MEMORANDUM

DATE: 1/12/2021

TO: Distribution List

FROM: Tracy D. Strunk, AICP
Director, Zoning Evaluation Division
Department of Planning and Development

SUBJECT: Zoning Application Analysis


Case Information

Staff Coordinator: Katie Quinn
Pre-Staffing: 2/22/2021  Staffing: 4/19/2021
Tentative PC: 9/22/2021  Tentative BOS: TBD

Please note: Pre-Staffing and Staffing at Reston Core Team
Memo Includes Full-Size Development Plans for Noted () Addressees: Yes  No  

Attached for your review and comment is the zoning case information for the subject application.

Action addressees are requested to provide written comments to the staff coordinator by (2/17/2021) to be considered in preparing staff's recommendation on this application. Information addressees may also submit any comments by the same date.

Action Addresses

 DPD Planning Division
  Chief, Env. & Dev. Review Br.
  Attn: Denise James
 VDOT
  Attn: Sid Siddiqui
 Fire Prevention Div
  Plans Review Section
  Attn: Mike Paruti
 Fairfax County Public Schools
  Facilities & Transportation Svcs
  Facilities Planning Svcs
  Attn: Jessica Gillis
 Dept. of Transportation
  Transportation Planning
  Chief, Site Analyst Section
  Attn: Jeff Hermann
 Dept. of Housing & Comm. Dev.
  Housing Development Div.
  Housing Development Officer
  Attn: Abdirazak Hamud
 Fairfax County Park Authority
  Planning & Development Div.
  Plan Review Coordinator
  Attn: Lynne Johnson 4th fl.

 Northern Va Soil and Water Conservation District
  Attn: Willie Woode
 Planning Commission
  Board of Supervisors
  Hunter Mill District
 DPD-Community Revitalization
  Attn: Elizabeth Hagg
  "CRD/CRA only"
 DPD-Urban Centers Section
  Attn: Suzanne Battista
  "Reston or Tysons only"
 Fairfax County Water Authority
  Planning & Engineering Div.
  Manger, Planning Dept.
  Attn: Greg Prelewicz
  Attn: Ross Stilling
 DPWES Sanitary-Sewer
  Attn: Sharad Regmi
  Dept. of Tax Administration
  Real Estate Division Director
  Attn: Thomas Reed
  Dept. of Health
  Div. of Environmental Health

Technical Review and Information Resources
  Attn: Kevin Wastler
Fairfax County Public Schools
  Facilities & Transportation Svcs
  Office of Design & Construction
  Services
  Attn: Eric Brunner
Fire & Rescue Dept.
  Information & Technology
  Attn: Eric Fisher
DPWES Site and Dev Svcs
  Chief, Urban Forestry Branch
  Attn: Craig Herwig

Information Addresses

 Economic Dev. Authority
  Director, Real Estate Services
  Attn: Curtis Hoffman
 Planning Commission
  Executive Director
  Attn: Jill Cooper
  Clerk to Board of Supervisors
  Attn: Jill Cooper
  DPD-ZED Division Director
  Attn: Tracy Strunk, AICP

DPD-ZED Asst, Director
  Attn: Suzanne Wright
DPD-ZED
  Attn: Branch Chiefs
DPD-ZED
  Conformance Review & Acceptance Branch
  Attn: Suzanne Wright
DPD-ZED
  Admin. Asst., Legal Notices
  Attn: Rachael Pendergraph
DPD Chief Zoning Inspector
  Attn: ZIB Mail- Roger Marcy
  Dept. of Information Technology
  Technology Infrastructure Div.
  Attn: Steve Brundage
  Dept. of Family Services
  Adult Aging Services
  AAA, B-3-708
  Attn: Jacquie Woodruff
Southeast Fairfax Dev. Corp.
  Attn: Tony Fontana
  "MV or LEE only"

County of Fairfax, Virginia

Department of Planning and Development
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia, 22035-5509
Phone: 703 324-1290 / Fax: 703 324-3924
www.fairfaxcounty.gov/planning-development/
**ZONING APPLICATION**

**APPLICATION TYPE(S):** RZ [ ] PCA [✓] FDP [ ] CDPA [✓] FDPA [✓] DPA [ ] CP [ ]

**TO:** THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

☑️ (We), WS-ADW OWNER LLC the applicant(s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying the below noted property from the PDC District to the PDC District.

☑️ (PCA) This application proposes to amend the proffers approved pursuant to PCA 93-H-004 (case) in order to permit an option for residential uses.

Is this a partial PCA? Y (Y/N) If Yes, please identify affected acreage: 28.29 ac.

**TAX MAP PARCEL(S):**

17-4 ((1)) 35D and 17-4 ((1)) 36B

**TOTAL ACREAGE:** 28.29  **CURRENT ZONING DISTRICT:** PDC

**LEGAL DESCRIPTION:** Deed Book: 25614  **Page No.:** 0674

**POSTAL ADDRESS OF PROPERTY (INCLUDING ZIP CODE):**

11600 American Dream Way Reston VA 20190

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

North side of Sunset Hills Road, south and west sides of American Dream Way

**EXISTING USE:** Office  **PROPOSED USE:** Office and residential (SFA dwellings)

**MAGISTERIAL DISTRICT:** Select One Hunter Mill  **OVERLAY DISTRICT(S):** N/A

Waiver/Modification of Submission Requirements Requested: ☐

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

<table>
<thead>
<tr>
<th>Applicant Contact Name:</th>
<th>Agent Name:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Steve Coniglio</td>
<td>Scott E. Adams</td>
</tr>
</tbody>
</table>

<table>
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<tr>
<th>Address:</th>
<th>Address:</th>
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<tbody>
<tr>
<td>2149 Florida Ave NW</td>
<td>1750 Tysons Boulevard</td>
</tr>
</tbody>
</table>

| City: Washington, DC | State: DC | Zip: 20008 |
| City: Mclean | State: VA | Zip: 22102 |

| (W): 703-856-6860 | (C): 703-712-5461 |
| (W): 703-712-5461 | (C): 301-801-1245 |

E-mail: siconiglio@gmail.com  E-mail: sadams@mguirewood.com

Signature: [Signature]  Date: 11/18/20

**DO NOT WRITE IN THIS SPACE**

Date Application Accepted: 1/8/2021  Application Fee Paid: $ 52,645.00
NARRATIVE STATEMENT OF JUSTIFICATION
for
11600 AMERICAN DREAM WAY
PCA Application
WS-ADW OWNER LLC
Tax Map # 17-4 ((1)) 35D and 17-4 ((1)) 36B
November 20, 2020

EXECUTIVE SUMMARY

This application presents an opportunity to redevelop and reinvigorate 11600 American Dream Way in accordance with the Comprehensive Plan for Reston. The Plan states that the property is planned for mixed-use up to 0.50 Floor Area Ratio (FAR), or office and retail uses at currently approved development intensities. At present, the property is zoned PDC (Planned Development Commercial) and is currently improved with an existing 396,074 square-foot office building and associated surface parking. Pursuant to RZ 93-H-004, the property is approved for an additional 453,926 square feet of office gross floor area (GFA) in the form of two additional office buildings on the site, for a total approved GFA of 850,000 square feet of office use (0.62 FAR). The development of this additional office GFA would be permitted without any further zoning actions, provided that the development remains in conformance with the 1993 approval.

This application retains an option for the additional approved office development, while adding an option to support the development of up to 328,500 square feet of residential development (up to 90 townhomes) while retaining the existing office building on the property (total FAR of 0.50 not including density for bonus units). The Applicant’s objective is to bring forth a development option that would establish a high-quality living environment that both supports and complements the existing office development.

LOCATION AND EXISTING CONDITIONS

11600 American Dream Way is located on the west and south sides of American Dream Way in Reston, north of Sunset Hills Road and east of Old Reston Avenue. The 28.29-acre property consists of two parcels identified as Fairfax County Tax Map numbers 17-4 ((01)) 35D and 17-4 ((01)) 36B, both of which are zoned to the PDC District. The property is developed with an office building (formerly occupied by Fannie Mae) and associated surface parking, with the balance of the site containing stormwater ponds and landscaped open space. As currently reflected on County maps, the RPA overlays a small area of the southeastern portion of the property. There is no flood plain associated with the property. The Washington and Old Dominion (W&OD) Trail bisects the southern portion of the site.

The properties to the north are zoned PRC and are developed with garden-style multi-family residential dwelling units. The properties to the east are zoned PRC and are developed with single-family attached residential dwelling units and the Hidden Creek
Golf Course. The properties to the south across Sunset Hills Road are zoned PDC and are developed with the Plaza America Shopping Center and office uses. The properties to the west are zoned PDC and PRC and are developed with various commercial uses.

**OVERVIEW OF APPLICATION**

The Applicant seeks a Proffered Condition Amendment (PCA) to the governing zoning approval (RZ 93-H-004) in order to maintain an option for the approved additional office development and to add an option to accommodate the development of up to 90 single-family attached dwelling units on the property. The existing office building will remain with this option for new residential use. To that end, the proposed Conceptual Development Plan Amendment and Final Development Plan Amendment (CDPA/FDPA) depicts urban-style townhomes, rather than a more suburban form, to complement the existing office building. The property is already benefitted by a robust on-site trail system that circulates the stormwater ponds. This application will enhance this trail system, provide additional landscaping and open space enhancements, and further amenitize the on-site water features in order to establish a sense of place for the site. When compared to the approved zoning, the option for residential use will significantly reduce traffic impacts and will contribute to the creation of a live, work, play environment for the property. There is no proposed increase to the site’s approved overall density.

**DESCRIPTION OF THE CONCEPT PLAN**

This project will provide the Reston community with an increased variety of housing choices, new amenities along the W&OD trail, and enhanced public space that can be enjoyed by employees, residents, and visitors alike. Located in the Sunset Hills District of the Wiehle-Reston East Transit Station Area (TSA), the site currently consists of office uses served by structured and surface parking. The new development will maintain the existing office building while providing 90 units of single-family attached residences to appropriately transition between the existing residential neighborhoods to the north and the surrounding higher intensity developments. Careful consideration was taken when laying out the residential units by retaining the strong east-west connection to ensure office employees have a direct line of access to the existing ponds.

The campus was initially designed to reflect Sallie Mae’s (the original tenant) mission of equality and diversity in educational opportunities. As part of their mission, Sallie Mae wanted to create a campus environment where employees could relax, stroll, and enjoy the beauty of nature. To accomplish this goal the campus was imagined as an extended garden that promotes an appreciation of nature using the power of verse from poems by Emily Dickenson, Ralph Waldo Emerson, Walt Whitman, William Cullen Bryant, James Russell Lowell, and Henry David Thoreau. References to nature were engraved in plaques, enshrined in environmental art, and included as part of an array of amenities located throughout the site. Its surrounding landscape was designed to reinforce the essence of the poets’ verses and the installations were connected by a series of paths that wound their way throughout the landscape. The currently proposed plan seeks to
preserve this aspiration and integrate the new site design as fully as possible. The goal of
the new community is to retain the mission of the original Sallie Mae campus with a bit
of a twist; the park itself will now be home to permanent residents who live literally on
the park and can enjoy the beauty of nature at their doorstep.

As shown on the CDPA/FDPA, the proposed townhomes will be located on the
northern portion of the site oriented around a new private street system. The majority of
the units will be rear-loaded townhomes (Type A), with the exception of the southern
stick of units, which will be front-loaded (Type B). The existing access points off of
American Dream Way that serve the existing office building will continue to be
maintained, and two additional access points off of American Dream Way will be added
to serve the new residential component. Sidewalks are proposed throughout the
residential development with connections to the existing office building and trail system.
Parking for the townhomes will be accommodated by garages, driveways, and surface
parking spaces. Generally, the amount of parking provided will exceed the required
parking for both the residential and office components. Stormwater management and best
management practices (BMPs) will be provided via the existing ponds on-site.

Overall, 49% of open space has been proposed, which exceeds the 25% required
open space. Serving as a transition between the Reston Town Center and Wiehle Station
TOD districts, the large amount of open space proposed for this site will provide relief
from the surrounding developments. Much of the existing passive park, tree canopy, and
stormwater management ponds will remain in tact. Many of the existing art installations
will remain in place or be repurposed on-site. Careful consideration was made when
determining new locations for these art pieces so that the original intent is not lost.

To further encourage public use, inviting gateways will connect the site to the
W&OD trail, replacing the existing barrier between the grounds and the trail. Additional
amenities have also been proposed directly adjacent to the W&OD trail to enhance the
experience of trail users, including a dog park, additional parking, and a new trailhead for
the trail network.

COMPLIANCE WITH RESIDENTIAL DEVELOPMENT CRITERIA
(APPENDIX 9 of the Comprehensive Plan, Land Use Section, Policy Plan)

For the reasons stated below, this application fully complies with the applicable
Residential Development Criteria contained in Appendix 9 of the Fairfax County
Comprehensive Plan, Land Use – 2017 Edition. Specific compliance with the Criteria is
as follows:

I. SITE DESIGN. As shown on the CDPA/FDPA, thoughtful, high quality site
design is proposed to create a development that will further the Comprehensive Plan
goals of mixed use development, significant park spaces, trails, and public art.
(A) **Consolidation.** The overall site consists of over 28 acres. No specific opportunities for consolidation are available given the existing surrounding development and the location of environmental and open space features.

(B) **Layout.** The overall layout has been designed to celebrate and amenitize the open space and water features on the site. The townhomes have been located to emphasize the east-west connection between the residential and office uses on the site, and to enhance scenic vistas.

(C) **Open Space.** As previously described, quality open space for the future residents as well as the community at large is provided. The application will exceed the open space requirement for the site and provide enhancements to the open space and water features, as well as to the trail network, including the W&OD trail. Additionally, the project will include publicly accessible open space exceeding County guidance through provision of a new dog park along Sunset Hills Road.

(D) **Landscaping.** Landscaping is proposed throughout the property for beautification and focal point purposes.

(E) **Amenities.** Both active and passive amenities are proposed for residents, including structures overlooking the pond, a dog park, and a robust trail system.

II. **NEIGHBORHOOD CONTEXT.** The incorporation of the proposed residential use on the subject property will complement the existing office building, implementing the Comprehensive Plan language for a mix of uses on the site. Appropriate vehicular and pedestrian connections and appropriate transitions to adjacent uses will be provided.

III. **ENVIRONMENT.** This proposal preserves areas adjacent to the RPA. Stormwater management is accommodated by the existing stormwater management ponds on the property. The development is designed to encourage walking and bicycling through the provision of a trail system within the site as well as connections to offsite trails.

IV. **TREE PRESERVATION AND TREE COVER REQUIREMENTS.** All required tree preservation and canopy targets will be met.

V. **TRANSPORTATION.** The introduction of residential use on the property creates a positive picture with respect to potential trip generation from the property when compared to the approved office scenario. The incorporation of the proposed amount of residential development results in a substantial reduction in both the AM inbound peak hour trip generation and the PM outbound peak hour trip generation. Logical on-site vehicular and pedestrian circulation is proposed, including trail connections.
VI. PUBLIC FACILITIES. The Applicant plans to offset the project’s public facility impacts with appropriate proffers as the review process continues.

VII. AFFORDABLE HOUSING. Affordable housing will be provided in accordance with the Ordinance and recommendations in the Comprehensive Plan.

VIII. HERITAGE RESOURCES. To the Applicant’s knowledge, there are no structures of historical significance on the property and the property itself is not of historical significance. The project is buffered from the nearby Bowman Distillery and will not impact that building or site.

COMPLIANCE WITH ZONING ORDINANCE REGULATIONS

Article 6: Planned Development District Regulations, Sect. 6-100

The proposed use of single-family attached dwelling units is a permitted secondary use in the PDC District. The development conforms to the standards set forth in Part 1 of Article 16 as discussed below and the use will comply with the performance standards set forth in Article 14. The minimum district size, bulk regulations, density and open space meet the requirements of Article 6. The proposal meets the purpose and intent of the PDC District in that the development is creatively designed to insure high standards in the mix of uses and layout.

Article 16: Sect. 16-101, General Standards for All Planned Developments

1. General Standard 1 requires conformance with the Comprehensive Plan. As discussed above, the proposal to add an option for residential use will further the Comprehensive Plan goals of mixed use development, significant park spaces, trails, and public art. There would be no overall increase in density from the approved zoning on the property. The overall proposed density is 0.5 FAR (not including bonus density) when taking into account density credit for previous land dedications, which matches the Comprehensive Plan recommendation for the site. In addition, the development will create a sense of place and provide well-connected open spaces, and the development will demonstrate connectivity and logical unit orientation to ensure that the development relates to the surrounding uses and environmental features. A variety of unit types will be provided and the Applicant is committed to a development plan and proffer package that will address impacts to public facilities, including schools and parks.

2. The application meets General Standard 2, which requires a finding that the proposed planned development achieves the stated purpose and intent of the planned development more effectively than a conventional district. The proposed development provides an urban form that better relates to the adjacent office use rather than a traditional suburban townhome community that would be more isolated from the surrounding context. In addition, the high quality open space amenities are more feasible within a planned development.
3. General Standard 3 requires a finding that the proposal efficiently utilizes the available land, protecting and preserving to the extent possible all scenic assets and natural features. The layout of the proposed concept plan protects and enhances the open space and water features on the site, and will continue to protect the RPA.

4. General Standard 4 requires that the development will not degrade the use or value of surrounding properties and will not hinder the development of surrounding undeveloped properties. The proposal provides flexibility to consider residential use for the property as opposed to the approved but unbuilt office use. Given current office vacancy trends, the residential option provides further assurances for sustained viability on the site. The residential use will complement the site’s existing office use and surrounding development.

5. The proposal meets General Standard 5, as adequate public facilities are available to serve the property.

6. General Standard 6 requires a finding that the application provides coordinated linkages among internal and external facilities and services. As shown on the CDPA/FDPA, the proposed trail system not only connects all areas of the development internally but also provides linkages to existing trails/sidewalks in the area, including the W&OD trail.

Article 16: Sect. 16-102, Design Standards

1. Design Standard 1 requires that the bulk regulations and landscaping and screening provisions will meet those of the conventional zoning district which most closely characterizes the particular type of development under consideration. Given the location of the property within a Transit Station Area, flexibility is afforded regarding these provisions. Regardless, the development provides adequate landscaping and maintains appropriate transitions to adjacent properties.

2. The Application will generally meet the open space, off-street parking, loading, sign and all other similar regulations set forth in the Zoning Ordinance.

3. The proposed development’s streets and driveways are designed to generally conform to the applicable ordinances and regulations. As previously discussed, a network of trails and sidewalks are shown on the CDPA/FDPA to provide access to recreational amenities, open space, vehicular access routes, and mass transportation facilities.

WAIVERS AND MODIFICATIONS

The following waivers and modifications are requested with the proposed application:

1. Modification of Par. 2 of Article 2-506 to allow a parapet wall, cornice or similar projection to exceed the height limit established by more than three
(3) feet but not more than twelve (12) feet. This modification is requested in order to screen mechanical equipment for any potential future office buildings.

2. Waiver from Par. 2 of Article 6-407 to allow for a privacy yard less than 200 square feet. This waiver is requested due to the urban nature of the project. Please refer to the Single Family Attached Typical Lot Layout on Sheet C-04B for minimum yards (PDH).

3. Modification of Article 11-203 to allow for a reduced number of loading spaces in favor of that demonstrated on the CDPA/FDPA. Loading will be accommodated by the adjacent office use.

4. Waiver from Par. 2 of Article 11-302 to allow private streets in excess of six hundred (600) feet in length. This waiver is requested to maintain the east-west connectivity of the development. That private street already exists and was designed to handle traffic in excess of the residential option being proposed.

5. Waiver from Article 11-303 to allow private streets less than twenty-four (24) feet in width. This waiver is requested to accommodate access to north-south oriented rear-loaded townhomes.

6. Waiver from Par. 1. of Article 13-202 for interior parking lot landscaping of above grade parking structures, parking on private streets, and interim surface lots in favor of that demonstrated on the CDPA/FDPA. This waiver is requested in order to utilize existing vegetation and will not have any deleterious effect on the existing or planned development of adjacent properties.

7. Waiver from Par. 1 and 2 of Article 13-203 for peripheral landscaping of above grade parking structures, parking on private streets, and interim surface lots in favor of that demonstrated on the CDPA/FDPA. This waiver is requested in order to utilize existing vegetation and will not have any deleterious effect on the existing or planned development of adjacent properties.

8. Modification of Article 13-300 for transitional screening and barriers in favor of that demonstrated on this application. This modification is requested due to the common development nature of this application.

9. Waiver from Par. 3 of Article 17-201 requiring additional inter-parcel access to adjoining parcels. The proposed interparcel connections are shown on the CDPA/FDPA and as proffered.

10. A determination of Par. 4 of Article 17-201 requiring any further dedication and construction or widening of existing roads beyond that which is demonstrated on the CDPA/FDPA. Dedication and improvements demonstrated on this application shall be deemed to meet all Comprehensive Plan requirements.
11. Modification of Par. 7 of Article 17-201 requiring “No Parking” signs along travel ways at a distance of no more than fifty (50) feet apart. Signage will be provided to meet the Fire Marshal requirement of a maximum distance between signs of 100 feet.

CONCLUSION

This application proposes a PCA to facilitate the type of development envisioned by the Comprehensive Plan. The introduction of an option for residential use will help to complement and balance the existing office development on the property, and will create positive traffic impacts relative to the full office build-out option. The residential option’s proposed layout takes advantage of the existing ponds and open space areas, establishing a high-quality development with beautiful and scenic open space amenities. To the Applicant’s knowledge, there are no hazardous or toxic substances stored currently or that will be stored on the application property. The proposed use will be in conformance with the recommendations of the Comprehensive Plan and applicable Zoning Ordinance requirements. For all of the aforementioned reasons, the Applicant respectfully requests that Staff and the Planning Commission endorse, and the Board of Supervisors approve this PCA request.

Sincerely,

Scott E. Adams
Conceptual Development Plan Amendment

CDPA 93-H-004

Applicant: WS-ADW OWNER LLC
Accepted: 01/08/2021
Proposed: AMEND DEVELOPMENT PLAN ASSOCIATED WITH RZ 93-H-004
Area: 28.29 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect: NORTH SIDE OF SUNSET HILLS ROAD, SOUTH AND WEST SIDES OF AMERICAN DREAM WAY
Zoning: PDC
Overlay Dist: Map Ref Num: 017-4-01/0035D/01/0036B

Proffered Condition Amendment

PCA 93-H-004-02

Applicant: WS-ADW OWNER LLC
Accepted: 01/08/2021
Proposed: AMEND SITE AND DEVELOPMENT CONDITIONS ASSOCIATED WITH RZ 93-H-004
Area: 28.29 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect: NORTH SIDE OF SUNSET HILLS ROAD, SOUTH AND WEST SIDES OF AMERICAN DREAM WAY
Zoning: PDC
Overlay Dist: Map Ref Num: 017-4-01/0035D/01/0036B

Legend:

- PDC
- North Shore Dr.
- Old Reston Ave.
- Sunset Hills Rd.
Final Development Plan Amendment
FDPA 93-H-004-02-01

Applicant: WS-ADW OWNER LLC
Accepted: 01/08/2021
Proposed: AMEND FINAL DEVELOPMENT PLAN ASSOCIATED WITH FDP 93-H-004
Area: 28.29 AC; DISTRICT - HUNTER MILL
Zoning Dist Sect: NORTH SIDE OF SUNSET HILLS ROAD, SOUTH AND WEST SIDES OF AMERICAN DREAM WAY
Located: PDC
Overlay Dist: Map Ref Num: 017-4-01/0035D/01/0036B

North Shore Dr.
Sunset Hills Rd.
NOTE:
The subject plan is a partial PCA/CDPA/FDPA which impacts only a portion of the area rezoned to PDC with RZ 93-H-004. The general purpose of the subject PCA/CDPA/FDPA is to provide for additional areas for optional residential secondary uses specified and defined on the FDPA sheet in the PDC zone. Because of the nature of this application, many elements of the previously approved office option rezoning plan remain unchanged. The sheets noted with an *** are included from RZ 93-H-004, and are unchanged, for context information only.
BUILDING HEIGHT PROPOSED: (INCLUDES ADU BONUS):

NOTE: FINAL PARKING REQUIRED TO BE ESTABLISHED WITH FINAL SITE PLAN, PER ARTICLE 11 REQUIRED PARKING RATES

EXISTING PARKING REQUIRED:

PARKING REQUIRED: 2.7 / UNIT

OFFICE OPTION PARKING PROVIDED (PER PREVIOUS APPROVED RZ PLAN RZ-93-H-004)

TOTAL PARKING PROVIDED:

FOR AREAS SEE EXISTING ZONING TABULATIONS ON THIS SHEET

GARAGE PARKING REQUIRED (PER PREVIOUSLY APPROVED RZ PLAN (RZ-93-H-004)

REQUIRED PREVIOUSLY APPROVED RZ PLAN (RZ-93-H-004):

TO PROFFERS OF PCA/DPA 87-C-088 (D.B. 9527 PG 563 / D.B. 11796 PG 255)

724,574 / 1,358,008 = 0.534

PARCEL 35D1 (EXCLUDED)

1,081,365 SF.

49%

PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED. FAIRFAX COUNTY SWM/BMP STANDARDS IN EFFECT AT THE TIME OF FINAL ENGINEERED SITE PLAN(S) FOR THE SPECIFIED FACILITY. NO DRY SWM POND FACILITIES ARE PROPOSED.

WORK FORCE / HOUSING NOTE

1. ALL UNITS WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE SUMMARY OF LIVING SPACE REQUIREMENTS. THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE Z.O. (±31' FOR COMPARISON)

SITE SPECIFIC / PDC NOTES

1. THIS APPLICATION IS A CONSENUS DEVELOPMENT. BLEEDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

INTERNAL USES ARE SHOWN ON THE CDP/FDP.

BUILDING FOOTPRINTS AND GARAGES SHOWN HEREON MAY BE ALTERED, MOVED AND THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING USES ARE SHOWN ON THE CDP/FDP.

THE APPLICANT THEREFORE RESERVES THE RIGHT TO PROVIDE TEMPORARY ENTERTAINMENT OPTIONS, WATER FEATURES, OUTDOOR EATING AREAS, PEDESTRIAN/BICYCLE ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACES WITHIN THE PUBLIC CROSSWALKS LOCATED WITHIN THE PUBLIC RIGHT-OF-WAY ARE SUBJECT TO VDOT REVIEW AND APPROVAL.

THE APPLICATION AREA IS LOCATED IN THE SUB-DISTRICT OF THE

VIKA VIRGINIA, LLC

PREPARED FOR:

11220 ASSETT LOOP, SUITE 202

703-365-9262

HUNTER MILL DISTRICT

FAIRFAX COUNTY, VIRGINIA

1ST SUB.

July 14, 2020

C-04A NOTES & TABULATIONS 1

SOILS MAP 11" = 500'
NOTES:

EXTENSIONS INTO YARDS SHALL BE IN ACCORDANCE WITH THE NOTES AND DETAILS OF THIS CDP/FDP. FOR BAY WINDOWS AND CHIMNEYS MAY EXTEND TO WITHIN 2' OF ANY SIDE PROPERTY LINE AND 1' OF ANY LINE. ROOFTOP DECKS MAY BE ADDED. GARAGE LAYOUT TO BE DETERMINED AT BUILDING PERMIT.

STOOPS, AIR CONDITIONERS AND HEAT PUMPS MAY EXTEND INTO SIDE YARDS TO WITHIN 1' OF PROPERTY LINE. TRASH CANS 2' MIN. ARE ALLOWED PER PARAGRAPH 3 AND MAY UTILIZE EXISTING VEGETATION TO THE EXTENT POSSIBLE.

PUBLIC FACILITIES MANUAL (PFM) WAIVERS / MODIFICATIONS

A WAIVER FROM PARAGRAPH 13-203 TO ALLOW PRIVATE STREETS LESS THAN TWENTY-FOUR (24) FEET IN WIDTH. THIS APPLICATION FAVORS MODIFICATION OF THE RIGHT TO REVIEW THE NECESSITY AND TRUE PURPOSE OF THE PROPOSED PROJEC.
TOTAL EXISTING SITE CANOPY AREA = 646,609 SF
TOTAL EXISTING CANOPY PRESERVED AREA = 443,404 SF
NOTE:
FOR INFORMATION ONLY. SEE RZ-93-H-004 FOR OFFICE OPTION.
NOTES:
1. SEE BUILDING DATA ON SHEET L-02.
2. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
3. CONCEPTUAL HARDSCAPE DEPICTED HEREON FOR REFERENCE, REFER TO SUBSEQUENT LANDSCAPE DESIGN SHEETS FOR ADDITIONAL DETAILS.
4. THESE NOTES ARE TYPICAL THROUGHOUT.
NOTES:
1. SEE BUILDING DATA ON SHEET C-07C-02.
2. CONCEPTUAL HARDSCAPE DEPICTED HEREON FOR REFERENCE; REFER TO SUBSEQUENT LANDSCAPE DESIGN SHEETS FOR ADDITIONAL DETAILS.
SEE SHT. C-07B

NOTES:

1. SEE BUILDING DATA ON SHEET L-02.

2. THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

3. CONCEPTUAL Hardscape depicted herein for reference. Refer to subsequent landscape design sheets for additional details.

4. THESE NOTES ARE TYPICAL THROUGHOUT.
NOTE:
FOR INFORMATION ONLY. SEE RZ-93-H-004
FOR OFFICE OPTION.
STREETSCAPE ±32-34'
TRAVEL LANE ±10-11'
PARKING LANE ±8'
STREETSCAPE ±10-11'

SECTION A

STREETSCAPE ±11'-11.50'
TRAVEL LANE ±11'-50'
STREETSCAPE ±22'-23'

SECTION B
NOTE:
FOR INFORMATION ONLY. SEE RZ-93-H-004
FOR OFFICE OPTION.
EX. BLDG TO REMAIN

RELEASE RATES. SEE COMPUTATIONS ON THE FOLLOWING SHEETS FOR PFM COMPLIANCE.

PER THE PFM, THE 2-YEAR AND 10-YEAR PEAK RELEASE RATES IN THE POST-DEVELOPED CONDITION SHALL BE EQUAL #2. HOWEVER, ALTERNATIVE STORMWATER MANAGEMENT MEASURES HAVE BEEN PURSUED TO OPTIMIZE SITE-SPECIFIC SWM AS APPLICABLE TO INTO THE DESIGN WHERE ALLOWED AND PRACTICABLE.

CASE 3. IN ADDITION TO ITEM 1 OR 2 ABOVE, STORMWATER RUNOFF ASSOCIATED WITH THE DEVELOPMENT SHOULD BE CONTROLLED SUCH THAT EITHER: (A) THE SITE.

THE PROPOSED REDEVELOPMENT OF THE SITE WILL INCREASE THE AMOUNT OF IMPERVIOUS TO APPROXIMATELY 43% (10.66 ACRES). PROPOSED RUNOFF REDUCING PRACTICES THE SITE IS COMPRISED OF ONE OFFICE BUILDING WITH AN UNDERGROUND GARAGE AND SURFACE PARKING LOT. THERE ARE THREE EXISTING WET PONDS THAT ARE TREATING THE SITE SWM/BMP NARRATIVE

THE ULTIMATE REQUIREMENTS FOR PHOSPHOROUS LOAD REDUCTION AND POST DEVELOPED PEAK RELEASE VOLUME AND PEAK RELEASE RATE IN THE EXISTING CONDITION FOR THE SAME STORM.

FOR SITES THAT HAVE GREATER THAN 50 PERCENT IMPERVIOUS COVER IN THE EXISTING CONDITION, THE TOTAL VOLUME OF RUNOFF RELEASED FROM THE PROPERTY IS NO GREATER THAN WHAT WOULD BE REQUIRED FOR NEW DEVELOPMENT PURSUANT TO VIRGINIA’S

NOTES

1. PROVIDE THE REQUIRED QUALITY/QUANTITY TREATMENT WITH FINAL CONSTRUCTION DOCUMENTS. IN

2. IT SHALL ALSO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO USE ANY LOCATION, SIZE AND ALL OTHER CHARACTERISTICS OF THE SWM FACILITIES SHOWN HEREON, SO LONG AS

3. SUCH FACILITY IS MET. DETENTION VAULTS AND FILTERING SYSTEM VAULTS MAY BE RELOCATED ADDITION, SUCH FACILITIES MAY BE ELIMINATED (OR ADDITIONAL FACILITIES ADDED) WITH FINAL CONSTRUCTION DOCUMENTS.

4. THE METHODOLOGY USED SHALL BE CONSISTENT THE ULTIMATE REQUIREMENTS FOR PHOSPHOROUS LOAD REDUCTION AND POST DEVELOPED PEAK RELEASE RATES ARE MET. IT SHALL ALSO BE UNDERSTOOD THAT THE APPLICANT RESERVES THE RIGHT TO USE ANY LOCATION, SIZE AND ALL OTHER CHARACTERISTICS OF THE SWM FACILITIES SHOWN HEREON, SO LONG AS

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PREPARED FOR:
WS-ADW OWNER LLC
100 SHOECO SLIP, 2ND FL
RICHMOND, VA 23219
703-856-6860

STEVEN CONIGLIO
ENGINEERS    PLANNERS    SURVEYORS
LANDSCAPE ARCHITECTS    GEOMATICS

VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE  SUITE 200
TYSONS, VIRGINIA 22102
PHONE: (703) 442-7800
FAX: (703) 761-2787

FILE:
P:\projects\7541\7541G\CADD\PLANNING\PLANNING DRAWINGS\7541G SWM COMPS.dwg

USER:
Johnson
DATE:
December 14, 2020
TIME:
11:49:30 AM
LAYOUT:
C-14 STORMWATER MANAGEMENT COMPUTATIONS

SHEET

FANNIE MAE
PCA / CPDA / FDPA

ARCHITECT:
GENSLER
202-721-5200

LANDSCAPE ARCHITECT:
LANDDESIGN, INC

TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES

DRAWN BY:

DESIGNED BY:

DATE ISSUED:

REVISIONS

1ST SUB. 11/04/20
2ND SUB. 11/20/2020

STORMWATER MANAGEMENT COMPUTATIONS
### Hydrograph Summary Report

#### Pre-Development 2-Year Design Storm Peak Discharge (CFS)

<table>
<thead>
<tr>
<th>Hydrograph No.</th>
<th>Peak Flow (cfs)</th>
<th>Time of Peak (min)</th>
<th>Volume (cfs-min)</th>
<th>Maximum Stage (ft)</th>
<th>Total Stormwater (ft³)</th>
<th>Hydrograph Description</th>
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</tbody>
</table>

#### Water Quantity Narrative

The hydrograph summaries on this sheet are based on the existing site conditions, proposed conditions, and offsite areas. This redevelopment proposes modifications to the footprints of the existing ponds on site. Ponds 'A' and 'B' primarily capture offsite area with minimal onsite area draining to them. Onsite runoff from the proposed redevelopment and existing office building is captured via proposed and existing storm structures and conveyed underground to Pond 'C'. The 2 and 10 year design storm were routed through the existing ponds. The 2 and 10 year design storm peak discharges for proposed redevelopment have been reduced below the existing conditions, therefore the water quantity requirement has been met.

### Hydrograph Summary Report

#### Pre-Development 10-Year Design Storm Peak Discharge (CFS)

<table>
<thead>
<tr>
<th>Hydrograph No.</th>
<th>Peak Flow (cfs)</th>
<th>Time of Peak (min)</th>
<th>Volume (cfs-min)</th>
<th>Maximum Stage (ft)</th>
<th>Total Stormwater (ft³)</th>
<th>Hydrograph Description</th>
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</tbody>
</table>

#### Water Quantity Narrative

The hydrograph summaries on this sheet are based on the existing site conditions, proposed conditions, and offsite areas. This redevelopment proposes modifications to the footprints of the existing ponds on site. Ponds 'A' and 'B' primarily capture offsite area with minimal onsite area draining to them. Onsite runoff from the proposed redevelopment and existing office building is captured via proposed and existing storm structures and conveyed underground to Pond 'C'. The 2 and 10 year design storm were routed through the existing ponds. The 2 and 10 year design storm peak discharges for proposed redevelopment have been reduced below the existing conditions, therefore the water quantity requirement has been met.
Figure 9.4c: Typical Bioretention Basin Level 2: Infiltration Sump

Note: SWM Planner Details are Conceptual and Subject to Change with Final Engineering.

1. Detention Facilities may be located within a building or garage structure to be governed by building code requirements on access and maintenance.
2. Horizontal setbacks from building foundations may be reduced to zero in order to accomplish the installation of bioretention systems in an urban environment.
3. Maximum drainage area to bioretention filters utilized for detention of the first inch of runoff may be eliminated in order to accommodate the urban environment.
4. Tree Box Filters may be installed in the vicinity of loading docks, vehicle maintenance areas or outdoor storage areas to accommodate the urban environment.

Note: Per Clearinghouse Spec No. 9A Section 9-A-5 if the 2500 SF Contributing Drainage Area is exceeded, the design shall be in accordance with Level 1 Biofiltration.
NOTE:
FOR INFORMATION ONLY.
SEE RZ-93-H-004 FOR OFFICE OPTION.
In summary, the goal of the new community is to retain the mission of the original plans and to provide a place where nature can be enjoyed by everyone. The new community seeks to preserve and retain as many of the original elements as possible, while also incorporating new features that reflect the crossroads of the historical park plan and the new site design.

Permanent resident who live literally on the park and can enjoy the beauty of nature at their doorstep. The park itself will now be home to a potential monumental entrance feature, representing in a very real sense the crossroads of the historical park plan and the new site design.

The installations were connected by a series of paths that wound their way through the park, encouraging visitors to relax, stroll, and enjoy the beauty of nature. The installations were dedicated to the work of one of these poets. Its potential monumental entrance feature was imagined as an extended garden that promotes an appreciation of nature and the park.

As mentioned, the current plan for the site seeks to preserve as much of the park as is possible. It is envisioned as a place where residents can connect with nature, enjoy the beauty of the outdoors, and have fun with their families. The new community seeks to further integrate the new community into the existing park and reinforce the idea that the built environment can enhance its connection to nature and the park.

In addition to preserving the natural setting, the new community seeks to incorporate a series of amenities located throughout the site. Each of these amenities will have a different focus and will be designed to reflect the crossroads of the historical park plan and the new site design.
A. RALPH WALDO EMERSON WALK, TO REMAIN
B. WALT WHITMAN PLAQUE STONE, TO REMAIN
C. WILLIAM CULLEN BRYANT ISLAND, TO REMAIN
D. POND OVERLOOK PAVILION, TO REMAIN
E. HENRY DAVID THOREAU STEPPING STONES, TO REMAIN
F. CENTRAL GREEN
G. LINEAR PARK ALLEE

NOTES:
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
2. DRAWINGS ARE NOT FOR CONSTRUCTION

EXISTING TO REMAIN AMENITIES PLAN

L1-002
NOT FOR CONSTRUCTION

RELOCATED AMENITIES PLAN

NOT INCLUDED IN APPLICATION

A. EMILY DICKENSON NOTUMBA PARK TO BE RELOCATED

B. ACCESSIBLE PATH WITH RELOCATED WILLIAM CULLEN BRYANT PLACARDS

C. WILLIAM CULLEN BRYANT ISLAND TO REMAIN

1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

2. DRAWINGS ARE NOT FOR CONSTRUCTION

CHECKED BY:

DRAWN BY:

DESIGNED BY:

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

NOTES:

PLAN

EX. OFFICE BLDG. NOT INCLUDED IN APPLICATION

COMMUNITY PARK

PRIVATE DRIVE

NOT INCLUDED IN APPLICATION

PROJECT

SHEET NUMBER

SHEET TITLE

AMENITIES PLAN

LANDDESIGN PROJ.#

SCALE

DESCRIPTION

DATE

REVISION / ISSUANCE

ORIGINAL SHEET SIZE: 24" X 36"

NOT FOR CONSTRUCTION

FANNIE MAE
CDPA/FDPA

AMBLICK STREET CAPITAL, LLC
RESTON
VIRGINIA
2018077

12/14/2020 1:54 PM
DENNIS DIXON
G:\2018\2018077\CAD\EXHIBITS\ZONING PLANS\CDP + FDP\1ST SUBMISSION\8077_ILLUST.DWG
NOTE:
FOR INFORMATION ONLY. SEE RZ-93-H-004 FOR OFFICE OPTION.
NOT FOR CONSTRUCTION

OPEN SPACE PLAN & CALCULATIONS

1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

2. DRAWINGS ARE NOT FOR CONSTRUCTION.

3. APPLICANT RESERVES THE RIGHT TO MODIFY OR REDUCE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDC DISTRICT.

4. PRIVATE PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED, THEIR LOCATIONS ADJUSTED, DECREASED OR INCREASED AND/OR THEIR COMPONENTS MODIFIED WITHOUT THE NEED FOR A CDPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.

OPEN SPACE LEGEND

- PUBLIC URBAN PARK SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE
- PRIVATE OPEN SPACE

REQUIRED URBAN PARK SPACE:
- 90 TOWNHOMES X 1.75 RESIDENTS PER UNIT = 157.5 TOTAL RESIDENTS
- 157.5 RESIDENTS X 1.5 ACRES PER 1,000 RESIDENTS = 0.23625 ACRES
- 0.23625 ACRES X 43,560 S.F. PER ACRE = 10,291 S.F.

PUBLIC URBAN PARK SPACE 28,276 SF
PUBLICLY ACCESSIBLE OPEN SPACE 103,293 SF
PRIVATE OPEN SPACE 470,423 SF

CUSTOM SYMBOL
SYMBOL
DESCRIPTION
QTY
PUBLIC URBAN PARK SPACE
PUBLICLY ACCESSIBLE OPEN SPACE
PRIVATE OPEN SPACE

OPEN SPACE PLAN
L3-001

FANNIE MAE
CDPA/FDPA
WHEELOCK STREET CAPITAL, LLC
RESTON
VIRGINIA
2018077

EX. BLDG TO REMAIN NOT INCLUDED IN APPLICATION

AMERICAN DREAM WAY
SUNSET HILLS ROAD     ROUTE 675
OLD RESTON AVE ROUTE 5734

NOT FOR CONSTRUCTION

EX. BLDG TO REMAIN NOT INCLUDED IN APPLICATION

12/14/2020 12:56 PM
DENNIS DIXON
G:\2018\2018077\CAD\EXHIBITS\ZONING PLANS\CDP + FDP\1ST SUBMISSION\8077_PARKCALCS.DWG

VERT: 1"=70'
HORZ: 1"=35'
CHECKED BY:
DRAWN BY:
DESIGNED BY:

FANNIE MAE
CDPA/FDPA
NOT FOR CONSTRUCTION

L3-001
OPEN SPACE PLAN & CALCULATIONS

NOT FOR CONSTRUCTION

1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

2. DRAWINGS ARE NOT FOR CONSTRUCTION.

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OPEN SPACE LEGEND

- PUBLIC URBAN PARK SPACE
- PUBLICLY ACCESSIBLE OPEN SPACE
- PRIVATE OPEN SPACE

REQUIRED URBAN PARK SPACE:
- 90 TOWNHOMES X 1.75 RESIDENTS PER UNIT = 157.5 TOTAL RESIDENTS
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- 0.23625 ACRES X 43,560 S.F. PER ACRE = 10,291 S.F.

PUBLIC URBAN PARK SPACE 28,276 SF
PUBLICLY ACCESSIBLE OPEN SPACE 103,293 SF
PRIVATE OPEN SPACE 470,423 SF

CUSTOM SYMBOL
SYMBOL
DESCRIPTION
QTY
PUBLIC URBAN PARK SPACE
PUBLICLY ACCESSIBLE OPEN SPACE
PRIVATE OPEN SPACE

OPEN SPACE PLAN
L3-001

FANNIE MAE
CDPA/FDPA
WHEELOCK STREET CAPITAL, LLC
RESTON
VIRGINIA
2018077

EX. BLDG TO REMAIN NOT INCLUDED IN APPLICATION

AMERICAN DREAM WAY
SUNSET HILLS ROAD     ROUTE 675
OLD RESTON AVE ROUTE 5734

NOT FOR CONSTRUCTION

EX. BLDG TO REMAIN NOT INCLUDED IN APPLICATION

12/14/2020 12:56 PM
DENNIS DIXON
G:\2018\2018077\CAD\EXHIBITS\ZONING PLANS\CDP + FDP\1ST SUBMISSION\8077_PARKCALCS.DWG

VERT: 1"=70'
HORZ: 1"=35'
CHECKED BY:
DRAWN BY:
DESIGNED BY:

FANNIE MAE
CDPA/FDPA
NOT FOR CONSTRUCTION

L3-001
OPEN SPACE PLAN & CALCULATIONS

NOT FOR CONSTRUCTION

1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.

2. DRAWINGS ARE NOT FOR CONSTRUCTION.

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4. PRIVATE PARK SPACES ARE CONCEPTUAL ONLY. THEY MAY BE REMOVED OR CONSOLIDATED, THEIR LOCATIONS ADJUSTED, DECREASED OR INCREASED AND/OR THEIR COMPONENTS MODIFIED WITHOUT THE NEED FOR A CDPA OR PCA AS LONG AS THE REQUIRED OPEN SPACE FOR THE OVERALL PROJECT IS MAINTAINED.
NOT FOR CONSTRUCTION

PLAN

NOTES:
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
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SYMBOL
PROPERTY LINE
ENLARGEMENT AREA

LEGEND
COMMUNITY PARK (SEE SHEET L4-001)
URBAN PARK (SEE SHEET L4-002)

PARKS KEY

FANNIE MAE
CDPA/FDPA

AMERICK STREET CAPITAL, LLC
RESTON
VIRGINIA

2018077
PARKS PLAN
N/A
MC
LVH
MC/DD
L3-101
12/14/2020
DENNIS DIXON
G:\2018\2018077\CAD\EXHIBITS\ZONING PLANS\CDP + FDP\1ST SUBMISSION\8077_PARKCALCS.DWG

200 S. PEYTON STREET
ALEXANDRIA, VA 22314
703.549.7784
WWW.LANDDESIGN.COM

SCALE
PROJECT
NORTH
NO.
DESCRIPTION
DATE
REVISION / ISSUANCE

0"=1"=

VERT:
HORZ:
CHECKED BY:
DRAWN BY:
DESIGNED BY:

ORIGINAL SHEET SIZE: 24" X 36"
NOT FOR CONSTRUCTION

COMMUNITY PARK (PARK 1)

COMMUNITY PARK - CHARACTER IMAGERY

NOTES:
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
2. DRAWINGS ARE NOT FOR CONSTRUCTION.
3. APPLICANT RESERVES THE RIGHT TO MODIFY OR REDUCE THE PERCENTAGE OF OPEN SPACE AS LONG AS IT MEETS THE MINIMUM REQUIREMENTS IN THE PDC DISTRICT.
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NOT FOR CONSTRUCTION

LANDDESIGN PROJ.#

SCALE

NOTES:
1. ALL DRAWINGS ARE PROVIDED FOR INFORMATIONAL AND ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE PER FINAL ARCHITECTURE, CIVIL, AND SITE DESIGN.
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POTENTIAL DOG PARK

EX. TREES TO REMAIN

L4-002

URBAN PARK (PARK 2)

URBAN PARK - CHARACTER IMAGERY
1. This plan is schematic and reflects the general character and intent of the proposed development based on preliminary engineering, architecture and landscape architecture design. Modifications and variations may occur with FDP, final building design and site plan.

2. To satisfy the minimum 10 year tree canopy coverage, tree category designation, tree location, tree quantity and tree save area are subject to change based on modifications and variations that will occur with FDP, final building design and site plan.

3. Additional credit multiplier not included at this time. Applicant reserves the right to include trees that qualify for additional tree canopy credit multipliers. This information will be provided at time of FDP.

4. Any trees that pertain to the Fairfax County PFM Chapter 12, Section 0515.3 (planter details and alternative designs) will be identified at time of FDP and details will be provided at time of site plan.

5. Only one schedule is shown due to the base plan and alternative plan providing the same tree canopy coverage.
Table 12.12 Plant Schedule - Fannie Mae

<table>
<thead>
<tr>
<th>Symbol</th>
<th>Description</th>
<th>Quantity</th>
<th>Stock Size (height/caliper)</th>
<th>Additional Credit Multiplier</th>
<th>10-Year Tree Canopy ft² per tree</th>
<th>Tree Canopy Sub-total ft²</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>STREET TREE CAT. IV</td>
<td>(SEE TREE NOTE 2)</td>
<td>57</td>
<td>3&quot;CAL</td>
<td></td>
<td>250</td>
<td>14,250</td>
<td>NATIVE SPECIES; PUBLIC REALM (LANDSCAPE AMENITY PANEL)</td>
</tr>
<tr>
<td>STREET TREE CAT. III</td>
<td>(SEE TREE NOTE 2)</td>
<td>21</td>
<td>3&quot;CAL</td>
<td></td>
<td>175</td>
<td>3,675</td>
<td>PUBLIC REALM (LANDSCAPE AMENITY PANEL)</td>
</tr>
<tr>
<td>SITE TREE CAT. IV</td>
<td>(SEE TREE NOTE 2)</td>
<td>59</td>
<td>3&quot;CAL</td>
<td></td>
<td>250</td>
<td>14,750</td>
<td>PUBLIC REALM (PARK, PLAZA)</td>
</tr>
<tr>
<td>SITE TREE CAT. II</td>
<td>(SEE TREE NOTE 2)</td>
<td>12</td>
<td>3&quot;CAL</td>
<td></td>
<td>125</td>
<td>1,500</td>
<td>PUBLIC REALM (PARK, PLAZA)</td>
</tr>
</tbody>
</table>

**Notes:**
1. **Table 12.12 Plant Schedule - Fannie Mae**
2. **Typical Deciduous Tree**
3. **Typical Street Tree**
4. **NOT FOR CONSTRUCTION**

**Calculations:**

**Gross Site Area:**
1,232,469 SF

**Area of 10-Year Tree Canopy Required:**
(10% of Gross Site Area per PTC District)
123,247 SF

**Total Tree Cover Provided by Planting:**
34,175 SF (SEE TREE NOTE 3)

**Total of Canopy Area Provided through Tree Preservation:**
549,936 SF (SEE TABLE 12.10 SEC C10)
NOTES:
1. THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
2. PREVIEW STRIPING IS FOR ILLUSTRATIVE PURPOSES ONLY.
3. NOT FOR CONSTRUCTION.

FANNIE MAE
CDPA/FDPA
WHEELOCK STREET CAPITAL, LLC
RESTON
VIRGINIA
2018077

NOT FOR CONSTRUCTION

1. THIS PLAN IS SCHEMATIC AND REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT. MODIFICATIONS AND VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.
2. PREVIEW STRIPING IS FOR ILLUSTRATIVE PURPOSES ONLY.
3. NOT FOR CONSTRUCTION.

AMERICAN DREAM WAY, TYP.
PRIVATE DRIVE, TYP.
REZONING AFFIDAVIT

DATE: 11/20/2020
(enter date affidavit is notarized)

I, Michael D. Van Atta, do hereby state that I am an
(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): ____________________________
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES of the land described in the application,* and, if any of the foregoing is a TRUSTEE,** each BENEFICIARY of such trust, and all ATTORNEYS and REAL ESTATE BROKERS, and all AGENTS who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
<tbody>
<tr>
<td>WS-ADW Owner, LLC</td>
<td>660 Steamboat Road, FLR 3</td>
<td>Applicant/Title Owner of Tax Map 17-4</td>
</tr>
<tr>
<td>Agent: James B. Eberhart</td>
<td>Greenwich, CT 06830</td>
<td>((1)) 35D, 36B</td>
</tr>
<tr>
<td>VIKA Virginia, LLC</td>
<td>8180 Greensboro Drive, Suite 200</td>
<td>Engineer/Agent for Applicant</td>
</tr>
<tr>
<td>Agent: Stephen E. Crowell</td>
<td>Shawn T. Frost</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Robert R. Cochran</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Peter L. Rinek</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Joseph D. Amatetti</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Jessica L. Mack</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Frank E. Jenkins</td>
<td></td>
</tr>
<tr>
<td></td>
<td>Michael D. Benton</td>
<td></td>
</tr>
</tbody>
</table>

(check if applicable) [✓] There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(a)

DATE: **11/20/2020**
(enter date affidavit is notarized)

for Application No. (s): _______________________________________
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner,** etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<table>
<thead>
<tr>
<th>NAME</th>
<th>ADDRESS</th>
<th>RELATIONSHIP(S)</th>
</tr>
</thead>
</table>
| LandDesign, Inc.  
Agent: Matthew V. Clark  
Stephanie A. Pankiewicz | 223 North Graham Street  
Charlotte, NC 28202 | Landscape Architect/Agent for Applicant |
| M.J. Wells & Associates, Inc.  
Agent: Kevin R. Fellin | 1420 Spring Hill Road, Suite 610  
Tysons, VA 22102 | Traffic Engineer/Agent for Applicant |
| Innovative Development Group, LLC  
Agent: Steven J. Coniglio | 2149 Florida Avenue, NW  
Washington, DC 20008 | Agent for Applicant |
| Wetland Studies and Solutions, Inc.  
Agent: Robert P. Clark | 5300 Wellington Branch Drive, Suite 100  
Gainesville, VA 20155 | Wetland Consultant/Agent for Applicant |
| McGuireWoods LLP  
Agents: Scott E. Adams  
Steven M. Mikuic  
Jonathan P. Rak  
Gregory A. Riegle  
Matthew J. Weinstein  
Sheri L. Akin  
Lori R. Greenlie  
Michael D. Van Atta | 1750 Tysons Boulevard, Suite 1800  
Tysons, VA 22102 | Attorney/Agent for Applicant  
Attorney/Agent  
Attorney/Agent  
Attorney/Agent  
Planner/Agent  
Planner/Agent |

(check if applicable) [ ] There are more relationships to be listed and Par. 1(a) is continued further on a “Rezoning Attachment to Par. 1(a)” form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 11/20/2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________________________
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WS-ADW Owner, LLC
660 Steamboat Road, FLR 3
Greenwich, CT 06830

DESCRIPTION OF CORPORATION: (check one statement)
[✓] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
WS-ADW Holdings, LLC, sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [✓] There is more corporation information and Par. 1(b) is continued on a “Rezoning Attachment 1(b)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 11/20/2020
(enter date affidavit is notarized)

for Application No. (s): __________________________
(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
John F. Amaletti
P. Christopher Champagne
Charles A. Irish, Jr.
Michael D. Benton
Robert R. Cochran
Edmund J. Ignacio
Kyle U. Oliver

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
President, Vice-President, Secretary, Treasurer, etc.)

=================================================================================================================================================================

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
LandDesign, Inc.
223 North Graham Street
Charlotte, NC 28202

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Peter R. Crowley
Raymond R. Waugh
Micah R. Crocker

=================================================================================================================================================================

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g.
President, Vice-President, Secretary, Treasurer, etc.)

(enter if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a
"Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: __1/20/2020__

(enter date affidavit is notarized)

for Application No. (s): ____________________________

(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
Tysons, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
M.J. Wells & Associates, Inc. is an Employee Stock Ownership Plan (ESOP). All employees are eligible Plan participants; however, no one employee owns more than 10% of any class of stock.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Innovative Development Group LLC
2149 Florida Avenue, NW
Washington, DC 20008

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are 10 or less shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 11/20/2020

(enter date affidavit is notarized)

for Application No. (s):

(enter County-assigned application number(s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are more than 10 shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

The Davey Tree Expert Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Davey Tree Expert Company
1500 N. Main Street
Kent, OH 44240

DESCRIPTION OF CORPORATION: (check one statement)

[ ] There are more than 10 shareholders, and all of the shareholders are listed below.

[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Argent Financial Group as Trustee for the Davey 401(k) SOP and ESOP (a retirement fund for over 4,000 employees, none of whom individually own more than 10%).

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(b)

DATE: 1/20/2020
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WS-ADW Holdings, LLC
660 Steamboat Road, FLR 3
Greenwich, CT 06830

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)
WS-DAW, LLC, sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WS-ADW, LLC
660 Steamboat Road, FLR 3
Greenwich, CT 06830

DESCRIPTION OF CORPORATION: (check one statement)
[ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)
Wheelock Street Real Estate Fund V, L.P., sole member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) [ ] There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 11/20/2020

for Application No. (s): 

(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

McGuireWoods LLP
1750 Tysons Boulevard, Suite 1800
Tysons, VA 22102

(check if applicable)  [✓] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable)  [✓] There is more partnership information and Par. 1(c) is continued on a “Rezoning Attachment to Par. 1(c)” form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

FORM RZA-1 Updated (7/1/06)
Rezoning Attachment to Par. 1(c)

DATE: 11/20/2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)
Wheelock Street Real Estate Fund V, L.P.
660 Steamboat Road, FLR 3
Greenwich, CT 06830

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

General Partner: Wheelock Street Real Estate Fund V G.P., LLC*
*Does not own 10% or more of the Applicant/Title Owner, WS-ADW Owner, LLC

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

FORM RZA-1 Updated (7/1/06)
REZONING AFFIDAVIT

DATE: 11/20/2020
(enter date affidavit is notarized)

for Application No. (s): ____________________________
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[ ] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land:

[✓] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

NONE

(check if applicable) [ ] There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.
REZONING AFFIDAVIT

DATE: 11/30/2020
(enter date affidavit is notarized)

for Application No. (s):
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter “NONE” on line below.)

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a “Rezoning Attachment to Par. 3” form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

[ ] Applicant
[✓] Applicant’s Authorized Agent

Michael D. Van Atta, Land Use Planner
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20th day of November 2020, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 4/30/2024

FORM RZA-1 Updated (7/1/06)