



# County of Fairfax, Virginia

*To protect and enrich the quality of life for the people, neighborhoods and diverse communities of Fairfax County*

June 23, 2009

Lynne J. Strobel  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201

RE: Rezoning Application RZ 2008-MD-003  
**(Revised additional motions)**

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2009, granting Rezoning Application RZ 2008-MD-003 in the name of Hilltop Sand and Gravel Company, Inc. The Board's action rezones certain property in the Lee District and the Mount Vernon District from the I-3, R-1, and NR Districts to the PDC and NR Districts and permits mixed use development, office, retail, and retail establishment large with an overall Floor Area Ratio (FAR) of 0.26. The subject property is located in the northeast quadrant of the intersection of Beulah Street and Telegraph Road on approximately 33.0 acres of land [Tax Map 100-1 ((1)) 9 pt., 11A, 11A1, 14 and 15], and is subject to the proffers dated March 6, 2009. (NOTE: On February 12, 2009, the Planning Commission approved Final Development Plan Application FDP 2008-MD-003, subject to the Board's approval of RZ 2008-MD-003).

**The Board also:**

- Modified the transitional screening yard requirements and the barrier requirements along all boundaries, in favor of that shown on the Conceptual Final Development Plan and as referenced in the proffers.
- Approved the P-District variance, in accordance with Paragraph 8, Section 16-401, of the Zoning Ordinance, to allow the proposed secondary uses in the Hilltop Village Center to exceed 25 percent of the proposed principal uses.
- Directed the Director of the Department of Public Works and Environmental Services to approve waiver of the required loading spaces for the two proposed drive-in financial institutions and a modification to allow the loading spaces for the retail uses, as shown on the proffered Conceptual and Final Development Plan.

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

- Approved the construction of the proposed parking lot for the Hilltop Village Center on the closed landfill sooner than 20 years after closure of the landfill, pursuant to Paragraph 9, Section 9-205, of the Zoning Ordinance.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

Cc: Chairman Sharon Bulova  
Supervisor Jeff C. McKay, Lee District  
Supervisor Gerald Hyland, Mount Vernon District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Regina Coyle, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

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 9<sup>th</sup> day of March, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2008-MD-003**

**WHEREAS**, Hilltop Sand and Gravel Company, Inc., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-3, R-1, and NR Districts to the PDC and NR Districts, 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 Lee District and Mount Vernon District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDC and NR Districts, and said property is subject to the use regulations of said PDC and NR Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 9<sup>th</sup> day of March, 2009.



Nancy Vehrs  
Clerk to the Board of Supervisors



COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED PLEASE TYPE  
IN BLACK INK  
Department of Planning & Zoning

FEB 13 2008

Zoning Evaluation Division

APPLICATION NO. RZ 2008-MD-003  
(Assigned by Staff)  
FDP 2008-MD-003 PETITION

99574

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
I (We), Hilltop Sand and Gravel Company, Inc., the applicant(s),  
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by  
reclassifying from the R-1 and I-3 District to the PDC  
District the property described below and outlined in red on the Zoning Section Sheet(s)  
accompanying and made a part of this application.

PROPERTY DESCRIPTION

1. LEGAL DESCRIPTION:  
Metes and Bounds - See Attached

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
2. TAX MAP DESCRIPTION: 100-1	((1))		9 pt., 11A, 11A1, 14, 15	Approx. 33 acres

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac.or Sq.Ft.)
3. POSTAL ADDRESS OF PROPERTY: (If any)			Parcel 9 - 7950 Telegraph Road; Parcel 11A - 8000 Telegraph Road; Parcel 11A1-N/A; Parcel 14 - 7944 Telegraph Road; Parcel 15 - 7940 Telegraph Road	

4. ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)  
Northwestern quadrant of the intersection of Beulah Street (Rt. 613) and Telegraph  
Road (Route 611)

5. PRESENT USE: Residential and industrial (landfill)

6. PROPOSED USE: Residential, office and retail (mixed-use)

7. SUPERVISOR DISTRICT: Lee and Mount Vernon Districts

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

Lynne J. Strobel, Agent  
Type or Print Name of Applicant or Agent  
Lynne J. Strobel  
Signature of Applicant or Agent  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201  
Address

Telephone No. Home Work (703) 528-4700 3/28/08 LD

Please provide name and telephone number of contact person if different from above.

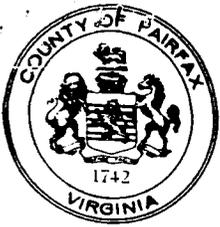
RZ 2008-0047/FDP 2008-00

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_ Application Fee Paid: \$ 23,175.00

Date application accepted: 3/25/2008 Veronica Ruffolo (10/89)





COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

RECEIVED PLEASE TYPE  
IN BLACK INK  
Department of Planning & Zoning

FEB 13 2008

Zoning Evaluation Division

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(Assigned by Staff)

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Lynne J. Strobel, Agent

Type or Print Name of Applicant or Agent

Lynne J. Strobel

Signature of Applicant or Agent

Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.

2200 Clarendon Boulevard, 13th Floor, Arlington, VA 22201

Address

(703) 528-4700

3/25/08 LJ

Telephone No.

Home

Work

Please provide name and telephone number of contact person if different from above.

RZ 2008-0047/FDP 2008-003

DO NOT WRITE IN THIS SPACE

Date application received: \_\_\_\_\_

Application Fee Paid: \$ 23,175.00

Date application accepted: 3/25/2008

Virginia Register Form RZ (10/89)

**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: RZ 2008-MD-003**

DECISION DATE: 3-9-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE  
MOUNT VERNON

APPLICANT NAME HILLTOP SAND AND GRAVEL COMPANY, INC.

STAFF COORDINATOR: CLEWI4

ACTION: APPROVE

**DECISION SUMMARY:**

ON MARCH 9, 2009, THE BOARD UNANIMOUSLY APPROVED RZ 2008-MD-003, ON A MOTION BY SUPERVISOR MCKAY, SUBJECT TO PROFFERS DATED MARCH 6, 2009.

**ZONING INFORMATION**

EXISTING ZONING		PROPOSED ZONING		APPROVED ZONING	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
I-3	7.86 ACRES	PDC	33.00 ACRES	PDC	33.00 ACRES
R-1	25.14 ACRES	PDC	33.00 ACRES	PDC	33.00 ACRES
<b>TOTAL</b>	<b>33.00 ACRES</b>	<b>TOTAL</b>	<b>33.00 ACRES</b>	<b>TOTAL</b>	<b>33.00 ACRES</b>

**TAX MAP NUMBERS**

100-1- /01/ /0009-                      100-1- /01/ /0011-A                      100-1- /01/ /0011-A1                      100-1- /01/ /0014-  
100-1- /01/ /0015-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDC

LAND USE	APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT				
	<u>DWELLING</u> UNITS	<u>LAND</u> AREA	<u>UNIT OF</u> <u>MEASURE</u>	<u>NO.</u> <u>OF</u> ADU'S	<u>FLOOR AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>LAND</u> AREA	<u>UNIT OF</u> <u>MEASURE</u>	<u>FAR</u>
OFFC/GENRL					367,000.00	SQ FEET	33.00	ACRES	0.26
RETAIL/EST									
<b>TOTAL</b>					<b>367,000.00</b>	<b>SQ FEET</b>	<b>33.00</b>	<b>ACRES</b>	<b>0.26</b>

**WAIVERS/MODIFICATIONS**

**APPROVED WAIVERS/MODIFICATIONS**

- MODIFY ADDITIONAL STANDARD 9
- MODIFY BARRIER REQUIREMENT
- MODIFY LOADING SPACE REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT
- VARIANCE OF MINIMUM DISTRICT SIZE
- WAIVE LOADING SPACE REQUIREMENT

**SUPPLEMENTAL MOTIONS**

**SUPPLEMENTAL MOTIONS APPROVED**

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**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 03-06-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ARCHITECTURE / GREEN BUILDING / LEE	01-01-0001	0	N/A	\$	01-01-0001
BUFFER	01-01-0001	0	N/A	\$	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	N/A	\$	01-01-0001
CONTRIBUTION / OTHER TRANSPORTAT	01-01-0001	0	N/A	\$100,000	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$	01-01-0001
DUMPSTER SCREENING / LOCATION	01-01-0001	0	N/A	\$	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOO	01-01-0001	0	N/A	\$	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$	01-01-0001
GEOTECHNICAL REVIEW	01-01-0001	0	N/A	\$	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
HISTORIC MARKER AND HERITAGE RESO	01-01-0001	0	N/A	\$	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPING - OFF-SITE	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDE	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$	01-01-0001
NOTIFICATION - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$	01-01-0001
PHASING - LAND USE	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$	01-01-0001
RETURN PLANS FOR REVIEW (PC / BOS,	01-01-0001	0	N/A	\$	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	N/A	\$	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$	01-01-0001
TRANSPORTATION DEMAND MANAGEME	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001

# PROFFER INFORMATION

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<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001

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November 21, 2007

RECEIVED

Department of Planning & Development

FEB 13 2008

Zoning Evaluation Unit

**DESCRIPTION  
OF PART OF THE PROPERTY OF  
HILLTOP SAND AND GRAVEL COMPANY, INC.  
LEE AND MT. VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

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Beginning at a point on the northwesterly right-of-way line of Telegraph Road (Route 611), said point marking the southwesterly corner of the Board of Supervisors of Fairfax County, thence with the northwesterly right-of-way lines of Telegraph Road the following courses: S62°41'56"W, 201.77 feet; S64°36'28"W, 256.39 feet; S63°05'06"W, 93.13 feet; N85°55'33"W, 0.52 feet; with a curve to the left, whose radius is 1708.52 feet and whose chord is S52°02'19"W, 447.22 feet, an arc distance of 448.50 feet; S44°31'05"W, 47.81 feet; S55°43'05"W, 27.93 feet; S37°00'29"W, 41.51 feet; S44°31'05"W, 30.45 feet and S85°09'39"W, 53.45 feet to a point on the northeasterly right-of-way line of Beulah Street (Route 613); thence with the northeasterly right-of-way line of Beulah Street the following courses: N47°18'30"W, 101.45 feet; with a curve to the right whose radius is 1386.39 feet and whose chord is N41°25'03"W, 284.59 feet, an arc distance of 285.09 feet; N33°27'15"W, 100.26 feet; with a curve to the right, whose radius is 1386.39 feet and whose chord is N30°17'04"W, 53.12 feet, an arc distance of 53.13 feet; N69°31'11"W, 2.96 feet; with a curve to the right, whose radius is 1387.39 feet and whose chord is N24°42'58"W, 211.38 feet, an arc distance of 211.58 feet and N20°20'50"W, 460.32 feet to a point; thence through the property of Hilltop Sand and Gravel Company, Inc. the following courses: N69°50'02"E, 113.55 feet; N83°53'02"E, 521.59 feet; N63°57'20"E, 893.01 feet and S52°19'09"E, 351.33 feet to a point marking the most northerly corner of the Board of Supervisors of Fairfax County; thence with the westerly line of the Board of Supervisors S13°58'47"W, 529.94 feet and S07°30'54"E, 166.71 feet to the point of beginning, containing 33.00 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

**BOARD OF SUPERVISORS HEARING  
MARCH 9, 2009 at 3:30 P.M.**

**PROFFERS**

**Hilltop Sand and Gravel Company, Inc.**

**RZ 2008-MD-003**

**March 6, 2009**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Hilltop Sand and Gravel Company, Inc. (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2008-MD-003, filed for property identified as Tax Map 100-1 ((1)) 9 part, 11A, 11A1, 14, and 15 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property from the R-1, I-3 and NR Districts to the PDC and NR Districts in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for mixed-use development. These proffers shall replace and supersede all previous proffers, if any, approved on the Application Property.

**1. CONCEPTUAL/FINAL DEVELOPMENT PLAN**

- a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of ten (10) sheets prepared by Dewberry & Davis LLC, dated February 12, 2008 and revised through January 16, 2009.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPD/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDP/FDP and make other modifications provided that such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administration, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDP/FDP.
- c. Notwithstanding that the CDP/FDP is presented on ten (10) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the location and amount of open space, limits of clearing and grading, internal street network and the maximum square footage of office and retail development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all

of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. Any of the buildings shown on the CDP/FDP may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

## 2. USES

- a. As shown on the CDP/FDP, the Application Property shall be developed with office and retail uses. Development on the Application Property shall include a maximum of 367,000 square feet of gross floor area (GFA).
- b. The Application Property shall include 113,000 square feet of GFA of office use, and 254,000 square feet of GFA of retail sales establishment use, including two drive-thru financial institutions. The construction of these uses may be phased.
- c. Prior to public occupancy of the grocery store shown on the CDP/FDP, the landfill operated on property identified as 100-1 ((1)) pt. 9 shall cease accepting construction and demolition debris.

## 3. TRANSPORTATION

- a. Right-of-way Dedications
  - i. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, such additional right-of-way on Telegraph Road as shown on the CDP/FDP to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements between Beulah Street and the existing Aerospace Data Facility East (hereinafter referred to as "Aerospace"), formerly the Defense Communications Electronics Evaluation Testing Agency, entrance/Hilltop entrance.
  - ii. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, such additional right-of-way on Telegraph Road to accommodate

the additional through lane, turn lane, bike lane, and shared use trail along the Application Property's Telegraph Road frontage as shown on the CDP/FDP between the Aerospace entrance and the off-site Parcel identified as Fairfax County tax map reference 100-1 ((1)) 16.

- iii. At time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way up to 59 1/2 feet from the October 2008 proposed centerline along the Telegraph Road frontage of the off-site parcels identified as Fairfax County tax map reference 100-1 ((1)) 9 (part), 17 and 23A. Dedication based on the VDOT October 2008 Public Information Hearing Plans shown for the Telegraph Road improvement (designated as the "Southern Segment") as part of VDOT Plan 0611-029-303, P102, R202, C502.
  - iv. At the time of site plan approval for the Application Property, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple to the Board of Supervisors such additional right-of-way on Beulah Street as shown on the CDP/FDP to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements.
  - v. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
- b. Telegraph Road Improvements: Prior to the issuance of any non-residential use permit (hereinafter referred to as "Non-RUP") for the Application Property unless incorporated into the improvements for Telegraph Road to be completed by VDOT or the United States Government, and as further conditioned below, the Applicant shall bond, and construct the following improvements as shown on the CDP/FDP on Telegraph Road:
- i. A third southbound lane along the site frontage that will align with the existing right turn lane at Landsdowne Shopping Center;
  - ii. A separate southbound right turn lane to northbound Beulah Street;

- iii. Relocation of the existing traffic pole at Beulah Street in the northeast quadrant;
  - iv. An in-road bike lane in the southbound direction from Tax Map 100-1 ((1)) 16 to Beulah Street;
  - v. A shared use ten (10) foot wide asphalt trail along the site frontage;
  - vi. Modification of the median at the Aerospace entrance to permit dual left turn lanes from northbound Telegraph Road into the site;
  - vii. Reconstruction of the existing traffic signal at the site entrance/Aerospace driveway;
  - viii. A right turn deceleration lane of approximately 300 feet in length adjacent to Tax Map 100-1 ((1)) 16 and restriction of the easternmost site entrance to a right in/out access. If said improvements cannot be constructed off-site as demonstrated to DPWES at time of site plan, the Applicant shall bond the improvements with Department of Public Works and Environmental Services (DPWES) as part of the site plan approval; and
  - ix. A separate northbound turn lane approximately 200 feet in length with a 100 foot taper exiting the Aerospace entrance which shall be subject to receipt of all necessary easements and/or letters of permission from Fort Belvoir. Should said easements and/or letters of permission not be granted to the Applicant at no cost, there shall be no further obligations under this proffer.
- c. Beulah Street Improvements: Prior to the issuance of any Non-RUP for the Application Property, the Applicant shall bond, and construct the following improvements on Beulah Street:
- i. A separate northbound right turn lane of approximately 250 feet in length at the View Lane intersection, including replacement of the existing bike lane;
  - ii. Lengthening of the existing southbound left turn lane by approximately 120 feet in length at the View Lane intersection;
  - iii. A separate northbound right turn lane of approximately 250 feet in length at the existing Old Beulah intersection, including replacement of the existing bike lane;
  - iv. Modification of the existing traffic signal at Old Beulah Street; and

- v. Replacement of the existing six (6) foot wide shared use trail with a ten (10) foot wide asphalt trail between Telegraph Road and View Lane.
- d. The improvements described in proffers 3b. and 3c. herein shall be constructed concurrent with site development and shall be either open for traffic or operational, as applicable. However, upon demonstration by the Applicant that in spite of diligent efforts to complete the proffered improvement(s), the improvement(s) has or should be delayed, the Zoning Administrator may agree to a later date for the completion of the improvements(s).
- e. Subject to VDOT warrants and approval, the Applicant shall install a traffic signal within existing Beulah Street right-of-way at the Application Property's access to View Lane. Said traffic signal shall be installed within six (6) months of the issuance of the first Non-RUP for the Application Property. The Applicant shall submit a warrant study to VDOT with the submission of the first site plan for the Application Property.
- f. The northernmost entrance to the construction and demolition debris landfill located on Beulah Street on the property identified as Fairfax County tax map reference 100-1 ((1)) 9 shall have a temporary median opening which shall remain open in order to accommodate the closure of the existing construction and demolition debris landfill located adjacent to the Application Property. Upon completion of closure requirements as determined by the Virginia Department of Environmental Quality, the median shall be restored to its original dimensions. The curb cut entrance on Beulah Street shall remain for landfill post-closure care.
- g. If not funded for construction by others at the time of submission of the first site plan associated with the Application Property, the Applicant shall design plans to widen Telegraph Road to a four lane section from the Fort Belvoir Humfreys Center entrance (north of the programmed Mulligan Road improvements at Fort Belvoir and approximately 2,100 linear feet south of Hayfield Road) to the intersection of Hayfield Road. Said plans shall be taken to a level of completion consistent with the FI ("Furnish Field Inspection Plans") plan stage. Prior to the issuance of the first Non-RUP for the Application Property, FI plans will be delivered to VDOT for its subsequent use administering and/or completing the engineering design process for said improvements. The Applicant shall coordinate such plans with Fairfax County Public Schools and VDOT to minimize off-site right-of-way requirements and to implement the proposed roadway and bike lane improvements, within the limits indicated herein associated with the "Northern Segment" of Telegraph Road in VDOT Plan 0611-029-303,

P106, R206, C506. If funding is available for design or construction by others, the Applicant shall contribute the design costs up to two hundred thousand dollars (\$200,000.00) to Fairfax County for use in the Telegraph Road Corridor, including road and stormwater management improvements at the time of the initial Non-RUP for the Application Property.

- h. The Applicant shall construct two (2) bus shelters on the Application Property as shown on the CDP/FDP. Bus shelters shall be installed prior to the issuance of the first Non-RUP for the Application Property.
- i. A Non-RUP for the freestanding office building shown on the CDP/FDP shall not be issued prior to January 1, 2014, unless improvements to Telegraph Road consistent with VDOT Plan 0611-029-303 between Beulah Street and Hayfield Road are fully funded for construction as verified in writing by VDOT, Fairfax County Department of Transportation (FCDOT) or the Federal Government. Verification of full construction funding for this improvement shall release the restriction on the issuance of a Non-RUP at time of verification.
- j. Prior to the issuance of a Non-RUP for the freestanding office building shown on the CDP/FDP, the Applicant shall contribute the sum of one hundred thousand dollars (\$100,000.00) to Fairfax County for use in the Telegraph Road Corridor, including road and stormwater management improvements, associated with the "Northern Segment" of Telegraph Road in VDOT Plan 0611-029-303, P106, R206, C506 and the "Southern Segment" of Telegraph Road in VDOT Plan 0611-029-303, P102, R202, C502.

#### 4. GEOTECHNICAL

Prior to site plan approval, and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Application Property to the Geotechnical Review Board through DPWES for the Review Board's review and approval and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

#### 5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. At time of site plan approval, the Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in locations as generally shown on the CDP/FDP and as located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9. Said facilities shall be designed in accordance with the requirements of the Public

Facilities Manual and Chesapeake Preservation Ordinance, unless modified by DPWES. To the extent feasible and in accordance with DPWES policies regarding planting within and around SWM facilities, the Applicant shall use natural plantings to vegetate the pond located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9. In the event that the stormwater management or BMPs are modified by DPWES, modification of the SWM/BMP ponds shown on the CDP/FDP shall not require the approval of a proffered condition amendment or amendment to the CDP/FDP as determined by the Department of Planning and Zoning (DPZ).

- b. The Applicant shall implement low impact development techniques on the Application Property to the extent feasible. Such techniques may include, but not be limited to, bioretention, vegetated swales, filter strips, permeable pavers, rain barrels, and tree box filters.
- c. The proposed stormwater management facility located on the property identified as Fairfax County tax map 100-1 ((1)) 9, including the toe of the embankment, shall be setback a minimum of fifty (50) feet from any residential property line.
- d. A portion of the water collected in the proposed stormwater management facility located on property identified as Fairfax County tax map 100-1 ((1)) 9 shall be used to supplement the water source used to irrigate the adjacent golf course facilities.

#### 6. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Deciduous trees shall have a minimum of two and a half (2 ½) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. The Applicant will use appropriate and acceptable standard industry measures to prevent tree root penetration for trees planted above the landfill cap.
- b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.
- c. The Applicant shall submit a detailed landscape plan as part of the first and all subsequent plan submissions for review and approval by Urban Forest Management. The Applicant shall utilize native species as coordinated with Urban Forest Management.
- d. To screen parking in proximity to Beulah Street and as modified by proffer 9.m., the Applicant shall install a hedge adjacent to Beulah Street as shown on the CDP/FDP.

- e. Prior to site development, the Applicant shall coordinate with Urban Forest Management (UFM) of DPWES to select a minimum of twenty-four (24) existing mature evergreen trees, with a minimum three (3) inch caliper, from the Application Property, that would otherwise be removed, to be transplanted to the Lansdowne community in proximity to Beulah Street. The size and health of the trees shall be considered in the selection process to maximize the opportunity for survival. The Applicant shall provide written notice to the President of the Lansdowne Homeowners Association (the "Association") by certified mail, with a copy to the Lee District Supervisor's office, of the availability of the trees at least sixty (60) days prior to transplantation. If no response is received within thirty (30) days, a second written notice of availability shall be provided by certified mail. Should the Applicant not receive a response from the Association within thirty (30) days of the date of the second letter, this proffer shall become null and void, and the Applicant shall have no further obligations hereunder. Upon acceptance of the offer of the trees, the Association, in consultation with UFM, shall determine the locations for the trees and the Association promptly secure any necessary letters of permission and/or easements, at no cost to the Applicant, from the property owners for planting.

7. GREEN BUILDING PRACTICES

- a. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work with the team to incorporate LEED design elements into the project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- b. The Applicant shall include, as part of the site plan submission and building plan submission, a list of green building practices that have been incorporated into the project.
- c. To the extent feasible, the Applicant shall incorporate energy efficient practices and techniques in all buildings, including the grocery store that is identified on the CDP/FDP.
- d. Green building practices and techniques incorporated by the proposed grocery store shall include the following:
  - i. Throughout the grocery store, operating procedure shall include, but not be limited to, the use of Glycol refrigerant, use of LED lights in medium temperature and frozen food display cases, use of

high-efficiency light fixtures and bulbs, and use of recycled products and products that have low indoor air quality emissions; and

- ii. The installation of a white roof.
- e. Prior to the issuance of a building permit for the freestanding office building (the "Submitted Building"), the Applicant shall provide a LEED Silver Scorecard (the "Scorecard") that lists the anticipated credits within the version of the U.S. Green Building Council's Leadership in Energy and Environmental Design that is applicable at the time of the approval of this zoning application. The Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED Silver Certification of the Submitted Building.
  - f. Within one (1) year of issuance of the Non-RUP for the Submitted Building, the Applicant shall obtain LEED Silver Certification for the Submitted Building from the U.S. Green Building Council unless the Applicant provides documentation to the Environment and Development Review Branch of DPZ that U.S. Green Building Council review of the LEED Silver Certification has been delayed through no fault of the Applicant.
  - g. Within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from a LEED-accredited professional stating that: a LEED building maintenance reference manual (the "Manual") has been prepared for use by future building owner's and/or tenants; the Manual has been written by a LEED-accredited professional; copies of the Manual shall be provided to all future building occupants; and, the Manual, at a minimum, provides the following:
    - i. A narrative description of LEED components, including a description of the environmental benefits of that component and information regarding the importance of maintenance and operation in retaining the attributes of the Submitted Building;
    - ii. Product manufacturer's manuals or other instructions, where applicable, regarding operations and maintenance needs for applicable LEED components, including operational practices that can enhance energy and water conservation;
    - iii. A maintenance staff notification process for improperly functioning equipment and/or a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of LEED building-related equipment

and the Submitted Building, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks;

- iv. Contact information that the Submitted Building's occupants can use to obtain further guidance on each LEED component that is applicable to the Submitted Building. Submission of this letter, as described above, shall satisfy this proffer; and
- v. In addition to the letter specified above, and also within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide an electronic copy of the Manual in PDF format (or other electronic format as determined acceptable by the County) to the Environment and Development Review Branch of the DPZ. This electronic version of the manual shall be edited to exclude information pertaining to security systems or maintenance of systems in classified and secure areas.
- h. All references to the U.S. Green Building Council shall apply to similar certifying agencies presently in place, or that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

## 8. PARKS AND RECREATION

- a. Pursuant to Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall construct recreation facilities that will include an adult soccer field, youth baseball field, pavilion, playground, open play area, and associated parking on that property identified among the Fairfax County tax map records as 100-1 ((1)) pt. 9. The soccer field shall include an irrigation system.
- b. The Applicant shall provide a public access easement on the Application Property that will include access to the future recreation facilities located on the property identified among the Fairfax County tax map records as 100-1 ((1)) pt. 9.
- c. Once the construction and demolition debris landfill on property identified as Fairfax County tax map 100-1 ((1)) pt. 9 reaches the final fill volume of up to 8.95 million cubic yards, or when the Applicant ceases accepting construction and demolition debris, whichever occurs first, the Applicant shall diligently pursue capping of the landfill in accordance with the Closure Plan as approved by the Department of Environmental Quality ("DEQ"). The Applicant shall submit a site plan for the recreation facilities to DPWES no later than six (6) months from commencement of landfill capping. Construction of the recreational facilities shall

commence, weather permitting, within thirty (30) days after the Applicant receives written notification from DEQ that closure is satisfactory, or site plan approval, whichever is later, unless delayed through no fault of the Applicant. If delays are a result of weather, construction shall commence as soon as practical. Once construction has commenced, the work shall be completed within nine (9) months. Should commencement of construction be delayed, for reasons other than weather, documentation shall be provided to DPZ to demonstrate prompt submission of materials to DEQ and Fairfax County, and construction shall commence as soon as possible.

9. DESIGN AND OPERATION

- a. The Applicant shall provide streetscape improvements and plantings as generally shown on Sheets 4 and 6 of the CDP/FDP.
- b. The Applicant shall construct plazas, pedestrian trails, sidewalks and crosswalks as generally shown on Sheets 5 and 6 of the CDP/FDP. The plazas shall include decorative pavers and serve as focal point features to define the development.
- c. The Applicant shall use similar building materials for all uses on the Application Property, including the drive-in financial institutions, to create a unified design theme. All buildings shall be architecturally compatible.
- d. Prior to the issuance of a Non-RUP for either of the two one-story retail buildings as identified on the CDP/FDP, the Applicant, in coordination with the Heritage Resource Division, shall establish a seating area on the Application Property that includes sign(s) describing historical events in the area.
- e. Prior to the issuance of a Non-RUP for either of the two one-story retail buildings as identified on the CDP/FDP, the Applicant shall provide an outdoor seating area in proximity to the northwest corner of the grocery store.
- f. Prior to the issuance of any sign permits for the Application Property, the Applicant shall obtain approval of a Comprehensive Sign Plan.
- g. Prior to site plan approval of the structured parking garage shown on the CDP/FDP, the architectural plans for said garage shall be submitted to the Planning Commission for review for conformance with these proffers. As part of the site plan approval process, the building plans for the parking garage, including the proposed vertical circulation, stairs and elevators, shall be submitted to the Director of DPZ for review and approval.

- h. The two (2) buildings shown on the CDP/FDP as one-story bank pads shall not exceed twenty-five (25) feet in height, exclusive of any architectural features.
- i. The proposed grocery store shall be designed as follows:
  - i. The architecture and design of the proposed grocery store shall be generally in character with the photograph attached hereto. Building materials shall be of earthtone colors and shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass;
  - ii. The facade of the grocery store adjacent to Telegraph Road shall be in general conformance with the "Rear Elevation" exhibit attached hereto. The architectural elements of the Telegraph Road facade shall be compatible with the architectural elements used for the remaining three (3) sides of the grocery store. All rooftop mechanical equipment shall be screened. The building materials for the rear facade, exclusive of doors, shall be of the same earthtone colors used on the front facade. Doors shall be earthtone colors, but may be different colors than those used on the front and rear facades.
  - iii. The pavement elevation of the loading dock for the grocery store as shown on the CDP/FDP shall be four (4) feet below the finished floor elevation. There shall be no outdoor storage associated with the retail uses on the Application Property except for the proposed grocery store. The area in front of the grocery store may be used for the outdoor display of goods for sale. There shall be no outdoor storage between the rear facade of the grocery store and Telegraph Road, with the exception of parked vehicles and/or trailers; and
  - iv. Prior to site plan approval, final architectural drawings shall be submitted to the Lee District Supervisor and Planning Commissioner for review for compliance with these proffers.
- j. The possible one (1) to two (2) foot retaining wall facing Telegraph Road shall be constructed of materials that are compatible with the materials used for the grocery store.
- k. The freestanding office building shown on the CDP/FDP shall be constructed with fixed windows and without balconies adjacent to Telegraph Road.

- l. At least ninety (90) days prior to anticipated site plan approval of the freestanding parking garage, the Applicant shall provide a set of the architectural drawings to the Base Commander of Fort Belvoir by certified mail or hand delivery with a copy to the Lee District Supervisor's office, and request written comments related to security. If no response is received within thirty (30) days, a second request for written comments shall be provided by certified mail. Should the Applicant not receive a response within thirty (30) days of the date of the second letter, this proffer shall become null and void and the Applicant shall have no further obligation hereunder. The Applicant shall use best efforts to incorporate any suggestions associated with security received from the Base Commander of Fort Belvoir.
  - m. Notwithstanding that shown on the CDP/FDP, a four (4) foot high wall shall be installed in lieu of a portion of the hedge shown parallel to Beulah Street. The wall shall extend from View Lane south to the terminus of the head-in parking, which is approximately four hundred (400) feet in length. The wall shall be constructed of masonry materials that will be compatible with the building materials utilized on the Application Property.
  - n. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for placement throughout the development and screening of such receptacles. The Applicant shall provide at least one (1) trash receptacle in the vicinity of each plaza and seating area; shall provide for the removal of the trash at least one (1) time per week from each area; and shall regularly clean and clear the outdoor plaza and seating areas of trash.
  - o. The hours of operation for retail uses, other than the grocery store, eating establishments, and ATM machines, shall be no earlier than 5:00 a.m. and no later than 12:00 a.m. (midnight).
  - p. The Applicant shall provide a point of contact for the development to the Lee District Supervisor's office to ensure that concerns regarding appearance and operation, including hours of operation, are promptly addressed.
  - q. The operator of the grocery store shall regularly monitor its parking lot (at least twice a day) to collect grocery carts.
10. LIGHTING AND NOISE
- a. To prevent lighting from adversely impacting adjacent properties, exterior building lighting shall be shielded in a manner that prevents light spillage. All exterior lighting fixtures shall be equipped with "cut-off" luminaires.

All lighting standards shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards.

- b. Outdoor speakers that may be utilized by the drive-in financial institutions shall not be used between the hours of 9:00 p.m. and 7:00 a.m.

11. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- a. The Applicant shall implement the following transportation demand management (TDM) strategies to reduce peak hour vehicle trips from the Application Property during the AM and PM peak periods. Unless specified below, the TDM strategies shall be implemented prior to issuance of the first Non-RUP for the Application Property. Strategies shall include the following:
  - i. Metro maps, schedules and forms, ridesharing and other relevant transit option information shall be available to tenants and employees through either a common website or newsletter to be published at least twice a year;
  - ii. The Applicant shall provide at least ten (10) reserved parking spaces for the office building for carpools/vanpools prior to the issuance of the first Non-RUP for the office building;
  - iii. Transportation coordination duties shall be assigned to an office/retail property manager, who will implement the TDM strategies as follows:
    - 1. Coordinate with FCDOT or any agency designated by FCDOT to promote opportunities to enhance participation in TDM programs;
    - 2. Encourage and coordinate the formation of carpools and vanpools by promoting participation in established ride-matching programs; and
    - 3. Encourage and coordinate participation in established regional guaranteed ride home programs.
  - iv. Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall designate the locations as part of the first site plan and phase construction with the adjoining development plans.
- b. The Applicant shall establish a goal of reducing vehicular peak hour trips by 10% (the "TDM Goal"), derived from trip generation rates and/or

equations applicable to the 96,000 gross square foot freestanding office building as set forth in the Institute of Transportation Engineers, Trip Generation Manual, 7<sup>th</sup> Edition Land Use, Code 710 (General Office). The Applicant shall utilize the strategies described herein to meet the TDM Goal. Further, the Applicant shall evaluate the TDM Goal as follows:

- i. Twelve (12) months following issuance of the first Non-RUP for the freestanding office building, the effectiveness of the TDM program shall be evaluated using surveys and/or traffic counts prepared by the transportation coordinator in cooperation with FCDOT. The transportation coordinator shall submit an Annual Report to FCDOT based upon said surveys and/or traffic counts, in order to facilitate a determination by FCDOT that the TDM Goal has, or has not, been achieved. The Applicant shall conduct such surveys and/or traffic counts annually until it is demonstrated through two (2) consecutive surveys and/or annual traffic counts that the TDM Goal has been achieved, at which time, no additional surveys and/or traffic counts shall be required; and
- ii. In the event that the TDM Goal has not been achieved pursuant to the aforesaid two consecutive surveys and/or traffic counts, then the Applicant shall meet with FCDOT to review the TDM Program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the TDM Goal.
- c. The Applicant shall participate in the efforts to establish a regional bus circulator system (the "Circulator") as described in proffers associated with RZ 2007-LE-007 with the objective of the Circulator serving the Application Property. Subject to the approval of RZ 2007-LE-007, the Applicant shall contribute the sum of two thousand dollars (\$2,000.00) per year to Fairfax County commencing with the issuance of the first Non-RUP for the Application Property for a period of five (5) years. Upon the expiration of the five (5) year period, and subject to the Circulator servicing the Application Property, the Applicant shall negotiate with Fairfax County and FCDOT an annual pro-rata payment based on percentage of use by employees, tenants and patrons of the Application Property, but not to exceed five thousand dollars (\$5,000.00) per year.

## 12. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

13. COUNTERPARTS

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

{A0162812.DOC / 1 Draft Proffers - 3-6-09 (cln) - FINAL 003062 000007}

[SIGNATURE BEGINS ON THE FOLLOWING PAGE]

APPLICANT/TITLE OWNER

HILLTOP SAND & GRAVEL COMPANY, INC.

A handwritten signature in cursive script, appearing to read "C. S. Gailliot, Jr.", written in black ink.

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By: Clemens S. Gailliot, Jr.  
Its: President

[SIGNATURE ENDS]



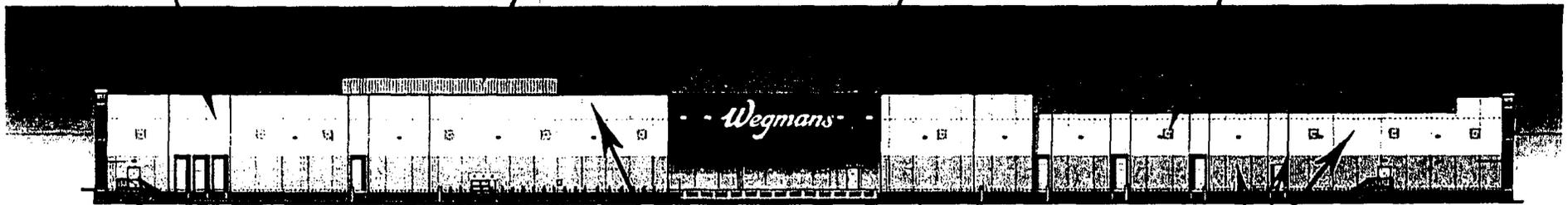
REAR ELEVATION

STANDING SEAM METAL MECHANICAL  
EQUIPMENT SCREEN AS NECESSARY  
(COLOR TO MATCH WALL COLOR)

STANDING SEAM  
METAL ROOF

DECORATIVE MEDALLIONS  
AND DOWN LIGHTING

ROOF LINE



REAR ELEVATION

LOADING DOCKS  
4 FEET BELOW BUILDING FINISH  
FLOOR ELEVATION (TYP)

RAISED WALL TO BLOCK  
ROOFTOP UNIT VIEW  
(ADJUSTED TO SPECIFIC  
SITE/VIEW SHEDS)

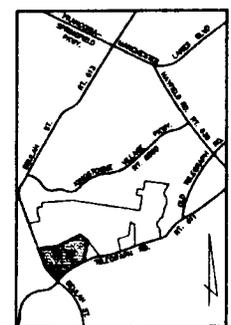
3 COLOR - BLOCK STAMPED  
CONCRETE TIP UP PANELS  
(MATCHING COLORS OF THE  
REMAINDER OF BUILDING)

\*LANDSCAPE AND HARDSCAPE  
SCREENING ALONG  
TELEGRAPH ROAD

# HILLTOP VILLAGE CENTER

Lee & Mount Vernon Districts Fairfax County, Virginia

## CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN RZ 2008-MD-003



VICINITY MAP  
SCALE: 1" = 2,000'

Applicant:  
Hilltop Sand and Gravel Company, Inc.  
7950 Telegraph Road  
Alexandria, VA 22315

Sheet Index

- 1. COVER SHEET
- 2. CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN
- 3A. CD/FPD ENLARGEMENT
- 3. NOTES AND TABULATION
- 4. LANDSCAPE PLAN
- 5. PEDESTRIAN CIRCULATION & PERSPECTIVES
- 6. PLAN DETAILS
- 7. STORMWATER MANAGEMENT - OUTFALL NARRATIVE
- 8. STORMWATER MANAGEMENT - NARRATIVES
- 9. STORMWATER MANAGEMENT
- 10. STORMWATER MANAGEMENT

RZ 2008-MD-003  
Hilltop Village Center  
Conceptual Development Plan /  
Final Development Plan

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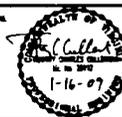
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Revision 01.16.09  
Revision 12.02.08  
Revision 10.17.08  
February 12, 2008

Dewberry & Davis, LLC  
 10000 Westpark Drive  
 Suite 100  
 Dallas, Texas 75243  
 Tel: 972.382.2200  
 Fax: 972.382.2201  
 www.dewberry.com

**HILLTOP VILLAGE CENTER**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 USE AND ADJACENT VERTICALLY ZONED DISTRICTS  
 TARRANT COUNTY, TEXAS



REV PLAN

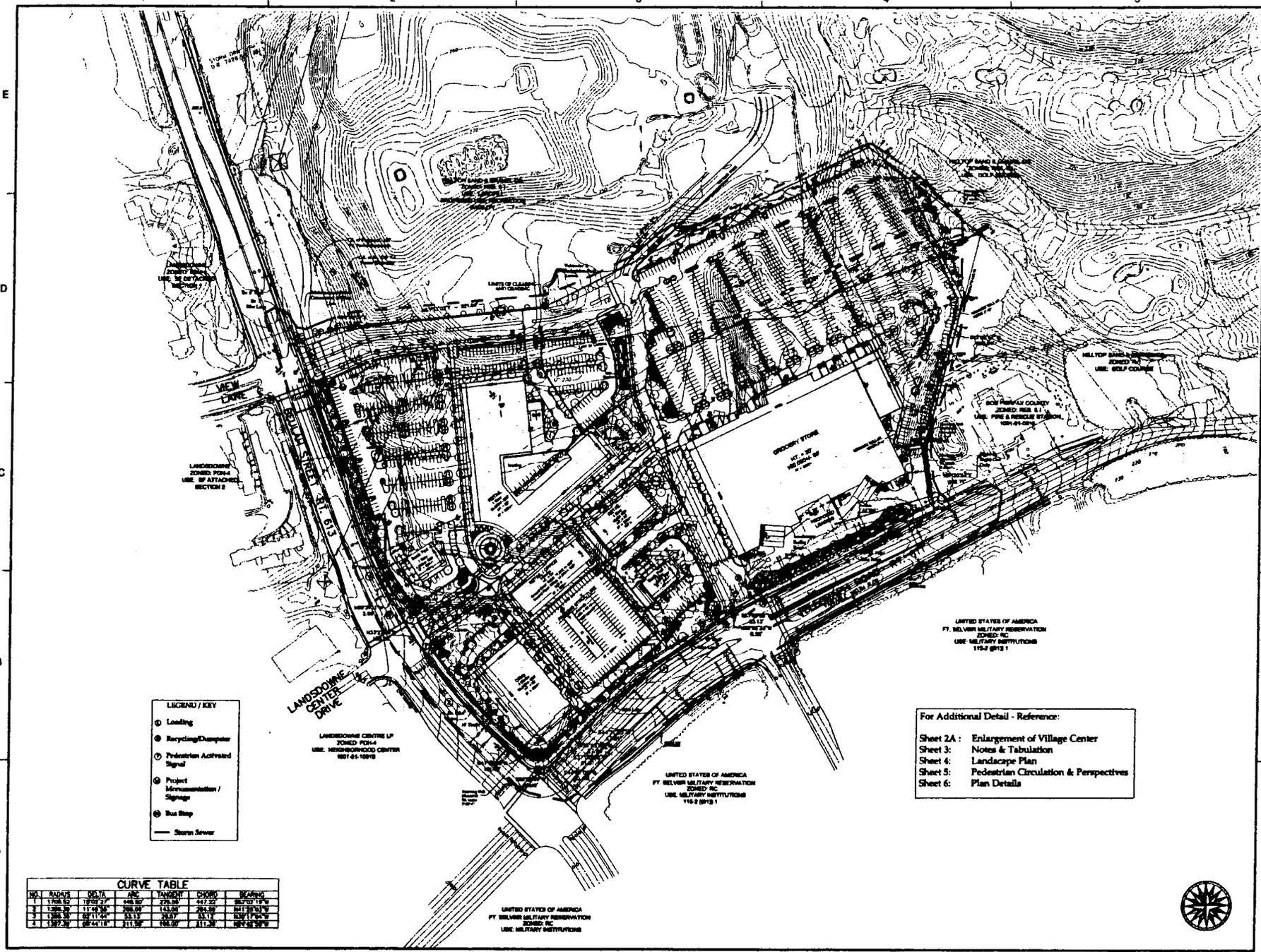


No.	DATE	BY	DESCRIPTION
3	01-18-06	DMC	Layout Adjustments
2	12-03-05	DMC	Rev. Utility Cross-Section
1	12-04-05	DMC	REV LAYOUT

APPROVED BY:                       
 APPROVED BY:                       
 CHECKED BY:                       
 DATE: February 12, 2008  
 TITLE:

**Hilltop Village Center**  
 CDP / FDP

PROJECT NO:



- LEGEND / KEY**
- ① Loading
  - ② Recycling/Ch Dumpster
  - ③ Pedestrian Activated Signal
  - ④ Project Movement/Signage
  - ⑤ Bus Stop
  - Storm Sewer

**CURVE TABLE**

NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	1748.62	170°07'37"	448.90'	278.00'	447.22'	261°02'17"R
2	1388.32	117°48'38"	288.95'	143.80'	251.75'	211°54'15"R
3	1388.32	62°11'35"	231.17'	63.17'	129.17'	259°17'30"R
4	1387.30	62°44'18"	211.59'	146.00'	111.30'	261°28'59"R

**For Additional Detail - Reference:**  
 Sheet 2A: Enlargement of Village Center  
 Sheet 3: Notes & Tabulation  
 Sheet 4: Landscape Plan  
 Sheet 5: Pedestrian Circulation & Perspectives  
 Sheet 6: Plan Details



LANDSCAPE ZONING PERMITS  
 USE: SEE ATTACHED SECTION 2

LANDSCAPE CENTER LP  
 ZONED PERMITS  
 USE: HENRIKWOOD CENTER  
 1801-05-10918

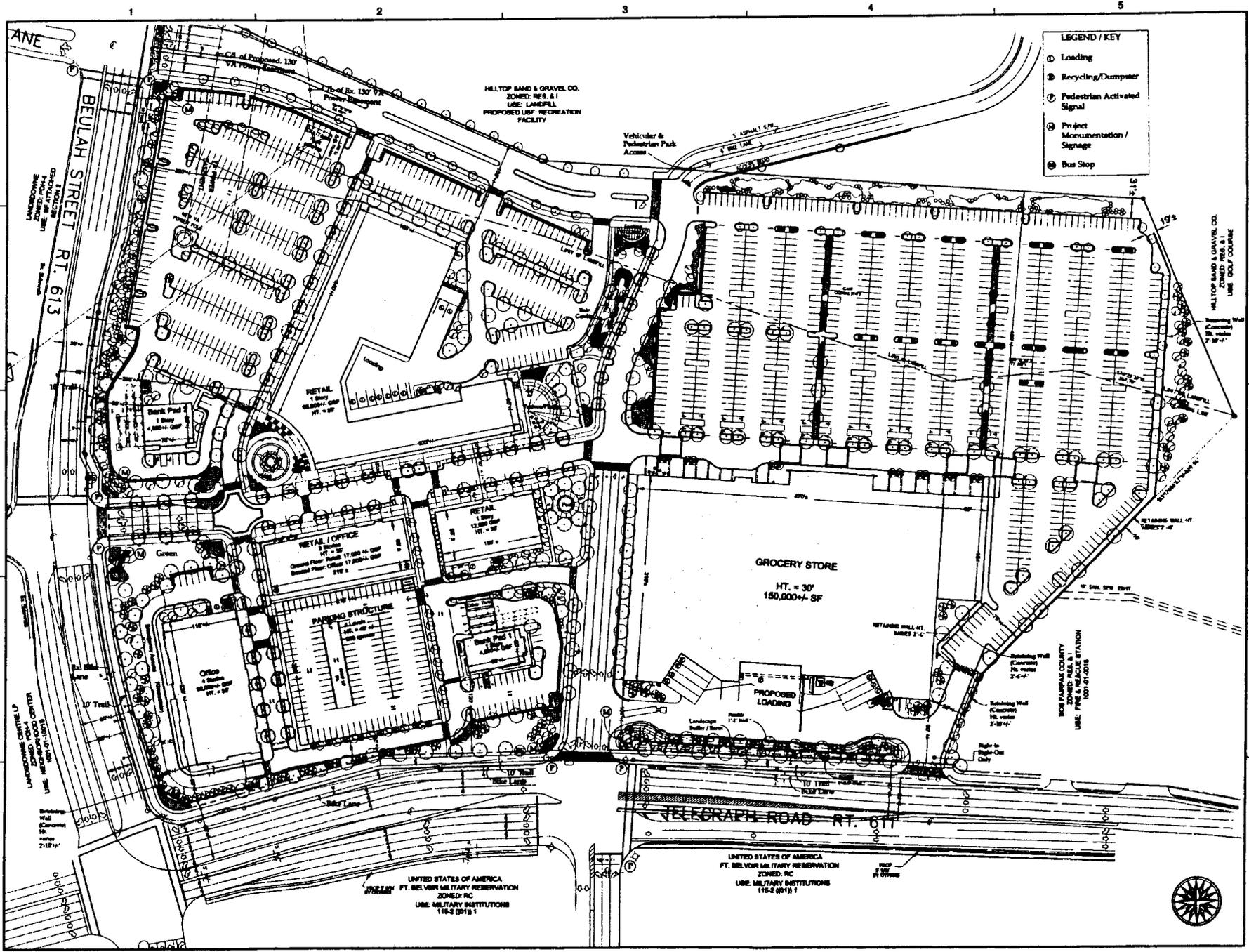
UNITED STATES OF AMERICA  
 FT. BELVER MILITARY RESERVATION  
 ZONED: MC  
 USE: MILITARY INSTITUTIONS  
 116 2 3P13 1

UNITED STATES OF AMERICA  
 FT. BELVER MILITARY RESERVATION  
 ZONED: MC  
 USE: MILITARY INSTITUTIONS

UNITED STATES OF AMERICA  
 FT. BELVER MILITARY RESERVATION  
 ZONED: MC  
 USE: MILITARY INSTITUTIONS  
 116 2 3P13 1

WEST TARRANT COUNTY  
 ZONED: HILL 6.1  
 USE: PINE & BUCKLE STRIP  
 100-04-020

HILLTOP VILLAGE CENTER  
 ZONED: MC  
 USE: MILITARY CENTER



- LEGEND / KEY**
- ① Loading
  - ② Recycling/Dumpster
  - ③ Pedestrian Activated Signal
  - ④ Project Monumentation / Signage
  - ⑤ Bus Stop

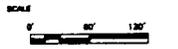
**Dewberry**

Dewberry & Davis, L.L.C.  
 10000 Old Dominion Road  
 Suite 200  
 Fairfax, VA 22031  
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**HILLTOP VILLAGE CENTER**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 USE: LAND AND WALKWAY DISTRICTS  
 HARRIS COUNTY, TEXAS



DATE: 1/11/2008



NO.	DATE	BY	DESCRIPTION
1	01/11/08	DMC	NEW SHEET
2	01/11/08	DMC	NEW SHEET
3	01/11/08	DMC	NEW SHEET

DESIGNED BY: JMS  
 APPROVED BY: \_\_\_\_\_  
 CHECKED BY: LM  
 DATE: February 12, 2008

**Hilltop Village Center**  
 CDP / FDP  
 80 Scale

PROJECT NO. \_\_\_\_\_

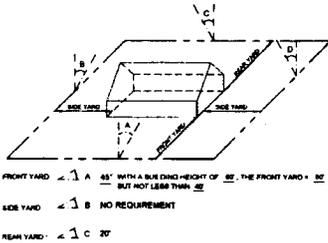
**2A**



EXISTING VEGETATION MAP  
Scale: 1" = 400'

EXISTING VEGETATION INVENTORY

COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGES	COMMENTS	ACRES	COMMENTS
OPEN POND LAND	N/A	N/A	N/A	20.0 AC	EXISTING GOLF COURSE / LANDFILL LIME
				TOTAL	20.0 AC



ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 8' HEIGHT

NOTE: THERE IS NO MINIMUM BULK PLANE REQUIREMENT FOR THE RDC DISTRICT. THE GRAPHIC REPRESENTATION IS OF THE CONSIDERATION OF THE PROPOSED RETAIL, COMMERCIAL, COMMUNITY AT THE TERMINAL BOUNDARY LINE AND THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-112 OF THE ZONING ORDINANCE.

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THE CONCEPTUAL DEVELOPMENT PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP AS 103-1 (1) PART 8 11A, 11A1, 14 AND 18.
- THE APPLICANT PROPOSES TO REZONE THE 33 ACRES FROM THE R-1 AND R-3 DISTRICTS TO THE RDC DISTRICT TO PERMIT THE ESTABLISHMENT OF A MIXED USE DEVELOPMENT WHICH WILL INCLUDE OFFICE AND RETAIL SALES ESTABLISHMENTS, INCLUDING RETAIL SALES ESTABLISHMENTS.
- THE CORPUS IS COMPOSED OF 11,300 SQUARE FEET OF GROUND FLOOR AREA (GFA) OF OFFICE SPACE AND 28,000 SQUARE FEET OF GFA OF RETAIL SALES ESTABLISHMENTS.
- THE TOPOGRAPHIC INFORMATION HEREON IS FROM AERIAL SURVEY, AT TWO FOOT CONTOUR ELEVATIONS, FROM VIRGINIA RESOURCE MAPPING PLANNING IN DECEMBER 2007.
- THE BOUNDARY INFORMATION IS FIELD PLANNED BY DEWBERRY & DEWBERRY LLC.
- A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THE PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IS SAME AS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- PUBLIC UTILITIES ARE AVAILABLE TO THE SITE AND WILL BE EXTENDED AS REQUIRED BY THE PROJECT.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES ON THE SUBJECT PROPERTY.
- THERE IS NO R. COORDINATE, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CONSIDER (EQC) ON THE SUBJECT PROPERTY.
- THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY AS SHOWN HEREON. NONE OF THESE STRUCTURES ARE REGISTERED AS HISTORIC OR ARCHITECTURAL SIGNIFICANCE. THESE STRUCTURES WILL BE REMOVED AS PART OF THE DEVELOPMENT PROJECT. THERE IS AN EXISTING BULLDOZED WHICH WILL BE RELOCATED TO THE PROPOSED RECREATION COURSE.
- THERE IS A TRUSS GREATER THAN TWENTY-FIVE (25) FEET ON THE SUBJECT PROPERTY IN THE FORM OF A 150 FOOT VERTICAL SIGNPOST WHICH HOURS OVERHEAD TRANSMISSION LINES. THE EXISTING TOWER IS IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS PROPOSED FOR RELOCATION WHICH WILL RESULT IN ADJUSTMENT TO THE UTILITY LAYOUT. ADJUSTMENT AS SHOWN ON THE DRAWING. IN ADDITION, THERE ARE NO MAJOR UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (PWS). IT IS ANTICIPATED THAT THE STORMWATER MANAGEMENT WILL BE CONTROLLED BY TWO (2) WET POND ON PROPERTY UNDER THE SAME OWNERSHIP AS THE APPLICANT OF THIS SUBDIVISION.
- ADJACENT PROPERTIES INCLUDE: A PUBLIC FACILITY (PWS STATION) ON THE EAST; A GOLF COURSE OPERATION ON TOP OF A CLOSED LANDFILL ON THE EAST AND WEST; AN ACTIVE CONSTRUCTION AND OPERATION COURSE LANDFILL ALSO ON THE NORTH THAT WILL BE CLOSED AND IS PROPOSED FOR CONVERSION TO AN ACTIVE RECREATION FACILITY ONCE THE APPROVED GRADES ARE REACHED; THE SOUTHERN AND WESTERN BOUNDARIES ADJUT TELBOROUGH ROAD AND BELLAIR STREET, RESPECTIVELY.
- THE ACTIVE RECREATION COMPLEX ESTABLISHED UPON CLOSURE OF THE LANDFILL WILL CONSIST OF APPROXIMATELY ELEVEN (11) ACRES AND IS PLANNED TO INCLUDE AN ADULT SOCCER FIELD, YOUTH BASKETBALL FIELD, OPEN PLAY AREA, TOT LOT, PLAYGROUND, PAVILION AND ACCOMPANYING PARKING.
- THE SITE DOES NOT CURRENTLY INCLUDE BIODIVERSITY WORTHY OF PROTECTION.
- THE SUBJECT PROPERTY IS IN THE LD-HIGH COMMUNITY PLANNING DISTRICT (PH-4) IN THE HILLTOP PLANNING DISTRICT OF THE COMPREHENSIVE PLAN RECOMBINATION PRIVATE RECREATION AND AN OPTIONAL RESIDENTIAL USE AT 3.3 DENSED UNITS PER ACRE. PROVIDED THERE IS SUBSTANTIAL PARCEL COAGULATION AND CONSOLIDATED ACCESS. FURTHER, APPROXIMATELY 4.8 ACRES IS IN HILLTOP PLANNING DISTRICT IN THE HILLTOP VERMONT SUPERVISOR DISTRICT SPECIFICALLY, THAT PORTION OF LAND IS IN THE HILLTOP COMMUNITY PLANNING DISTRICT (PH-4) IN THE COMPREHENSIVE PLAN MAP SHOWS THE SUBJECT PROPERTY AT 3.4 DENSED UNITS PER ACRE AND THE PLAN TEXT IS SUBJECTIVE WITH RESPECT TO THIS PARTICULAR PARCEL. A COMPREHENSIVE PLAN AMENDMENT HAS BEEN AUTHORIZED BY THE BOARD OF SUPERVISORS WHICH, WHEN APPROVED, WILL REVERSE THIS PROVISION IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT PHASING SCHEDULES WILL BE DICTATED BY MARKET CONDITIONS.
- THERE ARE NO HAZARDOUS MATERIALS ON THE EXISTING PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR THOSE PORTIONS OF THE BATTLE PROPERTY THAT HAVE PORTIONS ON PUBLIC ROADS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE DEDICATION OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROFORMA.
- THE COMPREHENSIVE PLAN MAP IDENTIFIES A PEDESTRIAN/BICYCLE TRAIL ALONG THE BELLAIR STREET AND TELBOROUGH ROAD PORTIONS OF THE PROPERTY WHICH ARE SHOWN ON THE GRAPHIC.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 10 OF THE FAIRFAX COUNTY ZONING ORDINANCE. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11. THE APPLICANT RESERVES THE RIGHT TO ADD ADDITIONAL PARKING SPACES PROVIDED THE HEIGHT OF OPEN SPACE AND THE DISTANCE TO THE LOT LINES IS NOT DIMINISHED.
- PURSUANT TO PAR. 9 OF SECTION 16-112 OF THE ZONING ORDINANCE, THE PROPOSED DEVELOPMENT SHALL BE SUBJECT TO THE FOLLOWING REQUIREMENTS, INCLUDING BUT NOT LIMITED TO: PARKING, VEHICLE DRIVE, SIDEWALKS AND LANDSCAPING WITHIN THE LIMITS OF A PROPOSED LANDFILL PRIOR TO THE EXPIRATION OF THE 2007 YEAR PERIOD FROM TERMINATION OF THE LANDFILL OPERATIONS SUBJECT TO THE APPROVAL CRITERIA OF SAID PARAGRAPH 9.
- PURSUANT TO PAR. 10 OF SECTION 16-112 OF THE ZONING ORDINANCE A MODIFICATION TO THE REQUIRED NUMBER AND DISTRIBUTION OF LOADING SPACES IS HEREBY REQUESTED. LOADING SPACES SHALL BE PROVIDED AS SHOWN ON THE GRAPHIC, WITH LOADING AREAS FOR THE TWO MAJOR CONCENTRATIONS OF RETAIL SALES ESTABLISHMENTS ADJACENT BY SERVING THE STREET SIDE RETAIL AND OFFICE WITH FRONT LOADING AND/OR PROVISIONS WITHIN THE PARKING GARAGE AND A RELOCATED STREET LOADING SPACE FOR THE PROPOSED OFFICE BUILDING.
- PURSUANT TO PAR. 10 OF SECTION 16-112 OF THE ZONING ORDINANCE A WAIVER OF LOADING SPACES IS HEREBY REQUESTED FOR THE TWO DRIVE-IN BANK FACILITIES.
- PURSUANT TO PAR. 23 OF SECTION 16-114, ANY EXISTING ESTABLISHMENTS INCLUDED IN THE SHOPPING CENTER, MUST DEMONSTRATE CONFORMANCE TO THE APPLICABLE PARKING STANDARD FOR THAT USE.
- PURSUANT TO PAR. 1 OF SECTION 16-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS BETWEEN THE DIFFERENT USES WITHIN THE SUBJECT PROPERTY IS HEREBY REQUESTED IN FAVOR OF THE LANDSCAPE DESIGN ON THE GRAPHIC.
- PURSUANT TO PAR. 1 OF SECTION 16-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THE ADJACENT EXISTING LANDFILL AND FUTURE RECREATION FACILITY ON THE WESTERN BOUNDARY AND THE EXISTING GOLF COURSE AND FIRE STATION OF THE EASTERN BOUNDARY IS HEREBY REQUESTED WITH THAT REPRESENTED ON THE GRAPHIC.
- THE PROPOSED IMPROVEMENTS TO THE SITE AND BUILDINGS ARE SUBJECT TO THE UNDERSTOOD THAT THE FINAL IMPROVEMENTS MAY BE MODIFIED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-112 OF THE ZONING ORDINANCE SO LONG AS THE OPEN SPACE REPRESENTED IN THE TABULATION AND THE SETBACK DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
- PURSUANT TO PAR. 1 OF SECTION 16-304 OF THE ZONING ORDINANCE, A WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS TO THE ADJACENT EXISTING LANDFILL AND FUTURE RECREATION FACILITY ON THE WESTERN BOUNDARY AND THE EXISTING GOLF COURSE AND FIRE STATION OF THE EASTERN BOUNDARY IS HEREBY REQUESTED WITH THAT REPRESENTED ON THE GRAPHIC.
- CONCRETE FACILITIES INCLUDE: 15000 SQUARE FEET OF CONCRETE AS A CENTRAL MAIN STREET, ATTRACTIVE LANDSCAPED SIDEWALKS AND STRATEGICALLY PLACED OPEN SPACE THAT BEHAVE AS QUALITY PLACES FOR THE PATRONS AND TRAVELERS OF THE VILLAGE CENTER. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE MATERIALS SUCH AS GRASS, TRELLIS, BENCH, PLANTINGS, BURNING/SMOKE, LIGHT STANDARDS, PASSIVE AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, AND FOR UTILITY AND MAINTENANCE STRUCTURES MAY BE PROVIDED AS LONG AS THE INSTALLED PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE GRAPHIC.
- IT IS TO BE UNDERSTOOD THAT DURING THE PHASED CONSTRUCTION, PROPOSED PARKING GARAGE AND BUILDING SITES MAY BE USED FOR INTERIM SURFACE PARKING AREAS FOR THE ADJACENT USABLE DRIVE ON SITE.
- PURSUANT TO SECTION 16-112, PAR. 8 OF THE ZONING ORDINANCE, THE APPLICANT REQUESTS A VARIANCE IN THE STRICT APPLICATION OF SECTION 16-112 OF THE ZONING ORDINANCE, TO ALLOW A RETAIL SALES ESTABLISHMENT, LARGE, A SECONDARY USE, TO EXCEED TWENTY-FIVE PERCENT (25%) OF THE GROUND FLOOR AREA OF ALL PRINCIPAL USES IN THE DEVELOPMENT.
- FINAL ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME. IT IS UNDERSTOOD THAT SCENIC ELEVATIONS AND CONCEPTUAL PERSPECTIVE DRAWINGS INCLUDED IN THIS SUBMISSION ARE ILLUSTRATIVE AND MEANT TO CONVEY A SENSE OF SCALE AND DESIGN INTENT ONLY.
- THE PROPOSED BUILDINGS MAY HAVE A RETROFITTED DESIGN IN PART TO MEET THE PERFORMANCE EQUIVALENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PROVISIONS WILL BE ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE SUBDIVISION AND WILL BE CONTRASTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS.
- THE PROPOSED USE WILL NOT CONSTITUTE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCE AS SET FORTH IN TITLE 16, CODE OF FEDERAL REGULATIONS PARTS 111.4, 16.4, 16.4 AND 16.4 WITH THE EXCEPTION OF BATTERY GAB OBSERVED BY THE LANDFILL, WHICH WILL BE REGULATED IN ACCORDANCE WITH THE RULES AND POLICIES OF THE VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE COUNTY FIRE MARSHAL'S OFFICE. ANY HAZARDOUS WASTE AS SET FORTH IN THE COMMUNITY HEALTH AND ENVIRONMENTAL QUALITY AND THE COUNTY FIRE MARSHAL'S OFFICE, ANY HAZARDOUS WASTE AS SET FORTH IN THE COMMUNITY HEALTH AND ENVIRONMENTAL QUALITY AND THE COUNTY FIRE MARSHAL'S OFFICE, ANY HAZARDOUS WASTE AS SET FORTH IN TITLE 16, CODE OF FEDERAL REGULATIONS PART 16.4.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS EXCEPT AS NOTED HEREON.

TABULATION

EXISTING ZONING	R-1 AND R-3
PROPOSED ZONING	RDC
LAND AREA OF THE RZFD	33.0 AC
AREA OF REZONING FROM R-1 TO RDC	11.3 AC
RETAIL SALES ESTABLISHMENTS (1) (2)	253,000 SF
OFFICE	113,000 SF
TOTAL GROSS FLOOR AREA	366,000 SF
MAXIMUM PERMITTED FLOOR AREA (M/F/A)	0.5
MAXIMUM PROPOSED FLOOR AREA RATIO (P/F/A)	0.25
PARKING SPACES REQUIRED (1)	1,300 SP
OFFICE BUILDING	280 SP
100 SQ FT / 1,000 / 3.3 PER	82 SP
OFFICE (1) FLOOR	82 SP
170 SQ FT / 1,000 / 3.3 PER	1012 SP
SHOPPING CENTER (RETAIL (2))	1012 SP
200 SQ FT / 1,000 / 1.4 PER	
PARKING SPACES PROVIDED	1,850 SP
STRUCTURED	500 SP
SURFACE	1,350 SP
LANDSCAPE OPEN SPACE REQUIRED (MIN)	215,820 SF
LANDSCAPE OPEN SPACE PROVIDED (20%)	288,347 SF

(1) TWO (2) DRIVE-IN BANK FACILITIES (4,500 SF EA) + 2 = 9,000 SF ARE INCLUDED IN THE RETAIL SALES ESTABLISHMENT GROSS SQUARE FOOTAGE. DRIVE-IN BANK STAGING SPACES ARE SHOWN ON THE GRAPHIC IN ACCORDANCE WITH THE PAR. 1 OF SECTION 16-112 OF THE ZONING ORDINANCE.

(2) AS CITED IN NOTE 28, PARKING FOR EXISTING ESTABLISHMENTS IS NOT INCLUDED IN THE SHOPPING CENTER PARKING STANDARD AS DEFINED IN PAR. 23 OF SECTION 16-114 OF THE ZONING ORDINANCE. INCLUSION OF ANY EXISTING ESTABLISHMENTS IN THE TABULATION OF THE CENTER WILL REQUIRE A DISSEMINATION OF THE APPLICABILITY OF PARKING BASED ON THE APPLICABLE STANDARD OF SECTION 16-114.



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HILLTOP VILLAGE CENTER  
CONCEPTUAL DEVELOPMENT PLAN /  
FINAL DEVELOPMENT PLAN  
LEE AND MOUNT VERNON DISTRICTS  
FAIRFAX COUNTY, VIRGINIA



KEY PLAN

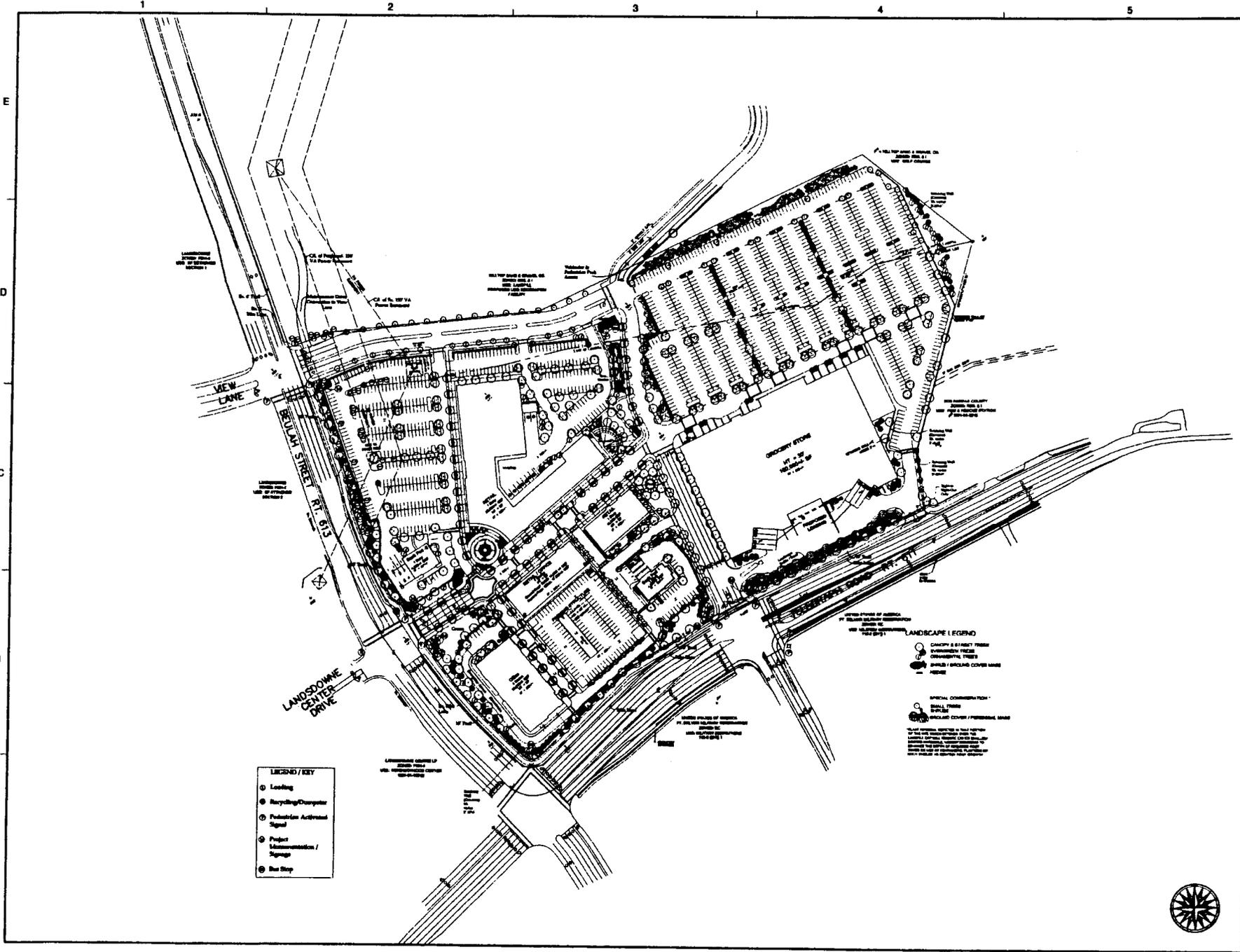
SCALE

NO.	DATE	BY	DESCRIPTION
1	01/18/08	JAC	Initial Design
2	02/08/08	JAC	Updated
3	10/18/08	JAC	Updated
4	11/18/08	JAC	Updated

DRAWN BY: JMW  
APPROVED BY: JMW  
CHECKED BY: JMW  
DATE: February 12, 2008

TITLE  
Hilltop Village Center  
CDP / FDP  
NOTES & TABULATION

PROJECT NO.



- LEGEND / KEY**
- Loading
  - Recycling/Composter
  - ⊕ Pedestrian Activated Signal
  - ⊙ Project Memorandum / Signage
  - ⊙ Bus Stop

- LANDSCAPE LEGEND**
- CANOPY & STREET TREE
  - DIMENSIONED TREE
  - DIMENSIONAL TREE
  - DIMENSIONAL TREE
  - SHRUB / BURLAP COVER WARE
  - NONE
- SPECIAL CONSIDERATION**
- BURLAP COVER
  - BURLAP COVER / PERMEABLE WARE



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**HILLTOP VILLAGE CENTER**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 LIB AND MOUNT VERNON DISTRICTS  
 MARSH COUNTY, IOWA



KEY PLAN



No.	DATE	BY	Description

DESIGNED BY: AMR  
 APPROVED BY: LM  
 DATE: February 12, 2008

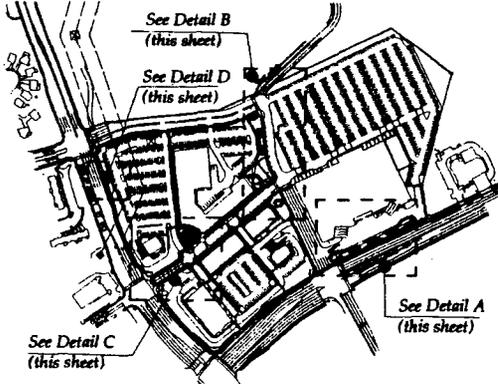
TITLE  
**Hilltop Village Center**  
**LANDSCAPE PLAN**

PLOT SHEET NO.





Key Map

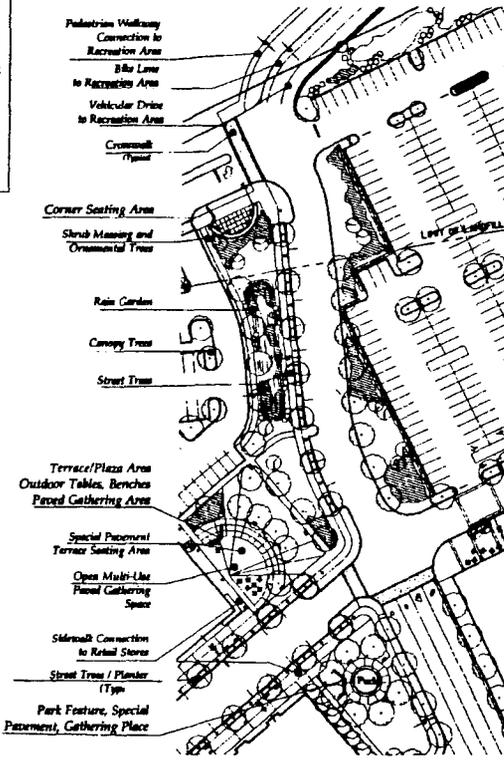


N.T.S.

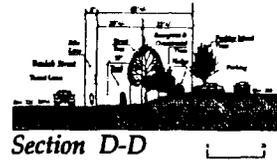
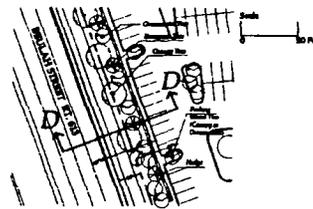
LANDSCAPE LEGEND

- CANOPY & STREET TREES
- EVERGREEN TREES
- ORNAMENTAL TREES
- SHRUB / GROUND COVER MASS
- HEDGE
- SMALL TREES
- SHRUBS
- GROUND COVER / PERENNIALS

Detail B: Park, Terrace, Greenway to Recreation Entry

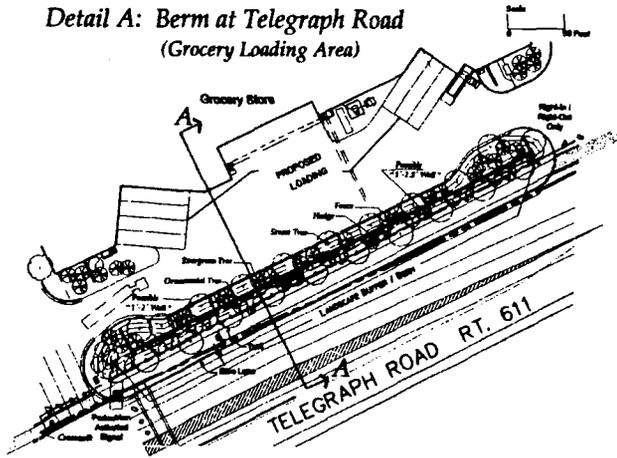


Detail D: Landscape Edge at Parking Beulah Street Frontage

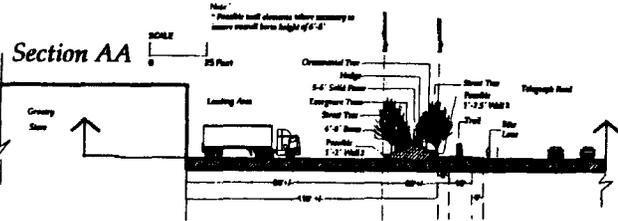


NOTE:  
Detail Plans reflect development/design intent. Specific pavement patterns, textures and placement of plant material, street furniture and streetscape elements subject to coordination with final engineering and architectural design.

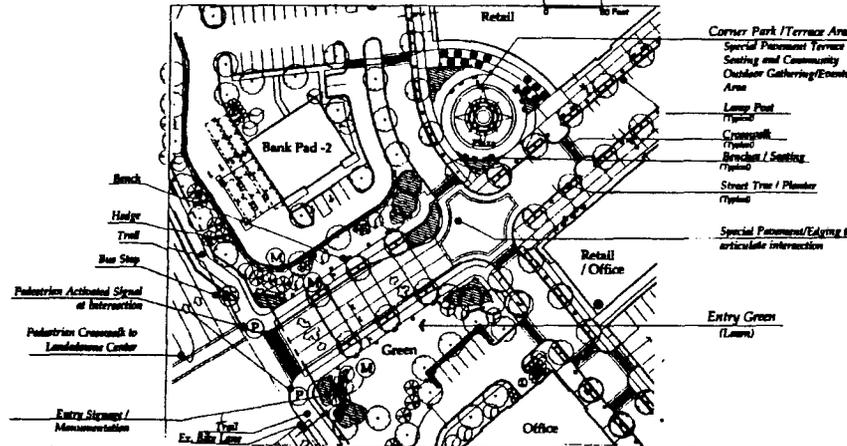
Detail A: Berm at Telegraph Road (Grocery Loading Area)



Section AA



Detail C: Corner Plaza Area



KEY PLAN

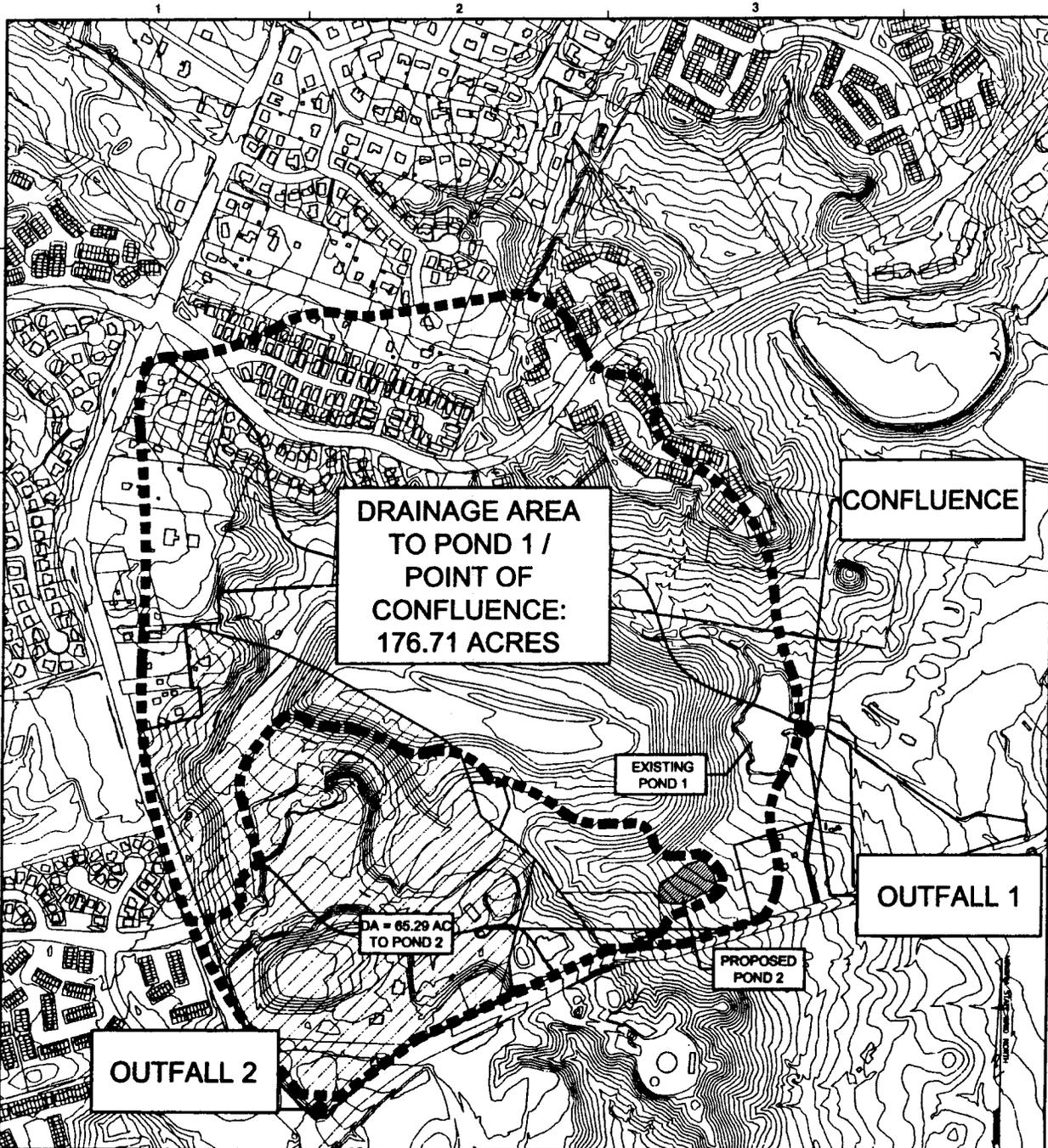
SCALE: SEE INDIVIDUAL SHEETS FOR SCALE

NO.	DATE	BY	DESCRIPTION
1	1/11/07	DMC	Final Review & Release
2	1/11/07	DMC	Final Review & Release
3	1/11/07	DMC	Final Review & Release

DESIGNED BY: DMC  
APPROVED BY: DMC  
CHECKED BY: DMC  
DATE: February 16, 2007

TITLE: HILLTOP VILLAGE CENTER CDP / FDP Details

PROJECT NO:



**Hilltop Village Center and Recreation Area Stormwater Management (SWM) AND DRAINAGE OUTFALL Narrative**

**1. Stormwater Management**

The Hilltop Village Center (333 AC) and Recreation Area (35.94 AC) (project site) is a 68.84 acre development located in southwestern Fairfax County and is a part of the overall Hilltop Sand and Gravel site (151 acres) where existing land use includes an active shale land fill and a new shale gas well.

The majority of the overall Hilltop Sand and Gravel site, including the proposed Hilltop Village Center and Recreation Area, is to be developed in accordance with the original design concept. The majority of the proposed runoff from the 68.84 acre project site will be directed to a proposed new SWM facility (outfall) referred to as Future Pond 2 located 800 feet southwest of Pond 1 outside of the 70 acre project site but within the original Hilltop Sand and Gravel site. In addition, approximately 3 of the 4 acres of the project site that naturally drains to Telegraph Road (Outfall 2) will be directed into Pond 2 to avoid increasing runoff into the existing Telegraph storm sewer system and maintain an adequate drainage outfall. The discharge from Pond 2 will be conveyed via a proposed storm sewer pipe to the existing stormwater detention of Pond 1. The stormwater detention design for Pond 2 is such that the combined discharge from Ponds 1 and 2 will be less than the predevelopment design for the outfall downstream of Pond 1 to be shown in the attached HEC-1 model output. The computations for pre-developed runoff and existing Pond 1 are taken from the approved site plan for the Hilltop Recreation project (County Plan No. 3368-17-001-1).

The normal pool volume of Pond 2 has been sized to provide 4 times the runoff of the mean storm for the entire drainage of the Hilltop Sand and Gravel site draining to the facility. This storm will provide the required 40% runoff P1 removal for the 68.84 acre Hilltop Village Center and Recreation Area site.

**2. Drainage Outfall**

There are two existing drainage outfalls for the 68.84 acre project site.

**Outfall No. 1**

The majority of the site (65.29 acres) naturally drains to existing Pond 1 which discharges to an engineering drainage channel that discharges approximately 242 cfs into the existing 178.71 acre road through Pond 1, which is more than 80% of the site's 65.29 drainage area and is therefore the point of confluence. This engineering channel is shown with three separate cross sections to determine the overtopping of the channel occurs, and the 2 year velocity was determined to be non-erosive. See computation sheets for cross sections.

The proposed site design included construction of a new stormwater management facility (Pond 2) to improve the performance of existing Pond 1. Together these facilities will be required to receive proposed site runoff for the 10- and 10-year storms before predevelopment flow rates. Runoff from the majority of the 70 acre project site will be directed to proposed Pond 2 and then into a proposed storm sewer system discharging into the engineering channel downstream of Pond 1, or into the existing channel.

Computations will be provided which demonstrate that the engineering channel and associated roadway culverts between Pond 1 and the major Road 1 will adequately convey the combined 2- and 10-year discharge runoff from Ponds 1 and 2. The stream channel within the major Road 1 immediately downstream of the confluence will be evaluated for adequacy to convey the 2-year storm. For the uncontrolled portion of the site (drained to existing Pond 1) the existing storm sewer system will be evaluated for adequacy to convey the required 10-year design storm. The second portion of the site that is uncontrolled (1-2) will be conveyed to the existing Pond 1, but it does not, and will increase in runoff to be directed to the proposed development in that area is regulated ground cover.

**Outfall No. 2**

The remainder of the site (4 acres identified as U-2) drains to the road into an existing storm sewer system on Telegraph Road. It is proposed that 3 of the 4 acres be directed to proposed Pond 2 in order that post-development flow rates to this outfall are not increased and the existing storm sewer system will have adequate capacity for the 10-year design storm. If this diversion is determined to not be feasible then engineering discharge rates such that the existing storm sewer outfall can adequately convey proposed runoff from the project site.

**MINIMUM STORMWATER INFORMATION FOR RECORDING, SPECIAL DESCRIPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS**

The following information is required to be shown or provided in all zoning applications, or a vector report of the information required with justification shall be obtained. Where "Whereas" will be added to the application. Failure to submit the required information may result in a delay in processing this application.

This information is required under the following existing Ordinance paragraphs:

Special Permits (S-48.1, 23 & 24)  
 Zoning Ordinance (S-48.1, 23 & 24)  
 Development Plan (S-48.1, 23 & 24)  
 HCP (Hilltop Village Center) (S-48.1, 23 & 24)

Special Permits (S-48.1, 23 & 24)  
 Zoning Ordinance (S-48.1, 23 & 24)  
 Development Plan (S-48.1, 23 & 24)  
 HCP (Hilltop Village Center) (S-48.1, 23 & 24)

**1.** A site plan showing the location of the outfall and the location of the outfall structure.

**2.** A graphic depicting the stormwater management facility(ies) and both of channel and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond outfalls, access roads, site details, energy dissipation devices, and stream discharge structure as shown on Sheet 5.

**3.** Provide:

Facility Name	Orifice size	Orifice area	Discharge	Protective Storage	If pond, dam Type & Sta.	Normal storage	Normal (area)	Area (sq ft)	Inflow (cfs)	Height (ft)
Site Pond	48.00	36.00	68.20	68.20	68.20	1,000,000	33.0			
Site Pond A, B, C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z										
<b>Total</b>	<b>48.00</b>	<b>36.00</b>	<b>68.20</b>	<b>68.20</b>	<b>68.20</b>	<b>1,000,000</b>	<b>33.0</b>			

**4.** Outlet discharge channels, outfalls and pipe systems are shown on Sheet 6.

**5.** Retention basin (pond) to stormwater management facility(ies) are shown on Sheet 6. Type of retention basin and outlet structure on the plan to be shown, pond, dam, etc.

**6.** Landscaping and tree preservation shown to and near the stormwater management facility is shown on Sheet 6.

**7.** A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5.

**8.** A description of the existing conditions of each nonretention site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one acre (0.40 hectare) is provided on Sheet 5.

**9.** A description of how existing contributing drainage areas of the site are to be shown is provided on Sheet 5.

**10.** Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 3, 4.

**11.** A subdivision map is required for M&L.

**12.** Stormwater management is not required because M&L.

Survey Letter 85-43 dated 02/24/83

**Dewberry**

Dewberry & Davis LLC

11000 Old Dominion Blvd  
 Suite 200  
 Fairfax, VA 22031  
 Tel: 703-261-1000  
 Fax: 703-261-1001

**HILLTOP VILLAGE CENTER  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN**

LEE HAYES COUNTY, VIRGINIA  
 FAIRFAX COUNTY, VIRGINIA

DATE: 7-16-09

SCALE: 1" = 200'

No.	DATE	BY	DESCRIPTION
1	12.04.08	DMC	REV. LAYOUT
3	01.16.09	DMC	No Change
12	02.08.09	DMC	Issue

DATE: February 12, 2008

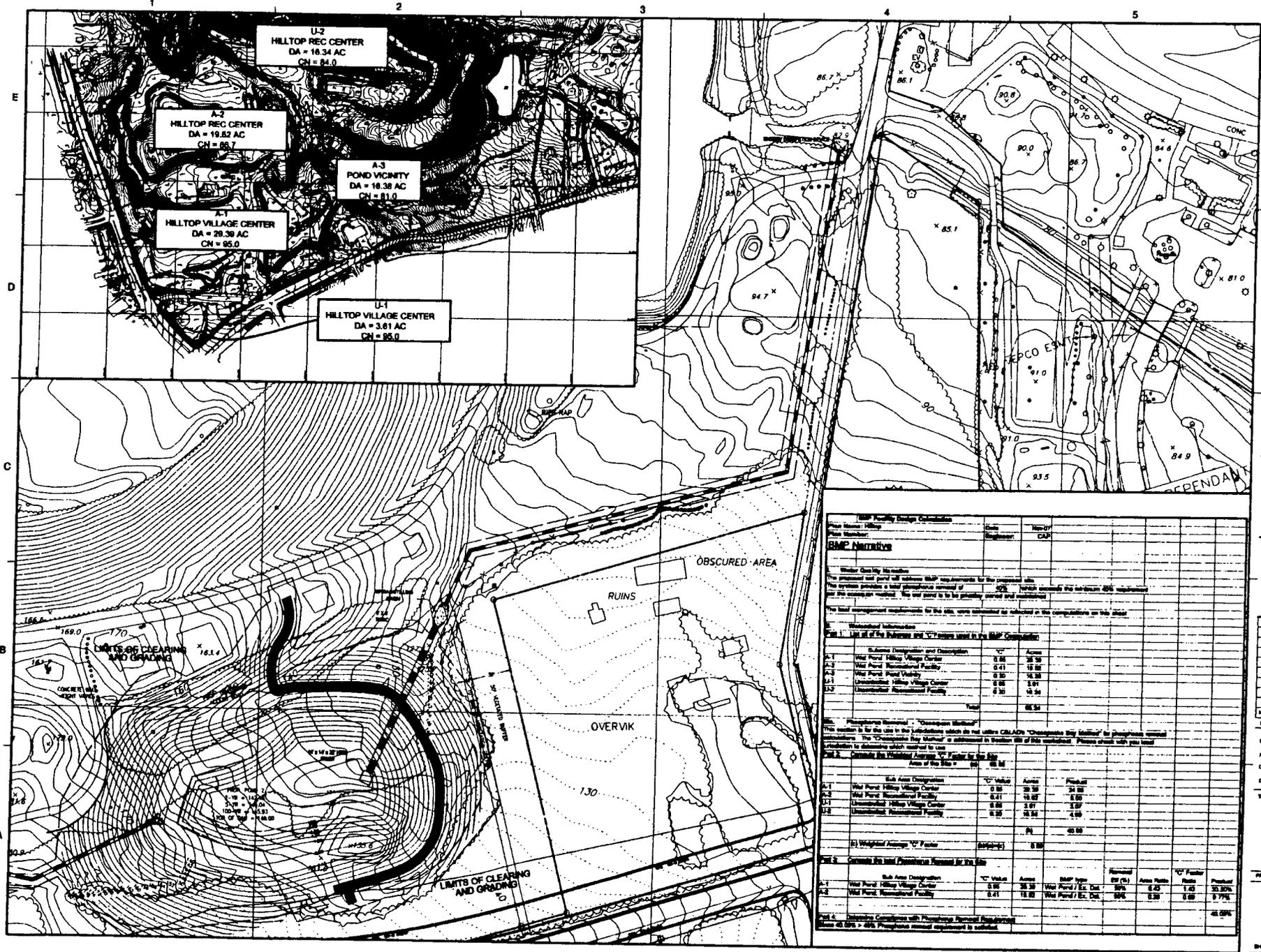
**Hilltop Village Center  
 Stormwater Outfall Narrative**

PROJECT NO: 7

DATE: 02/12/08

OF 11

M-10865



Dewberry & Davis LLC  
 10000 N. 10th Street  
 Suite 100  
 Phoenix, AZ 85020  
 (602) 998-8800

**HILLTOP VILLAGE CENTER**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 LEE AND MOUNTAIN VILLAGES UNINCORPORATED  
 MARICOPA COUNTY, ARIZONA



REV PLAN

SCALE

No.	DATE	BY	Description
3	01.16.09	LM	No Change
2	12.02.08	LM	No Change
1	10.17.08	LM	No Change

DESIGNED BY: LM  
 APPROVED BY: LM  
 CHECKED BY: LM  
 DATE: February 13, 2009

**Hilltop Village Center**  
 CDP / FDP  
 Stormwater Narrative

PROJECT NO:

Sub Area Description	C <sub>1</sub> Value	Area	Runoff	Peak Flow	Volume
A-1 Wet Pond Hilltop Village Center	0.35	28.38	24.82	1.43	33.32%
A-2 Wet Pond Recreational Facility	0.41	18.82	1.65	0.69	9.77%
A-3 Wet Pond Pond Vicinity	0.35	16.38	1.43	0.69	9.77%
A-1 Unimproved Hilltop Village Center	0.45	3.97	0.35	0.15	
A-2 Unimproved Recreational Facility	0.35	15.94	1.43	0.69	
<b>Total</b>		<b>85.51</b>	<b>43.68</b>	<b>1.43</b>	<b>43.68%</b>

Sub Area Description	C <sub>1</sub> Value	Area	Runoff	Peak Flow	Volume
A-1 Wet Pond Hilltop Village Center	0.35	28.38	24.82	1.43	33.32%
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<b>Total</b>		<b>85.51</b>	<b>43.68</b>	<b>1.43</b>	<b>43.68%</b>

**BMP Narrative**

Wet Pond Facility Description  
 The proposed wet pond will address BMP requirements for the proposed site.  
 The system provides a total phosphorus removal of 0.2% which exceeds the minimum 0.05% requirement for the proposed wet pond. The wet pond is to be planted, owned and maintained.

The total phosphorus removal for the site, when combined as indicated in the computations on this sheet:

**Table 1: List of the Subareas and C<sub>1</sub> Values used in the BMP Computations**

Sub Area Description	C <sub>1</sub> Value	Area
A-1 Wet Pond Hilltop Village Center	0.35	28.38
A-2 Wet Pond Recreational Facility	0.41	18.82
A-3 Wet Pond Pond Vicinity	0.35	16.38
A-1 Unimproved Hilltop Village Center	0.45	3.97
A-2 Unimproved Recreational Facility	0.35	15.94
<b>Total</b>		<b>85.51</b>

**Table 2: Detention for Wet Ponded Areas - C<sub>1</sub> Factor for the Site**

Sub Area Description	C <sub>1</sub> Value	Area	Runoff	Peak Flow	Volume
A-1 Wet Pond Hilltop Village Center	0.35	28.38	24.82	1.43	33.32%
A-2 Wet Pond Recreational Facility	0.41	18.82	1.65	0.69	9.77%
A-3 Wet Pond Pond Vicinity	0.35	16.38	1.43	0.69	9.77%
A-1 Unimproved Hilltop Village Center	0.45	3.97	0.35	0.15	
A-2 Unimproved Recreational Facility	0.35	15.94	1.43	0.69	
<b>Total</b>		<b>85.51</b>	<b>43.68</b>	<b>1.43</b>	<b>43.68%</b>

**Table 3: Summary for Total Phosphorus Removal for the Site**

Sub Area Description	C <sub>1</sub> Value	Area	BMP Type	Removal (%)	Area Ratio	Area	Product
A-1 Wet Pond Hilltop Village Center	0.35	28.38	Wet Pond / Ex. Det.	99%	0.43	1.43	33.32%
A-2 Wet Pond Recreational Facility	0.41	18.82	Wet Pond / Ex. Det.	99%	0.36	0.69	9.77%
<b>Total</b>							<b>43.68%</b>

**Table 4: Phosphorus Computation with Phosphorus Removal Requirements**  
 Area 43.68% > 0.05% Phosphorus removal requirement is satisfied.



Dewberry & Davis LLC  
 10000 Wilshire Blvd  
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 Beverly Hills, CA 90212  
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 www.dewberry.com

HILLTOP VILLAGE CENTER  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 USE AND OCCUPANCY VARIATION CONTRACT  
 PALMER COUNTY, MISSOURI



SCALE  
 1" = 100'

NO.	DATE	BY	DESCRIPTION
3	01.16.08	DMC	No Change
2	12.02.08	DMC	Initial 2-D Set
1	12.04.08	DMC	REV. LAYOUT

DESIGNED BY: JMB  
 APPROVED BY: [Signature]  
 CHECKED BY: LM  
 DATE: February 13, 2008  
 TITLE: Hilltop Village Center Stormwater Management

Hilltop Village Center  
 Stormwater Management

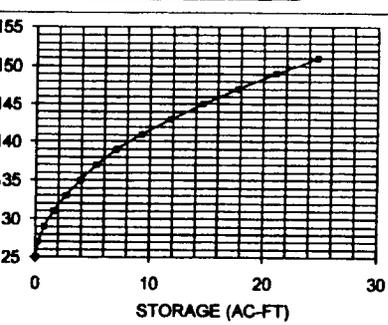
PROJECT NO.

PEAK FLOW AND STAGE (END-OF-PERIOD) SUMMARY FOR MULTIPLE PLAN-RATIO ECONOMIC COMBINATIONS  
 FLOWS IN CUBIC FEET PER SECOND, AREA IN SQUARE MILES  
 TIME TO PEAK IN HOURS

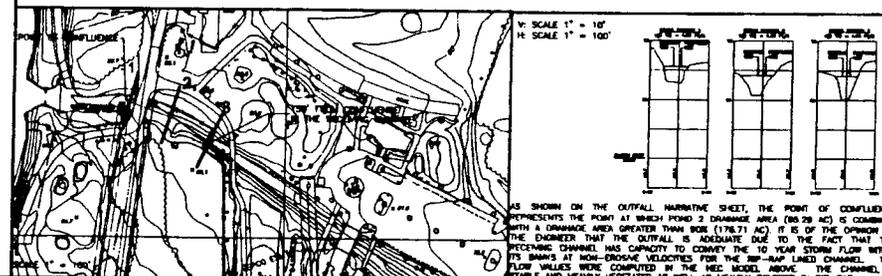
OPERATION	STATION	AREA	PLAN	RATIOS APPLIED TO PRECIPITATION						
				2-YEAR:		10-YEAR:		100-YEAR:		
				RATIO 1	RATIO 2	RATIO 3	RATIO 4	RATIO 5	RATIO 6	
				1.20	5.20	12.30	10.95	18.25	8.35	
HYDROGRAPH AT	BASIN1	.28	1 FLOW TIME	275	562	869	1401	2489	1022	
ROUTED TO	EKSBN1	.28	1 FLOW TIME	200	433	327	1276	2259	889	
				12.33	12.33	12.30	12.23	12.23	12.27	
				** PEAK STAGES IN FEET **						
				1 STAGE	88.05	90.11	91.82	93.64	96.40	92.43
				TIME	12.33	12.33	12.30	12.23	12.23	12.27
HYDROGRAPH AT	BASIN2	.10	1 FLOW TIME	169	308	452	700	1189	524	
ROUTED TO	FRSHW2	.10	1 FLOW TIME	40	120	343	644	1140	437	
				12.37	12.37	12.13	12.10	12.07	12.10	
				** PEAK STAGES IN FEET **						
				1 STAGE	149.43	148.04	148.93	149.78	150.95	149.22
				TIME	12.37	12.27	12.13	12.10	12.10	12.10
2 COMBINED AT	COMB12	.38	1 FLOW TIME	240	547	967	1723	3175	1190	
				12.33	12.30	12.23	12.20	12.17	12.20	
				SUMMARY OF DAM OVERTOPPING/BREACH ANALYSIS FOR STATION FRSHW2 (PEAKS SHOWN ARE FOR EXTREMAL TIME STEP USING SORTING BREACH FORMATION)						

PLAN	INITIAL VALUE	SPILLWAY CHEST	TOP OF DAM
1	142.00	147.50	152.00
2	7	14	21
3	0	31	167.9

\*\*\* NORMAL END OF HEC-1 \*\*\*  
 NOTE: A DRAIN SHIFT IN THE POND ELEVATION OCCURRED, WHICH REDUCES THE ELEVATIONS IN THE COMPUTATIONS TO BE REDUCED BY 3 FEET. THE SHAPE OF THE POND HAS BEEN MAINTAINED AND THE STAGE STORAGE CURVE HAS BEEN UPDATED.



ELEVATION (FEET)	AREA (ACRES)	INCREMENTAL VOLUME (ACRE-FEET)	TOTAL VOLUME (ACRE-FEET)
125	0.07	0.0000	0.0000
127	0.30	0.2290	0.2290
128	0.38	0.5244	0.7435
131	0.48	0.8891	1.6326
133	0.67	1.0497	2.6823
136	0.87	1.2367	3.9190
137	0.78	1.4291	5.3481
138	0.68	1.7363	7.0844
141	1.22	2.1899	9.2743
143	1.34	2.5891	11.8634
146	1.47	2.8000	14.6634
147	1.61	3.0798	17.7432
148	1.75	3.3090	21.0522
151	1.9	3.6482	24.7004



AS SHOWN ON THE OUTFALL NARRATIVE SHEET, THE POINT OF COMPLETION REPRESENTS THE POINT AT WHICH POND 2 DRAINAGE AREA (86.28 AC) IS COMBINED WITH A DRAINAGE AREA GREATER THAN BOX (176.71 AC). IT IS OF THE OPINION OF THE ENGINEER THAT THE OUTFALL IS ADEQUATE DUE TO THE FACT THAT THE RECEIVING CHANNEL HAS CAPACITY TO CONVEY THE 10 YEAR STORM FLOW WITHIN ITS BANKS AT NON-CROSSING VELOCITIES FOR THE 10-YEAR FLOW CHANNEL. THE FLOW VALUES WERE COMPUTED IN THE HEC MODEL FROM THE CHANNEL, IS STABLE AND HEAVILY VEGETATED AS WELL AS HEAVILY COVERED IN BIP-RIP

FLOOD HYDROGRAPH PACKAGE (HEC-1)  
 JUN 1998  
 VERSION 4.1  
 RUN DATE 27JAN08 TIME 11:59:31

U.S. ARMY CORPS OF ENGINEERS  
 HYDROLOGIC ENGINEERING CENTER  
 605 SECOND STREET  
 DAVIS, CALIFORNIA 95616  
 (916) 754-1104

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1G, HEC1D, AND HEC1K.

THE DEFINITIONS OF VARIABLES -RTIME- AND -RTDR- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE. THE DEFINITION OF -ADJUST- OR -RC-CHG- HAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION. NEW OPTIONS: DAMBREAK OUTFLOW SUBROUTINE, STORM EVENT DAMAGE CALCULATION, RESERVOIR SPACE PRECEDENCE, DISSEMINATED TIME SERIES AT DESIRED CALCULATION INTERVAL, LOSS RATE GREEN AND AMP7 INFILTRATION KINEMATIC WAVES, NEW FIFTE DIFFERENCE ALGORITHM

HEC-1 INPUT PAGE 1

LINE	ID	1	2	3	4	5	6	7	8	9	10
1	DI	*DIAGRAM									
2	ID	HILLTOP VILLAGE CENTER AND RECREATIONAL CENTRE									
3	ID	PROPOSED CONDITIONS									
4	ID	USING RAINFALL DATA FROM PPR PPM AND MRC5 TYPE II 24-HR STORM									
5	ID	FILENAME: Prop_Rev.tbl									
6	IT	2									
7	IO	8									
8	JR	PRBC	3.2	5.2	7.3	10.95	18.25	8.35			
9	KR	BASIN1									
10	RM	Inflow to Existing SSM Pond 1									
11	BA	0.281	21								
12	TR	6									
13	PC	0.0	.00101	.00202	.00305	.00408	.00513	.00618	.00725	.00832	.00941
14	PC	.04050	.01161	.02122	.03185	.04198	.05163	.06178	.07185	.08162	.09091
15	PC	.02	.03211	.04442	.05655	.06848	.08033	.09208	.10365	.11512	.12632
16	PC	.03450	.03581	.03712	.03845	.03978	.04113	.04248	.04385	.04522	.04661
17	PC	.048	.04941	.05088	.05229	.05376	.05525	.05676	.05829	.05984	.06141
18	PC	.063	.06461	.06628	.06808	.07005	.07208	.07428	.07658	.07901	.08148
19	PC	.08	.08181	.08346	.08549	.08736	.08925	.09116	.09309	.09504	.09701
20	PC	.099	.10101	.10306	.10509	.10716	.10925	.11136	.11349	.11564	.11781
21	PC	.12	.12225	.12460	.12705	.12960	.13225	.135	.13785	.14080	.14385
22	PC	.147	.1502	.15340	.1566	.1598	.163	.16628	.16972	.17322	.17678
23	PC	.181	.18512	.18948	.19408	.19892	.204	.2094	.2152	.2214	.228
24	PC	.233	.24268	.25132	.2602	.2694	.2788	.2884	.2984	.3086	.3191
25	PC	.663	.68136	.69868	.71304	.72516	.735	.74344	.75136	.75876	.76564
26	PC	.772	.77956	.78664	.79308	.79896	.8043	.80924	.81376	.81796	.82184
27	PC	.82	.82367	.82726	.83079	.83424	.83763	.84098	.8443	.84756	.85077
28	PC	.85150	.85647	.86136	.86619	.87094	.87564	.88024	.88476	.88924	.89371
29	PC	.88	.88229	.88455	.88679	.8889	.89119	.89335	.89549	.8976	.89969
30	PC	.90175	.90379	.9058	.90779	.90975	.91169	.9136	.91549	.91735	.91919
31	PC	.921	.92279	.92455	.92629	.928	.92969	.93135	.93299	.9346	.93619
32	PC	.93775	.93929	.9408	.94229	.94375	.94519	.9466	.94799	.94935	.95069
33	PC	.952	.9533	.95459	.95588	.95716	.95844	.95971	.96098	.96224	.9635
34	PC	.96475	.966	.96728	.96848	.96971	.97094	.97216	.97338	.97459	.97578
35	PC	.977	.9782	.97929	.98028	.98116	.98204	.98281	.98358	.98434	.98509
36	PC	.98675	.9889	.99104	.99218	.99331	.99444	.99556	.99664	.99779	.9989
37	LD	1.0									
38	LD	84.17									
39	LD	0.288									
40	KR	EKSBN1									
41	RM	Inflow to Existing SSM Pond 1 with Existing 12.5' Weir									
42	BA	0	21								
43	RS	1	STOR	0							
44	SV	0	1.34	4.7	8.59	12.79	17.34	18.52			
45	SE	85	86	88	90	92	94	94.5			
46	SO	0	13.26	37.3	66.89	104.07	148.23	194.84	245.55	300	357.87
47	SD	118.26	483.7	131.18	491.96	769.51	908.02	1080.64	1222.77	1482.21	1588.13
48	SE	85	85.5	88	86.5	87	87.5	88	88.5	89	89.5
49	SE	90	90.5	91	91.5	92	92.5	93	93.5	94	94.5

HEC-1 INPUT PAGE 2

LINE	ID	1	2	3	4	5	6	7	8	9	10
50	KR	BASIN2									
51	RM	Inflow to Proposed SSM Pond 2									
52	BA	0.101	21								
53	LE	0.15	90								
54	UD	0.15	90								
55											
56	KR	FRSHW2									
57	RM	Inflow Through Proposed SSM Pond 2									
58	BA	0	21								
59	SA	0	SELEW	142							
60	SA	0.07	0.16	0.38	0.48	0.57	0.67	0.76	0.98	1.22	1.34
61	SA	1.47	1.61	1.75	1.9						
62	SB	128	130	132	134	136	138	140	142	144	146
63	SE	148	150	152							
64	SL	142	4.5	0.6	0.5						
65	SS	147.5	3.6	0	1.5						
66	ST	152	590	2.4	2.5						
67	KR	COMB12									
68	RM	Combine Outflow from SSM Ponds 1 and 2									
69	BA	2	21								
70	PC	2									
71	TR	15									