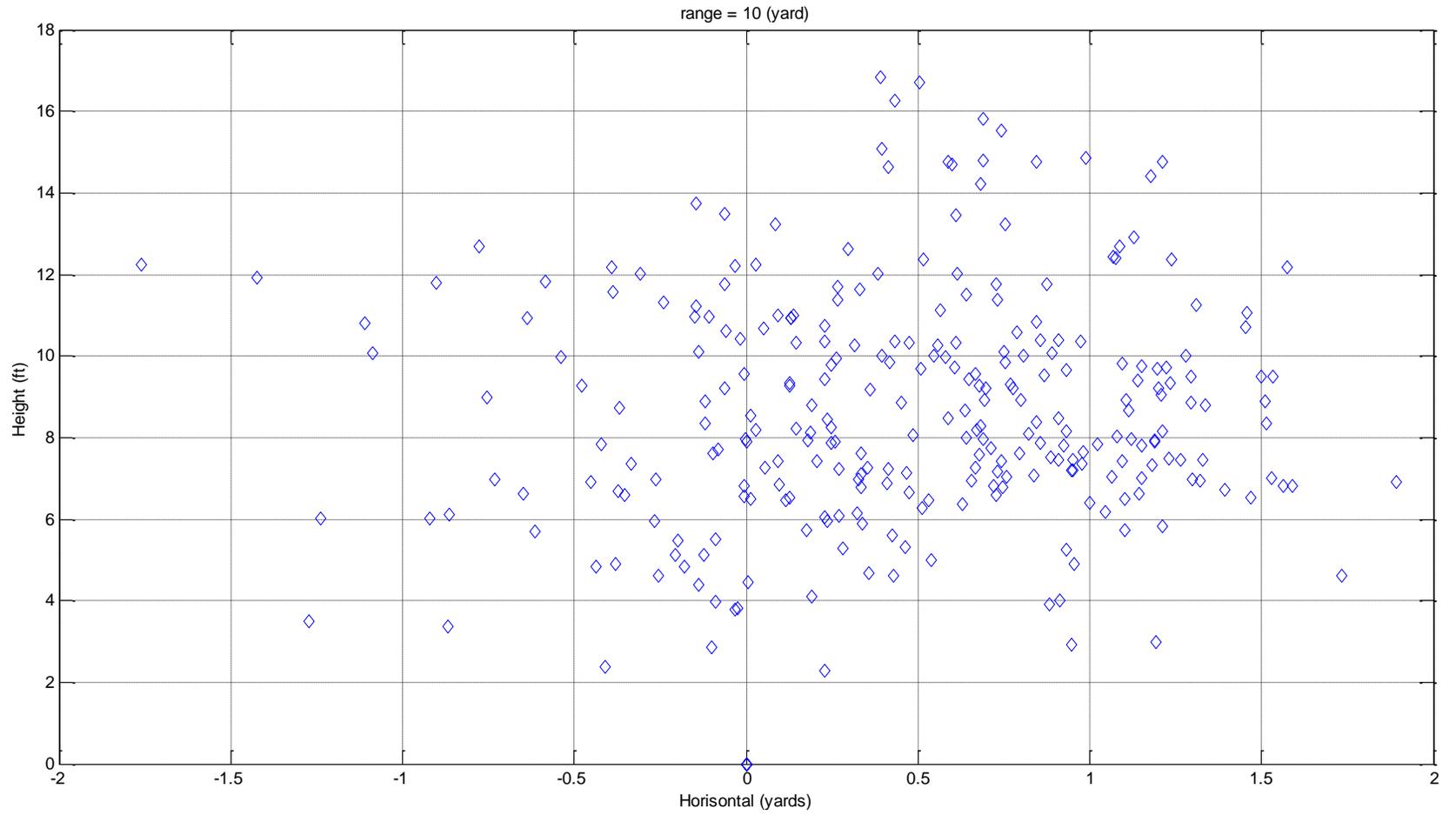
4.1 Spread of all shots (horizontal and vertical views)

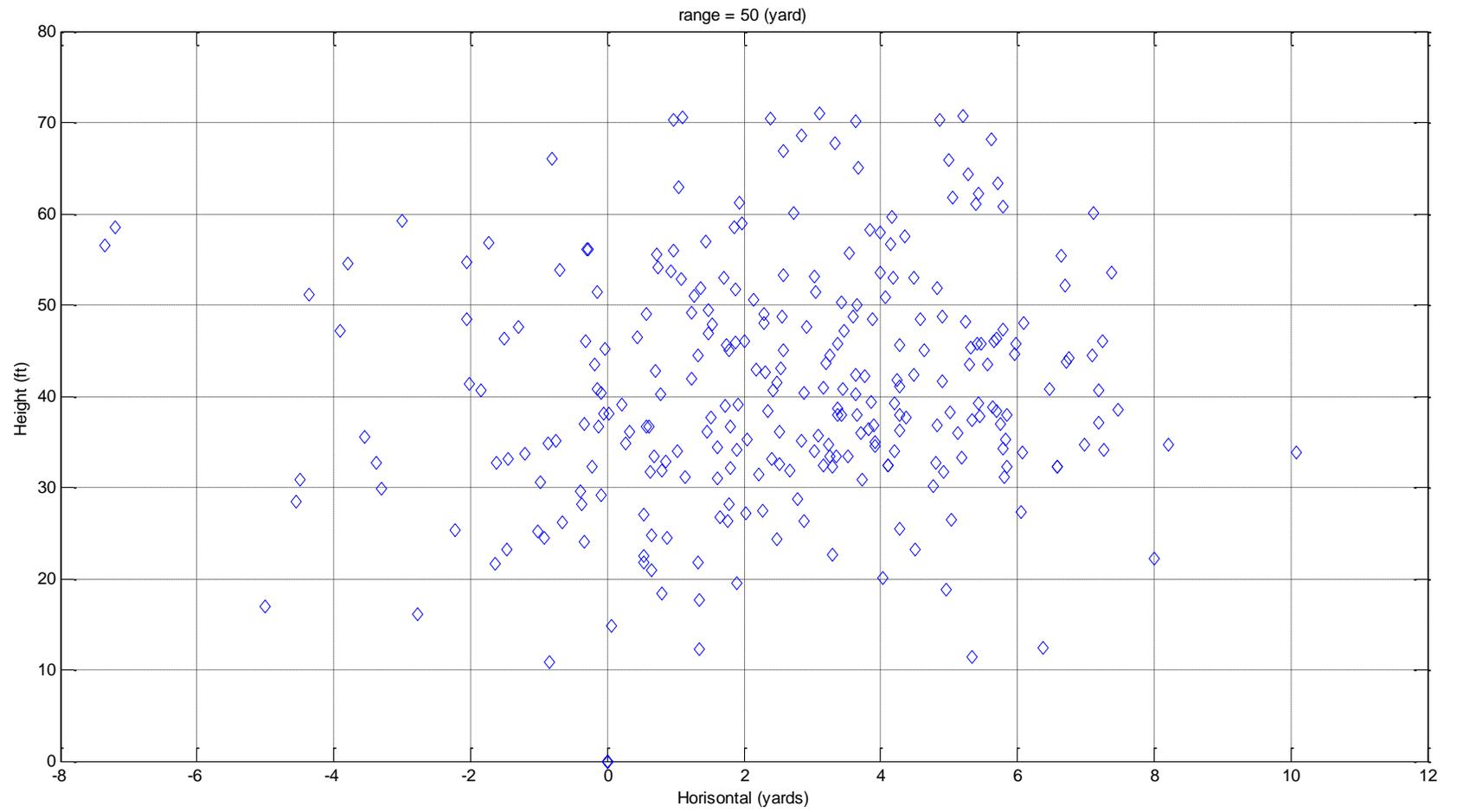


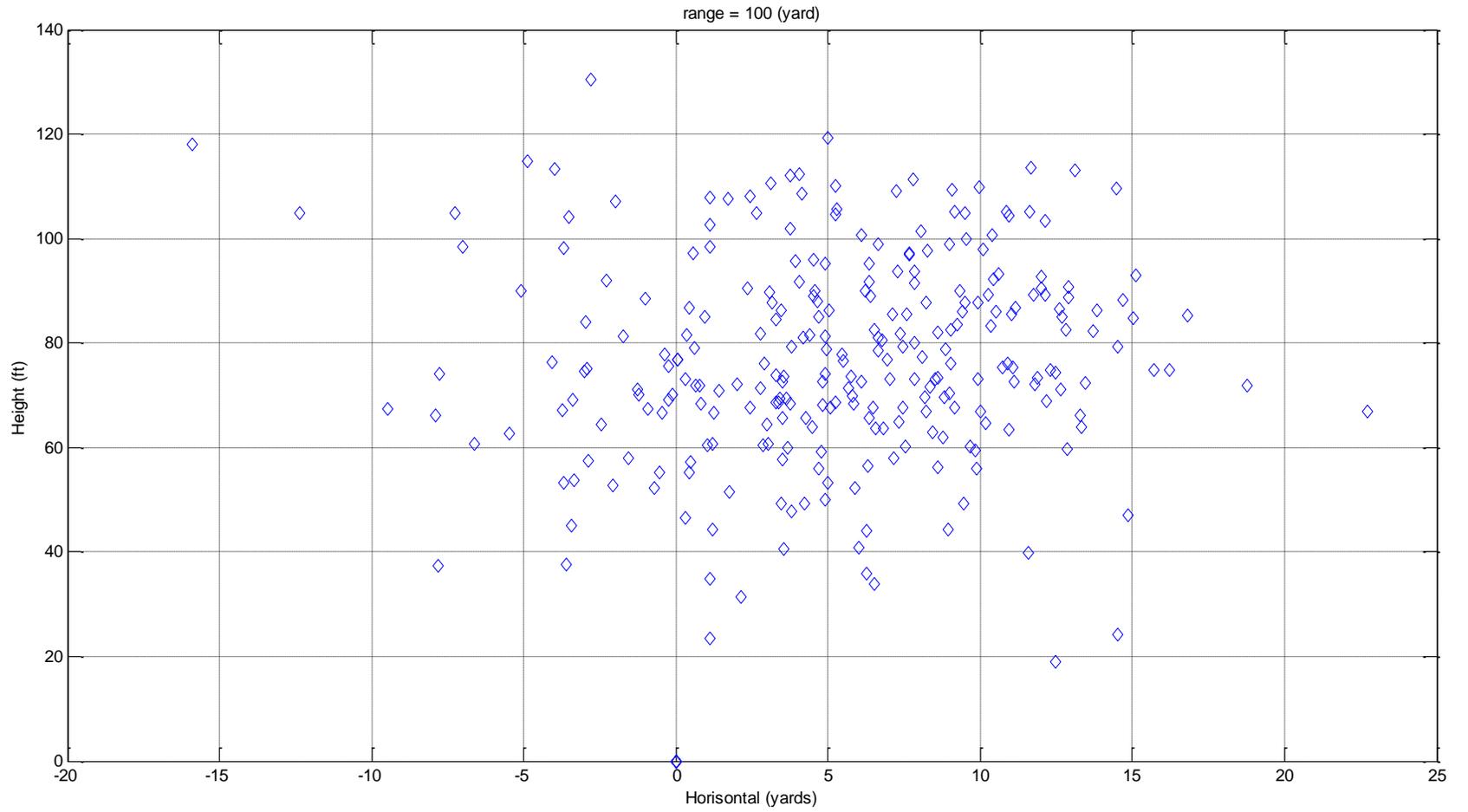
4.2 Ball Height Vs Lateral Offset At Various Distances :

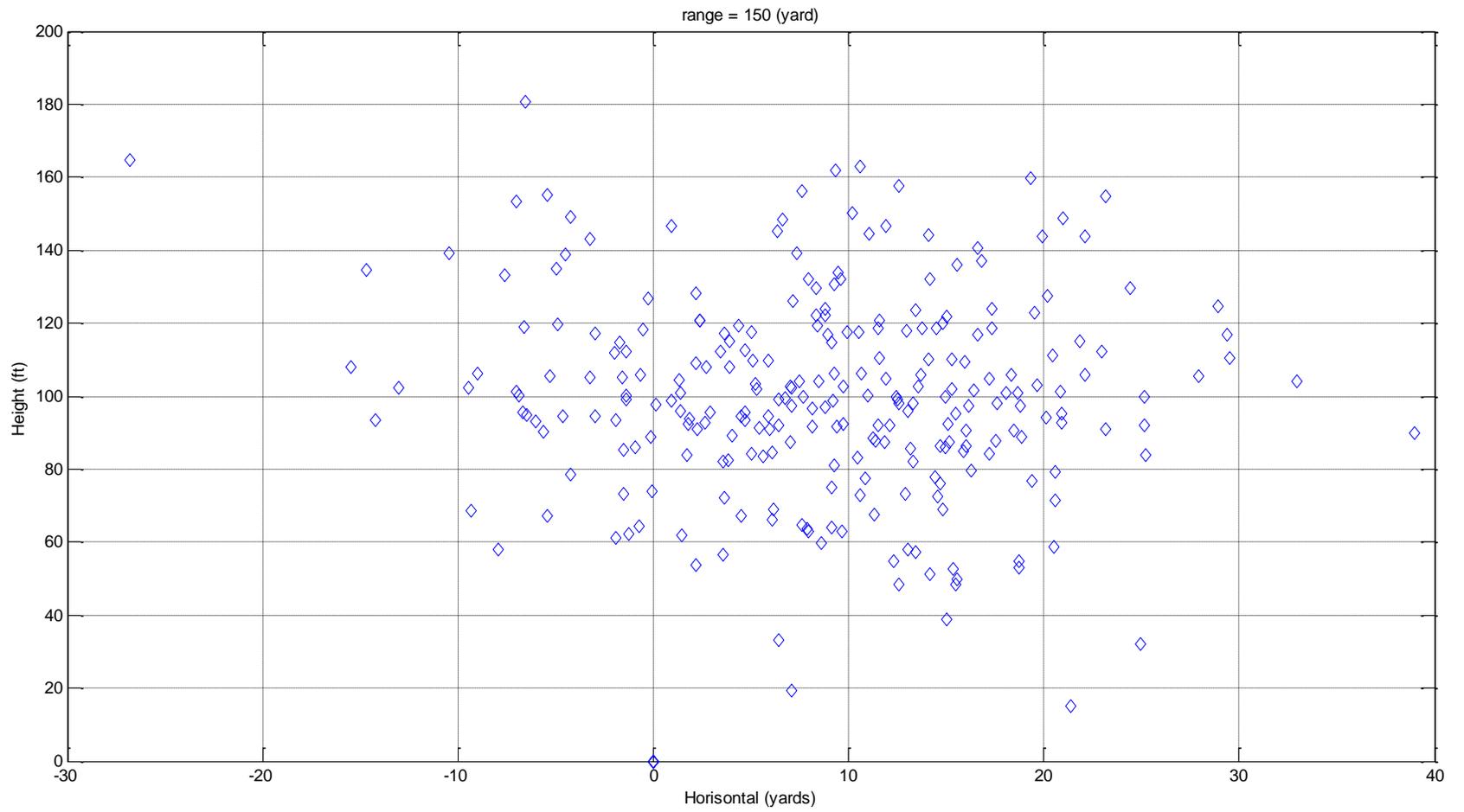
CLOSE IN, at 5 Yds and 10 Yds, and AT DISTANCES 50, 100, 150, 200, 250, and 300 Yds

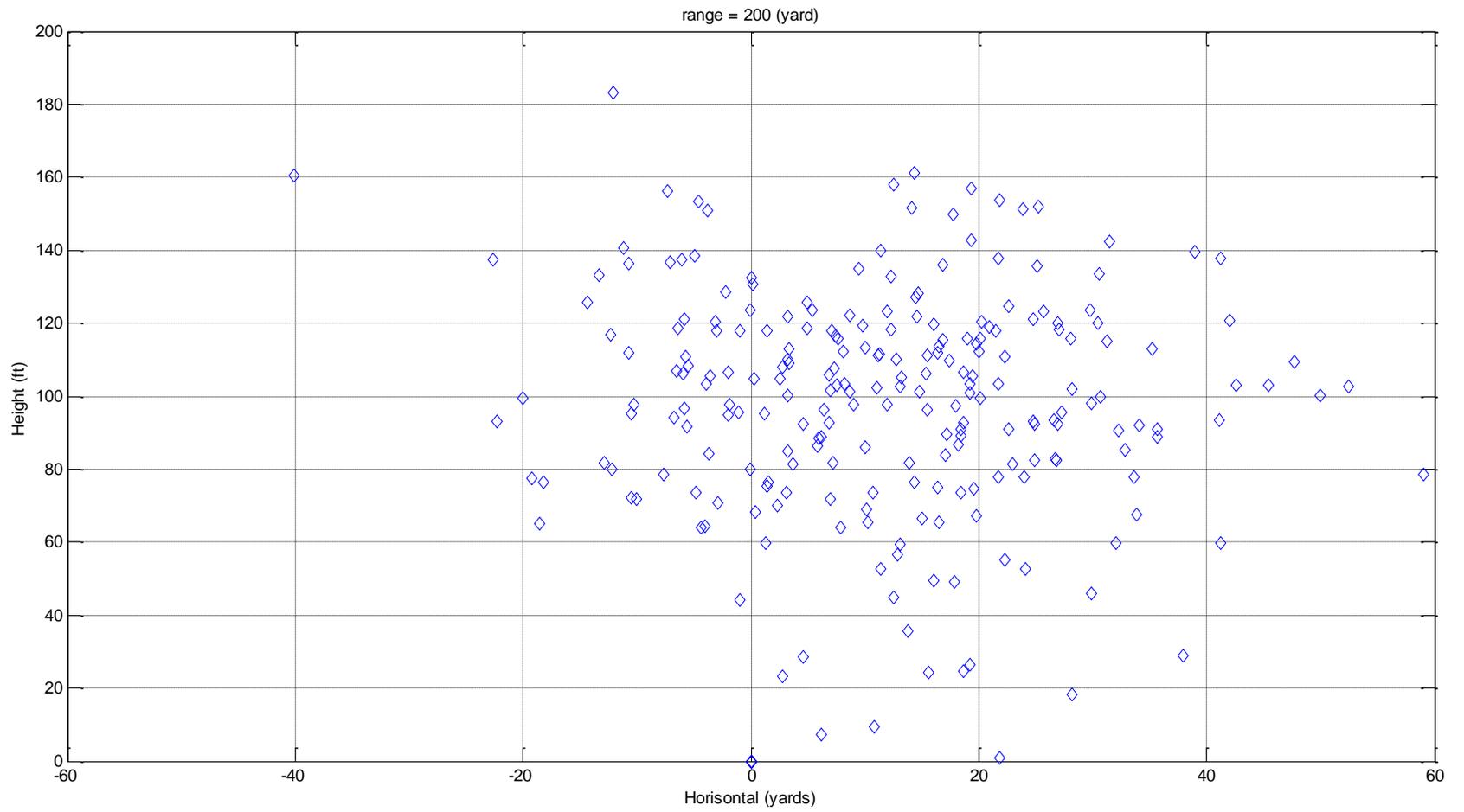


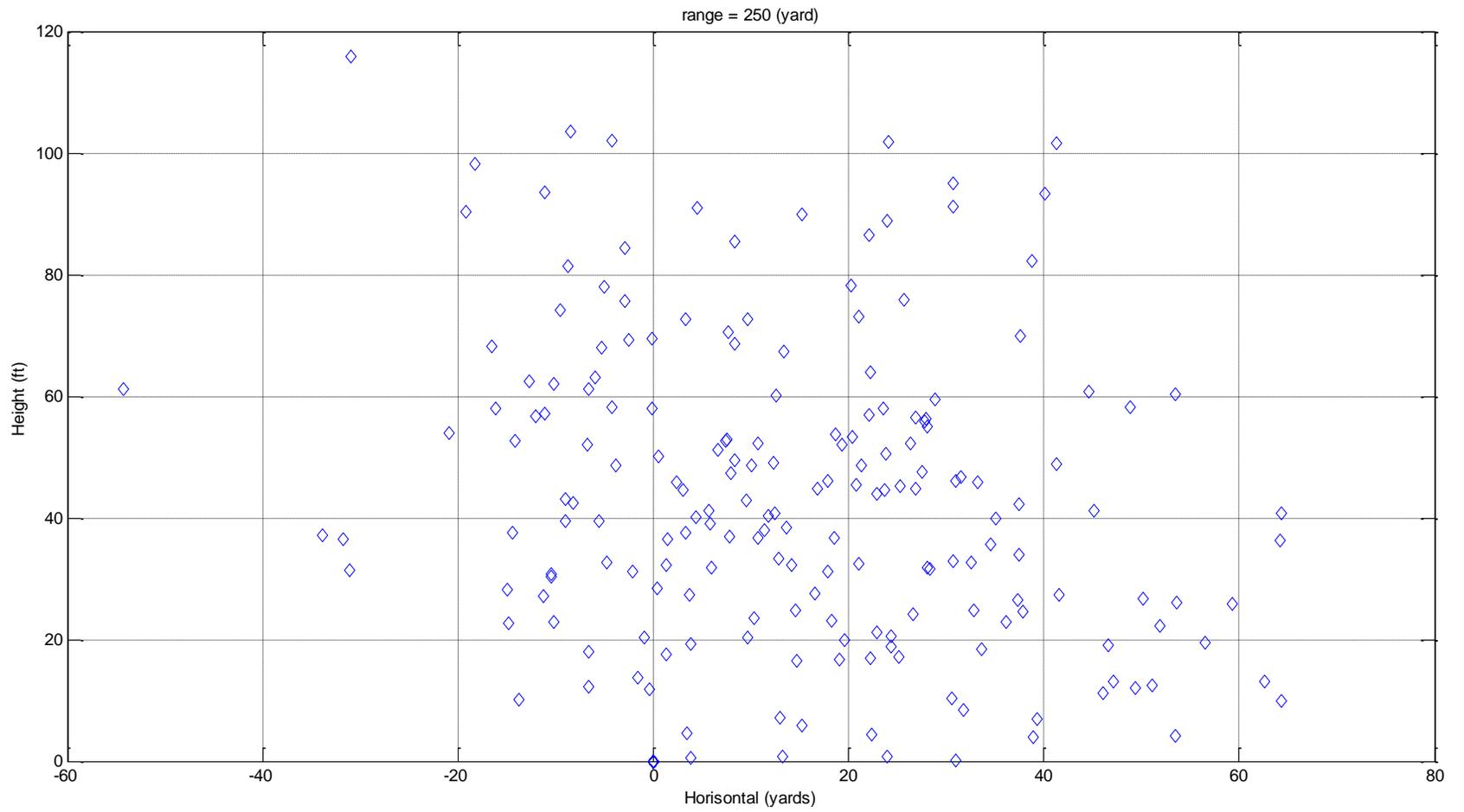


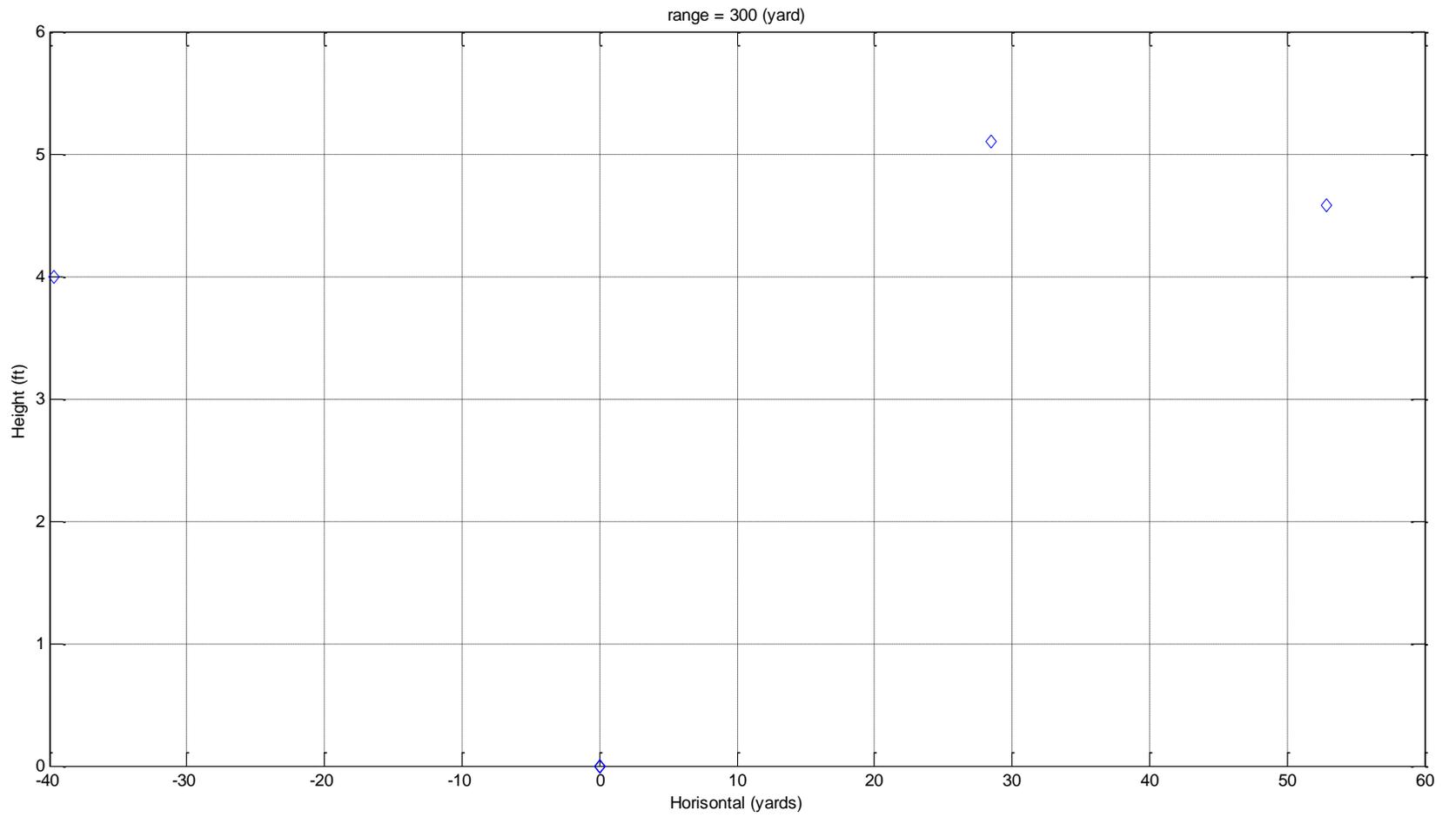






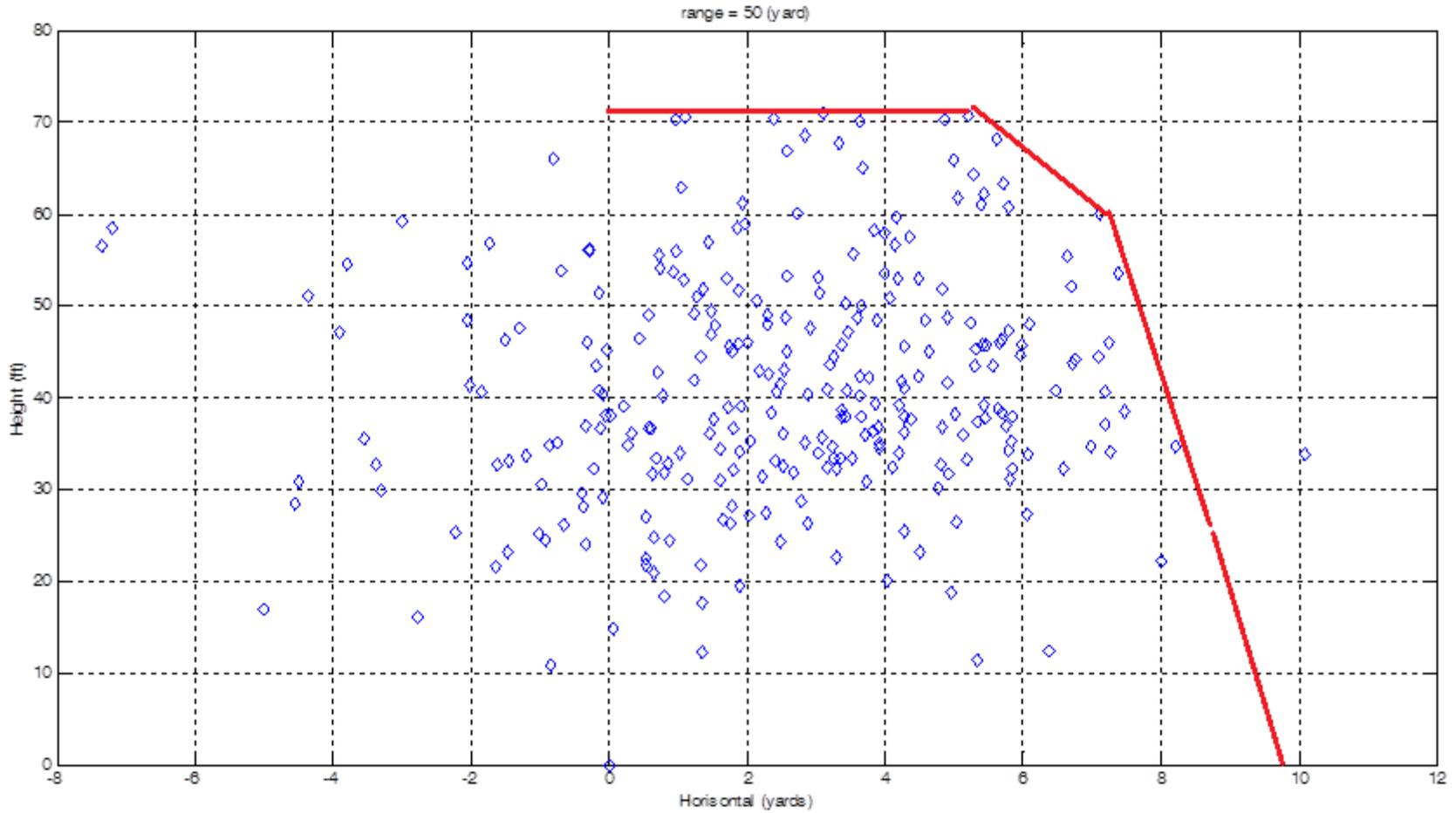




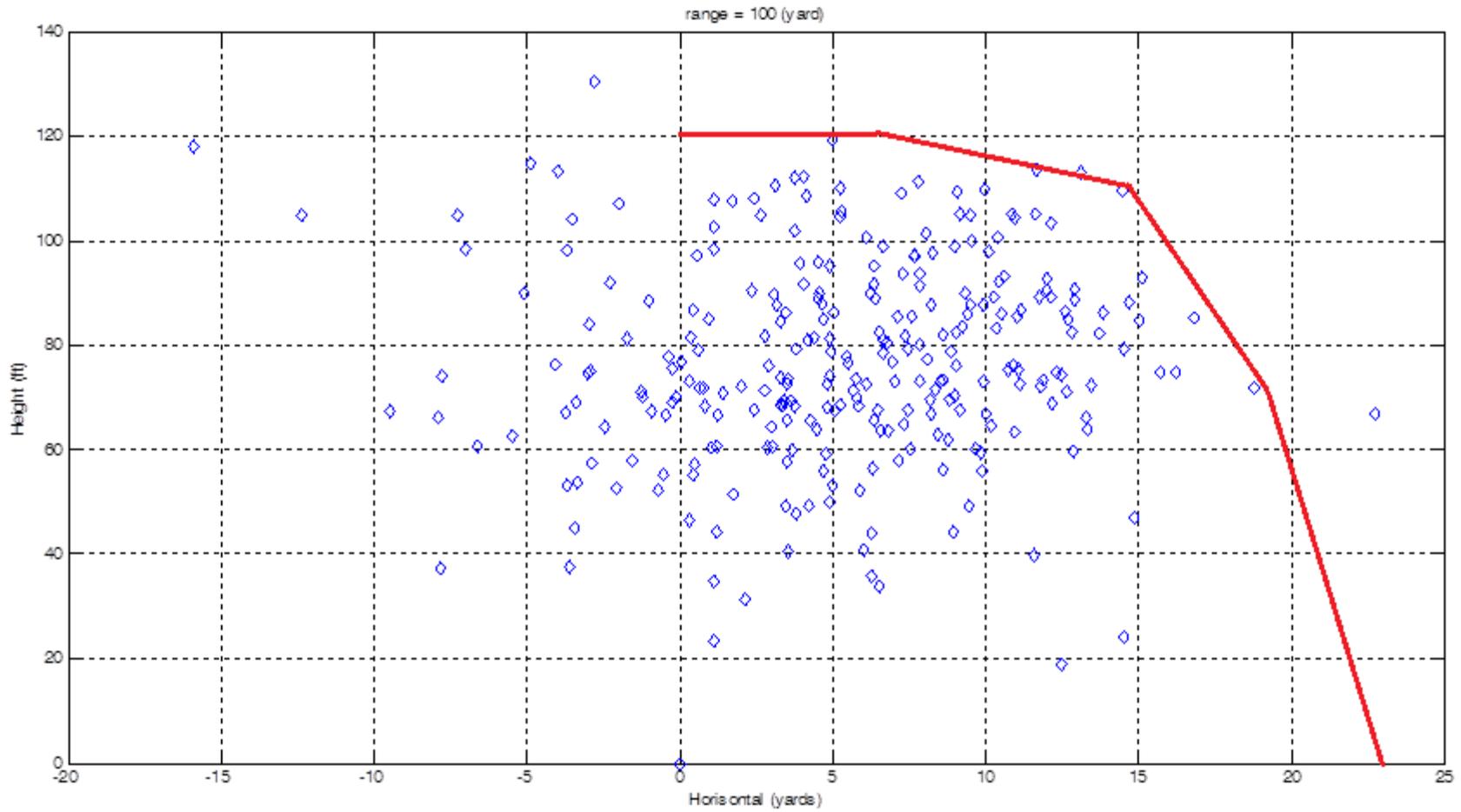


4.3 Envelopes Of Ball Height vs Lateral Distance at various distances

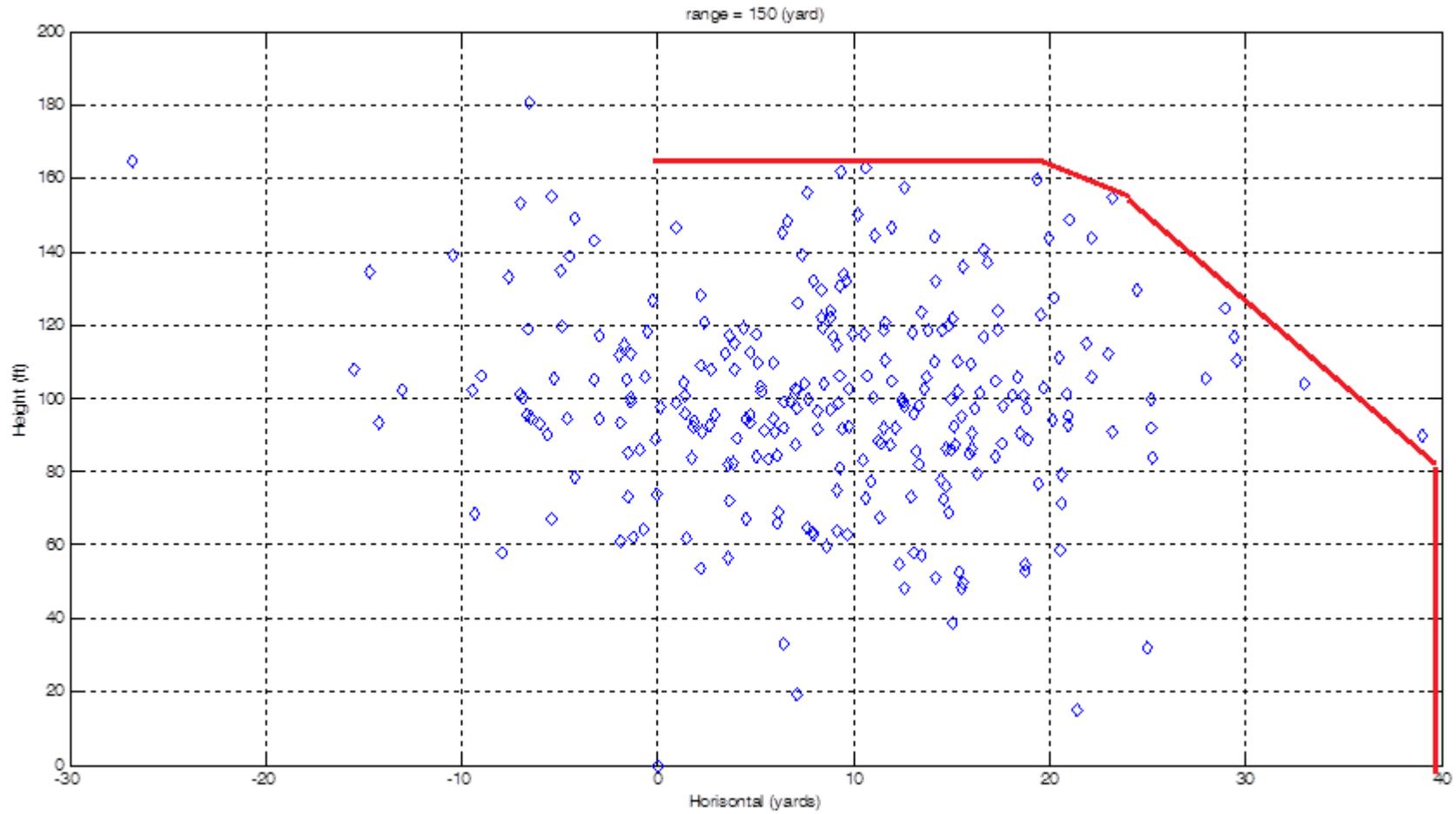
50 Yds



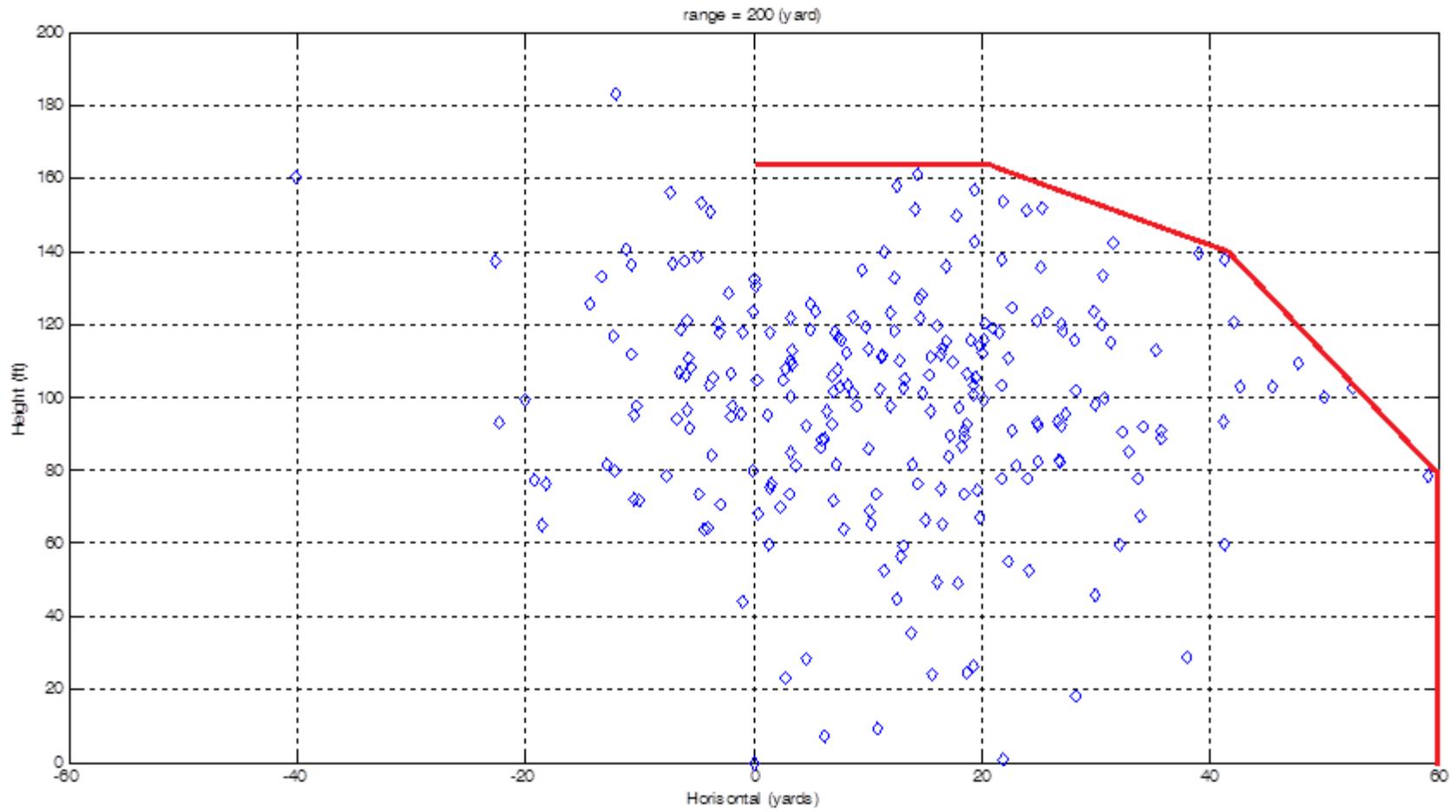
100 Yds



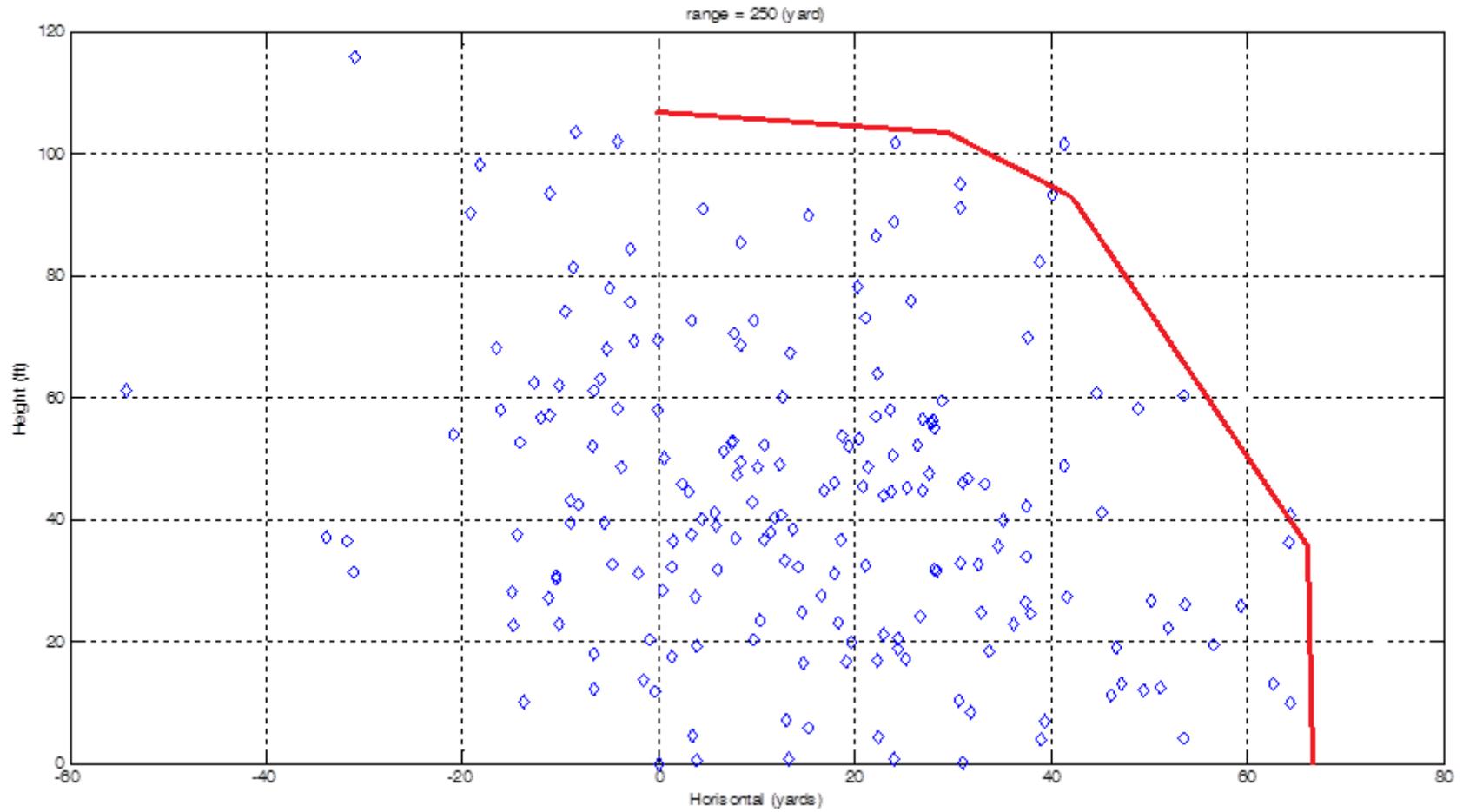
150 Yds



200 Yds



250 Yds



5 APPROVALS

<i>Name</i>	<i>Designation / Company</i>	<i>Date</i>	<i>Signature</i>
T Johnson	FlightScope	30 Jan 14	/Tom Johnson/

Distribution

<i>Copy No</i>	<i>Recipient</i>	<i>Address</i>
Master	File Server	
1	Brian Cohn	beecohn@gmail.com

Change Control

<i>Issue</i>	<i>Date</i>	<i>Description of change</i>	<i>Approval</i>
A	18 Oct 13	Draft for review	N/A
B	30 Jan 14	Final draft	TJ

EXHIBIT G

**KC PPEA Burke Lake Driving Range Facility Design,
Upgrade, and Operation, January 30th, 2014**

Burke Lake PPEA Timeline, Permits, Approvals

APPLICANT:

KC MANAGEMENT, LLC

7224 HERON PLACE

WARRENTON, VA 20187

703-554-5477 OR 202-345-3901

timkampa53@aol.com / beecohn@gmail.com

PPEA Burke Lake Driving Range Facility Design, Upgrade, and Operation

DRAFT Timeline 12-15-13

At this time, the Authority and County have not determined if KC's Burke Lake Driving Range Improvements are "by right" or if there will be any zoning actions such as a 2232 process; special use permit amendment; or a special exception amendment. The timeline will have to be adjusted accordingly if these processes run sequentially or concurrently.

Required Regulatory Approvals and Permits

The following is a representative list of the regulatory permitting required for the KC's Burke Lake site-related assuming the proposed development is a by-right use.

- **Site Plan** -- The document will permit site construction such as grading, utilities, erosion sediment control, etc. This plan will be reviewed by agencies such as: Site Review Branch of DPWES; VDOT; Urban Forestry; Fire Marshal; Fairfax County Water Authority (Fairfax Water); Street Lights; Sanitary Sewer Section of Public Works, etc. (It is possible that a Minor Site Plan could be considered but that will be dependent on the extent of the proposed improvements)
- **Easement/Record Plat** -- The document will delineate all of the proposed easements on the property. A land use attorney must draft deeds of easements to accompany the plats. These must be recorded prior to site plan approval.
- **Bond and Permit Package** -- Once the site plan is recommended for approval, the County issues a bond package and a separate site permit package. The bond amount will be established and KC will be responsible for posting the bond prior to the approval of the site plan. The site permit package will contain forms and agreements for KC to execute and return to the County prior to obtaining the site permit and release of the site plan.

- VDOT Permit – A VDOT entrance permit is required for all construction projects in Fairfax County. This permit will require KC to pay a fee of approximately \$100 and post a bond/letter of credit with VDOT for any improvements proposed in the State right-of-way. If no improvements are proposed, the State will require a minimum bond/letter of credit of \$10,000.
- As-Builts – Upon the completion of the project and prior to the release of the bond, Fairfax County will require the submission of separate sanitary, storm water management and site as-built plan.
- VSMP – The Virginia Stormwater Pollution Prevention Plan required for projects that disturb over 2,500 sq. ft. Required prior to construction.

Regulatory Timeline

Regulatory timelines for this project will be largely dependent on the method chosen to pursue the land use objectives for this site. The following are the very general review times we would anticipate for this project based on our recent experience on similar projects. These timelines are from initial plan acceptance to approval and do not include the time to prepare the plan.

- Site Plan (SP) Approval typically takes 9-11 months from date of submission. This includes
County review and bonding.

ID	Task Name	Duration	Start	Finish	1st Quarter Qtr 1	2nd Quarter Qtr 2	3rd Quarter Qtr 3	4th Quarter Qtr 4	1st Quarter Qtr 1	2nd Quarter Qtr 2	3rd Quarter Qtr 3	4th Quarter Qtr 4	1st Quarter Qtr 1
1	Burke Lake Driving Range - Estimated Regulatory Timeline	1 day?	Tue 1/14/14	Tue 1/14/14									
2	Site Plan design	46 days?	Mon 3/3/14	Mon 5/5/14									
3	Submit to ESI	6 days?	Tue 5/6/14	Tue 5/13/14									
4	Site Plan submittal to Fairfax County	1 day?	Wed 5/14/14	Wed 5/14/14									
5	Submittal to and Review by FCPA	1 day?	Mon 6/16/14	Mon 6/16/14									
6	County Review 1st submission	55 days?	Wed 5/14/14	Tue 7/29/14									
7	Respond to comments	23 days?	Wed 7/30/14	Fri 8/29/14									
8	Submit to external agencies	45 days?	Tue 9/2/14	Mon 11/3/14									
9	Submittal to and review by FCPA	24 days?	Tue 9/2/14	Fri 10/3/14									
10	Submit 2nd submittal to Fairfax County	38 days?	Mon 11/10/14	Wed 12/31/14									
11	Submit Plans	38 days?	Mon 11/10/14	Wed 12/31/14									
12	Receive recommendation for approval	1 day?	Mon 1/5/15	Mon 1/5/15									
13	County issues permit package	1 day?	Mon 1/12/15	Mon 1/12/15									
14	Client Submits to Bonds and agreements/County Rev.	24 days?	Mon 1/26/15	Thu 2/26/15									
15	Client pays all fees and prerequisites	1 day?	Fri 2/27/15	Fri 2/27/15									
16	Receive final site plan approval	1 day?	Fri 3/6/15	Fri 3/6/15									
17	VSMP Permit	21 days?	Mon 2/2/15	Mon 3/2/15									
18	VDOT Permit	21 days?	Mon 2/16/15	Mon 3/16/15									
19	Begin Construction	1 day?	Fri 3/11/16	Fri 3/11/16									
20	Building Permitting	51 days?	Mon 1/5/15	Mon 3/16/15									
21	Project Completion	1 day?	Fri 3/11/16	Fri 3/11/16									
22		1 day?	Tue 1/14/14	Tue 1/14/14									
23		1 day?	Tue 1/14/14	Tue 1/14/14									
24		1 day?	Tue 1/14/14	Tue 1/14/14									
25		1 day?	Tue 1/14/14	Tue 1/14/14									
26		1 day?	Tue 1/14/14	Tue 1/14/14									
27		1 day?	Tue 1/14/14	Tue 1/14/14									
28		1 day?	Tue 1/14/14	Tue 1/14/14									
29		1 day?	Tue 1/14/14	Tue 1/14/14									
30		1 day?	Tue 1/14/14	Tue 1/14/14									
31		1 day?	Tue 1/14/14	Tue 1/14/14									
32		1 day?	Tue 1/14/14	Tue 1/14/14									

Project: 01-30-2014 estimated project Date: Thu 1/30/14

Task	Project Summary	Inactive Summary	Manual Summary	External Milestone
Split	External Tasks	Manual Task	Start-only	Progress
Milestone	External Milestone	Duration-only	Finish-only	Deadline
Summary	Inactive Milestone	Manual Summary Rollup	External Tasks	

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Memorandum

To: Tim Kampa and Brian Cohn
From: Rob Walker
Date: June 2013
Re: Burke Lake PPEA and the Regulatory Permitting Process

Provide below is an outline of the Fairfax County Site Plan submittal process. The process is intended to be a two step submittal process (1st submission and 2nd submission) as long as major changes are not submitted between those two submittals.

1. Evaluate the proposed plan to determine if it is in substantial conformance with any previously approved land entitlement efforts including rezoning development plan requirements and proffered conditions. Determine if the project warrants a Special Exception.
2. Meet with Fairfax County DPWES for a Pre-application meeting (Not required but Gordon recommends)
3. Prepare waivers and submit to Fairfax County DPW&ES.
4. Submit geotechnical report (before or with site plan submission)(if required)
5. Submit site plan to the Engineering and Surveying Institute (ESI) for a peer review of the site plan. They have a pay as you go system.
6. Upon acceptance by peer review, submit to Fairfax County Plan Control
7. Site Plan review by County (includes review by the following external agencies if applicable:
 - Fire Marshal
 - Fairfax Water
 - Virginia Dept. of Transportation (VDOT)
 - Fairfax County Dept of Public Works Sanitary Sewer Division
 - Fairfax County Dept of Public Works Street Lights Division
 - Urban Forestry
8. Receive County Comments
9. Respond to County comments
10. Resubmit site plan to external agencies
11. External agency review of the site plan
12. Obtain all external agency approvals, waiver approvals and approval of The geotechnical report.
13. Prepare site plan 2nd submission package (incl. plans,bonds, const. schedule)
14. Submit 2nd submission(site plan) to Peer review at ESI
15. Submit 2nd submission (site plan) to County DPW&ES
16. Submit easement plat to County DPW&ES that includes the following steps:
 - A. Submit easement plat to County
 - B. Clients attorney to submit draft deed to County Attorney

Burke Lake PPEA and the Regulatory Permitting Process
June 2013

Page 2

- C. County site review branch issues a "not for recordation" copy of the plat
 - D. The clients attorney submits the easement plat and deed for final submission to County Attorney
 - E. Once approved by the County Attorney, the site review branch Must review and approve.
 - F. Client's attorney records the plat and deed upon County approval
-
- 17. Review by County DPW&ES site review branch for site plan.
 - 18. Prepare VDOT permanent entrance permit
 - A. Submit permanent entrance permit to VDOT (for preliminary review)
 - B. Obtain checklist from VDOT upon their review
 - C. Wait for site plan to be fully approved prior to final sub. To VDOT
 - 19. Site plan is recommended for approval
 - 20. Bond, agreements and permit packages are issued
 - 21. Client submits bond,agreements and permit package to County
 - 22. Bond package reviewed by Bond Committee
 - 23. Bond package and agreements approved
 - 24. Site plan reviewed and approved by DPW&ES Director's representative
 - 25. Obtain approved site plan
 - 26. Submit permanent entrance permit to VDOT (for final review)
 - 27. Obtain VDOT permit prior to construction

"Ball Park" County Regulatory Submittal Fees (typically paid by owner)

- 1. County Site Plan TBD (est. \$25,000 - \$35,000)
- 2. Fire Marshal site review fees only TBD (est. \$1,000-\$2,000)
- 3. County Building Permit fees – TBD by your architect
- 4. County Bonding/Permitting costs – TBD (est. \$5,000 - \$8,000)
- 5. County Inspection fees TBD (est. \$50,000 - \$75,000)
- 6. Other

"Ball Park" Regulatory Timeline

- 1. Site Plan (Design 60 -90 days)
- 2. Site Plan Regulatory Review to get to Bond (200-250 days)
- 3. Site Plan Bonding process (45-60 days)
- 4. Site Plan approval after bond is approved (30-45 days)
- 5. VDOT Permit after site plan is approved (30 days)
- 6. Begin Construction after VDOT permit is approved (1 day)

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BURKE LAKE, VIRGINIA

CORE

 Gordon

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EXISTING AERIAL VIEW

CORE

REVISIONS

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PROPOSED SITE PLAN

CORE

BUILDING FLOOR ELEVATIONS,
LOWER LEVEL FEE-561 - 0
NUMBER OF TEES PER FLOOR- 36
RESERVE APPROXIMATE
100' 110'
EXISTING SDS
(ACTIVE) LOC
APPROXIMATE SDS

SPOT GOLF, LLC (C) 2014

OXROAD - RTE. 123

EXISTING
X-C Trail

REVISIONS

BB AREA SUMMARY - GROUND FLOOR

FLOOR	PROGRAM	AREA	USE	GROUP	OCC. LOAD FACTOR	OCC. LOAD	INTERIOR/ EXTERIOR
Ground Level	Community Room	1,244.32	Assembly	A-2	15	83	I
	Kitchen	1,566.68	Assembly	A-2	200	8	I
	Bar	2,606.65	Assembly	A-2	var.	187	I
	Tee Line	9,264.73	Assembly	A-5		216	E
	Event Room	1,790.43	Building Area	B	100	18	E
	WC	532.36	Building Area	B	100	6	I
	Corr.	1,002.72	Circulation	B	100	11	E
	Egress Stair	567.15	Circulation	B	100	6	E
	Circulation	10,556.09	Circulation	B	100	106	E
	Pro	95.28	Office Space	B	100	1	I
	Staff	230.00	Office Space	B	100	3	I
	Manager	101.97	Office Space	B	100	2	I
	Pro Shop	550.12	Retail Space	M	60	10	I
	Sto	136.03	Storage	S	300	2	I
	Jan	15.93	Storage	S	300	1	I
		30,260.46 sq ft				660	

2 AREA SUMMARY - GROUND FLOOR



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PROPOSED GROUND FLOOR PLAN



BB AREA SUMMARY - LOWER FLOOR

FLOOR	PROGRAM	AREA	USE	GROUP	OCC. LOAD FACTOR	OCC. LOAD	INTERIOR/ EXTERIOR
Lower Level	Service Bar	423.57	Assembly	A-2	15	29	I
	Tee Line	9,264.73	Assembly	A-5		216	E
	WC	1,527.91	Building Area	B	100	7	I
	Circulation	5,350.85	Circulation	B	100	54	E
	Egress Stair	608.58	Circulation	B	100	16	E
	Staff	325.14	Office Space	B	100	4	I
	Jan	50.30	Office Space	S	300	1	I
	Liquor Storage/ Keg Storage	355.96	Storage	S	300	2	I
	Ball Washing	448.67	Storage	S	300	2	I
	Cart Storage	1,553.43	Storage	S	300	6	I
		19,909.14 sq ft				337	

2 AREA SUMMARY - LOWER FLOOR

Scale: 1" = 1'-0"



PROPOSED LOWER LEVEL FLOOR PLAN





SECTION THROUGH ENTRY RAMP