PCA/DPA APPLICATION FILED: May 25, 2007
PRC PLAN APPLICATION FILED: June 28, 2007
PLANNING COMMISSION: October 3, 2007
BOARD OF SUPERVISORS: October 15, 2007 at 3:30 P.M.

County of Fairfax, Virginia

September 19, 2007

STAFF REPORT

APPLICATIONS PCA A-936-02/DPA A-936-04
(Concurrent with PRC A-936)

HUNTER MILL DISTRICT

APPLICANT:	2222 Colts Neck Road, LLC.
PRESENT ZONING:	PRC
PARCEL:	26-1 ((13)) 0001
ACREAGE:	4.33 acres
DENSITY:	49 du/ac
OPEN SPACE:	42% (1.83 acres)
PLAN MAP:	Residential Planned Community 50 du/ac
PCA/DPA PROPOSAL:	Approval of an Independent Living Facility with 210 condominium dwelling units.
PRC PROPOSAL:	To approve the PRC Plan associated with PCA A-936-02 and DPA A-936-04.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA A-936-02, subject to the execution of the proffers consistent with those set forth in Appendix 1 of the Staff Report.

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/

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Integrity * Teamwork* Public Service

Staff recommends approval of DPA A-936-04.

Staff recommends approval of PRC A-936.

Staff recommends that the Board of Supervisors approve the requested Public Facilities Manual waiver request, 2352-WPFM-002-1, to allow underground stormwater detention in a residential development, subject to the proposed development conditions dated August 16, 2007, and contained in Appendix 17.

Staff recommends approval of a modification of the trail requirement along Colts Neck Road in favor of the approved DPWES Capital Project sidewalk proposed along the west side of Colts Neck Road, from South Lakes Drive to the south end of the subject property.

Staff recommends approval of a modification of the Additional Standards for Independent Living Facilities minimum yard requirements, to permit a minimum front yard requirement from Reston Parkway of forty-four (44) feet, as shown on the PCA/DPA and PRC Plan.

Staff recommends approval of a modification of the Additional Standards for Independent Living Facilities maximum building height standard, to permit a maximum building height up to fifty-five (55) feet, as shown on the PCA/DPA and PRC Plan.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this development plan amendment/proffered condition amendment and PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Proffered Condition Amendment

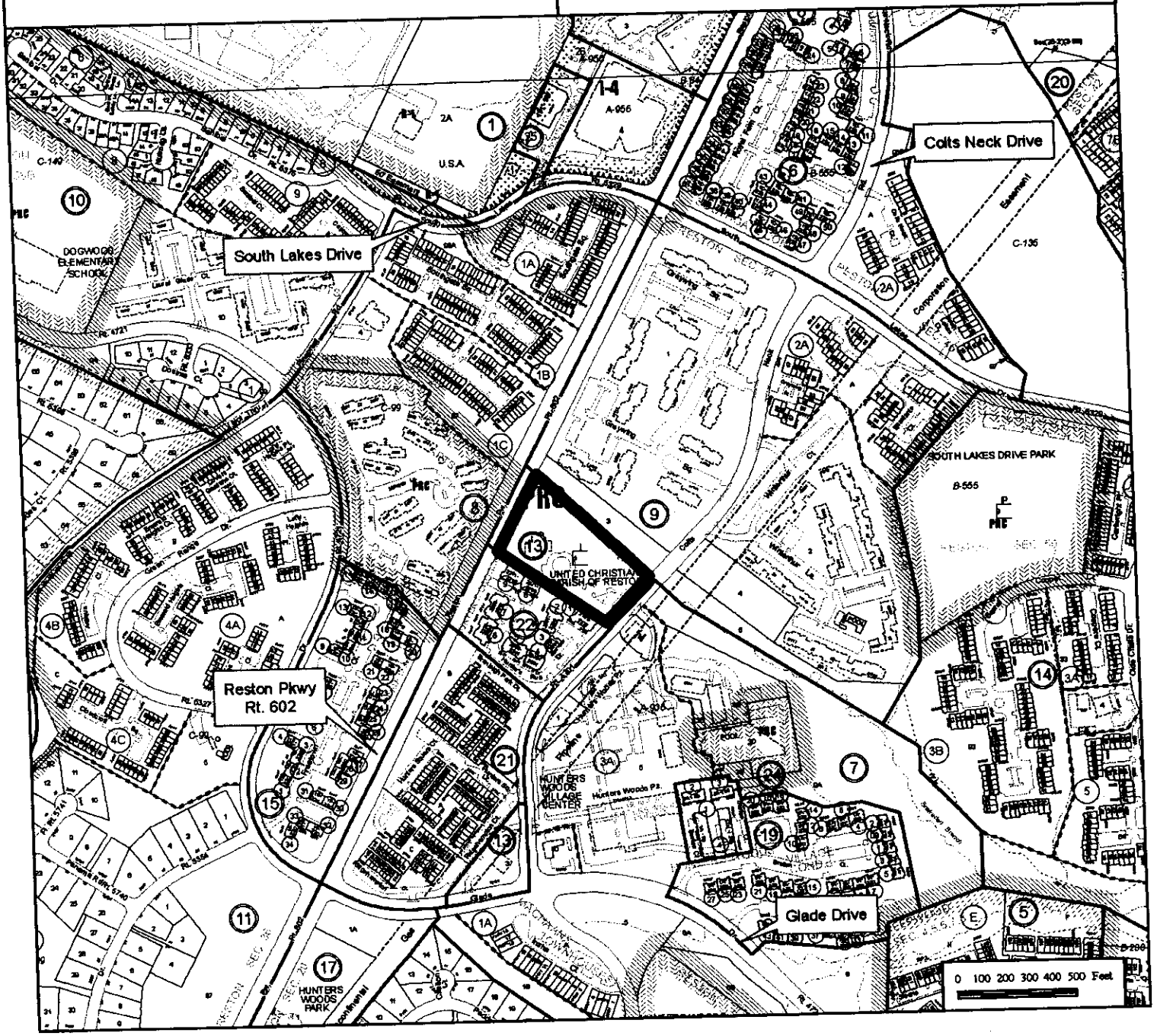
PCA A-936-02

Applicant:	2222 COLTS NECK ROAD
Accepted:	05/25/2007
Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN
Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	WEST SIDE OF COLTS NECK ROAD, EAST SIDE OF RESTON PARKWAY AND APPROXIMATELY 1600 FEET NORTH OF ITS INTERSECTION WITH GLADE DRIVE
Zoning:	PRC
Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001

Development Plan Amendment

DPA A-936-04

Applicant:	2222 COLTS NECK ROAD
Accepted:	05/25/2007
Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN
Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	WEST SIDE OF COLTS NECK ROAD, EAST SIDE OF RESTON PARKWAY AND APPROXIMATELY 1600 FEET NORTH OF ITS INTERSECTION WITH GLADE DRIVE
Zoning:	PRC
Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001



Proffered Condition Amendment

PCA A-936-02

Applicant:	2222 COLTS NECK ROAD
Accepted:	05/25/2007
Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN
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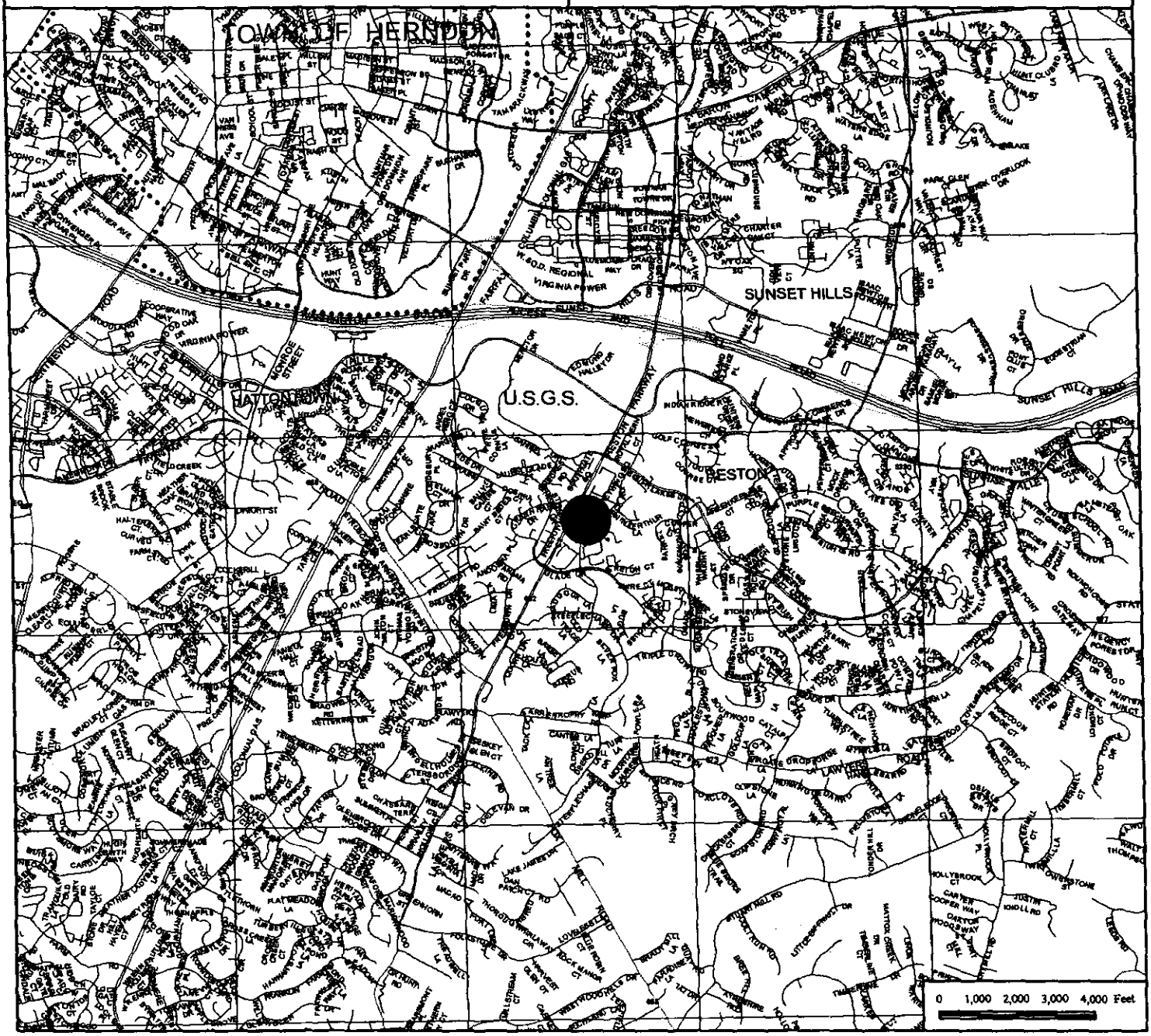
Zoning:	PRC
Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001

Development Plan Amendment

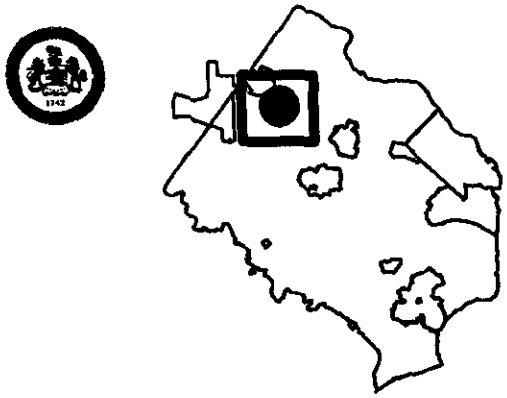
DPA A-936-04

Applicant:	2222 COLTS NECK ROAD
Accepted:	05/25/2007
Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN
Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:	
Located:	WEST SIDE OF COLTS NECK ROAD, EAST SIDE OF RESTON PARKWAY AND APPROXIMATELY 1600 FEET NORTH OF ITS INTERSECTION WITH GLADE DRIVE
Zoning:	PRC
Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001

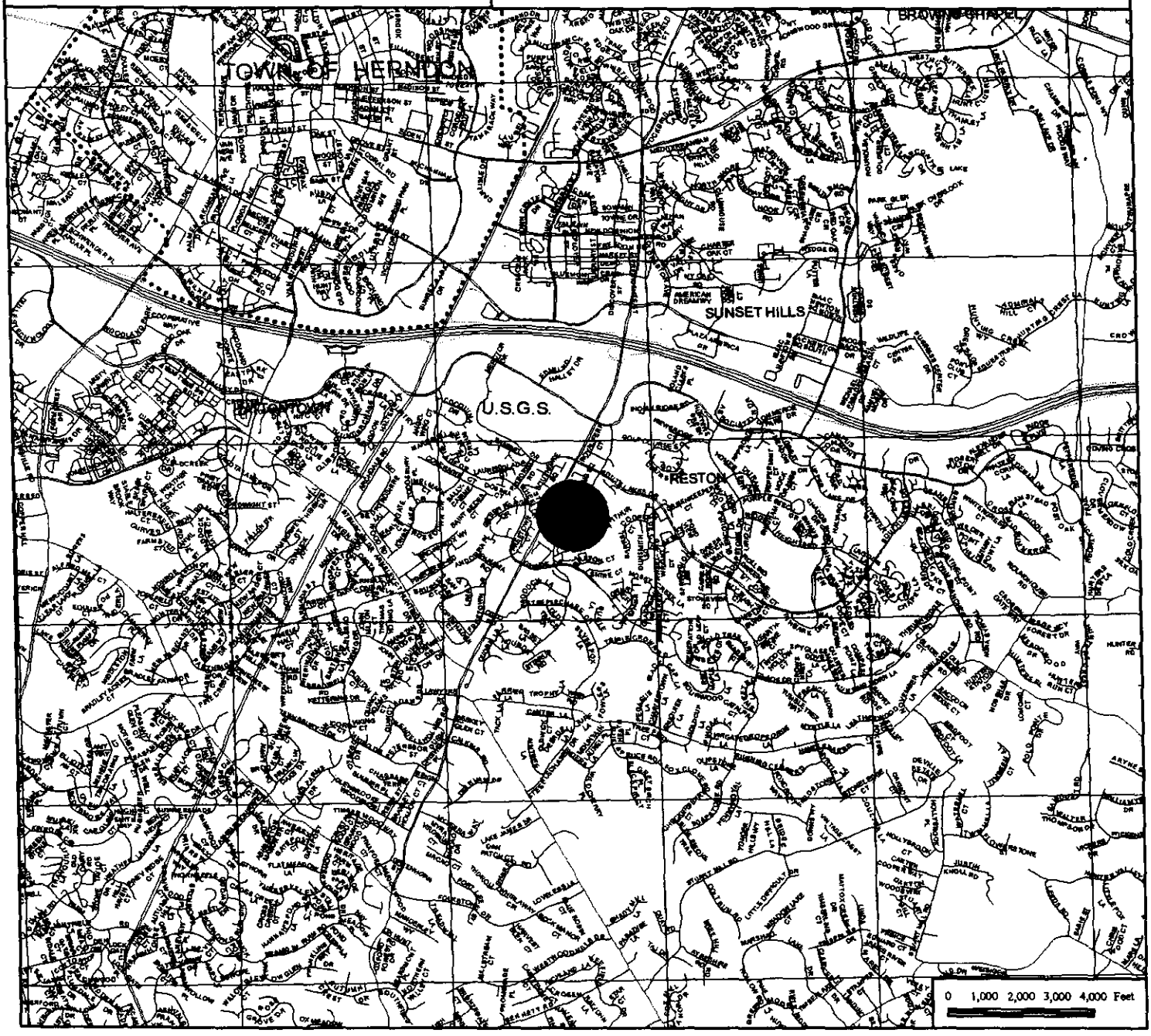


Planned Residential Community

PRC A-936

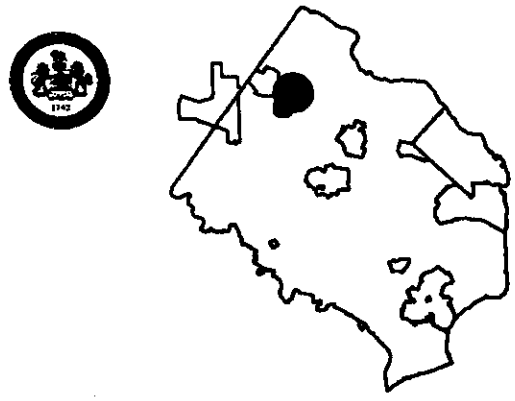


Applicant:	2222 Colts Neck Road, LLC
Accepted:	06/28/2007
Proposed:	TO APPROVE THE PRC PLAN ASSOCIATED WITH DPA A-936
Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL
Located:	WEST OF COLTS NECK ROAD, EAST OF RESTON PARKWAY, SOUTH OF SOUTH LAKES DRIVE AND NORTH OF GLADE DRIVE
Zoning:	PRC
Plan Area:	3
Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001



Planned Residential Community

PRC A-936



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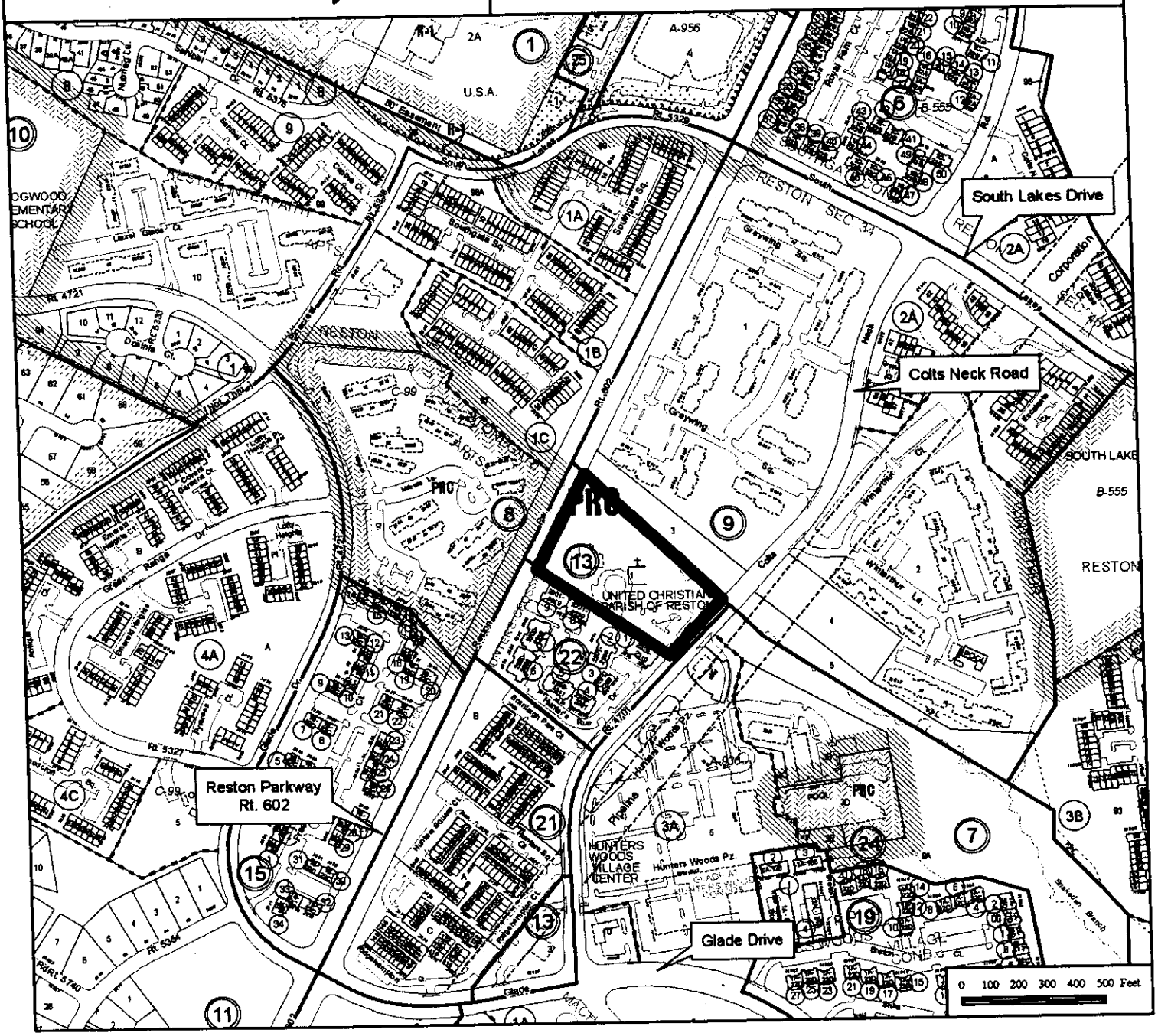
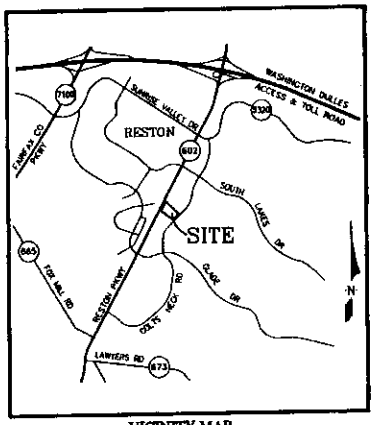


DEVELOPMENT PLAN AMENDMENT (A-936-4)/PROFFERED CONDITION AMENDMENT (A-936-2)
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 26-1((13)) 0001.
2. THE TOTAL DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT AREA = 4.32766 ACRES.
3. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PRC.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA/ACSM LAND TITLE SURVEY, PREPARED BY URBAN LTD., DATED JUNE 12, 2006.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD. ALL TOPOGRAPHY WAS OBTAINED VIA FIELD SURVEY.
6. THE PROPERTY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT IS LOCATED IN THE HUNTER MILL DISTRICT.
7. THIS PLAN PROPOSED HAS NO DISTURBANCE WITHIN THE COUNTY MAPPED RPA. THERE IS NO RPA ON THE SUBJECT SITE, PER THE FAIRFAX COUNTY MAPS.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY AN OFFSITE SWM/BMP FACILITY, SEE STORMWATER MANAGEMENT NARRATIVE AND OUTFALL NARRATIVE. SEE SHEETS #8 & 9. THOUGH ADEQUATE SWM AND BMP MEASURES EXIST, AT THE TIME OF FINAL SITE PLAN, SUPPLEMENTAL STORMWATER QUALITY CONTROLS SHALL BE IMPLEMENTED TO REDUCE THE RUNOFF IMPACTS FROM THE SITE, SUCH AS CHECK DAMS, STRUCTURAL BMP DEVICES OR VEGETATED FILTER STRIPS.
10. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
11. PROPOSED UTILITY LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.
14. THERE ARE NO KNOWN BURIAL SITES.
15. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
16. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-405 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
17. THERE IS AN EXISTING EASEMENT ON THIS PROPERTY CURRENTLY TITLED A FLOODPLAIN EASEMENT. THIS WAS ESTABLISHED BEFORE THE CURRENT FAIRFAX COUNTY FLOODPLAIN DEFINITIONS WERE IMPLEMENTED AND IS NO LONGER PROPER TERMINOLOGY FOR THE DRAINAGE WAY. AS SHOWN ON SHEET #8, THE DRAINAGE AREA THROUGH THE PROPERTY IS LESS THAN THE 70 AC MINIMUM AREA FOR A FLOODPLAIN. THUS, THE EXISTING EASEMENT WILL BE VACATED AND A MORE APPROPRIATELY NAMED EASEMENT WILL BE ESTABLISHED IN ITS GENERAL LOCATION, SUCH AS A STORM DRAINAGE EASEMENT.
18. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
19. THE DEVELOPMENT OF THIS SITE WILL OCCUR BASED ON MARKET CONDITIONS AND THE RECEIPT OF NECESSARY COUNTY APPROVALS.
20. ACCESS TO THE SITE IS PROVIDED BY EXISTING COLTS NECK ROAD, ROUTE #4709. AT THIS TIME, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.
21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
22. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE PROVIDED ON SHEETS #10-11.
23. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON THIS SHEET.
24. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
25. THE PRINCIPAL USE OF THE PROPOSED BUILDINGS WILL BE HIGH DENSITY RESIDENTIAL/ INDEPENDENT LIVING FACILITIES.
26. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT.
27. THE RESTON ASSOCIATION HAS RETAINED AN ENVIRONMENTAL SCIENTIST TO PREPARE A STREAM RESTORATION PLAN TO IMPROVE THE QUALITY OF THE DRAINAGE WAY THROUGH THE SUBJECT SITE. THE STREAM RESTORATION PLAN WILL BE SUBMITTED UNDER SEPARATE COVER AND PROCESSED THROUGH FAIRFAX COUNTY APPROVAL AND IMPLEMENTED AT THE TIME OF CONSTRUCTION.
28. THIS PROJECT REFLECTS A STREAM RESTORATION PLAN AS SHOWN ON SHEET #3 AS PREPARED IN A SEPARATE PLAN BY WETLANDS STUDIES AND SOLUTIONS AND COORDINATED WITH COUNTY STAFF.
29. TRAFFIC AND PEDESTRIAN PLAN IS DEMONSTRATED ON SHEETS #3 &4 WHICH DEPICT ACCESS TO SITE AND ACCESS WITHIN SITE VIA PEDESTRIAN AND VEHICULAR CIRCULATION IN THE FORM OF PEDESTRIAN WALKS AND VEHICLE DRIVE AISLE.
30. PROPOSED USES ARE IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN.
31. THE APPLICANT HEREBY REQUESTS:
    - A WAIVER OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 6-9303.6 TO PERMIT A BELOW GRADE BMP DEVICE.
    - A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT TO THE TRAIL AND SIDEWALK CONFIGURATION SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 2,000'

OWNER
NATIONAL CAPITAL UNION, PRESBYTERY, INC.
4915 45TH STREET NW
WASHINGTON DC 20016

DEVELOPER
2222 COLTS NECK ROAD, LLC
8150 LEESBURG PIKE SUITE 1100
VIENNA, VIRGINIA 22182
PH. 703-760-9500

TABULATIONS

TOTAL SITE AREA:	188,513 SF. OR 4.32766 AC
PROPOSED HEIGHT:	AS SHOWN ON SHEET #11
PROPOSED OPEN SPACE:	80,000 SF. (APPROX. 42%)
	168 REGULAR
	42 AFFORDABLE UNITS (20%)
NUMBER OF UNITS:	210 UNITS (4 STORIES PLUS A LOFT OVER 2 STORIES OF PARKING)
PROVIDED DENSITY:	49 DU/ACRE
PERMITTED DENSITY:	50 DU/ACRE
PROJECTED BUILDING GFA:	240,222 GSF
PROJECTED GARAGE GFA:	102,381 GSF

PARKING:

PARKING REQUIRED:	1 SPACE/4 UNITS X 210 UNITS = 53 SPACES
	+ 1 SPACE/ EMPLOYEE X 2 EMPLOYEES = 2 SPACES
	TOTAL REQUIRED SPACES = 55 SPACES
PARKING PROVIDED***:	
SURFACE SPACES	= 8 SPACES
STRUCTURED SPACES	= 251 SPACES
TOTAL PROVIDED	= 259 SPACES

HANDICAPPED PARKING REQUIRED = 6 SPACES (1 VAN ACCESSIBLE)
HANDICAPPED PARKING PROVIDED = 6 SPACES MIN. (1 VAN ACCESSIBLE MIN.) ALL IN GARAGE

LOADING:

LOADING REQUIRED: 240,222 GFA- 1 SP. FOR THE 1ST 10,000 GSF+ 1SP./100,000 GSF OR MAJOR FRACTION THERE OF=3 SPACES

LOADING PROVIDED*** = 3 SPACES

***NOTE: PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Unit Types	Number of Units
Gr. Single Family Detached	4,347
Gr. Single Family Attached	8,206
Gr. Multiple Family Dwelling	13,781
*Section 30, Block 1 Multiple Family	210
Total Units	26,443
Acres	6.234

Unit Types	Number of Units	Factor (per Pers.) of Section 6-306 (Based per persons)	Number of Persons
Gr. Single Family Detached	4,347	3.0	13,741
Gr. Single Family Attached	8,206	2.7	22,546
Gr. Multiple Family Dwelling	13,781	2.1	28,940
*Section 30, Block 1 Multiple Family	210	2.1	441
Current Population Total =	26,527		
Number of Persons per Acre =	19.32		

FAR TABULATIONS

F.A.R.
MAXIMUM FAR = NO REGULATION
PROJECTED FAR = 240,222 GSF RESIDENTIAL/188,513 SF SITE AREA
= 1.27

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN AND SOILS MAP
3. DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT (DPA/PCA)
4. LANDSCAPE PLAN
5. LANDSCAPE DETAILS
6. OUTDOOR ACTIVITIES
7. EXISTING VEGETATION MAP
8. STORMWATER MANAGEMENT ANALYSIS
9. STORMWATER OUTFALL ANALYSIS
10. ELEVATIONS
11. SECTIONS

NO.	DATE	DESCRIPTION	BY	APPROVED
		KEYSTONE APPROVED BY DIVISION OF DESIGN REVIEW		DATE

PLAT DATE
01-19-07
03-09-07
04-06-07
05-21-07
09-14-07

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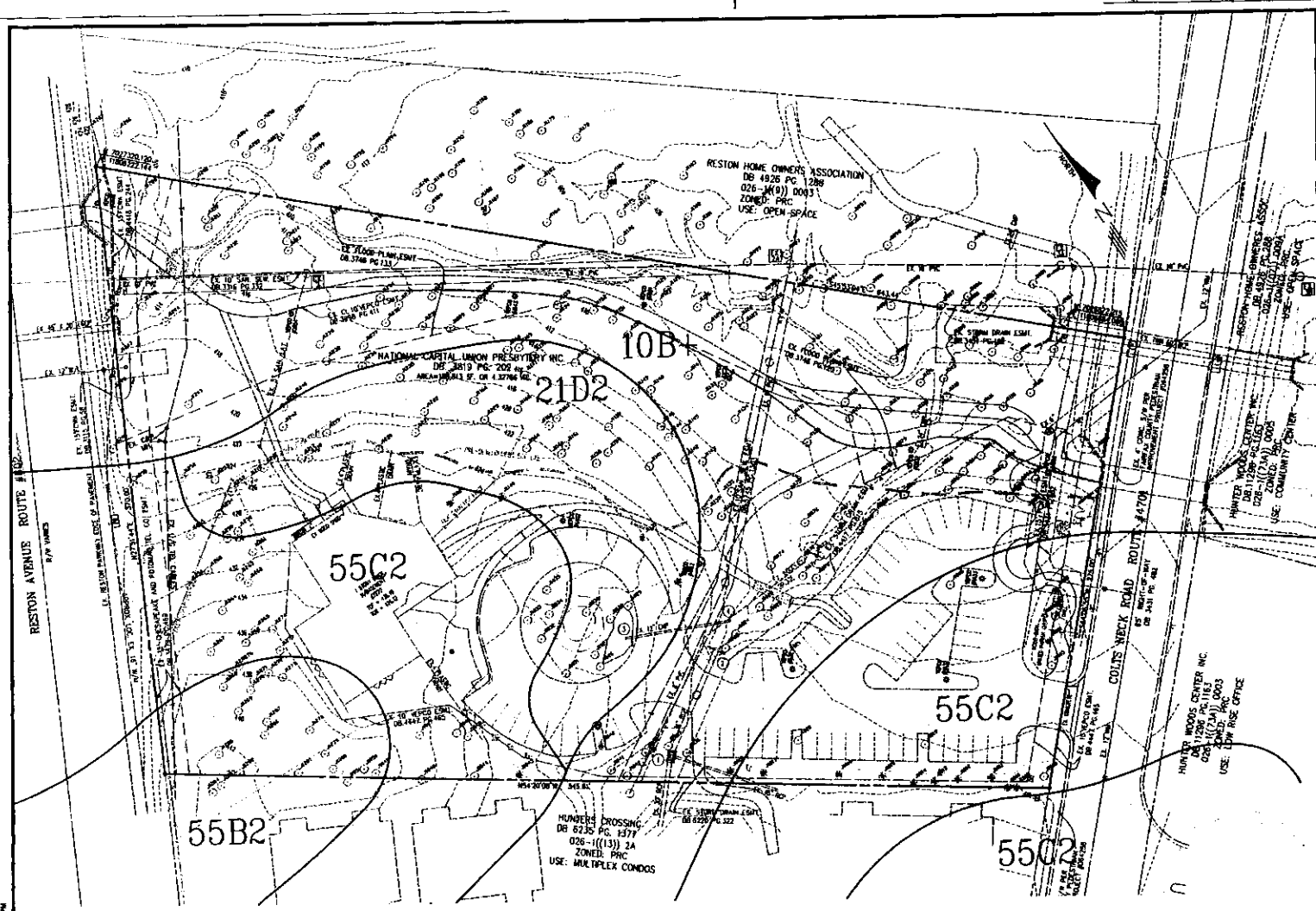
COMMONWEALTH OF VIRGINIA
LICENSED PROFESSIONAL ENGINEER
No. 022453
09/14/07

COVER SHEET
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA
SCALE: N/A
DATE: MARCH, 2007

SHEET 1 OF 11

FILE No.
MISC-1771



SOIL LEGEND		
NUMBER	NAME	CLASS
10B+	GLENVILLE	B
21D2	MANOR	C
55B2	GLENELG	C
55C2	GLENELG	C

TREE #	DRIP RADIUS/TREE TYPE	TREE #	DRIP RADIUS/TREE TYPE
J1000	C115/15 PINE	J1138	C120/18 TWIN PINE NO#
J1001	C115/15 PINE	J1139	C115/12 PINE NO#
J1002	D120/18 OAK	J1140	C120/15 PINE NO#
J1003	D120/18 OAK	J1141	D115/15 HICK NO#
J1005	D125/18 OAK	J1142	D115/15 HICK NO#
J1008	D120/18 MAP	J1143	D115/12 HICK NO#
J1009	C120/12 PINE	J1144	D125/18 HICK NO#
J1010	C120/12 PINE	J1145	D125/18 HICK NO#
J1011	C120/12 PINE	J1146	D115/12 POP NO#
J1012	C120/12 PINE	J1147	D125/18 OAK NO#
J1013	C120/12 PINE	J1148	D130/21 OAK NO#
J1014	C120/12 PINE	J1149	D124
J1015	C120/12 PINE	J1150	D120/15 OAK NO#
J1016	C120/12 PINE	J1151	D120/15 OAK NO#
J1017	C120/12 PINE	J1152	D120/15 OAK NO#
J1018	C120/12 PINE DEAD	J1153	D125/21 OAK NO#
J1019	D115/15 MAP	J1154	D120/15 OAK NO#
J1020	D118/18 MAP	J1155	D115/12 OAK NO#
J1021	D118/18 MAP	J1156	D115/12 OAK NO#
J1022	D125/24 OAK	J1157	D115/12 OAK NO#
J1023	D120/18 OAK	J1158	D115/12 OAK NO#
J1024	D120/15 HICK	J1159	D120/15 OAK NO#
J1025	D125/21 POP	J1160	D120/15 POP NO#
J1026	D122/15 OAK	J1161	D115/12 POP NO#
J1027	D122/15 OAK	J1162	D130/21 OAK NO#
J1028	D125/21 OAK	J1163	D120/15 OAK NO#
J1029	D120/18 OAK	J1164	D120/15 OAK NO#
J1030	D121/21 OAK	J1165	D120/18 OAK NO#
J1031	D121/21 OAK	J1166	D125/18 OAK NO#
J1032	D115/15 POP	J1167	D135/24 OAK NO#
J1033	D115/15 POP	J1168	D120/12 OAK NO#
J1034	D115/15 POP	J1169	D120/12 POP NO#
J1035	D118/15 OAK	J1170	D120/12 OAK NO#
J1036	D120/15 POP	J1171	D120/15 OAK NO#
J1037	D120/12 POP	J1172	D125/21 POP #5206
J1038	D120/12 POP	J1174	D120/18 POP #5205
J1039	D120/12 POP	J1175	D115/12 POP #5204
J1040	D120/12 POP	J1176	D130/24 POP #5201
J1041	D120/12 POP	J1177	D120/18 POP #5203
J1042	C115/15 PINE	J1178	D125/21 OAK #5190
J1043	C130/18 TWIN	J1179	D120/18 POP #5185
J1044	D120/15 OAK	J1180	D120/18 DEAD POP #5184
J1045	D122/18 OAK	J1181	D130/24 POP #5181
J1046	D120/15 OAK	J1182	D135/30 POP #5175
J1047	D120/15 OAK	J1183	D135/33 POP #5168
J1048	D115/12 OAK	J1184	D130/20 MAPLE #5166
J1049	D120/20 OAK	J1185	D125/20 POP #5164
J1050	D120/16 OAK	J1186	D125/18 POP #5170
J1051	D115/15 OAK	J1187	D135/21 POP #5159
J1053	D115/12 POP	J1188	D140/30 POP #5158
J1054	D115/12 POP	J1189	D125/12 MAPLE #5154
J1055	D120/15 POP	J1190	D135/18 MAPLE #5156
J1056	D115/12 POP	J1191	D135/18 MAPLE #5155
J1057	D125/24 POP	J1192	D135/24 MAPLE #5172
J1058	D130/18 POP	J1193	D130/24 POP #5174
J1059	D120/15 POP	J1194	D115/12 OAK #5153
J1060	D120/18 OAK	J1195	D125/18 MAPLE #5151
J1061	D115/12 POP	J1196	D135/24 POP #5149
J1062	D122/15 MAP	J1197	D135/24 MAPLE #5147
J1063	D120/15 POP	J1198	D140/24 OAK #5146
J1064	D120/15 POP	J1199	D120/15 OAK #5143
J1065	D125/12 MAP	J1200	D120/15 OAK #5142
J1066	D120/15 POP	J1201	D120/18 POP #5138
J1067	D120/15 POP	J1202	D115/18 DEAD OAK #5135
J1068	D150/18 OAK	J1203	D130/24 OAK #5133
J1069	D135/15 MAP	J1204	D140/30 MAPLE #5131
J1070	D125/18 POP	J1205	D130/12 MAPLE #5132
J1071	D115/12 POP	J1206	D130/21 MAPLE #5048
J1072	D115/12 POP	J1207	D115/12 MAPLE #5046
J1073	D125/21 OAK DEAD	J1208	D125/15 OAK #5123
J1074	D125/24 POP	J1209	D125/15 OAK #5027
J1075	D121/21 OAK	J1210	D125/15 MAPLE #5126
J1076	D120/18 OAK	J1211	D135/18 MAPLE #5127
J1077	D125/18 OAK	J1212	D140/30 MAPLE #4765
J1078	D150/30 POP	J1213	D125/18 MAPLE #4769
J1079	D135/24 MAP	J1214	D125/21 POP #4768
J1080	D115/15 POP #5286	J1215	D120/15 OAK NO#
J1081	D115/12 POP #5286	J1216	D120/15 OAK NO#
J1082	D130/21 MAPLE	J1217	D130/24 OAK NO#
J1083	D120/18 POP #5282	J1218	D130/24 OAK NO#
J1084	D120/15 POP #5280	J1219	D125/18 OAK NO#
J1085	D120/15 POP #5279	J1220	D135/24 OAK NO#
J1086	D120/18 POP #5278	J1221	D120/15 OAK NO#
J1087	D120/18 POP #5276	J1222	D120/15 OAK NO#
J1088	D130/27 CHESTNUT #5274	J1223	D120/15 OAK NO#
J1089	D120/12 POP #5274	J1224	D120/15 OAK NO#
J1090	D115/15 DEAD POP #5273	J1225	D115/15 PINE NO#
J1091	D125/21 MAPLE #5268	J1226	D120/15 OAK NO#
J1092	D120/18 POP #5264	J1227	D115/12 OAK NO#
J1093	D135/30 MAPLE #5259	J1228	D115/12 OAK NO#
J1094	D125/18 POP #5264	J1229	D115/12 OAK NO#
J1095	D125/15 MAPLE #5258	J1230	D125/18 OAK NO#
J1096	D125/18 POP #5257	J1231	D125/18 OAK NO#
J1097	D120/15 POP #5216	J1232	D125/18 OAK NO#
J1098	D120/18 POP #5212	J1233	D120/15 OAK NO#
J1099	D115/12 POP #5213	J1234	D120/12 OAK NO#
J1100	D120/15 POP #5217	J1235	D120/12 OAK NO#
J1101	D130/24 POP #5200	J1236	D125/15 OAK NO#
J1102	D120/15 POP #5199	J1237	D135/27 POP NO#
J1103	D120/18 MAPLE #5187	J1238	D120/12 POP NO#
J1104	D125/18 POP #5194	J1239	D125/18 OAK NO#
J1105	D125/18 POP #4815	J1240	D120/12 OAK NO#
J1106	D115/15 POP #4812	J1241	D120/12 TWIN OAK NO#
J1107	D125/18 STC #4805	J1242	D130/24 POP NO#
J1108	D125/24 DEAD MAPLE #4804	J1243	D135/24 TWIN MAPLE NO#
J1109	D130/24 POP #4803	J1244	D125/18 POP #4781
J1110	D125/12 MAPLE #4806	J1245	D135/24 OAK #5025
J1111	D115/12 HICK #4807	J1246	D115/12 POP #5026
J1112	D125/21 POP #4801	J1247	D130/21 POP #4746
J1113	D120/15 POP #4800	J1248	D120/12 MAPLE #4748
J1114	D125/24 POP #4797	J1249	D125/15 OAK NO#
J1115	D120/18 POP #4794	J1250	D125/15 OAK NO#
J1116	D120/18 POP #4793	J1251	D135/27 OAK NO#
J1117	D140/30 POP #4789	J1252	D130/21 OAK NO#
J1118	D140/24 OAK #4787	J1253	D130/21 OAK NO#
J1119	D125/15 OAK #4785	J1254	D115/12 OAK NO#
J1120	D125/15 OAK #4784	J1255	D120/15 OAK NO#
J1121	D130/21 MAPLE #4782	J1256	D120/15 POP NO#
J1122	D125/21 MAPLE #4781	J1257	D115/12 POP NO#
J1123	D122/17 POP #4780	J1258	D125/15 OAK NO#
J1124	D125/24 OAK NO#	J1259	D135/27 OAK NO#
J1125	D115/12 POP #4778	J1260	D125/18 OAK NO#
J1126	D140/27 MAPLE #4776	J1261	D125/18 OAK NO#
J1127	D115/12 POP #4774	J1262	D115/12 OAK NO#
J1128	D135/21 MAPLE #4775	J1263	D120/15 OAK NO#
J1129	D125/24 POP #4773	J1264	D115/12 POP NO#
J1130	D130/24 OAK NO#	J1265	D115/15 DEAD OAK NO#
J1131	D135/18 OAK NO#	J1266	D120/15 OAK NO#
J1132	D120/18 POP NO#	J1267	D120/15 OAK NO#
J1133	D121/21 OAK NO#	J1268	D125/18 OAK NO#
J1134	D121/21 POP NO#	J1269	D125/18 OAK NO#
J1135	D120/15 HICK NO#	J1270	D125/15 TWIN OAK NO#
J1136	D125/24 POP NO#	J1271	D125/15 OAK NO#
		J1272	D115/12 OAK NO#

-CONTINUED-

J1273	D115/12 OAK NO#	
J1274	D115/12 OAK NO#	
J1275	D115/12 OAK NO#	
J1276	D115/12 OAK NO#	
J1277	D125/18 OAK NO#	
J1278	D125/18 OAK NO#	
J1279	D120/12 OAK NO#	
J1280	D120/12 OAK NO#	
J1281	D125/18 OAK NO#	
J1282	D135/24 OAK NO#	
J1283	D135/15 TWIN OAK NO#	
J1284	D130/18 OAK NO#	
J1285	D130/18 OAK NO#	
J1286	D130/18 OAK NO#	
J1287	D135/21 OAK NO#	

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
ERIC R. BEIZEL
No. 062340
06/14/07
PROFESSIONAL ENGINEER

EXISTING CONDITIONS PLAN AND SOILS MAP

COLTS NECK
BLOCK 1, SECTION 30, RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"= 50'
C1 = 2'
DATE: MARCH, 2007

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FILE No.
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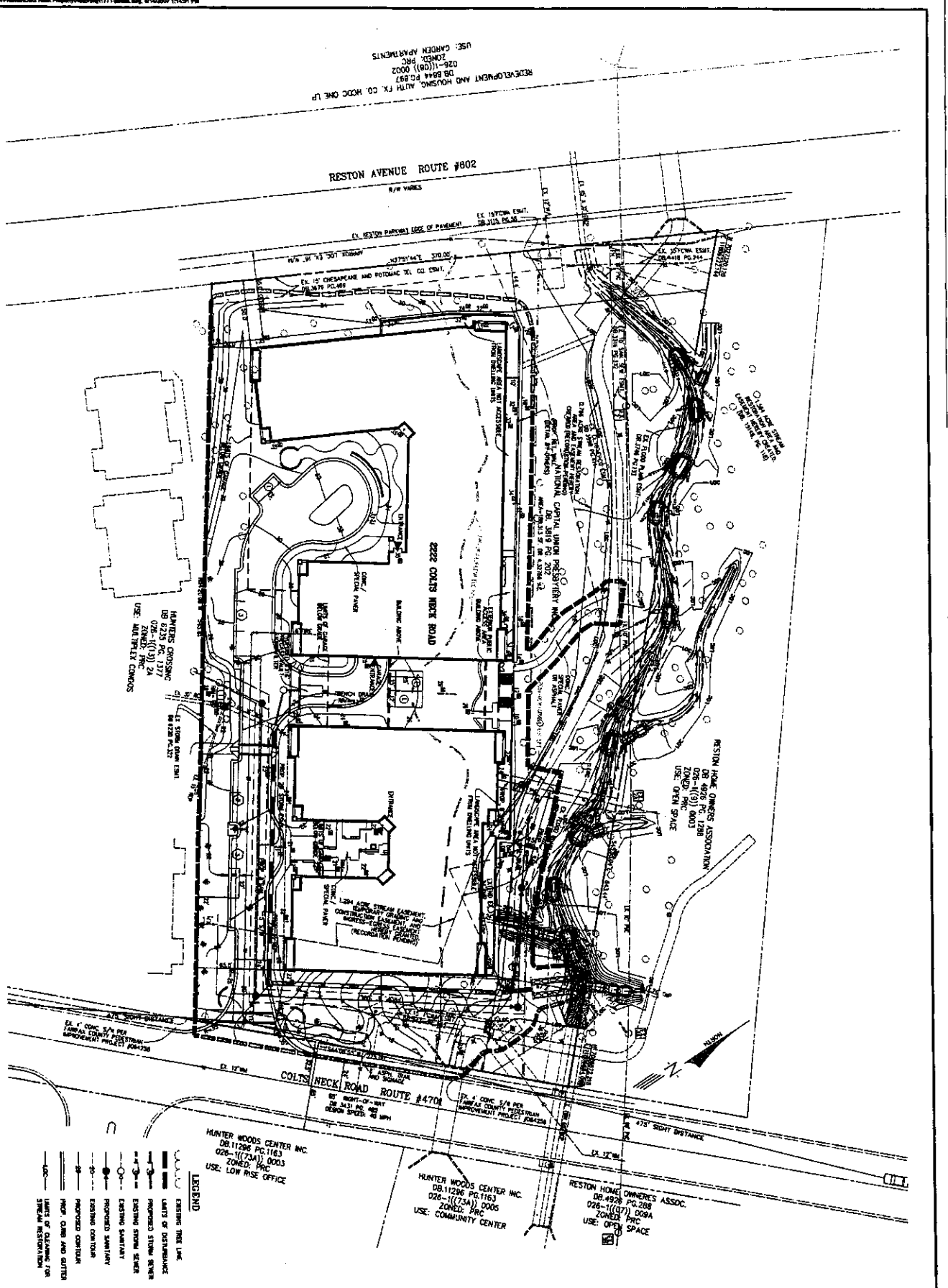

DPA/PCA

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30 C.I.=2' DATE: MARCH, 2007

SHEET 3 OF 11

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COMMONWEALTH OF VIRGINIA
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No.	DATE	DESCRIPTION	REV.BY	APPROVED	DATE

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TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
* Acer rubrum 'October Glory'	October Glory Red Maple	3" - 3-1/2" cal.
*Tilia americana	American Linden	3" - 3-1/2" cal.
Zelkova serrata	Zelkova	3" - 3-1/2" cal.
ORNAMENTAL TREES		
*Cornus florida	Flowering Dogwood	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
EVERGREEN TREES		
Magnolia grandiflora 'Baby Doll'	Southern Magnolia	7'-8' ht.
*Ilex opaca	American Holly	7'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Azalea 'Delaware Valley'	White Azalea	36"
*Clethra alnifolia	Summersweet	30"
Hydrangea macrophylla 'Big Daddy'	Bigleaf Hydrangea	30-36"
*Ilex glabra	Inkberry Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
*Rhododendron catawbiense 'Album'	Catawbiense Rhododendron	30"-36"
*Coreopsis verticillata	Tickseed	1 gal.
*Dryopteris marginalis	Evergreen Wood Fern	1 gal.
Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
Lavandula intermedia 'Grosso'	Grosso Lavender	1 gal.
*Phlox subulata	Creeping Phlox	1 gal.
Cortaderia selloana	White Pampas Grass	2 gal.

* Virginia Native Plant Species

TYPICAL PLANT PALETTE WITHIN E.Q.C.

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" - 3-1/2" cal.
Quercus phellos	Willow Oak	3" - 3-1/2" cal.
Quercus rubra	Red Oak	3" - 3-1/2" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
ORNAMENTAL TREES		
Juniperus virginiana	Eastern Red Cedar	7'-8' ht.
Ilex opaca	American Holly	7'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Aronia arbutifolia	Red Chokeberry	36"
Calycanthus floridus	Carolina Allspice	36" gal.
Ilex verticillata	Winterberry	36" gal.
Itea virginica	Virginia Sweetspire	24"
Viburnum dentatum	Arrowwood Viburnum	36"
Viburnum lentago	Nannyberry Viburnum	36"
Viburnum prunifolium	Blackhaw Viburnum	36"

LEGEND

- EXISTING CANOPY TREE
- EXISTING UNDERSTORY TREE
- EXISTING CONIFER TREE
- PROPOSED RIPARIAN PLANTING PROVIDED WITH STREAM RESTORATION
- LIGHT FIXTURE

CANOPY CALCULATIONS

TOTAL SITE AREA: 188,513 SQ. FT.

REQUIRED CANOPY COVERAGE: 18,851 SQ. FT. (188,513 x 10%)
PROPOSED CANOPY: 28,860 SQ. FT.

NOTES:

1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.
2. TOTAL SITE CANOPY PROVIDED IS APPROXIMATE. SITE CANOPY PROVIDED AT SITE PLAN WILL MEET MINIMUM REQUIREMENTS PER Z.O. AND PFM.
3. PLANTINGS LOCATED WITHIN THE E.Q.C. WILL BE NATIVE SPECIES WITH CHARACTERISTICS THAT PROMOTE WILDLIFE HABITAT.
4. TRAIL FROM BUILDING ACCESS TO EXISTING PATH TO BE FIELD LOCATED TO MINIMIZE REMOVAL OF EXISTING TREES WHILE PROVIDING AN ADA ACCESSIBLE CONNECTION
5. ALL EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE OR PROVIDED ONLY AS A GRAPHIC REPRESENTATION OF EXISTING FOREST COVER
6. PLANTINGS OUTSIDE OF THE PROPOSED LIMITS OF DISTURBANCE SHALL BE PROVIDED AT EX. GRADE AND AVOID IMPACT TO EXISTING GRADE AND VEGETATION
7. PROPOSED RIPARIAN PLANTINGS ARE CONCEPTUAL. FINAL PLANTS TO BE PREPARED BY WSSI.
8. Plantings along Colts Neck Road will be Virginia native species.

TRANSITIONAL SCREENING YARDS

NORTH (OPEN SPACE): N/A
SOUTH (MF ZONED PRC): N/A
EAST (MF ZONED PRC): N/A
WEST (MF ZONED PRC): N/A

0 15' 30' 60' 120'

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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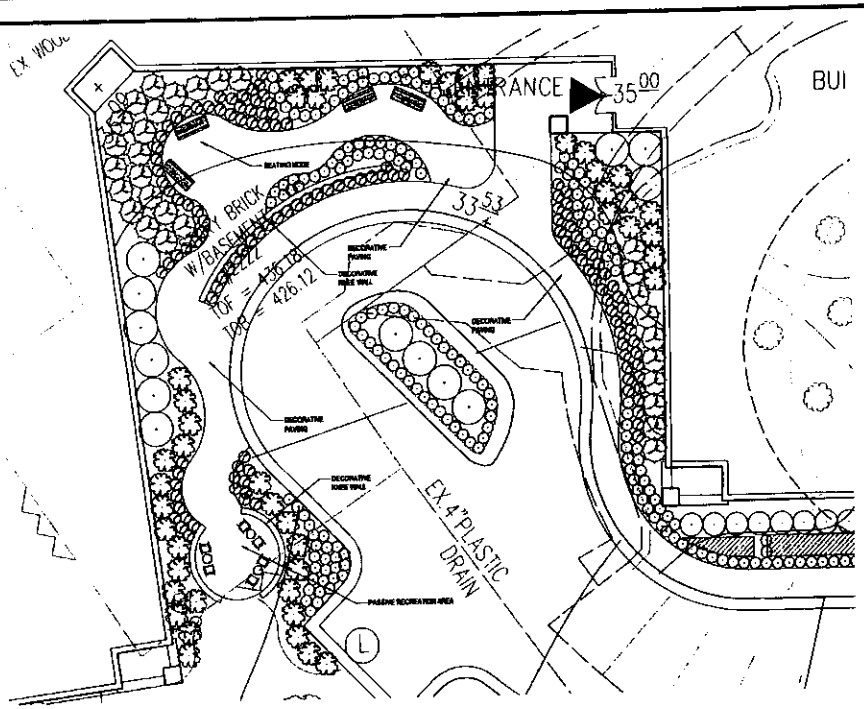
COMMONWEALTH OF VIRGINIA
ERIC E. KEZEL
No. 002418
08/14/07
PROFESSIONAL ENGINEER

LANDSCAPE PLAN
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

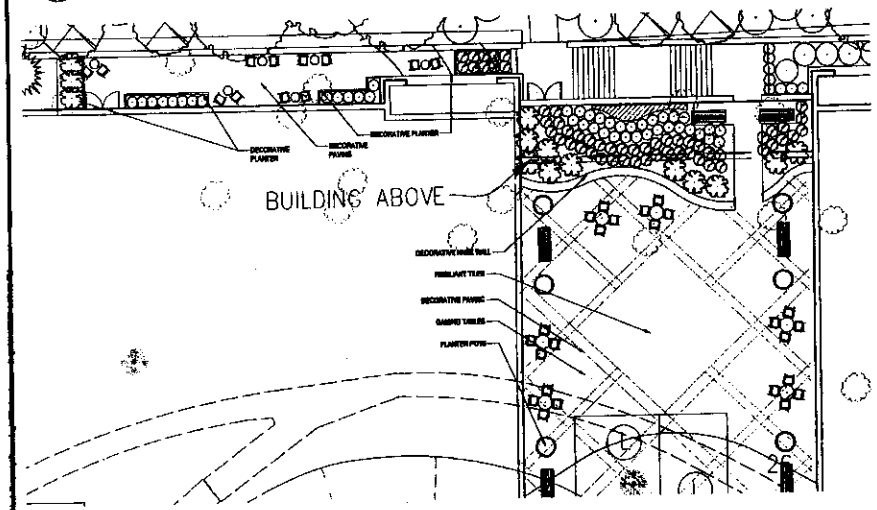
SCALE: 1"=30' C.I. = 2' DATE: MARCH, 2007

SHEET 4 OF 11

FILE No. MISC-1771

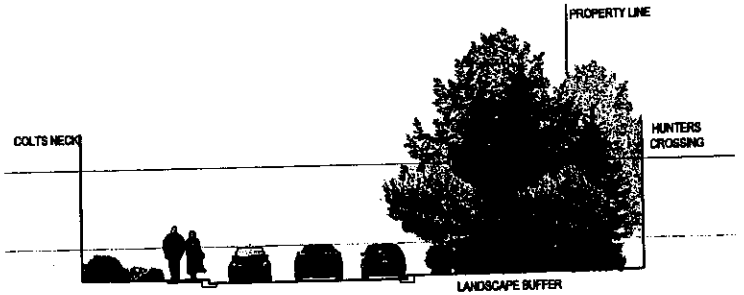


1 BUILDING 2 ENTRY PLAZA
1"=10'

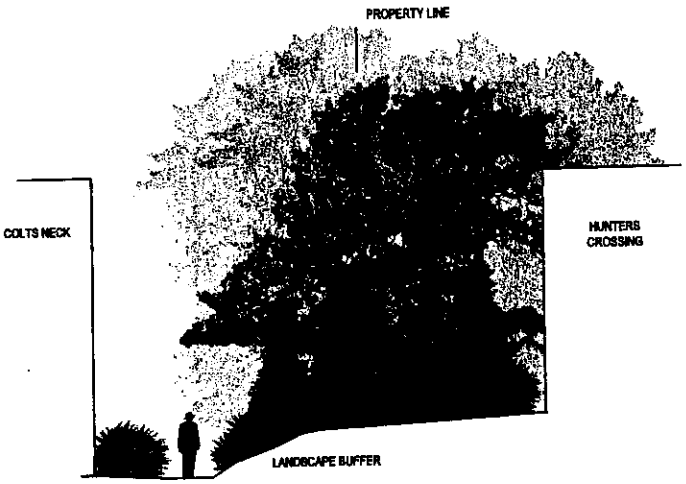


2 BUILDING 2 REAR SEATING NODE AND ACTIVITY AREA
1"=10'

3 BUILDING 1 LANDSCAPE BUFFER SECTION
1/8"=1'



4 BUILDING 2 LANDSCAPE BUFFER SECTION 1
1/8"=1'



5 BUILDING 2 LANDSCAPE BUFFER SECTION 2
1/8"=1'

No.	DATE	DESCRIPTION	REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE
1	11-07-07		
2	11-15-07		
3	11-26-07		
4	12-11-07		
5	12-18-07		
6	01-08-08		

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COMMONWEALTH OF VIRGINIA
JOHN A. MARSH
No. 020402
07/11/07
PROFESSIONAL ENGINEER

LANDSCAPE DETAILS
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: MARCH, 2007
SCALE: 1"=20'
C1 = 2

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FILE No.
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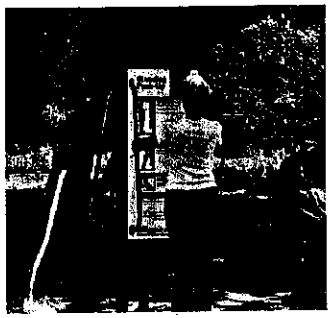
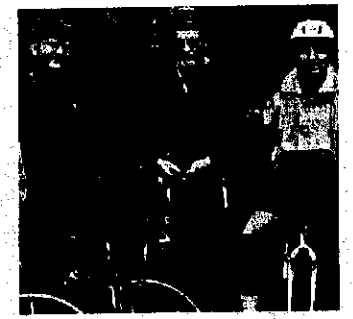
COLTS NECK OUTDOOR ACTIVITIES

LIFE TRAIL FITNESS STATION

OUTDOOR GAMING



LIFE TRAIL FITNESS STATION



BIKING AND WALKING

LIFE TRAIL FITNESS STATION

GARDENING

No.	DATE	DESCRIPTION	REVISED	APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
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No. 028443
06/14/07
PROFESSIONAL ENGINEER

OUTDOOR ACTIVITIES
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30'
C.I. = 2'
DATE: MARCH, 2007

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FILE No.
MISC-1771

LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- INTERMITTENT STREAM (NOTE 3)
- WETLAND BOUNDARY (NOTE 3)

NORTH

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (ac)	COMMENTS
A	Upland Forest	White Oak Red Oak Chestnut Oak	Long-term Sub-climax	Fair-Good	1.63	See Condition Description
B	Bottomland Forest	Tulip Poplar Red Maple	Sub-climax	Good	0.93	See Condition Description
C	Upland Forest	Virginia Pine	Sub-climax	Fair	0.02	See Condition Description
D	Maintained Grassland	Meadow Fescue	N/A	See Condition Description	0.10	See Condition Description
E	Developed	White Pine Red Maple	N/A	See Condition Description	1.71	See Condition Description
Total Acreage					4.38	

*CONDITION DESCRIPTION:

A. Upland forest in fair to good condition. This long-term, sub-climax community is comprised primarily of white oak (*Quercus alba*), northern red oak (*Q. rubra*) and chestnut oak (*Q. prinus*). Scattered tulip poplar (*Liriodendron tulipifera*) and red maple (*Acer rubrum*) are present in this stand as well.

B. Bottomland forest in good condition. This sub-climax community is comprised primarily of tulip poplar and red maple. American holly (*Ilex opaca*) is present in the understory.

C. Upland forest in fair condition. This sub-climax community is comprised entirely of young Virginia pine (*Pinus virginiana*).

D. This area consists of grasses and forbs, and appears to be maintained as part of the existing trail system along the northern boundary of the site. Species include meadow fescue (*Festuca pratensis*), bluegrass (*Poa* sp.), and white clover (*Trifolium repens*).

E. Developed areas include buildings, parking areas, and associated infrastructure. Species within these areas include white oak, tulip poplar, Virginia pine, white pine (*Pinus strobus*), and red maple. Most of these species exhibit fair to good health and form.

NOTES:

1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS Vienna, VA-MD topographic quadrangle map, existing topography, the Fairfax County Soils Map, WSSI's delineation of wetlands and other waters of the U.S. for Snakeden Branch Reach I (dated February 14, 2006), and aerial photography, as well as a field verification performed by Benjamin N. Rosner, WPIT and Beth A. Arrollstead on March 13, 2007.

2. Topography and boundary information from Fairfax County Digital Data and a Spring 2004 WSSI Color Infrared Aerial Photograph were used as the base for this exhibit.

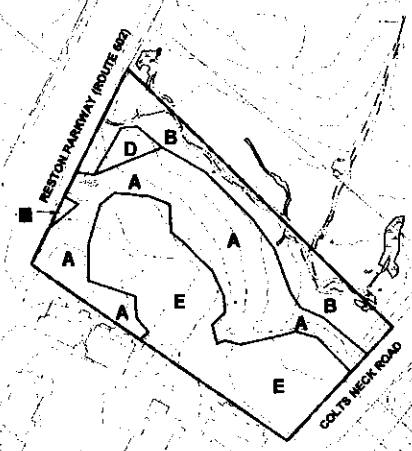
3. The waters of the U.S. delineation information shown hereon, was performed by WSSI as described in a report entitled "Waters of the U.S. (Including Wetlands) Delineation, Snakeden Branch Reach I," dated February 14, 2006 (WSSI #20003.01). A jurisdictional determination from the U.S. Army Corps of Engineers verifying these boundaries has been issued (#05-R0601, dated May 17, 2006).

Limitations

This study is based on examination of the conditions on the study site at the time of our review and does not address conditions in the future, as such conditions change over time. Therefore, our conclusions may vary from future observations. Our existing vegetation evaluation map has been prepared in accordance with generally accepted guidelines for the conduct of such evaluations. We make no other warranties, either expressed or implied, and our evaluation is not a recommendation to buy, sell or develop the property.

We offer no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above. The opinions set forth above are rendered only and exclusively for the benefit of the addressees and no other parties, successors or assigns. The foregoing opinions are based on applicable laws, ordinances, and regulations in effect as of the date hereof and should not be construed to be an opinion as to the matters set out herein should such laws, ordinances or regulations be modified, repealed or amended.

This document is solely for your benefit and is not to be quoted in whole or in part or otherwise referred to in any statement or document (except for purposes of identification) nor is it to be filed with any governmental agency or other person, without the prior written consent of this firm, unless required by law. If you have any questions regarding this report, please call our office at (703) 679-5800.



Wetland

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EXISTING VEGETATION MAP

Prepared For: Atlantic Realty Companies

Colts Neck Road
Fairfax County, Virginia

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COMMONWEALTH OF VIRGINIA
ERIC S. DIEBEL
No. 02546
04/14/07
PROFESSIONAL ENGINEER

REVISIONS

No.	Date	Description	Rev. By	App. By

DATE: March 2007 SCALE: 1" = 100'

Horizontal Datum: VCS NAD83
Vertical Datum: NGVD29
Boundary and Topo Source: Fairfax County Digital Data

Design	Draft	Approved
BNR	BNR	CLW

Sheet #
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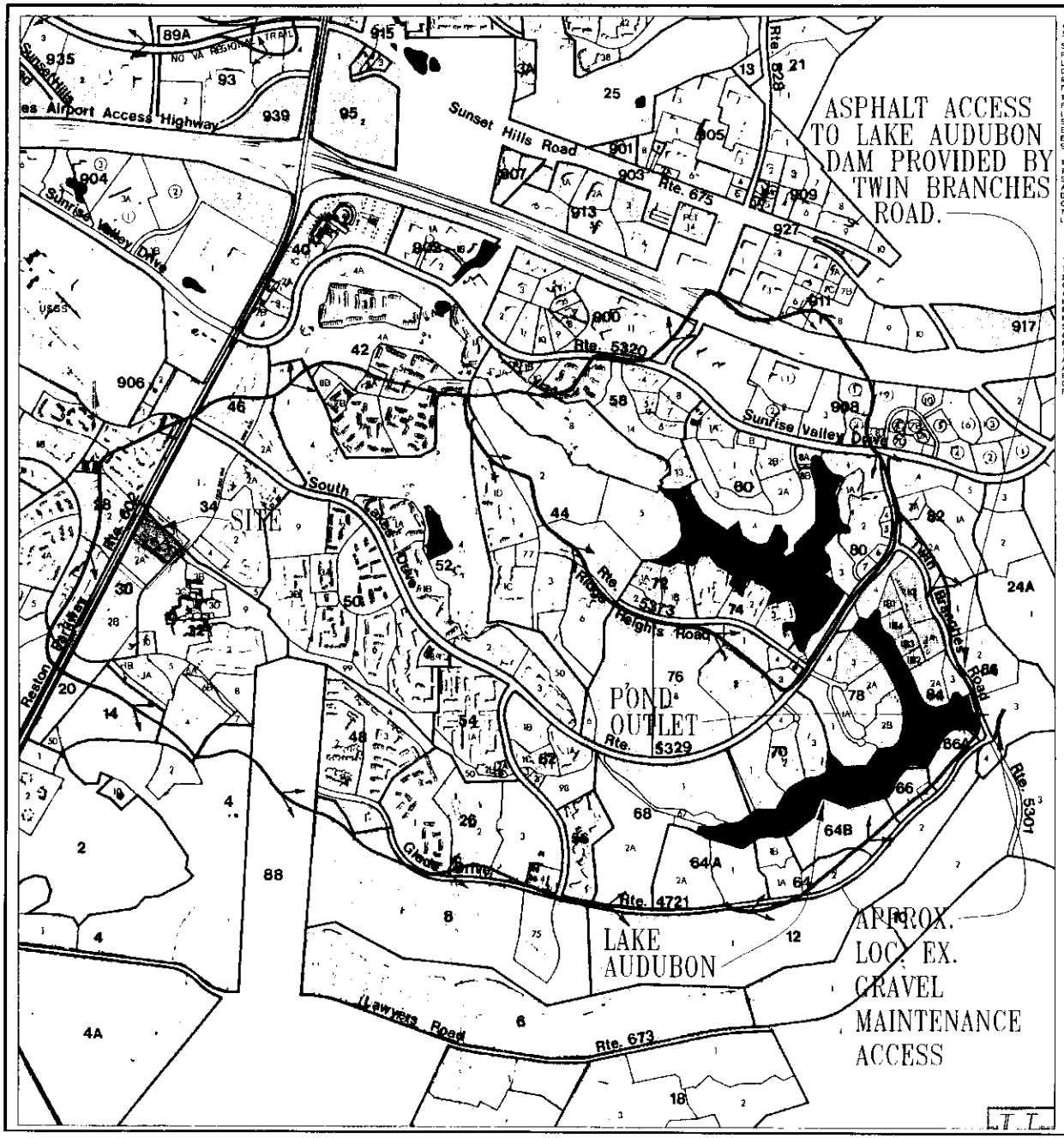
Computer File Name:



STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED FOR THIS PROPERTY BY THE EXISTING SWM/BMP FACILITY, LAKE AUDUBON. LAKE AUDUBON IS SHOWN IN PLAN VIEW ON THIS SHEET ALONG WITH THE DRAINAGE DIVIDES TO THIS FACILITY. LAKE AUDUBON WAS BUILT MANY YEARS AGO AND NO DESIGN RECORDS ARE AVAILABLE IN FAIRFAX COUNTY'S RECORDS. THE DESIGN RUNOFF IMPACTS FROM THIS PROJECT ARE NEGLIGIBLE ON THE SCALE OF THE 1536 AC DRAINAGE SHED TO LAKE AUDUBON. CALCULATIONS VERIFYING LAKE AUDUBON'S FUNCTION AS A BMP FACILITY AND THE ASSOCIATED VOLUME ARE PROVIDED ON THIS SHEET. DUE TO THE LACK OF AVAILABLE RECORDS, THE AREA AND VOLUME OF STORAGE PROVIDED TO MEET STORMWATER DETENTION REQUIREMENTS CANNOT BE ESTIMATED. THE CHARACTERISTS OF EXISTING LAKE AUDUBON ARE PROVIDED IN THE CHECKLIST ON THIS SHEET. SINCE EXISTING LAKE AUDUBON PROVIDES SWM AND BMP FOR THE ENTIRE 1536 AC DRAINAGE SHED, THERE ARE NO ADDITIONAL SWM OR BMP REQUIREMENTS FOR THIS PLAN

THOUGH THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES AND THUS, THE REQUIREMENTS OF ZONING ORDINANCE SECTION 16-302.4.L DO NOT APPLY, THE STORMWATER DATA FOR EXISTING LAKE AUDUBON IS PROVIDED TO THE EXTENT AVAILABLE. THE LAKE FOOTPRINT, EXISTING MAINTENANCE ACCESS AND DRAINAGE DIVIDES ARE SHOWN ON THIS SHEET. THE EXISTING DAM DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED WORK IN THE VICINITY OF LAKE AUDUBON. THEREFORE, THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATED LIMITS OF CLEARING CRITERIA DO NOT APPLY.

OUTFALL NARRATIVE

THIS SITE DRAINS SOUTH TO NORTH TO AN EXISTING DRAINAGE WAY THAT LEADS TO AN EXISTING CULVERT THAT RUNS BENEATH COLTS NECK ROAD. BEYOND THE EXISTING CULVERT AN OPEN CHANNEL ULTIMATELY CONVEYS THE STORMWATER TO EXISTING LAKE AUDUBON. A PRELIMINARY LAYOUT OF THE ON-SITE STORM DRAINAGE INLETS AND PIPES IS SHOWN ON SHEET #3. AS SHOWN ON SHEET #9, THE APPROXIMATE SITE DESIGN RUNOFF IS 18.38 C.F.S. THE SITE RUNOFF ENTERS THE EXISTING DRAINAGE WAY WHICH HAS AN APPROXIMATE RUNOFF OF 181.52 C.F.S., WHICH EXCEEDS 50% OF THE SUBJECT SITE'S RUNOFF. IN ACCORDANCE WITH FAIRFAX COUNTY P.F.M., SECTION 6-0203.2A, THE OUTFALL IS ANALYZED TO A POINT 150' DOWNSTREAM FROM THIS CONFLUENCE. THIS POINT OCCURS IN THE EXISTING CULVERT BENEATH COLTS NECK ROAD. THE ANALYSIS OF THE EXISTING CULVERT IS PROVIDED ON SHEET #9. ONCE THE RUNOFF REACHES LAKE AUDUBON BY WAY OF THE EXISTING OPEN CHANNEL, THE TOTAL DRAINAGE AREA IS 1536 AC WHICH EXCEEDS AN AREA OF ONE SQUARE MILE. IT IS THE OPINION OF URBAN ENGINEERING THAT AN ADEQUATE OUTFALL IS PROVIDED. FURTHER, THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED WITH THE FINAL SITE PLAN.

BMP ANALYSIS FOR LAKE AUDUBON STORMWATER MANAGEMENT FACILITY

1. If V_s/V is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook")
   - V_s = Volume of storage at permanent water surface elevation
   - V = Mean rainfall and runoff volume = D.A x C x 4/12(ac.-ft.)
     - D.A. = Drainage area
     - C = Runoff Coefficient
2. V_s > 315 ac-ft. (Source: Plans for "Upper Dam and Lake – Snakedam Branch and Lower Dam and Lake – Snakedam Branch" (No County Plan Number) Dated October 1975, prepared by Massey Engineers)
3. V_s = 38.4 ac.-ft.
   D.A. = 1536 ac (includes drainage area to Lake Thoreau)
   C = .75
4. V_s/V = 8.2 > 4.0, Therefore, this facility serves as a BMP pond

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a written request of the submission requirement and justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance provisions:

Special Permits (9-011 2) & 2.)	Special Exceptions (9-011 2) & 2.)
Cluster Subdivision (9-615 10) & 19)	Commercial Revitalization Districts (9-622 3A (10) & (14))
Development Plans PRC District (15-302 3 & 4)	PRC Plan (16-303 1E & 10)
FDP P Districts (except PRC) (16-302 1P & 10)	Amendments (16-402 1B & 10)

☑ 1. Plat is at a minimum scale of 1"=60' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading, accompanied by a tabulation of the stormwater management facility(ies), such as: storage type (e.g. wet pond, dry detention, porous pavement, underground vault, etc.), outfall, energy dissipation devices, and stream stabilization measures as shown on Sheet 8 & 10.

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	Spillway Elevation (ft)
EX. LAKE AUDUBON	15.36	1812	1536	1,744,056	EX. 727,560	265
Totals:						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3.
Pond inlet and outlet pipe systems are shown on Sheet ____.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 8-9.
Type of maintenance access road surface acted on (ie. pbit. ▭, asphalt, grasscrete, gravel, etc.)

N/A ☐ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.

☑ 7. A maintenance management narrative* which contains a description of how detention and best management practices requirements will be met is provided on Sheet 8.

☑ 8. A description of all the existing conditions of each numbered sub-basin and all proposed downstream flow (ie. via a point which is at least 10% below the site area or where it has a drainage area of at least one square mile (640 acres)) is provided on Sheet 8-9.

☑ 9. A description of how the outfall requirements (including contributing drainage areas of the Public Facilities Manual) will be satisfied is provided on Sheet 8.

☑ 10. Existing topography with minimum contour intervals of ten (2) feet and a note as to whether it is an air survey or field run is provided on Sheet ____.

N/A ☐ 11. A submission waiver is requested for ____.

N/A ☐ 12. Stormwater management is not required because ____.

No.	DATE	DESCRIPTION	INITIALS APPROVED	DATE
		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE:
03-16-06
04-09-06
05-08-06
07-17-06
09-14-06

urban
Urban, Ltd.
11781 Lee Jackson Memorial Highway, Suite 160
Fairfax, Virginia 22033
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Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 022448
PROFESSIONAL ENGINEER
09/14/07

STORM WATER MANAGEMENT ANALYSIS
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1" = 600'
C.T. NO.
DATE: MAR. 2007

SHEET 8 OF 11

FILE No.
MISC-1771

FILE No. MISC-1771	SHEET 9 OF 11	STORMWATER OUTFALL ANALYSIS COLT'S NECK BLOCK 1, SECTION 30, RESTON HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=100' CI. N/A DATE: MAR., 2007	urban

COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL, No. 023418, 09/14/07, PROFESSIONAL ENGINEER

Urban, Ltd. — Planners · Engineers · Landscape Architects · Land Surveyors

PLAN DATE: 03-19-07, 04-09-07, 06-08-07, 06-28-07, 07-27-07, 09-14-07

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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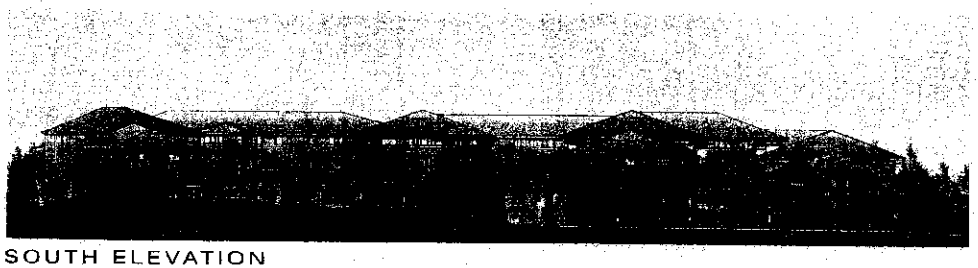

SOUTH ELEVATION

WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

VDG ARCHITECTURE

Atlantic REALTY COMPANIES

COLTS NECK SENIOR HOUSING

ELEVATIONS

No	DATE	DESCRIPTION	REVISED	APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

PLAN DATE
03-19-07
04-09-07
06-08-07
06-26-07
07-27-07
09-14-07

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COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 022415
09/14/07
PROFESSIONAL ENGINEER

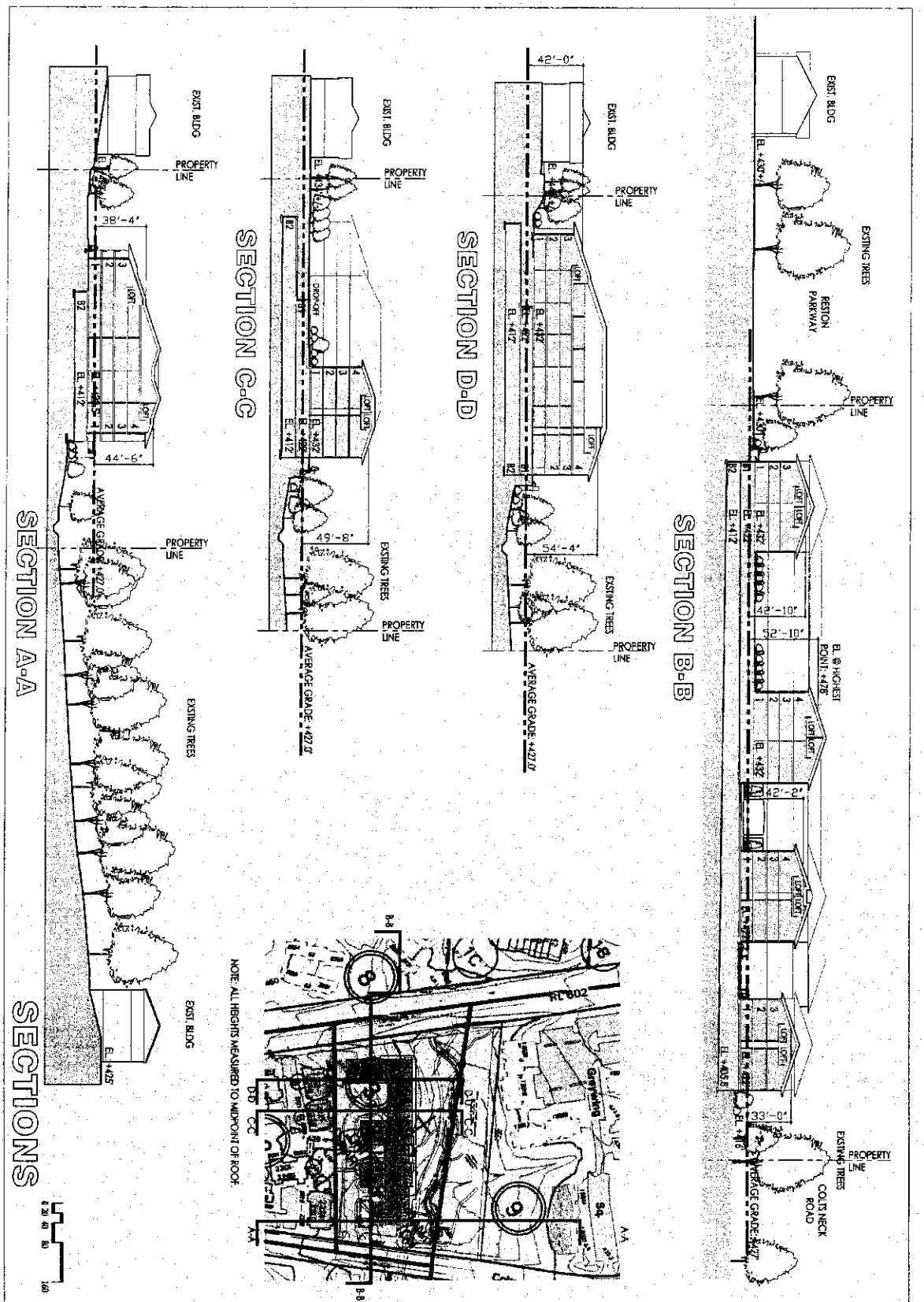
ELEVATIONS

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: AS NOTED
C.I. = N/A
DATE: MARCH, 2007

SHEET 10 OF 11

FILE No. MISC-1771



COLTS NECK SECTION 1, BLOCK 30, RESTON

HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

SECTIONS

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: AS NOTED | C.I. = N/A | DATE: MARCH, 2007

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PLAN DATE
03-19-07
04-09-07
06-08-07
06-26-07
07-27-07
08-14-07

NO.	DATE	DESCRIPTION	REVIEW BY	APPROVED	DATE

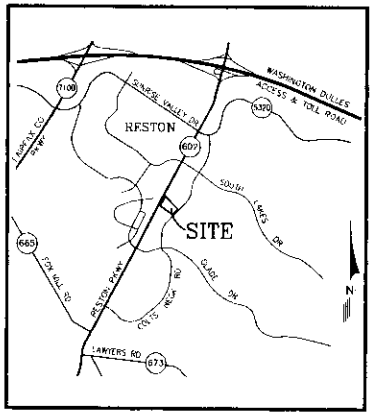
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FILE No. MISC-1771 | SHEET 11 OF 11

PRC PLAN A-936
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 26-1((13)) 0001.
2. THE TOTAL PRC PLAN AREA = 4.32786 ACRES.
3. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PRC
4. THE BOUNDARY INFORMATION SHOWN HEREON IS BASED ON ALTA/ASCM LAND TITLE SURVEY, PREPARED BY URBAN LTD., DATED JUNE 12, 2006
5. THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN LTD. ALL TOPOGRAPHY WAS OBTAINED VIA FIELD SURVEY.
6. THE PROPERTY SHOWN ON THIS PRC PLAN IS LOCATED IN THE HUNTER MILL DISTRICT.
7. THIS PLAN PROPOSED HAS NO DISTURBANCE WITHIN THE COUNTY MAPPED RPA. THERE IS NO RPA ON THE SUBJECT SITE PER THE FAIRFAX COUNTY MAPS.
8. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
9. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY AN OFFSITE SWM/BMP FACILITY. SEE STORMWATER MANAGEMENT NARRATIVE AND OUTFALL NARRATIVE, SEE SHEETS #10 & 11. THOUGH ADEQUATE SWM AND BMP MEASURES EXIST, AT THE TIME OF FINAL SITE PLAN, SUPPLEMENTAL STORMWATER QUALITY CONTROLS SHALL BE IMPLEMENTED TO REDUCE THE RUNOFF IMPACTS FROM THE SITE, SUCH AS CHECK DAMS, STRUCTURAL BMPS OR VEGETATED FILTER STRIPS, AS MORE PARTICULARLY SHOWN HEREON.
10. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
11. PROPOSED UTILITY LAYOUTS ARE SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
12. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
13. IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.
14. THERE ARE NO KNOWN BURIAL SITES.
15. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS MODIFIED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 7 UNLESS MODIFIED.
16. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, RETAINING WALLS AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
17. THERE IS AN EXISTING EASEMENT ON THIS PROPERTY CURRENTLY TITLED A FLOODPLAIN EASEMENT. THIS WAS ESTABLISHED BEFORE THE CURRENT FAIRFAX COUNTY FLOODPLAIN DEFINITIONS WERE IMPLEMENTED AND IS NO LONGER PROPER TERMINOLOGY FOR THE DRAINAGE WAY. AS SHOWN ON SHEET #11, THE DRAINAGE AREA THROUGH THE PROPERTY IS LESS THAN THE 70 AC MINIMUM AREA FOR A FLOODPLAIN. THUS, THE EXISTING EASEMENT WILL BE VACATED AND A MORE APPROPRIATELY NAMED EASEMENT WILL BE ESTABLISHED IN ITS GENERAL LOCATION, SUCH AS A STORM DRAINAGE EASEMENT.
18. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
19. THE DEVELOPMENT OF THIS SITE WILL OCCURR BASED ON MARKET CONDITIONS AND THE RECEIPT OF NECESSARY COUNTY APPROVALS.
20. ACCESS TO THE SITE IS PROVIDED BY EXISTING COLTS NECK ROAD, ROUTE #709. AT THIS TIME, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.
21. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF SIGNAGE WILL BE DEVELOPED AT A LATER DATE.
22. ARCHITECTURAL SKETCHES OF THE PROPOSED BUILDINGS ARE PROVIDED ON SHEETS #14-15.
23. TABULATIONS FOR SITE, BUILDING, PARKING AND LOADING DATA ARE PROVIDED ON THIS SHEET.
24. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
25. THE PRINCIPAL USE OF THE PROPOSED BUILDINGS WILL BE HIGH DENSITY RESIDENTIAL/ INDEPENDENT LIVING FACILITIES.
26. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEM (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN.
27. THE RESTON ASSOCIATION HAS RETAINED AN ENVIRONMENTAL SCIENTIST TO PREPARE A STREAM RESTORATION PLAN TO IMPROVE THE QUALITY OF THE DRAINAGE WAY THROUGH THE SUBJECT SITE. THE STREAM RESTORATION PLAN WILL BE SUBMITTED UNDER SEPARATE COVER AND PROCESSED THROUGH FAIRFAX COUNTY APPROVAL AND IMPLEMENTED AT THE TIME OF CONSTRUCTION.
28. THIS PRODUCT REFLECTS A STREAM RESTORATION PLAN AS SHOWN ON SHEET #3 AS PREPARED IN A SEPARATE PLAN BY WETLANDS STUDIES AND SOLUTIONS AND COORDINATED WITH COUNTY STAFF.
29. TRAFFIC AND PEDESTRIAN PLAN IS DEMONSTRATED ON SHEETS #3 #6 WHICH DEPICT ACCESS TO SITE AND ACCESS WITHIN SITE VIA PEDESTRIAN AND VEHICULAR CIRCULATION IN THE FORM OF PEDESTRIAN WALKS AND VEHICLE DRIVE AISLE.
30. PROPOSED USES ARE IN CONFORMANCE WITH THE CURRENT COMPREHENSIVE PLAN.
31. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES IS PROVIDED ON SHEETS #14-15.
32. THE DEVELOPMENT OF THIS SITE IS NOT CURRENTLY PLANNED TO BE CONTRUCTED IN SECTIONS; THEREFOR, NO DEVELOPMENT SCHEDULE SHOWING THE ORDER OF CONSTRUCTION HAS BEEN INCLUDED.
33. THIS PROJECT IS TO PROVIDE 15% AFFORDABLE UNITS AND 5% WORK FORCE HOUSING UNITS.
34. THE APPLICANT HEREBY REQUESTS:
    - A WAIVER OF FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION 6-0303.8 TO PERMIT A BELOW GRADE BMP DEVICE.
    - A MODIFICATION OF THE COMPREHENSIVE PLAN TRAIL REQUIREMENT TO THE TRAIL AND SIDEWALK CONFIGURATION SHOWN HEREON.



VICINITY MAP
SCALE: 1" = 2,000'

OWNER
NATIONAL CAPITAL UNION, PRESBYTERY, INC.
4915 45TH STREET NW
WASHINGTON DC 20016

DEVELOPER
2222 COLTS NECK ROAD, LLC
8150 LEESBURG PIKE SUITE 1100
VIENNA, VIRGINIA 22182
PH 703-760-9500

TABULATIONS

TOTAL SITE AREA:	188,513 SF, OR 4.32766 AC
PROPOSED HEIGHT:	49.9', AS SHOWN ON SHEET #15
PROPOSED OPEN SPACE:	80,000 SF. (APPROX. 42%)
	168 REGULAR
	42 AFFORDABLE UNITS (20%)
NUMBER OF UNITS:	210 UNITS (4 STORIES PLUS A LOFT OVER 2 STORIES OF PARKING)
PROVIDED DENSITY:	48 DU/ACRE
PERMITTED DENSITY:	50 DU/ACRE
PROJECTED BUILDING GFA:	240,222 GSF
PROJECTED GARAGE GFA:	102,381 GSF

PARKING:

PARKING REQUIRED:	1 SPACE/4 UNITS X 210 UNITS = 53 SPACES
	+ 1 SPACE/ EMPLOYEE X 2 EMPLOYEES = 2 SPACES
	TOTAL REQUIRED SPACES = 55 SPACES
PARKING PROVIDED***:	
SURFACE SPACES:	= 8 SPACES
STRUCTURED SPACES = 251 SPACES	
TOTAL PROVIDED	= 259 SPACES

HANDICAPPED PARKING REQUIRED = 6 SPACES (1 VAN ACCESSIBLE)
HANDICAPPED PARKING PROVIDED = 6 SPACES MIN. (1 VAN ACCESSIBLE MIN.) ALL IN GARAGE

LOADING:

LOADING REQUIRED: 240,222 GFA= 1 SP. FOR THE 1ST 10,000 GSF+ 1SP./100,000 GSF OR MAJOR FRACTION THERE OF=3 SPACES

LOADING PROVIDED*** = 3 SPACES

***NOTE: PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

Reston Data Summary Tables, 3/26/2007

Unit Types	Number of Units
Ex. Single Family Detached	4,247
Ex. Single Family Attached	8,205
Ex. Multiple Family Dwelling	13,781
*Section 30, Block 1 Multiple Family	210
Total Units	26,443
Acres	6,234

Density Calculation Based on DPZ Count

Unit Types	Number of Units	Factor (per Par.2 of Section 9-306) Based per person)	Number of Persons
Ex. Single Family Detached	4,247	3.0	12,741
Ex. Single Family Attached	8,205	2.7	22,154
Ex. Multiple Family Dwelling	13,781	2.1	28,941
*Section 30, Block 1 Multiple Family	210	2.1	441
Current Population Total =	64,277		
Number of Persons per Acre =	10.33		

FAR TABULATIONS
F.A.R.
MAXIMUM FAR = NO REGULATION
PROJECTED FAR = 240,222 GSF RESIDENTIAL/188,513 SF SITE AREA
= 1.27

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN AND SOILS MAP
3. PRC PLAN
4. OPEN SPACE EXHIBIT
5. GARAGE LAYOUT PLAN
6. LANDSCAPE PLAN
7. LANDSCAPE DETAILS
8. OUTDOOR ACTIVITIES
9. EXISTING VEGETATION MAP
10. STORMWATER MANAGEMENT ANALYSIS
11. STORMWATER OUTFALL ANALYSIS
12. PRELIMINARY BMP EXHIBIT
13. PRELIMINARY BMP EXHIBIT
14. ELEVATIONS
15. SECTIONS

No.	DATE	DESCRIPTION	REVISED BY	APPROVED	DATE
		REVISION APPROVED BY DIVISION OF RESTON REVIEW			

PLAN DATE
06-15-07
08-23-07
09-25-07
10-14-07

Urban, Ltd.
7715 Little River Turnpike
Suite 200
Annandale, Virginia 22003
PH 703.642.8080
FAX 703.642.9180
Planners Engineers Landscape Architects Land Surveyors

COMMONWEALTH OF VIRGINIA
REG. NO. 018439
PROFESSIONAL ENGINEER
09/14/07

COVER SHEET
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA
SCALE: N/A
CL = N/A
DATE: JUNE, 2007

SHEET 1 OF 15

FILE No. PRC-1771

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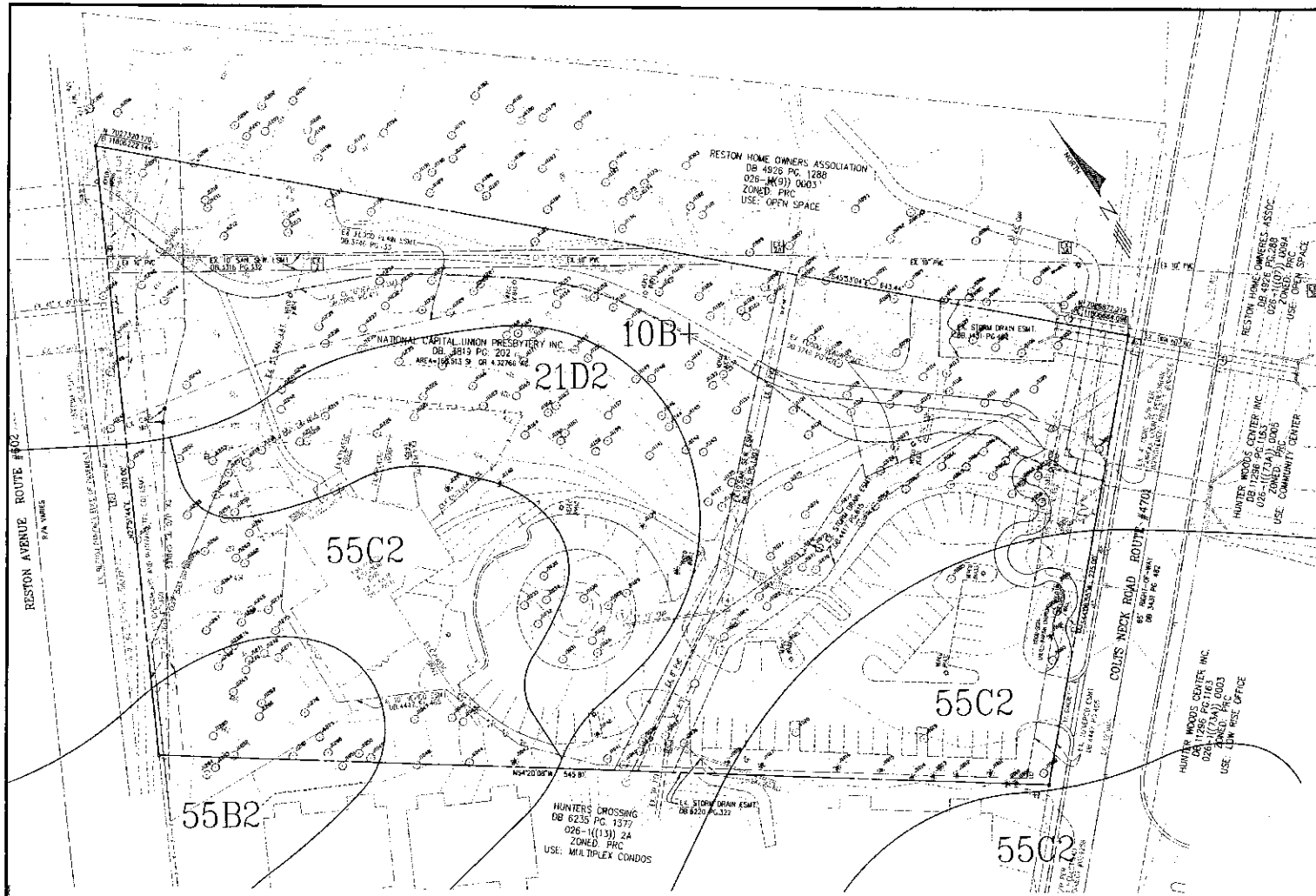

TREE #	DBH RADIUS/TREE TYPE
J1000	C15/15"PINE
J1001	C115/15"PINE
J1002	D126/18"OAK
J1003	D120/18"OAK
J1005	D125/18" OAK
J1006	D118/18" OAK
J1009	C120/12"PINE
J1010	C120/12"PINE
J101	C120/12"PINE
J1012	C120/12"PINE
J1013	C120/12"PINE
J1014	C120/12"PINE
J1015	C120/12"PINE
J1016	C120/12"PINE
J1017	C120/12"PINE
J1018	C120/12"PINE DEAD
J1019	D115/15 MAP
J1020	D118/18 MAP
J1021	D118/18 MAP
J1022	D126/24"OAK
J1023	D120/18 OAK
J1024	D120/15"BLCK
J1025	D125/25"OAK
J1026	D125/25"OAK
J1027	D122/30 OAK
J1028	D123/22 OAK
J1029	D120/18 OAK
J1030	D122/24"OAK
J1031	D121/21"OAK
J1032	D115/15"POP
J1033	D118/18"POP
J1034	D115/15"POP
J1035	D118/18"OAK
J1036	D120/15"POP
J1037	D124/12"POP
J1038	D120/15"POP
J1039	D120/15"POP
J1040	D120/12"POP
J1041	D120/12"POP
J1042	D115/15"POP
J1043	C120/18 TWPOP
J1044	D120/15 OAK
J1045	D120/15"OAK
J1046	D120/15"OAK
J1047	D120/15"OAK
J1048	D115/12"OAK
J1049	D120/12"POP
J1050	D120/18 OAK
J1051	D115/15"OAK
J1052	D115/12"POP
J1053	D115/12"POP
J1054	D115/12"POP
J1055	D120/15"POP
J1056	D122/12"POP
J1057	D122/24"POP
J1058	D130/18"POP
J1059	D130/18"POP
J1060	D120/18 OAK
J1061	D115/12"POP
J1062	D122/24" MAP
J1063	D120/15"POP
J1064	D120/15"POP
J1065	D125/12"MAP
J1066	D120/12"POP
J1067	D120/12"POP
J1068	C120/18 OAK
J1069	D120/18"OAK
J107	D118/18"OAK
J1070	D124/24"OAK DEAD
J1074	D125/24"POP
J1075	D121/21"OAK
J1076	D120/18"OAK
J1077	D125/18"OAK
J1078	D120/30"POP
J1079	D122/24"MAP
J1081	D115/15"POP #5296
J1082	D115/12" POP #5286
J1083	D130/24" MAPLE
J1084	D120/18" POP #5280
J1085	D120/15" POP #5280
J1086	D120/15" POP #5278
J1087	D120/15" POP #5276
J1088	D130/27" CHESTNUT #5274
J1089	D120/12" POP #5276
J1090	D115/18" DEAD POP #5273
J1091	D125/24" MAPLE #5268
J1092	D120/18" POP #5264
J1093	D130/36" MAPLE #5259
J1094	D125/24" POP #5256
J1095	D125/15" MAPLE #5218
J1096	D125/18" POP #5212
J1097	D120/18" POP #5216
J1098	D118/18" POP #5212
J1099	D115/12" POP #5213
J1100	D120/18" POP #5199
J101	D130/24" OAK #5200
J1102	D120/18" POP #5198
J1103	D120/18" MAPLE #5197
J1104	D125/18" POP #5194
J1105	D125/18" POP #4815
J1106	D115/15" POP #4812
J1107	D122/18" SYC #4805
J1108	D124/24" DEAD MAPLE #4804
J1109	D130/24" POP #4803
J111	D115/12" BLK #4807
J1112	D125/21" POP #4804
J1113	D120/15" POP #4800
J1114	D125/24" POP #4797
J1115	D120/18" POP #4794
J1116	D120/18" POP #4783
J1117	D140/30" POP #4788
J1118	D140/24" OAK #4787
J1119	D128/18" OAK #4785
J1120	D122/12" OAK #4784
J1121	D144/21" MAPLE #4782
J1122	D128/21" MAPLE #4781
J1123	D122/17" POP #4780
J1124	D126/24" OAK MULT
J1125	D115/15" POP #4778
J1126	D140/27" MAPLE #4776
J1127	D115/12" POP #4774
J1128	D130/21" MAPLE #4775
J1129	D122/24" POP #4773
J1130	D130/24" OAK MULT
J1131	D130/18" OAK MULT
J1132	D128/18" POP MULT
J1133	D121/21" OAK MULT
J1134	D117/21" POP MULT
J1135	D120/15" BLCK MULT
J1136	D128/24" POP MULT

TREE #	DBH RADIUS/TREE TYPE
J1138	C15/15" TWN PINE MULT
J1139	C115/12" PINE MULT
J1140	C126/18" PINE MULT
J1141	D115/15" HICK MULT
J1142	D115/15" HICK MULT
J1143	D115/12" HICK MULT
J1144	D128/18" HICK MULT
J1145	D128/18" HICK MULT
J1146	D115/12" POP MULT
J1147	D115/12" OAK MULT
J1148	D130/27" OAK MULT
J1149	D124
J1150	D120/15" OAK MULT
J1151	D120/15" OAK MULT
J1152	D120/15" OAK MULT
J1153	D125/21" OAK MULT
J1154	D120/15" OAK MULT
J1155	D115/12" OAK MULT
J1156	D115/12" OAK MULT
J1157	D115/12" OAK MULT
J1158	D115/12" OAK MULT
J1159	D120/15" OAK MULT
J1160	D128/15" POP MULT
J1161	D115/12" POP MULT
J1162	D130/21" OAK MULT
J1163	D140/27" OAK MULT
J1164	D140/15" OAK MULT
J1165	D120/18" OAK MULT
J1166	D125/18" OAK MULT
J1167	D115/12" OAK MULT
J1168	D130/12" OAK MULT
J1169	D130/12" POP MULT
J1170	D130/12" OAK MULT
J1171	D120/15" OAK MULT
J1172	D125/24" POP #5208
J1173	D130/24" POP #5205
J1174	D130/18" POP #5204
J1175	D130/12" POP #5201
J1176	D130/24" POP #5191
J1177	D120/18" POP #5203
J1178	D120/18" OAK #5190
J1179	D120/18" POP #5185
J1180	D107/18" DEAD POP #5184
J1181	D136/24" POP #5181
J1183	D115/30" POP #5175
J1183	D135/33" POP #5168
J1184	D130/26" MAPLE #5165
J1185	D125/21" POP #5161
J1186	D125/18" POP #5170
J1187	D126/21" POP #5159
J1188	D142/30" POP #5158
J1189	D117/12" MAPLE #5154
J1190	D135/18" MAPLE #5156
J1191	D135/18" MAPLE #5155
J1192	D135/24" MAPLE #5172
J1193	D130/24" POP #5174
J1194	D115/12" OAK #5153
J1195	D125/18" MAPLE #5150
J1196	D135/24" POP #5149
J1197	D135/24" MAPLE #5147
J1198	D135/24" POP #5143
J1199	D120/15" OAK #5146
J1200	D120/15" OAK #5142
J1201	D120/18" OAK #5139
J1202	D118/18" DEAD OAK #5135
J1203	D130/24" OAK #5133
J1204	D140/30" MAPLE #5131
J1205	D135/12" MAPLE #5132
J1206	D130/21" MAPLE #5048
J1207	D115/12" MAPLE #5046
J1208	D125/15" OAK #5027
J1209	D125/15" OAK #5037
J1210	D125/15" MAPLE #5036
J1211	D115/18" MAPLE #5177
J1212	D140/30" MAPLE #4765
J1213	D125/18" MAPLE #4769
J1214	D122/21" POP #4768
J1215	D120/21" OAK MULT
J1216	D120/15" OAK MULT
J1217	D130/24" OAK MULT
J1218	D118/24" OAK MULT
J1219	D120/18" OAK MULT
J1220	D125/18" POP MULT
J1221	D135/24" OAK MULT
J1222	D130/15" OAK MULT
J1223	D120/15" OAK MULT
J1224	D118/18" PINE MULT
J1227	D120/15" OAK MULT
J1228	D115/12" OAK MULT
J1229	D115/12" OAK MULT
J1230	D125/18" OAK MULT
J1231	D126/18" OAK MULT
J1232	D125/18" OAK MULT
J1233	D130/15" OAK MULT
J1234	D130/27" OAK MULT
J1235	D130/12" OAK MULT
J1236	D130/12" POP MULT
J1239	D125/18" OAK MULT
J1240	D126/12" OAK MULT
J1241	D123/12" TWN OAK MULT
J1242	D136/24" POP MULT
J1243	D135/24" TRIP MAPLE MULT
J1244	D125/18" POP #4751
J1245	D115/12" OAK #5025
J1246	D115/12" POP #5002
J1247	D130/21" POP #4746
J1248	D120/12" MAPLE #4744
J1249	D125/15" OAK MULT
J1250	D125/12" OAK MULT
J1251	D135/27" OAK MULT
J1252	D130/21" OAK MULT
J1261	D115/12" OAK MULT
J1260	D123/18" OAK MULT
J1261	D125/18" OAK MULT
J1262	D117/12" OAK MULT
J1263	D126/15" OAK MULT
J1264	D117/12" POP MULT
J1265	D115/18" DEAD OAK MULT
J1266	D125/15" OAK MULT
J1267	D126/15" OAK MULT
J1268	D125/18" OAK MULT
J1269	D125/18" OAK MULT
J1270	D125/15" TWN OAK MULT
J1271	D125/15" OAK MULT
J1272	D115/12" OAK MULT

--CONTINUED--

J1273	D115/12" OAK MULT
J1274	D115/12" OAK MULT
J1275	D115/12" OAK MULT
J1276	D115/12" OAK MULT
J1277	D125/18" OAK MULT
J1278	D125/15" OAK MULT
J1279	D130/12" OAK MULT
J1280	D120/12" OAK MULT
J1281	D125/18" OAK MULT
J1282	D136/24" OAK MULT
J1283	D136/15" TWIN OAK MULT
J1284	D136/18" OAK MULT
J1285	D130/18" OAK MULT
J1286	D130/18" OAK MULT
J1287	D136/24" OAK MULT

--CONTINUED--

SOIL LEGEND		
NUMBER	NAME	CLASS
10B+	GLENVILLE	B
21D2	MANOR	C
55B2	GLENELG	B
55C2	GLENELG	C

NO.	DATE	DESCRIPTION	APPROVED	DATE
1		REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE
06-15-07
07-13-07
07-27-07
09-14-07

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EXISTING CONDITIONS PLAN AND SOILS MAP

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 30' C1 = 2' DATE: JUNE, 2007

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15

FILE No.
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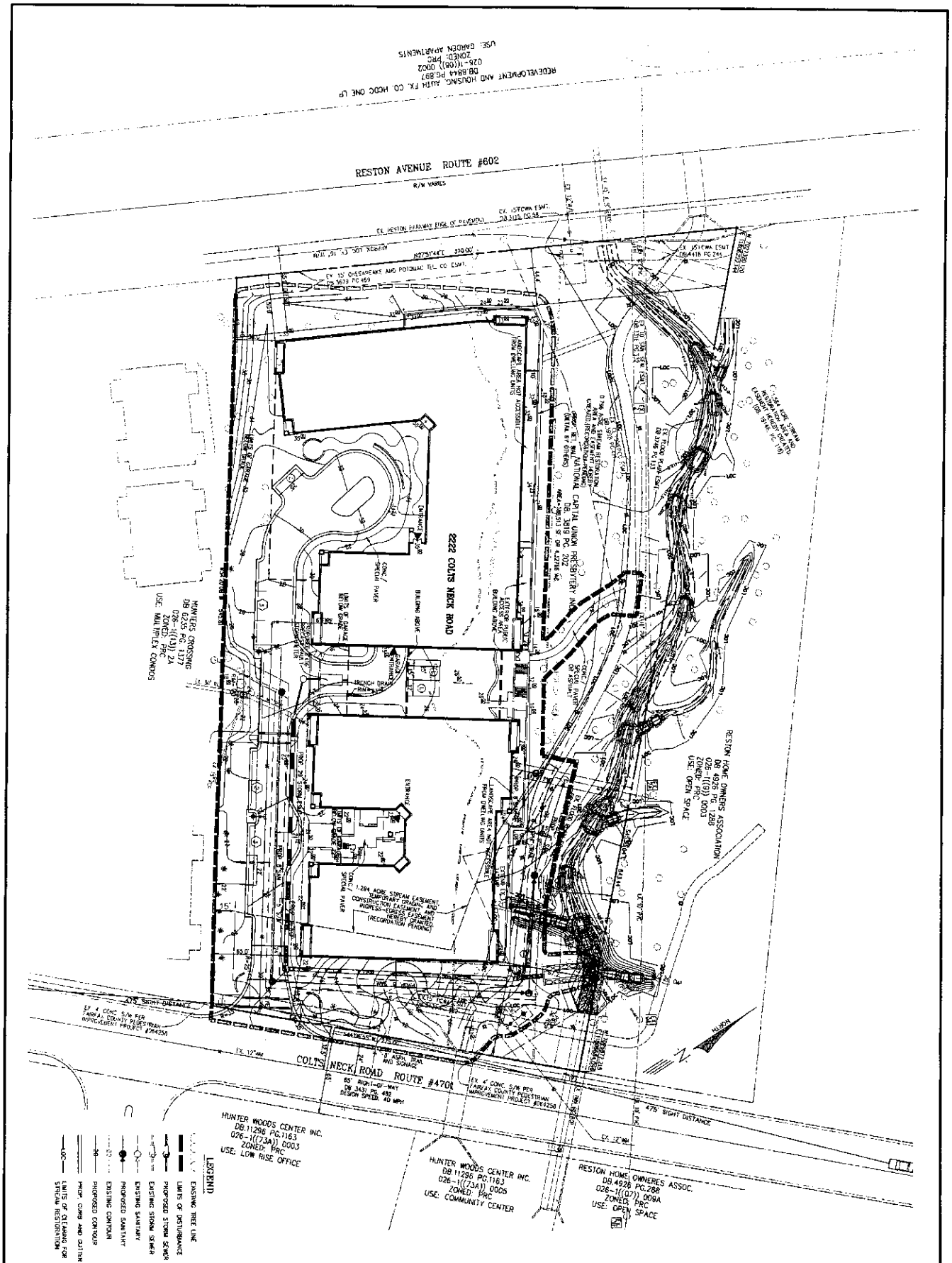

PRC PLAN

COLTS NECK
BLOCK 1, SECTION 30, RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1" = 30' | C.I. = 2' | DATE: JUNE, 2007

COMMONWEALTH OF VIRGINIA
ERIC S. SIEGEL
No. 023416
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SHEET 3 OF 15

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OPEN SPACE

COLTS NECK
BLOCK 1, SECTION 30, RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"= 30' C.I. = 2' DATE: JUNE, 2007

PRC-1771

SHEET 4 OF 15

COMMONWEALTH OF VIRGINIA — ERIC S. SIEDEL No. 029418 — PROFESSIONAL ENGINEER — 09/14/07

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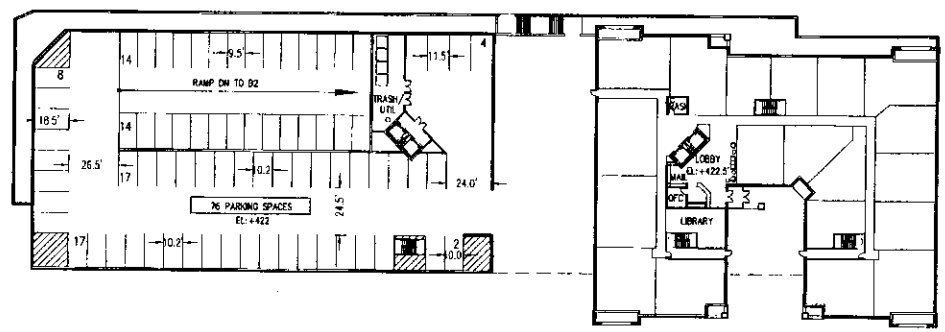

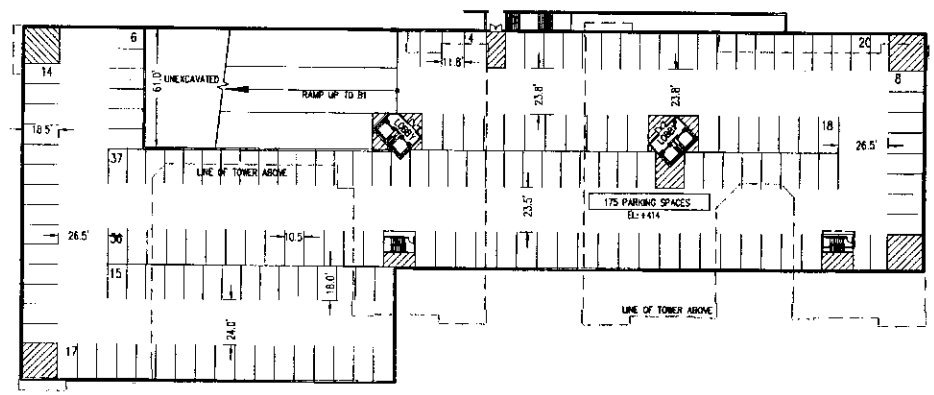

GARAGE
PARKING COUNT BY LEVEL

Level 414	P2	175
Level 422	P1	76
		251

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

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GARAGE LAYOUT PLAN
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30'
C.I. = 2'
DATE: JUNE, 2007

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OF
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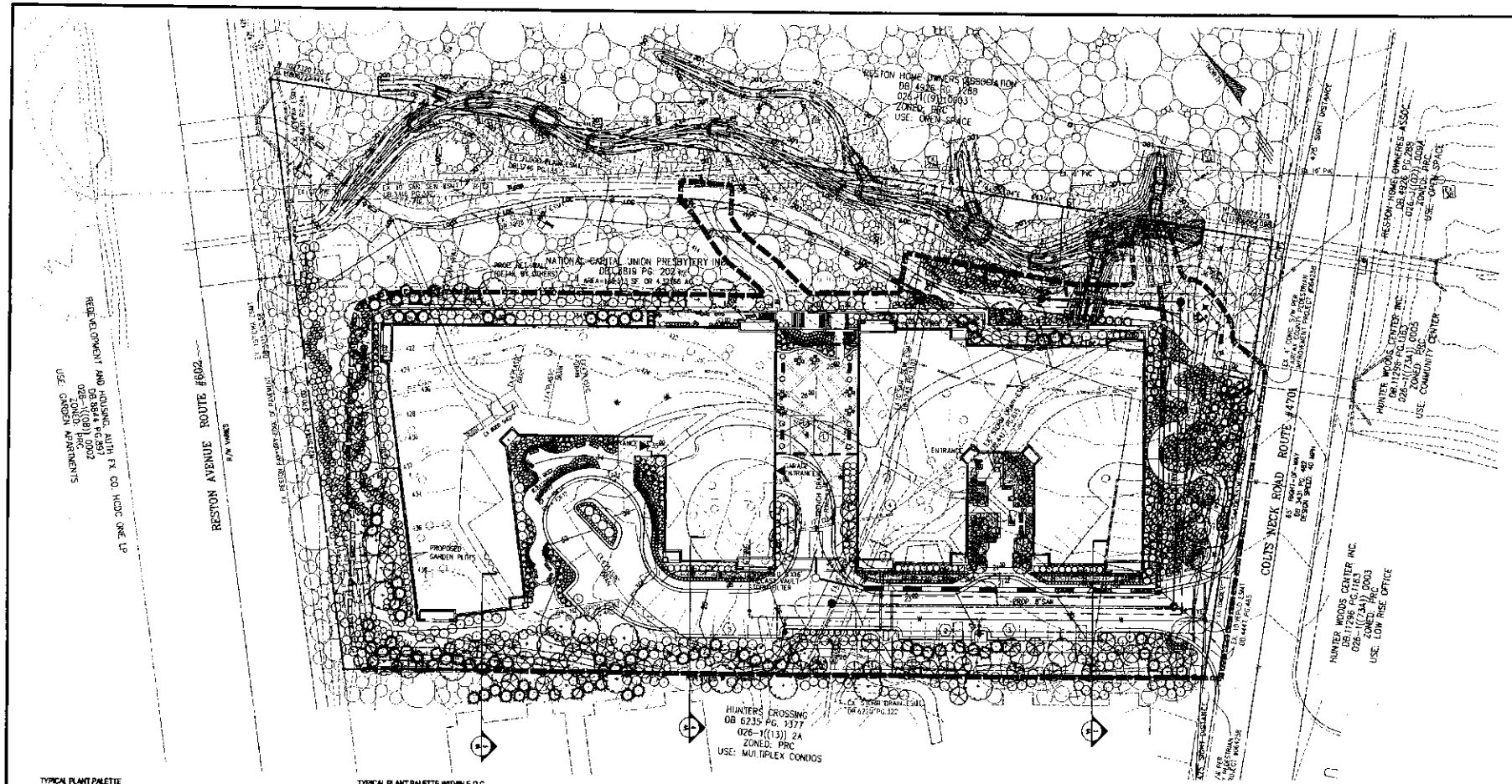
FILE No.
PRC-1771



TYPICAL PLANT PALETTE

Botanical Name	Common Name	Size
CANOPY TREES		
* Acer rubrum 'October Glory'	October Glory Red Maple	3" - 3-1/2" cal.
*Tilia americana	American Linden	3" - 3-1/2" cal.
Zelkova serrata	Zelkova	3" - 3-1/2" cal.
ORNAMENTAL TREES		
*Cornus florida	Flowering Dogwood	8'-10' ht.
Magnolia soulangiana	Saucer Magnolia	8'-10' ht.
EVERGREENS		
Magnolia grandiflora 'Baby Doll'	Southern Magnolia	7'-8' ht.
*Ilex opaca	American Holly	7'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Azalea 'Delaware Valley'	White Azalea	30"
*Clethra alnifolia	Summersweet	30"
Hydrangea macrophylla 'Big Daddy'	Bigleaf Hydrangea	30-36"
*Ilex glabra	Inkberry Holly	18"-24"
Ilex x meserveae 'Blue Princess'	Blue Princess Holly	30"-36"
*Rhododendron catawbiense 'Album'	Catawbiense Rhododendron	30"-36"
*Coriopsis verticillata	Tickseed	1 gal.
*Dryopteris marginalis	Evergreen Wood Fern	1 gal.
Hemerocallis 'Happy Returns'	Happy Returns Daylily	1 gal.
Lavandula intermedia 'Grosso'	Grosso Lavender	1 gal.
*Phlox subulata	Creeping Phlox	1 gal.
Cortaderia selloana	White Pampas Grass	2 gal.

* Virginia Native Plant Species

TYPICAL PLANT PALETTE WITHIN E.Q.C.

Botanical Name	Common Name	Size
CANOPY TREES		
Acer rubrum 'October Glory'	October Glory Red Maple	3" - 3-1/2" cal.
Quercus phellos	Willow Oak	3" - 3-1/2" cal.
Quercus rubra	Red Oak	3" - 3-1/2" cal.
ORNAMENTAL TREES		
Amelanchier arborea	Downy Serviceberry	8'-10' ht.
Cercis canadensis	Eastern Redbud	8'-10' ht.
Chionanthus virginicus	Fringe Tree	8'-10' ht.
Cornus florida	Flowering Dogwood	8'-10' ht.
ORNAMENTAL TREES		
Juniperus virginiana	Eastern Red Cedar	7'-8' ht.
Ilex opaca	American Holly	7'-8' ht.
SHRUBS / GROUNDCOVERS / PERENNIALS / MISC.		
Aronia arbutifolia	Red Chokeberry	36"
Calycanthus floridus	Carolina Allspice	30" gal.
Ilex verticillata	Winterberry	36" gal.
Ilex virginiana	Virginia Sweetspire	24"
Viburnum dentatum	Arrowwood Viburnum	36"
Viburnum lentago	Nannyberry Viburnum	36"
Viburnum prunifolium	Blackhaw Viburnum	36"

EXISTING CANOPY TREE

EXISTING UNDERSTORY TREE

EXISTING CONIFER TREE

PROPOSED RIPARIAN PLANTING PROVIDED WITH STREAM RESTORATION

LIGHT FIXTURE

CANOPY CALCULATIONS

TOTAL SITE AREA: 188,513 SQ. FT.

REQUIRED CANOPY COVERAGE: 18,851 SQ. FT. (188,513 x 10%)
PROPOSED CANOPY: 20,850 SQ. FT.

NOTES:
1. LANDSCAPING SHOWN IS CONCEPTUAL AND PRESENTED ONLY TO ILLUSTRATE CHARACTER AND QUALITY OF DESIGN. LOCATIONS, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN AND ENGINEERING.

2. TOTAL SITE CANOPY PROVIDED IS APPROXIMATE. SITE CANOPY PROVIDED AT SITE PLAN WILL MEET MINIMUM REQUIREMENTS PER Z.O. AND PFM.

3. PLANTINGS LOCATED WITHIN THE E.Q.C. WILL BE NATIVE SPECIES WITH CHARACTERISTICS THAT PROMOTE WILDLIFE HABITAT.

4. TRAIL FROM BUILDING ACCESS TO EXISTING PATH TO BE FIELD LOCATED TO MINIMIZE REMOVAL OF EXISTING TREES WHILE PROVIDING AN ADA ACCESSIBLE CONNECTION

5. ALL EXISTING TREE LOCATIONS SHOWN ARE APPROXIMATE OR PROVIDED ONLY AS A GRAPHIC REPRESENTATION OF EXISTING FOREST COVER

6. PLANTINGS OUTSIDE OF THE PROPOSED LIMITS OF DISTURBANCE SHALL BE PROVIDED AT EX. GRADE AND AVOID IMPACT TO EXISTING GRADE AND VEGETATION

7. PROPOSED RIPARIAN PLANTINGS ARE CONCEPTUAL. FINAL PLANTS TO BE PREPARED BY WSSI.

8. Plantings along Colts Neck Road will be Virginia native species.

TRANSITIONAL SCREENING YARDS

NORTH (OPEN SPACE): N/A
SOUTH (MF ZONED PRC): N/A
EAST (MF ZONED PRC): N/A
WEST (MF ZONED PRC): N/A

0 15' 30' 60' 120'

No.	DATE	DESCRIPTION	REVIEW APPROVED BY	DATE
1	08-15-07	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		
2	08-28-07			
3	09-12-07			
4	09-14-07			

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LANDSCAPE ARCHITECT
PROFESSIONAL
06/14/07

PRELIMINARY LANDSCAPE PLAN

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30' CL = 2' DATE: MARCH, 2007

SHEET 6 OF 15

FILE No. PRC-1771

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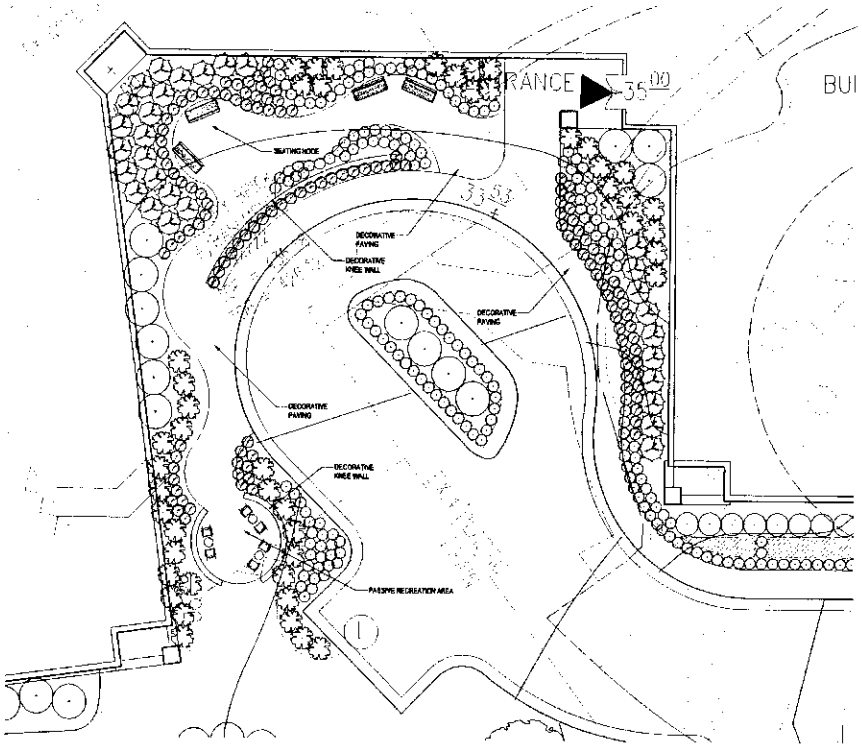
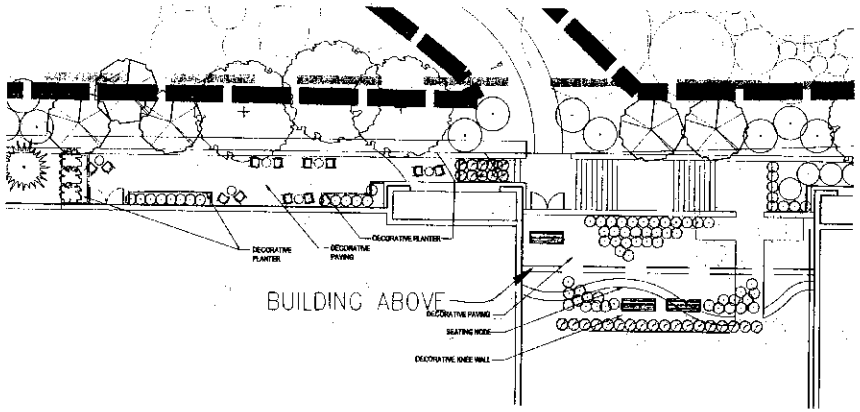


1 BUILDING 2 ENTRY PLAZA
1"=10'



2 BUILDING 2 REAR SEATING NODES
1"=10'

3 BUILDING 1 LANDSCAPE BUFFER SECTION
1/8"=1'

4 BUILDING 2 LANDSCAPE BUFFER SECTION 1
1"=10'

5 BUILDING 2 LANDSCAPE BUFFER SECTION 2
1"=10'

No.	DATE	DESCRIPTION	REV'D APPROVED	DATE

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COMMONWEALTH OF VIRGINIA
ERIC S. SIMON
No. 023418
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LANDSCAPE DETAILS
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30' C.I. = 2' DATE: JUNE, 2007

SHEET 7 OF 15

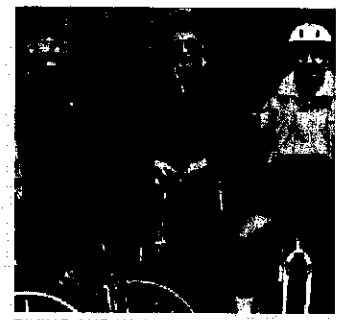
FILE No. PRC-1771

COLTS NECK OUTDOOR ACTIVITIES

LIFE TRAIL FITNESS STATION

OUTDOOR GAMING

LIFE TRAIL FITNESS STATION



BIKING AND WALKING

LIFE TRAIL FITNESS STATION

GARDENING

No.	DATE	DESCRIPTION	REV BY	APPROVAL	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

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04-09-07
04-28-07
06-28-07
07-27-07
09-14-07

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COMMONWEALTH OF VIRGINIA
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OUTDOOR ACTIVITIES
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: 1"=30'
C.I. = 2'
DATE: MARCH, 2007

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OF
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FILE No.
PRC-1771

LEGEND

- SITE BOUNDARY
- VEGETATION COMMUNITY BOUNDARY
- INTERMITTENT STREAM (NOTE 3)
- WETLAND BOUNDARY (NOTE 3)

NORTH

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION*	ACREAGE (ac)	COMMENTS
A	Upland Forest	White Oak Red Oak Chestnut Oak	Long-term Sub-climax	Fair-Good	1.83	See Condition Description
B	Bottomland Forest	Tulip Poplar Red Maple	Sub-climax	Good	0.93	See Condition Description
C	Upland Forest	Virginia Pine	Sub-climax	Fair	0.02	See Condition Description
D	Maintained Grassland	Meadow Fescue	N/A	See Condition Description	0.10	See Condition Description
E	Developed	White Pine Red Maple	N/A	See Condition Description	1.71	See Condition Description
Total Acreage					4.39	

*CONDITION DESCRIPTION:

A. Upland forest in fair to good condition. This long-term, sub-climax community is comprised primarily of white oak (*Quercus alba*), northern red oak (*Q. rubra*) and chestnut oak (*Q. prinus*). Scattered tulip poplar (*Liriodendron tulipifera*) and red maple (*Acer rebrum*) are present in this stand as well.

B. Bottomland forest in good condition. This sub-climax community is comprised primarily of tulip poplar and red maple. American holly (*Ilex opaca*) is present in the understory.

C. Upland forest in fair condition. This sub-climax community is comprised entirely of young Virginia pine (*Pinus virginiana*).

D. This area consists of grasses and forbs, and appears to be maintained as part of the existing trail system along the northern boundary of the site. Species include meadow fescue (*Festuca pratensis*), bluegrass (*Poa sp.*), and white clover (*Trifolium repens*).

E. Developed areas include buildings, parking areas, and associated infrastructure. Species within these areas include white oak, tulip poplar, Virginia pine, white pine (*Pinus strobus*), and red maple. Most of these species exhibit fair to good health and form.

NOTES:

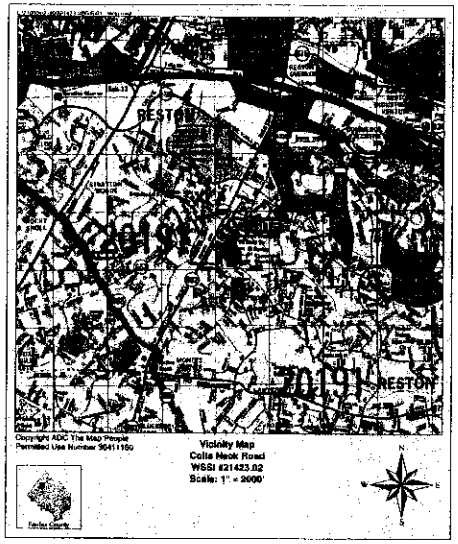
1. This Existing Vegetation Map is based upon examination of background materials, such as the USGS Vienna, VA-MD topographic quadrangle map, existing topography, the Fairfax County Soils Map, WSSI's delineation of wetlands and other waters of the U.S. for Snakeden Branch Reach I (dated February 14, 2006), and aerial photography, as well as a field verification performed by Benjamin N. Rosner, WPIT and Beth A. Armistead on March 13, 2007.
2. Topography and boundary information from Fairfax County Digital Data and a Spring 2004 WSSI Color Infrared Aerial Photograph were used as the base for this exhibit.
3. The waters of the U.S. delineation information shown hereon, was performed by WSSI as described in a report entitled "Waters of the U.S. (Including Wetlands) Delineation, Snakeden Branch Reach I," dated February 14, 2006 (WSSI #29003.01). A jurisdictional determination from the U.S. Army Corps of Engineers verifying these boundaries has been issued (905-R0601, dated May 17, 2006).

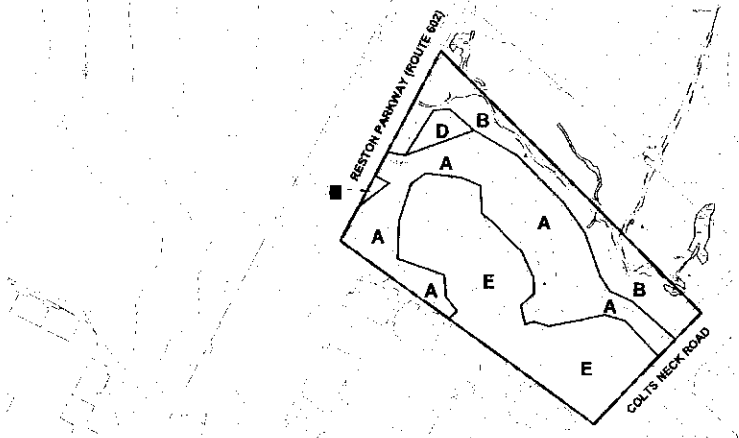
Limitations

This study is based on examination of the conditions on the study site at the time of our review and does not address conditions in the future, as such conditions change over time. Therefore, our conclusions may vary from future observations. Our existing vegetation evaluation map has been prepared in accordance with generally accepted guidelines for the conduct of such evaluations. We make no other warranties, either expressed or implied, and our evaluation is not a recommendation to buy, sell or develop the property.

We offer no opinion and do not purport to opine on the possible application of various building codes, zoning ordinances, other land use or platting regulations, environmental or health laws and other similar statutes, laws, ordinances, code and regulations affecting the possible use and occupancy of the Property for the purpose for which it is being used, except as specifically provided above. The opinions set forth above are rendered only and exclusively for the benefit of the addressees and no other parties, successors or assigns. The foregoing opinions are based on applicable laws, ordinances, and regulations in effect as of the date hereof and should not be construed to be an opinion as to the matters set out herein should such laws, ordinances or regulations be modified, repealed or amended.

This document is solely for your benefit and is not to be quoted in whole or in part or otherwise referred to in any statement or document (except for purposes of identification) nor is it to be filed with any governmental agency or other person, without the prior written consent of this firm, unless required by law. If you have any questions regarding this report, please call our office at (703) 679-5600.





Wetland Studies and Solutions, Inc.
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Gainesville, Virginia 20155
Phone: (703) 679-5600 Fax: (703) 679-5601
www.wetlandstudies.com

EXISTING VEGETATION MAP

Prepared For: Atlantic Realty Companies

Colts Neck Road
Fairfax County, Virginia

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REVISIONS			
No	Date	Description	By

DATE: March 2007 | SCALE: 1" = 100'

Horizontal Datum: NAD83

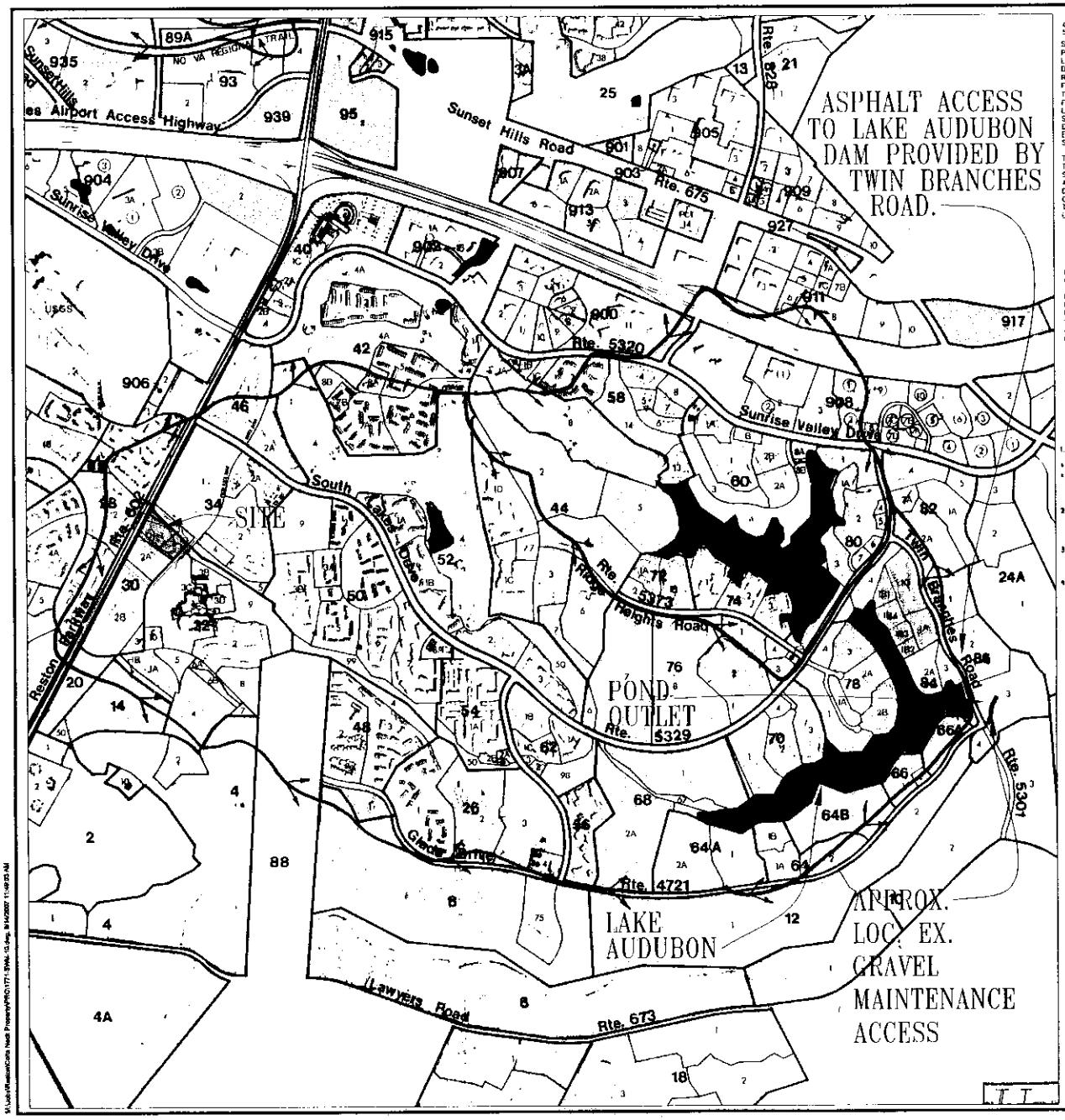
Vertical Datum: NGVD29

Boundary and Topo Source: Fairfax County Digital Data

Design	Draft	Approved
BNR	BNR	CLW

Sheet #
9 of 15

Computer File Name:



STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED FOR THIS PROPERTY BY THE EXISTING SWM/BMP FACILITY, LAKE AUDUBON. LAKE AUDUBON IS SHOWN IN PLAN VIEW ON THIS SHEET ALONG WITH THE DRAINAGE DIVIDES TO THIS FACILITY. LAKE AUDUBON WAS BUILT MANY YEARS AGO AND NO DESIGN RECORDS ARE AVAILABLE IN FAIRFAX COUNTY'S RECORDS. THE DESIGN RUNOFF IMPACTS FROM THIS PROJECT ARE INCALCULABLE ON THE SCALE OF THE 1536 AC DRAINAGE SHED TO LAKE AUDUBON. CALCULATIONS VERIFYING LAKE AUDUBON'S FUNCTION AS A BMP FACILITY AND THE ASSOCIATED VOLUME ARE PROVIDED ON THIS SHEET. DUE TO THE LACK OF AVAILABLE RECORDS, THE AREA AND VOLUME OF STORAGE PROVIDED TO MEET STORMWATER DETENTION REQUIREMENTS CANNOT BE ESTIMATED. THE CHARACTERISTS OF EXISTING LAKE AUDUBON ARE PROVIDED IN THE CHECKLIST ON THIS SHEET. SINCE EXISTING LAKE AUDUBON PROVIDES SWM AND BMP FOR THE ENTIRE 1536 AC DRAINAGE SHED, THERE ARE NO ADDITIONAL SWM OR BMP REQUIREMENTS FOR THIS PLAN.

THOUGH THERE ARE NO PROPOSED STORMWATER MANAGEMENT FACILITIES AND THUS, THE REQUIREMENTS OF ZONING ORDINANCE SECTION 16-302.4.L DO NOT APPLY, THE STORMWATER DATA FOR EXISTING LAKE AUDUBON IS PROVIDED TO THE EXTENT AVAILABLE. THE LAKE FOOTPRINT, EXISTING MAINTENANCE ACCESS AND DRAINAGE DIVIDES ARE SHOWN ON THIS SHEET. THE EXISTING DAM DATA IS REFLECTED ON THE CHECKLIST BELOW. THERE IS NO PROPOSED WORK IN THE VICINITY OF LAKE AUDUBON. THEREFORE THE PROPOSED LANDSCAPING, TREE PRESERVATION AREA AND ASSOCIATED LIMITS OF CLEARING CRITERIA DO NOT APPLY.

OUTFALL NARRATIVE

THIS SITE DRAINS SOUTH TO NORTH TO AN EXISTING DRAINAGE WAY THAT LEADS TO AN EXISTING CULVERT THAT RUNS BENEATH COLTS NECK ROAD. BEYOND THE EXISTING CULVERT AN OPEN CHANNEL ULTIMATELY CONVEYS THE STORMWATER TO EXISTING LAKE AUDUBON. A PRELIMINARY LAYOUT OF THE ON-SITE STORM DRAINAGE INLETS AND PIPES IS SHOWN ON SHEET #3. AS SHOWN ON SHEET #11, THE APPROXIMATE SITE DESIGN RUNOFF IS 18.88 C.F.S. THE SITE RUNOFF ENTERS THE EXISTING DRAINAGE WAY WHICH HAS AN APPROXIMATE RUNOFF OF 181.152 C.F.S., WHICH EXCEEDS 90% OF THE SUBJECT SITE'S RUNOFF. IN ACCORDANCE WITH FAIRFAX COUNTY P.F.M., SECTION 6-0203.2A, THE OUTFALL IS ANALYZED TO A POINT 150' DOWNSTREAM FROM THIS CONFLUENCE. THIS POINT OCCURS IN THE EXISTING CULVERT BENEATH COLTS NECK ROAD. THE ANALYSIS OF THE EXISTING CULVERT IS PROVIDED ON SHEET #11. ONCE THE RUNOFF REACHES LAKE AUDUBON BY WAY OF THE EXISTING OPEN CHANNEL, THE TOTAL DRAINAGE AREA IS 1536 AC WHICH EXCEEDS AN AREA OF ONE SQUARE MILE. IT IS THE OPINION OF URBAN ENGINEERING THAT AN ADEQUATE OUTFALL IS PROVIDED. FURTHER, THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED WITH THE FINAL SITE PLAN.

BMP ANALYSIS FOR LAKE AUDUBON STORMWATER MANAGEMENT FACILITY

1. If V/V is greater than or equal to 4.0, the facility serves as a BMP pond (per "Northern Virginia BMP Handbook")
   - V = Volume of storage at permanent water surface elevation
   - V = Mean rainfall unit runoff volume = D.A. x C x .4/12(ac./ft.)
   - D.A. = Drainage area
   - C = Runoff Coefficient
2. V = 315 ac.-ft.
   (Source: Plans for "Upper Dam and Lake - Snakedam Branch and Lower Dam and Lake - Snakedam Branch" (No County Plan Number) Dated October 1975 prepared by Massey Engineers)
3. V = 38.4 ac.-ft.
   D.A. = 1536 ac (includes drainage area to Lake Thoreau)
   C = 75
4. V÷V = 8.2 > 4.0, Therefore, this facility serves as a BMP pond.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request at the submission requirement with justification shall be submitted. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:
Special Exceptions (9-011 2J & 3L) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Cluster Subdivision (9-615 1G & 1H) — PRC Plan (16-303 1E & 1G)
Development Plans PRC Districts (16-202 2 & 4) — Amendments (16-240 10F & 10G)
PDP Plans (revised PRC) (16-302 1F & 1G)

- ☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- ☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outfall protection, pond spillways, access roads, site outfalls, energy dissipation devices and stream stabilization measures as shown on Sheet 3,5,6
- ☑ 3. Provide:

Facility Name / Type & No. / VPA Symbol	On site area served (acres)	Off site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, plunk height (ft)
	5.33	1853	1536	1,340,136	15,727,100	14.5
Totals						

- ☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet ____
- ☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 10 & 11. Type of maintenance access road surface noted on the plan is _____ (asphalt, grassed, gravel, etc.)
- n/a ☐ 6. Landscaping and tree preservation, shown in and near the stormwater management facility is shown on Sheet n/a
- ☑ 7. A stormwater management narrative which contains a description of best discussion and best management practices requirements will be and is provided on Sheet 10
- ☑ 8. A description of the existing conditions of each mentioned site outfall (extended closed storm from the site to a point where it is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 10 & 11
- ☑ 9. A description of how the outfall requirements, including outstanding drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 10
- ☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 1
- n/a ☐ 11. A stormwater waiver is requested for _____
- n/a ☐ 12. Stormwater management is not required because _____

No.	DATE	DESCRIPTION	PLAT APPROVED	DATE
1	05-15-07	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		

PLAN DATE: 05-15-07, 05-17-07, 09-14-07

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COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL — No. 026416 — PROFESSIONAL ENGINEER — 09/14/07

STORM WATER MANAGEMENT ANALYSIS
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA
SCALE: 1"= 600' — DATE: JUNE, 2007 — C.I. N/A

SHEET 10 OF 15

FILE No. PRC-1771

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STORMWATER OUTFALL ANALYSIS

COLTS NECK
BLOCK 1, SECTION 30, RESTON

HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=100' | C.I. N/A | DATE: JUNE, 2007

SHEET 11 OF 15

PRC-1771

COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL, No. 023416 — 09/14/07 — PROFESSIONAL ENGINEER

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06-26-07
07-27-07
09-14-07

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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EXAMPLE BMP DEVICE DETAILS, SUBJECT TO FINAL DESIGN

BMP FACILITY DESIGN FORMAT

Plan Name: Colts Neck — Date: 6/14/2007

Plan Number: PRC-1771 — Engineer: SDT

Watershed Data

Part 1 List All of the Subareas and 'C' Factors Used in the BMP Computations

Subarea Designation and Description (1)		'C' (2)	Acres (3)
S1 Onsite Stormfilter	Controlled	.390	15.
S2 Onsite Preserved Stream	Controlled	.040	1.35
S3 Onsite	Uncontrolled	.075	1.47

NOTE 'C' Factors developed using % Imperviousness for existing and proposed conditions.

Phosphorus Removal

Part 2 Compute the Weighted Average 'C' Factor for the Site.

(A) Area(ac) Safe Site (a) 4.387

(B) Subarea Designation and Description (1)		'C' (2)	×	Acres (3)		Product (4)
S1 Onsite	Stormfilter Controlled	0.91	×	1.51	=	1.36
S2 Onsite	Preserved Stream Controlled	0.40	×	1.35	=	0.54
S3 Onsite	Uncontrolled	0.75	×	1.47	=	1.10
			(b)	Total		3.00

(C) Weighted average 'C' Factor (b) / (a) = (c) 0.69

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)		Area Ratio (4)		'C' Factor Ratio (5)		
S1 Onsite	Stormfilter	500	×	0.35	×	1.30	=	22.605664
S2 Onsite	Preserved Stream	100	×	0.91	×	0.58	=	13.004501
S3 Onsite	Uncontrolled	0	×	0.34	×	1.08	=	0

(A) Total Phosphorus Removal (a) Total 40.660165

Part 4 Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 10%

		Product (6)
Water Supply Overlay District (Occoquan)	50	
Chesapeake Bay Resource Preservation Area (New Development)	40	
Chesapeake Bay Resource Preservation Area (Redevelopment)	10	
L.I.D. = (Pore / (Type)) x 100		89
(B)		38

If Line 3 (a) is greater (or or equal to Line 4 (a)), then the Phosphorus removal requirement is satisfied: Line 3 (a) 40.66% > Line 4 (a) 10%

41%

GENERAL NOTE:

THE UNDERGROUND BMP DEVICE SHOWN IS PRELIMINARY. CHANGES TO THE BMP'S FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS.

BMP FILTER MAINTENANCE NOTE:

THE FILTER DEVICES SHALL BE PRIVATELY MAINTAINED IN ACCORDANCE WITH THE FOLLOWING GUIDELINES. THE OWNER SHALL CONTRACT WITH THE MANUFACTURER TO PROVIDE THE NECESSARY MAINTENANCE OR PERFORM THE REQUIRED MAINTENANCE REQUIREMENTS.

STORMFILTER CONSTRUCTION NOTE:

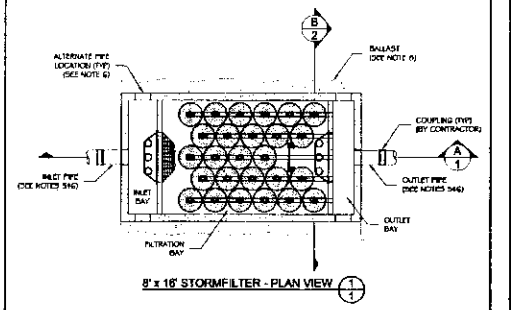
PROPER SEQUENCE OF CONSTRUCTION IS IMPERATIVE TO THE PROPER FUNCTIONALITY OF THE FILTER UNITS. CONTRACTOR MUST ADHERE TO THE MANUFACTURER'S CONSTRUCTION GUIDELINES SHOWN ON THIS SHEET.

Filter Sizing Computations

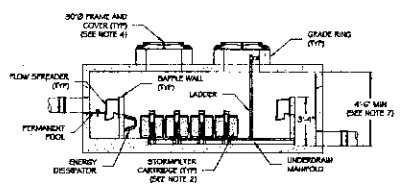
1.61 ACRES TO BE TREATED
FLOW TO BE TREATED= (0.20 AC)(0.35 INAR)(LIS) = 0.40 CFS
NUMBER OF CARTRIDGES: 0.40 AS CF 0)(0.01 0) = 16 CARTRIDGES

8=16 PRECAST FILTER CAN CONTAIN UP TO 24 CARTRIDGES.

* THESE SIZING COMPUTATIONS ARE PRELIMINARY AND WILL BE ADJUSTED AT THE TIME OF FINAL SITE PLAN PER FAIRFAX COUNTY PFM REQUIREMENTS AND IN COORDINATION WITH THE PRODUCT MANUFACTURER.



8' x 16' STORMFILTER - PLAN VIEW (1/1)



8' x 16' STORMFILTER - SECTION VIEW (A/1)

U.S. PATENT NO's 5,316,628, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 6,924,575 AND OTHER U.S. AND FOREIGN PATENTS PENDING

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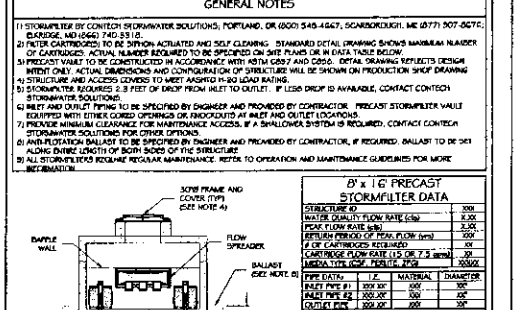
CONTECH STORMWATER SOLUTIONS

8' x 16' PRECAST STORMFILTER
PLAN AND SECTION VIEWS
STANDARD DETAIL

Drawing 1



U.S. PATENT NO's 5,316,628, No. 5,707,527, No. 6,027,639 No. 6,649,048, No. 6,924,575 AND OTHER U.S. AND FOREIGN PATENTS PENDING

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CONTECH STORMWATER SOLUTIONS

8' x 16' PRECAST STORMFILTER
TOP AND SECTION VIEWS, NOTES AND DATA
STANDARD DETAIL

Drawing 2

No.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
1	05-15-07	REVISION APPROVED BY DIVISION OF DESIGN REVIEW		
2	05-29-07			
3	06-27-07			
4	09-11-07			

PLAN DATE

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Planners, Engineers, Landscape Architects and Surveyors

COMMONWEALTH OF VIRGINIA — STEVEN D. TORGERSEN — LICENSED PROFESSIONAL ENGINEER — No. 022618 — 06/1/07

PRELIMINARY BMP EXHIBIT

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SCALE: N/A — C.I. N/A — DATE: JUNE, 2007

SHEET 12 OF 15

FILE No. PRC-1771

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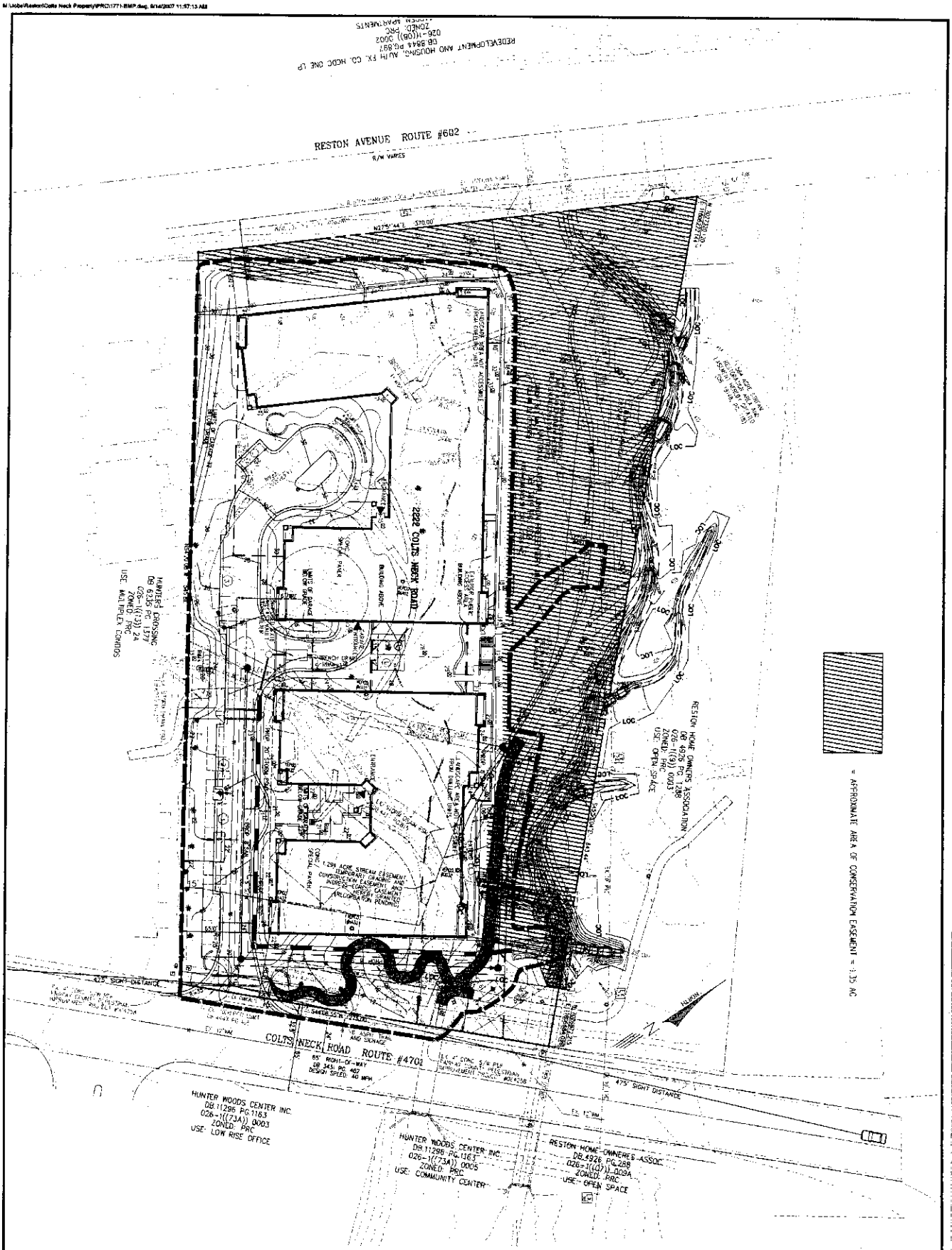

PRELIMINARY BMP EXHIBIT COLTS NECK BLOCK 1, SECTION 30, RESTON HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=30' C.I. N/A DATE: JUNE, 2007	COMMONWEALTH OF VIRGINIA FRANK S. SIEGEL No. 023418 09/14/07 PROFESSIONAL ENGINEER	urban Planners • Engineers • Landscape Architects • Land Surveyors	Urban, Ltd. 7771 Little River Turnpike Annandale, Virginia 22003 Tel. 703-642-6180 www.urban-ltd.com	PLAN DATE 06-15-07 06-28-07 07-27-07 09-14-07	

No.	DATE	DESCRIPTION	REV BY	APPROVED	DATE

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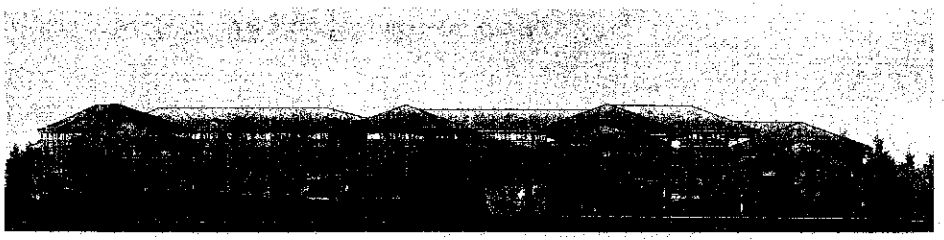
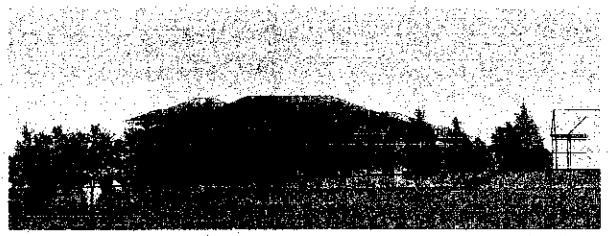
SHEET 13 OF 15

FILE No. PRC-1771



SOUTH ELEVATION



WEST ELEVATION

NORTH ELEVATION

EAST ELEVATION

WDG ARCHITECTURE

Atlantic REALTY COMPANIES

COLTS NECK SENIOR HOUSING

ELEVATIONS

No.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE

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06-28-07
07-27-07
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COMMONWEALTH OF VIRGINIA
ERIC B. STEIGER
No. 022415
PROFESSIONAL ENGINEER
09/14/07

ELEVATIONS
COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: AS NOTED
C.I. = N/A
DATE: JUNE, 2007

SHEET
14
OF
15

FILE No.
PRC-1771

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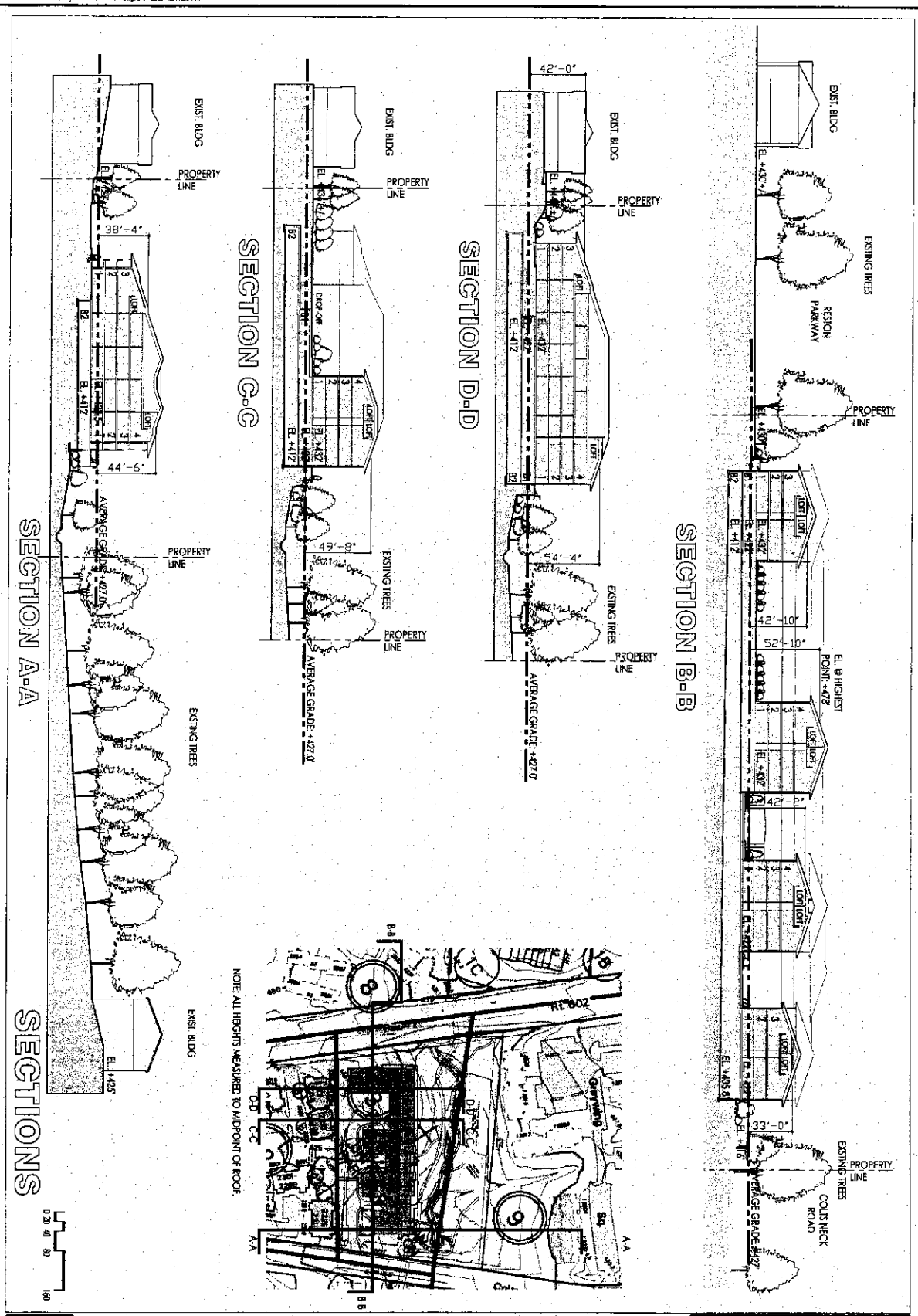

COLTS NECK SECTION 1, BLOCK 30, RESTON

HUNTER MILL DISTRICT, FAIRFAX COUNTY, VIRGINIA

Atlantic REALTY COMPANIES

SECTIONS

COLTS NECK
BLOCK 1, SECTION 30, RESTON
HUNTER MILL DISTRICT
FAIRFAX COUNTY VIRGINIA

SCALE: AS NOTED | C.L. = N/A | DATE: JUNE, 2007

COMMONWEALTH OF VIRGINIA — ERIC S. SIEGEL No. 025416 — PROFESSIONAL ENGINEER — 09/14/07

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09-14-07

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

FILE No. PRC-1771

SHEET 15 OF 15

A GLOSSARY OF TERMS FREQUENTLY USED IN STAFF REPORTS WILL BE FOUND AT THE BACK OF THIS REPORT

DESCRIPTION OF THE APPLICATION

Proposal: The applicant, 2222 Colts Neck Road, LLC., is requesting to amend the proffers (PCA) and the Development Plan (DPA) approved in conjunction with rezoning A-936, as it directly applies to the 4.33-acre PRC-zoned subject property. The property, located at 2222 Colts Neck Road, was previously approved for a church use, and the applicant now desires to demolish the church use and in its place construct an Independent Living Facility condominium with 210 dwelling units. Concurrently, the applicant is also requesting approval of the PRC Plan associated with the proposed development plan, for the subject site.

Location: The subject property fronts onto the west side of Colts Neck Road and the east side of Reston Parkway, and is located south of South Lakes Drive, and north of Glade Drive.

Waivers and Modifications

- Waiver to allow underground stormwater detention in a residential development.
- Modification of the trail requirement along Colts Neck Road in favor of an approved 4-ft wide DPWES Capital Project sidewalk currently proposed for construction.
- Modification of the Additional Standards for Independent Living Facilities maximum building height standard, to permit a building height up to fifty-five (55) feet.
- Modification of the Additional Standards for Independent Living Facilities minimum yard requirements, to permit a minimum front yard requirement from Reston Parkway of forty-four (44) feet.

LOCATION AND CHARACTER

Site Description:

The 4.33-acre, rectangular-shaped, subject property is presently developed with a 9,500 SF, 1977-built, two-story brick church structure, which is owned and operated by the United Christian Church of Reston. The church structure is located near the southwest corner of the lot, with its associated on-site parking (68 spaces) and driveway located near the southeast corner of the site. Ingress and egress to the site and the on-site parking is from a single driveway opening along Colts Neck Road. The northern half of the subject property, which is steeply sloped and heavily wooded, includes an EQC and existing stream channel, and is undeveloped aside from a paved trail that stretches from Reston Parkway to Colt Necks Road (the trail continues underneath both right-of-ways).

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan**
North	Private open space, undeveloped and owned by Reston Association.	PRC	Private Open Space: Residential Planned Community
East	Across Colts Neck Road, the Hunters Wood Village Center is developed with a neighborhood-serving shopping center, community center, high-rise multi-family housing and private open space.	PRC	Village Center and Private Open Space: Residential Planned Community
South	Hunters Crossing condominium development.	PRC	High Density Residential: Residential Planned Community
West	Across Reston Parkway, the Stonegate Apartments, a multi-family garden apartment development.	PRC	High Density Residential: Residential Planned Community

BACKGROUND (See Appendix 4)

Site History:

On January 13, 1965, the Board of Supervisors approved RZ A-936, which rezoned 141 acres (to include the subject property), owned by the Palindrome Corporation, from the RE-2 District to the RPC District.

DPA A-936 - On May 20, 1972, the Board of Supervisors approved a development plan amendment on 6.06 acres zoned RPC, subject to RZ A-936, to allow 18 townhouse units in the southwest quadrant of Colts Neck Road and Glades Drive. The subject property was not part of this application.

DPA A-936-02 - On November 1, 1982, the Board of Supervisors approved Reston Land Corporation's development plan amendment application, which permitted 92 SFA and/or multi-family dwelling units across 4.605 acres on the parcel to the south of the subject property (Hunters Crossing development). The subject property was not part of this application.

DPA A-936-03/PCA A-936 - On March 27, 1997, the Board of Supervisors approved PCA A-936, which ran concurrent with DPA A-936-03 (Hunters Woods Village Center, LLC.), and permitted retail and residential development on 15.28 acres. The approval amended the previous Development Plan associated with the property, and changed the previous approval of 170 multifamily units to 92 single-family attached and/or multifamily units. The subject property was not part of this application.

On March 26, 2007, the Board of Supervisors adopted Zoning Ordinance ZO-07-397, which modified the Planned Residential Community (PRC) District provisions as they related to Articles 6, 16, and 18. Prior to this approval, a PRC Plan, regulated under Sections 16-203 through 16-303, was submitted to, and approved administratively by, DPWES for all developments within a PRC District. The Zoning Ordinance ZO-07-397, which became effective March 27, 2007, changed the PRC Plan submittal from an administrative approval process to a legislative approval process that now requires public hearings before both the Planning Commission and the Board of Supervisors. The applicant has submitted and requested approval of PRC A-936, which is running concurrently with DPA A-936-04 and PCA A-936-02.

On February 5, 2007, the Board of Supervisors authorized Out-Of-Turn Plan Amendment (OTPA) S07-III-UP1 to include an option for elderly housing on the subject property. The proposed OTPA was recommended for approval by the Planning Commission on July 25, 2007, and adopted by the Board of Supervisors on September 10, 2007. The adopted language is listed within the next section (Comprehensive Plan Provisions), and specifically addressed later in the staff report (see Land Use section).

COMPREHENSIVE PLAN PROVISIONS (Appendix 20)

Plan Area:	III
Planning District:	Upper Potomac
Planning Sector:	UP5-Reston Community Planning Sector
Plan Map:	Residential Planned Community
Plan Text:	

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through 9-10-2007, UP5-Reston

Community Planning Sector, on page 123, the Plan states:

"7. Parcel 26-1 ((13))1 is planned and developed as an existing church on the Community Facilities Plan component of the Reston Master Plan. Due in part to the convenient public transportation and nearby community services, as an option, the parcel may be redeveloped as elderly housing, age 62 and over, subject to the following:

- *The development should be designed to functionally relate to existing residential uses in the area;*
- *A minimum 65 foot wide buffer should be provided from existing edge of pavement of Reston Parkway. A substantial vegetated buffer should be provided to serve as a transition to adjacent multi-family residential uses. Existing vegetation should be preserved as deemed appropriate by the Urban Forest Management Division and Reston Association;*
- *Affordable housing at a minimum of 20 percent of the total number of units should be provided;*
- *Restoration and enhancement of the impaired Snakeden Stream Valley that is located in the northern portion of the parcel should coincide with redevelopment; and*
- *Pedestrian access from the site to the Snakeden Stream Valley trail, the abutting multi-family housing development to the south, the Village Center to the east, and Colts Neck Road should be provided."*

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended 7-10-2006, UP5-Reston Community Planning Sector, on page 117, it states:

"The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14."

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use - Appendix, as amended 3-12-2007, on pages 13 and 14, it states:

"Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a

reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.

2. *The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.*

3. *Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.*

ANALYSIS

Development Plan Amendment /Proffered Condition Amendment
(Copy at front of staff report)

Title of DPA:	Colts Neck
Prepared By:	Urban Engineering & Assoc., Inc.
Original and Revision Dates:	March 19, 2007, as revised through September 14, 2007

The Development Plan for the proposed Independent Living Facility, on Tax Parcel 26-1-((13))-0001, consists of the following eleven (11) sheets:

- **Sheet 1 of 11 (*Cover Sheet*):** Includes Vicinity Map, General Notes, Tabulations, Owner/Developer contact information, Sheet Index, and Reston density calculations and data summary tables.

- **Sheet 2 of 11 (*Existing Conditions Plan and Soils Map*):** Includes existing tree survey, soils, easements, contour lines/measurements, site conditions, on-site/abutting trail network, and proposed EQC line (per concurrent stream restoration project).

- **Sheet 3 of 11 (*Development Plan Amendment/Proffered Condition Amendment (*PCA/DPA):** Includes proposed Independent Living Facility footprint, outdoor driveway and parking proposal, trail improvement, limits of disturbance, limits of clearing and grading (for stream restoration), proposed/existing easements, contours, sanitary and stormwater lines.

- **Sheet 4 of 11 (*Landscape Plan*):** Includes proposed site layout, Note section, existing and proposed plantings, typical plants/sizes within and out of EQC.

- **Sheet 5 of 11 (*Landscape Details*):** Includes proposed landscaping/seating and paving detail of Building 2's '*Entry Plaza*', planter/paving/seating, and landscaping detail of the '*Rear Seating Node and Activity Area*', and proposed landscape buffer sections along the southern property line (adjacent to Hunters Crossing).

- **Sheet 6 of 11 (*Outdoor Activities*):** Includes photographic depictions of the applicant's proposed recreational amenities, to include various life trail fitness stations, outdoor gaming tables, and biking/walking/gardening opportunities.

- **Sheet 7 of 11 (*Existing Vegetation Map*):** Includes Vicinity Map, Legend, Condition Description and corresponding table/map, Notes, and Limitations.

- **Sheet 8 of 11 (Stormwater Management Analysis):** Includes large map depicting subject site with surrounding Reston/Lake Audubon area, Stormwater and Best Management Practices Narrative, Outfall Narrative, BMP Analysis for Lake Audubon Stormwater Management Facility, and Minimum Stormwater Information for DPA application.

- **Sheet 9 of 11 (*Stormwater Outfall Analysis*):** Includes large map of subject property, site runoff, existing culvert, point of confluence, and culvert type/size, and calculations/table.

- **Sheet 10 of 11 (*Elevations*):** Includes north/south/east, and west elevations of the proposed Independent Living Facility.

- **Sheet 11 of 11 (*Sections*):** Includes three (3) north/south sections, and one east/west section. All sections depict the surrounding properties and proposed Independent Living Facility (to include the number of floors, below-ground parking, elevations, average grades and heights). Surrounding right-of-ways/structures are also depicted, where applicable.

PRC PLAN (Copy at front of staff report)

Title of PRC Plan:	PRC Plan A-936, Colts Neck
Prepared By:	Urban Engineering & Assoc., Inc.
Original and Revision Dates:	June 15, 2007, as revised through September 14, 2007

The PRC Plan for the proposed Independent Living Facility, on Tax Parcel 26-1-((13))-0001, consists of the following fifteen (15) sheets:

- **Sheet 1 of 15 (*Cover Sheet*):** Includes Vicinity Map, General Notes, Tabulations, Owner/Developer contact information, Sheet Index, and Reston density calculations and data summary tables.

- **Sheet 2 of 15 (*Existing Conditions Plan and Soils Map*):** Includes existing tree survey, soils, easements, contour lines/measurements, site conditions, on-site/abutting trail network, and proposed EQC line (per concurrent stream restoration project).

- **Sheet 3 of 15 (PRC Plan):** Includes proposed Independent Living Facility footprint, outdoor driveway and parking proposal, trail improvement, limits of disturbance, limits of clearing and grading (for stream restoration), proposed/existing easements, contours, sanitary and stormwater lines.

- **Sheet 4 of 15 (Open Space Exhibit):** Includes depiction of subject property with proposed improvements and shaded open space (1.83 acres).

- **Sheet 5 of 15 (Garage Layout Plan):** Includes footprint depiction of below-ground parking Level 1 and 2.

- **Sheet 6 of 15 (*Landscape Plan*):** Includes proposed site layout, Note section, existing and proposed plantings, typical plants/sizes within and out of EQC.

- **Sheet 7 of 15 (*Landscape Details*):** Includes proposed landscaping/seating and paving detail of Building 2's '*Entry Plaza*', planter/paving/seating, and landscaping detail of the '*Rear Seating Nodes*', and proposed landscape buffer sections along the southern property line (adjacent to Hunters Crossing).

- **Sheet 8 of 15 (*Outdoor Activities*):** Includes photographic depictions of the applicant's proposed recreational amenities, to include various life trail fitness stations, outdoor gaming tables, and biking/walking/gardening opportunities.

- **Sheet 9 of 15 (*Existing Vegetation Map*):** Includes Vicinity Map, Legend, Condition Description and corresponding table/map, Notes, and Limitations.

- **Sheet 10 of 15 (Stormwater Management Analysis):** Includes large map depicting subject site with surrounding Reston/Lake Audubon area, Stormwater and Best Management Practices Narrative, Outfall Narrative, BMP Analysis for Lake Audubon Stormwater Management Facility, and Minimum Stormwater Information for DPA application.

- **Sheet 11 of 15 (*Stormwater Outfall Analysis*):** Includes large map of subject property, site runoff, existing culvert, point of confluence, and culvert type/size, and calculations/table.

- **Sheet 12 of 15 (Preliminary BMP Exhibit):** Includes BMP Facility Design Format, Example BMP Device Details (Subject to Final Design), General/BMP/Stormfilter Construction Notes, and Filter Sizing Imputations.

- **Sheet 13 of 15 (Preliminary BMP Exhibit):** Includes a deception of the subject property with proposed improvements and the approximate area of the proposed conservation easement (1.35 acres).

- **Sheet 14 of 15 (*Elevations*):** Includes north/south/east, and west elevations of the proposed Independent Living Facility.

- **Sheet 15 of 15 (*Sections*):** Includes three (3) north/south sections, and one east/west section. All sections depict the surrounding properties and proposed Independent Living Facility (to include the number of floors, below-ground parking, elevations, average grades and heights). Surrounding right-of-ways/structures are also depicted, where applicable.

Features of Development Plan Amendment and PRC Plan:

The applicant's proposal includes the following features:

Existing Property Conditions

- The applicant's topographical map of the subject property (with 2-foot contour intervals), indicates that the site slopes downward (diagonally) from the southwest corner, which has a high elevation of 442 feet, to the northeast corner, which has a low elevation of 400 feet. As previously noted, the property is presently developed with a 9,500 SF, two-story brick church structure, which is located near the southwest corner of the lot, with its associated on-site parking (68 spaces) located near the southeast corner of the site. Most of the existing on-site development is located along the southern half of the subject property, as the northern half is classified as an Environmental Quality Corridor (EQC), includes a portion of the Snakeden Stream, and is heavily forested and unevenly sloped.

Snakeden Stream

- The existing Snakeden Stream channel is located along the northern property line, runs west to east across the subject property (and adjoining Reston Association's property), and flows under Reston Parkway and Colts Neck Road. As detailed within the Environmental Analysis section of this staff report, the Reston Association has submitted a stream restoration plan to repair the heavily-deteriorated existing stream channel. As a result of this restoration, the existing on-site stream trail (discussed later in this section) will be rebuilt and partially relocated near its existing location.

Building Layout

- The applicant is proposing to construct one (1) structure upon the subject property, with a maximum height of fifty-five feet, and a projected building gross floor area of 240,222 SF. The structure will be composed of two (2) separate wings, one along Colts Neck Road and the other along Reston Parkway, with both wings connected by a centrally-located/elevated 2-story 'bridge-connector'. The bridge-connector will contain a number of residential units, and serve as a pedestrian walkway/connection between Levels 2, 3, 4, and 5 (loft). Per the applicant's proffers, the proposed Independent Living Facility will have a minimum of 180 residential units and a maximum of 210 residential units.

  As much of the site is sloped, the applicant will be required to regrade a sizeable portion of the property in order to attain a consistent finished floor elevation. As is visible on Sheet 11 of 11 of the proposed development plan (section B-B), both proposed wings will consist of Levels 1, 2, 3, 4, and 5 (loft), and both will be built on top of a below-grade parking structure (Level B2). The primary difference between the two wings is that the west wing will also include an additional (partially) below-grade parking structure (Level B1), which will result in the west wing being constructed at an elevation (height) approximately 10 feet higher than the east wing. A good example of this shift in height is the bridge-connector, which connects Levels 2, 3, and 4 on the west wing, with Levels 3, 4, and 5 (loft) on the east wing.

  The proposed parking levels will consist of Level B2 and B1. Level B1 will be a below-grade structured parking garage, having an elevation of 405.8 ft along the east end, and 412 feet along the west end. As is detailed later in this section, the garage will house 175 parking spaces. Level B1 will have a base elevation of 422 feet, and access to this level will come from the east side of the west wing (directly under the bridge-connector).

- The provided architectural elevations/sections depict a multi-level structure, with roof heights varying in elevation from 3 to 5 stories. The applicant's design intent was to reduce the building's bulk/massing upon adjacent developments. The applicant has proffered that building materials for the structure shall be selected from among the following: wood, siding, hardi-plank, brick, masonry/stone, aluminum, glass, steel, split-face block and pre-cast panels.

Affordable Dwelling and Workforce Units.

- The applicant has proffered to provide 20 percent affordable housing, of which 15 percent of the total will be sold/rented to persons with an income of 70 percent or below of the Washington D.C. Standard Metropolitan Statistical Area Median Income (AMI) and the remaining five percent of affordable units to persons with an average income of 80 percent of AMI or below. Approved site plans, record subdivision plats and building plans shall designate the

specific lots or units that are the Affordable Housing units and shall indicate the square footage and bedroom count of such units.

Driveway Access, Parking and Loading Spaces

- The subject property will have a two-way, 24-ft wide private driveway that will intersect with Colts Neck Road, travel along the southern portion of the site, and will serve as the property's sole vehicular ingress/egress point. The proposed driveway will provide vehicular access to the below-ground structured parking and end in a roundabout-type design near the second building wing. The roundabout will allow drivers to drop-off/pick-up passengers without having to access the underground parking structure.

- The development plan proposes a total of 259 on-site parking spaces, to include 251 structured parking spaces and 8 parallel surface parking spaces on the south side of the proposed 24-ft wide driveway. The structured parking spaces will be located below-grade, on Level B1 (76 spaces) and Level B2 (175 spaces) of the proposed independent living facility. Of the 259 parking space total, six (6) will be accessible spaces. Per the ZO, the applicant is proposing three (3) loading/unloading spaces. One (1) is located near the south side of the proposed driveway roundabout, and the other two (2) are located between the two building wings, north of where the driveway leads to the Level B1 garage entrance/exit.

Open Space and Recreational Amenities

- Approximately 42% (1.83 acres) of the site will remain as open space. The open space will be primarily located along all four (4) sides of the proposed structure, and will include outdoor sitting/resting places, sidewalk and trail connections, garden/landscape features, community gathering/activity spaces, EQC, and a refurbished stream and adjacent stream trail with fitness stations.

- The applicant will be providing both active and passive resident amenities, to include an indoor wellness center (with equipment such as stationary bikes, treadmills, weight machines, and free weights), reading room/library, five bicycle racks (located in areas under cover or protected from weather conditions and shall accommodate parking for at least 25 bicycles), outdoor fitness stations along the Snakeden Stream trail (stations will accommodate future residents with disabilities), garden plots (located between the principal structure and the western property line), and an outdoor plaza (shall include outdoor gaming tables, benches, seating areas, concrete walkways, landscaping, etc). The outdoor plaza, as depicted on the development plan (see Sheet 5 of 11), will be located between the two building wings, above the loading/unloading spaces.

- The applicant has proffered to contribute $111,300 to the Board of Supervisors, to be used for parks and/or athletic fields in the vicinity of the subject property, as determined by the Hunter Mill District Supervisor.

Trails, Sidewalk, and Crosswalk

The subject property contains a number of pedestrian connections (trails, foot paths, walkways) to adjacent properties. As a result of the proposed development, many of these existing connections will be modified or removed, and/or extended. They include:

- *Snakeden Stream Trail*: The existing stream trail, which is lit and provides some seating locations, runs along the north end of the subject property, along the south side of the Snakeden Stream, and stretches from the site's eastern boundary line to its western boundary line. From the site's boundary lines, the trail continues under Reston Parkway (westbound) as well as under Colts Neck Road (eastbound), where it connects to a multitude of off-site trails and sidewalks. On-site, the trail also branches north, running through the adjacent Reston Association open space parcel, and ultimately links with the Reston Apartments. On-site, the trail also branches south, connecting to the site's existing church and parking/driveway area. The Hunters Crossing development to the south also has a trail connection to the subject property's parking/driveway area, which thus allows its residents to currently access the stream trail.

  As detailed within the Environmental Analysis section of this staff report, the Reston Association has submitted a stream restoration plan to repair the heavily-deteriorated existing stream channel. As a result of this restoration, the existing on-site stream trail will be rebuilt and partially relocated, close to its existing location. The trail will continue to run under Reston Parkway and Colts Neck Road, as well as branch north to the adjacent Reston Association parcel. However, as a result of the new structure, the portions of the trail that currently branch south towards the existing church and its parking/driveway area will be reconfigured with the proposed development.

  With the new design, the applicant is proposing two (2) separate trails linking the new structure to the Snakeden Stream trail:

  - The first new trail will be located along the inside of the subject property's eastern boundary line. This 8-ft wide asphalt trail, which will be winding and non-ADA accessible as a result of the property's steep slope, will run north to south, and will serve to connect the stream trail with a proposed on-site sidewalk located near the southeast corner of the new structure. The proposed on-site sidewalk will lead to the independent living facility as well as connect to an off-site sidewalk and crosswalk along Colts Neck Road, to be constructed pursuant to a public improvement project (discussed later in this section).

- The second new trail will connect the center of the proposed structure to the stream trail. This new 5-ft wide trail will be composed of special pavers or asphalt, and will permit ADA accessibility to the stream trail. Residents of the independent living facility will be able to access the new trail by either elevator or stairs, on Level B2.

- The applicant has also proffered to construct a pedestrian connection through the subject property to the abutting Hunters Crossing condominium development. The exact location of the connection will be determined during site plan approval, and in consultation with DPWES and representatives of Hunters Crossing. The applicant's proposed development plan depicts an existing off-site trail crossing over the subject property's southern property line (located near the center portion), extending across the proposed driveway, and connecting to the adjacent on-site sidewalk. The on-site improvements appear to be ADA accessible.

- *Colts Neck Road Sidewalk*: As is detailed later in this report, the applicant is requesting a modification of the major paved trail requirement along Colts Neck Road in favor of a proposed sidewalk being constructed by DPWES. Capital Project (#064258) will result in a 4' foot sidewalk being constructed within the right-of-way, along the west side of Colts Neck Road (from South Lake Drive to Hunter Woods Shopping Center, to include the subject property). The applicant's proposed on-site sidewalk and winding trail will both connect to this proposed off-site sidewalk. The applicant has proffered to reimburse Fairfax County for construction of the sidewalk, in an amount not to exceed $8,000 dollars. (As a note, there are no existing trails or sidewalks running along the subject property's Colts Neck Road or Reston Parkway frontages/right-of-ways).

- *Colts Neck Road Crosswalk*: As part of the Capital Project (#064258), DPWES is also proposing to add a pedestrian crosswalk over Colts Neck Road, connecting the new off-site sidewalk along the west side of Colts Neck (near the southeast corner of the subject property) to the Hunters Woods Village Center on the east side of Colts Neck Road. The applicant has proffered to install this pedestrian crosswalk in a location to be mutually agreed to by the applicant and FCDOT, in the event that DPWES does not install their proposed crosswalk.

<u>*Landscaping*</u>

- Per Section 9-306 of the Zoning Ordinance (Additional Standards for Independent Living Facilities), *"(t)transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling."* According to the transitional screening and barrier matrix, the subject property, which is deemed a multiple-family dwelling per this standard, does not require transitional screening along any of their property

lines due to the abutting/adjacent multi-family and commercial lands uses (as a note, transitional screening would only be required between the subject property and single-family attached/detached dwellings). Nonetheless, the applicant has proposed extensive landscaping/plantings along all four (4) sides of the subject site, as described below.

- The applicant has proffered to provide a Tree Survey and Preservation Plan with the landscape plan, to include trees planned for preservation and/or removal, tree protection fencing, and tree replacement provisions/penalties for trees that die or are damaged during construction.

- On the proposed PCA/DPA and PRC Plan, the applicant is proposing a "limits of clearing for stream restoration" line, as well as a "limits of disturbance line" for the proposed structure/parking/driveway improvements. Combined, the two lines will leave a portion of existing on-site trees and foliage intact, to include a segment of trees along the western property line (near Reston Parkway) and a connecting segment to the north of the western building wing. The tree preservation strip along the western property line will vary in width from seven feet along the southwest corner of the property, to over seventy feet in width near the northwest corner of the property. The tree preservation area located along the north of the proposed structure's western wing, will vary in width from thirty to fifty-five feet.

  In place of those trees and foliage removed, the applicant has proposed two (2) variations of plants/trees/shrubs, those within the EQC, and those outside of the EQC. As a note, the applicant has depicted, on both the PCA/DPA and PRC Plan, a "Pre-Development EQC Line", as well as a "Post-Development EQC Line" (located to the north of the proposed structure). As most of the proposed landscaping is located between the building footprint and the four (4) property lines, staff will describe the landscaping plan in that manner:

  - Western Property Line (Reston Parkway): As mentioned above, a portion of the existing landscaping along the western property line will remain intact, with no off-site clearing proposed within the off-site Reston Parkway right-of-way. The largest portion of clearing along this property line will be to the west of the proposed structure, which depicts clearing from the southern property line to 20 feet past the northwest corner of the proposed building. The distance between the proposed structure and the western property line varies from approximately forty-four (44) to fifty (50) feet. In the unaffected (preserved) areas along this property line, the applicant has proposed to add supplemental landscaping, to include shrubs/groundcover/perennials, etc. The applicant cannot plant trees in this particular area as there is an existing Chesapeake and Potomac Telephone Company easement along the entire length of the western property line/right-of-way line. In the proposed clearing area, along the west side of the proposed structure, the applicant has proposed to plant a variety of canopy trees (*to include October Glory*

Red Maple, American Linden, and Zelkova, sized 3" to 3-1/2" caliber), ornamental trees (*to include Flowering Dogwood and Saucer Magnolia, both at 8'-10' feet in height, and Leyland Cypress and American Holly, both at 7'-8' feet in height*), and a variety of shrubs, groundcovers, and perennials.

- Eastern Property Line (Colts Neck Road): Along the eastern property line, there is a small portion of land near the northeast corner of the site that will be unaffected by the proposed clearing plan. Other than this unaffected portion, the proposed clearing plan will affect all of the area to the east of the proposed structure, from the southern property line to the northern property line. It should be noted that a sizable portion of this area is currently developed with asphalt and serves as a dedicated parking area for the existing church use. The area is also steeply sloped and largely hidden to motorists along Colts Neck Road. The distance between the proposed structure and the eastern property line varies from forty-eight (48) to sixty-seven (67) feet. The applicant has proposed to plant numerous amounts of shrubs, groundcover, and perennials in this area, as well as a number of canopy trees along the property line. The applicant is also proposing to construct a winding 8-ft wide asphalt trail along this portion of the site. The trail will run along the eastern property line and connect the stream trail to the proposed sidewalk along Colts Neck Road.

- Northern Property Line (EQC): As previously noted, the applicant has depicted, on both the PCA/DPA and PRC Plan, a "Pre-Development EQC Line", as well as a "Post-Development EQC Line" (located to the north of the proposed structure). Due to serious erosion of the existing Snakeden stream channel, located along the north side of the subject property, the Reston Association will be repairing the stream and has submitted a restoration plan to the County, which is currently under staff review. As part of the stream restoration plan, a variety of vegetation from the channel will be required to be removed, and replaced with plants suitable for that type of growing environment. Exact planting specifications will be reviewed during the stream restoration plan approval process. It should be noted that there are large areas within this portion of the EQC that will be left undisturbed, consisting of existing canopy, understory, and conifer trees. The applicant has proposed to add some supplemental plantings (primarily shrubs and ground cover) within this protected area, and to add a variety of new plantings along the north of the proposed building. (The distance between the proposed structure and the northern property line varies from sixty-seven (67) to one hundred and thirty (130) feet). The new plantings, which will be located in areas to be disturbed, will consist of a variety of canopy trees (*to include October Glory Red Maple, Willow Oak, and Red Oak, sized 3" to 3-1/2" caliber*), ornamental trees (*to include Downy Serviceway, Eastern Redbud, Fringe Tree, and Flowering Dogwood, all at 8'-10' feet*

in height, and Eastern Red Cedar and American Holly, both at 7'-8' feet in height), and a variety of shrubs, groundcovers, and perennials.

- Southern Property Line (Hunters Crossing): The area to the south of the proposed structure will fall completely within the limits of disturbance. It should be noted that a large portion of this area is currently developed with asphalt and serves as a dedicated parking area for the existing church use. The distance between the proposed structure and the southern property line varies from thirty (30) to sixty-five (65) feet, and in this location the applicant proposes to construct their primary driveway. The applicant shares their southern boundary line with Hunters Crossing, the only development that abuts the subject property. As such, the applicant has depicted on the PCA/DPA and PRC Plan a minimum on-site 22-ft wide landscaping strip along their entire southern property line, as well as additional plantings on the adjacent property (per Hunters Crossing's request). The applicant has also proffered to submit a detailed landscape plan to the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) and to representatives of Hunters Crossing for review and comment. The proposed landscaping will include a variety of canopy trees (*to include October Glory Red Maple, American Linden, and Zelkova, sized 3" to 3-1/2" caliber*), ornamental trees (*to include Flowering Dogwood and Saucer Magnolia, both at 8'-10' feet in height, and Leyland Cypress and American Holly, both at 7'-8' feet in height*), and a variety of shrubs, groundcovers, and perennials.

- Independent Living Facility: In addition to the landscaping proposed between the structure and the adjacent property lines, the applicant has also proposed landscaping in various locations inside the building perimeters. In particular, the applicant has proposed a large variety of shrubs, groundcovers, and perennials to be planted around the building footprint, inside both building wing 'courtyards', and inside the area where the two wings connect (near the garage entrance). Included with the shrubs and ground cover will be a few ornamental trees, such as dogwoods, magnolias, and/or hollys.

Barriers and Retaining Walls

- Per the Zoning Ordinance, no barrier is required, or proposed.

- The applicant is proposing a retaining wall along the north and west sides of the proposed structure due to the property's steep slope. The retaining wall will be composed of brick, stone, concrete and/or split block, and will have an approximate height of twenty (20) feet in height. The applicant has proffered that aside from the outdoor patio located outside the proposed wellness center, that the retaining walls shall not be used as amenity space or be directly accessible from individual units.

Lighting

- The applicant has depicted proposed lighting along the revised Snakeden Stream trail, with the lights staggered along both sides of the trail and spaced approximately every 50 to 60 feet. The plan depicts proposed light locations (not type or height), and will enhance/supplement the existing trail lighting. The applicant has not presented a lighting plan for any other portion of the subject property, but has proffered that the parking lot or exterior building lighting located on the subject property shall be directed inward and/or downward and designed with fully shielded fixtures in order to minimize glare onto adjacent properties, and that building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.

Bus Shelter

- The applicant has proffered to install a bus shelter along Colts Neck Road, in a location to be determined and mutually agreed upon by the applicant and FCDOT. FCDOT has indicated that they desire the bus shelter to be located along or near the subject property's Colts Neck Road frontage.

Stormwater Management

- Stormwater management (SWM) and best management practices (BMP) are provided off-site at the nearby Lake Audubon (see Sheet 8 of 11 of the development plan), an existing SWM/BMP facility that provides SWM/BMP for the entire 1,526-acre drainage shed. The subject property drains south to north to an existing culvert that runs beneath Colts Neck Road to an open channel that conveys the stormwater to Lake Audubon. Notwithstanding, the applicant has proffered to incorporate BMPs into the proposed development in order to improve water quality associated with stormwater runoff.

  The proffers state that the development shall demonstrate that, "using structural or non-structural BMPs such as natural open space, sand filters, storm filters, Filterra devices or a combination thereof, phosphorus runoff from the property will be reduced on-site by forty percent (40%)." As discussed later within this staff report, the applicant is requesting that the Board of Supervisors approve a Public Facilities Manual waiver request, 2352-WPFM-002-1, to allow underground stormwater detention and treatment upon the subject property (in a residential development). The applicant depicts the proposed location of the underground structure, on both the PCA/DPA and PRC Plan, between the two building wings, just south of the proposed loading/unloading spaces. A corresponding note referring to the underground structure reads, "*Proposed 8' x 16' Precast Vault Storm Filter.*"

Land Use Analysis (Appendix 5)

The subject property is planned for high-density residential use under the Land Use Plan component of the Reston Master Plan and for a church, which is consistent with the existing church, under the Public Facilities Plan component of the Reston Master Plan. As previously mentioned, on February 5, 2007, the Board of Supervisors authorized Plan Amendment (PA) S07-III-UP1 to include an option for elderly housing on the subject property. The proposed Plan Amendment was recommended for approval by the Planning Commission on July 25, 2007, and adopted by the Board of Supervisors on September 10, 2007. The Plan Amendment reads:

"7. Parcel 26-1 ((13))1 is planned and developed as an existing church on the Community Facilities Plan component of the Reston Master Plan. Due in part to the convenient public transportation and nearby community services, as an option, the parcel may be redeveloped as elderly housing, age 62 and over, subject to the following:

- *The development should be designed to functionally relate to existing residential uses in the area;*
- *A minimum 65 foot wide buffer should be provided from existing edge of pavement of Reston Parkway. A substantial vegetated buffer should be provided to serve as a transition to adjacent multi-family residential uses. Existing vegetation should be preserved as deemed appropriate by the Urban Forest Management Division and Reston Association;*
- *Affordable housing at a minimum of 20 percent of the total number of units should be provided;*
- *Restoration and enhancement of the impaired Snakeden Stream Valley that is located in the northern portion of the parcel should coincide with redevelopment; and,*
- *Pedestrian access from the site to the Snakeden Stream Valley trail, the abutting multi-family housing development to the south, the Village Center to the east, and Colts Neck Road should be provided."*

The subject property is proposed to redevelop under the option provided in the site-specific Comprehensive Plan text which recommends the establishment of elderly housing, age 62 and over, subject to certain conditions. Any proposed development must functionally relate to existing residential uses in the area, provide a 65 foot wide buffer from the existing edge of pavement along Reston Parkway and a substantial vegetated buffer to the property to the south. Affordable housing is recommended at a minimum of 20 percent of the total number of units. Additionally, pedestrian access from the property to its surroundings, including the Hunters Woods Village Center, Hunters Crossing residential development and Snakeden Stream Valley trail, which traverses the northern portion of the property, is recommended.

- **Intensity and Compatibility.** The development proposes a density of 49 dwelling units per acre, which is below the maximum density permitted by the Zoning Ordinance for high density residential uses in the PRC District of 50 dwelling units per acre. The property abuts a three-story multi-family development to the south, Hunters Crossing, and is located in an area generally developed with multi-family housing. The Village Center offers a number of community services and opportunities, as well as local serving commercial uses. Two bus stops adjacent to the property are located on either side of Colts Neck Road. Given the existing medium to high density residential uses in the surrounding area and the subject property's ideal location adjacent to a village center, basic services, and public transportation, staff feels that the proposed independent living facility, with 210 units, is an appropriate use.

- **Architectural and Site Design.** The proposed development, at a height ranging from three stories tall on the southeastern and southwestern ends of the two connected buildings to five stories tall towards the center of the development is compatible with the existing three-story multi-family housing development directly to the south and a similar development to the north. In addition, the concentration of height toward the center of the development enables the project to better relate to developments on the opposite sides of Reston Parkway and Colts Neck Road from the subject property and reduces the impact of the proposed development along these roads. Notwithstanding, staff feels it would be desirable to reduce the height of the three-story "bridge" connecting the two wings, which would assist in minimizing the massing of the building and lead to a better relationship to the surrounding residential developments.

  A minimum 65 to 67 foot wide setback, from the edge of the westernmost building to the existing edge of pavement along Reston Parkway, is provided. The applicant has proffered to and depicted on the development plans the new plantings, including deciduous and evergreen trees, shrubs and bushes, to replace or supplement any trees removed as part of clearing and grading. Along the southern boundary of the property, the minimum setback of the residential structures is 30 feet along the southwestern portion and a 22 to 27 foot wide landscaped buffer is provided along the drive aisle leading into the property. As noted, the applicant has proffered to submit a detailed landscape plan to the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) and to representatives of Hunters Crossing for review and comment. Staff feels that the proposed improvements are in conformance with the adopted plan language.

- **Affordable Housing.** The applicant has proffered to provide 20 percent affordable housing, of which 15 percent of the total will be sold/rented to persons with an income of 70 percent or below of the Washington D.C. Standard Metropolitan Statistical Area Median Income (AMI) and the remaining five percent of affordable units will be sold/rented to persons with

an average income of 80 percent of AMI or below. The percentage of Affordable Housing units offered for sale/rental will be the same as the percentage of Market-Rate Units offered for sale/rental. As proffered, a minimum of thirty-five percent (35%) of the Affordable Housing units shall be two bedroom units, which may be provided with or without loft or den space, and shall have a minimum size of 750 square feet of gross floor area. The remainder of the Affordable Housing units may be provided as efficiency and/or one bedroom units, as determined by the Applicant. Efficiency units shall be a minimum size of 450 square feet of gross floor area and one bedroom units shall be a minimum of 600 square feet of gross floor area. A minimum of ten (10) of the Affordable Housing units required shall be designed and constructed as handicapped-accessible units and, at least three (3) such units shall be two bedroom units.

- **Pedestrian Connectivity.** Trails on the existing church site are used by the surrounding community to gain access to the stream valley trail or as a cut-through to the Hunters Woods Village Center across Colts Neck Road. To replace these existing trail connections, the applicant has proposed several trail improvements. A pedestrian connection will be constructed through the proposed development to the abutting Hunters Crossing housing development. An elevator is depicted on the development plans, but it is not labeled, and a description of how it will provide pedestrian access from the ground level of the proposed development to the trail behind the building leading to the stream valley trail should be provided. A minimum eight foot wide asphalt pedestrian trail along the property's frontage on Colts Neck Road will curve downwards south to north at a slope of no more than eight percent to connect with the existing eight foot wide asphalt stream valley trail. In addition, a four-foot wide concrete sidewalk along the property's frontage on Colts Neck Road will be constructed by Fairfax County to connect the properties to the north and south of the proposed development. Pedestrian access to Hunters Woods Village Center will be provided via a pedestrian crosswalk across Colts Neck Road.

- **Residential Amenities.** The applicant has proffered to several active and passive residential amenities. An indoor wellness center is proposed along with a series of outdoor fitness stations to be located on the edges of the property. Passive amenities will include a reading room/library, garden plots and a private plaza. The plaza will be constructed on the top deck of the parking structure between the two buildings and will include hardscaping and landscaping (if possible), outdoor gaming tables and seating areas. Entrance areas to both buildings will include hardscaping, landscaping, garden plots, and passive seating areas, as is depicted on the PCA/DPA. Given the Plan language regarding the provision of adequate landscaped buffers to Reston Parkway and Hunters Crossing and the restoration and enhancement of the Snakeden Stream Valley, staff feels that the applicant has adequately addressed the adopted plan language with the proposed improvements.

- **Transportation.** The applicant has proffered to install a bus shelter on the

subject property. A shuttle service will be available on demand to residents 7 a.m. to 7 p.m. seven days a week from the property to transit facilities, medical facilities and shopping centers within a three-mile radius.

As detailed, this application is found to be in general conformance with the Comprehensive Plan.

Transportation Analysis (Appendix 6)

Issue: Site Distance

The entrance along Colts Neck Road should be located where site distance can be achieved. The radii of the curb returns of the proposed entrance should be 35'.

Resolution

The applicant has amended the radii to thirty-five (35) feet, and provided a north/southbound Colts Neck Road vehicular sight distance of 475' feet. Therefore, this issue has been resolved.

Environmental Analysis (Appendix 7)

Issue: Environmental Quality Corridor (EQC)

A portion of the subject property has been identified as an EQC for the headwaters of Snakeden Branch. While the property does not contain a 100-year floodplain area, as defined by the County's Zoning Ordinance, the existing stream channel and other elements present are worthy of preservation and/or restoration. The stream channel itself is in very poor condition as a result of large areas of land within the watershed (for this portion of the stream), that have been developed with no stormwater management or water quality control measures. As a result, the channel cuts into beds and banks causing substantial damage to the natural contour creating an unnatural condition which continues to undermine trees and other vegetation on the banks, while also threatening to undermine portions of a public trails system, a pedestrian bridge and a sanitary sewer line that crosses the stream. If this had been a pristine environment where the stream channel were in good condition, along with all of the typical buffering vegetation, staff would recommend preservation of the stream channel and an appropriate buffer as defined by the EQC Policy in the Comprehensive Plan. However, staff recognizes that many of the elements that normally constitute an EQC are not present at this location, such as habitat, connectedness, and aesthetics. The existing conditions with a paved 8-foot trail, cleared areas, public lighting, and at least one easement crossing this area do not lend themselves to a strict delineation of an EQC at this location.

As previously noted, the Reston Association will be restoring the stream channel and portions of the associated buffer areas in conjunction with the proposed development at this location. By covenant, the Reston Association has

responsibility for maintaining the streams as part of their overall maintenance requirements as a planned community. Pursuant to that responsibility, the Reston Association has contracted (independent of the church and the 2222 Colts Neck Road, LLC. applicant) with Wetlands Studies (WSSI) to have Snakeden and other streams in Reston restored. To complete the work on Snakeden stream, the Reston Association and Wetlands Studies need an easement across the church property that would permit them to enter the church property and modify the grade, plant vegetation, etc.

The applicants have proffered to diligently pursue agreement to grant temporary construction and ancillary easements to the Reston Association or its designee within forty-five (45) days of approval of the PRC Plan application, in order to permit implementation of the Stream Restoration Plan simultaneously with the applicant's site construction. As part of the granting of such easements, the applicant has proffered to diligently pursue commitments from the Reston Association and/or Northern Virginia Stream Restoration, LLC., that implementation of the Stream Restoration Plan shall be timed to coincide with the applicant's construction of the Proposed Development. If the applicant has not applied for site plan approval within twelve (12) months after PRC Plan approval, or thereafter fails to diligently pursue site plan approval, the implementation of the Stream Restoration Plan may nonetheless commence.

In staff's opinion, the proposed stream channel restoration should result in a more natural and sustainable condition for this portion of Snakeden Branch. Where possible, the buffer areas will be replanted with native plants to improve the natural filtering that typically takes places within an EQC. While the proposed development does depict portions of the proposed structures within the area strictly defined as EQC, staff recognizes the fact that this EQC has been compromised as a result of the existing parking lot, trail, lighting and utilities in this area. Proposed plantings around the structures and within the restoration area will result in conditions that are much improved over the existing conditions in this area.

Resolution:

Staff recognizes that the existing conditions at this location as well as the continuing presence of the trail, utilities and lighting within the EQC do not lend themselves to a more aggressive approach to EQC restoration at this location. As a result, staff has accepted a significant compromise in permitting portions of the proposed structures within the defined EQC area. The area which has been delineated by the applicants lack some of the most significant elements of the EQC policy. Habitat quality might be defined as fair to good. Connectedness is limited due to the presence of two significant roads which bracket this portion of Snakeden Branch. The aesthetics of this area might be defined as fair given the surrounding conditions and the pollution reduction capabilities have been compromised as a result of past practices that have clearly resulted in damage to the stream channel. On the whole, this portion of Snakeden Branch might be classified as compromised to highly compromised given the past development

practices and resulting conditions at this location. Staff feels that the proposed stream channel restoration, enhanced buffer restoration and on-site stormwater management measures proposed by the applicant and the Reston Association should ultimately result in water quality conditions which are improvements over current conditions.

Issue: Storm Velocity Reduction Measures

In order to ensure that the proposed restoration is sustainable, the applicants were asked to incorporate stormwater management measures which would reduce the velocity of water entering the stream channel from the proposed development. While it is understood that the minimum required stormwater management for the proposed development is provided in Lake Audubon, additional measures should be provided on-site to limit any potential for stream erosion at this location.

Resolution:

The applicants have proffered to provide storm velocity reduction measures, such as, check dams, minimum pipe slopes and/or velocity reducing channel linings to slow the rate of discharge into Snakeden Branch from the proposed development. These measures will be subject to review and approval by staff with the Department of Public Works and Environmental Services (DPWES).

Issue: Transportation Generated Noise

Staff had raised concerns that the upper levels of the proposed structure could be impacted by noise levels exceeding 65 dBA DNL. While no exterior activity areas would be impacted by this noise, there was a concern that the applicants may need to mitigate interior noise levels to ensure that they not exceed 45 dBA.

Resolution:

The applicants have provided a noise study, prepared by Miller, Beam and Paganelli, Inc. and dated April 2, 2007, which notes that noise levels for the façade closest to the Reston Parkway will be impacted by noise levels of approximately 68 dBA DNL. As indicated within the report, a microphone was placed approximately 75 feet from the edge of Reston Parkway and raised to a height of approximately 18 feet above grade. The western building face was considered mildly noise impacted and the rest of the building was subjected to noise levels less than 65 dBA, and therefore not noise impacted. To address potential noise concerns along the western property line, the applicants have provided proffers for interior noise mitigation measures to be employed as needed for the proposed residential units.

Facilities Planning Analysis (Appendix 8 and 9)

Issue: Trail Modification Request

The Countywide Trails Plan map depicts a "*Major Paved Trail*" along the west side of Colts Neck Road. As described on the Trails map, a Major Paved Trail (asphalt or concrete) is required to be built at a minimum of 8' or more in width, with VDOT requiring a minimum of 10' feet in width if located in the right-of-way. The applicant has requested a modification of this requirement, in favor of the approved DPWES Capital Project (#064258: see Appendix 9) which will result in a 4' foot sidewalk being constructed along the west side of Colts Neck Road (from South Lake Drive to Hunter Woods Shopping Center).

Resolution

The Hunter Mill District representative of the Trails and Sidewalks Committee has recommended approval of the applicant's trail modification request. Staff is also in favor of this request due to the previously approved DPWES sidewalk project, and the limited distance between the Colts Neck Road curb line and the applicant's western property line (10 feet). It should be noted that the applicant's site is very steep along the site's western property line, where it slopes downward (south to north) from an elevation high of 422' feet down to 400' feet near the stream. In contrast, the elevation along Colts Neck Road (between the applicant's western property line and the curb line) is relatively constant/level and in staff's opinion, more appropriate for a 4' foot wide sidewalk. The applicant has proffered to reimburse Fairfax County for construction of the sidewalk, in an amount not to exceed $8,000 dollars.

Historic Preservation Analysis (Appendix 10 & 13)

There are no identified cultural resources on near the subject property that will be negatively affected by the applicant's proposals.

Issue: Archaeology Report

The applicant should provide a copy of the Archaeology Report to the Park Authority's Resource Management Division. Should significant archeological resources be discovered, the FCPA requests that further archaeological studies be conducted and copies of the reports provided to the Cultural Resource Management and Protection Section.

Resolution

The applicant submitted, "*Phase I Archeological Investigations of the Circa 4.38 Acre Colts Neck Road Property, Fairfax County, Virginia*" report on July 24, 2007. Per the report's summary and conclusion, no archeological sites or architectural resources were recorded during the survey, and no additional work was recommended. The Park Authority concurs with this conclusion.

Urban Forest Management Division (Appendix 11)

All Forest Conservation Branch comments and recommendations have been adequately addressed.

Public Facilities Analyses (Appendices 12 through 18)

Fairfax County Public Schools (Appendix 12)

No school impacts are anticipated with this application since the development proposes age-restricted senior housing units.

Fairfax County Park Authority (Appendix 13)

Issue: Contribution

The proposed development could add approximately 420 new residents to the current population of the Hunter Mill Supervisory District. With the Countywide Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b, and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of $893 per new resident in order to offset park and recreation service levels. To offset the additional impact caused by the proposed development, the applicant should contribute $375,060 (or $1,786 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Resolution

The applicant has indicated that the subject property sits within the planned community of Reston, is a member of the Reston Association, and is subject to the Reston Association Declaration pursuant to which the recreational needs of the planned community are funded through substantial annual assessments. As conveyed to staff, the applicant "*...contributes for pools, tennis courts, trails and other recreational amenities in Reston...*", and is not in a position to duplicate the contribution by proffering an additional $375,060, as requested by the FCPA.

In lieu of that requested contribution amount, the applicant has agreed to contribute $113,300 ($265 per resident) to the Board of Supervisors, to be used for parks and/or athletic facilities and fields in the vicinity of the subject property. Also, the applicant has proffered to provide the following on-site amenities: indoor wellness center, outdoor fitness stations, reading room/library, garden plots, and a private plaza.

Fire and Rescue (Appendix 14)

The subject property is serviced by the Fairfax County Fire and Rescue Department Station #431, Fox Mill. The requested amendments currently meet fire protection guidelines, as determined by the Fire and Rescue Department.

Construction of buildings shall require full compliance with fire protection and access requirements listed in the Public Facilities Manual.

Sanitary Sewer Analysis (Appendix 15)

The application property is located in the Difficult Run (D3) Watershed, and is sewered into the Blue Plains Treatment Plant. An existing eight (8") inch pipe line is located within an easement on the subject property and is adequate for the proposed use at this time. Based on current and committed flow, there is excess capacity in the plant at this time. However, availability of treatment capacity will depend on the current rate of construction and the timing for development of this site.

Fairfax County Water Authority (Appendix 16)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water main located at the property. Depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Stormwater Analysis (Appendix 17 and 18)

The Environmental and Site Review Division has reviewed the subject plan and proffers and has determined that it meets the Stormwater Management requirements.

Issue: Level Spreaders

The applicant needs to remove the term "level spreaders" from the proposed proffers, as the devices are deemed not desirable for spreading out stormwater runoff uniformly over the ground surface (as sheet flow).

Resolution

The term has been removed from the proffers.

Issue: Waiver Request for Location of Underground Facilities in Residential Area

The applicant has requested a waiver of Public Facilities Manual Section 6-0303.8, which restricts the use of underground stormwater detention facilities in residential developments. Adequate stormwater detention and water quality requirements for the subject property are provided by the existing Lake Audubon facility; however, the applicant desires to provide an additional on-site BMP underground facility that will be a manufactured cartridge system (such as a storm filter or approved equal).

Resolution

The Board of Supervisors may grant a waiver after taking consideration of possible impacts on public safety, the environment, and the burden placed on prospective homeowners for maintenance. Underground detention facilities approved for use in residential developments by the Board:

- Shall be privately maintained;
- Shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities;
- Shall not be located in a County storm drainage easement; and,
- Shall have a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved.

DPWES recommends that the Board of Supervisors approve the requested waiver #00365-PFM-001-1, to allow the underground facility in a residential area subject to the waiver conditions dated August 16, 2007, that are contained in Attachment A of Appendix 17.

Land Development Services, DPWES

A representative from Site Development Services of Land Development Services, DPWES, has reviewed the plan and there are no issues associated with the PCA/DPA and PRC Plan at this time.

ZONING ORDINANCE PROVISIONS (Appendix 19)

Bulk Regulations

In the PRC District there are no minimum lot size requirements, maximum building height requirements or minimum yard requirements for residential structures except that the location and arrangement of structures shall not be detrimental to existing or prospective adjacent dwellings, or the existing or prospective development of the neighborhood.

The subject property fronts onto two (2) right-of-ways to its east and west, as well as a large tract of private open space to its north. All surrounding properties are developed, aside from those dedicated to open space. In staff's opinion, the most affected adjacent dwellings are the Hunters Crossing's condominium development to the south of the subject property. To address the potential negative impacts of the proposed independent living facility upon the neighboring property, particularly with regard to potential bulking/massing issues, the applicant has tiered their roof design and building height, so that the structure gradually gains in height further away from the adjacent residences.

In addition, to further soften the impact upon the adjacent development, the applicant has proposed extensive landscaping along the shared property line, to include plantings on the adjacent property (per Hunters Crossing's request). Although the Zoning Ordinance requires no transitional screening between the two properties, the applicant is proposing a minimum 22-ft wide landscaping strip along their southern property line to provide a buffer in conformance with the Comprehensive Plan. Lastly, the applicant has designed the proposed building so that the bulk of the structure is located towards the center of the property, away from the adjacent development. The structure has a minimum setback of thirty (30) feet from its southern property line, with the majority of the building located over sixty-five (65) feet away. As designed, staff believes that the location and arrangement of the proposed independent living facility will not be detrimental to existing or prospective adjacent dwellings.

OTHER ZONING ORDINANCE REQUIREMENTS

P-District Standards

The requested PCA/DPA proposal must comply with, among others, the Zoning Ordinance provisions found in Section 16-101, General Standards. The requested PCA/DPA and PRC Plan must comply with Section 16-102, Design Standards.

Section 16-101- General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions. As previously described, the subject property is planned for high-density residential use under the Land Use Plan component of the Reston Master Plan and for a church, which is consistent with the existing church, under the Public Facilities Plan component of the Reston Master Plan. As noted, the Board of Supervisors authorized Plan Amendment (PA) S07-III-UP1 to include an option for elderly housing on the subject property. The proposed Plan Amendment was recommended for approval by the Planning Commission on July 25, 2007, and adopted by the Board of Supervisors on September 10, 2007. As described within the land use section of this report, staff believes that the proposed development shall substantially conform to the adopted and existing comprehensive plan provisions, particularly with respect to type, character, intensity of use and public facilities. Therefore, staff believes this standard has been satisfied.

General Standard 2 states that the design should result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. Development

under the PRC zoning district permits a greater level of flexibility for development of a more urban scale with increased building heights, density, and reduced building setbacks, as is characterized by development on neighboring properties. In staff's opinion, the most comparable conventional district would be the R-30 Residential District. The R-30 District's minimum district size is 3 acres, the PRC District is 750 acres; the R-30 District permits a maximum building height of 150 feet, the PRC District has no height limitation, and the applicant is proposing 55' feet; the R-30 District permits a maximum density of 30 du/ac, the PRC District permits up to 50 du/ac, and the applicant is proposing 49 du/ac; the R-30 District permits a front yard requirement of no less than 20 feet, and a side yard of not less than 10 feet, the PRC District has no yard requirements, and the applicant is proposing a minimum front yard of 44 feet and a minimum side yard of 30 feet; the R-30 District requires that 40% of the gross area shall be open space, the PRC District has no specific requirement, and the applicant is proposing 42%. In summary, Staff believes that the applicant's proposal is within the stated purpose and intent of the PRC District regulations and that this standard has been met.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. As noted previously in the report, a portion of the subject property has been identified as an EQC for the headwaters of Snakeden Branch. The Reston Association will be restoring the stream channel and portions of the associated buffer areas in conjunction with the proposed development. The stream channel restoration should result in a more natural and sustainable condition for this portion of Snakeden Branch.

The subject property is planned for a place of worship with the recently added option for an independent living facility, and has until this point only been developed as a small church, thus leaving the majority of the property heavily wooded and in its natural setting. As noted previously, the existing on-site EQC has been compromised. To develop the proposed independent living facility, the applicant must disturb a significant portion of the existing trees and foliage. To counter this impact, the applicant will be providing on-site easements to the Reston Association to help restore and enhance the Snakeden Stream Valley. The applicant will also be providing extensive new and supplemental landscaping/plantings along the stream (EQC) and all four (4) property lines. Significant improvements to this section of the stream valley will allow the area to be used as a passive amenity by the public and future residents. As such, staff feels that the proposed stream channel restoration, enhanced buffer restoration, and landscaping measures proposed by the applicant will result in a satisfactory development, and that this standard has been satisfied.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

Aside from dedicated open space, all of the surrounding properties are developed. Staff believes that the applicant's proposed use and design will fit well within the context of the adjacent residential and commercial developments, and not cause them injury or devaluation.

The subject property fronts onto two (2) right-of-ways along its east and west property lines, as well as private open space along its northern property line. All three (3) of these property lines propose extensive supplemental landscaping/plantings. The property most affected by the proposed development will be the Hunters Crossing development to the south of the subject property. As previously delineated under the Bulk Regulation section of this report, the applicant has taken steps with regard to building design, building placement, and buffering to minimize potential impacts upon the adjacent development. Staff believes that this standard has been satisfied.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available. As demonstrated in the public facilities analysis, adequate public facilities generally are available to support the proposed development. Therefore, this standard has been satisfied.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The proposed development will be providing on-site structured parking facilities designed as an integral component of the proposed structure. Additionally, the applicant has proffered to provide an on-demand shuttle service to residents seven days a week (7 a.m. to 7 p.m.) from the site to transit facilities, medical facilities and shopping centers within a three-mile radius, and to install a bus shelter along the west side of Colts Neck Road (one currently exist along the east side of Colts Neck Road). Lastly, the property is in close proximity to a number of existing trails and sidewalks, and the applicant has agreed to add additional linkages and connections. Staff feels that this standard has been satisfied.

Section 16-102 Design Standards (PCA, DPA, and PRC Plan)

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. As previously discussed, within General Standard 2 (of the Section 16-101 Design Standards), staff believes that the subject property most closely conforms to the Residential 30 District. The applicant meets or exceeds all of the bulk regulations related to the R-30 District, except for the maximum permitted

dwelling units per acre. As noted, the R-30 District permits a maximum density of 30 du/ac, the PRC District permits up to 50 du/ac, and the applicant is proposing 49 du/ac. Development under the PRC zoning district permits a greater level of flexibility for development of a more urban scale with increased building heights, density, and reduced building setbacks, as is characterized by development on neighboring properties. Staff believes that this standard has been met.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The applicant is providing 1.83 acres (42%) of open space, 259 off-street parking spaces (includes 8 surface and 251 indoor garage/structured spaces), 3 loading/unloading spaces, and has proffered that all proposed signage shall be provided in accordance with Article 12 of the Zoning Ordinance (ZO). Each of these components of the proposal meets or exceeds the minimum PRC standards and ZO requirements. Therefore, this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities. Access to the property will be provided via an existing public street network that has been in place for many decades. The subject property will continue to have one (1) ingress/egress point, along Colts Neck Road, in the same approximate location as the existing church driveway, and the proposed redesign meets FCDOT and VDOT radii and site distance requirements.

In conjunction with the stream restoration project, the existing 8-ft wide on-site trail that runs along the south side of the stream, close to the site's northern property line will be partially rerouted and restored. This trail stretches from the site's eastern to western property lines, and travels underneath both Colts Neck Road and Reston Parkway, connecting with numerous off-site trails and sidewalks. The trail also connects to the parcel to the north of the subject property, and the applicant is proposing to construct new on-site trail linkages to connect this trail with the adjoining property to the south and the proposed Capital Project sidewalk along the west side of Colts Neck Road. As a result of the existing and proposed trail/sidewalk improvements, the subject property will have sufficient access to recreational amenities, open space, and public facilities. Therefore, this standard has been satisfied.

6-301 Purpose and Intent (PRC Plan)

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development, including the review of PRC Plans.

Objective 1: *A variety of housing types, employment opportunities and commercial services to achieve a balanced community for families of all ages, sizes and levels of income.* The applicant is proposing an Independent Living Facility, with a maximum of two hundred and ten (210) dwelling units, for persons 62 years of age or older. The proposed use, which is within walking distance of a variety of housing types (to include single-family detached, single-family attached, multi-family, as well as rental, privately-owned, and affordable housing), will fit well within the surrounding neighborhood. There are no existing or planned housing facilities specifically designed to serve the older population in the vicinity. The subject property is located near the Reston Town Center and adjacent Hunters Woods Village Center, which offer a variety of employment opportunities and commercial services. Therefore, staff believes that this objective has been satisfied.

Objective 2: *An orderly and creative arrangement of all land uses with respect to each other and to the entire community.* In 1965, the Hunter Woods Village Center area was subject to a rezoning and development plan that considered the overall arrangement and order of the permitted land uses. These approved rezonings/development plans were subject to public review/hearings, and ultimately Board approval. Nonetheless, per the Zoning Ordinance, property owners are afforded the opportunity to deviate from those approved plans, and/or to create new development plans, subject to the Board of Supervisor's approval. The applicant has proposed a high-density residential project (independent living facility), which is in conformance with the Land Use Plan component of the Reston Master Plan, and the Board's recent approval of the out-of-turn plan amendment that included an option for elderly housing upon the subject property. Per the recent adoption of the Comprehensive Plan amendment, staff believes that the applicant's proposed development plan and PRC Plan fall within the order and creative arrangement of all surrounding/community land uses. Therefore, staff believes that this objective is satisfied.

Objective 3: *A planned and integrated comprehensive transportation system providing for a separation of pedestrian and vehicular traffic, to include facilities such as mass transportation, roadways, bicycle or equestrian paths and pedestrian walkways.* The proposed development is surrounded by an existing and adequate vehicular/pedestrian transportation system. This includes easy

vehicular access onto Colts Neck Road, which feeds into Reston Parkway (classified as Minor Arterial, Type A). The applicant will be providing a bus shelter along the Colts Neck Road frontage, and future residents will be able to easily access the existing bus shelter across Colts Neck Road by virtue of a proposed crosswalk. The applicant is also proposing a number of on-site and off-site trail/sidewalk improvements that will help link the subject property with adjoining developments and road networks. The subject property is near the Reston Town Center Urban Core, which includes a bus transit facility and is in close proximity to a future transit station. Staff believes that this objective has been satisfied.

Objective 4: *The provision of cultural, educational, medical, and recreational facilities for all segments of the community.* The Reston Town Center, which is located near the subject property, has been and is continuing to be developed to include cultural, educational, medical and recreational facilities. The subject property is providing 210 independent living facility dwelling units. Staff believes that this objective has been satisfied.

Objective 5: *The location of structures to take maximum advantage of the natural and manmade environment.* As is detailed throughout the staff report, a portion of the subject property has been identified as an EQC for the headwaters of Snakeden Branch. The Reston Association will be restoring the stream channel and portions of the associated buffer areas as part of the proposed development at this location. The proposed stream channel restoration should result in a more natural and sustainable condition for this portion of Snakeden Branch. Where possible, the buffer areas will be replanted with native plants to improve the natural filtering that typically takes places within an EQC. The subject property slopes downward from the southwest corner of the site to the northeast corner, from a high point of 442 feet, to a low point of around 400 feet. As such, the applicant has had to modify their building design to conform to this natural grade deviation.

The applicant is proposing to disturb a large portion of the site, to include clearing for the stream restoration, but has proposed extensive replantings/landscaping to partially make up for their loss. As a result, staff feels that the proposed stream channel restoration, enhanced buffer restoration, on-site stormwater management, and landscaping measures proposed by the applicant should ultimately result in a satisfactory development. Staff believes that this objective has been satisfied.

Objective 6: *The provision of adequate and well-designed open space for the use of all residents.* As noted, the subject property is 4.33-acres in size, and the applicant is providing 1.83 acres (42%) of open space. The open space will be primarily located along all four (4) sides of the proposed structure, and shall include outdoor sitting/resting places, sidewalk and trail connections, garden/landscape features, community gathering/activity spaces, and a refurbished stream and adjacent trail with fitness stations.

Objective 7: *The staging of development in a manner which can be accommodated by the timely provision of public utilities, facilities and services.* All public utilities, facilities, and service-related accommodations will be addressed at the time of site plan approval.

9-306 Additional Standards for Independent Living Facilities

In the PRC District an Independent Living Facility can be considered for approval as part of a development plan or as a special exception. When considered for approval on a development plan, the following standards set forth in Section 9-306 (Additional Standards for Independent Living Facilities) shall be used as a guide during the review process:

1. *Housing and general care shall be provided only for persons who are sixty-two (62) years of age or over, couples where either the husband or wife is sixty-two (62) years of age or over and/or persons with handicaps, as defined in the Federal Fair Housing Act Amendments of 1988, who are eighteen (18) years of age or older and with a spouse and/or caregiver, if any.*

   The applicant has proffered that the residential units established on the subject property shall be occupied by at least one person sixty-two (62) years or older. All other residents must reside with an independent adult, and be a spouse, a cohabitant, an occupant's child (18) years or older, or provide primary physical or economic support to the independent adult. Therefore, this standard has been met.

2. *The Board specifically shall find that applications under this Section adequately and satisfactorily take into account the needs of elderly persons and/or persons with handicaps for transportation, shopping, health, recreational and other similar such facilities and shall impose such reasonable conditions upon any exception granted as may be necessary or expedient to insure provisions of such facilities.*

   With regard to proposed transportation improvements, the applicant has agreed to provide on-demand shuttle service to residents 7 a.m. to 7 p.m., seven days a week, from the property to transit facilities, medical facilities and shopping centers within a three-mile radius. In staff's opinion, the proposed shuttle service and bus stop will provide handicapped residents with reasonable access to shopping areas, such as those located within/near the Reston Town Center or across the street at the Hunters Woods Village Center. The applicant is also proposing a number of on-site trail/pedestrian walking improvements that will improve linkages/connections between the subject property and the abutting properties to its east, west, north and south.

   With regard to proposed health opportunities for handicapped residents, aside from the pedestrian trails/sidewalks, the applicant is proposing a number of on-site improvements, to include a wellness center with equipment such as stationary bikes, treadmills, weight machines, free weights, etc. The

applicant is also proposing a series of outdoor fitness stations along the northern property line trail, and on-site bicycle racks. To address recreational needs, the applicant has added an indoor reading room/library, as well as outdoor garden plots, landscaped sitting areas, private plazas with balcony views, tables, chairs, gaming tables, etc. Lastly, although the Park Authority is requesting a larger contribution, the applicant is contributing $111,300 to be used for parks and/or athletic facilities and fields in the vicinity of the subject property. As detailed, staff believes that this standard has been met.

3. *The Board shall find that such development shall be compatible with the surrounding neighborhood, shall not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use and shall not be detrimental to the public welfare or injurious to property or improvements in the neighborhood.*

   The subject property fronts onto two (2) right-of-ways to its east and west, as well as a large tract of private open space to its north. All surrounding properties are developed, aside from those dedicated to open space. In staff's opinion, the most affected dwellings are the Hunters Crossing's condominium development to the south of the subject property. As per the recently adopted Comprehensive Plan language, and in direct talks with their proposed neighbors, the applicant has added substantial landscaping and buffering (as well as a reduction of the roof line) along the subject property' s southern boundary line in order to help soften the proposed use's massing and potential impact.

   As designed, staff believes that the proposed development shall be compatible with the surrounding neighborhood, both from a land use and design perspective, and will not adversely affect the health or safety of persons residing or working in the neighborhood of the proposed use. In contrast, the applicant will be adding/improving upon the existing pedestrian trail/sidewalk/crosswalk connections, providing a bus shelter, helping the Reston Association planned stream restoration project, providing increased buffering/landscaping along the southern property line (as well as on the adjacent site), and modifying and/or reducing their building height/roof design to limit the project's impact, all of which will improve compatibility in design, as well as add to the health and safety of neighborhood residents, to include those within the independent living facility. Lastly, staff does not believe that the proposed development will be detrimental to the public's welfare or injurious to property or improvements in the neighborhood. In staff's opinion, the proposed development will be a fairly low-intensity use and will be compatible with the surrounding developments.

4. *To assist in assessing whether the overall intensity of the proposed use is consistent with the scale of the surrounding neighborhood, the total gross floor area, including the dwelling unit area and all non-dwelling unit areas, the floor area ratio and the number of dwelling units shall be shown on the plat submitted with the application.*

The applicant is proposing 210 dwelling units, a Floor Area Ratio (FAR) of 1.27, and a total building gross floor area (GFA) of 240,222 SF, to include a garage GFA of 102,381 SF. As such, staff believes that the proposed independent living facility is consistent with the scale of the surrounding high-density residential and commercial neighborhood and has complied with this standard.

5. *No such use shall be established except on a parcel of land fronting on, and with direct access to, a collector street or major thoroughfare.*

   The subject property is accessed by and fronts onto Colts Neck Road, a collector street. Reston Parkway, a major thoroughfare along the subject property's western frontage, is inaccessible.

6. *The density of such use shall be based upon the density of the land use recommendation set forth in the adopted comprehensive plan and as further modified by the corresponding multiplier and open space requirements set forth in the schedule provided below. Where the adopted comprehensive plan does not specify a density range in terms of dwelling units per acre, the density range shall be determined in accordance with Sect. 2-804. A minimum of fifteen (15) percent of the total number of dwelling units shall be Affordable Dwelling Units (ADUs). When 100 percent of the dwelling units are ADUs, the total number of units should be calculated using the high end of the residential density range as set forth in the adopted comprehensive plan plus the addition of a twenty (20) percent density bonus. All ADUs shall be administered in accordance with the provisions of Part 8 of Article 2.*

   The applicant's proposal of a maximum of 210 units, at a density of 49 dwelling units per acre, is in conformance with the recommendations delineated within the Comprehensive Plan and Reston Master Plan. The applicant is not requesting a density bonus, but has proffered to construct 20% of the total number of residential units as affordable housing.

7 *Independent living facilities may include assisted living facilities and skilled nursing facilities designed solely for the residents as an accessory use.*

   At this time, assisted living and nursing facilities are not proposed, but the applicant proposes to retain the option for these additional uses as accessory uses in accordance with the Zoning Ordinance.

8. *All facilities of the development shall be solely for the use of the residents, employees and invited guests, but not for the general public.*

   All facilities shall be solely for the use of the residents, with the exception of the existing trail along the northern half of the subject property (which will include various fitness stations), and a few other trails throughout the property.

9. *In residential districts, the maximum building height shall be 50 feet and in commercial districts the maximum building height shall be as set forth in the district in which located, except that in all cases greater heights may be approved by the Board.*

   The applicant has proffered that the maximum building height shall be fifty-five (55) feet. However, the applicant has indicated that the actual proposed maximum building height, when measured from the average grade to the midpoint of the highest roof, shall be approximately fifty-one (51) feet. With the approval of the requested height modification, of the 50-foot maximum residential building height, this standard has been met.

10. *The minimum front, side and rear yard requirements shall be as follows, except greater yards may be required by the Board:*

    A. *Where the yard abuts or is across a street from an area adopted in the comprehensive plan for 0.2 to 8 du/ac - 50 feet.*
    B. *Where the yard abuts or is across a street from an area adopted in the comprehensive plan for a residential use having a density greater than 8 du/ac or commercial, office or industrial use - 30 feet.*

    The subject property abuts or is adjacent to areas planned for high density residential (50 du/ac) to its west (across Reston Parkway) and south (Hunters Crossings). Per their proposed development plan, the applicant will be proposing an approximate 44-foot setback from the western property line, and a 30-foot setback from the southern property line. With the approval of the requested yard modification of the 50-foot minimum setback from the western property line, this standard has been met.

11. *Transitional screening shall be provided in accordance with the provisions of Article 13, and for the purpose of that Article, an independent living facility shall be deemed a multiple family dwelling.*

    Per the transitional screening and barrier matrix, the subject property, which is deemed a multiple-family dwelling per this standard, is not required to provide transitional screening. Nonetheless, to help transition and soften the impact of the proposed project upon the adjoining properties and streets, the applicant has proposed extensive landscaping/plantings along all four (4) of its property lines. The property most affected by the proposed development will be the Hunters Crossing development to the south of the subject property. To address some of the abutting neighbors and staff's concerns, the applicant has proposed a minimum on-site 22-ft wide landscaping strip along their southern property line, as well as additional plantings on the adjacent property (per Hunters Crossing's request). The applicant has also proffered to submit a detailed landscape plan to the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) and to representatives of Hunters Crossing for review and comment.

12. *The provisions of Par. 6 above shall not be applicable to proffered rezoning and approved special exception applications or amendments thereto approved prior to May 20, 2003 or for special exception applications approved prior to May 20, 2003 for which a request for additional time to commence construction is subsequently requested in accordance with Sect. 9-015. Additionally, Par. 6 above shall not be applicable, unless requested by the applicant to rezoning and special exception amendment applications filed on or after May 20, 2003, which propose no increase in density over the previously approved density.*

    This standard is not applicable to this development.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the subject applications are in harmony with the proposed Comprehensive Plan amendment and in conformance with the applicable Zoning Ordinance provisions with the implementation of the Proffers contained in Appendix 1 of the Staff Report.

Recommendation

Staff recommends approval of PCA A-936-02, subject to the execution of the proffers consistent with those set forth in Appendix 1 of the Staff Report.

Staff recommends approval of DPA A-936-04.

Staff recommends approval of PRC A-936.

Staff recommends that the Board of Supervisors approve the requested Public Facilities Manual waiver request, 2352-WPFM-002-1, to allow underground stormwater detention in a residential development, subject to the proposed development conditions dated August 16, 2007, and contained in Appendix 17.

Staff recommends approval of a modification of the trail requirement along Colts Neck Road in favor of the approved DPWES Capital Project sidewalk proposed along the west side of Colts Neck Road, from South Lakes Drive to the south end of the subject property.

Staff recommends approval of a modification of the Additional Standards for Independent Living Facilities minimum yard requirements, to permit a minimum front yard requirement from Reston Parkway of forty-four (44) feet, as shown on the PCA/DPA and PRC Plan.

Staff recommends approval of a modification of the Additional Standards for

Independent Living Facilities maximum building height standard, to permit a building height up to fifty-five (55) feet, as shown on the PCA/DPA and PRC Plan.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this development plan amendment/proffered condition amendment and PRC Plan does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Draft Proffers
2. Affidavit
3. Statements of Justification
4. Approval for Rezoning A-936
5. Land Use Analysis
6. Transportation Analysis
7. Environmental Analysis
8. Facilities Planning Analysis
9. DPWES Capital Project #064258 (copy of approved sidewalk plan)
10. Historic Preservation Analysis
11. Urban Forest Management Division
12. Fairfax County Public Schools
13. Fairfax County Park Authority
14. Fire and Rescue
15. Sanitary Sewer Analysis
16. Fairfax County Water Authority
17. Underground Detention Waiver (DPWES) Analysis
18. Stormwater Management Analysis
19. Zoning Ordinance Provisions
20. Comprehensive Plan Citations
21. Glossary

COLTS NECK ROAD

Proffer Statement

May 3, 2007
Revised June 28, 2007
Revised July 27, 2007
Revised August 23, 2007
Revised September 14, 2007

DPA A-936-4/ PCA A-936-2

Pursuant to Section 15.2-2303(A), Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and contract purchaser, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map 26-1((13)) Parcel 1 (the "Property") shall be in accordance with the following conditions if, and only if, Development Plan Amendment DPA A-936-4 and Proffered Condition Amendment PCA A-936-2 (collectively, the "Application") are granted. If approved, these proffers ("Proffers") supersede all previous proffers applicable to the Property. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect.

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GENERAL

1. Development Plan. The Property shall be developed in substantial conformance with the Development Plan Amendment ("DPA") and Proffered Condition Amendment ("PCA") Plat dated March 2007, and revised through September 14, 2007, prepared by Urban, Ltd. and consisting of eleven (11) sheets ("Development Plan").

2. Minor Modifications. Minor modifications to the Development Plan may be permitted when necessitated by sound engineering or that may become necessary as part of final site engineering, pursuant to Section 16-203(13) of the Zoning Ordinance, as determined by the Zoning Administrator.

3. Proposed Development. The development proposed with this Application shall include a minimum of One Hundred and Eighty (180) residential units and a maximum total of Two Hundred and Ten (210) residential units ("Residential Building"), and associated facilities and structures (collectively, the "Proposed Development"). The Proposed Development may include the following uses, subject to the limitations identified on the Development Plan:

i. Principal Use: High Density Residential/Independent Living Facilities

ii. Secondary Uses:

- Accessory uses, accessory service uses and home occupations as permitted by Article 10 of the Zoning Ordinance;

- Bank teller machines; and,

- Quasi-public parks and related facilities.

A. Cellar Space. The Applicant reserves the right to utilize cellar space constructed as part of the Proposed Development for resident amenities (including, but not limited to, fitness centers and storage) and for Secondary Uses; provided, however, that the Applicant shall be required to provide parking for the Cellar Space in accordance with the requirements of Article 11 of the Zoning Ordinance, as qualified by these Proffers. The Cellar Space in the Proposed Development shall not contain residential units.

B. Eligibility. The residential units established on the Property shall be occupied by at least one person sixty-two (62) years of age or older ("Independent Adult"). All other residents must reside with an Independent Adult, and be a spouse, a cohabitant, an occupant's child eighteen (18) years of age or older, or provide primary physical or economic support to the Independent Adult. Notwithstanding this limitation: (1) a person hired to provide live-in, long term or terminal health care to an Independent Adult for compensation may also occupy a residential unit during any time such person is actually providing such care; or (2) if, after occupying a residential unit, the Independent Adult, who is the owner and occupant, is compelled by law or court order to take custody of a child under eighteen (18) years of age, the Independent Adult and any such child shall be allowed to continue to occupy the residential unit.

i. Guests. Guests under the age of 62 are permitted for periods of time not to exceed sixty (60) days total for each such guest in any calendar year.

ii. Successor Owners. If title to any unit shall become vested in any person under the age of 62 by reason of descent, distribution, foreclosure or operation of law, the age restriction covenant shall not result in a forfeiture or reversion of title, but rather, such person thus taking title shall not be permitted to reside in such lot or unit until he shall have attained the age of 62 or otherwise satisfies the requirements as set forth herein. Notwithstanding, a surviving spouse, or a surviving spouse with one or more dependants who do not meet the age restrictions, shall be allowed to occupy a dwelling unit consistent with the Federal Fair Housing Act and the Virginia Fair Housing Law, as may be amended.

4. Maximum Building Heights. Building heights for the Residential Buildings shall not exceed fifty-five feet (55') and shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Residential Building to a lower building height provided the building footprints remain in substantial conformance with those shown on the Development Plan.

5. Affordable Units. In order to preserve and expand the housing options available in the County to residents with a median household income below or near the Washington D.C. Standard Metropolitan Statistical Area median household income ("AMI"), twenty percent (20%) of total number of residential units actually constructed on the Property shall be sold/rented to

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persons who have a median household income of not more than eighty percent (80%) of AMI, established in two income tiers, and as more particularly set forth in this Proffer 5.

A. Definitions. The following terms used in these Proffers shall be defined as follows, unless specifically modified:

i. Market-Rate Units. Dwelling units approved on the Property to be sold/rented that are not subject to either the price restrictions of Part 8 of Article 2 of the Fairfax County Zoning Ordinance or these Proffers.

ii. Affordable Housing. Dwelling units on the Property to be sold/rented that are to be made available through the Fairfax County Redevelopment and Housing Authority ("FCRHA") on either a for-sale or rental basis whereby fifteen percent (15%) of the total twenty percent (20%) of Affordable Housing units shall be sold/rented to persons with an income of seventy percent (70%) of AMI or below and the remaining five percent (5%) of Affordable Housing units shall be sold/rented to persons with an income of eighty percent (80%) of AMI or below. The percentage of Affordable Housing units offered for sale/rental will be the same as the percentage of Market-Rate Units offered for sale/rental. Whenever the calculation of the required Affordable Housing units results in a fractional unit of 0.5 or less, then the number shall be rounded down to the next whole number and any fractional unit greater than 0.5 shall be rounded up to the next whole number, provided that the total percentage of Affordable Housing units shall not be less than twenty percent (20%).

B. Administration of Affordable Housing. Affordable Housing units shall be generally administered pursuant to the Affordable Dwelling Unit ("ADU") Ordinance (Part 8 of Article 2 of the Fairfax County Zoning Ordinance). The following specific provisions of the Zoning Ordinance shall apply to administration of the Affordable Housing units set forth in this Proffer 5: Sections 2-805, 2-807, 2-808, 2-809, 2-810, 2-811, 2-812, 2-813, 2-817, and 2-818, including the recordation of the appropriate restrictive covenants in the land records of Fairfax County, except where such provisions directly conflict with this Proffer. Where this Proffer conflicts with the ADU administrative sections of the Zoning Ordinance, these Proffers shall control.

C. Designation of Affordable Housing on Plans and Plats. Approved site plans, record subdivision plats and building plans shall designate the specific lots or units that are the Affordable Housing units and shall indicate the square footage and bedroom count of such units. If there is to be any change in the location of an Affordable Housing unit after the original approval of a site plan or subdivision and prior to the issuance of a Residential Use Permit ("RUP") for the units, the Applicant shall be required to provide notarized correspondence to the Fairfax County Zoning Administrator to reflect the designation of the alternate Affordable Housing unit prior to the issuance of a Residential Use Permit for the newly designated unit.

Affordable Housing units provided pursuant to this Proffer that are included on approved site plans, recorded subdivision plats and building plans shall be deemed features shown for purposes of Section 15.2-2232 of Va. Code Ann. and, as such, shall not require further approvals pursuant thereto in the event the Board shall acquire or lease such units.

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In the event the Proposed Development is phased and all of the Affordable Housing units are not provided in the first phase, the site plan and/or record subdivision plat for the first phase and all subsequent phases shall contain a notation identifying in which phase(s) the Affordable Housing units will be or have been provided and a total of all Affordable Housing units for which such site plan(s) and/or record subdivision plat(s) have been approved.

Under any instance whereby the location of the designated Affordable Housing unit is to be changed or the unit is converted from a rental to a condominium or condominium to rental after the approval of the original site plan and/or subdivision, the owner/developer shall provide notarized correspondence to the Fairfax County Zoning Administrator to reflect the change in location.

D. Phasing. The establishment of Affordable Housing may occur in phases, concurrent with the phasing of development/construction of the Proposed Development, and in one or more buildings so long as the minimum percentage of Affordable Housing is not reduced.

E. Unit Size and Features. A minimum of thirty-five percent (35%) of the Affordable Housing units shall be two bedroom units, which may be provided with or without loft or den space. Such two bedroom units shall be a minimum size of 750 square feet of gross floor area. The remainder of the Affordable Housing units may be provided as efficiency and/or one bedroom units, as determined by the Applicant. Efficiency units shall be a minimum size of 450 square feet of gross floor area and one bedroom units shall be a minimum of 600 square feet of gross floor area. A minimum of ten (10) of the Affordable Housing units required under this Proffer shall be designed and constructed as handicapped-accessible units and, at least three (3) such units shall be two bedroom units.

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F. Alternative Administration. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the Affordable Housing units following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the Affordable Housing units shall be administered solely in accordance with such an agreement and the provisions of this Proffer 5 shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

6. Parking.

A. Zoning Ordinance Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by the Department of Public Works & Environmental Services ("DPWES"). The Applicant reserves the right to provide more parking than that shown on the Development Plan and required by the Fairfax County Zoning Ordinance, provided that the minimum open space tabulation set forth on Sheet 1 of the Development Plan is not reduced, and the parking design is otherwise in substantial conformance with the Development Plan.

i. Parallel Parking Spaces At Entrance. The Applicant reserves the right to establish surface parking spaces along the driveway of the Proposed Development, as shown on the Development Plan (the "Parallel Spaces"). The Parallel Spaces may be part of or in addition to the total number of required parking spaces to be provided with the Proposed Development. If the Parallel Spaces are not provided, the Applicant shall, instead, landscape the area consistent with the quantity and quality of those plantings shown on the Landscape Plan, as defined in these Proffers.

ARCHITECTURAL DESIGNS AND SITE AMENITIES

7. Building Design and Materials. The general architectural design of the Proposed Development shall be provided as shown on Sheet 10 of the Development Plan (the "Conceptual Elevation"). The Conceptual Elevation is conceptual in nature and may be modified by the Applicant as part of Reston Association Design Review Board ("RADRB") and final engineering and building design, provided that such modifications are in substantial conformance with the Development Plan. Building materials for the Proposed Development, as generally reflected on the Conceptual Elevation, shall be selected from among the following: wood, siding, hardi-plank, brick, masonry/stone, aluminum, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. Balconies and other architectural details may be provided so long as such features do not extend more than eight feet (8') beyond the building footprints shown on the Development Plan, and provided that the streetscape features and landscaping are maintained.

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8. Noise Attenuation. As part of its initial site plan submission for the Proposed Development, the Applicant shall submit to the Fairfax County Department of Planning and Zoning ("DPZ") an Environmental Noise Measurement and Noise Impact Assessment ("Noise Study") detailing projected noise impacts on the Proposed Development, if any, and proposed mitigation techniques for any such impacts based on the standards set forth below. Based on the Noise Study, the Applicant shall include information on its site plan and subsequent building permit applications detailing the specific noise mitigation techniques to be employed, which shall be reviewed and approved by DPZ.

A. Noise Levels within Residential Units.

i. Greater than 75 dBA Ldn. No space in any building that shall be occupied by a residential unit shall be located in any area impacted by noise at a level of 75 dBA Ldn or greater. In the event the Noise Study demonstrates that portions of any building for which residential units are proposed would be impacted by noise at a level of 75 dBA Ldn or greater, then the Applicant shall (a) adjust the use of the impacted portions of such building, or (b) step back the top floors of such building such that no residential units are located in the impacted area. In such event, the Applicant shall demonstrate to DPZ that its selection of mitigation techniques otherwise complies with the provisions of this Proffer.

ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for residential units that are projected to be impacted

by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:

1. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45;

2. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;

3. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and

4. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.

iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for residential units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:

1. Exterior walls shall have a laboratory STC rating of at least 39;

2. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 70 dBA or above;

3. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and

4. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.

9. Pedestrian Connection Through the Proposed Development. The Applicant shall construct a pedestrian connection through the Proposed Development to the abutting Hunters Crossing condominium development (Fairfax County Tax Map 26-1 ((13)) Parcel 2A) ("Hunters Crossing"), as more particularly shown on the Development Plan (the "Pedestrian Connection"). The exact location of the Pedestrian Connection shall be determined as part of site plan approval for the Proposed Development in consultation with DPWES and representatives of Hunters Crossing. The Pedestrian Connection shall be completed and available for use prior to the issuance of the first RUP for the Proposed Development.

10. Retaining Wall. The area between the Residential Building and the retaining wall located on the north and west sides of the Residential Building, as shown on Sheet 3 of the Development Plan (the "Retaining Wall"), except for the outdoor patio located outside the proposed Wellness Center described in Proffer 20 herein, shall not be used as amenity space or be directly accessible

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from individual units. The Retaining Wall shall be constructed with materials selected from among the following, as approved by the RADRB: brick, stone, concrete and split block.

11. On-Site Pedestrian Trail Along Colts Neck Road. The Applicant shall construct a pedestrian trail along the Property's frontage on Colts Neck Road, as more particularly shown on the Development Plan (the "Pedestrian Trail"). The Pedestrian Trail shall be an asphalt trail with a minimum width of eight feet (8') and shall be built at a slope of no more than eight percent (8%). The Applicant shall install a sign at both ends of the Pedestrian Trail notifying users that the Pedestrian Trail is not ADA accessible. The Pedestrian Trail shall be completed and available for use prior to the issuance of the first RUP for the Proposed Development. The Pedestrian Trail shall be in addition to, and not in lieu of, the Sidewalk required in Proffer 12 below.

12. Off-Site Sidewalk Along Colts Neck Road. Pursuant to DPWES Project Number 064258, the Applicant shall provide a contribution to Fairfax County for construction of a four foot (4') sidewalk along the Property's frontage on Colts Neck Road (the "Sidewalk"), in an amount not to exceed Eight Thousand Dollars ($8,000.00). Such contribution shall be made prior to site plan approval for the Proposed Development. In the event the Sidewalk is damaged during construction of the Proposed Development, the Applicant will repair and restore it to its original condition.

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13. Pedestrian Access to Hunters Woods Village Center. Pursuant to DPWES Project Number 064258, a pedestrian crosswalk across Colt's Neck Road to the Hunters Woods Village Center (the "Crosswalk") is proposed by Fairfax County. In the event the Crosswalk is not constructed by Fairfax County prior to the issuance of the first RUP for the Proposed Development, the Applicant shall construct the Crosswalk in the vicinity of the Property in a location to be mutually agreed to by the Applicant and FCDOT as part of site plan approval for the Proposed Development. If approved by VDOT, the Crosswalk shall be completed and available for use prior to final bond release for the Proposed Development.

14. Open Space. The overall minimum open space for the Property shall be forty-two percent (42%) or 1.83 acres, as shown on the Development Plan.

15. Lighting. On-site lighting shall be provided in conformance with Article 14 of the Fairfax County Zoning Ordinance. Parking lot or exterior building lighting located on the Property shall be directed inward and/or downward and designed with fully shielded fixtures in order to minimize glare onto adjacent properties. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. Lighting in the Snakeden Stream Valley shall be provided as shown on the Development Plan, subject to RADRB approval.

16. Signage. Signage for the Property and the Proposed Development shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the DRB and the Planning Commission.

17. Bus Shelter. Subject to approval by FCDOT and, as applicable, VDOT, the Applicant shall install a bus shelter on or near the Property (the "Bus Shelter"), in a location to be determined and mutually agreed upon by the Applicant and FCDOT as part of site plan approval for the Proposed Development. The Bus Shelter shall be installed prior to the issuance of the first RUP for the Proposed Development; provided, however, that, if agreement cannot be reached as to the location of the Bus Shelter, then, in lieu of constructing the Bus Shelter, the Applicant shall escrow funds with FCDOT in an amount to be determined by DPWES and VDOT and posted by the Applicant prior to the issuance of the first RUP for the Proposed Development. The design and materials of the Bus Shelter shall be of similar size and quality to those of a typical bus shelter installed elsewhere in Fairfax County, as determined by FCDOT, and shall include benches and trash receptacles.

18. Shuttle. Within 90 days following issuance of the first RUP for the Proposed Development, the Applicant shall make available on demand to all residents use of a shuttle service between the hours of 7 a.m. and 7 p.m. seven days a week, from the Property to transit facilities, medical facilities and shopping centers within a three (3) mile radius.

19. Bicycle Racks. The Applicant shall install at least five (5) bicycle racks in the Proposed Development (collectively, the "Bike Racks"). The Bike Racks shall be located in areas under cover or otherwise protected from weather elements and shall collectively accommodate parking for at least twenty-five (25) bicycles. The Bike Racks shall be installed prior to the issuance of the first RUP for the Proposed Development.

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RESIDENT AMENITIES

20. Active Amenities

A. Indoor Wellness Center. To meet the indoor recreational needs of the future residents of the Proposed Development, the Applicant shall construct an indoor wellness center (the "Wellness Center") with equipment such as stationary bikes, treadmills, weight machines and free weights. The Wellness Center shall be completed prior to the issuance of the first RUP for the Proposed Development.

B. Outdoor Fitness Stations. To accommodate future residents with certain disabilities that make it difficult to use traditional exercise devices, the Applicant shall construct a minimum of three (3) of outdoor fitness stations to be located along the edges of the Property, as generally shown on Sheet 6 of the Development Plan ("Life Trail"). The Life Trail shall be completed (a) prior to issuance of the final RUP for the Proposed Development or (b) within ninety (90) days of completion of the Snakeden Stream Restoration, as more particularly described in Proffer 23 herein, whichever is later, but in no event later than final bond release for the Proposed Development.

21. Passive Amenities

A. Reading Room/Library. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall construct a reading room/library in the Residential Building available for use by residents.

B. Garden Plots. The Applicant shall install garden plots in the general locations shown on Sheet 5 of the Development Plan (the "Garden Plots"). The Applicant shall provide a pedestrian connection to the Garden Plots so as to permit access from the Residential Building. Additional details concerning the elements of the Garden Plots shall be included on the Landscape Plan to be submitted pursuant to Proffer 24 herein.

C. Plaza. The Applicant shall construct a private plaza (the "Plaza") to be located on the top deck of the parking structure between the Residential Building wings, as more particularly shown on Sheet 3 of the Development Plan. The Plaza shall include landscaping (if possible), hardscape areas (such as concrete walkways with brick pavers, stonework, etc.), outdoor gaming tables (checkers/chess, etc.), benches, seating areas and similar passive recreation amenities. The Plaza shall be functionally complete (benches, landscaping and lighting installed) and open for use (subject to minor adjustments and punch-list items) prior to the issuance of the first RUP for the Proposed Development.

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DATED: 1/23/07

STORM WATER MANAGEMENT/ENVIRONMENTAL FEATURES

22. Storm Water Management. Storm Water Management ("SWM") and Best Management Practices ("BMP") are currently provided for the Property by Lake Audobon, an existing SWM/BMP facility that provides SWM/BMP for the entire drainage shed in which the Property sits. In addition to these facilities, however, the Applicant shall provide as part of the Proposed Development storm water velocity reduction measures, such as check dams, minimum pipe slopes, and/or velocity reducing channel linings to slow the rate of discharge of runoff from the Property (the "SWM Facilities"). The specific SWM Facilities to be implemented with the Proposed Development shall be identified on the site plan for the Proposed Development submitted to DWPES.

A. Best Management Practices. Even though Lake Audobon exceeds the BMP requirements for entire watershed, the Applicant nevertheless shall incorporate BMPs into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. The site plan(s) for the Proposed Development shall demonstrate that, using structural and non-structural BMPs such as natural open space, sand filters, storm filters, Filterra devices or a combination thereof, phosphorous runoff from the Property will be reduced on-site by forty percent (40%).

B. Maintenance Responsibility.

i. Regular Maintenance of SWM Facilities. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of the onsite SWM Facilities and LIDs. The SWM Agreement shall require the Applicant (or its successors/assigns) to contract with one or more maintenance/management companies to perform

regular routine maintenance of the onsite SWM Facilities and LIDs and to provide a maintenance report annually to the Fairfax County Maintenance and Storm water Management Division of DPWES. The association documents for the Residential Building(s), as applicable, shall specify the maintenance responsibilities of the owners under the SWM Agreement.

ii. County Agreement. The SWM Agreement shall address the following issues to the satisfaction of DPWES: (a) future replacement of the onsite SWM Facilities and LIDs, when and as warranted; (b) requirement for liability insurance in an amount reasonably acceptable to DPWES; and (c) easements for County inspection and emergency maintenance to ensure that the onsite SWM Facilities are maintained by the Applicant in good working order.

23. Snakeden Stream Restoration. As part of the submission of the initial site plan for the Proposed Development, the Applicant shall cooperate with the RA and/or Northern Virginia Stream Restoration, LLC (the "NVSR") to submit to DPWES Stream Restoration Plan number 0365-PI-002-2, prepared by Wetlands Studies and Solutions, Inc., for the restoration and enhancement of the Snakeden Stream Valley (the "Stream Restoration Plan") abutting the Property. The Stream Restoration Plan and shall include the relocation of the existing pedestrian trail, supplemental landscaping and stabilization of Snakeden Stream. Within forty-five (45) days of approval of the PRC Plan application, the Applicant shall dilligently pursue agreement to grant temporary construction and ancillary easements to the RA or its designee, to permit implementation by RA of the Stream Restoration Plan simultaneously with the Applicant's site construction. As part of the granting such easements, the Applicant shall diligently pursue commitments from the RA and the NVSR that implementation of the Stream Restoration Plan shall be timed to coincide with the Applicant's construction of the Proposed Development. If either (a) Applicant has not applied for site plan approval within twelve (12) months after PRC Plan approval, or (b) Applicant thereafter fails to diligently pursue site plan approval, the implementation of the Stream Restoration Plan may nonetheless commence.

A. Limits of Clearing and Environmental Quality Corridor Restoration. The Applicant shall strictly adhere to the Limits of Clearing ("LOC") shown on the Development Plan and the Stream Restoration Plan, as defined in Proffer 23 herein, and shall not further encroach upon the Environmental Quality Corridor ("EQC") except to the extent shown on Sheets 3 and 4 of the Development Plan and as shown on Sheets 12 and 18 of the Stream Restoration Plan and such encroachment as may be approved by site plan. However, minor adjustment of the LOC as part of site plan approval based on final design and engineering and the location of proposed utilities may be permitted pursuant to Section 16-203 and Section 18-204 of the Zoning Ordinance. The Applicant shall use its best efforts to mitigate adverse impacts, such as sedimentation, excessive clearing of vegetation and erosion on the portion of the EQC that is to remain undisturbed with the construction of the Proposed Development. To the extent adverse impacts on the undisturbed portion of the EQC are not mitigated, the Applicant shall restore such portion of the EQC by, among other things, providing an additional ground level of vegetation in accordance with the Stream Restoration Plan. The Director of DPWES shall review and approve all plans for work within the EQC pursuant to the policy for protection of the EQC.

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As part of its site plan, the Applicant shall provide management practices for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division ("UFM"). The Applicant shall actively monitor the site to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. The Applicant shall restore understory plant materials, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by UFM.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, Department of Public Works and Environmental Services ("DPWES.") In addition, the Applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

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Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, instillation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

24. Landscape Plan.

A. Detailed Landscape Plan. As part of the initial site plan submission for the Proposed Development, the Applicant shall submit to the Urban Forest Management Division of DPWES for review and approval and to representatives of the abutting Hunters Crossing condominium development ("Hunters Crossing") for review and comment, a detailed landscape plan ("Landscape Plan") illustrating the plantings and other features to be provided with the Proposed Development. The Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on Sheets 4 and 5 of the Development Plan and shall include preservation of existing trees where possible, and new plantings, including deciduous trees, evergreen trees, shrubs, bushes and similar underplantings to replace or supplement any trees that are removed as part of clearing and grading the portion of the Property to be redeveloped. The Landscape Plan shall also include a twenty (20') foot landscape buffer along the southern boundary of the Property (the "Landscape Buffer") as shown on Sheets 4 and 5 of the Development Plan. New plantings along the Property's frontage on Colts Neck Road and within the Landscape Buffer shall consist primarily of shrubs, bushes and native deciduous tree species, including a complement of 6-8 three-inch (3") caliper trees, planted in mulched beds designed to

encourage the generation of associated plant communities. The Landscape Plan shall also include the placement of all new public and/or private utilities and the relocation of existing public and/or private utilities. Adjustments to the type and location of vegetation shall be permitted in consultation with DPZ and the Urban Forest Management Division of DPWES if determined to be in substantial conformance with the Development Plan.

B. Tree Survey and Preservation Plan. The Applicant's landscape architect or arborist, in consultation with the Urban Forest Management Division, shall identify as part of the Landscape Plan individual trees the Applicant proposes for preservation and those trees it plans to remove (the "Tree Preservation Plan"). The Tree Preservation Plan shall be made part of and submitted for approval with the Landscape Plan. The Applicant shall save those trees identified in the Tree Preservation Plan as intended to be saved. All trees shown to be preserved on the Tree Preservation Plan and site plan shall be protected by 14-gauge welded wire fencing, a minimum of four (4) feet in height, attached to steel posts spaced no farther than ten (10) feet apart. The fencing shall be erected at the proposed LOC prior to commencement of any clearing or grading on the relevant portion(s) of the Property and shall be made clearly visible to construction personnel. In the event that, during construction of the Proposed Development, any of the trees to remain die or are damaged, the Applicant shall, subject to Urban Forest Management Division approval, replant two (2) new trees for every one (1) tree to remain that does not survive construction. Such replacement trees shall be a minimum 3.0"- 3.5" caliper (or 8' evergreen, provided that no more than fifty percent (50%) of the replacement trees shall be evergreens) and selected, to the extent possible and as approved by the Urban Forest Management Division, from among the native species of trees utilized by the Applicant as part of its Landscape Plan. In addition to replacing any Tree to Remain that is removed or irreparably damaged during construction, the Applicant also shall pay a penalty of $250 per such tree.

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MISCELLANEOUS

25. County Parks Contributions. In addition to the Recreational Amenities (defined in Proffers 20 and 21 herein) the Applicant also shall provide a contribution of Two Hundred and Sixty-Five Dollars ($265.00) per resident to the Board of Supervisors (the "Parks Contribution"), for a total of One Hundred and Eleven Thousand, Three Hundred Dollars ($111,300.00), to be used for parks and/or athletic facilities and fields in the vicinity of the Property, as determined by the Hunter Mill District Supervisor. The Applicant shall make the Parks Contribution prior to the issuance of the first RUP for the Proposed Development.

26. Nature House Contribution. The Applicant shall make a one-time contribution of Fifty Thousand Dollars ($50,000) to the Friends of Reston for use in developing the Reston Nature House, which will be owned and maintained by the Reston Association. Such contribution shall be made within thirty (30) days of final, unappealable approval of this Application.

27. Advance Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance, for all eligible dedications described herein or as may be required by Fairfax County or VDOT pursuant to the PFM, at the time of site plan approval for the Property.

28. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and his successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

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

[SIGNATURE PAGES FOLLOW]

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National Capital Union, Presbytery, Inc.
Owner of Tax Map # 26-1((13))1

By: _____

Name: _____
Title: _____

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DATED: 1/23/07

2222 Colts Neck Road, L.L.C.
Contract Purchaser of Tax Map # 26-1((13))1

By: _____

Name: _____
Title: _____

Cooley Godward Kronish LLP
DRAFT
DATED: 1/23/07

APPENDIX 2

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

I, Mark C. Looney, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) [ ] applicant
[✓] applicant's authorized agent listed in Par. 1(a) below

957606

in Application No.(s): PCA A-936-02 / DPA A-936-04
(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.)

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
2222 Colts Neck Road, L.L.C. Agents: David A. Ross, Member Adam B. Schulman, Member Stanley M. Barg, Member	8150 Leesburg Pike Suite 1100 Vienna, VA 22182	Applicant/Contract Purchaser
National Capital Presbytery, Inc. (formerly known as National Capital Union Presbytery, Inc.) Agent: Jean L. Fris, President	8401 Connecticut Avenue Suite 805 Chevy Chase, MD 20815	Owner

(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).

Rezoning Attachment to Par. 1(a)

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

957605

(**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.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Atlantic Realty Companies, Inc. Agents: David A. Ross, President Richard K. Fassett, Vice President, Development Adam B. Schulman, Partner Stanley M. Barg, Chief Operating Officer	8150 Leesburg Pike Suite 1100 Vienna, VA 22182	Agent
WDG Architecture, P.L.L.C. Agents: C.R. George Dove Albert (NMI) Jiu Trelane I. Patrick	1025 Connecticut Avenue, NW Suite 300 Washington, DC 20036	Agent/Architect
Urban Engineering Associates, Inc. Agents: Eric S. Siegel, Principal Clayton C. Tock, Project Manager Adam J. Steiner, Director Landscape Architecture Sara E. Sinclair, Landscape Architect Matthew K. Koirtyohann, Associate	7712 Little River Turnpike Annandale, VA 22003	Agent/Engineer
Cooley Godward Kronish LLP Agents: Antonio J. Calabrese, Esquire Mark C. Looney, Esquire Colleen Gillis Snow, Esquire Andrew R. Levinson, Esquire (former) Jill D. Switkin, Esquire Jeffrey A. Nein, AICP Planner Ben I. Wales, Planner Katherine D. Youngbluth, Planner Meaghen P. Murray, Planner Jason R. Rogers, Planner Sara L. Duvall, Planner (former)	One Freedom Square Reston Town Center 11951 Freedom Drive Reston, VA 20190-5656	Agent/Attorney

(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.

Rezoning Attachment to Par. 1(a)

957605

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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.

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
Wetland Studies and Solutions, Inc. Agents: Scott R. Petrey, Design Engineer Michael S. Rolband, Project Management Frank R. Graziano, Project Management Mark W. Headly, Environmental Services Benjamin N. Rosner, Environmental Services Kimberly A. Snyder, Archeology Dan C. Lucey, Regulatory/ Permitting	5300 Wellington Branch Drive Suite 100 Gainesville, VA 20155	Agent/Environmental Consultants

(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.

REZONING AFFIDAVIT

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957605

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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)

2222 Colts Neck Road, L.L.C.
8150 Leesburg Pike
Suite 1100
Vienna, VA 22182

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)

David A. Ross, Member
Adam B. Schulman, Member
Stanley M. Barg, Member
Atlantic Realty Companies, Inc., Non-Member Manager

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.

Rezoning Attachment to Par. 1(b)

957605

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

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

National Capital Presbytery, Inc., a Non-Profit Corporation (formerly known as National Capital Union Presbytery, Inc.)
8401 Connecticut Avenue
Suite 805
Chevy Chase, MD 20815

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)

A Not-For-Profit Corporation

==========

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

Stephen C. Robertson, President

==========

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

Urban Engineering Associates, Inc.
7712 Little River Turnpike
Annandale, VA 22003

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)

J. Edgar Sears, Jr.
Barry B. Smith
Brian A. Sears

==========

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

J. Edgar Sears, Jr., President/Treasurer
Barry B. Smith, Vice President/Secretary

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

Rezoning Attachment to Par. 1(b)

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

057606

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
Atlantic Realty Companies, Inc.
8150 Leesburg Pike, Suite 1100
Vienna, VA 22182

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)
David A. Ross
Adam B. Schulman
Stanley M. Barg

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
David A. Ross, President
Adam B. Schulman, Partner
Stanley M. Barg, Chief Operating Officer

==========

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
WDG Architecture, P.L.L.C.
1025 Connecticut Avenue, N.W., Suite 300
Washington, DC 20036

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)
C.R. George Dove, Partner
Albert (NMI) Jiu, Partner
Trelane I. Patrick, Partner

==========

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.

Rezoning Attachment to Par. 1(b)

95'1604

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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 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)
Michael S. Rolband

==========

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer**, etc.)
Michael S. Rolband, President
Mark W. Headly, Vice President
William E. Nell, Vice President
Kimberly A. Snyder, Vice President
Linda M. Mountel, Treasurer/Secretary

==========

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

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.

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

957605

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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)
Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(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)**

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Celia Goldwag Barenholtz
Frederick D. Baron
James A. Beldner
Keith J. Berets
Laura A. Berezin
Russell S. Berman
Barbara L. Borden
Jodie M. Bourdet
Lance W. Bridges
Matthew J. Brigham
Robert J. Brigham
John P. Brockland
James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Matthew T. Browne
Robert T. Cahill
Antonio J. Calabrese
Linda F. Callison
William Lesse Castleberry
Lynda K. Chandler
Dennis Childs
Ethan E. Christensen
Richard E. Climan
Alan S. Cohen
Thomas A. Coll
Joseph W. Conroy
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum

(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.

Rezoning Attachment to Par. 1(c)

95'7604

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(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**)

Nathan K. Cummings
John A. Dado
Craig E. Dauchy
Darren K. DeStefano
Scott D. Devereaux
Jennifer Fonner DiNucci
James J. Donato
Michelle C. Doolin
John C. Dwyer
Robert L. Eisenbach, III
Brent D. Fassett
M. Wainwright Fishburn, Jr.
M. Manuel Fishman
Keith A. Flaum
Grant P. Fondo
Daniel W. Frank
Richard H. Frank
William S. Freeman
Steven L. Friedlander
Thomas J. Friel, Jr.
Koji F. Fukumura
James F. Fulton, Jr.
Phillip J. Gall
William S. Galliani
Stephen D. Gardner
John M. Geschke
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
William E. Grauer
Jonathan G. Graves
Paul E. Gross
Kenneth L. Guernsey
Patrick P. Gunn
Zvi Hahn
John B. Hale
Andrew Hartman
Amy Hartman
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hershcopf
Gordon Ho
Suzanne Sawochka Hooper
Tami J. Howie
Mark M. Hrenya
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Barclay J. Kamb
Richard S. Kanowitz
Jeffrey S. Karr
Scott L. Kaufman
Margaret H. Kavalaris
J. Michael Kelly
Jason L. Kent
James C. Kitch
Michael J. Klisch
Barbara A. Kosacz
Gary M. Kravetz
Kenneth J. Krisko
Shira Nadich Levin
Alan Levine
Michael S. Levinson
Elizabeth Lewis
Michael R. Lincoln
James C. T. Linfield
David A. Lipkin
Chet F. Lipton
Samuel M. Livermore
Douglas P. Lobel
Mark C. Looney
Michael X. Marinelli
John T. McKenna
Daniel P. Meehan
Robert H. Miller
Brian E. Mitchell
Ann M. Mooney
Gary H. Moore
Timothy J. Moore

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

Rezoning Attachment to Par. 1(c)

DATE: August 27, 2007
(enter date affidavit is notarized)

957605

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(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**)

Webb B. Morrow, III
Kevin P. Mullen
Frederick T. Muto
Ross W. Nadel
Ryan Naftulin
Stephen C. Neal
James E. Nesland
Alison Newman
William H. O'Brien
Thomas D. O'Connor
Vincent P. Pangrazio
Timothy G. Patterson
Anne H. Peck
D. Bradley Peck
Susan Cooper Philpot
Benjamin D. Pierson
Frank V. Pietrantonio
Mark B. Pitchford
Michael L. Platt
Christian E. Plaza
Lori R.E. Ploeger
Thomas F. Poché
Anna B. Pope
Marya A. Postner
Steve M. Przesmicki
Seth A. Rafkin
Frank F. Rahmani
Thomas Z. Reicher
Eric M. Reifschneider
Michael G. Rhodes
Michelle S. Rhyu
Paul M. Ritter
Julie M. Robinson
Ricardo Rodriguez
Adam C. Rogoff
Jane Ross
Richard S. Rothberg
Adam J. Ruttenberg
Adam Salassi
Thomas R. Salley III
Glen Y. Sato
Martin S. Schenker
Joseph A. Scherer
Paul H. Schwartz
Renee Schwartz
William J. Schwartz
Gregory A. Smith
Whitty Somvichian
Mark D. Spoto
Wayne O. STacy
Neal J. Stephens
Michael D. Stern
Anthony M. Stiegler
Steven M. Strauss
Myron G. Sugarman
Christopher J. Sundermeier
Ronald R. Sussman
C. Scott Talbot
Mark P. Tanoury
Philip C. Tencer
Gregory C. Tenhoff
Timothy S. Teter
John H. Toole
Michael S. Tuscan
Edward Van Gieson
Erich Veitenheimer
Aaron J. Velli
Robert R. Vieth
Lois K. Voelz
Craig A. Waldman
Kent M. Walker
David A. Walsh
David Warren
Steven K. Weinberg
Thomas S. Welk
Christopher A. Westover
Francis R. Wheeler
Brett D. White
Peter J. Willsey
Nancy H. Wojtas
Wu, Nan
John F. Young
Kevin J. Zimmer

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

Rezoning Attachment to Par. 1(c)

DATE: August 27, 2007
(enter date affidavit is notarized)

for Application No. (s): PCA A-936-02 / DPA A-936-04
(enter County-assigned application number (s))

95/606

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

Cooley Godward Kronish LLP
One Freedom Square
Reston Town Center
11951 Freedom Drive
Reston, VA 20190

(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)**

Added Partners:

Laura Grossfield Birger
Alfred L. Browne III
Roel C. Campos (effective 9/10/07)
Jennifer B. Coplan
Lester J. Fagan
John (nmi) Hession
Michael H. Knight
Robert B. Lovett
Thomas C. Meyers
Patrick J. Mitchell
Marc (nmi) Recht
Richard S. Sanders
Robert J. Tosti
Miguel J. Vega

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

REZONING AFFIDAVIT

DATE: August 27, 2007
(enter date affidavit is notarized)

95760-6

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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: August 27, 2007
(enter date affidavit is notarized)

957605

for Application No. (s): PCA A-936-02 / DPA A-936-04
(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.)

NONE

(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:

(check one) [ ] Applicant [X] Applicant's Authorized Agent

Mark C. Looney
(type or print first name, middle initial, last name,and title of signee)

BETTY C LEYSHON
Notary Public
Commonwealth of Virginia
My Commission Expires Oct 31, 2010

Subscribed and sworn to before me this 27th day of August 2007, in the State/Comm. of Virginia, City of Fairfax.

#322548

Betty C Leyshon
Notary Public

My commission expires: 10/31/2010

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

ATLANTIC REALTY COMPANIES
DEVELOPMENT PLAN AMENDMENT A-936-4
PROFFERED CONDITION AMENDMENT A-936-2
COLTS NECK ROAD

STATEMENT OF JUSTIFICATION

March 19, 2007
Revised August 23, 2007

I. INTRODUCTION

The United Christian Parish Church of Reston (the "Church"), which currently operates several facilities in Reston, Virginia, intends to vacate and reuse its property on Colts Neck Road in Reston (the "Property"). As part of that planning, the Church, in concert with Atlantic Realty Companies (the "Applicant") proposes to redevelop the Property into Independent Living Facilities, with approximately 210 independent living units for persons aged 62 and over (the "Project").

II. BACKGROUND

The Property consists of approximately 4.3 acres and is identified as Fairfax County Tax Map 26-1 ((13)) Parcel 1. It is located in Area III of the Fairfax County Comprehensive Plan (the "Comprehensive Plan") and is part of the Upper Potomac Planning District (UP5 – Reston Community Planning Sector). The Land Use component of the Reston Master Plan currently designates the Property for High Density Residential uses. However, the Community Facilities component of the Master Plan designates the Property as a church; to develop Independent Living Facilities on the Property, then, it must be amended. Because the North County Area Plans Review is closed and the nomination submission period is not expected to reopen until late 2008, the Fairfax County Board of Supervisors authorized consideration of an Out-of-Turn Plan Amendment to the Community Facilities portion of the Reston Master Plan ("Plan Amendment"), and it will be reviewed concurrently with this application.

The Property is zoned Planned Residential Community ("PRC"), a designation given by the Fairfax County Board of Supervisors with the approval of RZ A-936 on January 13, 1965. Section 6-308(3)(C) of the Fairfax County Zoning Ordinance restricts High-Density Residential development within the entire PRC district to no more than 60 persons per acre of gross residential area and no more than 50 dwelling units per acre for any single development.

Because the Development Plan approved with RZ A-936 designates the Property as a church, the Applicant is submitting this application in pursuit of a Development Plan Amendment/ Proffered Condition Amendment ("DPA/PCA") to remove the church designation from the Development Plan approved with the original rezoning of the Property in favor of the underlying High Density Residential zoning.

III. DEVELOPMENT PLAN AMENDMENT/ PROFFERED CONDITION AMENDMENT

The purpose of the DPA/PCA application for the Property is to add an option to the church designation on the governing Development Plan to permit Independent Living Facilities on the Property. The Applicant proposes to construct two hundred ten (210) total units to be housed in one residential building, ranging from three to five stories tall. The Applicant will offer residents the option of units in varying sizes, including units with lofts, and dispersed throughout each building. The Applicant will take advantage of the natural slope of the land and build two levels of structured parking into the hillside on which the western wing of the building will sit and one level of structured parking underneath the eastern wing of the building, accessible from Colts Neck Road. In addition to structured parking, the Applicant will provide surface spaces near a landscaped drop-off area that will also serve as the development's main entry.

A. THE APPLICANT'S PROPOSED USE WILL INCREASE AFFORDABLE HOUSING OPTIONS FOR THE COUNTY'S SENIOR RESIDENTS

The Applicant's proposed DPA/PCA to permit Independent Living Facilities on the Property will increase housing options for the County's senior residents, many of whom have lived in the community for years and would like to remain here as they age, but can not find adequate accommodations. Furthermore, the Applicant supports the County's laudable Workforce Housing program, and has offered to include a substantial percentage of workforce units in its proposed facilities, setting aside a total of twenty percent (20%) of the planned units for seniors of modest means. Consequently, the Project will help meet the increasing demand for quality housing in Fairfax County by offering its senior residents, including those of moderate means, these valuable options.

B. THE APPLICANT'S PROPOSED USE WILL BE ACCOMPANIED BY CRITICAL STREAM RESTORATION

The Applicant recognizes that it is uniquely positioned to assist the County with a much-needed restoration of the adjacent Snakeden stream valley. The Applicant has offered to provide the Reston Association a Restoration Easement across the portion of the stream that abuts and crosses the Property so that Wetlands Studies and Solutions, Inc., the Reston Association's stream restoration consultant, can commence construction of the restoration in accordance with a County-sanctioned plan. Preliminary County review of the restoration contemplated by the Reston Association confirms that it will significantly benefit Reston's natural features and environmental conditions.

To ensure the Snakeden stream restoration planned for this Property continues to offer longer term benefit to Reston and Fairfax County, the Applicant will provide as part of the Proposed Development, storm water velocity reduction measures, such as check dams, minimum pipe slopes, and/or velocity reducing channel linings to slow the rate of discharge of runoff from the Property. The Applicant will also incorporate Best Management Practices ("BMP") into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. For example, the Applicant has proffered that, using structural and non-structural

BMPs such as natural open space, sand filters, storm filters, Filterra devices or a combination thereof, phosphorous runoff from the Property will be reduced on-site by forty percent (40%). However, to do so, the Applicant must request a waiver of the Fairfax County Public Facilities Manual, Section 6-0303.8, to permit below-grade BMP devices.

The Applicant will undertake these measures despite the fact that Storm Water Management ("SWM") and BMPs are currently, and more than adequately, provided for the Property by Lake Audobon, an existing SWM/BMP facility that provides SWM/BMP for the entire drainage shed in which the Property sits.

C. THE APPLICANT'S PROPOSED USE WILL BE ACCOMPANIED BY SIGNIFICANT PEDESTRIAN CONNECTIONS

In recognition of Fairfax County's admirable commitment to increase pedestrian connectivity and accordingly inspire a "live, work, play" model of development, the Applicant has agreed to (a) construct a pedestrian trail along the Property's frontage on Colts Neck Road (the "Pedestrian Trail"); and (2) reimburse Fairfax County for construction of a four foot (4') sidewalk along the Property's frontage on Colts Neck Road (the "Sidewalk") (the Pedestrian Trail and the Sidewalk collectively, the "Colts Neck Road Improvements"). Because the Applicant is installing the Pedestrian Trail along the Property's frontage on Colts Neck Road in cooperation with the Department of Public Works and Environmental Services' Sidewalk along the same frontage, the Applicant is requesting a waiver of the Fairfax County comprehensive trail requirements for that location. The combined Colts Neck Road Improvements more than satisfy the County's need for pedestrian connectivity, especially in light of the Applicant's additional commitments to construct a pedestrian connection through the Proposed Development to the abutting Hunters Crossing condominium development (Fairfax County Tax Map 26-1 ((13)) Parcel 2A) ("Hunters Crossing") and to install a pedestrian crosswalk across Colt's Neck Road to the Hunters Woods Village Center ("Hunters Woods").

D. THE APPLICANT'S PROPOSED USE WILL COMPLEMENT THE NEIGHBORING COMMUNITY

The Applicant respects its neighbors and proposes a high quality building design that considers and addresses potential impacts on nearby dwellings and commercial buildings. Moreover, the Applicant has worked closely with residents of Hunters Crossing and their counsel as well as with the Reston Association Design Review Board and the Reston Planning and Zoning Committee to ensure that the Project is compatible with its surroundings. The Applicant has also taken measures to improve the health and safety of the persons residing and working in the neighborhood by, among other things, constructing the Colts Neck Road Improvements along with the other pedestrian connections discussed above, installing security lighting and constructing a second bus shelter on the Property.

IV. MODIFICATIONS REQUESTED

With approval of the DPA/PCA, the Applicant respectfully requests Fairfax County's support of a waiver of its Comprehensive Plan trail requirements. As detailed above, the Applicant is installing a Pedestrian Trail along the Property's frontage on Colts Neck Road in cooperation

with the Department of Public Works and Environmental Services' Sidewalk along the same frontage; those improvements, when coupled with the Applicant's commitments to construct a pedestrian connection to Hunters Crossing and a pedestrian crosswalk to Hunters Woods, give good reason for this request and justify its endorsement.

Because there is insufficient room on the Property for a traditional BMP pond, the Applicant has proffered to construct a below-grade BMP pond and therefore, is also requesting a waiver of Fairfax County's Public Facilities Manual, Section 6-0303.8, to permit it.

V. CONCLUSION

The proposed DPA/PCA will increase housing options for Fairfax County's senior residents and will complement the County's efforts to increase affordable housing by contributing a disproportionately high percentage of workforce units to the Project. The Project also serves the County by allowing the much-needed restoration of the Snakeden stream valley. The Applicant respectfully requests the support of the County Staff and the Planning Commission, and approval of the Development Plan Amendment/Proffered Condition Amendment by the Board of Supervisors.

Respectfully submitted,

Mark Looney, Cooley Godward Kronish LLP

ATLANTIC REALTY COMPANIES
PRC PLAN APPLICATION A-936
COLTS NECK ROAD

STATEMENT OF JUSTIFICATION

June 15, 2007
Revised August 23, 2007

I. INTRODUCTION

The United Christian Parish Church of Reston (the "Church"), which currently operates several facilities in Reston, Virginia, intends to vacate and reuse its property on Colts Neck Road in Reston (the "Property"). As part of that planning, the Church, in concert with Atlantic Realty Companies (the "Applicant") proposes to redevelop the Property into Independent Living Facilities, with approximately 210 independent living units for persons aged 62 and over (the "Project").

II. BACKGROUND

The Property consists of approximately 4.3 acres and is identified as Fairfax County Tax Map 26-1 ((13)) Parcel 1. It is located in Area III of the Fairfax County Comprehensive Plan (the "Comprehensive Plan") and is part of the Upper Potomac Planning District (UP5 – Reston Community Planning Sector).

The Property is zoned Planned Residential Community ("PRC"), a designation given by the Fairfax County Board of Supervisors with the approval of RZ A-936 on January 13, 1965. Section 6-308(3)(C) of the Fairfax County Zoning Ordinance restricts High-Density Residential development within the entire PRC district to no more than 60 persons per acre of gross residential area and no more than 50 dwelling units per acre for any single development.

Because the Development Plan approved with RZ A-936 designates the Property as a church, the Applicant is also submitting an application in pursuit of a Development Plan Amendment/ Proffered Condition Amendment ("DPA/PCA") to remove the church designation from the Development Plan approved with the original rezoning of the Property in favor of the underlying High Density Residential zoning. That application will be reviewed concurrently with this application.

III. PRC PLAN

The purpose of the DPA/PCA and PRC Plan applications is to add an option to the church designation on the governing Development Plan to permit Independent Living Facilities on the Property. The Applicant proposes to construct two hundred ten (210) total units to be housed in one residential building, ranging from three to five stories tall. The Applicant will offer residents the option of units in varying sizes, including units with lofts, and dispersed throughout each building. The Applicant will take advantage of the natural slope of the land and build two levels

of structured parking into the hillside on which the western wing of the building will sit and one level of structured parking underneath the eastern wing of the building, accessible from Colts Neck Road. In addition to structured parking, the Applicant will provide surface spaces near a landscaped drop-off area that will also serve as the development's main entry.

A. THE APPLICANT'S PROPOSED USE WILL INCREASE AFFORDABLE HOUSING OPTIONS FOR THE COUNTY'S SENIOR RESIDENTS

The Applicant's proposed DPA/PCA and PRC Plan to permit Independent Living Facilities on the Property will increase housing options for the County's senior residents, many of whom have lived in the community for years and would like to remain here as they age, but can not find adequate accommodations. Furthermore, the Applicant supports the County's laudable Workforce Housing program, and has offered to include a substantial percentage of workforce units in its proposed facilities, setting aside a total of twenty percent (20%) of the planned units for seniors of modest means. Consequently, the Project will help meet the increasing demand for quality housing in Fairfax County by offering its senior residents, including those of moderate means, these valuable options.

B. THE APPLICANT'S PROPOSED USE WILL BE ACCOMPANIED BY CRITICAL STREAM RESTORATION

The Applicant recognizes that it is uniquely positioned to assist the County with a much-needed restoration of the adjacent Snakeden stream valley. The Applicant has offered to provide the Reston Association a Restoration Easement across the portion of the stream that abuts and crosses the Property so that Wetlands Studies and Solutions, Inc., the Reston Association's stream restoration consultant, can commence construction of the restoration in accordance with a County-sanctioned plan. Preliminary County review of the restoration contemplated by the Reston Association confirms that it will significantly benefit Reston's natural features and environmental conditions.

To ensure the Snakeden stream restoration planned for this Property continues to offer longer term benefit to Reston and Fairfax County, the Applicant will provide as part of the Proposed Development, storm water velocity reduction measures, such as check dams, minimum pipe slopes, and/or velocity reducing channel linings to slow the rate of discharge of runoff from the Property. The Applicant will also incorporate Best Management Practices ("BMP") into the Proposed Development in order to improve water quality associated with stormwater runoff from the Property. For example, the Applicant has proffered that, using structural and non-structural BMPs such as natural open space, sand filters, storm filters, Filterra devices or a combination thereof, phosphorous runoff from the Property will be reduced on-site by forty percent (40%). However, to do so, the Applicant must request a waiver of the Fairfax County Public Facilities Manual, Section 6-0303.8, to permit below-grade BMP devices.

The Applicant will undertake these measures despite the fact that Storm Water Management ("SWM") and BMPs are currently, and more than adequately, provided for the Property by Lake Audobon, an existing SWM/BMP facility that provides SWM/BMP for the entire drainage shed in which the Property sits.

C. THE APPLICANT'S PROPOSED USE WILL BE ACCOMPANIED BY SIGNIFICANT PEDESTRIAN CONNECTIONS

In recognition of Fairfax County's admirable commitment to increase pedestrian connectivity and accordingly inspire a "live, work, play" model of development, the Applicant has agreed to (a) construct a pedestrian trail along the Property's frontage on Colts Neck Road (the "Pedestrian Trail"); and (2) reimburse Fairfax County for construction of a four foot (4') sidewalk along the Property's frontage on Colts Neck Road (the "Sidewalk") (the Pedestrian Trail and the Sidewalk collectively, the "Colts Neck Road Improvements"). Because the Applicant is installing the Pedestrian Trail along the Property's frontage on Colts Neck Road in cooperation with the Department of Public Works and Environmental Services' Sidewalk along the same frontage, the Applicant is requesting a waiver of the Fairfax County comprehensive trail requirements for that location. The combined Colts Neck Road Improvements more than satisfy the County's need for pedestrian connectivity, especially in light of the Applicant's additional commitments to construct a pedestrian connection through the Proposed Development to the abutting Hunters Crossing condominium development (Fairfax County Tax Map 26-1 ((13)) Parcel 2A) ("Hunters Crossing") and to install a pedestrian crosswalk across Colt's Neck Road to the Hunters Woods Village Center ("Hunters Woods").

D. THE APPLICANT'S PROPOSED USE WILL COMPLEMENT THE NEIGHBORING COMMUNITY

The Applicant respects its neighbors and proposes a high quality building design that considers and addresses potential impacts on nearby dwellings and commercial buildings. Moreover, the Applicant has worked closely with residents of Hunters Crossing and their counsel as well as with the Reston Association Design Review Board and the Reston Planning and Zoning Committee to ensure that the Project is compatible with its surroundings. The Applicant has also taken measures to improve the health and safety of the persons residing and working in the neighborhood by, among other things, constructing the Colts Neck Road Improvements along with the other pedestrian connections discussed above, installing security lighting and constructing a second bus shelter on the Property.

IV. MODIFICATIONS REQUESTED

With approval of the DPA/PCA and PRC Plan, the Applicant respectfully requests Fairfax County's support of a waiver of its Comprehensive Plan trail requirements. As detailed above, the Applicant is installing a Pedestrian Trail along the Property's frontage on Colts Neck Road in cooperation with the Department of Public Works and Environmental Services' Sidewalk along the same frontage; those improvements, when coupled with the Applicant's commitments to construct a pedestrian connection to Hunters Crossing and a pedestrian crosswalk to Hunters Woods, give good reason for this request and justify its endorsement.

Because there is insufficient room on the Property for a traditional BMP pond, the Applicant has proffered to construct a below-grade BMP pond and therefore, is also requesting a waiver of Fairfax County's Public Facilities Manual, Section 6-0303.8, to permit it.

V. CONCLUSION

The proposed DPA/PCA and PRC Plan will increase housing options for Fairfax County's senior residents and will complement the County's efforts to increase affordable housing by contributing a disproportionately high percentage of workforce units to the Project. The Project also serves the County by allowing the much-needed restoration of the Snakeden stream valley. The Applicant respectfully requests the support of the County Staff and the Planning Commission, and approval of the Development Plan Amendment/Proffered Condition Amendment by the Board of Supervisors.

Respectfully submitted,

Mark Looney, Cooley Godward Kronish LLP

APPENDIX 4

41

January 14, 1965

COPY

Mr. E. A. Prichard
Moore Building
106 North Payne Street
Fairfax, Virginia

Dear Mr. Prichard:

I enclose herewith copy of a resolution adopted by the Board of County Supervisors at its meeting on Wednesday, January 13, 1965, granting the application of Palindrome Corporation (No. A-936) to rezone certain land in Centreville Magisterial District from RE-2 District to RPC District.

Very truly yours,

Edna A. Bicksler

Edna A. Bicksler
Clerk

lm

cc: Mr. Robert M. Leary
cc: Mr. John W. Ferguson
cc: Mr. Jack Lowe

At a regular meeting of the Board of County Supervisors of Fairfax County, Virginia, held in the Board Room in the County Office Building at Fairfax, Virginia, on the 13th day of January, 1965, the following resolution was adopted:

RESOLUTION GRANTING APPLICATION FOR REZONING OF LAND

(Proposal No. A-936)

WHEREAS, Palindrome Corporation has heretofore filed with this Board its written application to have rezoned from RE-2 District to RPC District that certain parcel of land situated on the easterly side of the road known as Route 602 in Centreville Magisterial District, Fairfax County, Virginia, described as follows:

(Legal description attached hereto.)

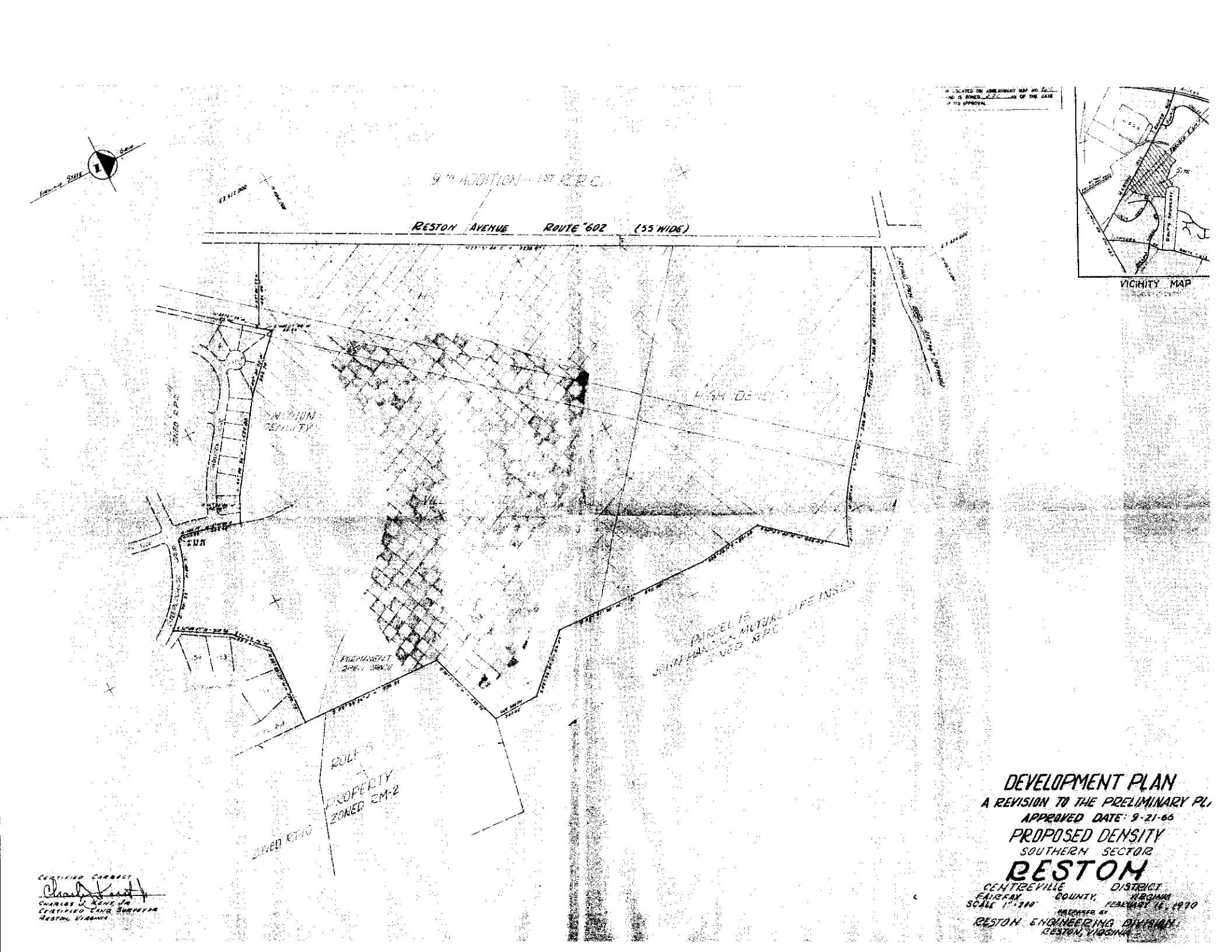
WHEREAS, the said application, having been found by this Board to be in proper form and accompanied by the required map or blueprint and the receipt showing payment of the fee required to be paid at the time of the filing thereof, was promptly referred to the County Planning Commission of this County for its investigation and a report of its recommendations thereon, and was duly advertised for public hearing thereon before this Board in the manner and for the time required by the Zoning Ordinance of this County, as amended, and by Chapter 415, Acts of Assembly of Virginia, 1938; and,

WHEREAS, said public hearing on said application has been this day held, and said Board has considered the recommendations of said County Planning Commission, duly filed, and the evidence presented in connection with said application at the public hearing, and has reached its decision on said application. Now, therefore, be it

RESOLVED, that the said application be, and the same hereby is, granted, and that the aforesaid land hereinbefore and in said application more specifically described be, and hereby is, rezoned from RE-2 District to RPC District, as set forth and defined in the said Zoning Ordinance and amendments thereto subject to the use regulations permitted in such RPC District, and that the Zoning Administrator of the County be, and he hereby is, directed to correct the Zoning Map heretofore adopted as a part of the Zoning Ordinance to properly show such change in the zoning of said land, and that the Clerk of this Board be, and she now hereby is, directed to transmit duly certified copies of this resolution to the applicant, Zoning Administrator and to the Director of Planning of this County as soon as possible.

A Copy - Teste:

Edna A Buckler
Clerk of said Board



DEVELOPMENT PLAN

A REVISION TO THE PRELIMINARY PL

APPROVED DATE: 9-21-66

PROPOSED DENSITY

SOUTHERN SECTOR

RESTON

CENTREVILLE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SCALE 1"=200' FEBRUARY 11, 1970

PREPARED BY

RESTON ENGINEERING DIVISION

RESTON, VIRGINIA

CERTIFIED CORRECT

CHARLES U. SOWE, JR.

CERTIFIED LAND SURVEYOR

RESTON, VIRGINIA

Attman

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

FAIRFAX COUNTY
RECEIVED
APR 22 19
DIVISION OF
ZONING ADMINISTRATION

April 8, 1997

Carlos M. Montenegro
2071 Chain Bridge Road - Suite 320
Vienna. Virginia 22182

RE: Proffered Condition Amendment
Number PCA A-936
(Concurrent with DPA A-936-3)

Dear Mr. Montenegro:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 24, 1997 approving Proffered Condition Amendment PCA A-936, subject to proffers dated February 25. 1997 in the name of Hunters Woods Village Center, L.L.C. on subject parcel 26-1 ((7)) 3A consisting of approximately 15.28 acres in Hunter Mill District.

The Board also:

- **Waived the 200-square foot minimum privacy yard requirement for townhomes;**
- **Modified the interior parking lot landscaping requirement with the Transcontinental Gas pipeline easement to that shown on the DPA Plat; and**

- **Modified the transitional screening requirements and waived the barrier requirements along a portion of the southern and western periphery and between the retail portion of the site and townhouse portion of the site as that reflected on the DPA and subject to the development conditions dated March 21, 1997.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Srvs.

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 6th day of March 24, 1997, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA A-936
(CONCURRENT WITH DEVELOPMENT PLAN AMENDMENT DPA A-936-3)

WHEREAS, Hunters Woods Village Center, L.L.C. filed in proper form an application requesting amendment to the plan of a certain parcel of land, by amending conditions proffered and accepted pursuant to Virginia Code Ann.
§ 15.1.491(a), and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.1491(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel.

GIVEN under my hand this 24th day of March, 1997.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PACIULLI, SIMMONS & ASSOCIATES, LTD.
1821 Michael Faraday Drive, Reston, Virginia 22090-5348
Telephone (703) 742-7870 • FAX 742-9641

OFFICES LOCATED IN FAIRFAX AND LOUDOUN COUNTIES, VIRGINIA

Howell B. Simmons, PE LS
Joseph G. Paciulli, LS
Edward R. Addicott, PE

Peter J. Rigby, Jr., PE
Lonny D. Sturgeon, LS
S. Jackson Williams, PE
Tod Kolankiewicz
Ervin J. Bedker, CLA, CPAg
Mark W. Baker, CLA

J. Owens Berry
1875-1903

Joseph Berry
1903-1958

Orlo C. Paciulli, Jr.
1958-1980

DESCRIPTION OF
HUNTERS WOODS VILLAGE CENTER
RESTON, BLOCK 3A, SECTION 32
THE SUBJECT OF A DEVELOPMENT PLAN AMENDMENT
FAIRFAX COUNTY, VIRGINIA

BEGINNING at a point on the southeasterly right-of-way line of Colts Neck Road, Route # 4701, said point being the corner common to Blocks 3A and 9A , Section 32, Reston; thence with the line common to Blocks 3A and 9A, S 40°16'03" E 147.00' to a point, said point being a corner to Block 3B, Section 32 ; thence with the lines of Block 3B the following courses and distances:

(1) S 14°06'55" W 122.00' to a point;

(2) thence S 09°00'00" E 167.17' to a point;

(3) thence curving to the right 66.04', measured along the arc of a circle having a radius of 48.00' and a chord bearing S 48°41'31" E 60.96' thence passing through the common corner of Block 3B and 3C and continuing with the line of Block 3C, Section 32 to a point;

thence continuing with the lines of Block 3C the following courses and distances:

(1) S 79°00'00" E 48.17' to a point;

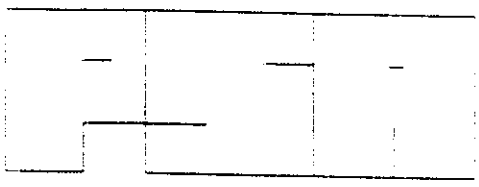
(2) thence N 81°00'00" E 11.10' to a point;

(3) thence S 09°00'00" E 159.00' passing through the common corner of Block 3C and 3D and continuing with the line of Block 3D, Section 32 to a point;

thence continuing with the lines of Block 3D the following courses and distances:

(1) S 81°00'00" W 20.00' to a point;

(2) thence S 09°00'00" E 60.00' to a point;



(3) thence N 81°00'00" E 40.00' to a point;

(4) thence S 09°00'00" E 20.00' to a point;

(5) thence N 81°00'00" E 20.00' to a point;

(6) thence S 09°00'00" E 100.00' passing through the common corner of Block 3D and 3E and continuing with the line of Block 3E, Section 32 to a point;

thence continuing with the lines of Block 3E the following courses and distances:

(1) N 81°00'00" E 60.00' to a point;

(2) thence S 09°00'00" E 20.00' to a point;

(3) thence N 81°00'00" E 21.00' to a point, said point being a corner to Block 9A, Section 32;

thence with the line of Block 9A passing through the common corner of Block 9A and Block 2 and continuing with the line of Block 2, Section 32 S 09°00'00" E 306.00' to a point; thence continuing with the lines of Block 2 the following courses and distances:

(1) S 81°00'00" W 304.77' to a point;

(2) thence S 23°00'19" W 105.85' to a point on the northerly right-of-way line of Glade Drive, Route # 4721;

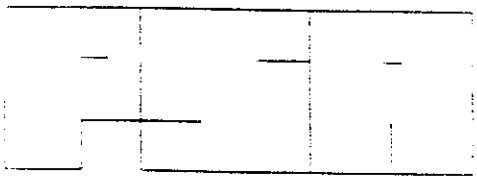
thence with the northerly right-of-way line of Glade Drive curving to the left 387.64', measured along the arc of a circle having a radius of 935.00' and a chord bearing N 78°52'18" W 384.87' to a point, said point being a corner to Block 10, Section 32; thence with the lines of Block 10 the following courses and distances:

(1) N 09°00'00" W 204.50' to a point;

(2) thence S 81°00'00" W 83.00' to a point;

(3) thence S 73°35'41" W 44.23' to a point;

(4) thence S 81°00'00" W 35.00' to a point on the easterly right-of-way line of Colts Neck Road;



thence with the easterly right-of-way line of Colts Neck Road the following courses and distances:

(1) N 01°18'02" W 304.85' to a point;

(2) thence curving to the right 299.23', measured along the arc of a circle having a radius of 377.50' and a chord bearing N 21°24'30" E 291.46' to a point;

(3) thence N 44°06'35" E 563.90' to the point of beginning,

CONTAINING 15.2809 acres, more or less.

AND TOGETHER WITH an Access Easement for ingress and egress purposes over a portion of Block 2, Section 32, Reston, recorded at Deed Book 3542 Page 538.

Howell B. Simmons, L.S.
March 12, 1996

NOTE: Boundary information is taken from the records and is not the result of a field survey.

(c:\wp51\chris\hntrwood.des)

STATEMENT OF PROFFERED DEVELOPMENT CONDITIONS
HUNTERS WOODS VILLAGE CENTER, L.L.C.
PCA/DPA A-936-3

DATED: June 3, 1996
REVISED: December 4, 1996
February 18, 1997
February 21, 1997
February 24, 1997
February 25, 1997

Pursuant to Section 15.1-491(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Fairfax County Zoning Ordinance, 1978, as amended, Hunters Woods Village Center, LLC., the applicant in Applications PCA/DPA A-936-3, and the contract purchaser of the parcels under consideration therein, for itself and its heirs, successors and assigns (collectively, the "Applicant") proffer that the development of the parcels under consideration in Applications PCA/DPA A-936-3 (collectively, the "Property") will be in accordance with the following terms and conditions if, and only if, the Fairfax County Board of Supervisors approves Applications PCA/DPA A-936-3 for a proffered condition amendment and development plan amendment to the PRC District for not more than 123,000 square feet of gross floor area for retail and other principal and accessory uses, exclusive of residential uses, (this reflects an overall floor area ratio (FAR) of 0.21 as applied to 15.28 acres). If Applications PCA/DPA A-936-3 are denied or withdrawn, these proffers shall immediately become null, void and of no further force and effect. If accepted, these proffers

supersede and take the place of any other proffers or other development conditions that affect the Property. The Applicant proffers as follows:

I. GENERAL:

1. The Property will be developed in accordance with the Development Plan Amendment ("DPA") prepared by Paciulli Simmons and Associates, Ltd., dated May 31, 1996, and last revised on February 18, 1997, provided, however, that minor modifications from the design depicted on the DPA may be permitted when necessitated by sound engineering practices or final site engineering design provided that such modifications are in substantial conformance with that design. For these purposes, a modification of less than ten (10%) percent from the dimension or location of a feature represented on the DPA shall be deemed to be minor, provided, however, that such modification may not result in any buildings being located closer to any project boundary than that shown on the DPA and such is in substantial conformance with the DPA. Notwithstanding anything to the contrary set forth in this paragraph I.1., the Applicant may modify the final architectural treatment of the structures, including the shape of the building footprints, provided, however, that such modifications substantially conform with the design theme established for the project. Further, nothing herein shall be deemed to prevent the Applicant from seeking and obtaining approval from the Board of Supervisors of revisions to the Development Plan, or of Special Exception or Special Permit uses, provided, however, that such revisions are in substantial conformance with the

Development Plan and the provisions of the Zoning Ordinance. The maximum building height of all buildings depicted in the DPA shall not be exceeded. However, in the event that, at some future time, the Applicant should only seek to increase the building heights of the buildings, such an amendment shall be deemed to require, as may be applicable, Planning Commission and/or Board of Supervisors approval of a Development Plan Amendment only.

2. Except in those locations where improvements which, on the DPA, may be shown to infringe upon landscaped areas , landscaping (including existing and supplemental vegetation) shall be provided along the Glade Drive frontage of the Property to a minimum horizontal depth of thirty five (35') feet from the Glade Drive right of way. In addition, landscaping along the Colts Neck Road frontage of the Property shall be implemented in accordance with the landscape plans shown on Exhibits 1-3, hereto.

3. All construction activities within the Transcontinental Gas Pipeline easement will be coordinated with the easement holder to the satisfaction of the Director of DEM.

4. The child care facility, if provided, shall have a maximum daily enrollment which does not exceed the statutory guidelines for the proposed space and outdoor play areas, but in no event shall such enrollment exceed 92 children.

5. The Applicant will provide landscaping with shrubbery along the walk on the eastern side of the residential component and at the Glade Drive entrance to the residential component of the project in accordance with the representations made in the DPA.

6. The free-standing buildings along Colts Neck Road shall be designed in a manner to generally conform with the shopping center and in accordance with the Notes set forth on the DPA.

7. The hours of operation of the proposed uses shall be restricted as follows:

The free standing drive-thru Fast Food Restaurant along Colts Neck Road shall be limited to 6:00 a.m. to 2:00 a.m., 7 days per week.

All other establishments along Glade Drive, with the exception of the anchor tenant, will have operating hours in accordance with Virginia State ABC licensing regulations.

8. Trash dumpster receptacle areas will be enclosed on three sides by a solid board or masonry screening fence designed in accordance with applicable regulations.

9. The proposed bus stop shall be located in the approximate location shown on the DPA and in accordance with the recommendations of the Fairfax County Office of Transportation. A trash collection and maintenance schedule, for the bus stop, shall be established in accordance with the recommendations of the Fairfax County Office of Transportation. The Applicant shall be responsible for the maintenance of, but assumes no other liability for, the proposed bus shelter.

10. The Applicant reserves the right to modify the residential building footprint(s) provided that such modification does not exceed the proposed building heights or intrude on the shopping center plaza.

11. All signage for the Property shall be in accordance with a Comprehensive Signage Plan as may be approved by the Planning Commission.

12. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance and as determined by the Director of DEM provided, however, that nothing set forth herein shall preclude the Applicant from obtaining a reduction in parking in accordance with the applicable regulations set forth in Article 11. Applicant shall be permitted, however, to provide parking on a phased basis during construction.

13. Not more than one of the free standing buildings along Colts Neck Road may be occupied with a fast food restaurant with a drive-up window.

14. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g. parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney. Purchasers shall be advised of this use restriction prior to entering into a contract of sale.

15. No loading or trash removal activities for the retail stores along Glade Drive shall occur between 12:00 a.m. and 5:00 a.m. daily.

16. The Applicant will cause to be disclosed to all prospective residential purchasers that the adjacent retail and plaza areas are envisioned to accommodate outdoor activities with extended hours.

HUNTERS WOODS VILLAGE

CENTER, L.L.C.

By: Atlantic Realty Companies, Inc.,

Its: Manager

By: _____

Title: PRESIDENT

Date: 2/25/97

mw.arc.hunterswv.prof 5 revisions

16. The Applicant will cause to be disclosed to all prospective residential purchasers that the adjacent retail and plaza areas are envisioned to accommodate outdoor activities with extended hours.

HUNTERS WOODS VILLAGE

CENTER, L.L.C.

By: Atlantic Realty Companies, Inc.,

Its: Manager

By: _____

Title: PRESIDENT

Date: 2/25/97

mw.acc.hunterswv.prof 5 revisions

OWNER:

WRC PROPERTIES, INC.

By: _____

Name: _____

Title: _____

FAIRFAX COUNTY
VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Telephone: 703-324-3151
FAX: 703-324-3926
TDD: 703-324-3903

April 8, 1997

Carlos M. Montenegro
2071 Chain Bridge Road - Suite 320
Vienna, Virginia 22182

RE: Proffered Condition Amendment
Number DPA A-936-3
(Concurrent with PCA A-936)

Dear Mr. Montenegro:

The Board of Supervisors at a regular meeting held on March 24, 1997 approved Development Plan Amendment DPA A-936-3 subject to the following development conditions dated March 21, 1997 in the name of Hunters Woods Village Center, L.L.C. on subject parcel 26-1 ((7)) 3A consisting of approximately 15.28 acres in Hunter Mill District.

1. The site shall be developed in substantial conformance with the Development Plan Amendment (DPA) Plat entitled "Hunters Woods Village Center" prepared by Paciulli, Simmons & Associates dated May 20, 1996, as revised through February 18, 1997.

2. The existing tree save area located along the Glade Drive frontage of the site shall be supplemented with understory plantings to further screen the view of the rear of the retail building from surrounding residential uses.

3. Landscaping (to include a combination of evergreen, ornamental and/or deciduous trees and shrubs, as depicted on the DPA and Detailed Exhibits 1,2, 3) shall be provided along the Colts Neck Road frontage of the site to provide a landscaped screening of the two southernmost pad sites and to soften the view of the northernmost pad site and the associated drive-through lanes.

4. Supplemental landscaping, as depicted on the DPA, shall be provided along the eastern and southern perimeters of the single-family attached structures in order to soften the view of the buildings from adjacent residential parcels.

5. The maximum number of hours for the child care center shall be from 7:00 a.m. to 6:30 p.m., Monday through Friday.

6. The child care center shall be limited to a maximum daily enrollment of 92 children.

7. The 9,250 square foot outdoor play area for the child care center shall be located east of the Christ the Servant Lutheran Church, as depicted on the DPA Plat, and shall be fenced in accordance with Fairfax County Health Department standards.

8. A sign-in/out program shall be implemented whereby parents/guardians will be required to register their child or children each time they are brought to/leave the child care center.

9. To ensure that adequate and close-in parking for customers of the Hunters Woods Village Center is available, the employees of the child care center shall park in the outskirts of the parking lot.

10. A maximum of two drive-through facilities shall be provided on the three pad sites. In no case shall the landscaping being required along Colts Neck Road be eliminated to accommodate drive-through facilities.

11. A six (6) foot high masonry brick or architectural block wall shall be constructed along the corridor between the loading/trash operations area of the easternmost retail structures and the single-family detached residential portion of the development. (The DPA Plat indicates a six (6) foot high solid fence for this location.)

The Board also:

- **Waived the 200-square foot minimum privacy yard requirement for townhomes;**

- **Modified the interior parking lot landscaping requirement with the Transcontinental Gas pipeline easement to that shown on the DPA Plat; and**

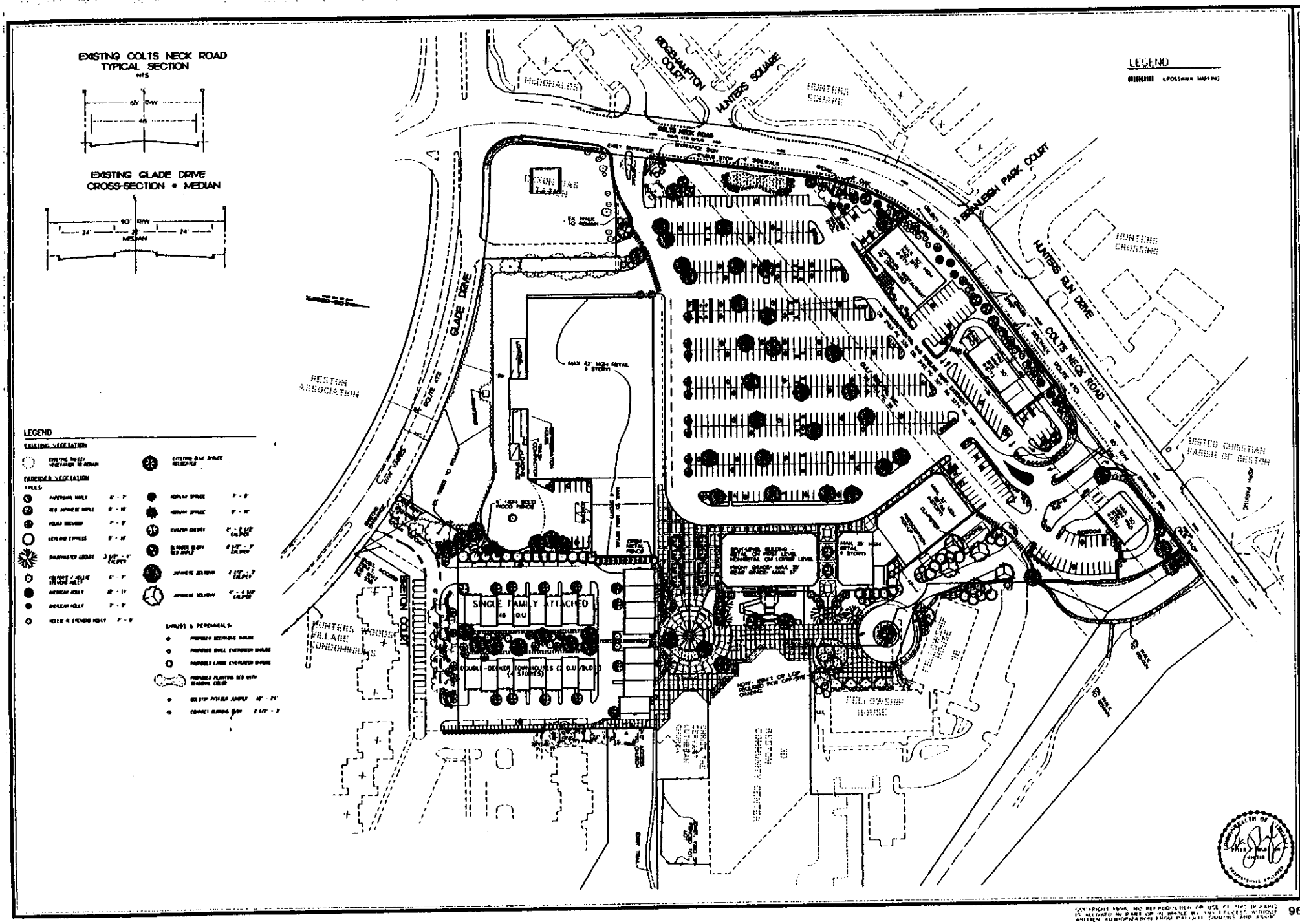
- **Modified the transitional screening requirements and waived the barrier requirements along a portion of the southern and western periphery and between the retail portion of the site and townhouse portion of the site as that reflected on the DPA and subject to the development conditions dated March 21, 1997.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns
cc: John M. Yeatman, Director, Real Estate Div., Dept. of Tax Administrations
Melinda M. Artman, Deputy Zoning Administrator
Barbara A. Byron, Director, Zoning Evaluation Div., OCP
Robert Moore, Trnsprtn. Planning Div., Office of Transportation
Paul Eno, Project Planning Section, Office of Transportation
Department of Environmental Management
Y. Ho Chang, Resident Engineer, VDOT
Land Acq. & Planning Div., Park Authority
James D. Gorby, Acting Director, Facilities Mgmt. Div., Office of General Srvs.



PACULLI, SIMMONS AND ASSOCIATES, LTD.
ENGINEERING · PLANNING · SURVEYING · LANDSCAPE ARCHITECTURE

HUNTERS WOODS VILLAGE CENTER
HUNTER MILL DISTRICT

DEVELOPMENT PLAN

96F-2562

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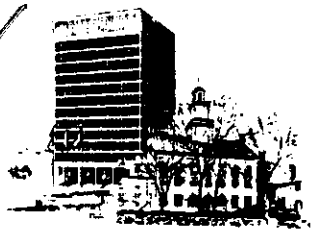


COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

November 8, 1982

Mr. E. A. Prichard
4103 Chain Bridge Road
Fairfax, Virginia 22030

Re: Development Plan Amendment
DPA A-936-2

Dear Mr. Prichard:

At a regular meeting of the Board of Supervisors held on November 1, 1982, the Board approved DPA-A-936-2 in the name of Reston Land Corporation, on subject parcels 26-1 ((13)) 2A on approximately 4.6050 acres.

In addition, the Board of Supervisors requested that the written statement by Mr. Al Hagelis, of Reston Land Corporation, dated October 4, 1982, be made a part of the official record.

Very truly yours,

Ethel W Register

Ethel Wilcox Register
Clerk to the Board

EWR/mg

cc: Mr. Patteson
Mr. Steele
✓ Mr. Knowlton
Mr. Austell

DESCRIPTION OF BLOCK 2A, SECTION 30, RESTON
OF THE LAND OF RESTON LAND CORPORATION,
CENTREVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA.

BEGINNING at a point in the northerly right-of-way line of Colts Neck Road, Route 4701; said point being the most northeasterly corner of Block 2B, Section 30, Reston;

thence with the northeasterly line of Block 2B, Section 30, N. 49° 59' 52" W. 430.39 feet to a point in the southerly right-of-way line of Reston Avenue, Route 602;

thence with the southerly right-of-way line of Reston Avenue, N. 27° 51' 44" E. 399.25 feet to a point being the most southwesterly point of Block 1, Section 30, Reston;

thence with the southerly line of Block 1, Section 30, S. 54° 20' 08" E. 545.81 feet to a point in the northerly right-of-way line of Colts Neck Road;

thence with the northerly right-of-way line of Colts Neck Road, the following courses and distances:

S. 44° 06' 55" W. 400.90 feet to a point; and

with the arc of a curve to the left whose radius is 442.50 feet and whose chord bearing and chord are S. 42° 03' 29" W. 31.76 feet respectively, an arc distance of 31.77 feet to the point of beginning.

Containing 4.6050 Acres

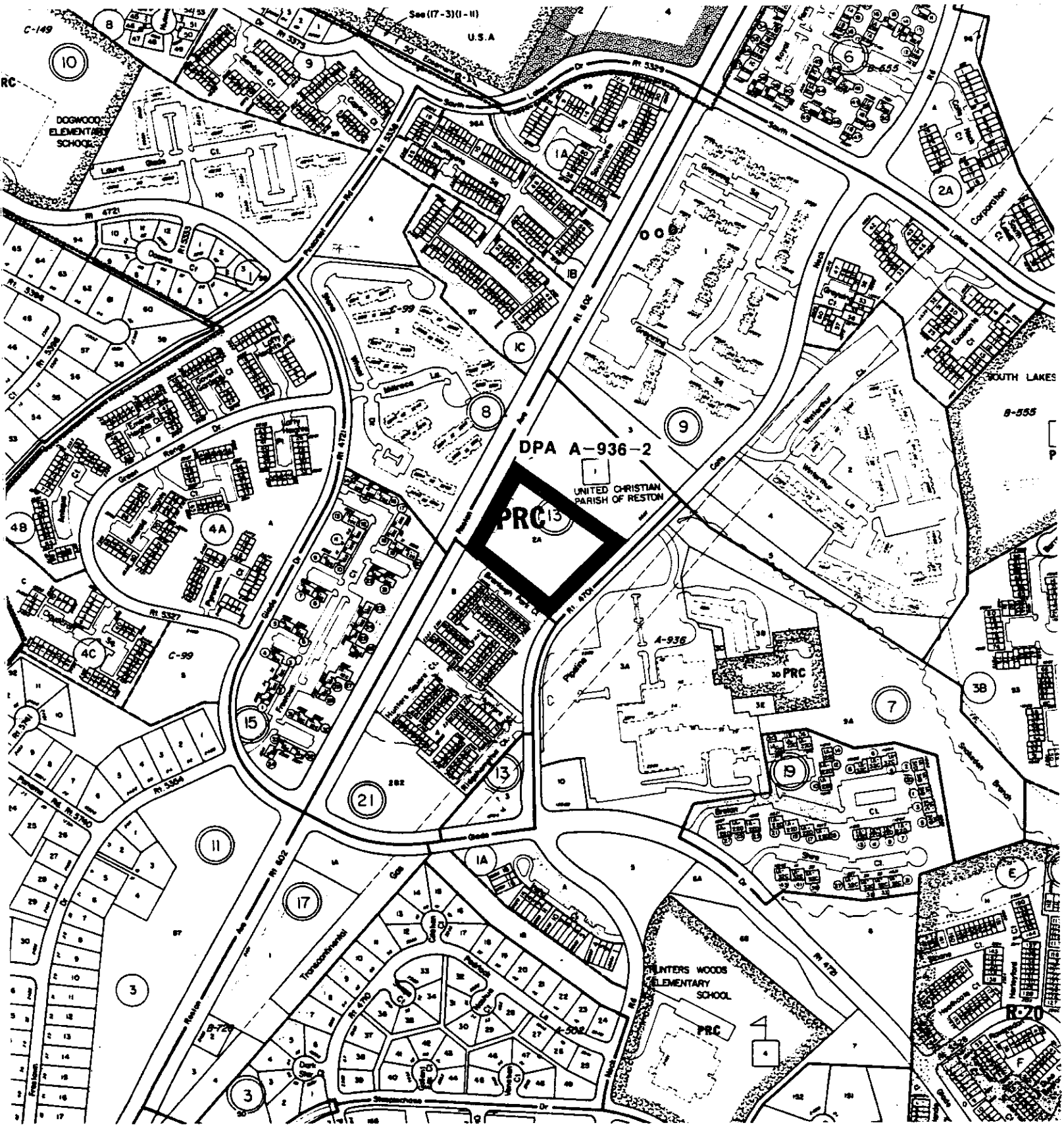
RESTON AVENUE ROUTE 602
BLOCK 2A
SECTION 30
4.6050 AC
EXISTING ZONING PRC
PREVIOUSLY APPROVED IN CB WITH PA 82
EXISTING USE NO MULTIFAMILY
PROPOSED USE 92 SINGLE FAMILY ATTACHED AND/OR MULTIFAMILY
COLTS NECK ROAD ROUTE 4701

DEVELOPMENT PLAN AMENDMENT

Number DPA A-936-2
Acreage: 4.6050 acres
Existing Zoning: PRC

District: Centreville
Section Sheet: 26-1
Subdivision: ((13))
Lot: 2A

Applicant: Reston Land Corporation



County of Fairfax, Virginia

MEMORANDUM

DATE: September 11, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: Comprehensive Plan Land Use Analysis: PCA A-936-02/DPA A-936-04
Atlantic Realty/Colts Neck Road

The memorandum, prepared by Jennifer Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the subject Proffered Condition Amendment (PCA) and Development Plan Amendment (DPA) dated March 19, 2007 as revised through July 27, 2007 and proffers dated August 23, 2007. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted.

DESCRIPTION OF THE APPLICATION

The applicant, Atlantic Realty Companies, Inc./2222 Colts Neck Road LLC, seeks to amend the previously approved development plan for church use in order to permit the construction of an independent living facility for seniors age 62 and over. The development will consist of between 180 and 210 dwelling units housed in two connected buildings, ranging between three to five stories tall, with one level of structured parking under the eastern building. The maximum density proposed is 49 dwelling units per acre. Limited surface parking is proposed. There will be one point of access from Colts Neck Road. In conjunction with this project, the applicant will commit to restoring and enhancing the Snakeden Stream Valley that partially crosses through the northern portion of the property and the neighboring parcel owned by the Reston Association. In addition, the applicant is proposing 20 percent affordable housing.

The subject property is planned for high density residential use under the Land Use Plan component of the Reston Master Plan and for a church, which is consistent with the existing church, under the Public Facilities Plan component of the Reston Master Plan. This application was the subject of a recent plan amendment, S07-UP-III, adopted by the Fairfax County Board of Supervisors on September 10, 2007 to include an option for elderly housing on the subject property subject to certain conditions.

LOCATION AND CHARACTER OF THE AREA

The subject property is located between Colts Neck Road to the east and Reston Parkway to the west, generally between South Lakes Drive to the north and Glade Drive to the south. The property and surrounding area are zoned PRC. Snakeden Branch crosses the northern portion of the site. The existing topography generally slopes downward south to north to the stream valley and west to east toward Colts Neck Road. The area to the north of the site is planned and developed as private open space. Across Colts Neck Road to the east is planned for a village center and includes a neighborhood-serving shopping center, Hunters Woods, the Reston Community Center, high-rise multi-family housing and private open space. The property to the south is planned for high density residential use and developed with three-story multi-family housing, Hunters Crossing. The area to the west, across Reston Parkway, is planned for high density residential use and developed with three-story multi-family housing.

COMPREHENSIVE PLAN CITATIONS:

In the Fairfax County Comprehensive Plan, 2007 Edition, Area III, Upper Potomac Planning District, as amended through September 10, 2007, UP5-Reston Community Planning Sector, on page 123, the Plan states:

"7. Parcel 26-1 ((13))1 is planned and developed as an existing church on the Community Facilities Plan component of the Reston Master Plan. Due in part to the convenient public transportation and nearby community services, as an option, the parcel may be redeveloped as elderly housing, age 62 and over, subject to the following:

- The development should be designed to functionally relate to existing residential uses in the area;
- A minimum 65 foot wide buffer should be provided from existing edge of pavement of Reston Parkway. A substantial vegetated buffer should be provided to serve as a transition to adjacent multi-family residential uses. Existing vegetation should be preserved as deemed appropriate by the Urban Forest Management Division and Reston Association;
- Affordable housing at a minimum of 20 percent of the total number of units should be provided;
- Restoration and enhancement of the impaired Snakeden Stream Valley that is located in the northern portion of the parcel should coincide with redevelopment; and
- Pedestrian access from the site to the Snakeden Stream Valley trail, the abutting multi-family housing development to the south, the Village Center to the east, and Colts Neck Road should be provided."

COMPREHENSIVE PLAN MAP: Residential Planned Community

ANALYSIS

The subject property is proposed to redevelop under the option provided in the site-specific Comprehensive Plan text which recommends the establishment of elderly housing, age 62 and over, subject to certain conditions. Any proposed development must functionally relate to existing residential uses in the area, provide a 65 foot wide buffer from the existing edge of pavement along Reston Parkway and a substantial vegetated buffer to the property to the south. Affordable housing is recommended at a minimum of 20 percent of the total number of units. Additionally, pedestrian access from the property to its surroundings, including the Hunters Woods Village Center, Hunters Crossing residential development and Snakeden Stream Valley trail, which traverses the northern portion of the property, is recommended.

Issue: Intensity and Compatibility The proposed development is at a maximum 49 dwelling units per acre, under the maximum density permitted by the Zoning Ordinance for high density residential uses in the PRC District of 50 dwelling units per acre. The property abuts a three-story multi-family housing development to the south, Hunters Crossing, and is located in an area generally developed with multi-family housing. The Village Center offers community services. Two bus stops adjacent to the property are located on either side of Colts Neck Road. Given the existing medium to high density residential uses in the surrounding area and the subject property's ideal location adjacent to a village center, basic services and public transportation, elderly housing is an appropriate use.

Issue: Architectural and Site Design The proposed development, at a height ranging from three stories tall on the southeastern and southwestern ends of the two connected buildings to five stories tall towards the center of the development are compatible with the existing three-story multi-family housing development directly to the south and a similar development to the north. In addition, the concentration of height toward the center of the development enables the project to better relate to developments on the opposite sides of Reston Parkway and Colts Neck Road from the subject property and reduces the impact of the proposed development along these roads. However, the three story "bridge" connecting the two buildings should be reduced in height, which would assist in minimizing the massing of the building and lead to a better relationship to the surrounding residential developments.

A 65 to 67 foot wide buffer from the edge of the westernmost building to the existing edge of pavement along Reston Parkway is provided. An estimated 29 to 52 feet of this buffer is outside the limits of clearing and grading. The applicant has proffered to and depicted on the development plans the new plantings, including deciduous and evergreen trees, shrubs and bushes, to replace or supplement any trees removed as part of clearing and grading. Along the southern boundary of the property, the minimum setback of the residential structures is 30 feet along the southwestern portion and a 22 to 27 foot wide landscaped buffer is provided along the drive aisle leading into the property. The applicant has proffered to submit a detailed

landscape plan to the Urban Forest Management Division of the Department of Public Works and Environmental Services (DPWES) and to representatives of Hunters Crossing for review and comment.

Issue: Affordable Housing The applicant has proffered to provide 20 percent affordable housing, of which 15 percent of the total will be provided to persons with an average income of 70 percent of Washington D.C. Standard Metropolitan Statistical Area Median Income (AMI) and the remaining five percent of affordable units to persons with an average income of 80 percent AMI. The units may be provided as efficiency, one or two bedroom units at a minimum size of 600 square feet per unit, with at least 15 units provided each as one and two bedroom units.

Issue: Pedestrian Connectivity Trails on the existing church site are used by the surrounding community to gain access to the stream valley trail or as a cut-through to the Hunters Woods Village Center across Colts Neck Road. To replace these existing trail connections, the applicant has proposed several trail improvements. A pedestrian connection will be constructed through the proposed development to the abutting Hunters Crossing housing development. However, the exact location of this pedestrian connection should be identified on the PCA/DPA. An elevator is depicted on the development plans, but it is not labeled, and a description of how it will provide pedestrian access from the ground level of the proposed development to the trail behind the building leading to the stream valley trail should be provided. A minimum eight foot wide asphalt pedestrian trail along the property's frontage on Colts Neck Road will curve downwards south to north at a slope of no more than eight percent to connect with the existing eight foot wide asphalt stream valley trail. In addition, a four foot wide concrete sidewalk along the property's frontage on Colts Neck Road will be constructed by Fairfax County to connect the properties to the north and south of the proposed development. Pedestrian access to Hunters Woods Village Center will be provided via a pedestrian crosswalk across Colts Neck Road.

Issue: Residential Amenities The applicant has proffered to several active and passive residential amenities. An indoor wellness center is proposed along with a series of outdoor fitness stations to be located on the edges of the property. Passive amenities will include a reading room/library, garden plots and a private plaza. The plaza will be constructed on the top deck of the parking structure between the two buildings and will include hardscaping and landscaping (if possible), outdoor gaming tables and seating areas. Entrance areas to both buildings will include hardscaping, landscaping and passive seating areas, as is depicted on the PCA/DPA. The proffers state that garden plots have been depicted on the development plan, however, none are shown. Given the Plan language regarding the provision of adequate landscaped buffers to Reston Parkway and Hunters Crossing and the restoration and enhancement of the Snakeden Stream Valley, it is unclear where the garden plots would be located. The proposed garden plots should be clearly labeled on the development plan.

Issue: Transportation The applicant has proffered to install a bus shelter on the subject property. A shuttle service will be available on demand to residents 8 a.m. to 7 p.m. seven days a week from the property to transit facilities, medical facilities and shopping centers within a two mile radius. The applicant should proffer to providing shuttle service to additional community services, such as the Reston Regional Library.

Subject to resolution of the issues identified above, this application is found to be in general conformance with the Comprehensive Plan.

PGN: JRB

ADDITIONAL COMPREHENSIVE PLAN CITATIONS

In the Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Land Use - Appendix, amended March 12, 2007, pages 13 and 14, the Plan states:

"Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.

2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.

3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents."

County of Fairfax, Virginia

MEMORANDUM

DATE: August 13, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section, DOT

FILE: 3-4(RZ A-936)

SUBJECT: PCA A-936-02, DPA A-936-04; Atlantic Realty Companies, Inc.
Land Identification Map: 26-1 ((13)) 1

This department has reviewed the generalized development plan and draft proffers revised through June 28, 2007. We have the following comments.

- Comment: Pedestrian access north and south of the site should be addressed by constructing a sidewalk on the property alongside Colts Neck Road or aligning the proposed trail to provide a north/south connection out of the site.

  Outcome: During our review, we were advised that the Fairfax County Department of Public Works has already initiated plans and secured funding for the construction of such a sidewalk expected to be complete in May 2008. The issue of pedestrian access on the property frontage has been addressed.

- Comment: The narrow entrance into the redesigned roundabout for Building #2 does not allow sufficient space for shuttles and trucks to enter. Depending on its planned use, the roundabout entrance should be widened to allow for larger vehicles to enter the drop off area or reserved exclusively for smaller automobiles.

  Outcome: The applicant has widened the entrance into the drop off area to accommodate larger vehicles.

- Comment: A bus shelter should be installed for the existing bus stop on the Colts Neck Road frontage and built to ADA standards. A similar bus shelter should also be installed on the opposite side of the roadway if one does not already exist.

  Outcome: The applicant has committed to installing the bus shelter on the Colts Neck Road Frontage. A bus shelter for the opposite side of the roadway is no longer necessary since one already exists.

Fairfax County Department of Transportation
12055 Government Center Parkway, Suite 1034
Fairfax, VA 22035-5500
Phone: (703) 324-1100 TTY: (703) 324-1102
Fax: (703) 324 1450
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

- Comment: Provide more information on the possible relocation of the existing bus stop on the Colts Neck Road frontage.

  Outcome: The applicant stated in the draft proffers that the location for the bus shelter was to be mutually agreed upon by the applicant and FCDOT. Additionally, the proffer statement has been revised to state that if an agreement on the location of a bus shelter cannot be reached, the Applicant shall escrow the cost of the shelter with Fairfax County for future installation of a shelter in the vicinity of the site.

- Comment: The angle of the driveway following the entrance into the site from Colts Neck Road creates unnecessary space and would force drivers to make wide right turns into the site. The plan should be revised to show a more subtle taper of the roadway between the site's entrance and the continuation of the driveway.

  Outcome: The driveway has been adjusted accordingly.

- Comment: The applicant's proffer package should include proposals for a TDM program to reduce the number of vehicle trips generated by the project. Proposed TDM measures should be subject to DOT review.

  Outcome: An on-demand shuttle service has been proposed for residents. This service should also be extended to employees for transport to transit centers within a two mile radius.

AKR/MEC

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

COMMONWEALTH of VIRGINIA

DEPARTMENT OF TRANSPORTATION
14685 Avion Parkway
Chantilly, VA 20151
(703) 383-VDOT (8368)

DAVID S. EKERN, P.E.
COMMISSIONER

July 18, 2007

Ms. Barbara A. Byron
Director of Zoning Evaluation
Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5511

Re: PCA A-936-02, Colts Neck Block 1, Section 30
Tax Map No.: 26-1 ((13)) 0001

Dear Ms. Byron,

This office has reviewed the proffered condition amendment plan relative to proffered condition amendment application A-936-02 and offers the following comments.

The entrance along Colts Neck Road should be located where sight distance can be achieved. The radii of the curb returns of the proposed entrance should be 35'.

For any additional information please contact this office.

Sincerely,

Noreen H. Maloney
Transportation Engineer

cc: Ms. A. Rodeheaver

County of Fairfax, Virginia

MEMORANDUM

DATE: August 28, 2007

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief
Environment and Development Review Branch, DPZ

SUBJECT: **ENVIRONMENTAL ASSESSMENT** for: **PCA A-936-4**
PCA A-936-2
PRC Plan A-936

Colt's Neck Road

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that list and explain environmental policies for this property. The citations are followed by a discussion of environmental concerns, including a description of potential impacts that may result from the proposed development as depicted on the development plans dated March 19, 2007, as revised through July 27, 2007. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through November 15, 2004, on page 5 through 13, the Plan states:

"**Objective 2:** **Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County....**

Policy d. Preserve the integrity and the scenic and recreational value of stream valley EQCs when locating and designing storm water detention and BMP facilities. In general, such facilities should not be provided within stream valley EQCs unless they are designed to provide regional benefit or unless

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
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the EQCs have been significantly degraded. When facilities within the EQC are appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC. . . .

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives: . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas". Within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations. . . .

The other, less sensitive category of land in the Preservation Areas is called the "Resource Management Area (RMA)." Development is permitted in RMAs as long as it meets water quality goals and performance criteria for these areas. These goals and criteria include stormwater management standards, maintenance requirements and reserve capacity for on-site sewage disposal facilities, erosion and sediment control requirements, demonstration of attainment of wetlands permits, and conservation plans for agricultural activities. In Fairfax County, RMAs include any area that is not designated as an RPA. . . .

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County.

Policy a. Ensure that new development and redevelopment complies with the County's Chesapeake Bay Preservation Ordinance. . . .

Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.
- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.
- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.
- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a

flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit habitat quality, connectedness, aesthetics, or pollution reduction as described above. In addition, some intrusions that serve a public purpose such as unavoidable public infrastructure easements and rights of way are appropriate. Such intrusions should be minimized and occur perpendicular to the corridor's alignment, if practical.

Preservation should be achieved through dedication to the Fairfax County Park Authority, if such dedication is in the public interest. Otherwise, EQC land should remain in private ownership in separate undeveloped lots with appropriate commitments for preservation. The use of protective easements as a means of preservation should be considered."

ENVIRONMENTAL ANALYSIS:

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed land use. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the County's remaining natural amenities.

Environmental Quality Corridor (EQC)

Issue:

A portion of the subject property has been identified as an EQC for the headwaters of Snakeden Branch. While the property does not contain a 100-year floodplain area, as defined by the County's Zoning Ordinance, the existing stream channel and other elements present are worthy of preservation and/or restoration. The stream channel itself is in very poor condition as a result of large areas of land within the watershed for this portion of the stream which have been developed with no stormwater management or water quality control measures. As a result, the channel itself cut into bed and banks causing substantial damage to the natural contour creating an unnatural condition which continues to undermine trees and other vegetation on the banks, while also threatening to undermine portions of a public trails system which run parallel to the stream, a pedestrian bridge and a sanitary sewer line that crosses the stream. In a pristine environment where the stream channel were in good condition along with all of the typical buffering vegetation staff would recommend preservation of the stream channel and an appropriate buffer as defined by the EQC Policy in the Comprehensive Plan. While the applicants have delineated the EQC to the letter of the provisions set forth in the Comprehensive Plan, staff recognizes that many of the elements that normally constitute an EQC are not present at this location. The existing conditions with a paved 8-foot trail, cleared

areas, public lighting and at least one easement crossing this area do not lend themselves to a strict delineation of an EQC at this location. It should also be noted that the applicants will be restoring the stream channel and portions of the associated buffer areas as part of the proposed development at this location. The proposed stream channel restoration should result in a more natural and sustainable condition for this portion of Snakeden Branch. Where possible, the buffer areas will be replanted with native plants to improve the natural filtering that typically takes places within an EQC. While the proposed development does depict portions of the proposed structures within the area defined as EQC, staff recognizes the fact that this EQC will always be compromised as a result of the existing parking lot, trail, lighting and utilities in this area. Proposed plantings around the structures and within the restoration area should result in conditions which are still improved over the existing conditions in this area.

Resolution:

Staff recognizes that the existing conditions at this location as well as the continuing presence of the trail, utilities and lighting within the EQC do not lend themselves to a more aggressive approach to EQC restoration at this location. As a result, staff has accepted a significant compromise in permitting portions of the proposed structures within the defined EQC area. The area which has been delineated by the applicants may lack some of the most significant elements of the EQC policy. Habitat quality might be defined as fair to good. Connectedness is limited due to the presence of two significant roads which bracket this portion of Snakeden Branch. The aesthetics of this area might be defined as fair given the surrounding conditions and the pollution reduction capabilities have been compromised as a result of past practices which have clearly resulted in damage to the stream channel. On the whole this portion of Snakeden Branch might be classified as compromised to highly compromised given the past development practices and resulting conditions at this location. However, staff feels that the proposed stream channel restoration, enhanced buffer restoration and on-site stormwater management measures proposed by the applicant should ultimately result in water quality conditions which are improvements over current conditions. In order to ensure that the stream restoration is completed in a timely manner the applicants should provide a proffer commitment that no Residential Use Permits (RUP's) will be issued for the proposed development until the satisfactory completion of the proposed restoration of Snakeden Branch.

Issue:

In order to ensure that the proposed restoration is sustainable, the applicants were asked to incorporate stormwater management measures which would reduce the velocity of water entering the stream channel from the proposed development. While it is understood that the minimum required stormwater management for the proposed development is provided in Lake Audobon, additional measures should be provided on-site to limit any potential for stream erosion at this location.

Resolution:

The applicants have provided a proffer to provide storm velocity reduction measures, such as, check dams, minimum pipe slopes and/or velocity reducing channel linings to slow the rate of discharge into Snakeden Branch from the proposed development. These measures will be subject to review and approval by staff with the Department of Public Works and Environmental Services (DPWES).

Transportation Generated Noise

Issue:

Staff had raised concerns that the upper levels of the proposed structure could be impacted by noise levels exceeding 65 dBA DNL. While no exterior activity areas would be impacted by this noise, there was a concern that the applicants may need to mitigate interior noise levels to ensure that they not exceed 45 dBA.

Resolution:

The applicants have provided a noise study, prepared by Miller, Beam and Paganelli, Inc. and dated April 2, 2007, which notes that noise levels for the façade closest to the Reston Parkway will be impacted by noise levels of approximately 68 dBA DNL. As a result, the applicants have provided proffers for interior noise mitigation measures to be employed as needed for the proposed residential units.

PGN: JRB

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

FROM: Sheng-Jieh Leu
Facilities Planning Branch, DPZ

FILE: 07.04 (ZTW)

SUBJECT: Trail Waiver / Modification

REFERENCE: PCA A-936-02, DPA A-936-04, PRC Plan A-936
Development Name: 2222 Colts Neck Road
Tax Map: 26-1-0013-1

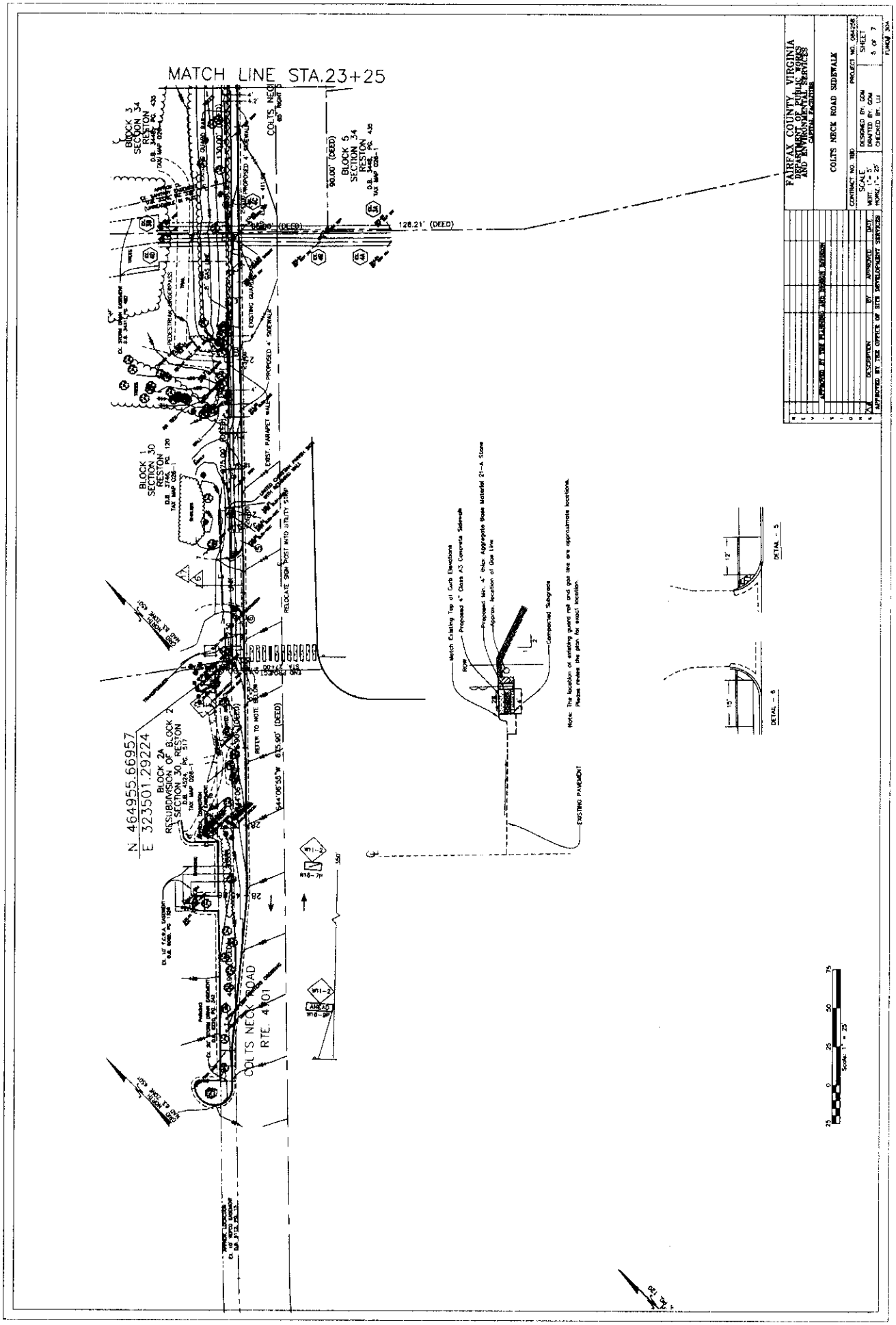
DATE: August 14, 2007

This office has consulted Bruce Wright, the Hunter Mill District Representative of the Trails and Sidewalks Committee to review the request to modify the construction of a major paved trail (10' wide Type I asphalt trail within VDOT right-of-way) to a 5' wide concrete sidewalk along the frontage of Colts Neck Road. We recommend that the request be approved.

If you have any questions, please call me at extension 41272.

SJL

cc: Pam Nee, Environment and Development Review Branch, PD, DPZ
John M. Thompson, ZED, DPZ
Bruce Wright, Hunter Mill District, Trails and Sidewalks Committee


MATCH LINE STA.23+25
FAIRFAX COUNTY, VIRGINIA
DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES
CAPITAL FACILITIES
COLTS NECK ROAD SIDEWALK
BLOCK 3 SECTION 34 RESTON
BLOCK 5 SECTION 34 RESTON
BLOCK 1 SECTION 30 RESTON
BLOCK 2A RESUBDIVISION OF BLOCK 2 SECTION 30 RESTON
N 464955.66957
E 323501.29224
COLTS NECK ROAD RTE. 4701
DETAIL - 5
DETAIL - 6
EXISTING PAVEMENT
Scale: 1" = 25'

Thompson, John M.

From: Hellman, Susan H
Sent: Tuesday, May 29, 2007 9:18 AM
To: Thompson, John M.; Nee, Pamela; Blank, Linda C.
Subject: Atlantic Realty (Colts Neck)

Hi Jack,

In reference to PCA A-936-2/DPA A-936-4 Atlantic Realty (Colts Neck), there are no identified cultural resources on or near the subject property that will be negatively affected by the applicant's proposal.

Susan Hellman
Historian I
County of Fairfax Department of Planning and Zoning
12055 Government Center Pkwy, Suite 730
Fairfax, VA 22035
703-324-1394
susan.hellman@fairfaxcounty.gov

County of Fairfax, Virginia

MEMORANDUM

July 26, 2007

TO: Jack Thompson, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Hugh Whitehead, Urban Forester II
Forest Conservation Branch, DPWES

SUBJECT: Forest Conservation Branch comments and recommendations

RE: Colts Neck Block 1 Section 30 Reston, PCA A-936-02

I have reviewed the revised PCA/DPA for this site, stamped as received by the Zoning Evaluation Division on June 28, 2007; and draft proffers revised June 28, 2007. All Forest Conservation Branch comments and recommendations made during previous review of this case have been adequately addressed.

If you have any questions or would like additional assistance with this case, please contact me at 703-324-1770.

HCW/
UFMID #: 126487

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

Fairfax County Public Schools
Office of Facilities Planning Services

TO: Fairfax County Department of Planning & Zoning
Zoning Evaluation Division

FROM: Gary Chevalier, Director
Office of Facilities Planning Services

SUBJECT: Schools Impact Analysis
Zoning Application PCA A-936-02, Atlantic Realty Companies

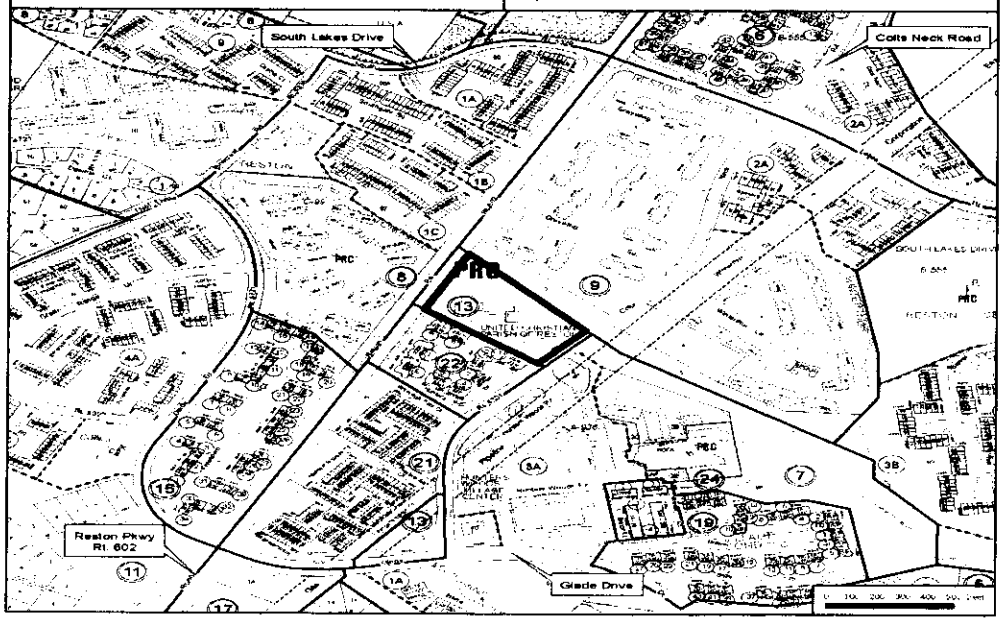
DATE: July 13, 2006

MAP: 26-1 ((13) 1

ACREAGE: 4.33 acres

REQUE The United Christian Parish Church of Reston proposes to vacate the site and redevelop 210 independent living units for persons aged 62 years and older. No school impacts are anticipated with this application since this development proposes age-restricted senior housing units.

Proffered Condition Amendment PCA -A-936-02		Development Plan Amendment DPA -A-936-04	
Applicant:	ATLANTIC REALTY COMPANIES, INC.	Applicant:	ATLANTIC REALTY COMPANIES, INC
Accepted:	04/23/2007	Accepted:	04/23/2007
Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN	Proposed:	AMEND RZ A-936 TO PERMIT RESIDENTIAL DEVELOPMENT AND REMOVE CHURCH USE FROM APPROVED DEVELOPMENT PLAN
Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL	Area:	4.33 AC OF LAND; DISTRICT - HUNTER MILL
Zoning Dist Sect:		Zoning Dist Sect:	
Located:	WEST SIDE OF COLTS NECK ROAD, EAST SIDE OF RESTON PARKWAY AND APPROXIMATELY 1600 FEET NORTH OF ITS INTERSECTION WITH GLADE DRIVE	Located:	WEST SIDE OF COLTS NECK ROAD, EAST SIDE OF RESTON PARKWAY AND APPROXIMATELY 1600 FEET NORTH OF ITS INTERSECTION WITH GLADE DRIVE
Zoning:	PRC	Zoning:	PRC
Overlay Dist:		Overlay Dist:	
Map Ref Num:	026-1- /13/ /0001	Map Ref Num:	026-1- /13/ /0001



FAIRFAX COUNTY PARK AUTHORITY
MEMORANDUM

TO: Regina M. Coyle, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, Manager
Park Planning Branch

DATE: August 7, 2007

SUBJECT: PCA A-936-02 & DPA A-936-04, United Christian Parish Church of Reston **(Revised)**
Tax Map Number: 26-1((13)) 1

BACKGROUND

This revised memorandum replaces comments dated July 10, 2007. The Park Authority contribution level that was requested in the previous memorandum has been reduced to correct an error in the previous memo.

The Park Authority staff has reviewed the proposed Development Plan dated July 27, 2007, for the above referenced application. The Development Plan shows 210 new independent living senior housing units on a 4.33 acre parcel. Approximately 15 percent (31 units) of the units will be Affordable Dwelling Units (ADU) and 5 percent will be Workforce housing units. This development could add 420 (210 x 2 = 420) new residents to the Hunter Mill Supervisory District.

COMPREHENSIVE PLAN CITATIONS

1. **Park Services and New Development** (The Policy Plan, Parks and Recreation Objective 6, p. 8)

   "Objective 6: Ensure the mitigation of adverse impacts to park and recreation facilities and service levels caused by growth and land development through the provision of proffers, conditions, contributions, commitments, and land dedication."

   "Policy a: Offset residential development impacts to parks and recreation resources, facilities and service levels based on the adopted facility service level standards (Appendix 2). The provision of suitable new park and recreational lands and facilities will be considered in the review of land development proposals in accordance with Residential Development Criteria - Appendix 9 of the Land Use element of the Countywide Policy Plan."

"Policy b: To implement Policy a. above, residential land development should include provisions for contributions, or dedication, to the Park Authority of usable parkland and facilities, public trails, development of recreational facilities on private open space, and/or provision of improvements at existing nearby park facilities."

2. **Trails (The Policy Plan, Transportation, p. 6, amended through 7-10-2006)**

"Objective 4: Provide a comprehensive network of sidewalks, trails and bicycle routes as an integral element of the overall transportation network."

"Policy d. Provide sidewalks, trails and/or on-road bicycle routes which link residential concentrations with transit stations, activity centers, shopping districts, recreational facilities, and major public facilities, and provide for pedestrian and bicycle circulation within activity centers."

ANALYSIS AND RECOMMENDATIONS

Needs Assessment and Facility Standards Analysis:
Currently, there are 47 parks located in the Upper Potomac Planning District. There is a need for all types of parkland and recreational facilities in this area. Existing nearby parks (South Lakes, Stratton Woods, Fred Crabtree, Franklin Oaks, Lake Fairfax, and Little Difficult Run) meet only a portion of the demand for parkland generated by residential development in the Upper Potomac Planning District. In addition to parkland, the recreational facilities in greatest need in this area include trails, picnic areas, athletic fields and playgrounds.

Recreational Impact of Residential Development:
The plan shows recreational amenities such as outdoor fitness stations, two plazas with gaming tables, an indoor wellness center, garden plots, walking trails, and a reading room/library that will be provided onsite by the applicant. The Park Authority supports the provision of these onsite recreational facilities as shown in the plan, but the residents will still require additional recreational facilities that the Park Authority typically provides. Although the residents will have access to the Reston Association recreational amenities, the Park Authority anticipates additional impacts on public park facilities from residents in this development.

To meet the increased demands for these recreational facilities caused by new residential development, the Park Authority requests the applicant contribute funds for improvements at existing nearby park facilities. With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of $893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population

increases. To offset the additional impact caused by the proposed development, the applicant should contribute $375,060 (or $1,786 per unit) to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Cultural Resource Impacts:
Cultural Resource staff conducted a review of the archaeological report titled, *Phase I Archaeological Investigation of the Circa 4.38-acre Colts Neck property, Fairfax County, Virginia by John Mullen and Annie McQuillan, Thunderbird Archaeology.* Based upon the findings of the archaeological study as presented in the report, the CRMP staff concurs with the report recommendations. No further archaeological work is required.

Trails:
Park Authority staff supports the proposed eight-foot wide asphalt trail shown on the Development Plan. This trail will provide access to the stream valley trail and connect to the Hunters Woods Village Center across Colts Neck Road.

SUMMARY OF RECOMMENDATIONS

The section summarizes the recommendations included in the preceding analysis section.

- The applicant should contribute $375,060 to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

SS/DP

cc: Cindy Walsh, Acting Director, Resource Management Division
Chron Binder
File Copy

County of Fairfax, Virginia

MEMORANDUM

DATE: July 25, 2007

TO: Barbara Byron, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Ralph Dulaney (246-3868)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of PRC A-936 concurrent with PCA A936-2 and DPA A-936-4

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#431, Fox Mill**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_ a. currently meets fire protection guidelines.

   ___ b. will meet fire prote ction guidelines when a proposed fire station becomes fully operational.

   ___ c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ___ d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator **DATE: July 17, 2007**
Zoning Evaluation Division, OCP

FROM: Gilbert Osei-Kwadwo (703-324-5025)
System Engineering & Monitoring Division
Office of Waste Management, DPW

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. PCA A-936-02/DPA A-936-04/PRC Plan A-936

Tax Map No. 026-1-((13))-0001

The following information is submitted in response to your request for a sanitary sewer analysis for the above referenced application:

1. The application property is located in the Difficult Run(D3) Watershed. It would be sewered into the **Blue Plains** Treatment Plant.

2. Based upon current and committed flow, excess capacity is available at this time. For purposes of this report, committed flow shall be deemed as for which fees have been previously paid, building permits have been issued, or priority reservations have been established in accordance with the context of the Blue Plains Agreement of 1984. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8-inch pipeline located in an easement and on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

Sewer Network	Existing Use + Application		Existing Use + Application + Previous Rezonings		Existing Use + Application + Comp Plan	
	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other Pertinent information or comments:

APPENDIX 16

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

August 9, 2007

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: PRC A-936
Colts Neck Reston Section 30

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 12-inch and 8-inch water main located at the property. See the enclosed water system map.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

4. Fairfax Water returned comment letter on May 30, 2007 regarding water facilities at this site. (see attached letter)

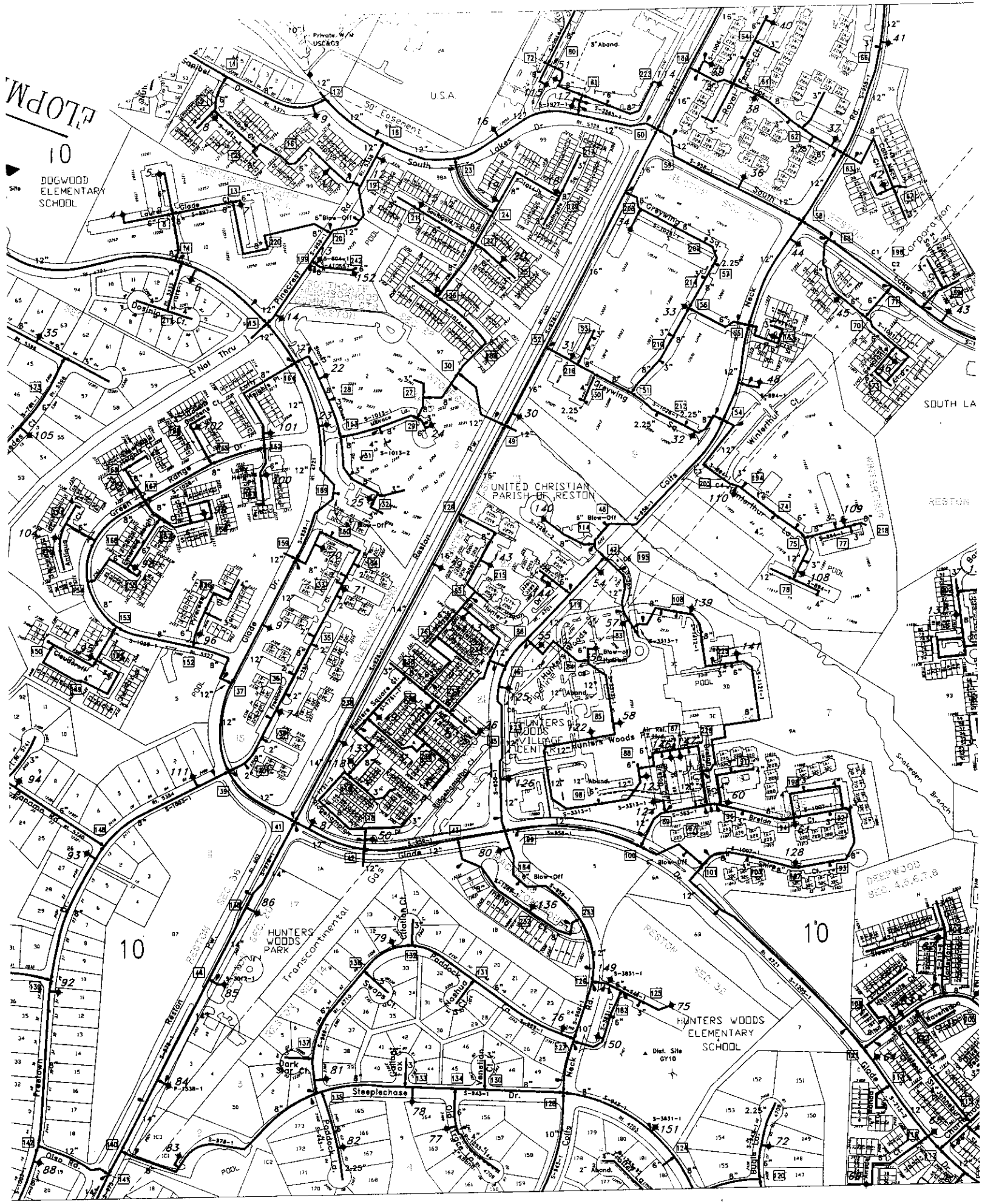
If you have any questions regarding this information please contact Samantha Kearney at (703) 289-6313.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure



DOGWOOD ELEMENTARY SCHOOL
U.S.A.
50' Easement
UNITED CHRISTIAN PARISH OF RESTON
HUNTERS WOODS VILLAGE CENTER
HUNTERS WOODS PARK
HUNTERS WOODS ELEMENTARY SCHOOL
Transcontinental Gas
Reston
Glade Dr.
Steeplechase Dr.
Paddock La.
Olso Rd.
Freetown
Snakeden Branch
SOUTH LA
RESTON
DEEPWOOD SEC. 4,5,6,7,8
POOL

County of Fairfax, Virginia

MEMORANDUM

DATE: August 20, 2007

TO: John Thompson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Yosif A. Ibrahim, Chief Stormwater Engineer
Environmental and Site Review Division West
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment Application, PCA A-936-04, *Colts Neck, Section 30,* Tax Map #026-1-13-0001, Hunter Mill District

REFERENCE: Waiver Request #00365-WPFM-001-1, for Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM), which restricts use of underground facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective homeowners for maintenance. Underground facilities located in residential developments allowed by the Board:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and,
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The applicant has indicated that stormwater detention and water quality requirements for the subject project are provided by the existing Lake Audubon facility. The proposed storm filter device is provided as additional Best Management Practices (BMP) in accordance with the anticipated proffers for this project.

In the waiver application, the applicant states that the underground facility will be manufactured cartridge system such as storm filter or approved equal. The installed BMP structure cost provided by Storm Filter Supplier is $45,000.00. The routine maintenance cost is expected to be about $2,500.00 per year. The replacement cost is estimated to be $46,000.00. Over a budgeted 50 year life span of the facility, the anticipate total annual maintenance cost is

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359
www.fairfaxcounty.gov/dpwes

$3,420.00. The storm filter will be privately maintained. A private maintenance agreement will be executed prior to the final approval of the plans.

ANALYSIS:
An analysis of the possible impacts on public safety, the environment, and the burden placed on prospective home owners for maintenance is as follows:

Impacts on Public Safety – The proposed underground facility is proposed to be located in the paved access road to the parking lot. With respect to safety, a proposed facility within a paved parking lot or next to a street or travel lane is viewed differently than a facility located in a grassy open space area. Parking and travel way areas are places where children are less likely to play and gain unauthorized access to the facilities. Locking manholes and doors must be provided at each access point.

If it is the intent of the Board to approve the waiver request, the applicant shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is $1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment – The surrounding areas are developed and the proposed underground facility is connected to a proposed closed conduit system which outfalls into an existing floodplain. The existing receiving system is having adequate capacity to convey the runoff from the subject project and a stream restoration project is proposed for a portion of the reach that is crossing the subject property. Staff does not believe that there will be any adverse impact on the environment from the proposed underground facility.

Burden Placed on Prospective Owners for Maintenance and Future Replacement – The proposed multiple-family dwelling building will contain up to 210 dwelling units. The routine maintenance cost is expected to be about $2,500.00 per year. The replacement cost is the installation cost plus an allowance for pavement patching, estimated at $46,000.00. Over a budget 50 year lifespan of the facility, this averages to $920.00 per year Splitting the total annual cost for the 210 residential units, the maintenance and future costs for the BMP facility is about $16.29 per unit per year.

A maintenance agreement must be executed prior to the site plan approval. Staff recommends that, if it is the intent of the Board to grant the waiver, the applicant is required to establish a financial plan for the operation, inspection, maintenance and future replacement of the underground facility. The applicant should be required to establish, as part of the owner's document, a fund for the annual maintenance and a separate reserve fund to cover future replacement of the facilities, based on the initial cost and an estimated 50-year lifespan. Staff recommends that the applicant provide an initial deposit, in an escrow account, in an amount equal to the estimated maintenance cost of the first 20-years of maintenance of the facility. A minimum of $18,400. The fund must not be made available to the owners association until after the final bond release.

RECOMMENDATION:
DPWES recommends that the Board approve the waiver to locate underground facility in a residential area for the Colts Neck development plan, subject to Waiver #00365-WPFM-001-1 Conditions dated August 15, 2007, 2007, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

ATTACHED DOCUMENTS:
Attachment A - Waiver #00365-WPFM-001-1 Conditions, Colts Neck, August 13, 2007
Attachment B - PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive
Jimmie D. Jenkins, Director, DPWES
James Patteson, Director, Land Development Services, DPWES
Assad Ayoubi, Director, Environmental and Site Review Division West, DPWES
Scott St. Clair, Director, Maintenance and Stormwater Management Division, DPWES
Waiver File

ATTACHMENT A

Waiver #00365-WPFM-001-1 Conditions

Colts Neck Development
PCA A-936-04
August 16, 2007

1. The underground facility shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).

2. The underground facility shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.

3. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.

4. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

   The private maintenance agreement shall address:

   - County inspection and all other issues as may be necessary to insure that the facilities are maintained by the property owners (e.g. Condominium Owners or Owner Association) in good working condition acceptable to the County.

   - A condition that the applicant, property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facility.

   - Establishment of a reserve fund, for future replacement of the underground facilities.

   - Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.

   - A condition that the property owners provide and continuously maintain, liability insurance. The typical liability insurance amount is at least $1,000,000, against claims associated with underground facility.

   - A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

5. Operation, inspection and maintenance procedures associated with the underground facility shall be incorporated in the site construction plan, private maintenance agreement, and property owner association documents which insure safe operation, inspection and maintenance of the facility.

6. A financial plan for the property owner association, to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plat approval. A separate a line item in the property owner association annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facility shall also be established to receive annual deposits from the members of the property owners association based on the initial construction costs and an estimated 50-year lifespan for concrete products.

7. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the property owner association which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the property owner association until after final bond release.

8. All future purchasers of any of the residential units shall be advised prior to entering into a contract of sale, as well as within the recorded property owner association documents, that the property owner association is responsible for the operation, inspection, maintenance and replacement of the underground facility.

9. The owner and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the property owner association responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the deed for each unit and the record plat:

   "The owner and its successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the property owners association documents and a private maintenance agreement entered into with the County."

ATTACHMENT B

The Public Facilities Manual (PFM) Section 6-0303.8 (24-88-PFM, 83-04-PFM)

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

urban™

PLANNERS
ENGINEERS
LANDSCAPE ARCHITECTS
LAND SURVEYORS

July 11, 2007

Yosif Ibrahim
Fairfax County DPW&ES
Office of Site Development Services
12055 Government Center Parkway
Suite 535
Fairfax, Virginia 22035

Re: Colts Neck
Waiver of Underground SWM in Residential Neighborhood
Development Plan Amendment A-936-A
Proffered Condition Amendment A-936-2
PRC Plan A-936

Mr. Ibrahim:

In conjunction with pending PRC Plan A-936, we hereby request a waiver of Fairfax County Public Facilities Manual Section 6-0303.8, restricting the use of underground stormwater detention facilities for the proposed development on this site. The site is currently developed with a church use and surface parking. The pending applications will replace the existing use with structured parking and multi-family residential. The site is currently zoned, and is to remain zoned, PRC.

Adequate SWM and BMP are provided for this project by the existing Lake Audubon facility as shown on the attached PRC plan sheets. The BMP device proposed on site is needed to provide additional BMP removal in accordance with the anticipated proffers for this project. For the purposes of this request, the following cost estimates are provided:

BMP estimate:

a) The below grade BMP facility is to be a manufactured cartridge system, such as a StormFilter, or site plan approved equal. The underground BMP facility shall be provided in grade. The most likely location is shown on the attached plans.

b) The installed BMP structure cost estimate provided by a StormFilter supplier is $45,000.00.

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c) The routine maintenance is expected to cost about $2,500.00 per year. The replacement cost is the installation cost above, plus an allowance for pavement patching, estimated at $46,000.00. Over a budgeted 50 year lifespan of the facility, this averages $920.00 per year for a total annual cost of $3,420.00. Split by the 210 residential units, the maintenance and future replacement costs for the BMP facility is roughly $16.29 per year, not including interest accumulation.

Based on the above information, we feel there is sufficient justification to approve this waiver request. Thank you for your time and attention to this matter. If you have any questions or concerns, please do not hesitate to call.

Sincerely,

Urban, Ltd.

Matthew Koirtyohann, P.E.
Associate

County of Fairfax, Virginia

MEMORANDUM

DATE: JUL 11 2007

TO: Jack Thompson, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Qayyum Khan, Chief Stormwater Engineer QK
Environmental and Site Review Division, West
Department of Public Works and Environmental Services

SUBJECT: Proffered Condition Amendment and Development Plan Amendment Application, PCA A-936-02 and DPA A-936-04, 2222 Colts Neck, Plan Dated June 28, 2007, LDS Project #365-ZONA-001-2, Tax Map #026-1-13-0001, (Property), Hunter Mill District, Difficult Run Watershed

We have reviewed the subject plan and it has been determined that the revised proffers generally meet the Stormwater Management requirements. Please ask the applicant to delete the use of "level spreaders" from Proffer #14.

If further assistance is desired, please contact me at 703-324-1720.

QK/mw

cc: Steve Aitcheson, Director, Stormwater Planning Division, DPWES
Zoning Application File

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

ARTICLE 16

DEVELOPMENT PLANS

PART 1 16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS

16-101 General Standards

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.

3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.

4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.

5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.

6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.

2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

ZO-07-397

ADOPTION OF AN AMENDMENT TO CHAPTER 112

(ZONING) OF THE 1976 CODE OF THE COUNTY OF FAIRFAX, VIRGINIA

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium, Lobby Level, Government Center Building, 12000 Government Center Parkway, Fairfax, Virginia, on Monday, March 26, 2007, the Board after having first given notice of its intention so to do, in the manner prescribed by law, adopted an amendment to Chapter 112 (Zoning) of the 1976 Code of the County of Fairfax, Virginia, said amendment so adopted being in the words and figures following, to-wit:

BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA:

Amend Chapter 112 (Zoning Ordinance), as follows:

Amend Article 6, Planned Development District Regulations, Part 3, PRC Planned Residential Community District, as follows:

- **Amend Sect. 6-301, Purpose and Intent, by revising the lead-in paragraph to read as follows:**

The PRC District is established to permit the development of planned communities on a minimum of 750 contiguous acres of land, which at the time of the initial rezoning to establish a PRC District is owned and/or controlled by a single individual or entity. Such planned communities shall be permitted only in accordance with a comprehensive plan, which plan, when approved, shall constitute a part of the adopted comprehensive plan of the County and shall be subject to review and revision from time to time.

The PRC District regulations are designed to permit a greater amount of flexibility to a developer of a planned community by removing many of the restrictions of conventional zoning. This flexibility is intended to provide an opportunity and incentive to the developer to achieve excellence in physical, social and economic planning. To be granted this zoning district, the developer must demonstrate the achievement of the following specific objectives throughout all of his planning, design and development.

- **Amend Sect. 6-308, Maximum Density, by revising Par. 2 to read as follows:**

1. The overall density for a PRC District shall not exceed thirteen (13) persons per acre of gross residential and associated commercial areas.

2. In computing density, a factor of 3.0 persons shall be used per single family detached dwelling; 2.7 persons per single family attached dwelling; and 2.1 persons per multiple family dwelling.

3. Residential densities in a PRC District shall be designated low, medium and high on the approved development plan.

   A. Low: The overall density within the entire area of a PRC District that is designated for low density shall not exceed 3.8 persons per acre of gross residential area. Further, the density in any one low density area shall not exceed five (5) dwelling units per acre.

   B. Medium: The overall density within the entire area of a PRC District that is designated for medium density shall not exceed 14 persons per acre of gross residential area. Further, the density in any one medium density area shall not exceed twenty (20) dwelling units per acre.

C. High: The overall density within the entire area of a PRC District that is designated for high density shall not exceed 60 persons per acre of gross residential area. Further, the density in any one high density area shall not exceed fifty (50) dwelling units per acre.

For the purposes of this district, density area shall mean a development unit within an area designated on the approved development plan for low, medium or high density.

4. In computing average density on any development plan, subsequent PRC plan or final plat of a part of a PRC District, any excess in land area over that required to support an average density of thirteen (13) persons per acre in any final plat previously recorded may be included. As each plan and subsequent final plat is submitted, the overall density of all areas shown on recorded final plats within the PRC District shall be recomputed so that the average density within the recorded plats of sections of the PRC District shall never at any time in the history of the development exceed a density of thirteen (13) persons.

5. The provisions of Paragraphs 1 and 4 above shall not apply to affordable and market rate dwelling units which comprise the increased density pursuant to Part 8 of Article 2.

Amend Article 16, Development Plans, Part 2, Procedures For Review and Approval of a PRC District, as follows:

- **Amend Sect. 16-201, Comprehensive Plan Approval, by revising Paragraphs 1 and 10 to read as follows:**

1. A PRC District may only be established in an area designated on the adopted comprehensive plan for a planned residential community. Therefore, before the initial establishment of a PRC District, the applicant shall propose an amendment to the adopted comprehensive plan to permit a planned residential community, which shall contain not less than 750 contiguous acres owned and/or controlled by a single individual or entity.

10. Additional land may be added to a planned residential community if it represents a logical extension of the planned residential community under the adopted comprehensive plan and is adjacent thereto. Any addition of land to a planned residential community shown on the adopted comprehensive plan shall be subject to the same requirements and procedures as the original amendment except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-202, Rezoning to a PRC District, by revising Paragraphs 1 and 10 to read as follows**

1. Following Board approval of the comprehensive plan for a planned residential community, the Board may approve an application for rezoning to a PRC District subject to the provisions of this Part and Part 2 of Article 18. The initial rezoning to establish a PRC District shall contain a minimum land area of 750 contiguous acres owned and/or controlled by a single individual or entity.

10. Additional land may be added to a PRC District by a rezoning application if such land is included within the area of the adopted comprehensive plan, if it represents a logical extension of the area zoned PRC, and if it is adjacent thereto. Any addition of land to the PRC District shall be subject to the same requirements and procedures as the original application except for the minimum requirement of 750 acres owned and/or controlled by a single individual or entity.

- **Amend Sect. 16-203, PRC Plan Approval, to read as follows:**

1. Subsequent to the approval of a rezoning application, a PRC plan shall be required for those uses as set forth in Par. 2 below. The Board may approve a PRC plan subject to the provisions of this Part and Sect. 18-110. Such PRC plan shall not be approved by the Board until the rezoning application and development plan have been approved by the Board. However, a PRC plan may be filed with and included in the processing of the rezoning application and development plan.

   All PRC plans shall be in accordance with the approved rezoning and development plan, any conditions or modifications that may have been approved by the Board, the design standards of Sect. 102 above, the applicable objectives and regulations of the PRC District and the provisions of Sect. 303 below.

2. A PRC plan shall be required for all uses, except the following:

   A. Single family detached dwellings, provided the general street and lot layout are shown on the approved development plan.

   B. Additions to existing single family attached or detached dwellings or accessory structures related to such existing single family dwellings.

   C. Additions to existing buildings or uses other than single family dwellings, when such additions do not exceed 2000 square feet or ten (10) percent of the gross floor area of the existing building or use, whichever is less.

   D. Additions or changes to non-structural site elements such as transitional screening and parking and loading provided the area of such addition or change does not exceed ten (10) percent of the existing area occupied by such site

element. Parking redesignation plans and parking tabulation revisions shall also be exempt from the requirement for a PRC plan regardless of the area of such change.

E. Minor accessory structures and uses in open space areas such as benches, gazebos, playground equipment, and bus shelters.

F. Those special permit uses and special exception uses which do not require a site plan as set forth in Article 8 or Article 9, respectively.

G. Any permitted use on a temporary basis for a period not to exceed one (1) year.

Notwithstanding the above, a PRC plan shall not be required for additions and alterations to provide an accessibility improvement.

3. A PRC plan may be prepared and submitted for the entire planned development at one time or for the various segments thereof, and each such plan shall be submitted in twenty-three (23) copies to the Zoning Administrator.

4. Upon determination by the Zoning Administrator that the content of the PRC plan is complete in accordance with the requirements of Sect. 303 below, the plan shall be accepted and submitted for comment and review to appropriate departments and agencies. Upon completion of such administrative review, the plan shall be submitted to the Planning Commission.

5. The Planning Commission shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a pubic hearing thereon. In the event the PRC plan is not filed with and included in the processing of the rezoning application, the Planning Commission shall hold a public hearing no later than six (6) months from the date the plan has been accepted. Subsequent to the public hearing, the Commission shall transmit the PRC plan to the Board with its recommendation to approve, approve with modifications or disapprove.

6. The Board shall consider the PRC plan in accordance with the standards set forth in Par. 1 above, and shall hold a public hearing thereon. The Board shall approve, approve with modifications or disapprove the PRC plan.

7. Once the PRC plan has been approved, all subsequent approvals, uses and structures shall be in substantial conformance with the approved PRC plan and any development conditions associated with such approval.

8. Minor modifications to an approved rezoning and development plan may be permitted in a PRC plan when it is determined by the Zoning Administrator that such are in substantial conformance with the approved rezoning and development plan and that

such: are in response to issues of topography, drainage, underground utilities, structural safety, layout, design, vehicular circulation, or requirements of the Virginia Department of Transportation or Fairfax County; or are accessory uses; or are accessory structures or minor building additions as permitted by Par. 8A(7)or 8B(7) below.

A. For approved rezonings and development plans for all uses, other than churches, chapels, temples, synagogues and other such places of worship (hereinafter places of worship) and places of worship with a child care center, nursery school or private school of general or special education, the modifications shall, in no event:

(1) Permit a more intensive use than that approved pursuant to the approved rezoning and development plan; or

(2) Result in an increased parking requirement, except for any additional parking which may be required for any building additions or modifications permitted under Par. 8A(7) below; or

(3) Permit additional uses other than those approved pursuant to the approved rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or

(4) Reduce the effectiveness of approved transitional screening, buffering, landscaping or open space; or

(5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or

(6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use and minor additions to buildings may be permitted, provided that the sum total of all such structures or additions shall not exceed the following:

(a) five (5) percent of the approved gross floor area or 500 square feet of gross floor area, whichever is less, when the total gross floor area

shown on the approved development plan is less than 50,000 square feet; or

(b) one (1) percent of the approved gross floor area when the total gross floor area shown on the approved development plan is 50,000 square feet or more; or

(c) 250 square feet of gross floor area of accessory storage structure uses when the total gross floor area shown on the approved development plan is 10,000 square feet or less; and

(d) the maximum permitted density; or

(e) the maximum permitted FAR.

B. For approved rezonings and development plans for places of worship and places of worship with a child care center, nursery school or private school of general education, the modifications shall, in no event:

(1) Permit an expansion of the hours of operation from that approved pursuant to the approved rezoning and development plan; or

(2) Permit an increase in the number of seats, parking spaces or students, if applicable, which exceeds more than ten (10) percent of the amount approved pursuant to the rezoning and development plan; or

(3) Permit uses other than those approved pursuant to the rezoning and development plan, except that accessory uses in accordance with this paragraph may be permitted; or

(4) Reduce the effectiveness of approved transitional screening, buffering, and landscaping or open space; or

(5) Permit changes to bulk, mass, orientation or location which adversely impact the relationship of the development or part thereof to adjacent property; or

(6) Result in an increase in the amount of clearing and/or grading for a stormwater management facility, including any clearing and/or grading associated with spillways, inlets, outfall pipes or maintenance roads, that reduces non-stormwater management open space, tree save and/or landscaping area on the lot; or

(7) Include the addition of any building or additions to buildings except that accessory structures clearly subordinate to the use, and minor additions to buildings may be permitted, provided that:

(a) the sum total of all such structures or additions shall not exceed the greater of 500 square feet of gross floor area, or five (5) percent of the approved gross floor area up to a maximum of 2500 square feet of gross floor area; and

(b) the maximum permitted FAR for the zoning district shall not be exceeded.

C. For all approved rezonings and development plans, any request for an addition shall require the provision of written notice by the requester in accordance with the following:

(1) the notice shall include the letter of request with all attachments as submitted to the Zoning Administrator, a statement that the request has been submitted, and where to call for additional information; and

(2) the notice shall be sent to the last known address of the owners, as shown in the real estate assessment files of the Department of Tax Administration, of all property abutting and across the street from the site, or portion thereof, which is the subject of the request, and shall be delivered by hand or sent by certified mail, return receipt requested.

The request for an addition submitted to the Zoning Administrator shall include: an affidavit from the requester affirming that the required notice has been provided in accordance with the above; the date that the notice was delivered or sent; the names and addresses of all persons notified; and the Tax Map references for all parcels notified. No request for an addition shall be considered by the Zoning Administrator unless the affidavit has been provided in accordance with this paragraph.

When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan, such modification shall require the resubmission and amendment of the development plan in accordance with Sect. 202 above.

9. Notwithstanding Par. 8 above, any modification to provide an accessibility improvement shall be permitted and shall not require approval of a development plan amendment.

10. Once a PRC plan has been approved, any proposed amendment shall be processed in the same manner as the original submission.

11. Preliminary site plans approved prior to December 6, 1994 and preliminary site plans approved pursuant to the grandfather provisions for Zoning Ordinance Amendment #94-263 shall be deemed to be approved PRC plans. Additionally, PRC plans processed and approved prior to March 27, 2007 shall be deemed to be approved PRC plans and shall be valid for three (3) years from the date of approval. However, if a site plan for all or a portion of the area is approved during that period, the approved PRC plan for the corresponding area shall remain valid for the life of the site plan.

- **Amend Sect. 16-204, Site Plan/Subdivision Plat Preparation, by revising Par. 2 to read as follows:**

2. Minor modifications to the approved development plan or approved PRC plan may be permitted in a site plan or subdivision plat in accordance with Paragraphs 8 and 9 of Sect. 203 above. When it is determined by the Zoning Administrator that a modification is not in substantial conformance with the approved development plan or approved PRC plan, such modification shall require the resubmission and amendment of the development plan or PRC plan in accordance with the applicable procedures set forth above.

- **Amend Sect. 16-303, PRC Plan, to read as follows:**

A PRC plan shall be filed with the Zoning Administrator in twenty-three (23) copies, and shall include the information set forth below. A PRC plan or portion thereof involving engineering, architecture, landscape architecture or land surveying shall be respectively certified by an engineer, architect, landscape architect or land surveyor authorized by the State to practice as such. All maps, plans, sketches and illustrations submitted as part of a PRC plan shall be presented on a sheet having a size of 24" x 36". If presented on more than one (1) sheet, match lines shall clearly indicate where several sheets join. One 8 ½" x 11" reduction of the PRC plan and supporting graphics shall also be submitted. The submission requirements for any amendment to an approved PRC plan shall be those requirements deemed necessary for a review of such amendment as determined by the Zoning Administrator. All submission requirements shall become the property of the County.

1. A plan at a scale of not less than one inch equals one hundred feet (1" = 100') showing:

   A. A vicinity map at a scale of not less than one inch equals two thousand feet (1" = 2000').

   B. A boundary survey of the property, with an error of closure within the limit of one (1) in twenty thousand (20,000) related to true meridian, and showing the location and type of boundary evidence. The survey may be related to the U.S.C.

& G.S., State grid north, if the coordinates of two (2) adjacent corners are shown. Such information may be obtained from recorded plats in the case of lots and subdivisions recorded subsequent to September 1, 1947.

C. Total area of the property.

D. Scale and north arrow.

E. Existing topography with a maximum contour interval of two (2) feet.

F. The general location and arrangement of all existing or proposed buildings and uses on the site and, if known, on adjacent properties.

G. The approximate height in feet of all buildings and number of floors of all buildings other than single family dwellings on the site and, if known, on adjacent properties.

H. The approximate distances of all structures from the development boundaries as shown on the PRC plan and abutting streets.

I. The traffic circulation system showing the location of existing, platted and proposed streets and easements including names and route numbers, the approximate width and typical cross sections including acceleration, deceleration and turn lanes, service drives, entrances to parking areas and parking structures, the location and width of pedestrian walkways, bicycle paths and/or bridle paths, and all trails required by the adopted comprehensive plan.

J. The off-street parking and loading areas and structures with typical space and aisle dimensions.

K. The open space areas, identifying the proposed general treatment or improvement of all such areas, delineating those areas proposed for recreational facilities and delineating any Resource Protection Area and Resource Management Area.

L. Approximate delineation of any floodplain designated by the Federal Insurance Administration, United States Geological Survey, or Fairfax County.

M. General location and anticipated types of recreational facilities.

N. A plan or statement showing how public utilities are or will be provided. In addition, the approximate location of existing and proposed storm and sanitary sewer lines shall be shown.

O. Approximate location, estimated size of footprint in acres and type of all proposed stormwater management facilities, including the full extent of side slopes, embankments, spillways, dams and approximate water surface elevation for design storms, if applicable. In addition, a preliminary stormwater management plan that includes information about the adequacy of downstream drainage, including the sufficiency of capacity of any storm drainage pipes and other conveyances into which stormwater runoff from the site will be conveyed. When there is 2500 square feet or more of land disturbing activity on the entire application property, in addition to the above, the preliminary stormwater management plan shall include:

(1) A graphic depicting:

(a) The approximate footprint of the stormwater management facility and, where applicable, the height of the dam embankment and the location of the emergency spillway outlet for each stormwater management facility.

(b) The approximate on-site and off-site areas to be served by each stormwater management facility, along with the acreage draining to each facility.

(c) A preliminary layout of all on-site drainage channels, outfalls and pipes, including inlet and outlet pipes within the stormwater management facility.

(d) The approximate location or alternative locations, if any, of any maintenance access road or other means of access to the stormwater management facility, and the identification of the types of surfaces to be used for any such road.

(e) Proposed landscaping and tree preservation areas in and near the stormwater management facility.

(f) The approximate limits of clearing and grading on-site and off-site for the stormwater management facility, storm drainage pipes, spillways, access roads and outfalls, including energy dissipation, storm drain outlet protection and/or stream bank stabilization measures.

(2) A preliminary stormwater management narrative setting forth the following:

(a) Description of how the detention and best management practice requirements will be met.

(b) The estimated area and volume of storage of the stormwater management facility to meet stormwater detention and best management practice requirements.

(c) For each watercourse into which drainage from the property is discharged, a description of the existing outfall conditions, including any existing ponds or structures in the outfall area. The outfall area shall include all land located between the point of discharge from the property that is located farthest upstream, down to the point where the drainage area of the receiving watercourse exceeds 100 times the area of that portion of the property that drains to it or to a floodplain that drains an area of at least 1 square mile, whichever comes first.

(d) Description of how the adequate outfall requirements of the Public Facilities Manual will be satisfied.

P. The location of all existing utility easements having a width of twenty-five (25) feet or more, and all major underground utility easements regardless of width.

Q. Approximate delineation of any grave, object or structure marking a burial site if known, and a statement indicating how the proposed development will impact the burial site.

2. A statement in tabular form which sets forth the following data, when such data is applicable to a given PRC plan:

A. Total number of dwelling units by type to include the corresponding population totals and density type based on the computation factors set forth in Sect. 6-308 and the maximum density provisions of Sect. 2-308.

B. Approximate total gross floor area and FAR for all uses other than dwellings.

C. Approximate total area in open space.

D. A schedule showing the total number of parking and loading spaces provided and the number required by the provisions of Article 11.

3. A map identifying classification of soil types at a scale of not less than one inch equals five hundred feet (1" = 500'), based upon information available on the County of Fairfax Soils Identification Maps.

4. A statement of the architectural concepts and typical bulk of the proposed structures, and if available, schematic architectural sketches.

5. A statement of the landscaping concepts, proposed screening measures and proposed tree cover indicating compliance with the tree cover provisions of the Public Facilities Manual.

6. When the development is to be constructed in sections, a proposed sequence of development schedule showing the order of construction of such sections, and an approximate completion date for the construction of each section.

7. Identification of the necessity for floodplain studies, drainage studies, soil reports and for easements and/or letters of permission for off-site construction.

8. Where applicable, any other information as may be required by the provisions of Article 7.

Amend Article 18, Administration, Amendments, Violations and Penalties, Part 1, Administration, as follows:

- **Amend Sect. 18-106, Application and Zoning Compliance Letter Fee, by deleting the PRC plan entry in Par. 6 and renumbering the subsequent paragraphs accordingly and adding a new PRC plan fee:**

All appeals and applications as provided for in this Ordinance and requests for zoning compliance letters shall be accompanied by a filing fee in the amount to be determined by the following paragraphs unless otherwise waived by the Board for good cause shown; except that no fee shall be required where the applicant is the County of Fairfax or any agency, authority, commission or other body specifically created by the County, State or Federal Government. All fees shall be made payable to the County of Fairfax. Receipts therefore shall be issued in duplicate, one (1) copy of which receipt shall be maintained on file with the Department of Planning and Zoning.

2. Application for an amendment to the Zoning Map:

District Requested	**Filing Fee**
All R Districts	$8820 plus $185 per acre
All C, I and Overlay Districts	$8820 plus $295 per acre
PRC District	$8820 plus $295 per acre

PRC plan	$4410 plus $140 per acre
Application with concurrent filing of a PRC plan	$8820 plus $435 per acre
PDH, PDC and PRM District	
Application with conceptual development plan	$8820 plus $295 per acre
Application with concurrent filing of conceptual and final development plans	$8820 plus $435 per acre
Final development plan	$4410 plus $140 per acre
Amendment to a pending application for an amendment to the Zoning Map	$1470 plus applicable per acre fee for acreage affected by the amendment
Amendment to a pending application for a final development plan or development plan amendment or PRC plan	$1335
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on a single family dwelling lot or an increase in fence and/or wall height on a single family lot	$295
Amendment to a previously approved proffered condition, development plan, final development plan, conceptual development plan, PRC plan or concurrent conceptual/final development plan for a reduction of certain yard requirements on all other uses or an increase in fence and/or wall height on all other uses	$2645
All other amendments to a previously approved development plan, proffered condition, conceptual development plan, final development plan, PRC plan or concurrent conceptual/final development plan	

With new construction	$4410 plus applicable per acre fee for acreage affected by the amendment
With no new construction	$4410

Note: For purpose of computing acreage fees, any portion of an acre shall be counted as an acre.

The fee for an amendment to a pending application is only applicable when the amendment request results in a change in land area, change in use or other substantial revision.

Amend Sect. 18-110, Required Notice for Public Hearings, by revising Paragraphs 2 and 4 to read as follows:

No public hearing as required by the provisions of this Ordinance shall be held unless documented evidence can be presented that the following notice requirements have been satisfied.

The subject of the public hearing need not be advertised in full, but may be advertised by reference. Every such advertisement shall contain a descriptive summary of the proposed action and shall contain a reference to the place or places within the County where copies of the subject of public hearing may be examined.

2. Written Notice to Applicant/Appellant: For an application for amendment to the Zoning Map, PRC plan, final development plan, special exception, special permit, variance, or appeal as set forth in Part 3 of this Article, the hearing body shall send written notice of the public hearing to the applicant/appellant. Such written notice shall be sent by either first class or certified mail postmarked a minimum of twenty (20) days before the day of the hearing.

4. Written Notice to Property Owners: Written notice to property owners and adjacent property owners shall be sent in accordance with the following provisions.

   A. Application for a Zoning Map amendment which involves a change in the zoning classification or a PRC plan or a final development plan:

      (1) The applicant shall send written notice to the property owner(s) of each parcel involved in the application; and

      (2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice

shall include notice to owners of property abutting and immediately across the street which lie in an adjoining city or county. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

B. Application for a special exception:

(1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and

(2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of twenty-five (25) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than twenty-five (25) properties.

C. Application for special permit, variance, or appeal as provided in Part 3 of this Article:

(1) The applicant shall send written notice to the property owner(s), if different from the applicant, of each parcel involved in the application; and

(2) The applicant shall send written notice to all owners of property abutting and immediately across the street from the subject property. Such notice shall include notice to owners of properties abutting and immediately across the street which lie in an adjoining county or city. If such notice does not result in the notification of ten (10) different property owners, then additional notices shall be sent to other property owners in the immediate vicinity so that notices are sent to different owners of not less than ten (10) properties.

D. For all of the above, the following shall also apply; however in all instances, the minimum number of written notices shall be sent as required by Paragraphs 4A through 4C above:

(1) If the application property is an individual condominium or cooperative unit within a condominium or cooperative building, written notice shall be provided to:

(a) The condominium unit owners' association or proprietary lessees' association; and

(b) Unit owners immediately abutting the application property or on the same floor of the building as the application unit and those unit owners immediately above and below the application unit.

(2) When the application property is abutting or immediately across the street from a condominium or cooperative property, written notice shall be provided in accordance with the following:

(a) When the application property abuts or is immediately across the street from open space or common ground of a condominium or cooperative, the condominium unit owners' association or proprietary lessees' association shall be notified in lieu of the individual unit owners; and

(b) Where individual condominium or cooperative units or lots abut or are immediately across the street from the application property, written notice shall be sent to the owner of each such unit.

E. For Zoning Map amendment applications, PRC plan, final development plan, special exception and special permit applications which propose a change in use or an increase greater than fifty (50) percent of the bulk or height of an existing or proposed building, but not including renewals of previously approved special exceptions or special permits, when the application property, or part thereof, is located within one-half mile of a boundary of an adjoining county or municipality of the Commonwealth, then in addition to the above, written notice shall also be given by the hearing body, or its representative, at least fifteen (15) days before the hearing to the chief administrative officer, or designee, of such adjoining county or municipality.

F. In addition to the above, for an amendment application filed on a portion of a property subject to rezoning, PRC plan, final development plan, special exception or special permit approval, written notice shall be provided to all owners of property subject to the rezoning, final development plan, special exception or special permit approval unless the Zoning Administrator determines that such additional notice is not necessary as the proposed change is to one component or one lot which does not affect the rest of the development. Such written notice shall comply with the requirements of this Paragraph with regard to content and timeliness.

G. For Zoning Map amendment, development plan, PRC plan, special exception and special permit applications when the application property, or part thereof, is

located within 3000 feet of a boundary of a military base, military installation, military airport, excluding armories operated by the Virginia National Guard, or licensed public use airport, written notice shall also be given by the hearing body, or its representative, at least 10 days before the hearing to the commander of the military base, military installation, military airport, or owner of such public use airport. The notice shall advise the military commander or owner of such public use airport of the opportunity to submit comments or recommendations. For the purposes of this paragraph, military installations shall include, but not limited to, military camps, forts or bases. In addition, public use airports shall include those licensed airports contained on the list of public use airports that is maintained by the Virginia Department of Aviation.

This amendment shall become effective on March 27, 2007, at 12:01 a.m. with the following grandfather provisions:

- **PRC plans approved by DPWES prior to March 27, 2007 are deemed to be valid, approved plans; however, the three year expiration date remains in effect for such plans.**
- **PRC plans pending review with DPWES that have not been approved prior to the effective date of this amendment are subject to the PRC Plan approval process set forth in the this amendment.**
- **Additionally, amendments to a DPWES approved PRC plan shall also be subject to the approval process set forth in this amendment.**

GIVEN under my hand this 26th day of March, 2007.

_____

NANCY VEHRS
Clerk to the Board of Supervisors

UP5 RESTON COMMUNITY PLANNING SECTOR

CHARACTER

Reston has its own Master Plan because the community was planned and developed as one of the nation's landmark new towns, beginning in the 1960s. It is located between Tysons Corner and the Washington Dulles International Airport along the Dulles Airport Access Road and extends as far north as Route 7 and as far south as Stuart Mill Road. With its planned development almost complete, Reston is comprised of 7,100 acres and may ultimately be the home of more than 60,000 people. This new town is designed around the concept of clustering the community into five "villages," each with its own village center. These centers provide for neighborhood-serving retail, office, and social needs.

The community is focused around the Town Center, an urban concentration of high-density housing, offices and cultural facilities. Substantial office development has occurred in recent years along the Dulles Airport Access Road, increasing development pressure both within and adjacent to the community. (This area is further addressed in the Reston-Herndon Suburban Center.) An integral part of the Reston Plan is the lower density residential development located on Reston's periphery, buffering adjacent areas from the higher density development in Reston.

Reston offers a wide range of housing, including high-rise apartments, garden apartments, townhouses, and single-family detached and semi-detached homes. The majority of dwellings in this sector were built after 1975. There are approximately 1,300 low- and moderate-income units in Reston. This housing includes units for the elderly which are found mostly in the village centers. There is scattered new and older residential development outside Reston. Generally these areas are planned to maintain a low density residential character, including areas along Route 7.

CONCEPT FOR FUTURE DEVELOPMENT

The Concept for Future Development recommends that the Reston Community Planning Sector be designated as primarily Suburban Neighborhoods. A portion of the Reston-Herndon Suburban Center is located in the sector and is discussed in a separate section of the Upper Potomac Planning District portion of the Area III Plan.

RECOMMENDATIONS

Land Use

The Reston Community Planning Sector is largely developed as stable residential neighborhoods. Infill development in these neighborhoods should be of a compatible use, type and intensity in accordance with the guidance provided by the Policy Plan under Land Use Objectives 8 and 14.

Where substantial parcel consolidation is specified, it is intended that such consolidations will provide for projects that function in a well-defined, efficient manner and provide for the development of unconsolidated parcels in conformance with the Area Plan.

Figure 37 indicates the geographic location of land use recommendations for this sector. Where recommendations are not shown on the General Locator Map, it is so noted.

Land Within the Planned Community of Reston

1. Incorporate the Reston Master Plans (Land Use Plan, Community Facilities Plan and Transportation Plan)*, adopted on July 18, 1962, and as subsequently amended, by reference in the Area Plan and on the composite map. (See Figures 38, 39 and 40). On the periphery where development is not committed by zoning, land should be developed at a density no greater than one dwelling unit per acre. Density should be tiered so that it decreases from the center toward the boundary (within Reston). [Not shown]

*NOTE: The Reston Master Plan has its own program of time-phased development, which shall be the guide for development in Reston.

2. In the northern section of Reston the following policies should apply:

   a. The land located between the planned EQC [Environmental Quality Corridor], Reston Parkway, Wiehle Avenue and the Reston boundary is planned for medium density residential use, as shown on the Reston Master Plan Land Use Plan, with the condition that a vegetated buffer be provided adjacent to low density single family detached residential uses along Reston Avenue.

   b. It may be appropriate for Tax Map 11-2((1))46, in the northeast quadrant of Wiehle Avenue and Reston Avenue, to be incorporated into the residential planned community of Reston if the following conditions are met:

      - development on this parcel should be limited to single family detached units at a density range of three to four units per acre;
      - existing mature trees on the site should be preserved to the maximum extent possible;
      - the vegetated buffer called for in (a.) above should remain between the development located on parcel 46 and the medium density residential development to the east; and
      - the utility easement that abuts parcel 46 to the north should serve as the line of demarcation between Reston and the adjacent low density development.

      Finally, if this parcel is not incorporated into Reston, it remains planned for .5 to 1 dwelling unit per acre.

   c. On the periphery of North Reston within the areas currently shown on the Reston Land Use Plan for low density residential use, development should occur as single family detached units at an overall density of one dwelling unit per acre.

APPENDIX 1

GUIDELINES FOR MULTIFAMILY RESIDENTIAL DEVELOPMENT

The following guidelines are desirable characteristics for sites to be considered for multifamily development. Although the guidelines outline desired characteristics, certain circumstances might warrant multifamily development on a site even when these guidelines are not entirely met.

Guidelines for Suburban Neighborhoods:

1. Multifamily sites in designated Suburban Neighborhood areas should be in close proximity to community-serving retail. In addition, multifamily sites should be centrally located with respect to community services such as libraries, houses of worship, park/recreational facilities, and schools.

2. To accommodate traffic flow, the site should have adequate access to an arterial or to a collector street. An appropriate transportation analysis should be performed in conjunction with proposed multifamily development, with approval made contingent on the satisfactory resolution of identified transportation issues.

3. Sites for multifamily residential development should be located where it is County policy to provide public water and sewer service.

4. The required site size for multifamily development in Suburban Neighborhoods is dependent upon density, setback requirements, open space, parking, social and recreational amenities to be provided, and building height. These factors will tend to determine minimum site size. Generally, in areas of the County which have a reasonable supply of vacant or underutilized land, sites should be above the size necessary to meet Zoning Ordinance requirements (a minimum of 200 units). This enhances the ability to support a package of private amenities such as swimming pools, tennis courts, a clubhouse, etc. If proposed multifamily projects contain more than 600 units, diversity in architectural style, layout and transition should be encouraged.

5. Environmental concerns should be considered in site selection. Multifamily development is not appropriate in areas designated as Low Density Residential Areas. Environmental Quality Corridors and areas subject to airport noise greater than DNL 60 dBA generally should be avoided.

Guidelines for Multifamily Residential Development for the Elderly:

Locational guidelines for housing for the elderly should recognize the needs of the elderly as well as site characteristics. With regard to residents for whom health and mobility have become a concern, guidelines for the location of multifamily residential development should be modified as described below. With regard to residential facilities such as congregate housing and nursing homes, which are designed to serve the elderly population in need of continuous medical/nursing care, these developments are less location sensitive than other elderly residential developments.

1. Public transportation and community services should be located within a reasonable walking distance and should be accessible via paved walkways that are lighted, secure, and well maintained. Crosswalks should be delineated, and adequate provisions should be made for crossing heavy traffic (e.g., pedestrian crossing signals). If neither public

transportation nor community services are located within a short walking distance (i.e., a 5-7 minute walk), the elderly housing development should provide shuttle bus service which can offer residents comparable access to community services.

2. The topography of the site, and that between the site and nearby destinations, should be taken into consideration when siting residential development for the elderly. Pedestrian facilities should not be located on slopes greater than 5-8%, and such maximum slopes should not be continuous for more than 75 feet.

3. Safety and security are of particular concern to the elderly. To the extent possible, the architecture and site design for multifamily residential development for the elderly should incorporate features which reduce the potential for crime and enhance the security of residents.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch