



APPLICATION ACCEPTED: March 16, 2006
APPLICATION AMENDED: June 22, 2006
APPLICATION AMENDED: December 21, 2006
PLANNING COMMISSION PUBLIC HEARING #1: March 14, 2007
PLANNING COMMISSION PUBLIC HEARING #2: June 12, 2008
BOARD OF SUPERVISORS: November 17, 2008

County of Fairfax, Virginia

November 10, 2008

STAFF REPORT ADDENDUM IV

APPLICATION RZ 2006-PR-013 and SE 2006-PR-005

PROVIDENCE DISTRICT

APPLICANT: Washington Property Company, LLC

PRESENT ZONING: C-3, C-6, C-8, HC

REQUESTED ZONING: C-6, HC

PARCEL: 48-4 ((1)) 12

ACREAGE: 13.52 Acres (RZ Area)
3.68 Acres (SE Area)

FAR: 0.03 (RZ Area)
0.12 (SE Area)

OPEN SPACE: 95% (RZ Area)
35% (SE Area)

PLAN MAP: Retail/Other and Public Park

SE CATEGORY: Category 5: Drive-in Financial Institution
Category 5: Drive-through Pharmacy

RZ PROPOSAL: The applicant seeks to rezone 13.52 acres from C-3, C-6, C-8 and HC to C-6 and HC to permit a drive-in financial institution, and a drive-through pharmacy.

O:\SWILL\IRZRZ 2006-PR-013- SE 2006-PR-005 Washington Properties\Addendum\Addendum 4 Cover.doc

SE PROPOSAL:

The applicant seeks approval of a special exception to permit a drive-in financial institution and a drive through pharmacy on 3.68 acre portion of the subject property.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2006-PR-013, subject to the execution of proffers consistent with those contained in Attachment 1 of this addendum.

Staff recommends approval of SE 2006-PR-005, subject to the proposed development conditions contained in Attachment 2 of this addendum.

Staff recommends approval of the waiver of the service drive requirement along the Lee Highway and Arlington Boulevard frontages of the site.

Staff recommends approval of the waiver of the transitional screening and barrier requirements along the perimeters adjacent to residential use in favor of the existing vegetation along those property lines.

It should be noted that it is not the intent of the 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning 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).

Rezoning Application

RZ 2006-PR-013

Applicant: WASHINGTON PROPERTY COMPANY, LLC
Accepted: 03/16/2006- AMENDED 06/22/2006 12/21/2006

Proposed: COMMERCIAL
Area: 13.52 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:
Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF LEE HIGHWAY AND NUTLEY STREET AND NORTHWEST QUADRANT OF THE INTERSECTION OF ARLINGTON BOULEVARD AND NUTLEY STREET

Zoning: FROM C- 8, C- 6 AND C- 3 TO C- 6

Overlay Dist: HC
Map Ref Num: 048-4 /01/ /0012

Special Exception

SE 2006-PR-005

Applicant: WASHINGTON PROPERTY COMPANY, LLC
Accepted: 03/16/2006- AMENDED 06/22/2006 12/21/2006

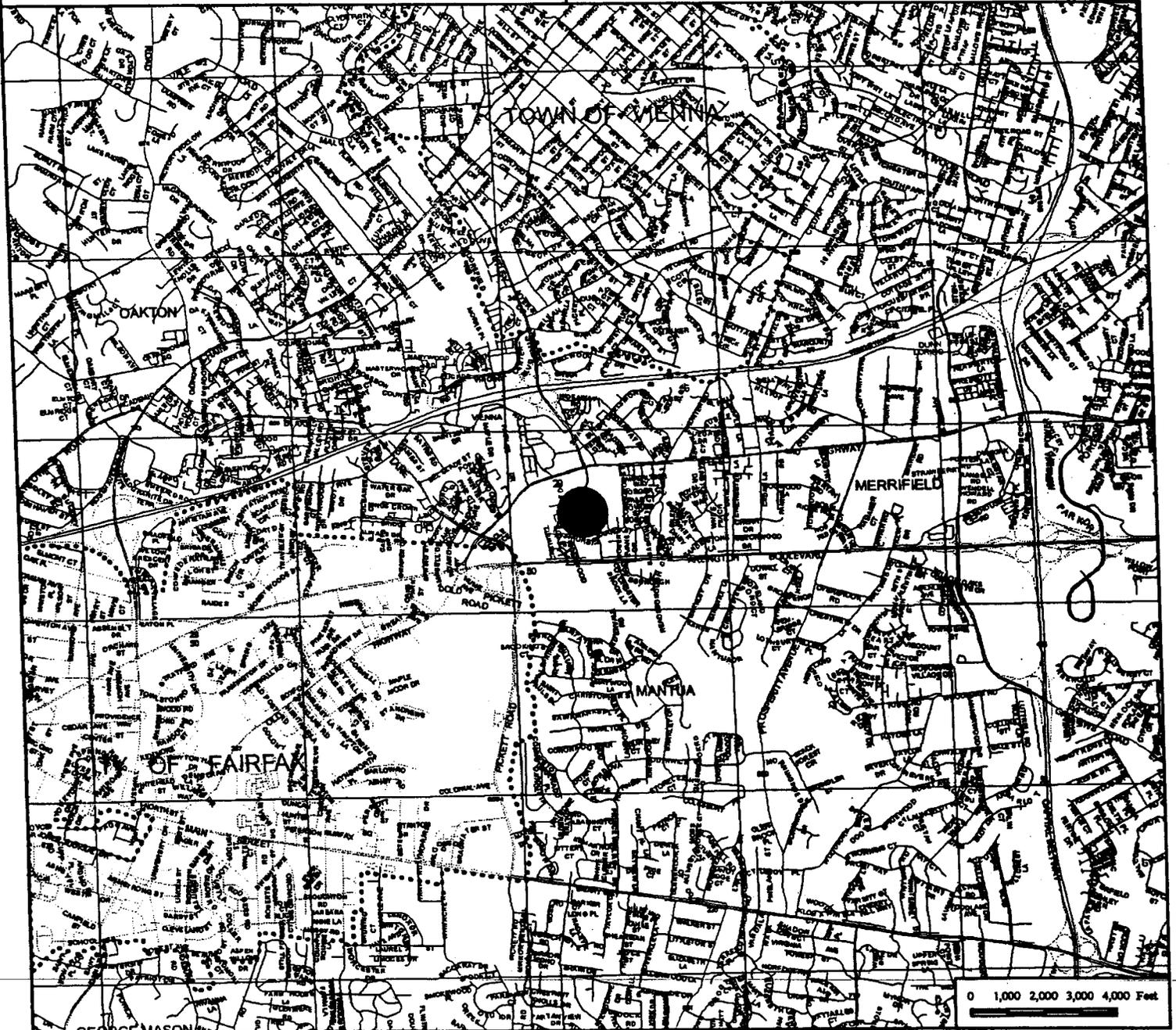
Proposed: DRIVE-IN BANK AND A DRIVE-THROUGH PHARMACY

Area: 3.68 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 04-0604
Art 9 Group and Use: 5-06 5-36

Located: 9200 ARLINGTON BOULEVARD

Zoning: C- 6
Plan Area: 2,
Overlay Dist:
Map Ref Num: 048-4 /01/ /0012 Pt.



Rezoning Application

RZ 2006-PR-013

Applicant: WASHINGTON PROPERTY COMPANY, LLC
Accepted: 03/16/2006- AMENDED 06/22/2006 12/21/2006

Proposed: COMMERCIAL
Area: 13.52 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect:
Located: SOUTHWEST QUADRANT OF THE INTERSECTION OF LEE HIGHWAY AND NUTLEY STREET AND NORTHWEST QUADRANT OF THE INTERSECTION OF ARLINGTON BOULEVARD AND NUTLEY STREET

Zoning: FROM C- 8, C- 6 AND C- 3 TO C- 6

Overlay Dist: HC
Map Ref Num: 048-4- /01/ /0012

Special Exception

SE 2006-PR-005

Applicant: WASHINGTON PROPERTY COMPANY, LLC
Accepted: 03/16/2006- AMENDED 06/22/2006 12/21/2006

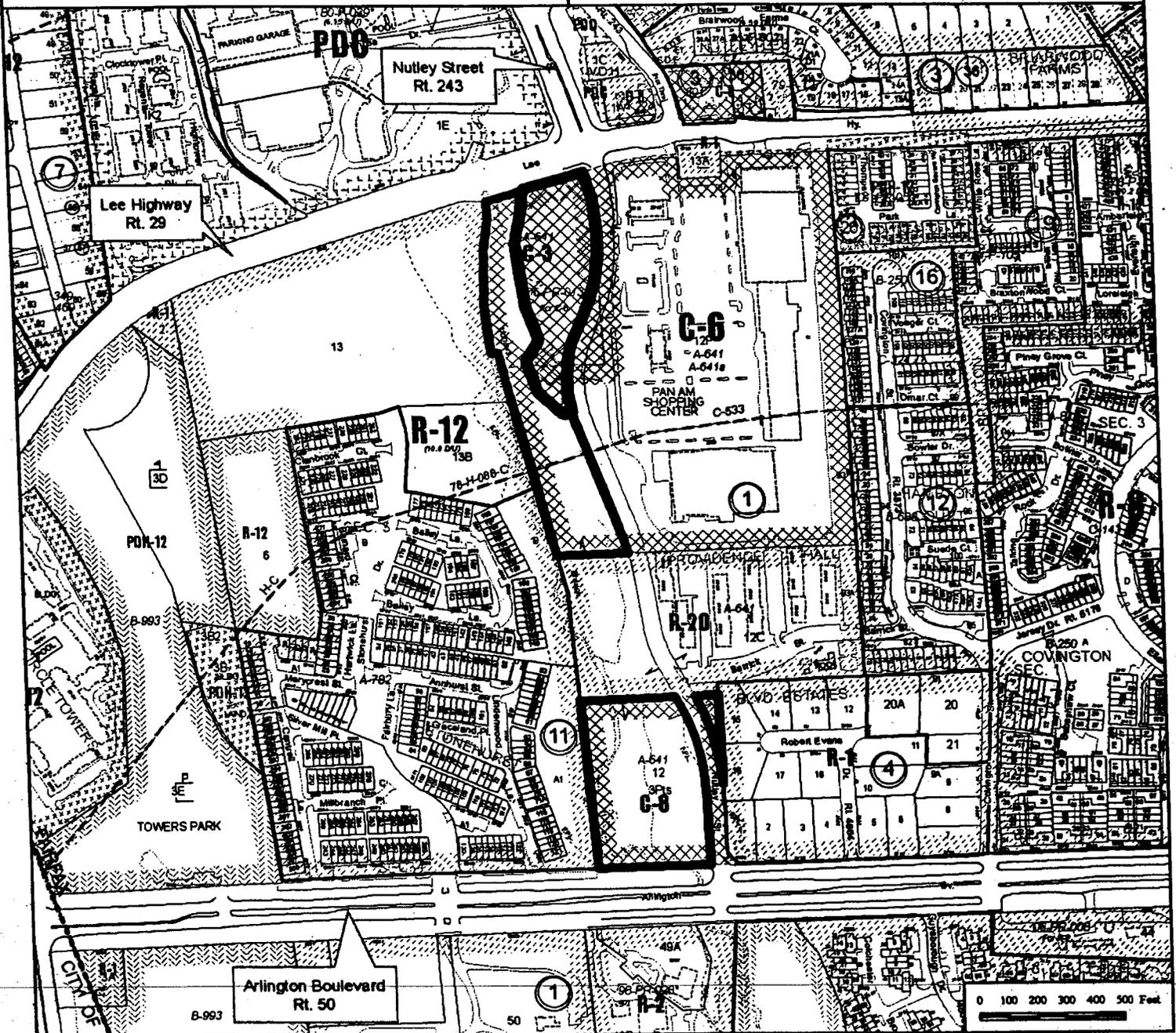
Proposed: DRIVE-IN BANK AND A DRIVE-THROUGH PHARMACY

Area: 3.68 AC OF LAND; DISTRICT - PROVIDENCE

Zoning Dist Sect: 04-0604
Art 9 Group and Use: 5-06 5-36
Located: 9200 ARLINGTON BOULEVARD

Zoning: C- 6
Plan Area: 2,
Overlay Dist:
Map Ref Num: 048-4- /01/ /0012 Pt.

 = Area of Special Exception



LEE HIGHWAY & NUTLEY STREET SPECIAL EXCEPTION/ GENERALIZED DEVELOPMENT PLAN

SE 2006-PR-005 RZ 2006-PR-013

GENERAL NOTES

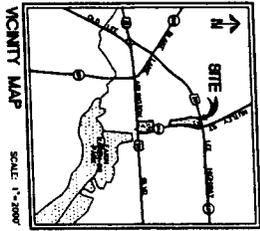
1. CORRECT/AMEND:
2. THE PROPERTY SHOWN ON THIS PLAN IS LOCATED ON THE NE CORNER OF LEE HIGHWAY AND NUTLEY STREET. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
3. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
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6. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
7. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
8. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
9. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
10. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
11. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
12. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
13. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.
14. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP. THE PROPERTY IS 100.00' WIDE AND 100.00' DEEP.

SHEET INDEX

1. COVER SHEET
2. OVERALL SITE MAP
3. GDT/SE PLAN
4. EXISTING VEGETATION MAP
5. CONCEPTUAL LANDSCAPE COMP. PLAN
6. PRELIMINARY DRAINAGE ANALYSIS
7. NOISE SITE DISTANCE PROFILE & DETAIL

WARNERS

1. A PORTION OF THE STREET FRONT RECONSTRUCT ALONG ROUTE 287...
2. RECONSTRUCTION OF THE EXISTING PROPERTY FOR THE...
3. RECONSTRUCTION OF THE EXISTING PROPERTY FOR THE...



AREA TABULATION

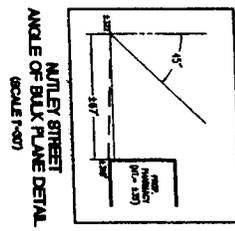
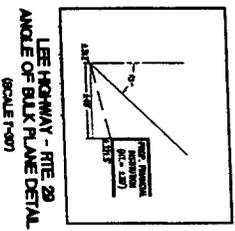
DATE: 10/13/06 BY: WLP/MLP
 CHECKED: 10/13/06 BY: WLP/MLP

ZONING TABULATION

ZONE	AREA (SQ. FT.)	PERCENTAGE OF TOTAL AREA
RESIDENTIAL SINGLE-FAMILY (RS-1)	10,000	10.00%
RESIDENTIAL MEDIUM-DENSITY (RM-2)	20,000	20.00%
RESIDENTIAL HIGH-DENSITY (RH-3)	30,000	30.00%
COMMERCIAL GENERAL (CG)	40,000	40.00%
INDUSTRIAL GENERAL (IG)	50,000	50.00%
OFFICE (O)	60,000	60.00%
RETAIL (R)	70,000	70.00%
RESTAURANT (REST)	80,000	80.00%
THEATER (THEAT)	90,000	90.00%
UNIVERSITY (UNIV)	100,000	100.00%

PARKING TABULATION

USE	TYPE	NUMBER OF SPACES
RESIDENTIAL	STREET	10
RESIDENTIAL	OFF-STREET	20
COMMERCIAL	STREET	30
COMMERCIAL	OFF-STREET	40
INDUSTRIAL	STREET	50
INDUSTRIAL	OFF-STREET	60
OFFICE	STREET	70
OFFICE	OFF-STREET	80
RETAIL	STREET	90
RETAIL	OFF-STREET	100

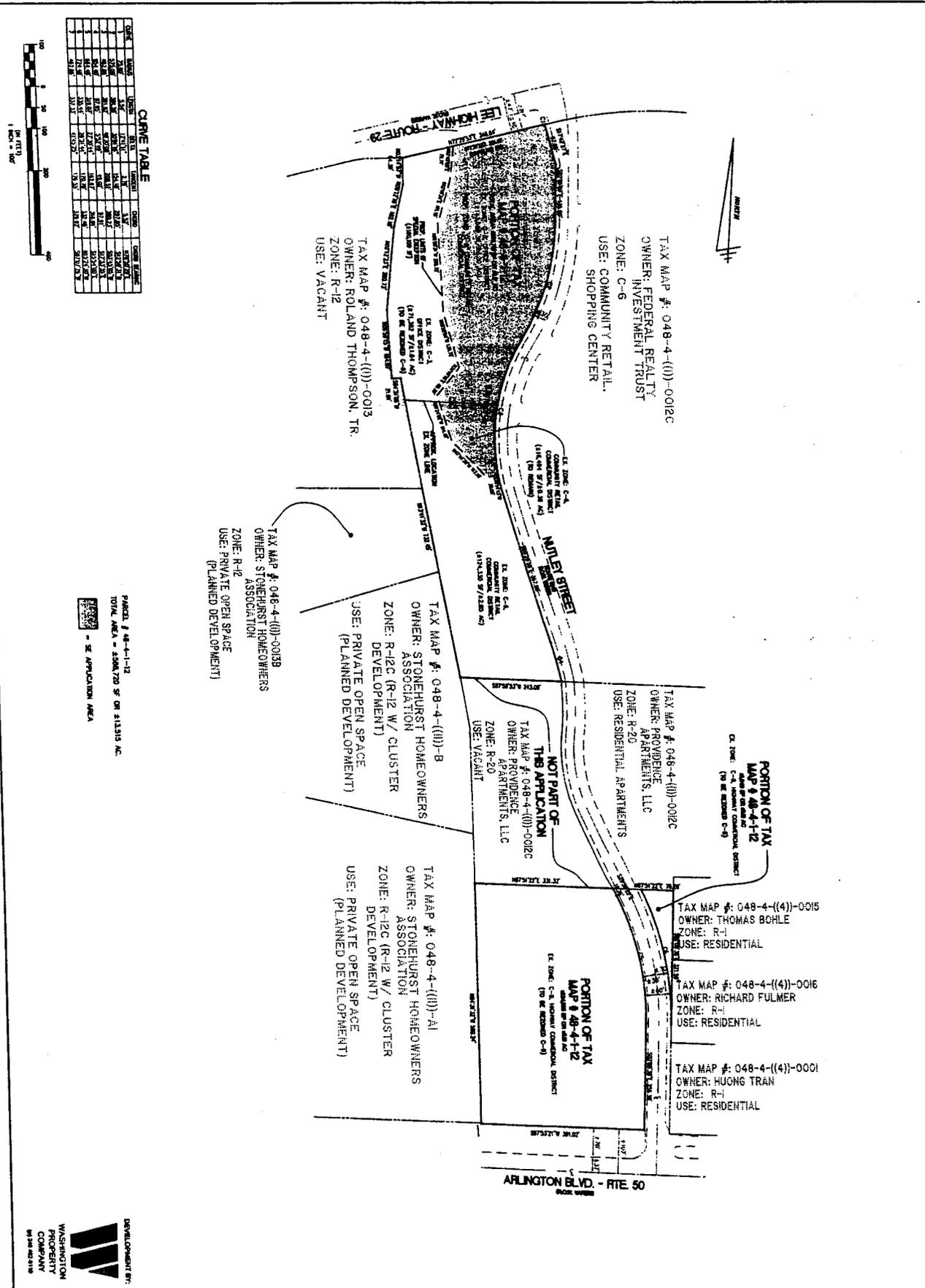


COVER SHEET
LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	BY	APPROVED
1	ISSUED FOR PERMIT	10/13/06	WLP/MLP	



WALTER L. PHILLIPS
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 552-5983 FAX (703) 552-5985
 DATE: 10/13/06 BY: WLP/MLP
 SCALE: 1" = 40'



CLARKE TABLE

CODE	LAND USE	MIN. LOT AREA	MIN. FRONT SETBACK	MIN. SIDE SETBACK	MIN. REAR SETBACK	MIN. FRONT YARD SETBACK	MIN. REAR YARD SETBACK	MIN. SIDE YARD SETBACK	MIN. FRONT SETBACK	MIN. REAR SETBACK	MIN. SIDE SETBACK
1	RESIDENTIAL	10,000	10	5	5	10	10	5	10	10	5
2	RESIDENTIAL	15,000	15	10	10	15	15	10	15	15	10
3	RESIDENTIAL	20,000	20	15	15	20	20	15	20	20	15
4	RESIDENTIAL	25,000	25	20	20	25	25	20	25	25	20
5	RESIDENTIAL	30,000	30	25	25	30	30	25	30	30	25
6	RESIDENTIAL	35,000	35	30	30	35	35	30	35	35	30
7	RESIDENTIAL	40,000	40	35	35	40	40	35	40	40	35
8	RESIDENTIAL	45,000	45	40	40	45	45	40	45	45	40
9	RESIDENTIAL	50,000	50	45	45	50	50	45	50	50	45
10	RESIDENTIAL	55,000	55	50	50	55	55	50	55	55	50
11	RESIDENTIAL	60,000	60	55	55	60	60	55	60	60	55
12	RESIDENTIAL	65,000	65	60	60	65	65	60	65	65	60
13	RESIDENTIAL	70,000	70	65	65	70	70	65	70	70	65
14	RESIDENTIAL	75,000	75	70	70	75	75	70	75	75	70
15	RESIDENTIAL	80,000	80	75	75	80	80	75	80	80	75
16	RESIDENTIAL	85,000	85	80	80	85	85	80	85	85	80
17	RESIDENTIAL	90,000	90	85	85	90	90	85	90	90	85
18	RESIDENTIAL	95,000	95	90	90	95	95	90	95	95	90
19	RESIDENTIAL	100,000	100	95	95	100	100	95	100	100	95
20	RESIDENTIAL	105,000	105	100	100	105	105	100	105	105	100
21	RESIDENTIAL	110,000	110	105	105	110	110	105	110	110	105
22	RESIDENTIAL	115,000	115	110	110	115	115	110	115	115	110
23	RESIDENTIAL	120,000	120	115	115	120	120	115	120	120	115
24	RESIDENTIAL	125,000	125	120	120	125	125	120	125	125	120
25	RESIDENTIAL	130,000	130	125	125	130	130	125	130	130	125
26	RESIDENTIAL	135,000	135	130	130	135	135	130	135	135	130
27	RESIDENTIAL	140,000	140	135	135	140	140	135	140	140	135
28	RESIDENTIAL	145,000	145	140	140	145	145	140	145	145	140
29	RESIDENTIAL	150,000	150	145	145	150	150	145	150	150	145
30	RESIDENTIAL	155,000	155	150	150	155	155	150	155	155	150
31	RESIDENTIAL	160,000	160	155	155	160	160	155	160	160	155
32	RESIDENTIAL	165,000	165	160	160	165	165	160	165	165	160
33	RESIDENTIAL	170,000	170	165	165	170	170	165	170	170	165
34	RESIDENTIAL	175,000	175	170	170	175	175	170	175	175	170
35	RESIDENTIAL	180,000	180	175	175	180	180	175	180	180	175
36	RESIDENTIAL	185,000	185	180	180	185	185	180	185	185	180
37	RESIDENTIAL	190,000	190	185	185	190	190	185	190	190	185
38	RESIDENTIAL	195,000	195	190	190	195	195	190	195	195	190
39	RESIDENTIAL	200,000	200	195	195	200	200	195	200	200	195
40	RESIDENTIAL	205,000	205	200	200	205	205	200	205	205	200
41	RESIDENTIAL	210,000	210	205	205	210	210	205	210	210	205
42	RESIDENTIAL	215,000	215	210	210	215	215	210	215	215	210
43	RESIDENTIAL	220,000	220	215	215	220	220	215	220	220	215
44	RESIDENTIAL	225,000	225	220	220	225	225	220	225	225	220
45	RESIDENTIAL	230,000	230	225	225	230	230	225	230	230	225
46	RESIDENTIAL	235,000	235	230	230	235	235	230	235	235	230
47	RESIDENTIAL	240,000	240	235	235	240	240	235	240	240	235
48	RESIDENTIAL	245,000	245	240	240	245	245	240	245	245	240
49	RESIDENTIAL	250,000	250	245	245	250	250	245	250	250	245
50	RESIDENTIAL	255,000	255	250	250	255	255	250	255	255	250
51	RESIDENTIAL	260,000	260	255	255	260	260	255	260	260	255
52	RESIDENTIAL	265,000	265	260	260	265	265	260	265	265	260
53	RESIDENTIAL	270,000	270	265	265	270	270	265	270	270	265
54	RESIDENTIAL	275,000	275	270	270	275	275	270	275	275	270
55	RESIDENTIAL	280,000	280	275	275	280	280	275	280	280	275
56	RESIDENTIAL	285,000	285	280	280	285	285	280	285	285	280
57	RESIDENTIAL	290,000	290	285	285	290	290	285	290	290	285
58	RESIDENTIAL	295,000	295	290	290	295	295	290	295	295	290
59	RESIDENTIAL	300,000	300	295	295	300	300	295	300	300	295
60	RESIDENTIAL	305,000	305	300	300	305	305	300	305	305	300
61	RESIDENTIAL	310,000	310	305	305	310	310	305	310	310	305
62	RESIDENTIAL	315,000	315	310	310	315	315	310	315	315	310
63	RESIDENTIAL	320,000	320	315	315	320	320	315	320	320	315
64	RESIDENTIAL	325,000	325	320	320	325	325	320	325	325	320
65	RESIDENTIAL	330,000	330	325	325	330	330	325	330	330	325
66	RESIDENTIAL	335,000	335	330	330	335	335	330	335	335	330
67	RESIDENTIAL	340,000	340	335	335	340	340	335	340	340	335
68	RESIDENTIAL	345,000	345	340	340	345	345	340	345	345	340
69	RESIDENTIAL	350,000	350	345	345	350	350	345	350	350	345
70	RESIDENTIAL	355,000	355	350	350	355	355	350	355	355	350
71	RESIDENTIAL	360,000	360	355	355	360	360	355	360	360	355
72	RESIDENTIAL	365,000	365	360	360	365	365	360	365	365	360
73	RESIDENTIAL	370,000	370	365	365	370	370	365	370	370	365
74	RESIDENTIAL	375,000	375	370	370	375	375	370	375	375	370
75	RESIDENTIAL	380,000	380	375	375	380	380	375	380	380	375
76	RESIDENTIAL	385,000	385	380	380	385	385	380	385	385	380
77	RESIDENTIAL	390,000	390	385	385	390	390	385	390	390	385
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80	RESIDENTIAL	405,000	405	400	400	405	405	400	405	405	400
81	RESIDENTIAL	410,000	410	405	405	410	410	405	410	410	405
82	RESIDENTIAL	415,000	415	410	410	415	415	410	415	415	410
83	RESIDENTIAL	420,000	420	415	415	420	420	415	420	420	415
84	RESIDENTIAL	425,000	425	420	420	425	425	420	425	425	420
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87	RESIDENTIAL	440,000	440	435	435	440	440	435	440	440	435
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89	RESIDENTIAL	450,000	450	445	445	450	450	445	450	450	445
90	RESIDENTIAL	455,000	455	450	450	455	455	450	455	455	450
91	RESIDENTIAL	460,000	460	455	455	460	460	455	460	460	455
92	RESIDENTIAL	465,000	465	460	460	465	465	460	465	465	460
93	RESIDENTIAL	470,000	470	465	465	470	470	465	470	470	465
94	RESIDENTIAL	475,000	475	470	470	475	475	470	475	475	470
95	RESIDENTIAL	480,000	480	475	475	480	480	475	480	480	475
96	RESIDENTIAL	485,000	485	480	480	485	485	480	485	485	480
97	RESIDENTIAL	490,000	490	485	485	490	490	485	490	490	485
98	RESIDENTIAL	495,000	495	490	490	495	495	490	495	495	490
99	RESIDENTIAL	500,000	500	495	495	500	500	495	500	500	495
100	RESIDENTIAL	505,000	505	500	500	505	505	500	505	505	500

OVERALL SITE MAP

LEE HIGHWAY & NUTLEY ST.

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

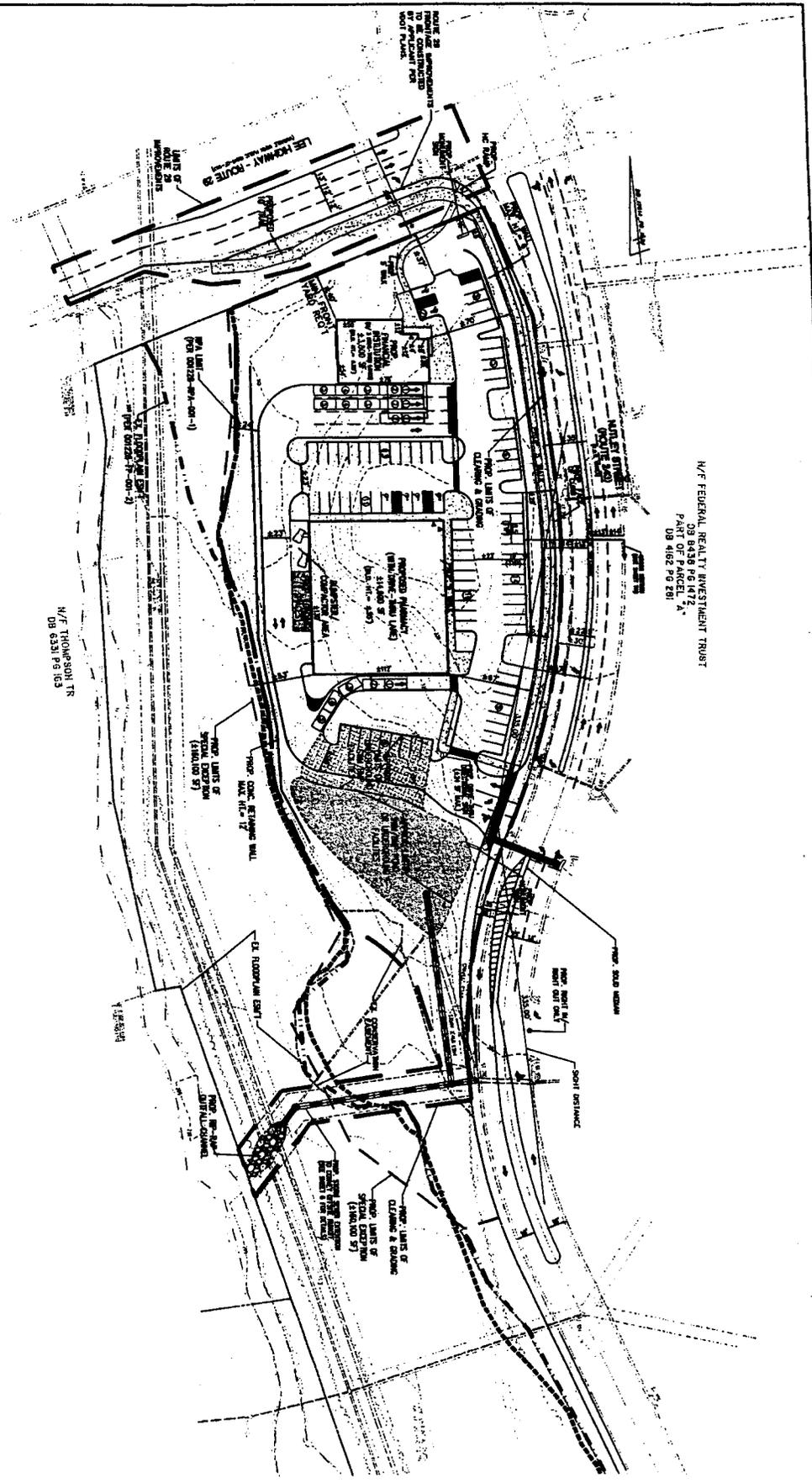
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
1	NUTLEY RD IMP REVS				

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 852-6163 FAX (703) 852-1901

DATE: 1/16/08 REV: 02/08 REV: 1/26/07 DRAWN BY: [Signature]
REV: 1/26/08 REV: 3/27/08 REV: 6/25/08

DATE: 11/17/11
 DRAWN BY: J. L. PHILLIPS
 CHECKED BY: J. L. PHILLIPS
 SCALE: 1" = 40'

- LINE TYPE LEGEND**
- EX. FLOORPLAN ELEMENT
 - - - EX. CONSTRUCTION ELEMENT
 - LANDS OF PVA
 - - - LANDS OF SPECIAL EXCEPTION
 - LANDS OF CLEARING & BRUSHING



N/F FEDERAL REALTY INVESTMENT TRUST
 DB 8438 PG 1472
 PART OF PARCEL "A"
 DB 4182 PG 281

N/F THOMPSON TR
 DB 6331 PG 163

DEVELOPMENT BY:

 WASHINGTON
 PROPERTY
 COMPANY
 9628 4624116

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	EXCEPTED	DATE	BY	APPROVED	BY
1					



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 552-4983 FAX (703) 853-1001
 SCALE: 1" = 40'

SHEET 7

DATE: 11/17/03
 DRAWN BY: J. PHILLIPS
 CHECKED BY: J. PHILLIPS
 SCALE: 1" = 40'

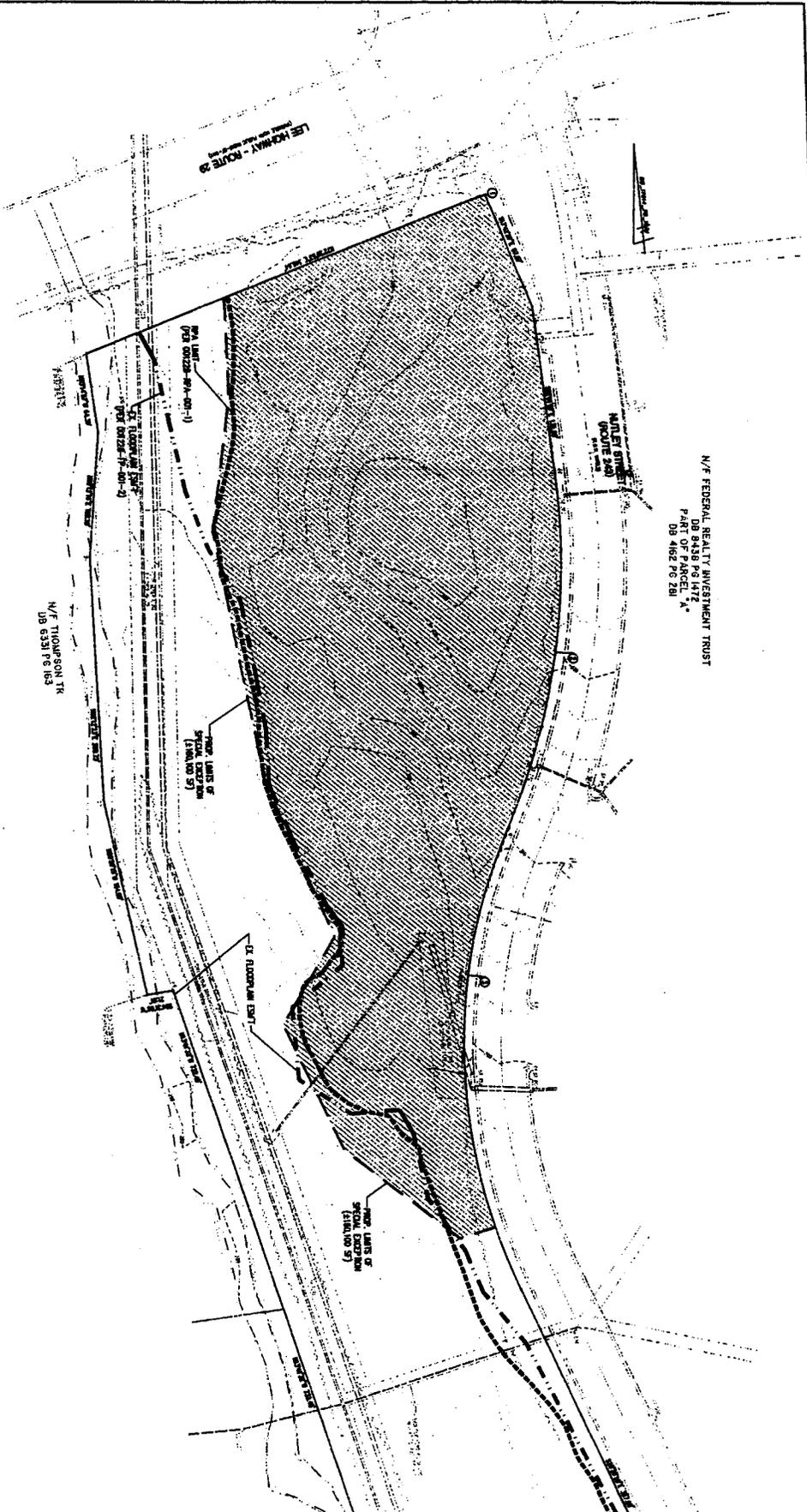
CURVE TABLE

STATION	CHORD BEARING	CHORD DIST.	ARC BEARING	ARC DIST.	PI	PC	PT	STATION
1+00.00	N 89° 58' 00" E	100.00	89° 58' 00"	100.00	180°	1+00.00	1+00.00	1+00.00
1+00.00	S 89° 58' 00" W	100.00	89° 58' 00"	100.00	180°	1+00.00	1+00.00	1+00.00

EXISTING VEGETATION MAP INFORMATION

CHANGING TYPE	VEGETATION	SUCCESSORIAL STAGE	CONCENTRATED	ABSENCE	COMMENTS
1	SPARSE OPEN PINE	1	1	1	1
2	OPEN PINE	2	2	2	2
3	OPEN PINE	3	3	3	3
4	OPEN PINE	4	4	4	4
5	OPEN PINE	5	5	5	5
6	OPEN PINE	6	6	6	6
7	OPEN PINE	7	7	7	7
8	OPEN PINE	8	8	8	8
9	OPEN PINE	9	9	9	9
10	OPEN PINE	10	10	10	10

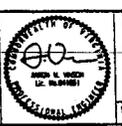
DEVELOPMENT BY:
WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 2027 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 852-6985 FAX (703) 852-6301



EXISTING VEGETATION MAP
LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
1	MUTLEY RD MAP REVISION				



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 2027 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 852-6985 FAX (703) 852-6301

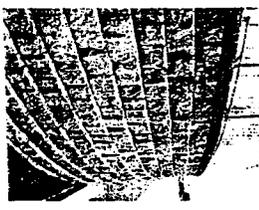
SCALE: 1" = 40'

DATE: 11/17/03 BY: J. PHILLIPS
 REV: 11/17/03 BY: J. PHILLIPS



- LEGEND**
- PROPOSED OCCUPANCY TREES
 - PROPOSED WINTER PARKING LOT LANDSCAPING TREES
 - PROPOSED PLANTING TREES
 - PROPOSED EXISTING TREES
 - PROPOSED SHRUB
 - PROPOSED PERENNIALS
 - PROPOSED GROUNDCOVER

NOTE: ACTUAL MATERIAL MAY VARY AT TIME OF SITE PLAN.



PROPOSED WALL DETAIL

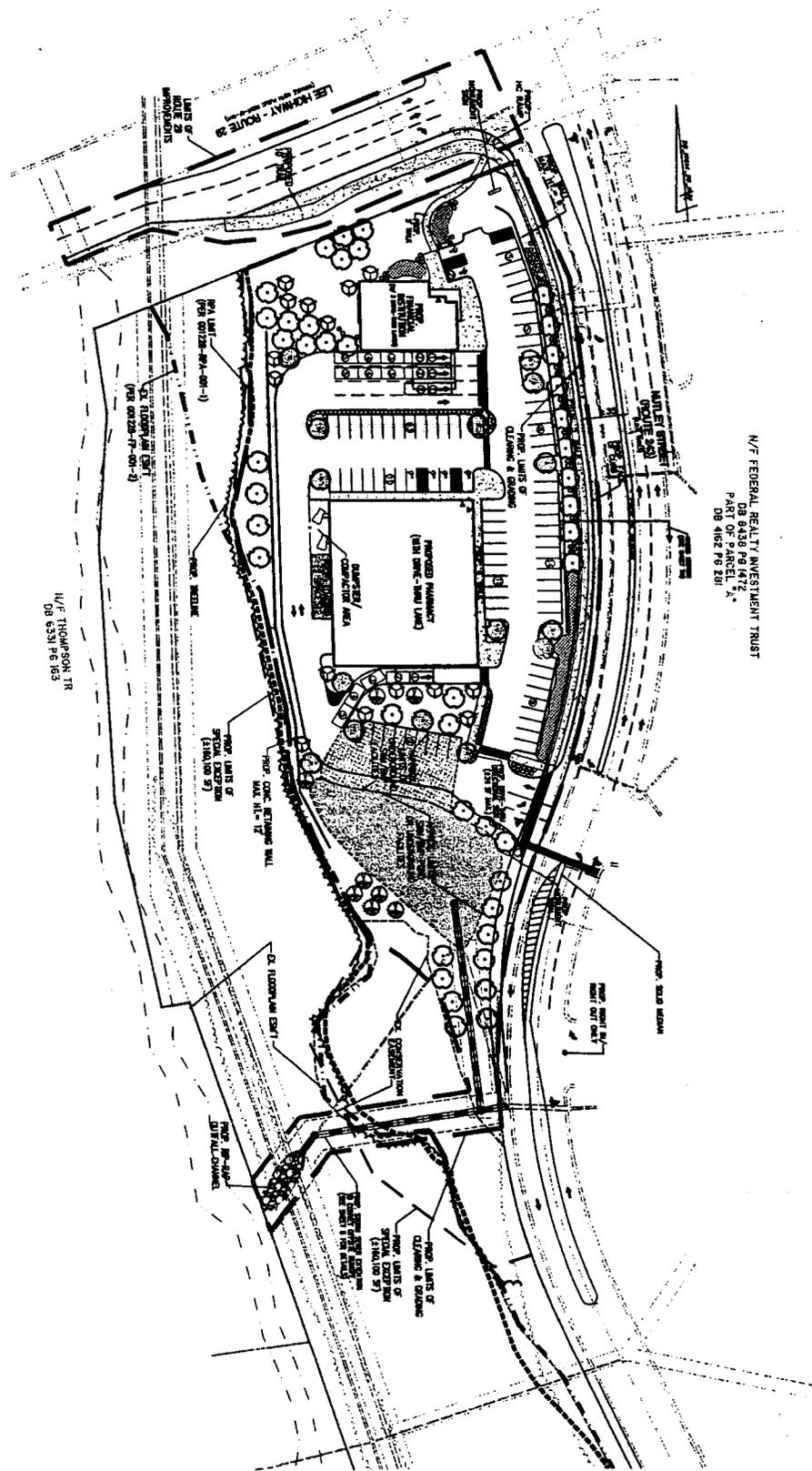
THESE COVER CALCULATIONS

TOTAL SITE AREA	416,100 S.F.
DEVELOPMENT AREA	42,117 S.F.
BUILDING FOOTPRINT AREA	316,500 S.F.
NET SITE AREA	374,383 S.F.
TREE COVER REQUIRED	11,200 S.F.
TREE COVER PROVIDED (PLANTED)	114,500 S.F. (ON 210.4%)

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

TOTAL PARKING AREA	440,973 S.F.
TREE COVER REQUIRED	13,500 S.F.
TREE COVER PROVIDED (ON 210.4%)	42,500 S.F.

- LANDSCAPE NOTES**
- AREAS DESTROYED WITHIN THE RESERVE PROTECTION AREA (RPA) SHALL BE REHABILITATED WITHIN 90 DAYS OF THE DATE OF THE PERMITS. THE REHABILITATION SHALL BE REVIEWED AS APPROPRIATE.
 - TREE LOCATIONS PROPOSED ON THIS PLAN ARE APPROXIMATE AND FIELD SURVEY SHALL BE CONDUCTED AT THE TIME OF FINAL DESIGN. THE COVERAGE PERCENTAGE WILL REMAIN UNCHANGED.



N/F FEDERAL REALTY INVESTMENT TRUST
 DB 8628 PA 1417 X
 PA 08 4662 PA 201

CONCEPTUAL LANDSCAPE PLAN
LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
1	REVISED FOR PERMITS				

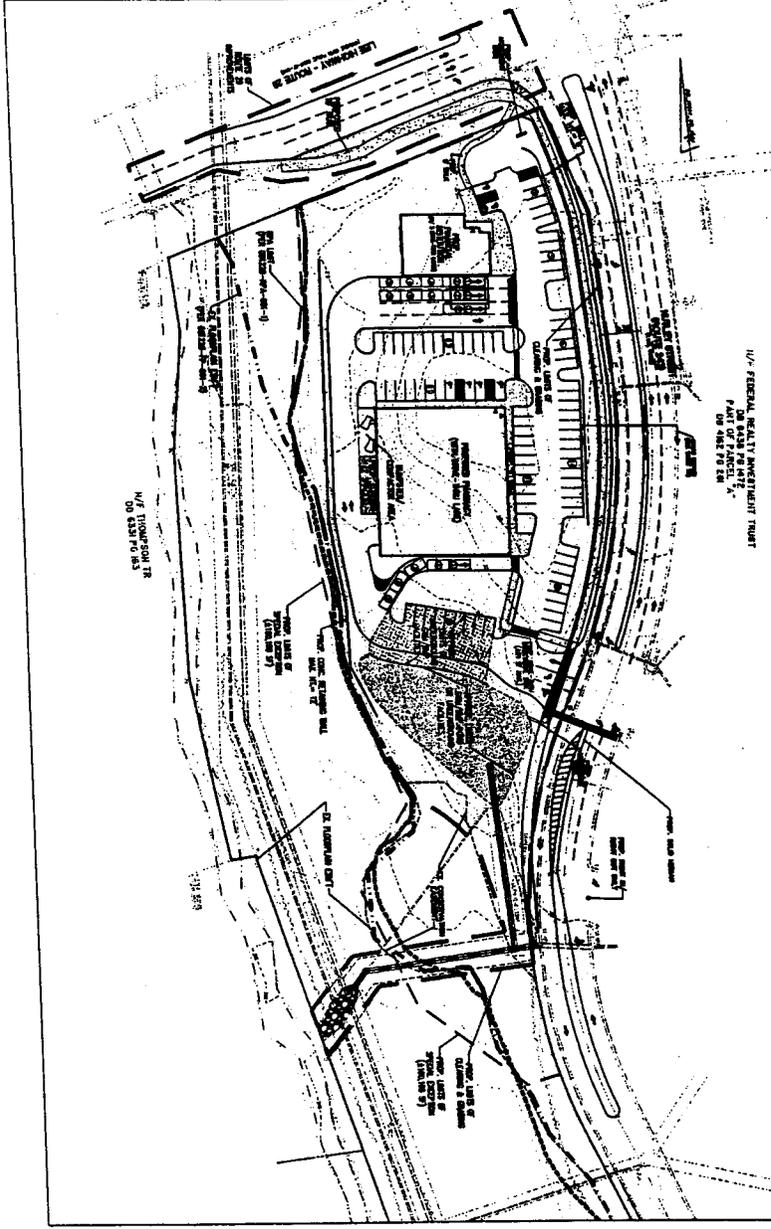


WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK ANNEE FALLS CHURCH, VIRGINIA 22066
 (703) 862-6965 FAX (703) 862-6202

DATE: 11/11/11 REV. 12/01/11 BY: J. S. WILSON
 REV. 7/10/11 REV. 1/20/11 BY: J. S. WILSON



STORMWATER MANAGEMENT AND BMP PLAN VIEW
SCALE: 1"=40'



- STORMWATER MANAGEMENT CHECKLIST**
- MINIMUM REQUIREMENTS FOR RESIDENTIAL SPECIAL OCCUPANCY**
- STORMWATER AND DEVELOPMENT PLAN APPLICATIONS**
1. The applicant shall submit a stormwater management plan that includes:
 - a. A site plan showing the location of all stormwater management features.
 - b. A description of the stormwater management features and their function.
 - c. A calculation of the stormwater runoff from the site.
 - d. A description of the stormwater management features that will be installed on the site.
 2. The applicant shall submit a BMP plan that includes:
 - a. A site plan showing the location of all BMPs.
 - b. A description of the BMPs and their function.
 - c. A calculation of the stormwater runoff from the site.
 - d. A description of the BMPs that will be installed on the site.

BMP / BMP NARRATIVE

The stormwater management plan for the site is designed to meet the minimum requirements for residential special occupancy. The plan includes a stormwater management plan and a BMP plan. The stormwater management plan includes a site plan showing the location of all stormwater management features, a description of the stormwater management features and their function, a calculation of the stormwater runoff from the site, and a description of the stormwater management features that will be installed on the site. The BMP plan includes a site plan showing the location of all BMPs, a description of the BMPs and their function, a calculation of the stormwater runoff from the site, and a description of the BMPs that will be installed on the site.

BMP FACILITY DESIGN CALCULATIONS

1. WETLANDS ADJACENT

TABLE 1. LIST ALL OF THE WETLANDS ADJACENT TO THE SITE AND THE CALCULATIONS FOR EACH WETLAND.

WETLAND TYPE	AREA (SQ FT)	PERCENT OF TOTAL SITE AREA	PRODUCT
(1) WETLAND	100	1.0	100
(2) WETLAND	200	2.0	200
(3) WETLAND	300	3.0	300
(4) WETLAND	400	4.0	400
(5) WETLAND	500	5.0	500
(6) WETLAND	600	6.0	600
(7) WETLAND	700	7.0	700
(8) WETLAND	800	8.0	800
(9) WETLAND	900	9.0	900
(10) WETLAND	1000	10.0	1000

OVERALL SITE DRAINAGE SUMMARY:

1. PRE-DEVELOPMENT 2-IN. STORM

AREA	AREA (SQ FT)	PERCENT OF TOTAL SITE AREA	PRODUCT
(1) WETLAND	100	1.0	100
(2) WETLAND	200	2.0	200
(3) WETLAND	300	3.0	300
(4) WETLAND	400	4.0	400
(5) WETLAND	500	5.0	500
(6) WETLAND	600	6.0	600
(7) WETLAND	700	7.0	700
(8) WETLAND	800	8.0	800
(9) WETLAND	900	9.0	900
(10) WETLAND	1000	10.0	1000

PRELIMINARY STORMWATER MANAGEMENT & BMP COMPS. PLAN

LEE HIGHWAY & NUTLEY ST.

PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

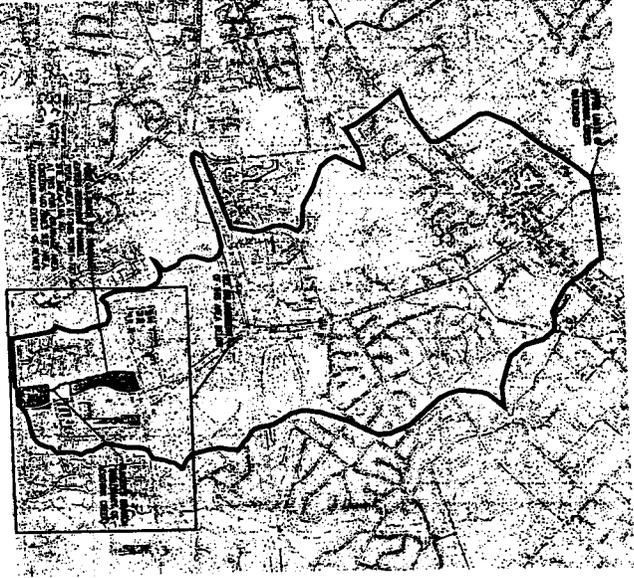
DEVELOPMENT BY:
WASHINGTON PROPERTY COMPANY
44100 401110

DESIGNER APPROVED BY:

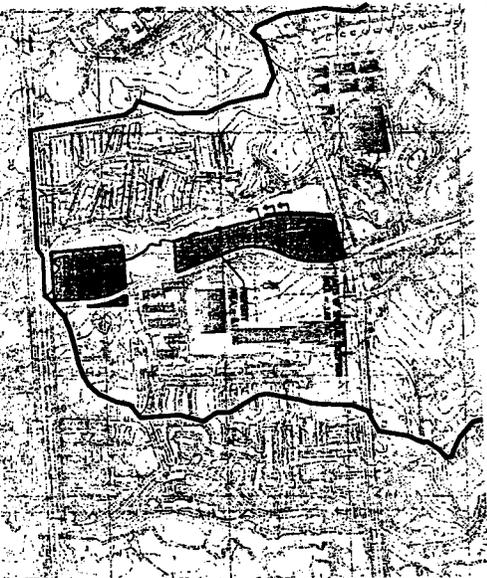
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
1	NUTLEY TO BMP REV				

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH VIRGINIA 22046
(703) 532-0823 FAX (703) 532-0301

SCALE: AS SHOWN



OVERALL OUTFALL DRAINAGE MAP
SCALE 1"=80'



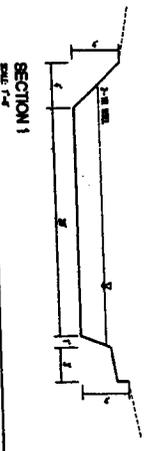
LOCAL OUTFALL DRAINAGE MAP
SCALE 1"=40'

OUTFALL ANALYSIS NARRATIVE

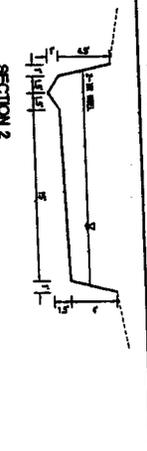
THE EXISTING SITE IS CURRENTLY UNDEVELOPED AND CONSISTS OF HEAVILY VEGETATED WOODS AREAS AND FLOODED LOTS WITH SOME STEEP SLOPES. THE SITE CURRENTLY DRAINS TO THE WEST VIA OVERLAND SHEET FLOW TO NUTLEY STREET.

THE PROPOSED DEVELOPMENT WILL REQUIRE A STORMWATER MANAGEMENT SYSTEM TO COLLECT AND CONVEY RUNOFF FROM THE DEVELOPMENT TO THE EXISTING STORMWATER SYSTEM. THE PROPOSED SYSTEM WILL CONSIST OF A 12" DIA. STORMWATER MAIN UNDER NUTLEY STREET THAT WILL BE INSTALLED WITH A 12" DIA. MANHOLE AT THE POINT AT WHICH RUNOFF FROM THE SUBJECT DEVELOPMENT WILL ENTER THE EXISTING STORMWATER SYSTEM. THE EXISTING STORMWATER MAIN UNDER NUTLEY STREET IS 12" DIA. AND IS LOCATED UNDER THE STREET ON THE WEST SIDE OF THE STREET. THE EXISTING STORMWATER MAIN UNDER NUTLEY STREET IS 12" DIA. AND IS LOCATED UNDER THE STREET ON THE WEST SIDE OF THE STREET. THE EXISTING STORMWATER MAIN UNDER NUTLEY STREET IS 12" DIA. AND IS LOCATED UNDER THE STREET ON THE WEST SIDE OF THE STREET.

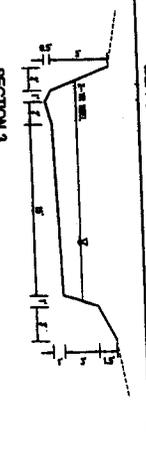
AREA IN SECTION 1: 222 AC
 ELEVATION: 100'-104.00 FT
 FLOW: 100 CFS
 CRITICAL: 100 FT



AREA IN SECTION 2: 780 AC
 ELEVATION: 90'-94.00 FT
 FLOW: 100 CFS
 CRITICAL: 100 FT



AREA IN SECTION 3: 290 AC
 ELEVATION: 80'-84.00 FT
 FLOW: 100 CFS
 CRITICAL: 100 FT



PRELIMINARY OUTFALL ANALYSIS
LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

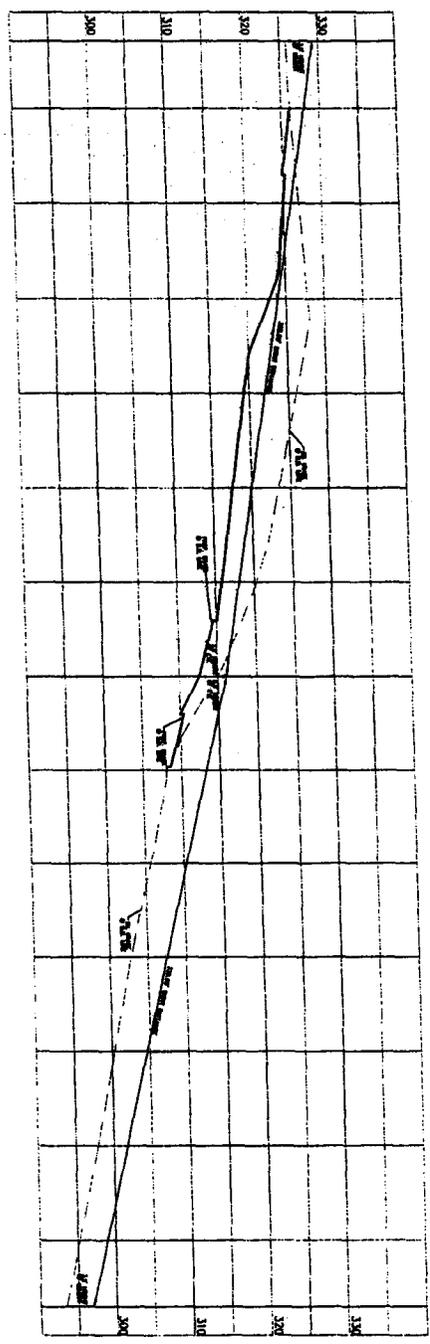
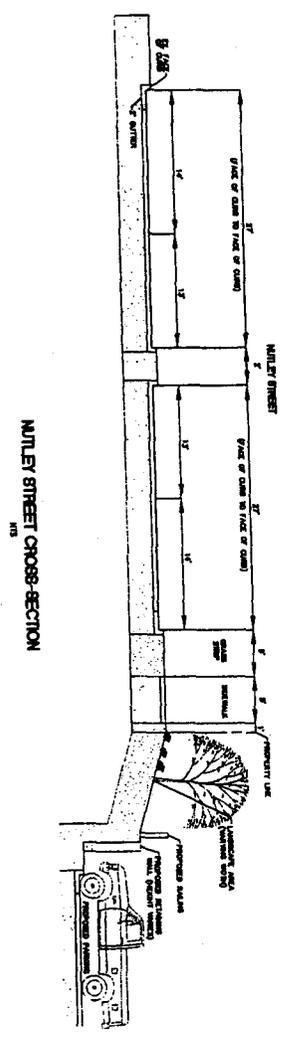
REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE
1	ADDED TO SUP. REV.				



WALTER L. PHILLIPS
 INCORPORATED
 CIVIL ENGINEERS, LAND SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS
 307 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
 (703) 822-0863 FAX (703) 822-9201

SCALE: AS SHOWN
 DATE: 11/15/06 REV: 12/7/06 REV: 1/26/07
 REV: 2/26/08 REV: 3/2/08 REV: 1/24/08

DATE: 12/17/08
 DRAWN BY: J. PHILLIPS
 CHECKED BY: J. PHILLIPS
 SCALE: 1" = 10'



NUTLEY STREET ENTRANCE SIGHT DISTANCE
 PROFILE VIEW
 VERTICAL SCALE 1" = 2'

DEVELOPMENT BY:
W
 WASHINGTON
 PROPERTY
 COMPANY
 4810C WISCONSIN AVE
 WASHINGTON, DC 20007

NUTLEY SITE DISTANCE PROFILE & DETAIL

LEE HIGHWAY & NUTLEY ST.
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

REVISION APPROVED BY					
NO.	DESCRIPTION	DATE	BY	APPROVED	DATE
1	NUTLEY RD IMP REV				



WALTER L. PHILLIPS
 INCORPORATED
 CML ENGINEERS LAND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
 207 PARK AVENUE FALLS CHURCH VIRGINIA 22048
 (703) 822-8822 FAX (703) 822-8201
 DATE: 12/17/08 REV: 12/17/08
 REV: 1/15/09 REV: 3/12/09 REV: 11/20/09

SCALE: 1" = 10'

BACKGROUND

The applicant, Washington Property Company, LLC, sought to rezone 13.52 acres from C-3 (Office) District, C-6 (Community Retail Commercial) District, C-8 (Highway Commercial) District, and HC (Highway Corridor Overlay) District to C-6 and HC in order to develop the site with a drive-in financial institution, a drive-through pharmacy, an eating establishment, and retail uses. The Special Exception request sought to establish the drive-in financial institution and drive-through pharmacy proposed as a part of the applications. While the entire parcel totals 13.52 acres, development of the site was to be limited to a 3.68 acre portion of the site which is also the area to be covered by the special exception, located in the northeast corner of the parcel at the intersection of Nutley Street and Route 29/Lee Highway. Under the applicant's original proposal, this portion of the subject property was to be developed with three (3) free-standing buildings: A 3,800 square foot drive-in financial institution. A 14,600 square foot drive-through pharmacy and, A 3,000 square foot building, identified as Building A and designated for an eating establishment, fast food restaurant or quick-service food store, as well as other uses permitted in the C-6 District which were identified in the proposed proffers. The total floor area ratio (FAR) proposed was 0.13 for the SE area of the subject property and 0.03 for the entire subject property. Under the applicant's proposal the remaining 9.84 acres of the subject property located outside of the Special Exception area were to remain as undisturbed open space.

A Planning Commission public hearing for RZ 2006-PR-013 and SE 2006-PR-005 was held on June 25, 2008. Following the public hearing for the subject application the Planning Commission voted to recommend to the Board of Supervisors, denial of applications RZ 2006-PR-013 and SE 2006-PR-005.

On July 22, 2008, the applicant submitted a revised Generalized Development Plan/ Special Exception Plat (GDP/SE Plat) which was revised through July 18, 2008. The revisions to the GDP/SE Plat included:

- The elimination of the 3,000-square-foot building, which had been identified as Building A and designated for an eating establishment, fast food restaurant or quick-service food store, as well as other uses permitted in the C-6 District which were identified in the previously proposed proffers; and
- The addition of an optional stormwater management (SWM)/best management practices (BMP) pond or underground facilities, located to the south of the proposed entrance to the subject property along Nutley Street.

On November 4, 2008, the applicant submitted another revised GDP/SE Plat which was revised through November 4, 2008. The revisions to the GDP/SE Plat include changes to the proposed road improvements (striping, lane assignments, and medians) along Nutley Street to address traffic circulation concerns raised by the Fairfax County Department of Transportation and the Virginia Department of Transportation.

The proposed proffers were also revised to add a proffer stating that:

Applicant has completed and submitted a signal warrant study, and a signal has been warranted by VDOT. Prior to the issuance of the first Non-RUP, the Applicant shall design and install a traffic signal including pedestrian crossing signals for the crosswalk on Nutley Street at the Property's main entrance as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP.

In addition, the applicant is proposing the following waivers as a part of these applications:

- Waiver of the service drive requirement along Route 29/Lee Highway; and
- Waiver of the transitional screening and barrier requirements along the western property line in favor of the existing vegetation in the area.

A reduction of the revised proposed combined General Development Plan/Special Exception Plat (GDP/SE Plat) has been included at the front of this staff report addendum.

ANALYSIS

Nutley Street Road Improvements: FCDOT staff has reviewed the revised GDP/SE Plat, proposed proffers and proposed development conditions and found that these submissions adequately address all FCDOT concerns with the application.

CONCLUSIONS AND RECOMMENDATIONS

Conclusions

Staff believes that with the changes to the GDP/SE Plat, proposed proffers and proposed development conditions that the proposal continues to be in harmony with the intent of the Comprehensive Plan and meets all applicable provisions of the Zoning Ordinance.

Recommendations

Staff recommends approval of RZ 2006-PR-013, subject to the execution of proffers consistent with those contained in Attachment 1 of this addendum.

Staff recommends approval of SE 2006-PR-005, subject to the proposed development conditions contained in Attachment 2 of this addendum.

Staff recommends approval of the waiver of the service drive requirement along the Lee Highway and Arlington Boulevard frontages of the site.

Staff recommends approval of the modification of the transitional screening and a waiver of the barrier requirements along the perimeters adjacent to residential use in favor of the existing vegetation.

It should be noted that it is not the intent of the 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 recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this application does not interfere with, abrogate or annul any easements, 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.

ATTACHMENTS

1. Draft Proffers
2. Development Conditions

RZ 2006-PR-013
WASHINGTON PROPERTY COMPANY, L.L.C.
PROFFER

December 6, 2006
January 19, 2007
January 23, 2007
January 25, 2007
February 8, 2007
February 12, 2007
February 27, 2007
March 12, 2007
March 13, 2007
March 15, 2007
March 17, 2008
March 20, 2008
April 15, 2008
April 22, 2008
April 28, 2008
May 7, 2008
May 14, 2008
May 19, 2008
May 23, 2008
June 9, 2008
June 12, 2008
June 24, 2008
July 9, 2008
July 18, 2008
August 26, 2008
September 3, 2008
October 2, 2008
October 15, 2008
November 4, 2008

Pursuant to §15.2-2303(A) of the Code of Virginia (1950 as amended) and §18-203 of the Zoning Ordinance of Fairfax County (1978 as amended) the property owner and Applicant, Washington Property Company, L.L.C., for itself and its successors assigns, (hereinafter referred to as the "Applicant") proffers that the development of the parcel under consideration identified on the Fairfax County Tax Maps as Tax Map Reference 48-4((1))12 (hereinafter referred to as the "Property"), will be in accordance with the following conditions, if and only if, the application, known as RZ 2006-PR-013 is granted rezoning the Property to the C-6 and HC Districts. The Proffered Development Conditions are as follows:

DEVELOPMENT PLAN

1. A. The Property shall be developed in substantial conformance with the GDP/SE Plat entitled "Lee Highway and Nutley Street," containing eight (8) sheets prepared by Walter L. Phillips, Incorporated, dated March 8, 2006 and revised through November 4, 2008.

B. Deliveries and trash pickup shall be limited to the hours of 8 a.m. to 10 p.m. weekdays.

2. Pursuant to Paragraph 4 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP/SE Plat may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the GDP/SE Plat without approval of a PCA, provided such changes are in substantial conformance with the GDP/SE Plat and neither increase the total gross square footage, decrease the amount of open space, nor decrease distance from buildings to the closest peripheral property line(s) as determined by the Zoning Administrator, agents or assigns. Any such modifications shall not decrease the limits of clearing and grading and buffers shown on GDP/SE Plat.

TRANSPORTATION

3. A. Prior to final site plan approval of the first site plan, or on demand by the Board of Supervisors, whichever occurs first, the Applicant shall dedicate and convey in fee simple, and at no cost, to the Board of Supervisors right of way along the Property's Lee Highway and Nutley Street frontages as shown on the GDP/SE Plat.

B. At time of site plan approval or upon demand, whichever occurs first, Applicant shall provide all right-of-way dedication and easements needed for completion of the Route 29 improvement plan per the Virginia Department of Transportation (VDOT) design plans.

C. Prior to the issuance of the first non residential use permit (Non-RUP), Applicant shall construct curb, gutter and pavement improvements along the Property's Route 29 frontage as shown on the GDP/SE Plat, and as approved by VDOT. In addition, the Applicant shall construct a 10 ft wide asphalt trail along the Property's Route 29 frontage as shown on the GDP/SE as a part of the required improvements, pursuant to the County's suggested design criteria and VDOT standards.

4. A. Prior to the issuance of the Non-RUP, the Applicant shall construct road improvements along the Nutley Street frontage, as shown on the GDP/SE Plat as approved by VDOT and Fairfax County Department of Transportation (FCDOT).

B. Upon demand, the Applicant shall dedicate and convey in fee simple, at no cost to the Board of Supervisors, additional right-of-way along the Property's Nutley Street frontage contingent upon that such dedication does not impact parking, site entrance, travel ways or buildings.

5. A. Where the internal pedestrian system crosses the travel ways of the parking lots, crosswalks shall be provided prior to the issuance of the first Non-RUP. These may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways. Pedestrian crossings shall be provided to the satisfaction of the Department of Public Works and Environmental Services (DPWES) and FCDOT.

B. Prior to the issuance of the first Non-RUP, a crosswalk shall be provided across Nutley Street between the Property and the Pan Am Shopping Center as shown on the GDP/SE Plat subject to VDOT approval. Such crosswalk shall be constructed and shall be signed as a pedestrian crosswalk. The crosswalks may be constructed with pavement treatments or painting which clearly mark the crosswalk, as approved by DPWES and FCDOT. The exact location shall be determined by DPWES in consultation with the FCDOT at time of site plan approval.

6. Applicant has completed and submitted a signal warrant study, and a signal has been warranted by VDOT. Prior to the issuance of the first Non-RUP, the Applicant shall design and install a traffic signal including pedestrian crossing signals for the crosswalk on Nutley Street at the Property's main entrance as shown on the GDP/SE Plat, prior to the issuance of the first Non-RUP.

7. The Applicant shall make sidewalk modifications as may be needed to serve/accommodate a future bus stop along the Property's Nutley Street frontage, as determined by DPWES. The Applicant shall provide necessary easements, at no cost, for the bus stop.

8. The Applicant recognizes that in the event that VDOT does not permit the Nutley Street retaining wall as shown on the GDP/SE Plat, and any subsequent redesign is not in substantial conformance with that shown on the GDP/SE Plat, that a Proffer Condition Amendment/Special Exception Amendment shall be required.

9. In order to prohibit blocking travel aisles adjacent to the Nutley Street entrance, the Applicant shall paint striping at the entrance as shown on the GDP, paint stop bars and install directional signage. Applicant shall include these measures on the site plan for review and approval by FCDOT.

ENVIRONMENT

10. A. The stormwater management pond and underground vault as shown on the GDP/SE Plat shall include Best Management Practices (BMP) facilities, as required by the Public Facilities Manual.

B. In addition to the landscaping shown on the conceptual landscape plan of the GDP/SE plat, the Applicant shall plant additional shrubs and plants within the SWM/BMP pond in coordination and as approved by DPWES.

C. Prior to or during Site Plan review, the Applicant shall coordinate with DPWES to determine appropriate types and locations for Low Impact Development (LID) techniques/BMP facilities, and shall implement such recommendations.

D. In order to protect the RPA during construction, Erosion and Sediment control measures designed in accordance with the Virginia Soil and Erosion Control Handbook, latest edition shall be implemented. The design of these measures shall be subject to the review and approval of DPWES and the Northern Virginia Soil and Water Conservation District; and, during construction the in place erosion controls shall be inspected daily. If damaged controls are found, then they shall be repaired immediately as determined by DPWES.

11. Prior to the issuance of the first Non-RUP, bicycle racks or other bicycle parking for at least 4 bikes shall be provided near the entrances of each of the 2 buildings.

TREE PRESERVATION

12. A. The Applicant shall submit a Tree Preservation plan as part of the first and all subsequent subdivision plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees

8 inches in diameter and greater, located up to 25 feet to outside of the limits of clearing and grading and of all trees 10 inches in diameter and greater, located up to 5 feet to inside of the limits of clearing and grading shown on the SE/GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the SE/GDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. No tree preservation activities that would result in the movement of any buildings, travel aisles, SWM or retaining walls or extensive regrading of the proposed SE/GDP shall be required.

B. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SE Plat, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP/SE Plat, they shall be located in the least disruptive manner necessary as determined by Urban Forest Management (UFM) and DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Applicant shall preserve trees in those areas designated on the GDP/SE Plat as buffers and those areas shown to be protected by the limits of clearing and grading.

C. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment

such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

D. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location of buildings, including a requirement for additional retaining walls in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

E. The limits of clearing and grading shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described in Proffer 12.D above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be

notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

F. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects affect and adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

G. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Providence District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. D. above.

H. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the monetary value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The monetary value of the trees shall be determined using the Trunk Formula Method contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, and shall be subject

to review and approval by UFMD. The Location Factor of the Trunk Formula Method shall be based on projected post-development Contribution and Placements ratings. The Site rating component shall be equal to at least 80%. The monetary values for trees designated to be preserved and conserved as identified on the Tree Preservation Plan shall serve as a baseline sum in determining the amount of the Tree Bond, as below.

I. At the time of the respective public improvement/site plan approvals, the Applicant shall post a bond letter of credit or cash deposit (the "Tree Bond") as required by the Director, DPWES, payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a monetary value has been determined in accordance with paragraph H. above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The bond letter of credit or cash deposit shall be equal to 50% of the monetary value of the Bonded Trees. At any time prior to final bond release, should an Bonded Trees die, be removed, or are determined to be dying due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size up to 4" in diameter, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the construction bond, any amount remaining in the Tree Bond required by this proffer shall be returned/released to the Applicant.

13. All of the subject property that is not subject to SE 2006-PR-005 shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation, as determined by DPWES.

LANDSCAPING

14. A. As a part of the site plan submission for the project, a landscaping plan will be submitted to UFM and DPWES for review and approval. Such landscaping plans shall be in substantial conformance to the design shown on the GDP/SE Plat provided, however, that with the specific concurrence of Urban Forest Management, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The

Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

B. All canopy trees shall be minimum 3" - 3.5" caliper at time of planting.

C. All evergreen trees shall be a minimum 8 feet tall at time of planting.

15. The paved areas will be designed and constructed in conformance with the concepts depicted on the GDP/SE Plat, provided, however, that, subject to the approval of DPWES, the specific distribution and location of landscaping, walkways, and focal seating areas may be modified to accommodate the design theme for the Property selected by the Applicant, so long as such modifications are in substantial conformance with the GDP/SE Plat, and are provided in the quality and quantity of that shown on the GDP/SE Plat.

16. At time of site plan submission, the Applicant shall submit the site plan's landscaping plan sheets to the Stonehurst Homeowners Association President for review and comment.

SIGNAGE AND OTHER DESIGN DETAILS

17. All free-standing signs shall be monument. No pole signs (excepting directional signage on-site as permitted by the Zoning Ordinance) shall be permitted.

18. A. The architecture of the proposed buildings shall be in substantial conformance with the architectural elevations shown on the GDP/SE Plat. All of the facades of the proposed buildings shall have similar architectural treatment and materials.

B. The architectural materials of the proposed development shall consist of any of the following materials used singly or in combination with other materials: Brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. The same colors and types of materials shall be used on all sides of all buildings. Architectural details to demonstrate conformity shall be provided on all final site plans.

C. All dumpsters and trash compactors will be fully screened pursuant to the requirements of the zoning ordinance.

19. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code or Virginia shall be placed on or

off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of space on the Property.

20. All on-site lighting shall comply with Article 14.

21. Rooftop equipment shall be screened where units would be visible from off-site.

22. Water Service. At the time of site plan review, the Applicant shall meet with Fairfax Water to mutually assess the economic and engineering implications of utilizing Fairfax Water service to serve the new development. If the Applicant and Fairfax Water determine that connecting to Fairfax Water can be accommodated in a manner that is reasonably feasible from both a financial and engineering perspective, then the Applicant shall serve the new development through Fairfax Water.

23. A black vinyl clad 48" chain link fence shall be installed on top of the retaining wall behind Proposed Pharmacy (with drive-thru lane).

[Signatures begin on the following page]

APPLICANT/AGENT FOR TITLE OWNER:

Washington Property Company, L.L.C.

By: Charles K. Nulsen, III
Title: President

TITLE OWNER:

Nutley Street, LLC

By: Washington Property Company, L.L.C., its
manager

By: Charles K. Nulsen, III, President

PROPOSED DEVELOPMENT CONDITIONS

SE 2006-PR-005

November 10, 2008

If it is the intent of the Board of Supervisors to approve SE 2006-PR-005 located at 9200 Arlington Boulevard (Tax Map 48-4 ((1)) 12pt.), for the establishment of a drive-in financial institution and drive through pharmacy in accordance with Sect. 4-603 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land associated with this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Generalized Development Plan/Special Exception Plat (GDP/SE Plat) associated with this application, as qualified by these development conditions.
3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the Generalized Development Plan/Special Exception Plat entitled "Lee Highway and Nutley Street" prepared by Walter L. Phillips, Incorporated, and dated March 8, 2006 as revised through November 4, 2008, and these conditions. Minor modifications to the approved special exception may be permitted pursuant to Part 4 of Section 9-004 of the Zoning Ordinance.
5. A maximum of one (1) drive through lane shall be allowed to serve the pharmacy use. The drive-through shall be used only for the drop-off of prescriptions and pick-up of pharmaceuticals. No general retail sales shall be permitted from the drive-through. A sign to this effect shall be posted prominently in the vicinity of the drive-through window.
6. A maximum of three (3) drive through lanes shall be allowed to serve the financial institution use. The hours of operation of the drive through lanes, excluding the ATM lane, shall be limited to Monday through Friday from 9:00 AM to 7:00 PM, Saturday from 9:00 AM to 4:00 PM, and Sunday from 11:00 AM to 3:00 PM.

7. The maximum number of employees for the financial institution shall be twelve (12) at any one time.
8. The drive aisle at the northernmost point of the parking lot, adjacent to the proposed financial institution site, shall be extended in order to provide additional area for the adequate turning around of vehicles in this area, subject to Fairfax County Department of Transportation (DOT) review and approval, prior to site plan approval. Any additional striping for this purpose shall also be provided, as determined by DOT.
9. Irrespective of that shown on the GDP/SE Plat, supplemental landscaping consisting of street trees and/or shrubs shall be provided as determined by UFM within the five (5) foot wide landscaping strip along the site's Nutley Street frontage located within the public right-of-way in a manner that does not impede sight distance. A landscape plan depicting this supplemental landscaping, including, but not limited to, the number and types of species, shall be submitted concurrent with the first and all subsequent site plan submissions and shall be subject to review and approval of UFM, DPWES. In addition, the landscape plan shall also depict: the number and sizes of trees and plantings consistent with that shown on the SE Plat as determined by UFM; any trees that are proposed to be saved within the Resource Protection Area (RPA) adjacent to the SE area; and the appropriate reforestation of any disturbed area of the RPA, as determined by UFM.
10. Stormwater Management and Best Management Practices Facilities in accordance with the Public Facilities Manual (PFM) shall be provided in substantial conformance with the GDP/SE Plat, unless waived by DPWES. Adequate outfall shall be provided for the site in substantial conformance with the GDP/SE Plat and the PFM.
11. Right-of-way at the intersection of Lee Highway and Nutley Street to accommodate the curb return and traffic control equipment as determined by Fairfax County Department of Transportation (FCDOT) shall be dedicated and conveyed in fee simple to the Board of Supervisors at the time of site plan review or upon demand of Fairfax County, whichever should first occur.
12. A 20-foot wide easement for public street purposes shall be provided along the Lee Highway frontage of the property.
13. A traffic signal shall be installed on Nutley Street at the subject property's main entrance, prior to the issuance of the first Non-RUP for any uses on the site.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

SE 2006-PR-005

The approval of this special exception 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.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exceptions shall automatically expire, without notice, thirty (30) months after the date of approval unless, at a minimum, the use has been established or construction of either the Drive-in Financial Institution or Drive-through Pharmacy has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.