APPLICATION ACCEPTED: May 9, 2008
PLANNING COMMISSION: September 24, 2009
BOARD OF SUPERVISORS: October 5, 2009 @ 3:30 P.M.

County of Fairfax, Virginia

September 10, 2009

CRD

STAFF REPORT

APPLICATIONS RZ 2008-MV-007and SEA 85-L-137

MOUNT VERNON DISTRICT

APPLICANT:	JK Investments, Inc.
PRESENT ZONING:	R-2 and C-8, CRD, HC, HD
REQUESTED ZONING:	C-8, CRD, HC, HD
PARCEL:	109-2 ((1)) 13A
ACREAGE:	8.82 acres
FLOOR AREA RATIO:	0.50
PLAN MAP:	Retail & other
RZ PROPOSAL:	To rezone 8.82 acres from the R-2 and C-8 District to the C-8 District to permit the construction of two (2) hotels and the retention of the existing office building.
SE PROPOSAL:	To amend SE 85-L-137 previously approved to permit fill within a floodplain to permit an increase in fill within a floodplain.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2008-MV-007, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of SEA 85-L-137, subject to the proposed development conditions contained in Appendix 2 of the staff report.

St.Clair Williams

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

Staff recommends approval of a modification of the transitional screening requirement along the Old Mill Road frontage of the subject property to that shown on the GDP/SEA Plat.

Staff recommends approval of a waiver of the barrier requirement along the Old Mill Road frontage of the subject property.

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

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

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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

O:\SWILLI\RZ\RZ 2008-MV-007-SEA 85-L-137 JK Investments Ind\Staff Report\Cover.doc

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

Rezoning Application

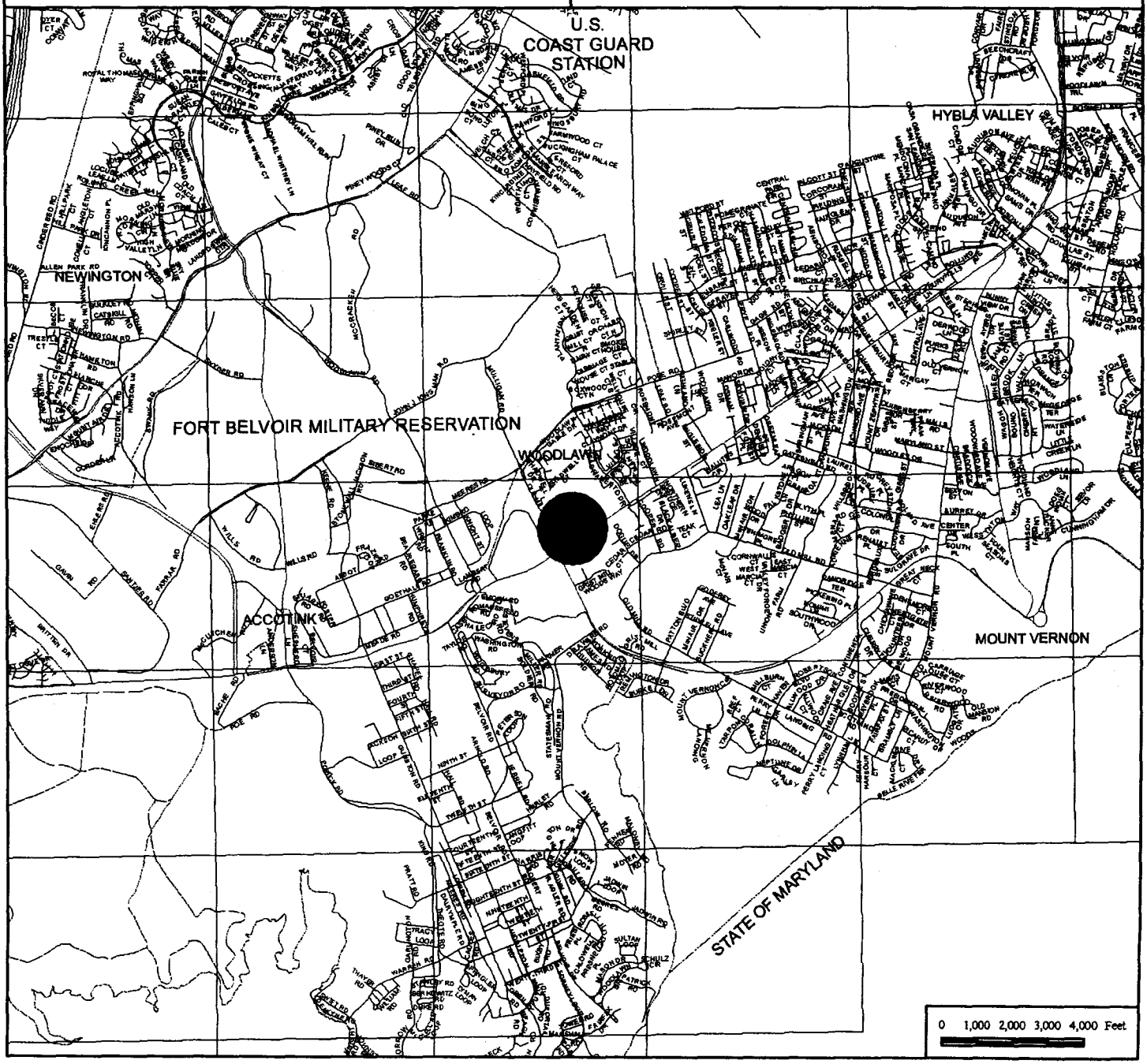
RZ 2008-MV-007

Applicant:	JK INVESTMENTS, INC.
Accepted:	05/09/2008
Proposed:	COMMERCIAL
Area:	8.82 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect:	
Located:	NORTHEAST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND OLD MILL ROAD
Zoning:	FROM R- 2 TO C- 8, FROM C- 8 TO C- 8
Overlay Dist:	CRD HD HC
Map Ref Num:	109-2- /01/ /0013A

Special Exception Amendment

SEA 85-L-137

Applicant:	JK INVESTMENTS, INC.
Accepted:	05/09/2008
Proposed:	AMEND SE 85-L-137 PREVIOUSLY APPROVED FOR USES IN A FLOODPLAIN TO PERMIT INCREASE IN FAR
Area:	8.82 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect:	09-0618
Art 9 Group and Use:	6-15
Located:	8850 RICHMOND HIGHWAY
Zoning:	C- 8
Plan Area:	4,
Overlay Dist:	CRD HD HC
Map Ref Num:	109-2- /01/ /0013A



Rezoning Application

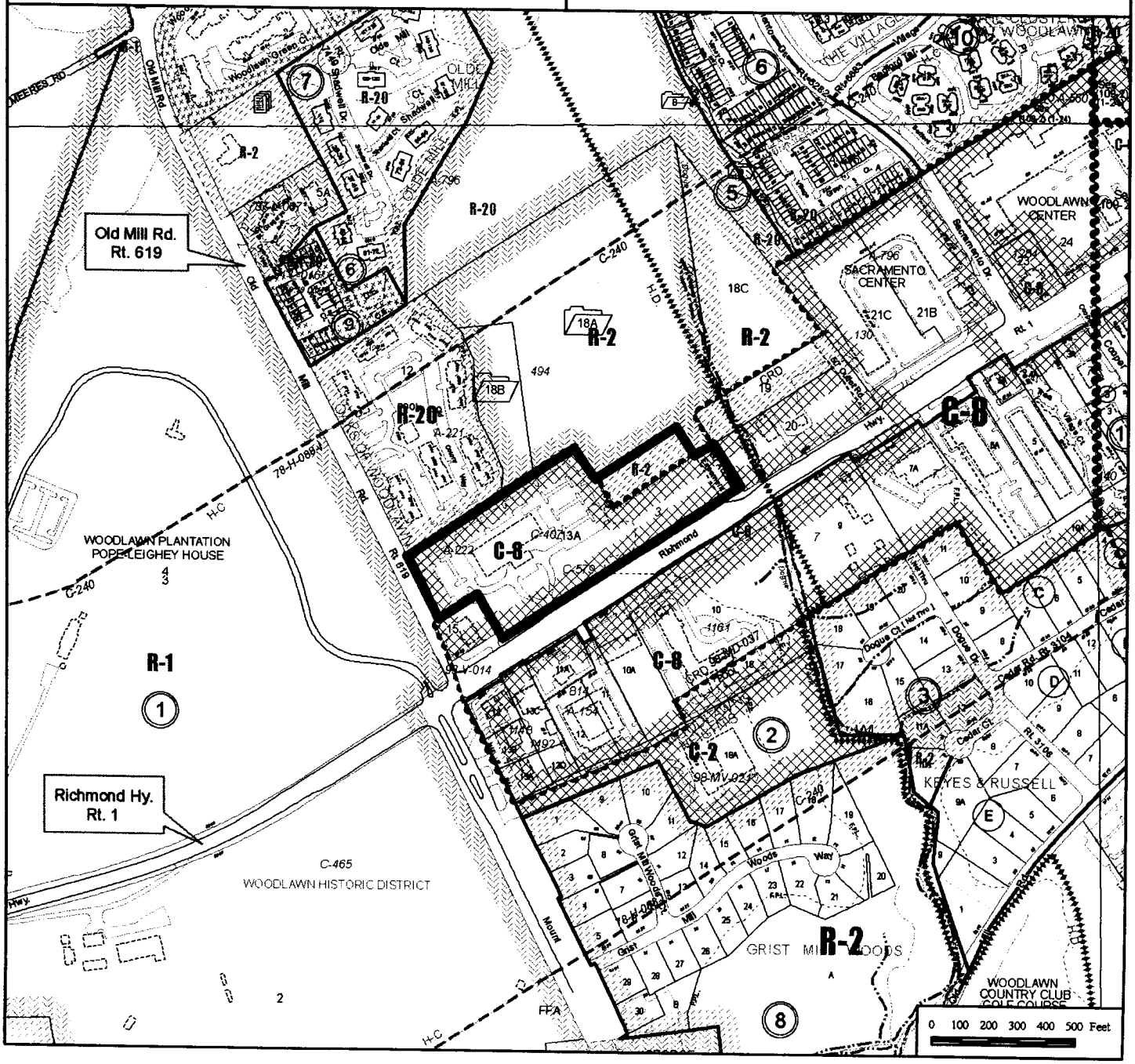
RZ 2008-MV-007

Applicant:	JK INVESTMENTS, INC.
Accepted:	05/09/2008
Proposed:	COMMERCIAL
Area:	8.82 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect:	
Located:	NORTHEAST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND OLD MILL ROAD
Zoning:	FROM R- 2 TO C- 8, FROM C- 8 TO C- 8
Overlay Dist:	CRD HD HC
Map Ref Num:	109-2- /01/ /0013A

Special Exception Amendment

SEA 85-L-137

Applicant:	JK INVESTMENTS, INC.
Accepted:	05/09/2008
Proposed:	AMEND SE 85-L-137 PREVIOUSLY APPROVED FOR USES IN A FLOODPLAIN TO PERMIT INCREASE IN FAR
Area:	8.82 AC OF LAND; DISTRICT - MOUNT VERNON
Zoning Dist Sect:	09-0618
Art 9 Group and Use:	6-15
Located:	8850 RICHMOND HIGHWAY
Zoning:	C- 8
Plan Area:	4,
Overlay Dist:	CRD HD HC
Map Ref Num:	109-2- /01/ /0013A

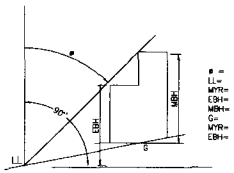


GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
GDP/SE 2007-0412
SEPTEMBER 2007

1. THE PROPERTY SUBJECT TO SPECIAL EXCEPTION AMENDMENT APPLICATION CONSISTS OF 384,025 SF OR 8.8160 ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP #109-2((01)) PARCEL13A, OF WHICH 342,918.45 SF IS ZONED C-8 AND 41,108.55 SF IS ZONED R-2. THE PROPERTY IS ALSO WITHIN THE ROUTE 1 HIGHWAY CORRIDOR OVERLAY DISTRICT AND WOODLAWN PLANTATION HISTORIC OVERLAY DISTRICT AND RICHMOND COMMERCIAL REVITALIZATION DISTRICT.
2. A SPECIAL EXCEPTION HAS BEEN GRANTED PRIOR AT THE SUBJECT PROPERTY FOR A MAJOR FILL WITHIN THE FLOODPLAIN: SE 85-L-137.
3. THE SUBJECT PROPERTY IS LOCATED ALONG RICHMOND HIGHWAY-US ROUTE 1 NEAR THE INTERSECTION WITH OLD MILL ROAD AND IS OWNED BY JK INVESTMENTS INC.
4. THE SUBJECT PROPERTY IS LOCATED WITHIN THE WOODLAWN HISTORIC OVERLAY DISTRICT.THE APPLICANT IS APPLYING FOR REZONING OF THE ENTIRE PROPERTY FROM C-8 AND R-2 TO C-8.
5. THE APPLICANT IS ALSO APPLYING FOR AN AMENDMENT TO SE 85-L-137 AND IS APPLYING UNDER SECTION 9-014 OF THE ZONING ORDINANCE FOR MODIFICATION OF THE CURRENTLY VALID SPECIAL EXCEPTION, TO BUILD TWO HOTELS TECHNICALLY BY RIGHT IN C-8 ZONING.
6. THE COMPREHENSIVE PLAN FOR THE PROPERTY CALLS FOR OFFICE, RETAIL OR HOTEL/CONFERENCE CENTER AT UP TO 0.50 F.A.R. THE PROPERTY IS ALSO LOCATED WITHIN THE REVITALIZATION DISTRICT.
7. IN ACCORDANCE WITH CHESAPEAKE BAY PRESERVATION ORDINANCE AMENDMENTS ADOPTED ON JULY 7, 2003 AND THE CHESAPEAKE BAY PRESERVATION MAPS ADOPTED IN NOVEMBER 17, 2003, THERE IS A 100-YEAR FLOOD PLAIN LIMITS WITHIN THE PROPERTY. THE FLOODPLAIN LIMITS ARE BASED UPON THE FAIRFAX COUNTY FLOODPLAIN STUDY 5805-FP-01-3 FOR THE DOGUE CREEK WATERSHED. PORTION OF THE SITE IS ALSO WITHIN THE RPA LIMITS.
8. ALL EXISTING STRUCTURES ON THE SITE WILL REMAIN.
9. A BOUNDARY AND TOPOGRAPHIC SURVEY WAS PREPARED BY HUNTLEY NYCE, BASED ON A FIELD SURVEY. THE CONTOUR INTERVAL IS 1 FOOT.
10. THERE ARE EASEMENTS 25 FEET WIDE OR GREATER ON THE SITE, AND DEPICTED ON PLANS.
11. SITE ACCESS SHALL BE PROVIDED BY THE EXISTING ENTRANCE ON OLD MILL ROAD AND THE PROPOSED ENTRANCE ON RICHMOND HIGHWAY. PROPOSED IMPROVEMENTS ARE SUBJECT TO FINAL ENGINEERING DESIGN AND VDOT APPROVAL.
12. RIGHT-OF-WAY DEDICATION IS PROVIDED ALONG RICHMOND HIGHWAY (US ROUTE 1). OLD MILL ROAD RIGHT-OF-WAY IS EXISTING. NO RIGHT OF WAY DEDICATION IS REQUIRED ALONG OLD MILL ROAD.
13. LIMITS OF CLEARING AND GRADING ARE BASED UPON A PRELIMINARY GRADING STUDY AND MAY BE ADJUSTED AT THE TIME OF FINAL ENGINEERING, NECESSARY UTILITIES SHALL BE INSTALLED IN THE LEAST DISRUPTIVE MANNER AS POSSIBLE.
14. THE APPLICANT IS PROPOSING TO CONSTRUCT 5-FOOT WIDE CONCRETE WALK ALONG OLD MILL ROAD AND 6-FOOT WIDE CONC. WALK ALONG RICHMOND HIGHWAY.
15. STORM WATER MANAGEMENT AND THE BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS (40% PHOSPHOROUS REMOVAL) WILL BE MET BY A PROPOSED STORMWATER DETENTION FACILITY LOCATED UNDERGROUND ON THE SOUTHEASTERLY PORTION OF THE PROPERTY AND THE USE OF TREE BOX FILTERS AND OPEN SPACE (FLOOD PLAIN AREA) FOR WATER QUALITY PURPOSES.
16. SEE TABULATIONS THIS SHEET REGARDING PROPOSED FAR AND PARKING PROVIDED.
17. THE SITE WILL BE SERVED BY PUBLIC WATER AND PUBLIC SEWER.
18. ALL WETLAND PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES WILL BE OBTAINED.
19. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO GRAVES ON THE SITE.
20. THE BUILDING FOOTPRINT SIZE AND LOCATION, THE NUMBER AND CONFIGURATION OF PARKING SPACES, AND THE AMOUNT AND CONFIGURATION OF OPEN SPACE AS SHOWN ON THIS PLAN AND SUMMARIZED IN THE SITE TABULATIONS MAY HAVE A MINOR MODIFICATION BASED UPON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS PETROLEUM PRODUCTS, STORAGE TANKS OR CONTAINERS ON THE SITE.
22. A STATEMENT CONFIRMING OWNERSHIP OF THE PROPERTY AND THE APPLICANT'S RELATIONSHIP INTEREST IN THE SAME IS CONTAINED ON THE AFFIDAVIT SUBMITTED SEPARATELY.
23. SITE LIGHTING WILL HAVE A MAXIMUM OF HEIGHT OF 18 FEET WITH FULL CUT-OFF FIXTURES.
24. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCE, REGULATIONS AND ADOPTED STANDARDS, OR IF ANY WAIVER, EXCEPTION OR VARIANCES IS SOUGHT BY THE APPLICANT, SUCH SHALL BE SPECIFICALLY NOTED WITH THE JUSTIFICATION FOR SUCH MODIFICATION. ALTHOUGH NOT SHOWN ON THIS PLAN, THE OWNER RESERVES THE RIGHT TO STALL ONE OR MORE SIGNS AS PERMITTED BY THE ZONING ORDINANCE.
25. THE DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION TRAILERS ON THE SITE IN ACCORDANCE WITH FAIRFAX COUNTY REQUIREMENTS.
26. THE PROPERTY IS LOCATED IN MT. VERNON DISTRICT AND IS PLANNED FOR LOW RISE OFFICE (MAX. 4 STORIES).
27. EMERGENCY INGRESS/EGRESS IS PROVIDED AS SHOWN ON PLAN.
28. THE SITE IS LOCATED WITHIN THE DOGUE CREEK WATERSHED.
29. FLOOD PLAIN EASEMENT DEPICTED ON PLAN TAKEN FROM COUNTY RECORDS.
30. NO STRUCTURE CURRENTLY EXISTS, NOR IS PROPOSED WITHIN THE LIMITS OF THE 100-YEAR FLOODPLAIN.
31. THE 100-YEAR WATER SURFACE ELEVATION (W.S.E.) VARIES FROM AN ELEVATION OF 17.5 TO 18.0 WITHIN THE SUBJECT PROPERTY. DUE TO THE PARKING GARAGES LOCATED AT THE LOWEST FLOOR ELEVATION OF BOTH PROPOSED BUILDINGS BEING LOWER THAN THE 100-YEAR W.S.E., ALL FEDERAL AND STATE REQUIREMENTS IN REGARDS TO FLOOD PROOFING SHALL BE INCORPORATED IN THE STRUCTURE AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING ALL FLOOD PROOFING MEASURES WILL BE DEPICTED TO SHOW COMPLIANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REGULATIONS WITH CONSIDERATION TO STRUCTURAL, ELECTRICAL, PLUMBING, MECHANICAL, WATER AND SANITARY SYSTEMS.
32. ALL NECESSARY LOCAL, STATE AND FEDERAL PERMITS WILL BE PROVIDED PRIOR TO CONSTRUCTION.
33. PORTION OF THE PROPOSED LAND DISTURBANCE ENCROACHES INTO THE RPA LIMITS, MOST OF IT IS DUE TO THE ROAD FRONTAGE IMPROVEMENT OF RICHMOND HIGHWAY, AND THE OTHER ENCROACHMENTS ARE AT THE EXISTING PARKING AREA AND EXISTING CHANNEL FOR OUTFALL.
34. FLOOD PLAIN DISTURBANCE:MOST OF THE LAND DISTURBANCES WITHIN THE FLOOD PLAIN IS FOR THE ROAD FRONTAGE IMPROVEMENT OF RICHMOND HIGHWAY.
THE ON-SITE DISTURBANCE IS AS FOLLOWS:
DISTURBED AREA= 2,380 SF
VOLUME OF CUT = 714 CF= 26.4 CY
35. PERMISSION FROM THE ELECTRIC POWER COMPANIES SHALL BE ACQUIRED TO PLANT SMALL TREES IN THE 7 FOOT WIDE PLANTING AREA WITHIN THE OVERHEAD ELECTRIC WIRE EASEMENT ALONG RICHMOND HIGHWAY.
36. TRANSITIONAL SCREENING PLANTING TO INCLUDE TREES AND SHRUBBERIES IN ACCORDANCE WITH THE ZONING ORDINANCE SHALL BE PROVIDED PRIOR TO SITE PLAN APPROVAL.
37. A DETAILED LANDSCAPE PLAN SHALL BE SUBMITTED AS PART OF THE FIRST SITE PLAN SUBMISSION, AND SHALL BE REVIEWED AND APPROVED BY THE URBAN FOREST MANAGEMENT DIVISION. THE LANDSCAPE PLAN SHALL ALSO REFERENCE AND INCLUDE ALL REQUIRED LANDSCAPING REFORESTATION AND TREE PRESERVATION REQUIREMENTS AS PART OF THE COUNTY'S LATEST TREE CONSERVATION ORDINANCE.



#= ANGLE OF BULK PLANE
LL= LOT LINE
MYR= MINIMUM YARD REQUIREMENT
EBH= EFFECTIVE BUILDING HEIGHT
MBH= MAXIMUM BUILDING HEIGHT
G= GRADE
MYR= EBM TAN #
EBH= MYR
TAN #

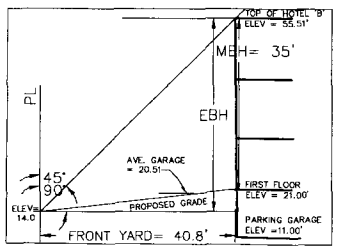
MAXIMUM BUILDING HEIGHT:
PERMITTED: 35 FT*
PROVIDED: 35 +/- FT

ANGLE OF BULK PLANE
FRONT: MIN. 40'
SIDE: NO REQUIREMENT
REAR: MIN.25'

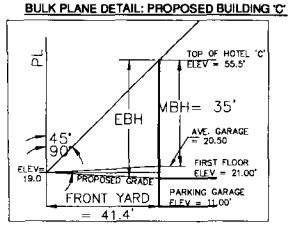
* THE ZONING DISTRICT C-8 ALLOWS A MAXIMUM BUILDING HEIGHT OF 40', HOWEVER, THE WOODLAWN HISTORIC OVERLAY DISTRICT FURTHER RESTRICTS THE MAXIMUM BUILDING HEIGHT TO 35'.

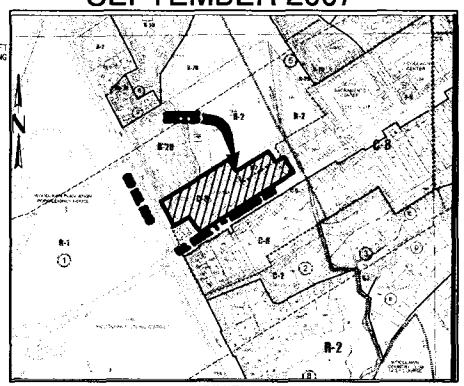
	REQUIRED/PERMITTED	MIN. YARD REQUIREMENT	PROVIDED
FRONT	ANGLE OF BULK PLANE (40'MIN.)	40 FT MIN.	40 FT

BULK PLANE DETAIL: PROPOSED BUILDING 'B'



BULK PLANE DETAIL: PROPOSED BUILDING 'C'





VICINITY MAP
SCALE: 1" = 500'

OWNER :

J.K. INVESTMENTS INC.

1340 OLD CHAIN BRIDGE ROAD,
McLean, Virginia 22101
(703) 591-5838
TAX MAP 1092 01 0013A

ENGINEER :

EMSI ENGINEERING INC.
9720 Capital Court, Suite 400
Manassas, Virginia 20101
Ph. (703) 257-0877
Fax (703) 361-3798
www.emsieng.com

SITE TABULATION AFTER REZONING R-2 ZONE TO C-8

TOTAL SITE AREA: 384,025 SF = 8.816 Ac.
MIN. SITE AREA REQUIRED: 40,000 SF

MINIMUM LOT WIDTH:
REQUIRED: 200.00 FT
PROVIDED: 484.98 FT

AREA OF STREET DEDICATION: 28,105 SF

ZONING: C-8
ALLOWABLE G.F.A WITHIN C-8= 192,012.50 SF
USE: HOTELS IN ADDITION TO EXISTING OFFICE BUILDING

	G.F.A. (SF)	USE	# STORY	FOOT PRINT (SF)
EXISTING BLDG A	64,448	EXISTING office building	3	22,200.00
PROPOSED BLDG C	46,328	small footprint hotel	3	15,443.00
PROPOSED BLDG B G	80,899	bigger footprint hotel	3	24,919.00
TOTAL	191,675			

MAXIMUM F.A.R.
PERMITTED: 0.50
PROVIDED: 0.50 (TOTAL PROP. GFA DIVIDED BY total AREA)

OPEN SPACE:
REQUIRED: 15.00% = 57,603.75 SF
PROVIDED: 50.59% = 194,267.13 SF

SETBACKS: FRONT 40' MIN BULK PLANE CONTROLLED
REAR 25'
SIDE NO REQUIREMENT

TOTAL FLOODPLAIN AREA ON SITE = 120,707.00 SF
% OF FLOODPLAIN AREA WITHIN SITE 31.43%

SHEET INDEX

1. COVER SHEET
2. REZONING PLAT
3. EXISTING CONDITIONS
4. EXISTING CONDITIONS & MISCELLANEOUS DETAILS
5. INTERIM IMPROVEMENT PROPOSED CONDITIONS
5A ULTIMATE IMPROVEMENT PROPOSED CONDITIONS
6. PROPOSED CONDITIONS & STORM PROFILES
7. OVERALL DRAINAGE MAP
8. DRAINAGE DIVIDES & CROSS-SECTIONS
9. BMP MAP & STORM COMPUTATIONS
10. LANDSCAPE PLAN
11. LANDSCAPE PLAN
12. RICHMOND HIGHWAY PLAN & PROFILE
13. OLD MILL ROAD PLAN & PROFILE
14. ARCHITECTURAL EXHIBIT

PARKING TABULATION

BLDG #	BUILDING GFA (SF)	USE	HOTEL/ ROOMS	REGULAR PARKING REQUIREMENT	TOTAL PARKING REQ'D	HANDICAP PARKING REQ'D	HANDICAP PARKING PROVIDED	SURFACE REG. PARKING PROVIDED	UNDERGROUND REG.PARKING PROVIDED	TOTAL PARKING PROVIDED	LOADING SPACES REQUIREMENT	LOADING PARKING REQ'D	LOADING PARKING PROVIDED	Remarks
A	64,448	OFFICES	0	3 SPACES PER 1000 SF	194	4.0	4.0	146.0	0.0	150.0	1 PER FIRST 10,000 SF GFA+ 1 PER ADD'L 20,000SF	3.7	4.0	Existing Bldg
B	80,899.0	HOTEL - BLDG B	88	1PER RENTAL ROOM +4 PER 50 ROOMS	95	2.0	2.0	39.0	73.0	114.0	1 PER FIRST 10,000 SF GFA+ 1 PER ADD'L 100,000SF	1.7	2.0	
C	46,328	HOTEL- BLDG C	78	1PER RENTAL ROOM +4 PER 50 ROOMS	85	2.0	2.0	43.0	47.0	90.0	1 PER FIRST 10,000 SF GFA+ 1 PER ADD'L 100,000SF	1.4	2.0	
	0	FLOOD PLAIN/OPEN SPACE	0	0	0	0	-	-	-	-				
	191,675				374	8.0	8.0	187.0	116.0	311.0		6.8	8.0	
						20% DISCOUNT REVITALIZATION DISTRICT								
					75	CREDIT DUE TO REVITALIZATION								
					299	ULTIMATE TOTAL REQUIRED								

EMSI ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Phone (703) 257-0877
Fax (703) 361-3798
www.emsieng.com

PROJECT COORDINATOR
CHARLIE FRONDA

COVER SHEET
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT NO

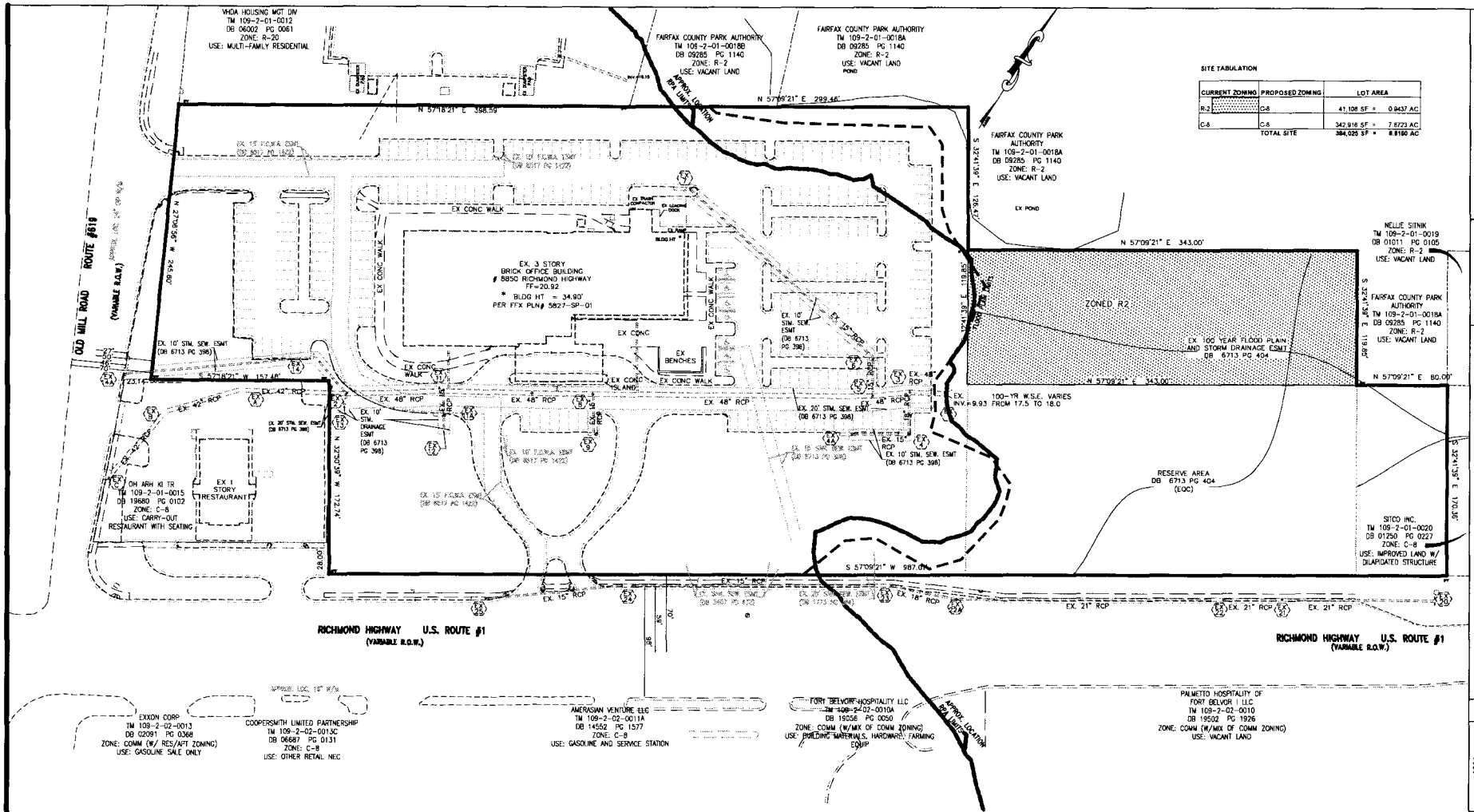
COMMONWEALTH OF VIRGINIA
FAISAL A. HASSAN
LIC. No.025527
9/5/2009
PROFESSIONAL ENGINEER

PLAN STATUS

02-22-08	APPR'S COMMENT
06-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION
CF/DM DESIGN	TMD/DM DRAWN
CF CHKD	
SCALE	H: AS NOTED V:
JOB No.	VA-07-16
DATE :	FEB. 2008
FILE No.	C-1042
SHEET	1 OF 14

C-1042



SITE TABULATION

CURRENT ZONING	PROPOSED ZONING	LOT AREA
R-2	C-8	41,108 SF = 0.9437 AC
C-8	C-8	342,916 SF = 7.8773 AC
	TOTAL SITE	384,025 SF = 8.8160 AC

GRAPHIC SCALE
(IN FEET)
1 inch = 40 ft.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REV BY	APPROVED	DATE

emsi ENGINEERING

8729 Cadet Court
Suite 400
Manassas, Virginia 20110
Phone (703) 361-7777
Fax (703) 361-3998
www.emsieng.com
PROJECT COORDINATOR
CHARLIE FRONDA

REZONING PLAT
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY

FAIRFAX COUNTY, VIRGINIA
MT. VERNON DISTRICT

PROJECT NO

COMMONWEALTH OF VIRGINIA
FAISAL A. HASSAN
LIC. No.025527
9/17/2009
PROFESSIONAL ENGINEER

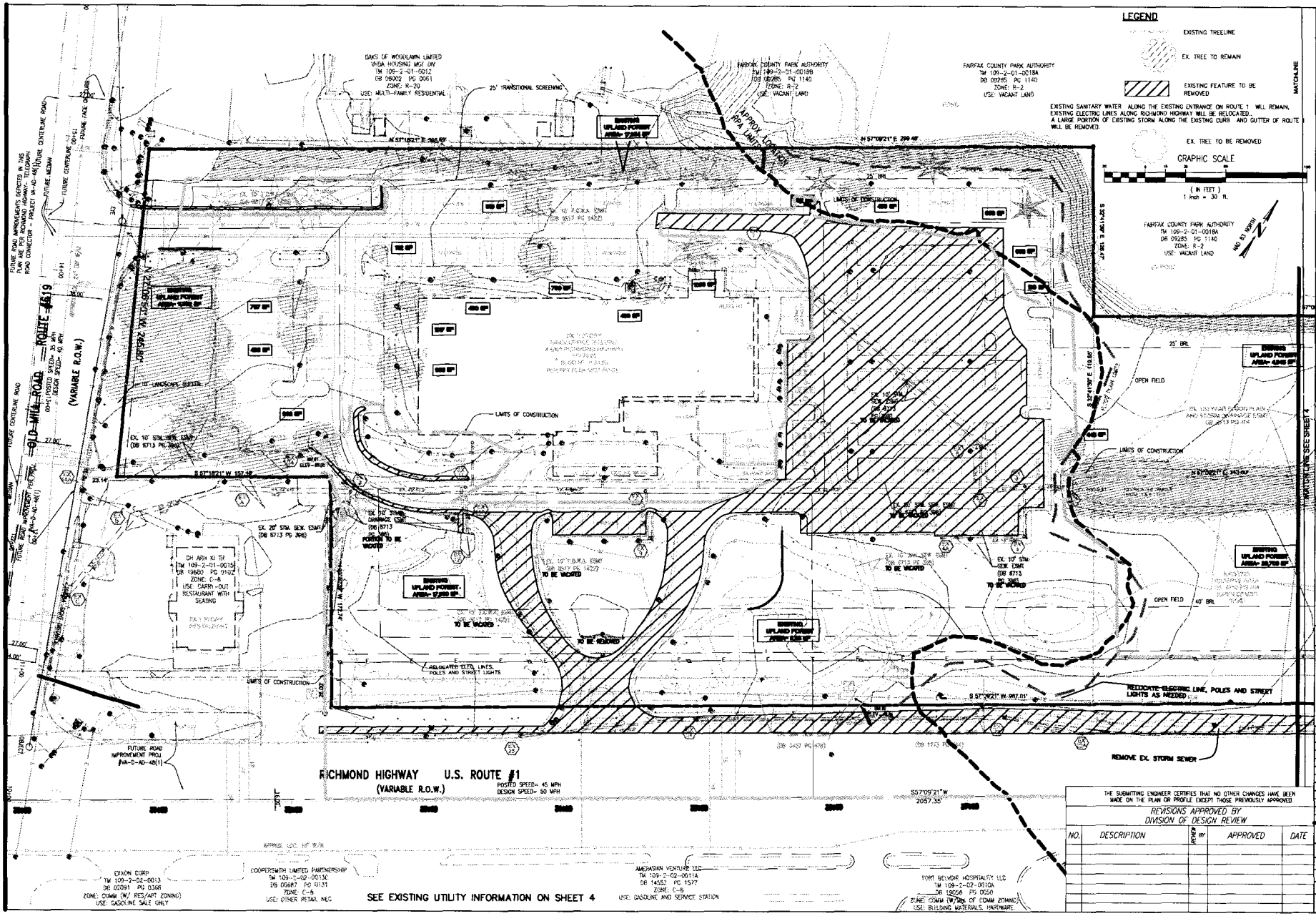
PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD

SCALE H: 1"=40' V:
JOB No. VA-07-16
DATE FEB, 2008
FILE No. C-1042
SHEET 2 OF 14

C-1042



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW	BY	APPROVED	DATE

emsi ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257-0877
Fax (703) 361-3798
www.emsieng.com

PROJECT COORDINATOR
CHARLIE FRONDA

EXISTING CONDITIONS

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
PAUL A. HASSAN
LIC. No. 025527
9/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD

SCALE H: 1" = 30' V:

JOB No. VA-07-16

DATE : FEB. 2008

FILE No. C-1042

SHEET 3 OF 14

C-1042

LEGEND

EXISTING	DESCRIPTION	PROPOSED
350	INDEX CONTOUR	350
352	INTERMEDIATE CONTOUR	352
	EDGE OF PAVEMENT	PROP. E.P.
	CURB AND GUTTER	CG-6
	TRANSITION FROM CG-6R TO CG-6	CG-6R CG-6
	PROPOSED HEADER CURB	
	PROPERTY LINE	
	DEPARTING PROPERTY LINE	
	LOT LINE	
	RIGHT-OF-WAY	
	CENTERLINE	
	FLOOD PLAIN	
	CLEARING AND GRADING	
	TREE LINE	
	FLOW LINE OF SWALE	
	STREAM	
	OVERLAND RELIEF PATHWAY	
	FENCE LINE	
	EASEMENT	
EX 8" W/M	WATER LINE	8" DIP W/M
EX W/V	WATER VALVE	
	REDUCER	
EX 8" SAN	SANITARY SEWER	8" SAN
EX 18" RCP	STORM SEWER	18" RCP
	CABLE TV	CATV
	ELECTRIC SERVICE	
	TELEPHONE SERVICE	
	GAS LINE	
25.82	SPOT ELEVATION	25.82
	ASPHALT TRAIL	
	CONCRETE SIDEWALK	
	END WALLS	
	END SECTIONS	
	STOP SIGN	
	STREET SIGN	
OHE	OVERHEAD ELECTRIC	OHE
OHT	OVERHEAD TELEPHONE	OHT
	HANDICAP PARKING SPACE (VAN)	VAN
	RIP RAP	

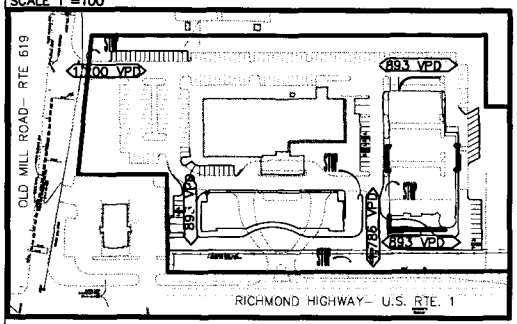
F.F. = DENOTES FIRST FLOOR ELEVATION

BENCHMARK — ELEV=100.00

	UTILITY POLE
	SIGN
	SANITARY SEWER IDENTIFIER
	STORM DRAIN IDENTIFIER
	EASEMENT IDENTIFIER
	WATER METER
	FIRE HYDRANT
	PARKING INDICATOR (INDICATES THE NUMBER OF TYPICAL PARKING SPACES)
	DENOTES ENTRANCE/EXIT
	STREET LIGHT
	VEHICLES PER DAY (TRAFFIC COUNT) — 255 VPD
	TEST PIT LOCATION RECOMMENDED/REQUIRED
	CRITICAL SLOPE (SLOPES TO BE STABILIZED PURSUANT TO VIRGINIA EROSION AND SEDIMENT CONTROL HANDBOOK)
	HANDICAP RAMP (CG-12) DENOTES LOCATION OF STD VDOT CG-12 AND/OR JURISDICTIONAL STANDARD RAMP CONSTRUCTION
	TREE

TRAFFIC DISTRIBUTION/CIRCULATION PLAN

SCALE 1"=100'



AVERAGE DAILY TRIPS IN+OUT

TRIP GENERATOR	RATIO	BUILDING A Existing Offices	BUILDING B Hotel	BUILDING C Hotel	VPD
HOTEL EMPLOYEE	11.3		25	20	46
ROOM	10.5		1018.5	808.5	1,827
GENERAL OFFICE PER 1,000 GFA	12.3	861			861
OFFICE EMPLOYEE PER 1,000 GFA	3.6	252			252
TOTALS					2,986

Source: Trip Generation Supplement No. 1, Institute of Transportation Engineers, Washington D.C.
Ratio in this chart is the average daily trip
a traffic study analysis will be done at the time of site plan.

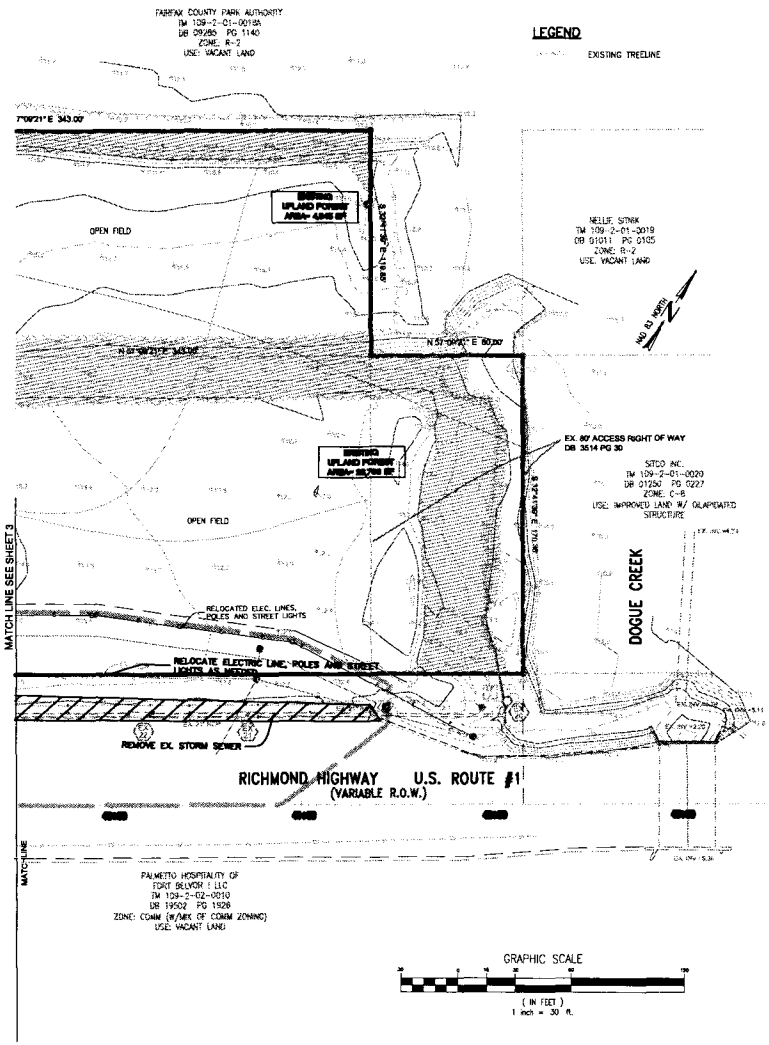
EXISTING STORM SEWER LEGEND

EX. STORM STR. #	TYPE OF STRUCTURE	TOP ELEV.	INVERT IN ELEV	INVERT OUT ELEV	REMARKS
EX A	GRID INLET	23.37	17.98	17.02	
EX B	GRID INLET	23.82	18.32	18.22	
EX C	DI-3B	25.66	19.26	19.06	
EX 2	MH-1	22.41	17.24		FROM 13
			15.12	12.83	FROM EX A
			15.35		FROM 14
EX 3	MH-1	18.71	10.95	10.91	TO BE REMOVED
			10.43		
EX 4	DI-3B	16.98	11.97	11.78	TO BE REMOVED
EX 4A	DI-3B	16.94		12.76	TO BE REMOVED
EX 5	MH-1	16.59			FULL OF WATER, TO BE REMOVED
EX 6	DI-3B	17.29	12.89	12.75	TO BE REMOVED
EX 7	DI-3B	20.67		16.38	TO BE RE-ROUTED TO STR 5
EX 8	MH-1	19.04	13.27	11.55	FROM STR 9
			11.61		FROM STR 11
EX 9	DI-3B	8.83		14.37	TO STR 8
EX 11	MH-1	20.52	14.53	12.45	FROM ROOF DRAIN
			12.49		FROM STR 2
EX 11A	DI-3B	20.68	15.86	15.49	INLET TO BE REPLACED WITH STR 8
EX 12	ES-1			15.86	TO BE REMOVED
EX 13	ES-1			18.22	
EX 14	DI-3B	23.05	18.39	18.27	
EX 14A	DI-3B	27.11		22.51	
EX 20	SW-1			4.03	
EX 21	DI-3C	11.63	5.38	5.29	
EX 22	DI-3B	11.65	5.96	5.93	
EX 22A	MH-1	12.26	7.78	7.48	
EX 23	DI-3B	13.20	9.65	9.37	
EX 24	DI-3B	18.61	14.50	14.15	
EX 25	DI-3B	21.08		16.68	

EXISTING SANITARY SEWER LEGEND

EX. SAN STR. #	TOP ELEV.	INVERT IN	INVERT OUT	REMARKS
1	14.28	3.60	3.40	
2	12.51	5.58	5.48	
3	16.24	7.31	6.89	FROM STR 4
		7.21		FROM STR 5
4	16.65	8.30	8.21	
5	18.18	8.73	8.54	
6	23.29		16.42	

FROM	TO	DISTANCE	BEARINGS	SLOPE
6	4	396'	N57°09'54"E	2.05%
5	3	177'	S48°21'22"E	0.75%
4	3	34'	N14°20'28"E	2.65%
3	2	187'	N71°56'10"E	0.80%
2	1	398'	N57°15'35"E	0.46%



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

EMSI ENGINEERING
9700 Capital Court
Manassas, Virginia 20110
Ph. (703) 367-0877
Fax (703) 367-0878
www.emsieng.com
PROJECT COORDINATOR
CHARLIE FRONDA

EXISTING CONDITIONS & MISCELLANEOUS DETAILS

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT NO

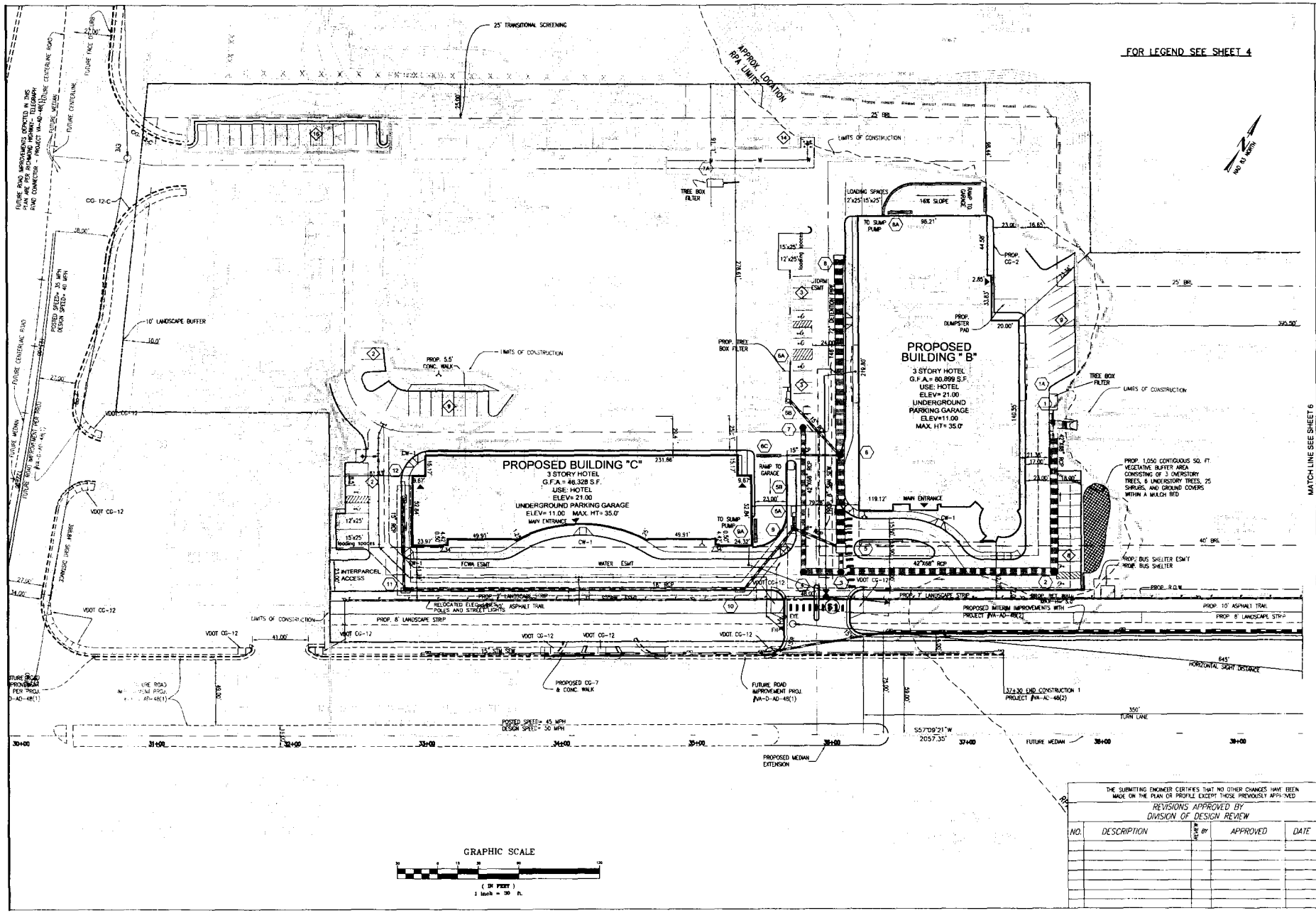
COMMONWEALTH OF VIRGINIA
FAISAL A. HASSAN
LIC. No.025527
9/15/2005
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-25-08	county comments
4-21-09	county comments
09-01-09	county comments

DESIGN	DRAWN	CHKD
SCALE	H: 1" = 30' V:	
JOB No.	VA-07-16	
DATE	FEB. 2008	
FILE No.	C-1042	
SHEET	4 OF 14	

C-1042



MATCH LINE SEE SHEET 6

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257 0877
Fax (703) 361-3798
www.emsiengi.com

PROJECT COORDINATOR
CHARLIE FRONDA

INTERIM IMPROVEMENT
PROPOSED CONDITIONS
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO

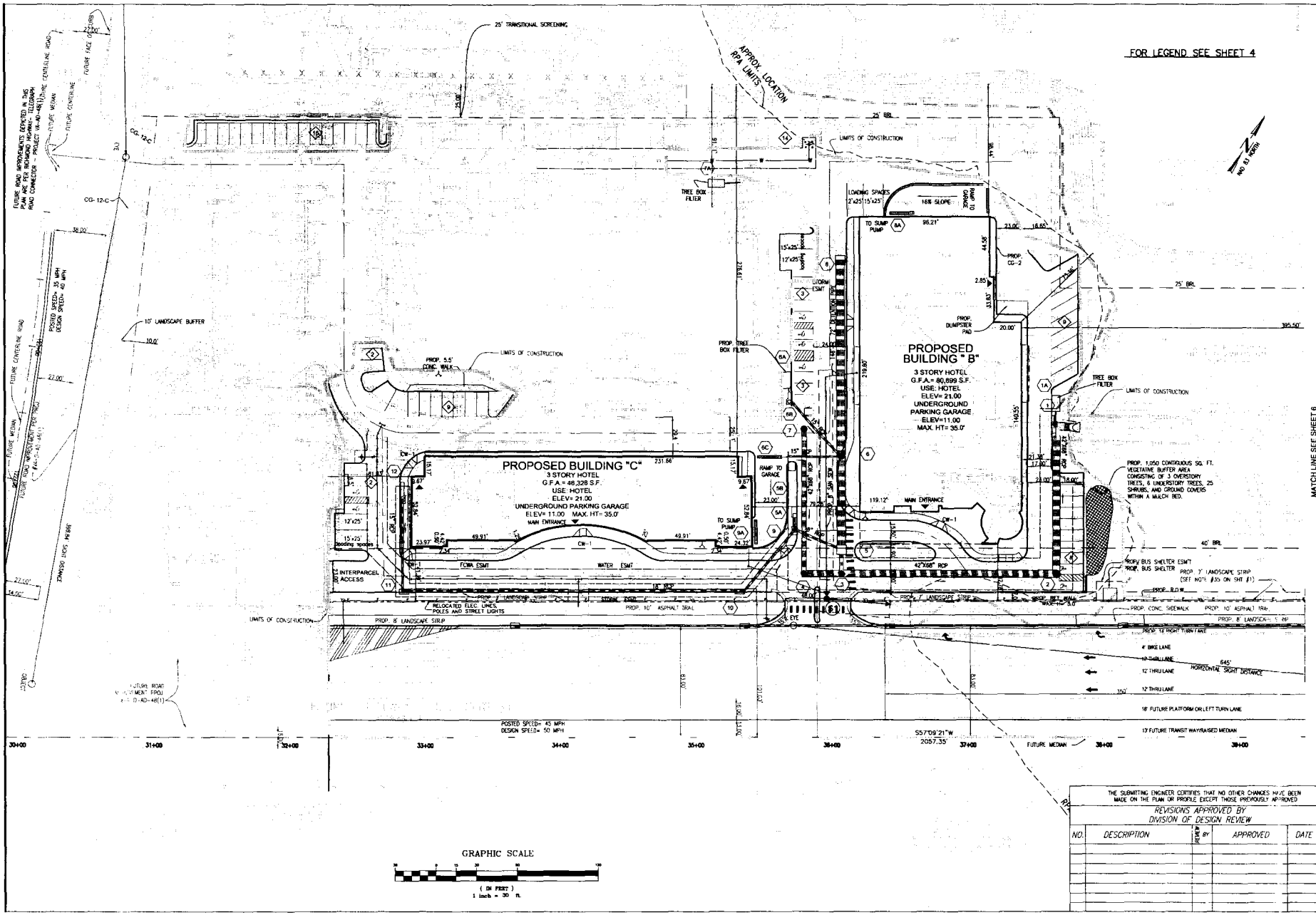
COMMONWEALTH OF VIRGINIA
PAUL A. HASSAN
LIC. No.025527
5/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION	
CF/DM DESIGN	TMO/DM DRAWN	CF CHKD
SCALE	H: 1" = 30' V:	
JOB No.	VA-07-16	
DATE :	FEB. 2008	
FILE No.	C-1042	
SHEET	5 OF 14	

C-1042



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257-0877
Fax (703) 361-3798
www.emseng.com

PROJECT COORDINATOR
CHARLIE FRONDA

ULTIMATE IMPROVEMENT
PROPOSED CONDITIONS
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
TALAL A. HASSAN
LIC. No. 025527
9/19/2009
PROFESSIONAL ENGINEER

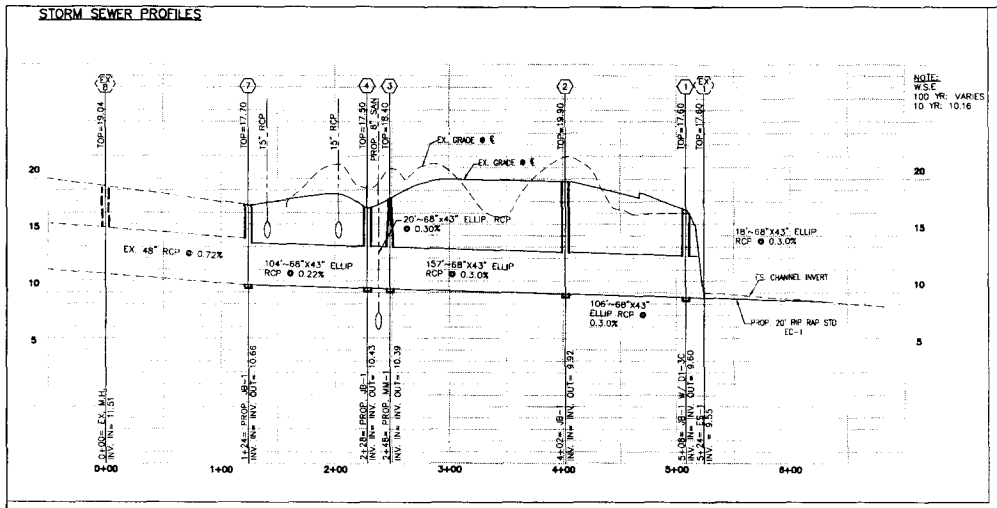
PLAN STATUS

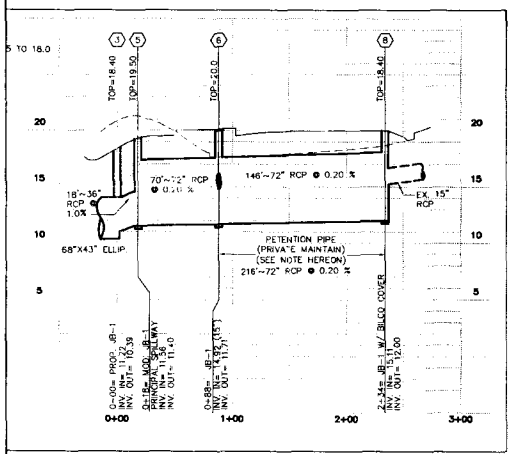
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION	
CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: 1" = 30' V:	
JOB No.	VA-07-16	
DATE :	FEB, 2008	
FILE No.	C-1042	
SHEET	5A OF 14	

C-1042

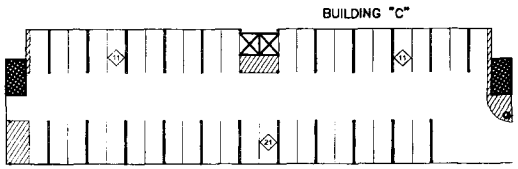
STORM SEWER PROFILES

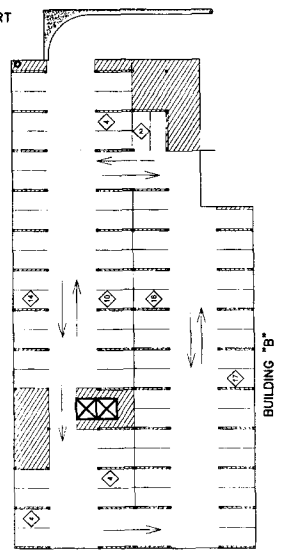




NOTE:
DUE TO THE EXISTING SITE CONDITION THE INVERT OF THE UNDERGROUND STORMWATER RETENTION PIPE IS SET TO IT'S HIGHEST POSSIBLE INVERT ELEVATION.

BUILDING "C"



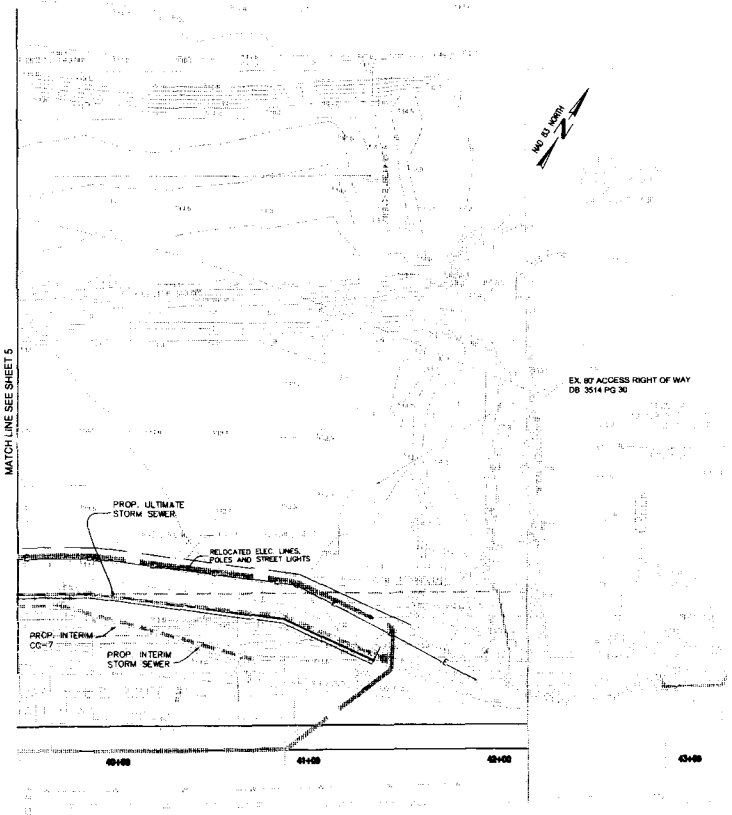


BUILDING "B"

UNDERGROUND LEVEL

DENOTES STAIRCASE AND OR ELEVATORS AREA

DENOTES STAIRCASE AND OR ELEVATORS AREA



GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

EMSI ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph: (703) 257-0877
Fax: (703) 361-3798
www.emseng.com

PROJECT COORDINATOR
CHARLIE FRONDA

PROPOSED CONDITIONS & STORM PROFILES
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
TALAL A. HASSAN
LIC. No.025527
5/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION	
CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: 1" = 30' V:	
JOB No.	VA-07-16	
DATE :	FEB. 2008	
FILE No.	C-1042	
SHEET	6 OF 14	

C-1042

NOTES:

1. SEE SHEET 8 FOR ANDERSON FORMULA DRAINAGE ANALYSIS FOR THE DOGUE CREEK WATERSHED.
2. SEE SHEET 8 FOR CROSS SECTION ANALYSIS RESULTS.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257-0877
Fax (703) 361-3798
www.emsieng.com

PROJECT COORDINATOR
CHARLIE FRONDA

OVERALL DRAINAGE MAP

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
TOLAL A. HASSAN
No.025527
3/13/12-1
PROFESSIONAL ENGINEER

PLAN STATUS

08-04-09	LAYOUT CHANGES
11-29-08	county comments

DATE	DESCRIPTION	
CF/DM DESIGN	TMD/DM DRAWN	CF CHKD

SCALE H: 1" = 1000' V:

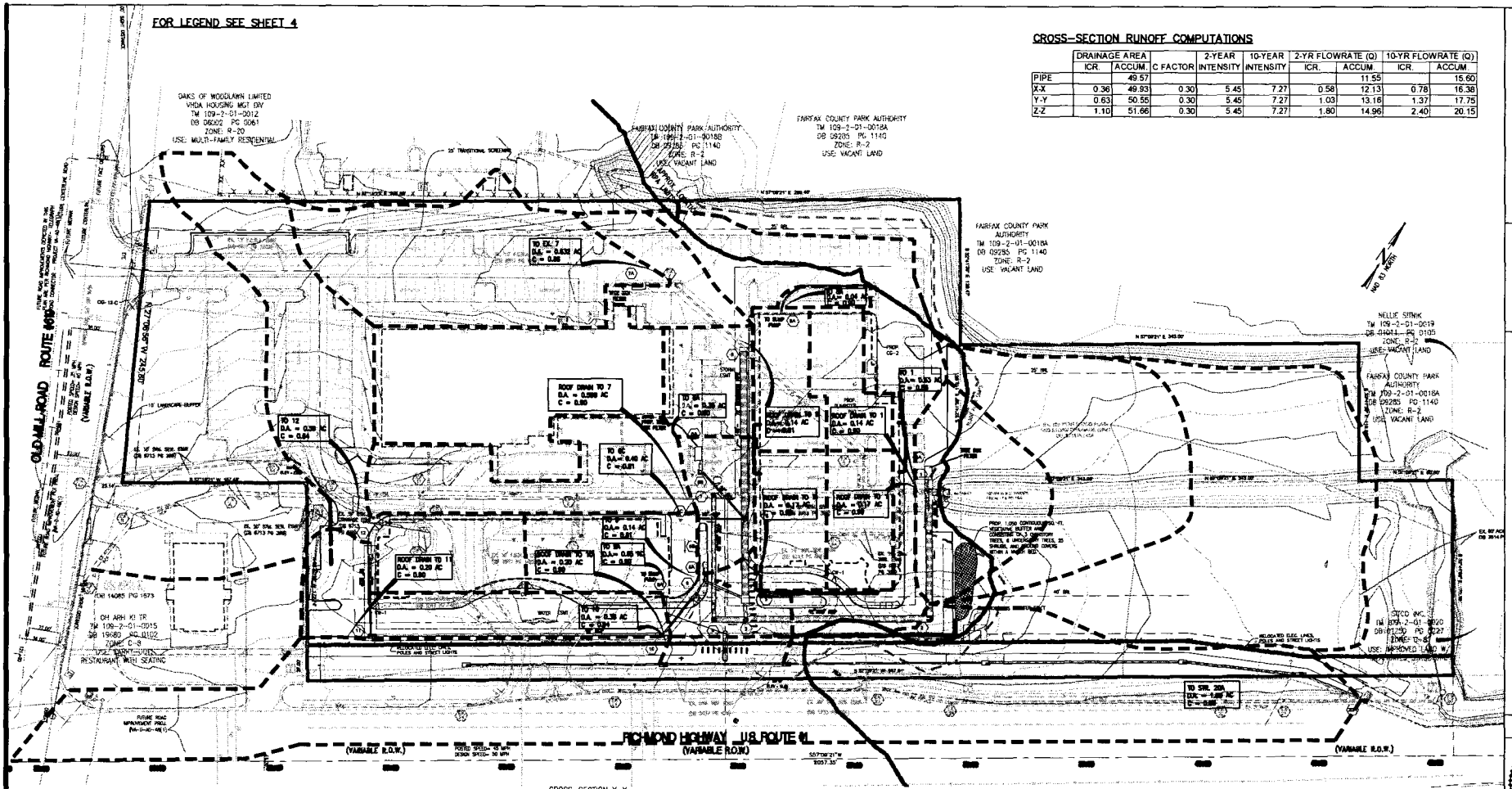
JOB No. VA-07-16

DATE : FEB 2008

FILE No. C-1042

SHEET 7 OF 14

C-1042



CROSS-SECTION RUNOFF COMPUTATIONS

	DRAINAGE AREA			2-YEAR	10-YEAR	2-YR FLOWRATE (Q)		10-YR FLOWRATE (Q)	
	ICR.	ACCUM.	C FACTOR	INTENSITY	INTENSITY	ICR.	ACCUM.	ICR.	ACCUM.
PIPE		49.57					11.55		15.60
X-X	0.36	49.93	0.30	5.45	7.27	0.58	12.13	0.78	16.38
Y-Y	0.63	50.55	0.30	5.45	7.27	1.03	13.16	1.37	17.75
Z-Z	1.10	51.66	0.30	5.45	7.27	1.80	14.96	2.40	20.15

Cross Section X-X
(See This Sheet for location)

Project Description			Results		
Flow Element:	Irregular Section		Roughness Coefficient:	0.030	
Friction Method:	Manning Formula		Water Surface Elevation:	10.50	ft
Solve For:	Normal Depth		Elevation Range:	9.47 to 16.32	ft
			Flow Area:	7.81	ft²
Input Data			Wetted Perimeter:	12.34	ft
Channel Slope:	0.0033	ft/ft	Top Width:	12.09	ft
Discharge:	Q2 = 12.13	cfs	Normal Depth:	1.03	ft
	Q10 = 16.38	cfs	Critical Depth:	0.73	ft
			Critical Slope:	0.01776	ft/ft
			Velocity:	v2 =1.90	ft/s
				v10 =2.10	ft/s
Options			Velocity Head:	0.07	ft
Current Roughness Weighted Method		Improved Lotters	Specific Energy:	1.09	ft
Open Channel Weighted Roughness		Improved Lotters	Froude Number:	0.46	
Closed Channel Weighted Roughness		Hortons	Flow Type:	Subcritical	

Cross Section Y-Y
(See This Sheet for location)

Project Description			Results		
Flow Element:	Irregular Section		Roughness Coefficient:	0.030	
Friction Method:	Manning Formula		Water Surface Elevation:	9.54	ft
Solve For:	Normal Depth		Elevation Range:	8.26 to 14.56	ft
			Flow Area:	7.99	ft²
Input Data			Wetted Perimeter:	11.57	ft
Channel Slope:	0.0033	ft/ft	Top Width:	11.25	ft
Discharge:	Q2 = 13.16	cfs	Normal Depth:	1.28	ft
	Q10 = 17.75	cfs	Critical Depth:	0.93	ft
			Critical Slope:	0.01710	ft/ft
			Velocity:	v2 =2.04	ft/s
				v10 =2.22	ft/s
Options			Velocity Head:	0.08	ft
Current Roughness Weighted Method		Improved Lotters	Specific Energy:	1.35	ft
Open Channel Weighted Roughness		Improved Lotters	Froude Number:	0.46	
Closed Channel Weighted Roughness		Hortons	Flow Type:	Subcritical	

Cross Section Z-Z
(See This Sheet for location)

Project Description			Results		
Flow Element:	Irregular Section		Roughness Coefficient:	0.030	
Friction Method:	Manning Formula		Water Surface Elevation:	8.55	ft
Solve For:	Normal Depth		Elevation Range:	7.00 to 14.50	ft
			Flow Area:	9.11	ft²
Input Data			Wetted Perimeter:	10.55	ft
Channel Slope:	0.0033	ft/ft	Top Width:	9.99	ft
Discharge:	Q2 = 14.96	cfs	Normal Depth:	1.55	ft
	Q10 = 20.15	cfs	Critical Depth:	1.02	ft
			Critical Slope:	0.02234	ft/ft
			Velocity:	v2 =2.04	ft/s
				v10 =2.21	ft/s
Options			Velocity Head:	0.08	ft
Current Roughness Weighted Method		Improved Lotters	Specific Energy:	1.62	ft
Open Channel Weighted Roughness		Improved Lotters	Froude Number:	0.41	
Closed Channel Weighted Roughness		Hortons	Flow Type:	Subcritical	

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

ENGINEERING
9700 Capital Court
Suite 440
Manassas, Virginia 20110
Ph. (703) 257-0877
Fax (703) 257-0836
www.emsieng.com
PROJECT COORDINATOR
CHARLIE TRONDA

DRAINAGE DIVIDES & CROSS-SECTIONS
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
FAISAL A. HASSAN
LIC. No.025527
9/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DES/DM	TMD/DM	CF
DESIGN	DRAWN	CHKD

SCALE H: 1" = 40'
V:
JOB No. VA-07-16
DATE : FEB, 2008
FILE No. C-1042
SHEET 8 OF 14

C-1042

UNDERGROUND STORAGE PIPE
STORMWATER DETENTION CALCULATION

FAIRFAX COUNTY INFLOW HYDROGRAPH

FAIRFAX COUNTY HYDROGRAPH PARAMETERS

C-COEFFICIENT: 0.750
WATERSHED AREA: 3.380 AC
TIME OF CONCENTRATION (T_c): 5 MIN

INFLOW - OUTFLOW HYDROGRAPHS - STANDARD FLOOD ROUTING METHOD
10 YEAR STORM

TIME (MIN)	FLOW (CFS)	TIME (MIN)	FLOW (CFS)	TIME (MIN)	FLOW (CFS)
0	0.0	41	3.7	82	1.6
1	5.9	42	3.5	83	1.5
2	11.0	43	3.5	84	1.5
3	14.9	44	3.4	85	1.5
4	17.5	45	3.3	86	1.4
5	18.4	46	3.2	87	1.4
6	17.8	47	3.2	88	1.3
7	16.1	48	3.1	89	1.3
8	14.5	49	3.0	90	1.3
9	13.1	50	3.0	91	1.2
10	11.9	51	2.9	92	1.2
11	11.2	52	2.9	93	1.1
12	10.5	53	2.8	94	1.1
13	9.9	54	2.8	95	1.0
14	9.3	55	2.7	96	1.0
15	8.8	56	2.7	97	1.0
16	8.4	57	2.6	98	0.9
17	8.0	58	2.6	99	0.9
18	7.7	59	2.6	100	0.8
19	7.4	60	2.5	101	0.8
20	7.0	61	2.5	102	0.8
21	6.8	62	2.4	103	0.7
22	6.5	63	2.4	104	0.7
23	6.3	64	2.3	105	0.6
24	6.0	65	2.3	106	0.6
25	5.8	66	2.3	107	0.5
26	5.6	67	2.2	108	0.5
27	5.4	68	2.2	109	0.5
28	5.2	69	2.2	110	0.4
29	5.1	70	2.1	111	0.4
30	4.9	71	2.1	112	0.3
31	4.8	72	2.0	113	0.3
32	4.6	73	2.0	114	0.2
33	4.5	74	1.9	115	0.2
34	4.4	75	1.9	116	0.2
35	4.3	76	1.8	117	0.1
36	4.2	77	1.8	118	0.1
37	4.0	78	1.7	119	0.1
38	3.9	79	1.7	120	0.0
39	3.8	80	1.7		
40	3.7	81	1.6		

STAGE STORAGE FOR 72" DIAMETER PIPE		
PIPE LENGTH IN FT.=		215
STAGE (FT)	ELEVATION (FT)	VOLUME (CF)
0.00	11.56	0
0.44	12.00	223
2.44	14.00	2,248
4.44	16.00	4,273
6.00	17.56	6,076

10 YEAR HYDROGRAPH

Structure FROM	Structure TO	Drainage Area (acre) Incr	Drainage Area (acre) Accum.	C	CA Incr.	CA Accum	I (in/hr)	Q (cfs)	Slope (%) (min)	Slope (%) (actual)	n	Diameter (mm)	Diameter (in)	VEL F.F. FPS	VEL ACT FPS	LENGTH m	LENGTH FEET	TIME IN PIPE MIN-SEC	Q CAPACITY CFS	Remarks
EX6	7	42.16	42.16	0.36	15.18	15.18	5.92	89.87	0.40	0.72	0.013		48	9.70	10.60		124.00	0.19	122.00	D.A. PER PLN # 5827-SP-01
1	EX 1	0.94	43.70	0.87	0.82	18.51	5.92	109.57		0.30	0.013		54	6.67	7.72		16.00	0.03	109.00	
2	1	-	-	-	-	17.69	5.92	104.72	0.28	0.30	0.013		54	6.77	7.71		106.00	0.23	109.00	
3	2	-	-	-	-	17.69	5.92	104.72	0.28	0.30	0.013		54	6.77	7.71		157.00	0.34	109.00	
4	3	-	-	-	-	15.72	5.92	93.10	0.28	0.22	0.013		54	5.80	6.61		20.00	0.05	94.00	
5	3	-	-	-	-	1.97	7.27	14.32	0.04	0.30	0.013		36	5.17	4.84		18.00	0.06	109.00	FLOW PER STORM DETENTION COMPS
7	4	0.60	42.76	0.90	0.54	15.72	5.92	93.10	0.22	0.22	0.013		54	5.80	2.43		104.00	0.71	94.00	
20A	EX20	1.880	1.880	0.800	1.500	1.500	7.270	10.930	0.440	0.930	0.013		EX21"		6.70		55.00	0.14	15.00	EX21" IS ADEQUATE

*NOTE: 54" IS REFERENCED AS THE EQUIVILENT FOR THE PROPOSED 68"x43" ELLIPTICAL PIPE.

CLASSIFICATION	AREA (SF)	AREA (AC)	AREA SQ. MI.	RUNOFF COEFF.	% IMP.	INLET TIME	K	R FROM TABLE 6-6
COMMERCIAL	8,697,958.62	199.68	0.31	0.85	90	5	2.35	1.57
INDUSTRIAL	1,461,303.03	33.55	0.05	0.85	90	5	2.35	1.57
APARTMENTS & TOWNHOUSES	29,912,063.19	686.69	1.07	0.70	75	5-10	2.13	1.65
SCHOOLS & CHURCHES	5,353,487.69	122.90	0.19	0.55	50	10-15	1.75	1.75
SINGLE FAMILY DETACHED	138,655,738.71	3,183.10	4.97	0.45	30	10-15	1.45	1.85
PARKS, CEMETERIES & UNIMPROVED AREAS	58,199,293.57	1,336.07	2.09	0.30	15	TO BE COMPUTED	1.23	1.97
ROADS	21,423,659.77	491.82	0.77	0.90	100	BY ZONE	2.50	1.53
TOTAL DRAINAGE AREA	263,703,504.58	6,053.80	9.46				1.80	1.81

$Q = 230\ KRA^{\cdot}\ T^{0.481}$

T (lag time) = Y(L/S$^{1/2}$)^Z

L =	23,766.50 FT	=	4.50 MI	
85% L =	20,201.53 FT	=	3.83 MI	ELEV = 185.20
75% L =	17,824.88 FT	=	3.38 MI	
10% L =	2,376.65 FT	=	0.45 MI	ELEV = 25.00

S = (ELEV@85%L)-(ELEV@10%L) / (75%L) = 0.009

Y = 0.90
Z = 0.50

T = 6.20

Q = 1,759.04

CROSS-SECTION 'A'
SCALE 1"=100'

Cross Section 'A'
(See Overall Drainage Map, Sheet 7 for location)

Project Description		Results		
Flow Element:	Irregular Section	Roughness Coefficient:	0.035	
Friction Method:	Manning Formula	Water Surface Elevation:	10.16	ft
Solve For:	Normal Depth	Elevation Range:	7.50 to 17.30	ft
		Flow Area:	299.82	ft²
Input Data		Wetted Perimeter:	198.18	ft
Channel Slope:	0.01100 ft/ft	Top Width:	198.08	ft
Discharge:	Q = 1,759.04 cfs	Normal Depth:	2.66	ft
See this sheet for Anderson Formula Computations		Critical Depth:	2.48	ft
		Critical Slope:	0.01604	ft/ft
		Velocity:	v =5.87	ft/s
				ft/s
Options		Velocity Head:	0.53	ft
Current Roughness Weighted Method	Improved Lotters	Specific Energy:	3.20	ft
Open Channel Weighted Roughness	Improved Lotters	Froude Number:	0.84	
Closed Channel Weighted Roughness	Hortons	Flow Type:	Subcritical	

BMP MAP
SCALE: 1" = 100'

STORM WATER DETENTION COMPUTATIONS

RETURN PERIOD (YEARS)	PRE-DEVELOPMENT RUN-OFF			POST-DEVELOPMENT RUN-OFF			INCREASE IN RUN-OFF		
	AREA (AC)	C	IMP. AC.	AREA (AC)	C	IMP. AC.	POST DEVELOPMENT RUN-OFF (CFS)	PRE DEVELOPMENT RUN-OFF (CFS)	FLOW TO BE DETAINED (CFS)
	8.82	0.52	4.59	8.82	0.58	5.12			
	IMP. AC.	INT (IN/HR)	Q (CFS)	TOTAL IMP. AC.	INT. (IN/HR)	Q (CFS)			
10	4.59	7.27	33.34	5.12	7.27	37.19	37.19	33.34	3.85

RETURN PERIOD (YEARS)	BMP 11B				TOTAL INFLOW (CFS)	UNCONTROLLED FLOW			ALLOWABLE OUTFLOW			
	AREA (AC)	C	IMP. AC.	TOTAL IMP. AC.		TOTAL AREA FLOW (POST-DEVELOPMENT RUN-OFF)	ON-SITE	UNCONTROLLED FLOW	PRE-DEVELOPMENT RUN-OFF	OFF-SITE	UNCONTROLLED FLOW	MAXIMUM ALLOWABLE OUTFLOW
	3.29	0.77	2.53	2.53								
	0.09	0.7	0.03									
	INTENSITY (IN/HR)		TOTAL IMP. AC.									
10	7.27		2.56		18.64	37.19	18.64	18.56	33.34	-	18.56	14.79

BMP FACILITY DESIGN CALCULATIONS

J.K. INVESTMENTS PROPERTY AT WOODLAWN
Plan Name: PLANTATION
Plan Number:
Date: September 2, 2009
Engineer: TMD

PART 1: SUBAREA DESIGNATION AND DESCRIPTION

		"C"	ACRES
A1	COMMERCIAL DEVELOPMENT, DEVELOPED WITHOUT CONTROLS	0.66	5.03
A2	TREE BOX FILTER STRUCTURE 7A, DEVELOPED W/ CONTROLS	0.67	0.60
A3	TREE BOX FILTER STRUCTURE 6B, DEVELOPED W/ CONTROLS	0.80	0.32
A4	TREE BOX FILTER STRUCTURE 1A, DEVELOPED W/ CONTROLS	0.85	0.44
A5	TREE BOX FILTER STRUCTURE 9B, DEVELOPED W/ CONTROLS	0.81	0.13
A6	FLOODPLAIN AREA, OPEN SPACE	0.30	2.30
		TOTAL	8.82

PART 2: COMPUTE THE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE
(A) AREA OF SITE (a) 8.82 Ac

Subarea	Description	"C"	ACRES	C X A
A1	COMMERCIAL DEVELOPMENT, DEVELOPED WITHOUT CONTROLS	0.66	5.03	3.32
A2	TREE BOX FILTER STRUCTURE 7A, DEVELOPED W/ CONTROLS	0.67	0.60	0.40
A3	TREE BOX FILTER STRUCTURE 6B, DEVELOPED W/ CONTROLS	0.80	0.32	0.26
A4	TREE BOX FILTER STRUCTURE 1A, DEVELOPED W/ CONTROLS	0.85	0.44	0.37
A5	TREE BOX FILTER STRUCTURE 9B, DEVELOPED W/ CONTROLS	0.81	0.13	0.11
A6	FLOODPLAIN AREA, OPEN SPACE	0.30	2.30	0.69
			TOTAL =	5.15
		WT."C" =	0.58	

PART 3: Calculate Total Phosphorous Removal for Site

Subarea	BMP Type	Removal EFF. (%)	Area Ratio	C"Factor Ratio	Product
A2	TREE BOX FILTER STRUCTURE 7A	65	0.068	1.155	5.12
A3	TREE BOX FILTER STRUCTURE 6B	65	0.036	1.379	3.25
A4	TREE BOX FILTER STRUCTURE 11A	65	0.050	1.466	4.75
A5	TREE BOX FILTER STRUCTURE 9B	65	0.015	1.400	1.37
A6	OPEN SPACE	100	0.261	1.000	26.10
				TOTAL =	40.59 Percent (%)

PART 4: Determine compliance with requirements.

Water Supply Overlay District
(Occoquan Watershed) Req'd Removal 40%

If Part 3 40.59% is greater than 40%

OUTFALL NARRATIVE

THE SUBJECT DEVELOPMENT PROPOSES TO COLLECT AS MUCH RUN-OFF AS POSSIBLE AND DETAINS THE COLLECTED RUNOFF WITHIN THE PROPOSED 72" DIAMETER DETENTION PIPE. THE PEAK OUTFLOW FROM THIS FACILITY WILL BE REDUCED TO BELOW THE PRE-DEVELOPMENT CONDITION. THE OUTFLOW PIPE WILL BE CONNECTED TO THE PROPOSED 68"x43" ELLIPTICAL RCP THAT IS PROVIDED WITH RIPRAP AT DAYLIGHT AND OUTFALL INTO THE EXISTING CHANNEL THAT OUTFALLS INTO DOGUE CREEK FLOOD PLAIN.

THE EXTENT OF REVIEW OF THE DOWNSTREAM CHANNEL IS TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS 100 TIMES GREATER THAN THE SITE CONTRIBUTING DRAINAGE AREA (49.57 AC). THE FLOOD PLAIN WATERSHED AREA IS 6,053 AC.

COMPUTATIONS FOR THE OUTFALL PIPES AND THREE CROSS-SECTIONS OF THE CHANNEL ARE PROVIDED AND INDICATE THAT THE OUTFALL IS ADEQUATE.

DUE TO THE REDUCTION IN THE AMOUNT OF RUNOFF BEING RELEASED FROM THE SUBJECT PROPERTY NO ADDITIONAL FLOODING IS ANTICIPATED DOWNSTREAM OF THE SUBJECT PROPERTY. IN ADDITION, DUE TO THE LOWEST FLOOR ELEVATION OF BOTH PROPOSED HOTELS BEING BELOW THE 100-YEAR WATER SURFACE ELEVATION FLOODPROOFING MEASURES WILL BE TAKEN IN ORDER TO PROTECT THE UNDERGROUND PARKING GARAGE.

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES NARRATIVE

AN UNDERGROUND STORMWATER DETENTION FACILITY, USING A 72" DIAMETER PIPE IS PROVIDED BETWEEN BUILDING "A" AND "B", TO SATISFY THE STORMWATER DETENTION REQUIREMENTS. IN ADDITION TO THE OPEN SPACE (FLOOD PLAIN AREA), FOUR TREE BOX FILTERS STRUCTURES ARE PROVIDED AROUND BUILDING "A" AND "B" TO SATISFY WATER QUALITY REQUIREMENTS.

THE DETENTION PIPE IS DESIGNED TO PROVIDE MORE THAN THE REQUIRED STORAGE VOLUME OF 2,759 CF. A TOTAL OF 6,076 CF OF STORAGE IS PROVIDED.
DUE TO THE SITE EXISTING TOPOGRAPHY, BEING JUST 2 FEET ABOVE THE FLOOD PLAIN ELEVATION THE INVERT ELEVATION OF THE DETENTION PIPE IS SET BELOW THE FLOOD PLAIN ELEVATION. THE DETENTION PIPE IS DESIGN TO IT'S HIGHEST POSSIBLE INVERT ELEVATION AND ABOVE THE 10-YEAR STORM.

THE OPEN SPACE AND FOUR TREE BOX FILTERS STRUCTURES WILL PROVIDE 40.57% PHOSPHORUS REMOVAL; 40.0% OF PHOSPHORUS REMOVAL IS REQUIRED.

WATER QUALITY NARRATIVE

THE SITE CONSISTS OF 8.82 ACRES OF LAND WITH TWO ZONING DESIGNATIONS, R-2 AND C-8; HOWEVER, THE APPLICANT IS REQUESTING THAT THE SITE BE REZONED SO THAT THE ENTIRE SITE HAVE THE ZONING DESIGNATION OF C-8. THIS PROPOSED DEVELOPMENT WILL CONSIST OF 5.03 AC OF UNCONTROLLED DEVELOPED AREA, 1.49 AC OF CONTROLLED DEVELOPED AREA DRAINING TO THE FOUR TREE BOX FILTERS STRUCTURES PROPOSED, AND 2.30 AC OF UNCONTROLLED UNDISTURBED FLOODPLAIN AREA. THE BMP FACILITIES WILL BE PRIVATELY MAINTAINED BY THE PROPERTY OWNER. THE SITE IS WITHIN THE CHESAPEAKE BAY PRESERVATION AREA AND REQUIRES THE PHOSPHORUS LOAD FROM THE SITE, AFTER DEVELOPMENT, BE REDUCED BY 40.00%, 40.57% IS PROVIDED.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING
9720 Capital Court
-Suite 400-
Manassas, Virginia 20110
Ph. (703) 257-0877
Fax (703) 361-3798
www.emsieng.com
PROJECT COORDINATOR
CHARLIE FRONDA

BMP & STORM COMPUTATIONS
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

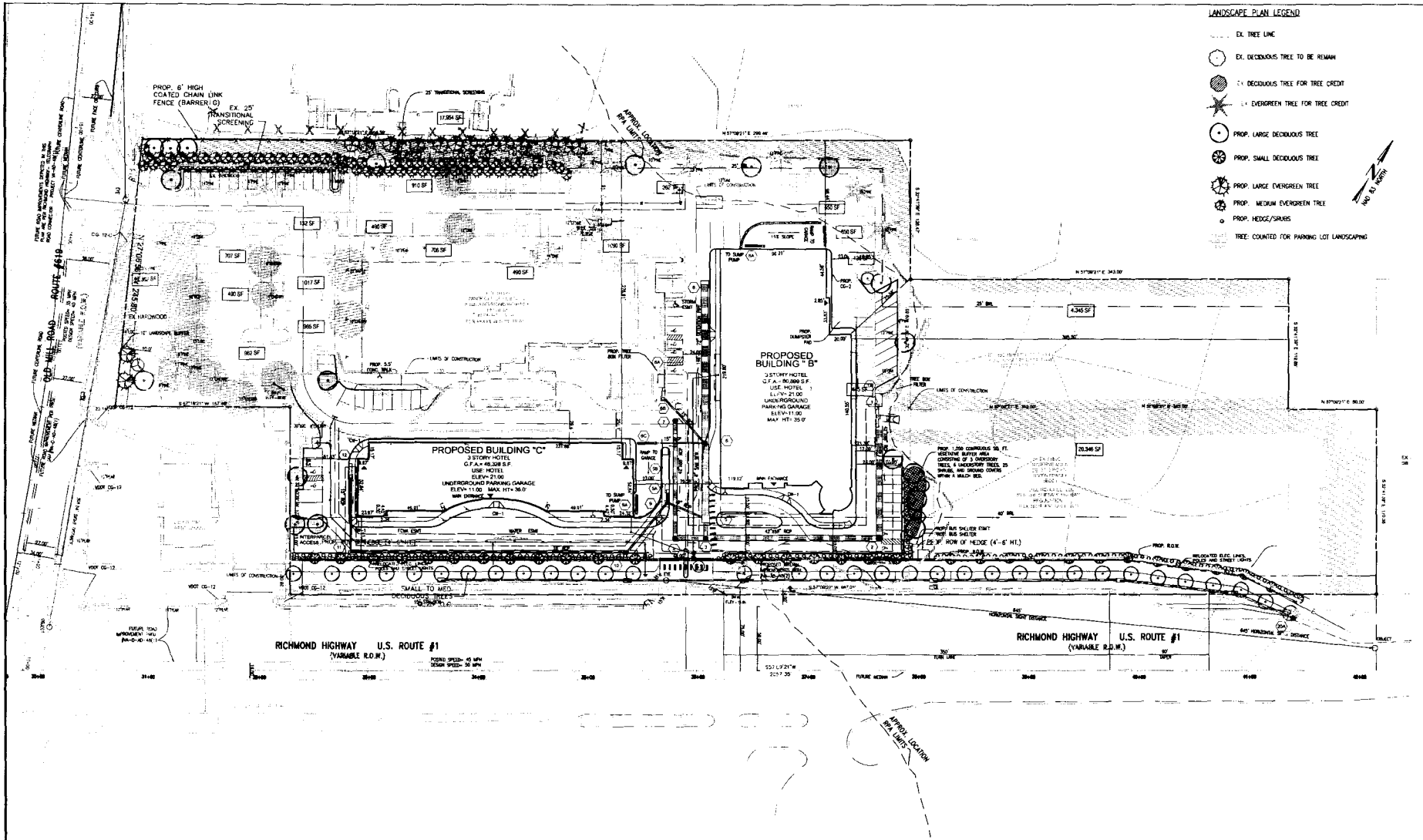
PROJECT NO

COMMONWEALTH OF VIRGINIA
BILAL A. HASSAN
LIC. No.025527
9/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: AS NOTED V:	
JOB No.	VA-07-16	
DATE:	FEB, 2008	
FILE No.	C-1042	
SHEET	9 OF 14	



THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING

5720 Capital Court
Suite 400
Manassas Virginia 20110
Ph. (703) 257-0877
Fax (703) 361-3798
www.emsiengi.com

PROJECT COORDINATOR
CHARLIE FRONDA

LANDSCAPE PLAN

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
TALAL A. HASSAN
LIC. No. 025527
9/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION	
CF/DM DESIGN	TMD/DM DRAWN	CF CHKD

SCALE H: 1" = 40' V:

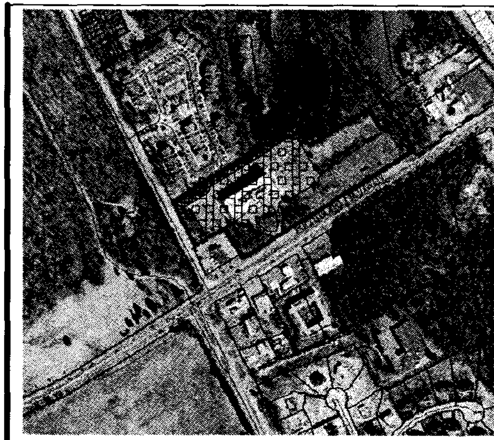
JOB No. VA-07-16

DATE : FEB. 2008

FILE No. C-1042

SHEET 10 OF 14

C-1042



PARKING LOT LANDSCAPING

PARKING LOT AREA	22,985 SF
REQUIRED (5% OF PARKING AREA)	1,149 SF
landscape existing	SF
landscape proposed 8 @ 200	3,400 SF
LANDSCAPING PROVIDED	3,400 SF

PARKING LOT LANDSCAPING

A) PERIPHERAL PARKING LOT LANDSCAPING

a) ABUTTING EXISTING PARCEL TM 109-2-01-0018A &0018B, TOTAL LENGTH= 425 LF

REQUIRED: 4 FEET STRIP PLANTED W/AT LEAST ONE TREE/ 50 F
= 425/50+1
= 6.4, SAY 7 TREES

PROVIDED: 4 FEET ± STRIP WITH EXISTING 7 TREES

b) ABUTTING MURDOCK STREET, LENGTH= 250 FEET

REQUIRED: 10 FEET STRIP PLANTED WITH AT LEAST ONE TREE PER 40 L.F.= 250/40 + 1 = 7.25 TREES- SAY 8 TREES

PROVIDED: 10.5 FEET MIN. STRIP w/ 8 TREES

c) ABUTTING STONECROFT BLVD, LENGTH = 65 FEET

REQUIRED: 10 FEET STRIP PLANTED WITH AT LEAST ONE TREE PER 40 L.F.= 65/40 + 1 =2.6 TREES- SAY 3 TREES

PROVIDED: 10.5 FEET MIN. STRIP w/ 3 TREES

TREE PLANTING FOR 10YEAR CANOPY (D17)

SHADE TREES @ 200 SF X 29 = 5,800 SF
EVERGREEN TREES @ 150 X 9 = 1,350 SF
FLOWERING TREES @ 100 X 18 = 1,800 SF
TOTAL = 8,950 SF

12-0510.1J (1) Table 12.12 is provided as a template to facilitate calculating 10-year Tree Canopy Requirements and presenting the calculations in Tree Conservation Plans.

Table 12.12 10-year Tree Canopy Calculation Worksheet

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	84,099 (21.90%)	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	384,025	§ 12-0510.1A
B2	Subtract area dedicated to parks, road frontage, and	15,500	§ 12-0510.1B
B3	Subtract area of exemptions =	120,707	§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 – B2) =	120,818	
B5	Identify site's zoning and/or use	C-8	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	24,782	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N.A.	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	84,099	
C2	Total canopy area meeting standards of § 12-0200 =	24,930	
C3	C2 x 1.25 =	31,163	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities		
C5	C4 x 1.5 =	0	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =		
C7	C6 x 1.5 to 3.0 =	0	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	29,780	
C9	C8 x 1.0 =	29,780	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	60,943	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	0	
D2	Area of canopy Planted for air quality benefits =	9,800	

D3	x 1.5 =		§ 12-0509.4B(1)
D4	Area of canopy planted for energy conservation =	0	
D5	x 1.5 =		§ 12-0509.4B(2)
D6	Area of canopy planted for water quality benefits =	1,050	
D7	x 1.25 =		§ 12-0509.4B(3)
D8	Area of canopy planted for wildlife benefits =	1,313	
D9	x 1.5 =		§ 12-0509.4B(4)
D10	Area of canopy provide by native trees =	0	
D11	x 1.5 =		§ 12-0509.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	0	
D13	X1.25		§ 12-0509.4B(6)
D14	Area of canopy provided through tree seedlings =	0	§ 12-0509.4D(1)
	X1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4D(1)(a)
	X1.0		§ 12-0509.4D(1)(a)
D16	Percentage of D14 represented by D15=		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	10,913	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NO	§ 12-0511
D20	Canopy area requested to be provided through offsite banking or tree fund	NO	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N.A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	60,943	
E2	Total of canopy area provided through tree planting (D17) =	10,913	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided =	71,856	Total of E1 through E3. Area should meet or exceed area in B6

12-0510.2 For subdivision plans showing only the construction of public improvements, tree canopy shall be calculated on the development shown plus an estimate of the clearing necessary for the lot development. The estimated final clearing for all activities shall be shown on the plan. A graphic representation of the estimated tree canopy to be preserved after lot clearing may be requested by the Director if deemed necessary. If the area to be provided by preserved vegetation does not meet or exceed the total percentage of 10-year tree canopy required, then the deficiency shall be provided on the subdivision plan by planting acceptable landscape trees.

12-0510.3 Public Improvement and Linear Projects. For projects where only public improvements are to be constructed, such as road or other linear projects, the requirements for 10-year tree canopy shall be deferred until such time as the developments for which the linear

12-0507.1B Tree canopy that the Director determines does not or will not meet the pre- and post-development condition standards for trees and forested areas as provided in § 12-0403 shall not be included in areas counting towards meeting the Tree Preservation Target.

12-0507.2 Tree Preservation Target Calculations and Statement. The calculations and statements shall be provided along with the 10-year tree canopy calculations as shown in Table 12.3

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area of existing tree canopy (from Existing Vegetation Map) =	84,099 SF
B	Percentage of gross site area covered by existing tree canopy = 84,099 / 384,025 (GSA)	21.90%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10.0%
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation = 10% x 21.90	2.19%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	21.90%
F	Has the Tree Preservation Target minimum been met?	Provide Yes or No
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0507.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.12.	

12-0507.3 Allowable Deviations to Tree Preservation Target

12-0507.3A Deviations on whole or part from the site's Tree Preservation Target may be requested under the following conditions:

12-0507.3A(1) Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance

12-0507.3A(2) Meeting the tree preservation target would require the preservation of trees that do not meet standards for health and structural condition and other vegetation and risk management requirements of § 12-0400 *et seq.*

EXISTING VEGETATION MAP

SCALE 1"=300'

VEGETATIVE COVER SUMMARY TABLE

	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	AREA (AC.)	COMMENTS
(crosshatch)	UPLAND FOREST	UPLAND HARDWOODS: MAINLY PINES	OLD FIELD EARLY SERIAL	GOOD	84,099 SF 1.93 AC	SEE SHEETS 3 & 4
(blank)	MAINTAINED GRASS	MIXTURE OF RYE GRASS AND KENTUCKY GRASS	N/A	GOOD	3.9584 AC	NON DEVELOPED AREA–OPEN–INCLUDES FLOODPLAIN
(diamond pattern)	DEVELOPED AREA	N/A	N/A	GOOD	2.9276 AC	OFFICE BUILDING W/ PARKING LOT
				TOTAL LOT AREA =	8.8160 AC	

GRAPHIC SCALE

(IN FEET)
1 inch = 20 ft.

THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING
9720 Capital Court
-Suite 400 -
Manassas, Virginia 20110
Ph. (703) 257 - 0877
Fax (703) 361 - 3706
www.emsieng.com
PROJECT COORDINATOR
CHARLIE FRONDA

LANDSCAPE PLAN
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT NO

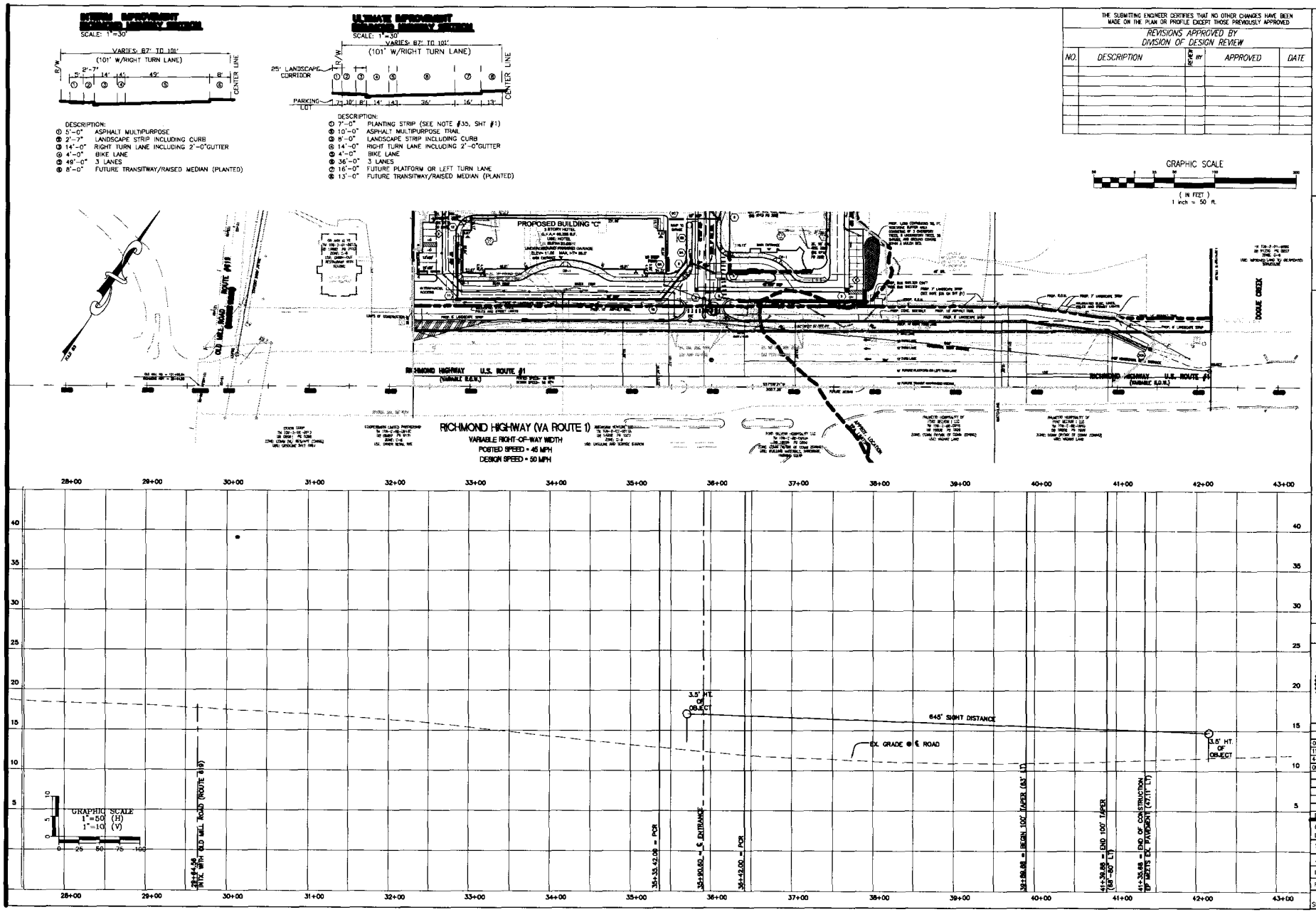
COMMONWEALTH OF VIRGINIA
TALAL A. HASSAN
LIC. No.025527
3/19/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: 1" = 30' V:	
JOB No.	VA-07-16	
DATE :	FEB, 2008	
FILE No.	C-1042	
SHEET	11 OF 14	

C-1042



emsi ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257-0977
Fax (703) 361-3798
www.emsiengr.com

PROJECT COORDINATOR
CHARLIE FRONDA

RICHMOND HIGHWAY PLAN & PROFILE

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT

J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT

FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
JAMAL A. HASSAN
LIC. No.025527
9/15/2009
PROFESSIONAL ENGINEER

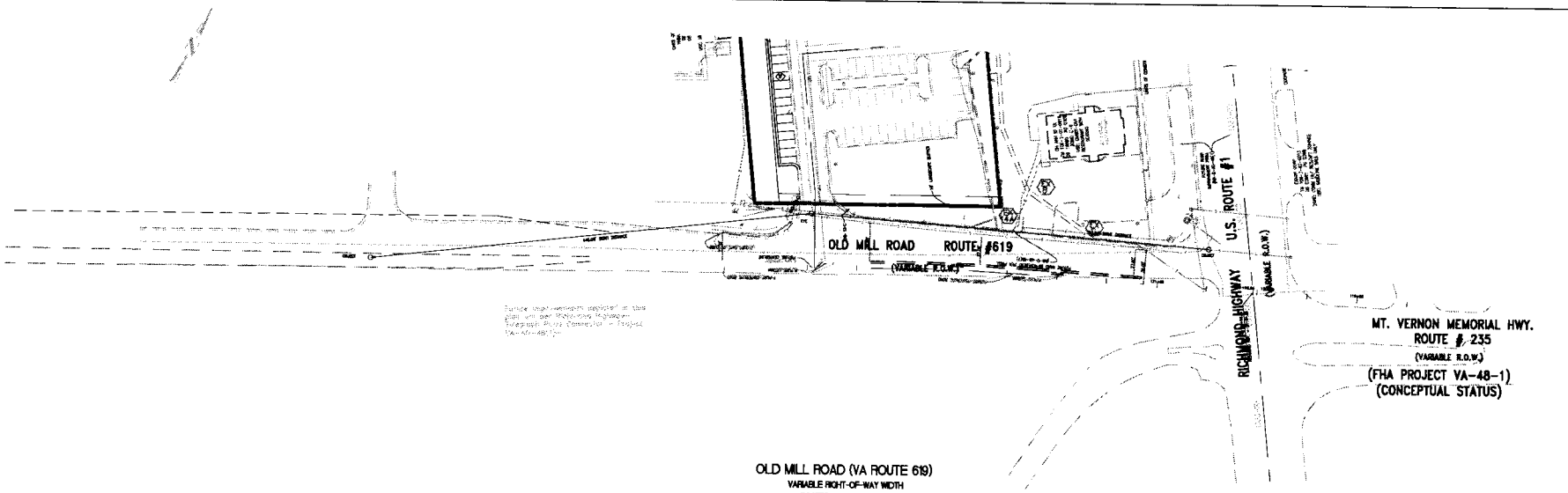
PLAN STATUS

08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

DATE	DESCRIPTION

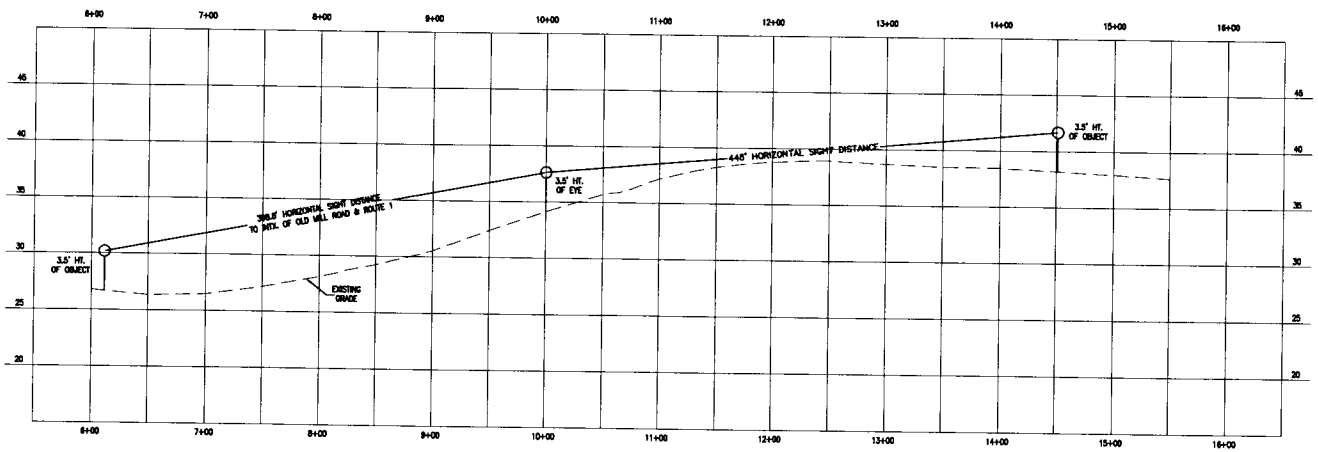
CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: AS SHOWN V: 1" = 5'	
JOB No.	VA-07-16	
DATE :	FEB, 2008	
FILE No.	C-1042	
SHEET	12 OF 14	

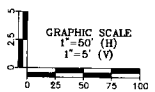
C-1042



OLD MILL ROAD (VA ROUTE 619)
VARIABLE RIGHT-OF-WAY WIDTH
POSTED SPEED = 35 MPH
DESIGN SPEED = 40 MPH

GRAPHIC SCALE
(IN FEET)
1 inch = 50 ft.





THE SUBMITTING ENGINEER CERTIFIES THAT NO OTHER CHANGES HAVE BEEN MADE ON THE PLAN OR PROFILE EXCEPT THOSE PREVIOUSLY APPROVED

REVISIONS APPROVED BY DIVISION OF DESIGN REVIEW

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

emsi ENGINEERING

9720 Capital Court
Suite 105
Manassas, Virginia 20110
Ph. (703) 257 - 0877
Fax (703) 257 - 0878
www.emsieng.com

PROJECT COORDINATOR
CHARLIE TRONDA

OLD MILL ROAD PLAN & PROFILE

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY

MT. VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT NO

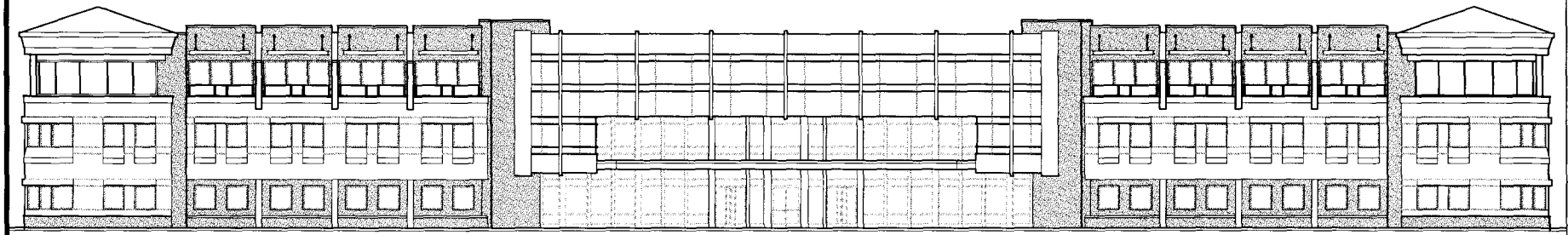
COMMONWEALTH OF VIRGINIA
OMAR A. HASSAN
LIC. No. 025527
3/5/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-25-08	county comments
4-27-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD
SCALE	H: 1" = 50' V: 1" = 5'	
JOB No.	VA-07-16	
DATE	FEB. 2008	
FILE No.	C-1042	
SHEET	13 OF 14	

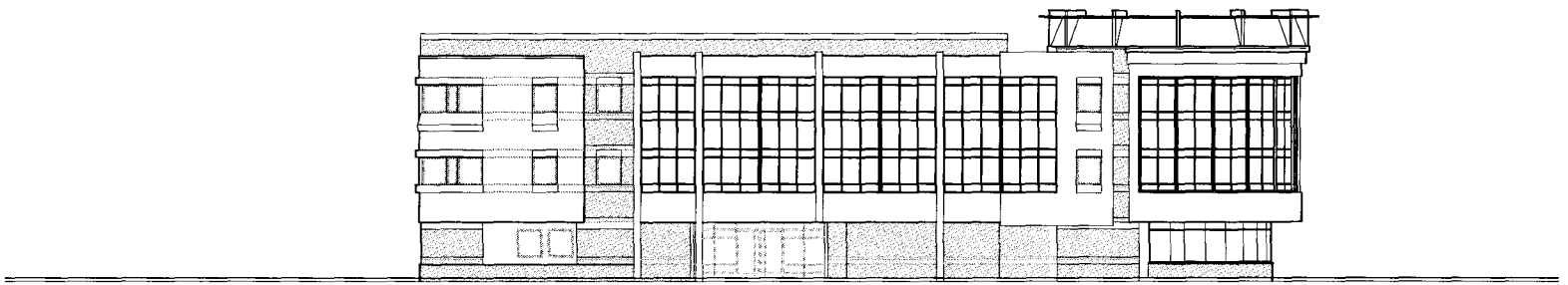
C-1042



1
14

FRONT ELEVATION-BUILDING C

1/8"



2
14

FRONT ELEVATION- BUILDING B

1/8"

3
14

SIDE ELEVATION-BUILDING B

1/8"

EMSI ENGINEERING

9720 Capital Court
Suite 400
Manassas, Virginia 20110
Ph. (703) 257 - 0977
Fax (703) 361 - 3786
www.emsieng.com

PROJECT COORDINATOR
CHARLIE FRONDA

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION PLAT
J. K. INVESTMENTS, INC. PROPERTY
MT. VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO

COMMONWEALTH OF VIRGINIA
TAHAL A. HASSAN
LIC. No.025527
9/15/2009
PROFESSIONAL ENGINEER

PLAN STATUS

DATE	DESCRIPTION
08-04-08	LAYOUT CHANGES
11-29-08	county comments
4-21-09	county comments
09-01-09	county comments

CF/DM DESIGN	TMD/DM DRAWN	CF CHKD

SCALE H: V:

JOB No. VA-07-16

DATE : FEB, 2008

FILE No. C-1042

SHEET 14 OF 14

C-1042

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

DESCRIPTION OF THE APPLICATIONS

The applicant, JK Investments, Inc., seeks to rezone 8.82 acres from R-2, C-8 (Highway Commercial District), CRD (Commercial Revitalization District), HC (Highway Corridor Overlay District) and HD (Woodlawn Historic Overlay District) to C-8, CRD, HC, and HD in order to construct two hotels on the site. Currently, the site is developed with a 3-story office building which would remain under this proposal. The applicant has also submitted a special exception amendment request to amend SE 85-L-137, previously approved to permit a use in a floodplain, in order to permit additional fill in a floodplain (26.4 cubic yards). The additional fill in the floodplain is due to the Richmond Highway frontage improvements and stormwater management outfall improvements proposed with these applications.

A reduction of the proposed combined General Development Plan (GDP)/Special Exception Amendment Plat (SEA Plat) is located at the front of this staff report.

WAIVERS/MODIFICATIONS

- Modification of the transitional screening requirement along the Old Mill Road frontage of the property to that shown on the GDP/SEA Plat.

- Waiver of the barrier requirement along the Old Mill Road frontage of the property to that shown on the GDP/SEA Plat.

LOCATION AND CHARACTER

Site Description

The application property consists of 8.82 acres, split zoned R-2 (0.94 acres) and C-8 (7.88 acres), and located within the Richmond Highway Commercial Revitalization District, Highway Corridor Overlay District, and the Woodlawn Historic Overlay District. The property is the location of the 3-story IMP office building (64,498 SF) located at the northeast quadrant of the intersection of Richmond Highway and Old Mill Road. The existing building is situated in the center of the site with surface parking and a circular driveway around it. Access to the site provided via Richmond Highway and Old Mill Road. The northeast portion of the site is encumbered by floodplain area associated with Dogue Creek.

SURROUNDING AREA DESCRIPTION			
Direction	**Use**	**Zoning**	**Plan Map**
North	Multi-family residential (Oaks of Woodlawn Limited Dividend, Housing Assoc.)	R-20	Residential; 16-20 du/ac
North	Fairfax County Park Authority	R-2	Residential; 16-20 du/ac
South	Service Station	C-8	Retail & other
South	Motel (Sun Lodge Inc,)	C-8	Retail & other
South	Hotel (Palmetto Hospitality of, Fort Belvoir I LLC)	C-8	Retail & other
West	Woodlawn Plantation and Pope Leighey House	R-1	Private Recreation
East	Fairfax County Park Authority	R-2	Private Open Space
East	Vacant	C-8	Private Open Space

BACKGROUND

On March 10, 1986, the Board of Supervisors approved SE 85-L-137 for a major fill within the floodplain subject to development conditions. Approval of the SE permitted the development of a 3-story ("IMP") office building (64,498 SF) on the property located at Tax Map 109-2 ((1)) 13 and 16 with an overall FAR of 0.17. The SE Plat approved with SE 85-L-137 depicted a 3-story office building centrally located on the subject property with one access point along Richmond Highway and one access point along Old Mill Road.

COMPREHENSIVE PLAN PROVISIONS *(Appendix 5)*

Plan Area: Area IV

Planning District: Mount Vernon

Planning Sector: Lee Community Planning Sector – V1

Plan Map: Retail and other

RICHMOND HIGHWAY CORRIDOR AREA

Recommendations and policies for the Richmond Highway Corridor are provided in the Highway Corridor section of the Plan which addresses land use issues and recommendations for the entire corridor. Recommendations are given in a north to south orientation and include the designated Community Business Centers and areas between these centers. The western portion of the Woodlawn Community Business Center and adjacent Suburban Neighborhoods are located in Sector MV8.

SUBURBAN NEIGHBORHOOD OUTSIDE WOODLAWN COMMUNITY BUSINESS CENTER

Parcels 109-2((1))15 and 13A at the intersection of Richmond Highway and Old Mill Road are planned for office, retail or hotel/conference center at an intensity up to .50 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic District. The environmental quality corridor located in this area should be preserved as open space.

ADDITIONAL PLAN CITATIONS

Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Mount Vernon, Richmond Highway Corridor Area, as amended through April 25, 2005, pages 67-77.

Urban Design Recommendations

The Richmond Highway urban design recommendations are intended to help foster new development and redevelopment that function well together and contribute to a positive image of the area as a desirable place to live, work, shop or visit. These recommendations build on guidance found in the 1989 Richmond Highway Urban Design Study and the Virginia Department of Transportation Richmond Highway Study completed in 1998.

Historically, development in the Richmond Highway Corridor has occurred in an uncoordinated, strip-commercial manner with little attention to efficient functioning and aesthetic form. These deficiencies should be corrected in any new development or redevelopment through integration of the urban design elements prescribed in the following recommendations.

These recommendations specifically address streetscape, landscape, parking lot, building and site design and signage elements. Combined, these elements comprise the physical form. The guidance provided for each element seeks to create an improved visual image for the Richmond Highway Corridor. These recommendations will be used as performance criteria in the review of

development applications and site plans for properties in the Richmond Highway Corridor. In addition, these recommendations support public and private revitalization in the Richmond Highway Corridor.

Given the existing uncoordinated development patterns along Richmond Highway, implementation of the following urban design recommendations will require creative application of the design elements described. Modifications in the application of the streetscape guidance outlined in this Plan will likely be necessary to respond to site conditions or roadway design considerations. Until such time as road improvements are designed and/or constructed along Richmond Highway, it will be necessary to provide flexibility in the implementation of streetscape improvements in the right of way. Urban design elements should be incorporated into each site in a way that transitions effectively to adjacent existing properties and future planned land uses.

ANALYSIS

Generalized Development Plan/Special Exception Amendment Plat
(Reduction at front of staff report)

Title of GDP/SEA Plat:	J. K. Investments, Inc. Property
Prepared By:	EMSI Engineering
Original and Revision Dates:	February 2008, as revised through September 1, 2009

The GDP/SEA Plat consists of 14 sheets.

- **Sheet 1** is a title sheet, and includes vicinity map, site tabulations, general notes, bulk plane details and a sheet index.
- **Sheet 2** is the rezoning plat.
- **Sheets 3 & 4** show the existing conditions and miscellaneous details.
- **Sheets 5 & 6** show the proposed conditions and stormwater profiles.
- **Sheets 7** shows the overall drainage map
- **Sheets 8** shows the drainage divide and cross-sections.
- **Sheet 9** contains the Best Management Practices (BMP) and Stormwater Computations.
- **Sheets 10 & 11** show the landscape plan.
- **Sheet 12** includes the Richmond Highway Plan and Profile.

- **Sheet 13** shows the Old Mill Road Plan and Profile.
- **Sheet 14** shows the architectural exhibit.

The following features are depicted on the combined GDP/SEA Plat:

Site Layout: The GDP/SEA Plat depicts a total of three buildings on the application property. Building A is the existing 3-story IMP office building (64,448 SF). The two new buildings proposed on the site are shown to replace some of the existing surface parking and open space on the site. Proposed Building B is shown to the east of the existing building and would be 3 stories (35 feet in height) and 80,899 SF. Proposed Building C is shown to the south of the existing building and is also 3 stories (35 feet in height), consisting of 46,328 SF. Building B (88 rooms) and Building C (78 rooms) are designated on the GDP/SEA Plat to be hotels and the main building/lobby entrances for both buildings are oriented towards the Richmond Highway frontage of the property. The resulting overall FAR would be 0.50.

Site Access: The site will continue to have two vehicular access points, one via Richmond Highway and one via Old Mill Road. The access along Richmond Highway is shown to be shifted slightly to the east of its current location to a new location between proposed Building B and proposed Building C. This access is proposed to be right-in only. No changes are proposed to the existing access point along the site's Old Mill Road frontage. This access point leads to a signalized intersection at Richmond Highway and Old Mill Road where vehicles can access northbound Richmond Highway from the site and northbound vehicles traveling along Richmond Highway can access the site via Old Mill Road from the Richmond Highway/Old Mill Road intersection. 101 feet of right-of-way dedication is provided along the Richmond Highway frontage of the property to accommodate the road and frontage improvements proposed along Richmond Highway under this GDP/SEA Plat.

Parking: A total of 311 parking spaces are shown to be provided on the site. 116 underground parking spaces are to be provided below Buildings B and C, 187 surface parking spaces are shown to be provided along the northern, eastern, and western portions of the site. Eight handicap spaces are also proposed to be provided within the site.

Sidewalks and Pedestrian Access: The application proposes new pedestrian facilities to include a five-foot wide concrete sidewalk along the Old Mill Road frontage of the property and a proposed 10-foot wide asphalt trail along the Richmond Highway frontage of the property. Five-foot wide sidewalks are proposed to provide access to and around proposed Buildings B and C. In addition, the existing four-foot wide sidewalk around the existing IMP building would remain.

Landscaping and Streetscape: Landscaping consisting of deciduous and evergreen trees and shrubs will be provided predominantly along the northern and southern boundaries of the site. A twenty-five foot wide transitional screening area is shown along a portion of the northern boundary, where the site abuts multi-family residential

property. A landscaped buffer area (1,050 SF) is shown to be provided at the northeasterly portion of the site near proposed Building B, between the parking lot and the EQC, RPA and 100-year flooplain. Streetscape is shown to be provided along the Richmond Highway frontage of the application property, consiting of a seven-foot wide landscape strip (comprised of two rows of hedges) along the interior of the frontage, a 10-foot wide asphalt trail, and an eight-foot wide landscape strip (comprised of small to medium deciduous trees) along the exterior of the frontage.

Stormwater Management: Stormwater management (SWM) and Best Management Practices (BMP) requirements are proposed to be met by a stormwater detention facility located underground on the southeasterly portion of the property and the use of tree box filters and open space (within the floodplain area) for water quality purposes. The limits of the EQC (designed as the Existing Reserve Area on the GDP/SEA Plat), RPA, and 100-year floodplain are depicted northern portion of the property on the GDP/SEA Plat

Land Use Analysis (Appendix 6)

The 8.82 acre site is planned for office, retail or hotel/conference center at an intensity up to .50 FAR. The Comprehensive Plan recommends that development proposals for the application property should be consistent and compatible with those approved uses within the Woodlawn Historic Overlay District and that the environmental quality corridor (EQC) located in this area should be preserved as open space. The applications filed propose to rezone the site from R-2, C-8, HC and HD to C-8, HC and HD in order to construct two hotels and retain the existing office building on the subject property, with an overall density of 0.50. As previously noted, the additional fill in the floodplain is associated with the Richmond Highway frontage improvements and stormwater management outfall improvements proposed with these applications. The proposed development would preserve the EQC in the area as undisturbed open space. As such, staff believes that the proposed applications are in harmony with the Comprehensive Plan recommendations for the site.

Architectural Review Board (ARB) Analysis (Appendix 7)

At its November 13, 2008 meeting, the ARB reviewed RZ 2008-MV-007 and SEA 85-L-187 and on all new structures proposed for the site. The ARB voted to recommend approval of the proposed rezoning from R-2 to C-8 (RZ 2008-MV-007) and special exception amendment (SEA 85-L-187) to permit increase in FAR for new construction of two hotels at 8800 Richmond Highway in the Woodlawn Historic Overlay District as included in ARB application ARB-08-WDL-05. The motion included stipulations:

- That the proposed Building C be moved back from the Richmond Highway roadway to provide a better transition area;

- That maximum tree and planting areas be provided along the roadway edge; and

- That the applicant restudy the hardscape selections with an emphasis placed on providing as much vegetation as possible throughout the entire site.

The ARB also voted to approve the architectural, building materials and colors presented in item ARB-08-WDL-06 provided the location of Building B be pushed back, as recommended in the previous motion, and with the understanding the architectural/elevations may proceed forward with the rezoning and Special Exception Amendment application as representative illustrative, and that subsequent ARB review and approval of detailed plans for a building permit will be required.

In response to these motions, the applicant has revised the GDP/SEA Plat to slightly shift Building C further back from the Richmond Highway to allow to maximize the planting area that can be provided along the frontage of the property, while maintaining the building's orientation to Richmond Highway as recommended by the Comprehensive Plan. The applicant has also proffered to submit detailed architectural plans to the ARB for review prior to the issuance of a building permit for any building constructed on the site.

Environmental Analysis (Appendices 6)

Issue: Highway Noise

The subject property has frontage along Richmond Highway, which is a major thoroughfare. Hotels are considered a noise sensitive use; therefore staff recommended that the applicant provide a noise study in order to determine the extent noise levels on the subject property. Without such a study, staff could not determine if the mitigation measures proposed in the applicant's proffers would be adequate.

Resolution:

The applicant has provided a noise study, which has been evaluated by the Environmental Review Branch, DPZ. Based on the study, staff has determined that the mitigation measures proposed in the applicant's proffers will be adequate to ensure that interior noise levels are mitigated to a noise level of 45 dBA DNL. Because no outdoor gathering or recreation areas are proposed along Richmond Highway. Staff did not seek any exterior noise mitigation.

Issue: "Green Buildings"

The Comprehensive Plan, Policy Plan includes guidance in support of the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment. Staff strongly encouraged the applicant to seek the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification under the Core and Shell or New Construction rating system for the two new hotels proposed on the site.

Resolution:

The applicant is proffering to obtain LEED certification under the Core and Shell (LEED-CS) rating system for each new building constructed on the property. Furthermore, the applicant is proffering to submit documentation from the U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building to the Environment and Development Review Branch of DPZ, prior to building plan approval for any building to be constructed on the subject property.

Stormwater Management Analysis (Appendix 8)

Issue: Limits of Clearing and Grading

In the northeast corner of the site, the proposed limits of clearing and grading encompass a portion of the EQC. The GDP/SEA Plat depicted existing and proposed storm sewers and proposed storm sewer easements crossing the existing limits of the EQC on the site. DPWES staff recommended that the applicant revise the limits of clearing and grading shown on the GDP/SEA Plat to include only the minimum disturbance necessary within the easement. DPWES also recommended that sufficient reforestation of all disturbed areas within the easement occur or that the applicant subtract the disturbed areas from the EQC area.

Resolution:

The applicant has indicated that the limits of clearing and grading depicted on the GDP/SEA Plat is the minimum amount of disturbance necessary for the development proposed on the site. In response to staff's comments, the GDP/SEA Plat depicts a 1,050 SF continuous vegetative buffer area within the disturbed area, consisting of 3 overstory trees, 6 understory trees, 25 shrubs and ground covers with a mulch bed. Furthermore, the applicant has proffered to reforest the disturbed portions of the EQC and floodplain areas. Based on the reforestation provided within the disturbed EQC area, this issue has been resolved.

Issue: Site Outfall

In order to demonstrate adequate outfall, the applicant is using 100 times the contributing drainage area drainage as the extent of review. However, DPWES staff has noted that in order to determine the adequacy of outfall, non-flooded cross-sections and non-erosive velocities must also be shown, as the reduction in the amount of runoff being released from the subject property is not enough to demonstrate adequate outfall analysis. DPWES staff recommended that additional information be provided at this time in order to demonstrate adequate outfall prior to site plan approval.

Resolution:

The applicant has not provided this information. As such, staff has proposed a development condition which ensures that adequate outfall must be demonstrated prior to site plan approval. Furthermore, any changes to the outfall that are not in substantial conformance with the approved GDP/SEA Plat would require a Proffered Condition Amendment and Special Exception Amendment. With the adoption of this development condition, this issue will be addressed.

Issue: Stormwater Detention

The applicant proposes to meet the stormwater detention requirements for the site with the provision of underground detention pipes under a portion of the parking lot. Staff has noted that a private maintenance agreement for the underground facilities will be required prior to final construction plan approval, and that the invert of the underground storage facility must be above the 100-year floodplain water surface elevation.

Resolution:

Staff has proposed a development condition to ensure that a private maintenance agreement for the underground facilities is formalized and signed prior to final construction plan approval and to ensure that the stormwater management and BMP facilities are provided in accordance with the Public Facilities Manual as determined by DPWES.

Urban Forest Management Analysis (Appendix 9)

Issue: Tree Conservation

The Urban Forest Management Division (UFMD), DPWES review of this application noted that much of the open space, many of the established landscape trees, and a sizeable area of existing mature trees were proposed for removal, including a grouping of existing trees within the floodplain and Resource Protection Area (RPA). UFMD recommended that the applicant evaluate and re-design the site layout to preserve more of the existing tree canopy. Furthermore, UFMD noted that the tree cover calculations are incorrect with respect to credit taken for trees within the RPA.

Resolution:

The applicant has submitted revised tree cover calculations to adress the trees within the RPA, however staff has proposed a development condition to ensure that the tree conservation requirments for the site are met at the time of site plan review. With the adoption of the development conditions, this issue will be resolved.

Issue: Transitional Screening & Barrier Requirements

A 25-foot wide transitional screening area and Barriers E, F, or G (6-foot high barrier) is required adjacent to Old Mill Road and adjacent to the Oaks of Woodlawn multi-family residential property to the north. Staff noted that the applicant must either provide the required screening and barriers or request a waiver or modification of the requirements.

Resolution:

The applicant has revised the GDP/SEA Plat to depict a 25-foot wide transitional screening area and Barrier G, (a six-foot (6') high chain link fence) along the northern boundary of the proerty where it abuts multi-family residential property. The GDP/SEA Plat also depicts a 10-foot wide landscaped buffer along the Old Mill Road frontage of the property, which is a modification of the 25-foot wide screening required. The applicant requests the transitional screening modification, noting that the exisitng office building, which is the closest building to the Old Mill Road frontage of the site, is set back 209 feet from the Old Mill Road boundary of the site. Furthermore, the closest structure on the propoerty on the opposite side of Old Mill Road is set back over 400 feet from that property's Old Mill Road boundary.The applicant has also requested a waiver of the barrier requirement along the Old Mill Road frontage of the site for the same reasons. Based on these factors, staff is not opposed to the modifcation and waiver requests.

Transportation Analysis (Appendix 10)

Based on review of the development plan and proffers, staff identified a number of transportation concerns which are discussed below. The applicant has addressed all of these concerns and all transportation issues are considered resolved.

Right-of-way Dedication

Fairfax County Department of Transportation (FCDOT) staff requested that the applicant provide sufficient right-of-way dedication along Richmond highway for a future Richmond Highway lane configuration including streetscape in anticipation for future transit located along the Richmond Highway median. In response, The applicant has coordinated with FCDOT to provide right-of-way dedication of 101 feet along Richmond Highway, which is sufficient for the future Richmond Highway lane configuration including streetscape in anticipation for future transit located along the Richmond Highway median; and

Richmond Highway Right-turn Lane for Site Access

In compliance with the design of the Federal Project VA-A-AD-48(1) Richmond Highway-Telegraph Road Connector, staff recommended that the applicant design

and construct a southbound Richmond Highway right turn lane along with adjacent on-road bike lane along southbound Richmond Highway, at the site's relocated access, and that said right-turn lane and on-road bike lane should be constructed per VDOT standards and prior to the issuance of the first Non-RUP. As requested, the applicant has provided improvements that comply with the design of the Federal Project VA-A-AD-48(1) Richmond Highway-Telegraph Road Connector.

Richmond Highway Median Extension

Staff recommended that the applicant extend the Richmond Highway median to the north to prevent vehicular northbound left turns into and out of the site's relocated access to Richmond Highway prior to the first Non RUP. The revised GDP/SEA Plat depicts the extension of the Richmond Highway median to the north to prevent vehicular northbound left turns into and out of the application property's Richmond Highway access point.

REX Bus Shelter

The Richmond Highway Express, nicknamed "REX", is a bus route operated by the Washington Metropolitan Area Transit Authority (WMATA) which provides limited stop express bus service that serves the Richmond Highway corridor from Fort Belvoir to the Huntington and King Street Metrorail Stations. Staff recommended that the applicant should provide one bus stop with shelter for the primary purpose of a REX line bus shelter/ stop as well as provide walkway connections from the bus shelter to the curb line and to the surrounding sidewalk or trail. In response, a bus shelter and bus shelter easement is shown to be provided near the southeasterly corner of proposed Building B.

Interparcel Access

Staff recommended that the applicant provide interparcel access to Lot # 15 directly to the site's south, and that public access easements should also be provided across this access. The applicant has provided this interparcel access connection to the property line of Tax Map 109-2 ((1)) 15 (existing Roy Rogers), which will allow for a connection between this site and Lot 15 should it redevelop in the future.

Resolution:

The applicant has made the following revisions to the GDP/SEA Plat to address the transportation issues that were raised:

Based on the revision made to the GDP/SEA Plat, the transportation issues related to this application have been resolved.

Public Facilities Analysis (Appendices 12 through 14)

Fairfax County Water Authority Analysis (Appendix 12)

The subject property is located within the Fairfax County Water Authority Service Area. Adequate domestic water service is available at the site from existing 24-inch, 10-inch, 8-inch, and 6-inch water mains located at the property. However, depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

Sanitary Sewer Analysis (Appendix 13)

The application property is located in the Dogue Creek watershed and would be sewered into the Noman M. Cole, Jr. Pollution Control Plant. The Office of Waste Management states that based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant, and that the existing 8-inch pipe located in an easement on the property is adequate for the proposed use at the present time.

Fire and Rescue Department Analysis (Appendix 14)

The application property is serviced by the Fairfax County Fire and Rescue Department, Station #424, Woodlawn, and meets fire protection guidelines as determined by the Information Technology Section of the Fire and Rescue Department. In addition, the proposal currently meets the requirements of the Fire Marshal.

ZONING ORDINANCE PROVISIONS *(Appendix 15)*

The following chart depicts how the subject property meets the C-8 District zoning requirements:

Bulk Standards (C-8, CRD)		
Standard	**Required**	**Provided**
Lot Size	40,000 square feet	8.82 acres
Lot Width	200 feet	484.98 feet
Max. Bldg Height	35 feet*	35 feet
Front Yard (Richmond Hwy.)	20 feet**	41.39 feet
Front Yard (Old Mill Rd.)	20 feet**	209 feet
Rear Yard	25 feet	98.44 feet
Side Yard	N/A	N/A

Bulk Standards (C-8, CRD)		
Standard	**Required**	**Provided**
FAR	0.50 **	0.50
Open Space	15%	50.6%
Parking Spaces	**Office:** 3/1000 SF = 3/64.45 = 194 **Hotel:** 1/rental room + 4/50 rooms = 166 + 14 = 180 **Total:** 374 spaces**x 20% = 299 spaces	311 spaces
Loading Spaces	**Office:** 1/1st 10,000 SF + 1/add'l 20,000 SF = 4 **Hotel:** 1/1st 10,000 SF + 1/add'l 100,000 SF = 4 **Total:** 8 spaces	8 spaces

*Maximum height permitted in the Woodlawn Historic Overlay District.
**CRD Standards

Other Zoning Ordinance Requirements:

Special Exception Requirements

General Standards (Sect. 9-006)

Par. 1 requires that the proposed use be in harmony with the Comprehensive Plan. As described in the Land Use Analysis section, the resulting intensity of the proposed development of the subject site would be in harmony with the Comprehensive Plan. The 8.82 acre site is planned for office, retail or hotel/conference center at an intensity up to .50 FAR. The Comprehensive Plan recommends that development proposals for the application property should be consistent and compatible with those approved uses within the Woodlawn Historic District and that the Environmental Quality Corridor (EQC) located in this area should be preserved as open space. The applications filed propose to develop the site with two hotels and to retain the existing 3-story office building, for a total of three buildings on the site at an overall density of .50. The application has been reviewed by the Architectural Review Board (ARB) and the proposed development would preserve the EQC in the northeast portion of the site as undisturbed open space. As discussed earlier, staff believes that the proposed application is in harmony with the Comprehensive Plan recommendations for the site. Therefore, this standard has been met.

Par. 2 requires that the proposed use be in harmony with the purpose and intent of the applicable zoning district regulations. The application satisfies all applicable Zoning Ordinance provisions other than the transitional screening and barrier requirements along the Old Mill Road frontage of the property. As previously discussed, staff supports the applicant's modification and waiver requests regarding those requirements; therefore, staff believes that this standard has been met.

Par. 3 requires that the proposed use be harmonious with and not adversely affect the use or development of neighboring properties in accordance with applicable zoning district regulations and the adopted Comprehensive Plan. It further states that the location, size and height of buildings, structures, walls and fences, and the nature and

extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. The application proposes the appropriate screening and buffering where required except for the transitional screening and barrier requirements along Old Mill Road. As previously discussed, staff supports the applicant's modification and waiver requests regarding those requirements. The proposed buildings will be in conformance with the bulk standards for the C-8 and Historic Overlay District, and the applications have received approval from the ARB. Therefore, this standard has been met.

Par. 4 states that the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood. The proposed application would not create any significant additional impacts on the surrounding public street system. As previously discussed, the GDP/SEA Plat depicts a five-foot wide sidewalk along the Old Mill Road frontage of the property and a 10-foot wide asphalt trail along the Richmond Highway frontage of the property. Vehicular access is proposed to the site via a right-in/right-out access along the site's Richmond Highway frontage, between proposed Buildings B and C. The right-in/right-out access will help reduce hazardous conflicts with existing traffic by preventing left turns into or out of the site along Richmond Highway. An access point is also shown along the site's Old Mill Road frontage, which provides access to a signalized intersection where vehicles can get to northbound Richmond Highway from the site and northbound vehicles on Richmond Highway can access the site via Old Mill Road. Based on the provisions discussed, staff finds that this standard has been satisfied.

Par. 5 states that in addition to the standards which may be set forth in this Article for a particular category or use, the Board may require landscaping and screening in accordance with the provisions of Article 13. The application meets the open space and interior parking lot landscaping requirements for the site. The applicant has requested a modification of the transitional screening requirement to allow a 10-foot wide landscaped buffer where a 25-foot wide landscaped buffer is required and a waiver of the barrier requirement along the Old Mill Road frontage of the property. The closest building to the Old Mill Road frontage of the property is set back 209 feet from the Old Mill Road boundary; therefore, staff is not opposed to the modification request. Staff has proposed a development condition to ensure that tree conservation shall be provided as required by Article 13 of the Zoning Ordinance and the PFM, unless waived or modified by DPWES at the time of site plan review. With the adoption of the proposed development condition, this standard has been met.

Par. 6 states that open space should be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located. The applicant proposes 50.6 % open space with the proposed development, where 15% is required. Furthermore, the proposed development would preserve the EQC in the area as undisturbed open space.

Par. 7 states that adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. The overall parking provided for the proposed development is 311 spaces, which slightly exceeds the 299 parking spaces required. The application proposes a total of eight loading spaces on the site, which is in conformance with the Zoning Ordinance standards. The final determination of the adequacy of the water quantity and water quality facilities proposed with these applications will be made by DPWES at the time of site plan review. Therefore, this standard has been met.

Par. 8 states that signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance. The applicant has not proposed any signage at this time. Staff has proposed a development condition to ensure that any signage of the subject property will be in accordance with Article 12 of the Zoning Ordinance, and that all signs must be reviewed and approved by the ARB prior to issuance of a building permit for each building constructed on the site. With the adoption of the development conditions, this standard will be met.

Highway Corridor Overlay District Use Limitations (Sect. 7-608)

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in banks, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. *In any Highway Corridor Overlay District:*

   A. *Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.*

   This provision requires that such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties. As stated previously, the improvements shown on the GDP/SEA Plat include the provision of a 10-foot wide asphalt trail. In addition, the applicant is proposing an internal network of sidewalks and crosswalks that will permit pedestrian circulation to the proposed and existing buildings on the site. Vehicular access is provided along both the Richmond Highway and Old Mill Road frontages of the site and interparcel access is provided to the adjacent property to the west, Tax Map 109-2 ((1)) 15, which is currently occupied with a Roy Rogers restaurant.

   B. *Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic.*

   In order to prevent vehicular left turns into and out of the site's Richmond Highway access point. FCDOT staff recommended that the applicant extend the existing Richmond Highway median further to the north which would restrict

the Richmond Highway access to right-in/right-out only. The revised GDP/SEA Plat has been revised accordingly to prevent left turns into and out of the application property's Richmond Highway access point. The Richmond Highway access point has also been shifted slightly to the east of its current location to a new location between proposed Building B and proposed Building C. With the transportation improvements shown on the GDP/SEA Plat, staff believes that this standard has been met.

C. *There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.*

While there is no outdoor storage or display of goods proposed as a part of this application, once constructed the site will be required to fulfill all provisions of the Zoning Ordinance, including those relating to outdoor storage and the outside display of goods.

Provisions for Uses in a Floodplain (Sect. 9-606)

The Board may approve a special exception for the establishment of a use in a floodplain in accordance with the provisions of Part 9 of Article 2. SE 85-L-137 was previously approved to permit fill in a floodplain in association with the construction of a 3-story (64,448 SF) office building at an overall FAR of 0.17. The applicant is now proposing to construct two additional buildings (hotels) on the subject property resulting in an overall FAR of 0.50. No structures are proposed within the floodplain area. However, there will be land disturbance within the floodplain area due to proposed Richmond Highway frontage improvements and stormwater outfall improvements, which necessitate approval of a special exception amendment for uses in a floodplain.

Par. 1 states that except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual. The proposed disturbance within the floodplain associated with this application is 26.4 cubic yards, and no structures are proposed within the floodplain area. Staff believes that the disturbance in the floodplain will not impact the floodplain level on adjacent properties; therefore, this standard has been satisfied.

Par. 2 states that except as may be permitted by Par. 8 of Sect. 903 above, the lowest elevation of the lowest floor of any proposed dwelling shall be eighteen (18) inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual. There are no structures proposed within the floodplain area with this application; therefore, this standard does not apply.

Par. 3 states that all uses shall be subject to the provisions of Par. 1 of Sect. 602 above, which states that notwithstanding the provisions of Sect. 601, no building shall be erected on land and no change shall be made in the existing contours of any land, including any change in course, width or elevation of any natural or other drainage channel, in any manner that will obstruct, interfere with or change the drainage of such land, taking into account land development that may take place in the vicinity under the provisions of this Ordinance, without providing adequate drainage in connection therewith as determined by the Director in accordance with the previsions of the Public Facilities Manual. The application proposed a disturbance of 26.4 cubic yards within the floodplain area. Staff does not believe that the proposed disturbance will result in any change in course, width or elevation of any natural or other drainage channels or interfere with or change the drainage on any land in the area; therefore, this issue has been satisfied.

Par. 4 states that no structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as defined in the Public Facilities Manual is provided. There are no structures proposed within the floodplain area with this application.

Par. 5 states that, to the extent possible, stable vegetation shall be protected and maintained in the floodplain. The northern portion of the property where the floodplain area is located is encumbered by RPA and EQC as well. The applicant has proffered to reforest the portion of the floodplain that will be disturbed with the development of the site. In addition, another proposed proffer states that the vegetated area northeast of the floodplain limits will be preserved as undisturbed open space. Therefore, this standard has been satisfied.

Par. 6 states that there shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain. A development condition has been proposed to address the Federal regulations; therefore this standard has been satisfied.

Par. 7 states, for uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:

A. There are no other feasible options available to achieve the proposed use.

B. The proposal is the least disruptive option to the floodplain.

C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.

As previously noted, SE 85-L-137 was previously approved to permit fill within a floodplain. Therefore, any site modifications or additions to the site require a special exception. There are no structures proposed within the floodplain; the only disturbance within the floodplain is due to proposed Richmond Highway improvements and

stormwater outfall improvements. In addition, the application proposes minimal disturbance in the floodplain area. Where disturbance must occur, reforestation is proposed, and once this reforestation is provided, the vegetated area will remain as undisturbed open space, in conformance with the Comprehensive Plan. Therefore, staff believes that this standard has been met.

Par, 8 states, nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and Article 15 of this Ordinance. This standard is not applicable.

Par. 9 states, nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.

Par. 10 states notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code. There are no dwellings proposed with this application.

Par. 11 states that all uses and activities shall be subject to the provisions of Chapter 118 of the Code.

Par. 12 states that when as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate prior to approval of the final inspection. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations. There are no structures proposed with the floodplain area; therefore, this standard is not applicable.

Summary of Zoning Ordinance Provisions

Based on the above analysis, staff believes that the application satisfies the applicable provisions of the Zoning Ordinance.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applications filed propose to rezone the site from R-2, C-8, CRD, HC and HD to C-8, CRD, HC and HD in order to permit the construction of two hotels on the site, in addition to the existing 3-story office building, which would remain under this proposal, at an overall density of .50. The application has been reviewed by the Architectural

Review Board (ARB) and the proposed development would preserve the EQC in the area as undisturbed open space. Staff believes that the proposed applications are in harmony with the Comprehensive Plan recommendations for the site and all applicable Zoning Ordinance standards.

Recommendation

Staff recommends approval of RZ 2008-MV-007, subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of SEA 85-L-137, subject to the proposed development conditions contained in Appendix 2 of the staff report.

Staff recommends approval of a modification of the transitional screening requirement along the Old Mill Road frontage of the subject property to that shown on the GDP/SEA Plat.

Staff recommends approval of a waiver of the barrier requirement along the Old Mill Road frontage of the subject property.

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

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

APPENDICES

1. Draft Proffers
2. Proposed Development Conditions
3. RZ and SE Affidavits
4. Statement of Justification
5. Clerk's Letter and Approved Development Conditions (SE 85-L-137)
6. Land Use and Environmental Analysis
7. Architectural Review Board Analysis
8. Stormwater Planning Analysis
9. Urban Forest Management Analysis
10. Transportation Analysis
11. Office of Commercial Revitalization and Reinvestment Analysis
12. Water Authority Analysis
13. Sanitary Sewer Analysis
14. Fire and Rescue Analysis
15. Applicable Zoning Ordinance Provisions
16. Glossary of Terms

PROFFERS
RZ 2008-MV-007
JK INVESTMENTS, INC.

September 2, 2009

Pursuant to Section 15.2.2303A of the 1950 Code of Virginia, as amended, JK Investments, Inc., (hereinafter referred to as "Applicant"), for itself and its successors or assigns in Rezoning RZ 2007-MV-007 (the "Application"), hereby proffers for the property identified as Tax Map Reference No. 109-2 ((1)) 13A (hereinafter referred to as the "Property), the following conditions provided that the Fairfax County Board of Supervisors approves the Application

1. Generalized Development Plan/Special Exception Plat. Pursuant to Fairfax County Zoning Ordinance Section 18-204, development shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat (GDP/SEA Plat) entitled "J. K. Investments Inc. Property", containing fourteen (14) sheets prepared by EMSI Engineering, and dated February 2008 as revised through September 1 2009 and these conditions

2. Floor Area Ratio (FAR) and Building Height. The subject property shall be developed with a maximum FAR of 0.50 and maximum building height of 35 feet.

Cellar Space. The Applicant shall limit the use of non-parking areas cellar space in the Proposed Development to:

A. The core area used by the building tenants or owners (such as rest rooms, mechanical rooms, electrical rooms, janitor and building maintenance rooms); and

B. The Applicant shall not include office space within the cellar.

3. Architectural Treatment. Architectural plans for all new structures on the Application Property shall be subject to review and approval by the Fairfax County Architectural Review Board (ARB) prior to the issuance of a building permit for any proposed building or building additions.

4. Noise Attenuation. In order to reduce interior noise to a level of approximately DNL 45 dBA, construction of the hotel shall include the following acoustical treatment measures:

i. Above 75 dBA Ldn. No Hotel Room (or portion thereof, such as outdoor balconies) may be established in areas projected to be impacted by noise levels greater than 75 dBA Ldn.

ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Hotel Rooms that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall construct such units using the following acoustical measures:

a. Exterior walls shall have a laboratory STC rating of at least 45;

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

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

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

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

a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;

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

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

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

iii As an alternative to the above, the Applicant may, prior to site plan approval, elect to have an acoustical analysis performed subject to approval by DPWES, in coordination with Environmental and Design Review Branch, DPWES and the Department of Planning and Zoning, to verify or amend the noise levels and impact areas as set forth above, and/or to determine which areas of the hotel may have sufficient shielding to permit a reduction in the mitigation measures prescribed above or which may include alternative measures to mitigate noise impacts exposed façade, then the glazing shall have an STC rating of at least 39.

5. Landscaping. Landscaping shall be in substantial conformance with that shown on the GPD General Notes sheet 1 of 14, Sheet 10 of 14, Landscape Plan, and the Ultimate Improvement of Richmond Highway Section, sheet 12 of 14.

6. Streetscape. The streetscape design and materials shown on the GDP (sidewalk, lighting, landscaping and street furnishings) shall be in substantial conformance with that shown on the GDP/SEA plat.

7. Transportation.

A. Road Dedication. At the time of site plan approval, or upon demand by Fairfax County, whichever occurs first, right-of-way along Richmond Highway necessary for public street purposes and as shown on the GDP on Sheet # 5A (designated as Ultimate Proposed Conditions) shall be dedicated and conveyed to the Board of Supervisors in fee simple.

B. Construction. A southbound right turn deceleration lane along Richmond Highway will be constructed as shown on GDP sheets 5 & 6 of GDP along with extended median (sheet # 5) before the issuance of 1st Non-RUP.

If site improvements precede the Federal Richmond Highway – Telegraph

Road Connector (RH-TRC) project, the applicant may provide the subject southbound right turn lane as shown on the GDP, per the approval of VDOT, and in accordance with the RH-TRC project plans.

If site improvements precede the Federal RH-TRC project, the *applicant* shall extend the median on Rte 1 before and after the Federal RH-TRC project per the approval of VDOT.

C. Interparcel Access. At the time of site plan approval, a public access easement shall be provided in a form approved by the County Attorney, to be recorded over the portion of western boundary of the application property abutting Tax Map 109-2 ((1)) 15 for the purpose of providing an interparcel access to that property similar to that shown on the GDP/SEA plat.

D. Bus Shelter. A bus shelter with concrete pad shall be provided by the applicant at the general location as shown on the GDP or per Fairfax County for the general purpose of the REX bus line. The applicant shall be responsible for the general maintenance of the subject bus shelter and construct a concrete walkway from the shelter or trail to the nearest curb line of Richmond Highway.

8. LEED. The applicant will include, as part of the site plan submission and building plan submission for any building to be constructed, a list of specific credits within the most current version of the U.S. Green Building Council's (USGBC's) Leadership in Energy and Environmental Design—New Construction rating system (LEED®-NC) that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

In addition, prior to site plan/subdivision plan approval, the applicant -shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member shall have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to building plan approval for any building to be constructed, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash bond or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of $161,798 for Building B and $92,656 for Building C. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

9. General/Vegetation.

If potentially hazardous or toxic substances are discovered during excavation, grading, or construction, then all activity within the affected area shall cease immediately until a determination of the toxic nature and extent of the material has been made, and a program for control and cleanup has been fully implemented and all such hazardous conditions removed from the site.

- In the EQC area, except as otherwise provided herein, there shall be no clearing of any vegetation, except for dead or dying trees or shrubs; and there shall be no structures, except for utilities and stormwater management facilities and any required barriers, as generally depicted on the GDP/SEA Plat or in such other manner as may be determined necessary by DPWES which minimizes the disturbance to the EQC to the maximum extent feasible. Any additional disturbance areas which are determined by DPWES to be

necessary shall be re-vegetated with indigenous species, subject to the approval of the Urban Forest Management Division.

- Tree conservation shall be provided are required by Article 13 of the Zoning Ordinance and the PFM, unless waived or modified by DPWES at the time of site plan review.

- A landscape plan shall be submitted concurrent with site plan review and shall be subject to the review and approval of the Urban Forest Management Department (UFMD), DPWES. The trees and landscaping shall be provided and maintained as shown on the GDP/SEA Plat, subject to the review and approval of UFMD, DPWES. Any dead or dying plantings shall be replaced as approved by UFMD, DPWES.

- All signs shall be in conformance with the provisions of Article 12 of the Zoning Ordinance. Furthermore, there shall be no pole-mounted signage, and all signs shall be lighted only during the hours of operation. All signs shall be submitted to the Architectural Review Board for review and approval prior to installation.

- Stormwater Management and Best Management Practices Facilities in accordance with the Public Facilities Manual (PFM) shall be provided as determined by DPWES, unless waived by DPWES. The invert of the underground storage facilities must be above the 10-yr floodplain water surface elevation as determined by DPWES.

- Concurrently with the first and all subsequent site plan submissions, the applicant shall submit a reforestation plan for the RPA located in the eastern portion of the property for review and approval by Urban Forest Management, DPWES, and shall be implemented as approved. The plan shall propose an appropriate selection of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation plan shall include, but not be limited to the following:

  - plant list detailing species, sizes and stock type of trees and other vegetation to be planted
  - soil treatments and amendments if necessary
  - mulching specifications
  - methods of installation
  - maintenance

- mortality threshold
- monitoring
- replacement schedule

- A detailed landscape plan shall be submitted as part of the first site plan submission, and shall be reviewed and approved by the Urban Forest Management Division. The landscape plan shall also reference and include all required landscaping, reforestation and tree preservation requirements as part of the County's latest Tree Conservation Ordinance.

  - This plan shall include details of the location of shrubbery and ground cover beds at the areas directly adjacent the buildings.
  - The applicant will commit to use native trees and plants to the greatest extent possible.

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

SIGNATURE PAGE FOLLOWS

JK INVESTMENTS, INC.
By:

_____

Khalid M. Akhtar, President

APPENDIX 2

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-L-137

September 10, 2009

If it is the intent of the Board of Supervisors to approve SEA 85-L-137 located at Tax Map 109-2 ((1)) 13A (8850 Richmond Highway) to permit uses in a floodplain in accordance with Sect. 2-904 of the Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions (those conditions carried forward from previous approval are marked with an asterisk*).

1. This Special Exception is granted for and runs with the land associated with this application and is not transferable to other land.*

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Generalized Development Plan/Special Exception Amendment Plat associated with this application, as qualified by these development conditions.*

3. A copy of this Special Exception and the Non-Residential Use Permit (Non-RUP) shall be posted in a conspicuous place on the property of the use and be made available to all departments of the County of Fairfax during the hours of operation of the permitted use.

4. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat entitled "J. K. Investments Inc. Property" prepared by EMSI Engineering, and dated February 2008 as revised through September 1, 2009, and these conditions. Minor modifications to the approved Special Exception Amendment may be permitted pursuant to Part 4 of Section 9-004 of the Zoning Ordinance.

5. Transitional Screening planting shall be provided along the northern boundary of the site in accordance with Article 12 of the Zoning Ordinance, as determined by UFMD, DPWES.

6. Prior to site plan approval, a license agreement with Fairfax County and/or VDOT shall be entered into by the applicant as may be necessary, to permit landscaping to be planted and maintained along the Application Property's Richmond Highway frontage, as shown on the GDP/SEA Plat.

7. Prior to site plan approval, it shall be demonstrated that permission has been granted in writing by Virginia Dominion Power, as may be necessary, to permit landscaping to be planted and maintained within the overhead power line easement along the Application Property's Richmond Highway frontage, as shown on the GDP/SEA Plat.

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

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

REZONING AFFIDAVIT

DATE: MARCH 20, 2009
(enter date affidavit is notarized)

I, H. Kendrick Sanders, do hereby state that I am an
(enter name of applicant or authorized agent)

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

10001 1a

in Application No.(s): RZ 2008-MV-007
(enter County-assigned application number(s), e.g. RZ 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
JK INVESTMENTS, INC.	1340 OLD CHAIN BRIDGE ROAD MCLEAN, VA 22110	OWNER/APPLICANT
KHALID M. AKHTAR	1340 OLD CHAIN BRIDGE ROAD MCLEAN, VA 22110	AGENT
H. KENDRICK SANDERS	3905 RAILROAD AVE. 200NORTH FAIRFAX, VA 22030	ATTORNEY/AGENT
EMSI ENGINEERING, INC.	9720 CAPITAL CT., MANASSAS, VA 20110	AGENT
CHARLES B. FRONDA	EMSI ENGINEERING, INC. 9720 CAPITAL CT., MANASSAS, VA 20110	AGENT
KEVIN R. PERRY	EMSI ENGINEERING, INC. 9720 CAPITAL CT., MANASSAS, VA 20110	AGENT

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

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

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

REZONING AFFIDAVIT

DATE: MARCH 20 2009
(enter date affidavit is notarized)

1000116

for Application No. (s): RZ 2008-MV-007
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
JK Investments, Inc.
1340 Old Chain Bridge Rd., McLean, VA 22101

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)
Khalid M. Akhtar
Tasmin Javaid

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Khalid M. Akhtar, Sole director/President

Tasmin Javaid Secretary

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

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

Rezoning Attachment to Par. 1(b)

DATE: MARCH 20, 2009
(enter date affidavit is notarized)

1000114

for Application No. (s): RZ 2008-MV-007
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)
EMSI Engineering, Inc.
9720 Capital Ct.
Manassas, VA 20110

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Ranya Hasan Seoud

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

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

REZONING AFFIDAVIT

DATE: March 20, 2009
(enter date affidavit is notarized)

100011 a

for Application No. (s): RZ 2008-MV-007
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

REZONING AFFIDAVIT

DATE: MARCH 20, 2009
(enter date affidavit is notarized)

10001 a

for Application No. (s): RZ 2008-MV-007
(enter County-assigned application number(s))

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: MARCH 20, 2009
(enter date affidavit is notarized)

1000 11a

for Application No. (s): RZ 2008-MV-007
(enter County-assigned application number(s))

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

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

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

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

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

WITNESS the following signature:

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

H. Kendrick Sanders
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 20th day of March 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 2/28/11

EDEN LEIGH BUTLER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA COMMISSION # 7094602 MY COMMISSION EXPIRES 02-28-2011

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MARCH 29, 2007
(enter date affidavit is notarized)

I, H. Kendrick Sanders, do hereby state that I am an
(enter name of applicant or authorized agent)

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

100012-b

in Application No.(s): SEA 85-L-137
(enter County-assigned application number(s), e.g. SE 88-V-001)

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

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

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

NAME (enter first name, middle initial, and last name)	**ADDRESS** (enter number, street, city, state, and zip code)	**RELATIONSHIP(S)** (enter applicable relationships listed in **BOLD** above)
JK INVESTMENTS, INC.	1340 OLD CHAIN BRIDGE ROAD MCLEAN, VA 22110	OWNER/APPLICANT
KHALID M. AKHTAR	1340 OLD CHAIN BRIDGE ROAD MCLEAN, VA 22110	AGENT
H. KENDRICK SANDERS	3905 RAILROAD AVE. 200NORTH FAIRFAX, VA 22030	ATTORNEY/AGENT
EMSI ENGINEERING, INC.	9720 CAPITAL CT., MANASSAS, VA 20110	AGENT
CHARLES B. FRONDA	EMSI ENGINEERING, INC. 9720 CAPITAL CT., MANASSAS, VA 20110	AGENT
KEVIN R. PERRY	EMSI ENGINEERING, INC. 9720 CAPITAL CT., MANASSAS, VA 20110	AGENT

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MARCH 20, 2007
(enter date affidavit is notarized)

1000126

for Application No. (s): SEA 85-L-137
(enter County-assigned application number(s))

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

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

CORPORATION INFORMATION

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

JK INVESTMENTS, INC.
1340 OLD CHAIN BRIDGE ROAD
MCLEAN, VA 22110

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

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

KHALID M. AKHTAR

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

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

Special Exception Attachment to Par. 1(b)

DATE: MARCH 20, 2009
(enter date affidavit is notarized)

for Application No. (s): SEA 85-L-137
(enter County-assigned application number (s))

10001(2-6

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

EMSI Engineering, Inc.
9720 Capital Ct.
Manassas, VA 20110

DESCRIPTION OF CORPORATION: (check one statement)

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

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

Ranya Hasan Seoud

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

DESCRIPTION OF CORPORATION: (check one statement)

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

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

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

SPECIAL EXCEPTION AFFIDAVIT

DATE: MARCH 20 2009
(enter date affidavit is notarized)

1000126

for Application No. (s): SEA 85-L-137
(enter County-assigned application number(s))

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

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

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

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

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

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

REZONING AFFIDAVIT

DATE: March 20, 2009
(enter date affidavit is notarized)

1000126

for Application No. (s): SEA 85-L-137
(enter County-assigned application number(s))

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

PARTNERSHIP INFORMATION

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

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

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

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

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

Application No.(s): SEA 85-L-137

(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: MARCH 20, 2009

(enter date affidavit is notarized)

1000126

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than $100, singularly or in the aggregate, with any of those listed in Par. 1 above.
EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
NONE

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

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

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

WITNESS the following signature:

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

H. Kendrick Sanders

(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 20th day of March 2009, in the State/Comm. of Virginia, County/City of Fairfax.

Notary Public

My commission expires: 2/28/11

EDEN LEIGH BUTLER NOTARY PUBLIC COMMONWEALTH OF VIRGINIA MY COMMISSION EXPIRES 2/28/2011

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

APPENDIX 4

MAR 24 2008
Zoning Evaluation Division

LAW OFFICES OF H. KENDRICK SANDERS
Attorney and Counsellor at law
3905 Railroad Avenue, Suite 200 North
Fairfax, Virginia 22030
Email: hkslaw@aol.com
Cell 703-405-7407
Tel: 703-591-3500 Fax: 703-273-3709

March 24, 2008

STATEMENT OF APPLICANT

Rezoning and Special Exception Applications of JK Investments, Inc.
8850 Richmond Hwy-TM 109-2-01-0013A

The application property consists of 8.86189 acres, about 342,000 square feet of which is zoned C-8 and 42,000 square feet zoned R-2. The property is the location of the "IMP" office building, which contains 70,000 square feet. The property is located at the northwest corner of Route 1 and Old Mill Road, in the area of Woodlawn Plantation and the George Washington Grist Mill. It is within the Woodlawn Plantation Historic Overlay District, the Highway Corridor Overlay District and the Richmond Highway Commercial Revitalization District. The applications are in conformity with the regulations of these districts and no waivers or exceptions are sought. The Woodlawn Plantation Historic Overlay District specifically refers to hotels as permitted and desirable uses in the District.

In 1986 in SE 85-L-137, a special exception for fill in a small area of the flood plain on the east side of the site was approved and the IMP office building was thereafter constructed.

The applicant proposes to develop one three-story hotel (94 rooms) and one four-story hotel (160 rooms) on the site.

This area of the County has a transient lodging shortage, especially in quality hotels. Additional lodging facilities are needed to serve both tourist and business travelers. In Fairfax County alone, Mt. Vernon, Gunston Hall, Woodlawn Plantation and the Washington Grist Mill are all within close proximity to the site. The BRAC realignment has added to the need for additional business travel lodging.

A rezoning of the entire site to C-8 is sought in order to include the undeveloped R-2 portion of the site in the development.

While the height limitation of the Historic District, 35 feet, is being adhered to, an increase in FAR from .50, the maximum permitted in the C-8 district, to .58 is needed to accommodate the requirements of the hotels, and special exception approval for this increase is requested. An amendment to SE 85-L-137 is also requested for the new development. No new disturbance of any floodplain is proposed.

The following SE information is provided as required by the listing in Section 9-011(7):

A. Hotels

B. 24 hours

C. Total of 254 rooms

D. Six

E. Sheet 4 of the plans provides traffic impact information

F. Southeastern Fairfax County

G. Compatible in style and materials with the existing IMP building. The three-story building will have a gabled roof to provide a semi-traditional look along Route 1.

H. None known.

I. No waiver or variance is sought, except that a waiver of hydrological and technical data for the amendment to SE 85-L-137 is requested, since no flood plain disturbance is involved.

The development plan submitted with the application will be the subject of appropriate proffers.

Respectfully,

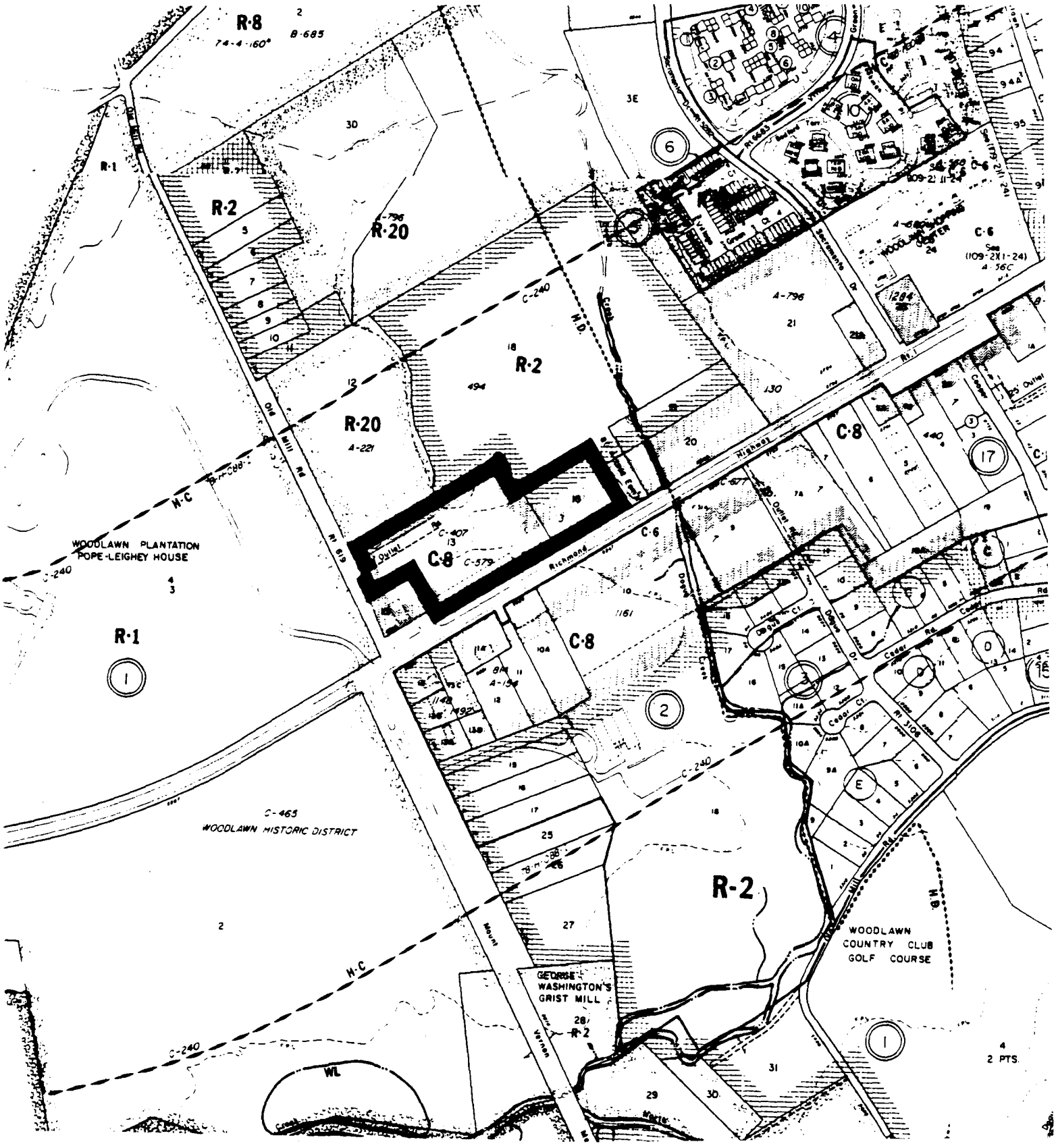
H. Kendrick Sanders
Attorney for Applicant

SPECIAL EXCEPTION APPLICATI

APPENDIX 5

SE 85-L-177
FILED 11/27/85

OLD MILL ASSOCIATES LTD. PARTNERSHIP
USES IN A FLOOD PLAIN
ZONING DIST SECTION: 02-0904
ART 9 CATEGORY/USE: 26-02
9.22 ACRES OF LAND; DISTRICT - LEE
LOCATED: ~~8239~~ 8130 RICHMOND HIGHWAY
ZONED C-8 R-2 PLAN AREA 4
TAX MAP 102-2- /01/ /0013- ,0016-



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

March 20, 1986

Mr. Lester Nyce, P.E.
7202 Poplar Street, Unit E
Annandale, Virginia 22003

Re: Special Exception
Number SE 85-L-137

Dear Mr. Nyce:

At a regular meeting of the Board of Supervisors held on March 10, 1986, the Board approved Special Exception Number SE 85-L-137, in the name of Old Mill Associates Limited Partnership, located as Tax Map 109-2 ((1)) 13 and 16 for a major fill within the floodplain pursuant to Sections 9-601 and 2-905 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.

2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions and must meet Zoning Ordinance requirements unless waived or modified by the Board of Supervisors.

4. The left-turn lane from the site north on Route 1 and going north on Route 1 into the site shall be prohibited.

5. Dedicate to 55 feet from the centerline of Route 1 for road improvements.

6. Dedicate to 60 feet from the centerline of Old Mill Road and construct a deceleration right-turn lane and a left-turn lane.

7. The architecture of the proposed development shall be substantially as shown in the renderings preceding this staff report.

8. The detailed landscaping and planting plan and the tree preservation plan as submitted with this application shall be implemented in substantial conformance with such plan. Any changes or alterations which substantially change the plan shall be approved prior to implementation by the Office of Comprehensive Planning and the County Arborist.

9. A geotechnical study in accordance with Chapter 107 of the Ordinance shall be submitted if required at the time of site plan submission.

10. If potentially hazardous or toxic substances are discovered during excavation, grading, or construction, then all activity within the affected area shall cease immediately until a determination of the toxic nature and extent of the material has been made, and a program for control and cleanup has been fully implemented and all such hazardous conditions removed from the site.

11. The Environmental Quality Corridor floodplain area which fully encompasses parcel 16, shall be dedicated to private open space.

12. Those areas within parcel 16 that have been filled or disturbed shall be restored to a natural condition by regrading to a smooth finished grade and/or naturally contouring slope. Restoration shall consist of:

    - o immediately stabilizing soils with ground cover and replanting with indigenous species of vegetation (trees and shrubs);
    - o providing the County Arborist and the Office of Comprehensive Planning with an Environmental Quality Control restoration and tree planting plan for review and approval prior to initiating this effort; finally,
    - o any trash or debris shall be cleaned out of the private open space to improve visual appearance.

13. A trail along the west side of Route 1 and along the north side of Old Mill Road shall be provided for. Dedication and/or construction shall be required at the time of site plan submission.

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

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

In addition the Board waived the transitional screening between the parking lots and the adjoining residential property.

If you have any questions concerning this Special Exception, please give me a call.

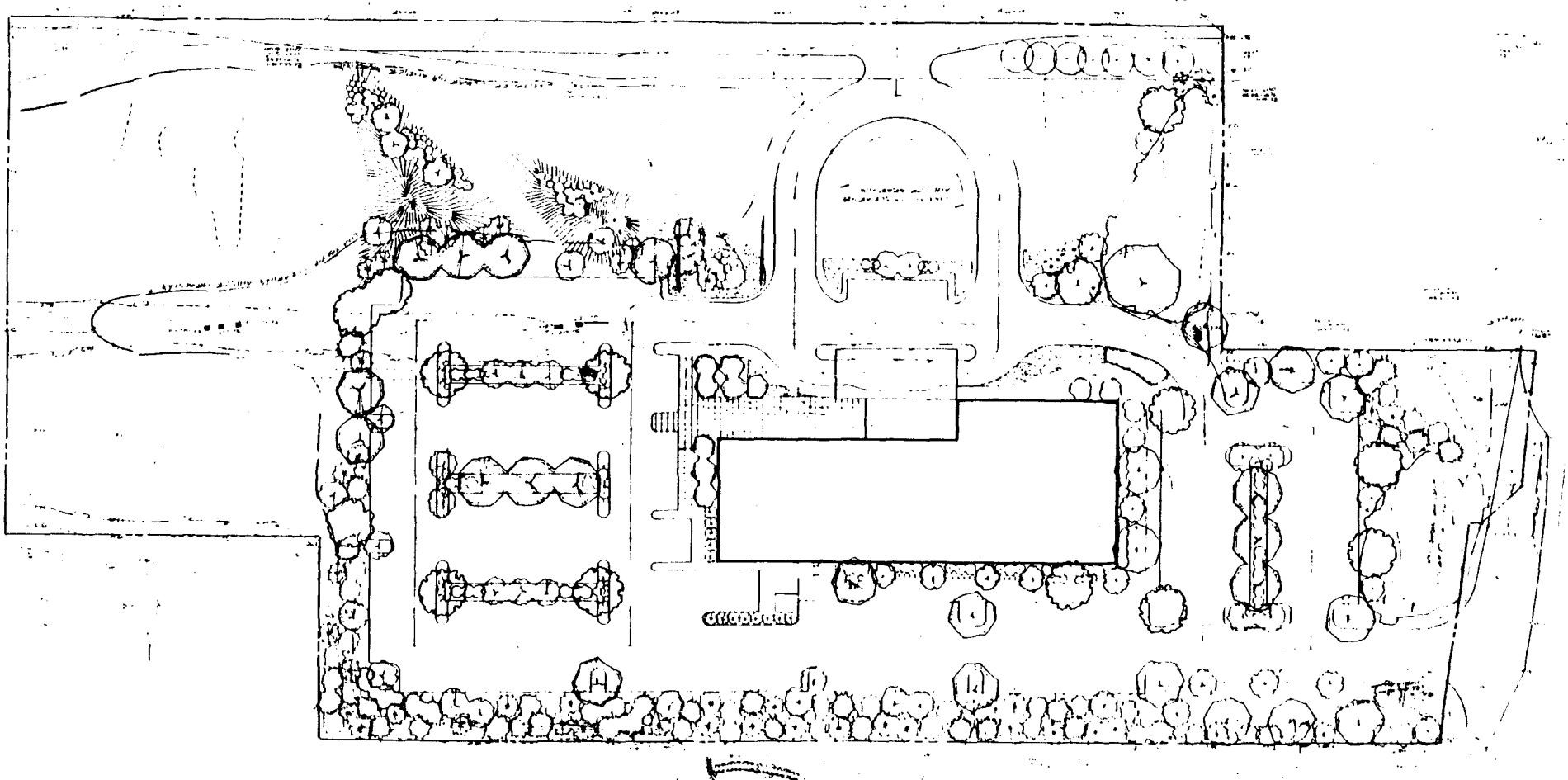
Very truly yours,

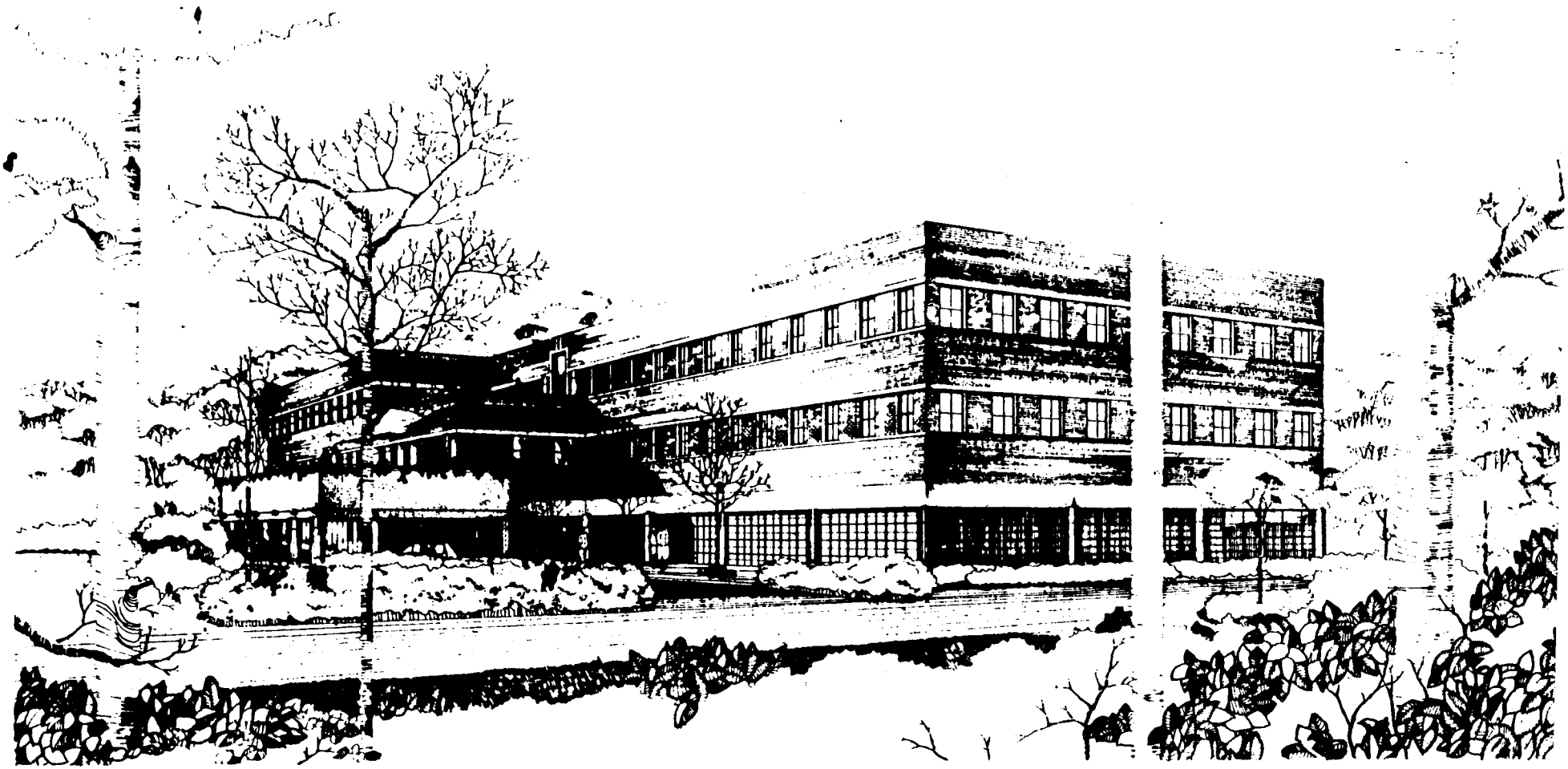
Ethel W Register

Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

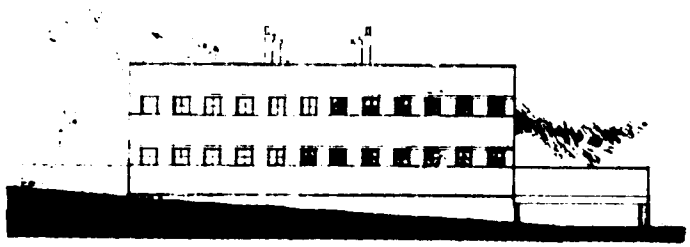
EWR/ns

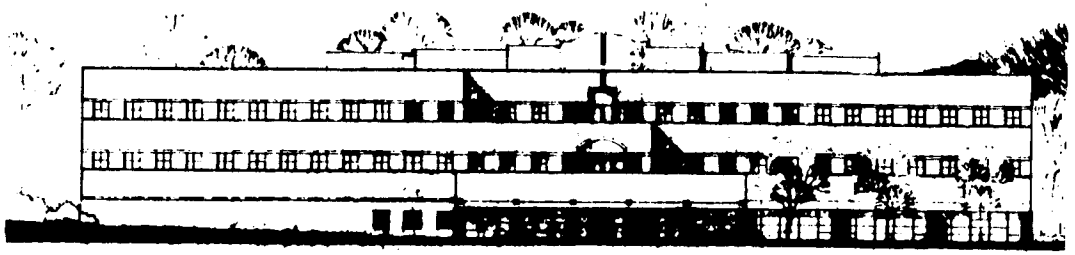
cc: Lurty C. Houff, Jr.
Real Estate Division
Gilbert R. Knowlton, Deputy
Zoning Administrator
Donald D. Smith, Acting Branch Chief
Permit, Plan Review Branch
Richard D. Faubion, Director
Zoning Evaluation Division

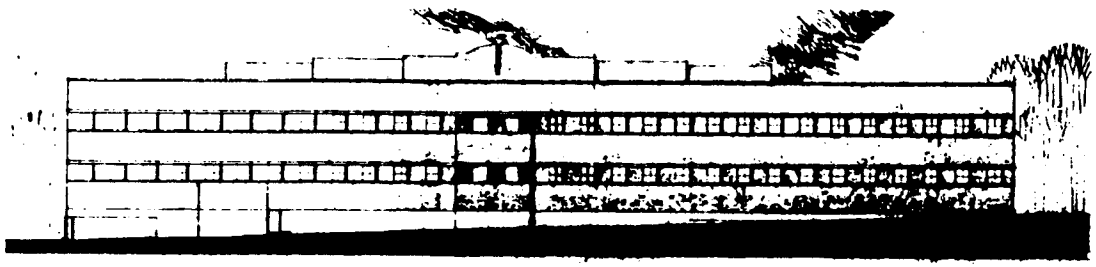

OLD MILL ROAD - ROUTE 619



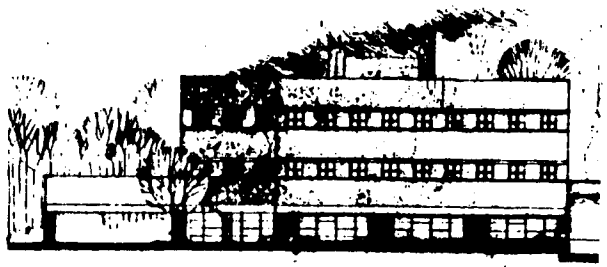
IMP BUILDING



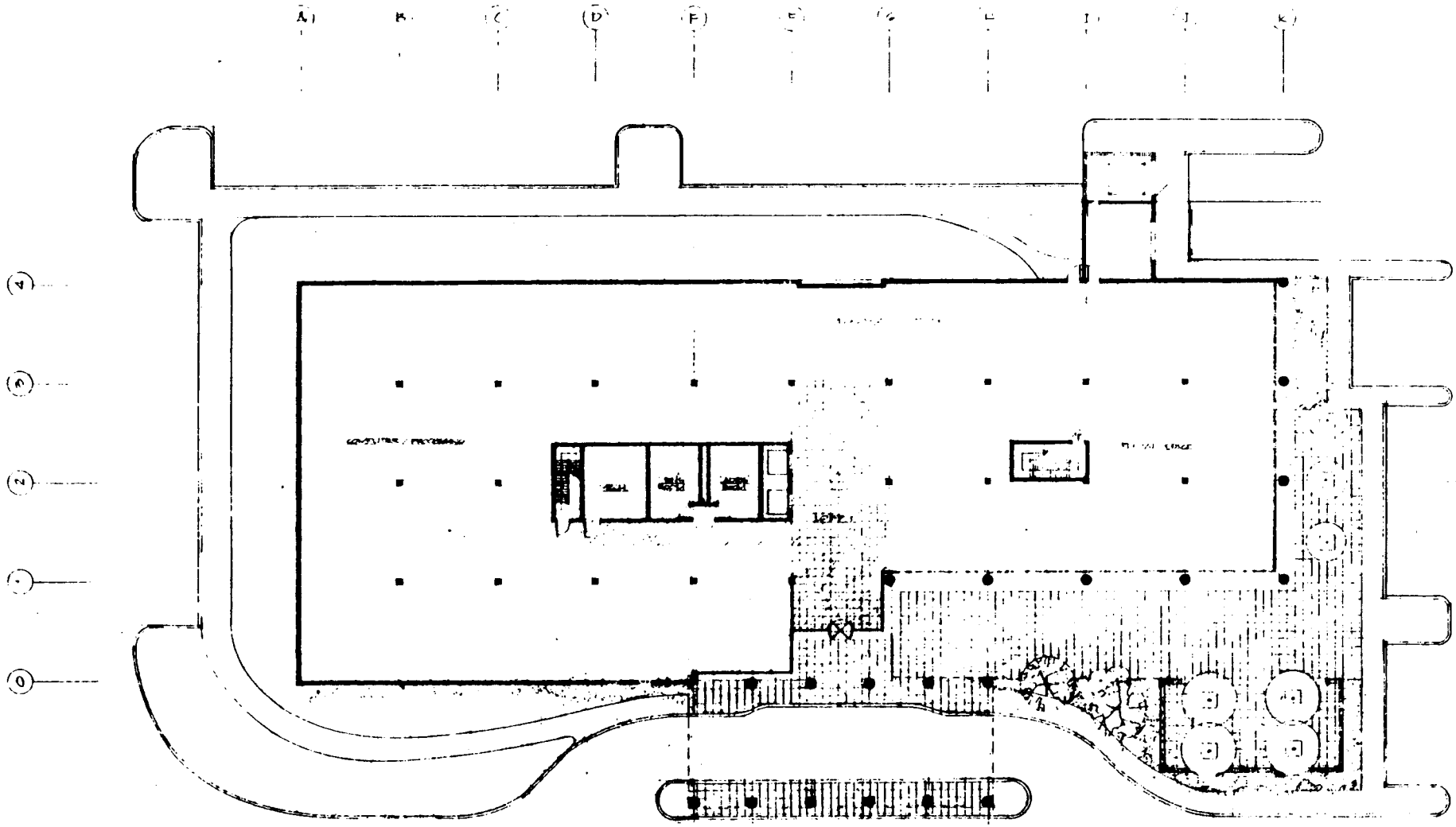




REAR ELEVATION

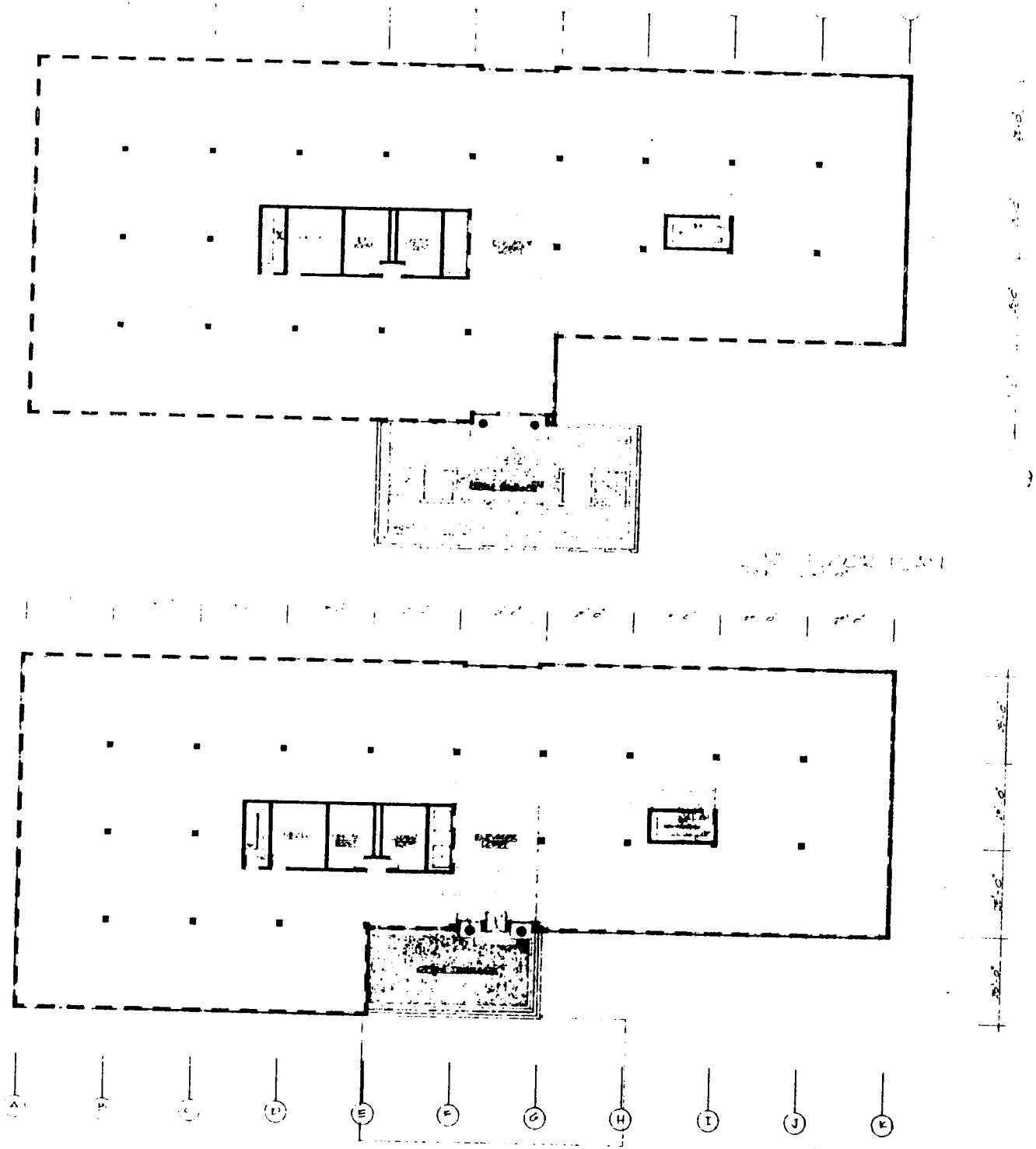


RIGHT SIDE ELEVATION



GROUD FLOOR PLAN

SCALE 1/16" = 1'-0"



3RD FLOOR PLAN

County of Fairfax, Virginia

MEMORANDUM

DATE: June 10, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division, DPZ

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

SUBJECT: **Land Use Analysis & Environmental Assessment:** RZ 2008-MV-007
SEA 85-L-137

JK Investments

The memorandum, prepared by John Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the special exception (SE) plat dated February 22, 2008 revised through April 21, 2009. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, JK Investments, Inc., is requesting a rezoning and special exception amendment approval from the C-8 and R-2 zoning districts to the C-8 zoning district to permit the development of two hotels in addition to the existing office building on the approximately 8.8 acre-subject property. The proposed new development would consist of two 3-story hotel buildings with underground parking. The 80,899-square foot proposed hotel identified as Building B would contain 88 rooms; the 46,328-square foot proposed hotel identified as Building C would contain 78 rooms. The existing 64,498-square foot office building along with the two new hotels would result in 191,675 gross square feet at a floor area ratio (FAR) of 0.50, which is the maximum intensity permitted under the C-8 Zoning District and the maximum intensity recommended under the Comprehensive Plan for this site. Each new building has a proposed maximum building height of 35 feet. 311 parking spaces are proposed for the site. The applicant is identifying a twenty percent reduction in required parking (75 parking spaces) because the development would be located in a revitalization district. With this parking reduction, the development plan indicates that 299 parking spaces would be required for the existing office and proposed hotel uses.

LOCATION AND CHARACTER OF THE AREA

The property is generally located on the north side of Richmond Highway just east of its intersection with Old Mill Road. Properties located immediately north of the subject property are zoned R-20 and R-2. The R-2 land in this area is owned by the Fairfax County Park Authority. Properties adjacent to the subject property along and across from Richmond Highway are zoned C-8. Property generally west and across from Old Mill Road is zoned R-1 and is largely comprised of the Woodlawn Plantation/Pope-Leighey House historic area within the Woodlawn Historic Overlay District. A fast food restaurant occupies the corner lot at the intersection of Richmond Highway and Old Mill Road

COMPREHENSIVE PLAN CITATIONS:

Land Use

Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District as amended through January 26, 2009, under Richmond Highway Corridor Area, Suburban Neighborhood Outside Woodlawn Community Business Center, on page 66, the Plan states:

"3. Parcels 109-2((1))15 and 13A at the intersection of Richmond Highway and Old Mill Road are planned for office, retail or hotel/conference center at an intensity up to .50 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic District. The environmental quality corridor located in this area should be preserved as open space."

Environment

Fairfax County Comprehensive Plan, Policy Plan, 2007 Edition, Environment section as amended through February 25, 2008, on page 7 through 15, the Plan states:

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

Policy a. Maintain a best management practices (BMP) program for Fairfax County and ensure that new development and redevelopment complies with the County's best management practice (BMP) requirements. . . .

Policy j. Regulate land use activities to protect surface and groundwater resources.

Policy k. For new development and redevelopment, apply better site design and low impact development (LID) techniques...

Policy l. In order to augment the EQC system, encourage protection of stream channels and associated vegetated riparian buffer areas along stream

channels upstream of Resource Protection Areas (as designated pursuant to the Chesapeake Bay Preservation Ordinance) and Environmental Quality Corridors. To the extent feasible in consideration of overall site design, stormwater management needs and opportunities, and other Comprehensive Plan guidance, establish boundaries of these buffer areas consistent with the guidelines for designation of the stream valley component of the EQC system as set forth in Objective 9 of this section of the *Policy Plan*. Where applicable, pursue commitments to restoration of degraded stream channels and riparian buffer areas.

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include: those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .

Programs to improve water quality in the Potomac River/Estuary, and Chesapeake Bay will continue to have significant impacts on planning and development in Fairfax County. There is abundant evidence that water quality and the marine environment in the Bay are deteriorating, and that this deterioration is the result of land use activities throughout the watershed.

Objective 9: **Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.**

Policy a: For ecological resource conservation, identify, protect and restore an Environmental Quality Corridor system (EQC). . . Lands may be included within the EQC system if they can achieve any of the following purposes:

- Habitat Quality: The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest.

- "Connectedness": This segment of open space could become a part of a corridor to facilitate the movement of wildlife.

- Aesthetics: This land could become part of a green belt separating land uses, providing passive recreational opportunities to people.

- Pollution Reduction Capabilities: Preservation of this land would result in significant reductions to non-point source water pollution, and/or, micro climate control, and/or reductions in noise.

The core of the EQC system will be the County's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements.

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation. , , ,"

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, pages 17-19:

"**Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.**

Policy a. Consistent with other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices can include, but are not limited to:

- Environmentally-sensitive siting and construction of development.
- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*).
- Optimization of energy performance of structures/energy-efficient design.

- Use of renewable energy resources.

- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products.

- Application of water conservation techniques such as water efficient landscaping and innovative wastewater technologies.

- Reuse of existing building materials for redevelopment projects.

- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris.

- Use of recycled and rapidly renewable building materials.

- Use of building materials and products that originate from nearby sources.

- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials.

Encourage commitments to implementation of green building practices through certification under established green building rating systems (e.g., the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED®) program or other comparable programs with third party certification). Encourage commitments to the attainment of the ENERGY STAR® rating where applicable and to ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs.

Policy b. Ensure that zoning proposals for nonresidential development and zoning proposals for multifamily residential development of four or more stories within the Tysons Corner Urban Center, Suburban Centers, Community Business Centers and Transit Station Areas as identified on the Concept Map for Future Development incorporate green building practices sufficient to attain certification through the LEED program or its equivalent, where applicable, where these zoning proposals seek at least one of the following:

- Development in accordance with Comprehensive Plan Options;
- Development involving a change in use from what would be allowed as a permitted use under existing zoning;
- Development at the Overlay Level; or
- Development at the high end of planned density/intensity ranges. For nonresidential development, consider the upper 40% of the range between by-right development potential and the maximum Plan intensity to constitute the high end of the range. . . .

Policy d. Promote implementation of green building practices by encouraging commitments to monetary contributions in support of the county's environmental initiatives, with such contributions to be refunded upon demonstration of attainment of certification under the applicable LEED rating system or equivalent rating system.

Policy e. Encourage energy conservation through the provision of measures which support nonmotorized transportation, such as the provision of showers and lockers for employees and the provision of bicycle parking facilities for employment, retail and multifamily residential uses."

Fairfax County Comprehensive Plan, 2007 Edition, Policy Plan, Environment, as amended through February 25, 2008, page 11:

"**Objective 4: Minimize human exposure to unhealthful levels of transportation generated noise.**

Policy a: Regulate new development to ensure that people are protected from unhealthful levels of transportation noise.

Policy b: Reduce noise impacts in areas of existing development."

COMPREHENSIVE PLAN MAP: Alternative Uses and Private Open Space

LAND USE ANALYSIS

The applicant's request to develop two hotels on the subject property is generally consistent with the recommendations of the Comprehensive Plan. However, there are two remaining issues which are not resolved at this stage. The applicant should provide a noise study in order to determine the extent of elevated noise levels on the subject property. While the applicant has provided proffers which attempt to provide adequate mitigation measures, staff cannot determine if these proffers are appropriate or complete without the benefit of a noise study to

determine both the extent and intensity of noise impacting the subject property. The primary concern is that noise levels exceeding 75 dBA DNL may be impacting the site and could necessitate site modifications or proffer modifications. The second unresolved issue relates to an opportunity to develop the new hotels as "green buildings." Neither the current proffers nor the development plan provide any commitments to develop the two hotels as green buildings under the U.S. Green Building Council's Leadership in Energy and Environmental Design (LEED) program or other comparable program with third party review. While other issues related to transportation improvements, trails, Resource Protection Areas, water quality control and architectural standards related to the historic overlay district have been resolved to staff's satisfaction, these two issues remain outstanding.

Use and Compatibility

The proposed hotels and along with the existing office development at a proposed overall .50 FAR are consistent with the basic land use and intensity recommendations of the Comprehensive Plan which calls for office, retail or hotel/conference center at an intensity up to .50 FAR on the subject property. Previously identified issues related to traffic impacts, public improvements, stormwater management for water quality control, historic overlay district compatibility, building heights, and intensity have been adequately addressed.

Building Layout and Design

The proposed development is composed of one existing structure with two new hotel buildings. The proposed buildings have been evaluated by the Architectural Review Board and deemed to be in compliance with the standards for the Woodlawn Historic Overlay District. The proposed height of the structures will not exceed 35 feet. The proposed limits on the height of the structure(s), location of the structure(s) and proposed tree preservation, landscaping, screening and barriers are anticipated to effectively screen the proposed development from existing surrounding uses.

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions. Particular emphasis is given to opportunities provided by this application to conserve the county's remaining natural amenities.

Water Quality

Issue:

The subject property includes portions of the 100-year floodplain for a portion of Dogue Creek. This area has been designated as a Resource Protection Area (RPA). The applicant is proposing some minor encroachments into the RPA in order to accommodate runoff from the proposed development. Staff within the Department of Public Works and Environmental Services (DPWES) had initially raised some concerns regarding this area of intrusion in the RPA.

Resolution:

The applicants have provided additional information to staff within DPWES regarding this area of intrusion into the RPA. The applicants have noted that they will be providing additional Low Impact Development (LID) water quality measures as part of the proposed new development in the form three tree box filters. Concerns regarding water quality and intrusions into the RPA have been adequately addressed at this stage. Any final determination regarding any additional water quality control measures or concerns regarding the RPA will be subject to review and approval by staff in DPWES during site plan review.

Noise

Issue:

The subject property has frontage on Richmond Highway. Given noise impacts from Richmond Highway upon other proposed developments under zoning review and because hotels are considered a noise sensitive use, staff has requested that a noise study be prepared for the proposed hotel uses at this location. In much the same manner as any new residential development might be impacted by traffic noise, staff has consistently recommended that no new hotel development occur in areas impacted by noise of 75 dBA DNL or greater. Staff had requested that a noise study be conducted for the subject property in order to determine the extent of these noise levels and to ensure that no part of the proposed new hotel structures be located in an area of 75 dBA DNL or greater. To date, the applicant has not provided a noise study for staff evaluation.

Resolution:

The applicant should provide a noise study which clearly delineates the extent of all noise level of 65 dBA DNL or greater impacting the subject property. This noise study should also delineate any area that would be subject to noise levels of 75 dBA DNL or greater. Appropriate measures to ensure that interior portions of the hotel structures are adequately mitigated to a noise level of 45 dBA DNL should also be included as part of this study. While

proffers have been submitted acknowledging proposed interior noise mitigation measures, it is not entirely clear what the measured noise impacts to this site are at this time and for noise levels projected a minimum of twenty years into the future. The noise study should account for potential noise increases related to anticipated increases in traffic volume for this segment of Richmond Highway for a minimum of twenty years into the future.

Green Buildings

Issue:

The Policy Plan includes guidance in support of the application of energy conservation, water conservation, and other green building practices in the design and construction of new development and redevelopment. In light of this Comprehensive Plan guidance, staff strongly encourages the applicant to seek the U.S. Green Building Council Leadership in Energy and Environmental Design (LEED) certification under the Core and Shell or New Construction rating system for the two new hotels.

Resolution:

While the current proffers indicate that there will be some measure of green building concepts incorporated into the final design of the proposed development, there has been no specific commitment for LEED certification. Staff would prefer that the applicant commit to LEED certification for the two new hotels.

PGN: JRB

County of Fairfax, Virginia

MEMORANDUM

DATE: 29 January 2009

TO: St. Clair Williams, ZED Coordinator

FROM: Linda Cornish Blank, Historic Preservation Planner

SUBJECT: RZ 2008-MV-007 Proposed rezoning from R-2 to C-8 and from C-8 to C-8; 8850 Richmond Highway; tax map 109-2((1)) 13A. **SEA 85-L-137** Special Exception Amendment to previously approved use in a floodplain to permit increase in FAR, Heritage Resource comment.

ARB RECOMMENDATION pages 3-5

Planning Location: Fairfax County Comprehensive Plan, 2007 Edition, Area IV, Mount Vernon Planning District, amended through 8-16-2007, Overview, pages 12-15 and Richmond Highway Corridor Area, 61-62.

Overview page 12:
"Heritage Resources
. . . Some of the most important heritage resources in the County are located in the Mount Vernon Planning District. Mount Vernon, Woodlawn Plantation, the Pope-Leighey House and Washington's Grist Mill are among the nationally prominent sites in this district. Locally significant sites are also abundant and include Grand View, Little Hollin Hall, Sherwood Farm and Wellington. The tidal shorelines of Dogue Creek and the Potomac River are particularly sensitive for prehistoric and historic resources. The historic Indian hamlet of Namassingakent may be located north of Dogue Creek. Although much of the District has been developed, there is potential for prehistoric and historic resources to exist in undeveloped areas, and it is possible that some historic resources may yet exist within older established developments. . . .

Overview page 15:
. . . The Historic Overlay District is a zoning tool used to regulate proposed new construction and changes to existing structures in areas containing heritage resources to ensure compatibility with the resources. Site design, facades, demolition, and building materials must be reviewed and approved by the County's Architectural Review Board. . . . "

Richmond Highway Corridor Area page 62

3. Parcels 109-2((1))15 and 13A at the intersection of Richmond Highway and Old Mill Road are planned for office, retail or hotel/conference center at an intensity up to .50 FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic District. The environmental quality corridor located in this area should be preserved as open space.

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/

DEPARTMENT OF PLANNING & ZONING

Zoning Ordinance: Fairfax County Zoning Ordinance, Part 2 7-200 Historic Overlay Districts:
7-204 Administration of Historic Overlay District Regulations,
7-210 Archaeological Survey Requirements;

Appendix 1-Historic Overlay Districts, Part 2 A1-200 Woodlawn Historic Overlay District.

7-204 Administration of Historic Overlay District Regulations
"Once established, Historic Overlay Districts shall be subject to administrative procedures for the enforcement of such regulations as provided in this Section.

1. All applications for rezoning, special exception, special permit, variance, sign permits, building permits, as qualified below, and all site plans, subdivision plats and grading plans shall be referred to the ARB for its review and recommendation in accordance with the provisions of this Part. . . . "

7-210 Archaeological Survey Requirements
"To further the purpose and intent of the Historic Overlay Districts and to aid in the identification and protection of historic and/or archaeological resources located within or in the vicinity of any Historic Overlay District, the following shall be required:

1. The Fairfax County Park Authority shall be consulted concerning the probability of a rezoning, development plan, special exception, special permit or variance application property to yield significant archaeological resources when such property involves 2500 square feet or more of land disturbing activity and is located wholly or partially within or contiguous to a Historic Overlay District. . . . "

Part 2 A1-200 Woodlawn Historic Overlay District
A1-203 Use Limitations

"1. The provisions of Part 2 of Article 7 shall apply to all lands within this district.
2. All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan.
3. All improvements, to include structures, signs, fences, street furniture, outdoor graphics, and public and private utilities, shall be designed and installed to be compatible with Woodlawn and George Washington Grist Mill in terms of mass, scale, color and visual impact.
4. Freestanding signs shall not exceed ten (10) feet in height."

Heritage Resource Comment: The subject area of the RZ/SEA application is located within the Woodlawn Historic Overlay District as acknowledged in the application.

1. In accordance with the Zoning Ordinance Part 2, 7-200 Historic Overlay Districts, Section 7-204 (1) "All applications for rezoning, special exception . . . shall be referred to the ARB (Architectural Review Board) for its review and recommendation . . . ". **Requirement met.**
2. Compliance with Zoning Ordinance 7-210 Archaeological Survey Requirements. **Requirement met.**
3. Zoning Ordinance A1-203 Use Limitations All development within this district shall be in strict accordance with the development policies and recommendations set forth in the adopted comprehensive plan. Comprehensive Plan: The parcel that is the subject of this application is planned for that retail or hotel/conference center at an intensity up to .50

FAR. Development proposals should be consistent and compatible with those approved uses within the Woodlawn Historic District. **GDP/SE plat indicates that the total property GFA divided by total area equals an FAR of .48. This would be in-keeping with the Comprehensive Plan. The Zoning Ordinance stipulates strict accordance with the plan.**

ARB Recommendation: The applicant's representative presented the RZ/SEA and proposed architecturals to the ARB in a workshop session at its October 9, 2008 meeting. The following is an excerpt from the November 13, 2008 ARB meeting:

- **ARB-08-WDL-05: The proposed re-zoning** from R-2 to C-8 (RZ 2008-MV-007) and special exception amendment (SEA 85-L-187) to permit increase in FAR for new construction of two hotels at 8800 Richmond Highway in the Woodlawn Historic Overlay District. The Zoning Ordinance stipulates ARB review and recommendation on all re-zoning and special exception applications. The ARB review may include building plan layout, grading, paving, landscaping, hardscaping and lighting in order to determine the appropriateness of the development with the historic aspects of the Woodlawn Historic Overlay District. The proposal was discussed in a workshop session at the October 9, 2008 ARB meeting. H. Kendrick Sanders and Kevin Perry, Forum International, Inc. represented the proposal.
  - Mr. Perry briefly reviewed the information presented at last month's meeting with no design changes. He included color and material samples. They included a solid brick base around the base of all proposed buildings using a 900 red mat brick color. The stucco material would be "bright white" as described on the sample piece. The metal material elements are brushed aluminum. The elevations were the same as presented last time.
  - Ms. Ortiz inquired about the proposed parking for the two hotels. Mr. Perry explained that it was all to be put below grade.
  - Mr. Burns commented that the "Bright White" stucco color sample is actually a light cream color. The name is very misleading.
  - St. Clair Williams, of the county's zoning staff, noted that the application had a January 9th Planning Commission date. The application is still under review by other county agencies. The proposed Richmond Highway roadway widening project will impact the property's frontage to some degree. The full impact has yet to be finalized.
  - Dr. Cressey asked the applicant to talk about how the proposal is compatible in mass and scale to the historic Woodlawn area. Mr. Perry explained the buildings would provide an urban edge along the Route 1 corridor, which is in keeping with the county's comprehensive plan. Dr. Cressey had great concern given the location of this site. The key element in this area is the open space around this zone. The area has been getting bashed up with all the "improvements" on the horizon including a huge hospital proposal in the pipeline, the Army expansion, a slew of townhome developments- with a viewshed issue still yet to be remedied. She commented it was absolutely ironic to name and refer this proposal to Woodlawn Plantation. It seemed ridiculous to consider a project of this size in this location. It changes the entire character from rural open space to modern hard lines. An urban edge is not always a positive thing in her opinion. Mr. Perry explained that the site is zoned C-8 and a hotel use is a by-right development. DPZ staff recommended the applicant submit a Special Exception Amendment because the original case required a Special Exception. The SEA would clean up a zoning anomaly of an existing R-2 use located within the flood plain. Mr. Williams also noted that the site was located in a Richmond Highway Commercial Redevelopment District (CRD). It is included in the Comp Plan's urban corridor. He acknowledged that the historic district is also accounted for with the Zoning Ordinance.

- Mr. Perry added that he is fully aware of the issues along the Richmond Highway corridor as he grew up in this neighborhood. He noted that he wasn't designing in completely foreign territory. He was familiar with the concerns of the greater Route 1 community. However he felt the design added an urban and progressive element.
- Ms. Notkins was surprised that the Comp Plan did not recognize the fact the site was located so close to Woodlawn Plantation. She suggested a slight break in the urban edge along the Route 1 roadway might be attainable. She noted she enjoyed the architectural proposal as presented. She suggested Building 2 be pushed back into the site in order to provide a greater buffer area. However she does recognize the applicant managed to hide the service areas and parking entrances back behind the building.
- Mr. Plumpe suggested the applicant consider some higher quality hardscape elements or make a better transition along the frontage of the property. He recommends they reconsider the typical asphalt, curb and token plantings treatment. He suggested the applicant present the elevations together to see all the building façades. He was not sure the applicant had fully addressed all the issues.

> **Motion to Approve:** Ms. Notkins made a motion for the ARB to recommend approval of the proposed re-zoning from R-2 to C-8 (RZ 2008-MV-007) and special exception amendment (SEA 85-L-187) to permit increase in FAR for new construction of two hotels at 8800 Richmond Highway in the Woodlawn Historic Overlay District as included in ARB application **ARB-08-WDL-05.** The motion included stipulations that the proposed Building B be moved back from the Route 1 roadway to provide a better transition area, that maximum tree and planting areas be provided along the roadway edge, the applicant restudy the hardscape selections, and an emphasis be placed on providing as much vegetation throughout the entire site. The motion, seconded by Ms. Ortiz, was approved. (4-1-1)

- **ARB-08-WDL-06: The proposed construction of two** three-story, hotels at 8800 Richmond Highway in the Woodlawn Historic Overlay District. The flat-roof raised parapet buildings would be constructed of brick and stucco with accents of steel and glass. Material colors would be earth tones. The facades of each building are broken into a five-part composition with a cylindrical anchoring element at one building and flanking hipped roof projecting bays at the other. Parking for both buildings would be below grade. The proposal was discussed in a workshop session at the October 9, 2008 ARB meeting. In accordance with the Zoning Ordinance, ARB review and approval of architecturals is required. Proposed elevations acted upon by the ARB may proceed forward with the re-zoning and special exception application as representative illustratives. Subsequent ARB review and approval of detailed plans for a building permit will be required. H. Kendrick Sanders and Kevin Perry, Forum International, Inc. represented the proposal.
  - The information and details are the same as presented in the previous agenda item.
  - Ms. Notkins' main concern was the curvature element as such a prominent feature in the overall design as it has been presented.
  - The issues causing the most concern among ARB members was primarily a procedural one considering the ARB can only make a recommendation on the zoning aspect of the proposal in the previous item. In that motion, a recommendation was made with site alterations that would have an unknown impact to the architectural details being considered in this item. The concern is the Planning Commission will keep the buildings

in the current location making it impossible to mitigate any impacts the proposal will have on the surrounding area. A motion based on a completely unenforceable detail with unknown impacts makes no sense. The buildings/footprint will be locked in place as has happened so many times in the past.

Motion to Approve: Mr. Boland made a motion for the ARB to approve the architecturals, building materials and colors presented in item **ARB-08-WDL-06** provided the location of Building B be pushed back, as recommended in the previous motion, and with the understanding the architecturals/elevations may proceed forward with the re-zoning and special exception application as representative illustrative. Subsequent ARB review and approval of detailed plans for a building permit is required. The motion, seconded by Ms. Ortiz, was approved by majority vote 4-3, with the Chairman breaking a tie.

County of Fairfax, Virginia

MEMORANDUM

DATE: June 17, 2008

TO: St. Clair Williams, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Elfatih Salim, Senior Engineer III
Stormwater and Geotechnical Section
Environmental and Site Review Division
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application RZ 2008-MV-007 concurrent with Special Exception Amendment Application SEA 85-L-137; JK Investments, Inc.; Special Exception Plat/Generalized Development Plan dated February 22, 2008 (GDP), Dogue Creek Watershed; Tax Map #109-2-01-00-0013-A (Site), Mount Vernon District

We have reviewed the referenced submission and offer the following comments:

Chesapeake Bay Preservation Ordinance (CBPO)
A Resource Protection Area (RPA, 1993) is designated on this Site. The GDP shall show the RPA boundaries. The GDP shows encroachment into the RPA to construct part of proposed building B, part of parking lot, one of the Filterra structures, part of the underground detention facility, and stormwater outfall. Storm sewer outfalls are allowed uses in the RPA, subject to the approval by DPWES of a Water Quality Impact Assessment at the time of site plan review. However, part of Building B, part of the parking lot, one of the Filterra structures; part of the underground detention facility requires an approval of a public hearing exception request according to CBPO 118-6-9.

The applicant is incorporating best management practices (BMPs) into the development plan, which would achieve 42.62% phosphorus removal efficiency. The applicant indicates that BMP requirements will be met by the installation of three Filterra structures and 2.76-ac conservation easement.

Floodplain
There is a regulated major floodplain on the Site. The applicant proposes two storm sewer outfalls in the floodplain. Storm sewers and outfall improvements are permitted uses in the floodplain subject to approval by DPWES at the time of Site Plan review. A floodplain and storm drainage easement has been recorded and the boundary is shown on the GDP.

Downstream Drainage Complaints
There are no downstream drainage complaints on file.

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359

Stormwater Detention

The applicant indicates that underground detention pipes, located under a portion of the parking lot, will be constructed on the site. The applicant is proposing 72-in pipes. Underground chambers shall provide two or more access points, at least one of which shall be a 4' X 4' access door, double leaf, aluminum, BILCO Model JD-2AL H20 or approved equal, for each major storage chamber or run of pipe for ventilation and cleaning, and be large enough to accommodate cleaning equipment. A private maintenance agreement for the UDS will be required prior to final construction plan approval.

The invert of the underground storage facility shall be above the 100-yr floodplain water surface elevation.

Site Outfall

The applicant is using 100 times the contributing drainage area drainage as the extent of review. To show adequacy of outfall, non-flooded cross-sections and non-erosive velocities shall be shown. Reduction in the amount of runoff being released from the subject property is not enough as an adequate outfall analysis.

Other Comments

The proposed Limits of Clearing and Grading encompass a portion of the proposed conservation easement. The GDP shows an existing and proposed storm sewers and proposed storm sewer easements crossing the existing conservation easement. Revise the extent of the limits of clearing and grading shown on the GDP to include only the minimum disturbance necessary within the easement, and proposed sufficient reforestation of all disturbed areas within the easement or subtract the disturbed areas from the conservation easement area.

Please contact me at 4-1720 if you have any questions or require further clarification.

cc: Craig Carinci, Director, Stormwater Planning Division, DPWES
Zoning Application File

County of Fairfax, Virginia

MEMORANDUM

March 30, 2009

TO: St. Clair Williams, Senior Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Jessica Strother, Urban Forester II
Forest Conservation Branch, UFMD, DPWES

SUBJECT: J. K. Investments Inc. Property, RZ 2008-MV-007, Special Exception

RE: Your Request for Comments and Recommendations

This review is based on the Generalized Development Plan (GDP) and Special Exception Plat (SE Plat) stamped as received by the Department of Planning and Zoning on March 16, 2009. Draft proffers dated March 20, 2009 were included. An initial site visit was conducted and previous preliminary comments were provided to you in June 2008.

This project and proposal will need to address the new Tree Conservation Ordinance that was effective as of January 1, 2009. Grandfathering of these requirements will not apply.

General Comments

The preliminary comments provided to you in 2008 do not appear to address some of the recommended elements. Those comments focused on addressing transitional screening requirements, Historical Overlay District requirements, submission of a detailed Existing Vegetation Map and preservation of existing mature trees.

Site Description

The subject property is a re-development proposal, that contains a segment of the Dogue Creek Resource Protection Area (RPA). The project is in the Dogue Creek Watershed. The existing parking lot contains a number of large established parking lot shade trees, and some transitional screening along the northerly property line, consisting of planted evergreen trees. A sizeable segment of the property that extends to the far east is grassed open space and forested floodplain, all located within the Dogue Creek RPA. The frontage of the site contains two areas of early successional forest and vegetation totaling 8,500 square feet. A very large oak is located close to the adjacent property line, approximately 70 feet to the southwest of the south west corner of the existing building. This tree was preserved when the existing building was constructed in the very early 1990's, and can be considered a tree of heritage/cultural significance.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

1. **Comment:** The EVM on sheet 11 of the GDP contains very little information about the existing landscape and forest trees. A plan sheet that incorporates the existing conditions found on sheets 3 and 4 of the GDP is a suggested starting point. The species and condition of the trees, the square footage of the various categories of trees and other pertinent information is needed.

   Recommendation: A description of what is required as part of an EVM can be found in Section 12 of the County Public Facilities Manual. Provide this information as part of the revised EVM.

2. **Comment:** The Applicant's development proposal does not address the tree and forest conservation guidelines found in the Zoning Ordinance - Woodlawn Historic District Overlay District, or the preservation of an Environmental Quality Corridor. The County's Comprehensive Plan Overview Recommendations focus on 3 bullets that state:

   " Improve the public's perception of the environmental and heritage resources of the Mount Vernon area, Protect environmentally sensitive areas, and Protect wetlands and environmental quality corridors."

   Additionally, a segment of the RPA is proposed to be removed for parking spaces.

   As described in the site description, a large existing heritage oak tree can and should be preserved in the area described. The GDP/SE Plat and EVM does not accurately depict this tree, or propose for it's preservation.

   Recommendation: The Applicant should carefully review these requirements and address them as fully as possible. Where applicable, the limits of clearing and grading should be revised, and incorporating low-impact design strategies, beyond tree box filters would be effective. Accurately show the large heritage oak tree and it's dripline on both the EVM and GDP/SE Plat. See recommendations below specific to this tree.

3. **Comment:** The design and layout of the GDP/SE Plat and landscape sheets 10 and 11 has not addressed the following key elements:

   - The new tree conservation ordinance and tree preservation target calculations. Some elements of transitional screening have changed in the new ordinance and have not been addressed.

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

- If during the tree-related assessment for the large heritage oak, a conditon analysis it is found that indicates this oak tree is healthy and structurally sound, it should be preserved.
  There is potential in the new ordinance to obtain additional credit if the tree is preservable and addressed as such on the GDP/SE Plat.

Recommendation: Address the elements that are applicable in the new tree conservation ordinance where it will apply to this development proposal, and revise the GDP/SE Plat and landscape sheets. Coordinate with the Forest Conservation Branch with respect to the large existing heritage tree, as soon as possible.

4. **Comment:** An enlarged landscape "detail" for the streetscape along Richmond Highway should be provided. Any overhead utilities along the frontage must be considered in light of the proposed tree species. Additionally, supplemental groundcover should be included. The following landscape enhancements would improve this project:

   - Shrubbery around the buildings.
   - Several "green walls" that incorporate landscape material within the wall. material.
   - A commitment from the Applicant to only use native trees and plants to the greatest exent possible.

   Recommendation: Revise the GDP/SE Plat and associated landscape sheets to address these issues and design features.

Recommendations for Draft Proffers

After the Applicant has addressed the recommendations above, sections of the December 2006 Suggested Proffer Template Text for Trees and Landscaping Issues should be incorporated. The following items in that text should be assessed for potential inclusion as proffers:

1. Tree Designation Plan at the time of Zoning; all elements necessary and in combination with the new tree conservation ordinance.

2. Management of Harmful or Invasive Plants

3. Reforestation Plan: applicable if the RPA is determined to be restored.

The Forest Conservation Branch is available to assist with reviewing draft proffers in relation to the proffer template.

JGS/
UFMID #: 137221

cc: RA File
DPZ File

Department of Public Works and Environmental Services
Land Development Services, Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 703-324-1877, Fax: 703-803-7769
www.fairfaxcounty.gov/dpwes

County of Fairfax, Virginia

MEMORANDUM

DATE: August 31, 2009

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief AKR by CAA
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2008-MV-007)
3-5 (SE 85-L-137)

SUBJECT: Transportation Impact Addendum # 2

REFERENCE: RZ 2008-MV-007; SEA 85-L-137; JK Investments, Inc.
Traffic Zone: 1552
Land Identification Map: 109-2 ((01)) 13A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based the revised development plan dated April 21, 2009 and revised proffers dated July 10, 2009.

The applicant is proposing two new hotels on the application property in addition to the existing 64,448 square foot office building. Hotel building B is proposed for 88 rooms. Hotel Building C is proposed for 78 rooms.

This department has reviewed the submitted revised proffers and revised general development plan for the subject site and our review indicates that:

_X_ All previous transportation issues identified in this department's memoranda dated October 9, 2008 and December 16, 2008 have been adequately addressed.

AKR;ak :wRZ2008MV007SEA85L137JKInvestments AD#2

cc: Michele Brickner, Director, DPW & ES

Fairfax County Department of Transportation
4050 Legato Road, Suite 400
Fairfax, VA 22033-2898
Phone: (703) 877-5600 TTY: (703) 877-5600-
7111Fax: (703) 877-5723
www.fairfaxcounty.gov/fcdot

FCDOT
Serving Fairfax County for 25 Years and More

County of Fairfax, Virginia

MEMORANDUM

DATE: December 16, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Department of Comprehensive Planning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-4 (RZ 2008-MV-007)
3-5 (SE 85-L-137)

SUBJECT: Transportation Impact Addendum

REFERENCE: RZ 2008-MV-007; SEA 85-L-137; JK Investments, Inc.
Traffic Zone: 1552, Land Identification Map: 109-2 ((01)) 13A

Transmitted herewith are comments from the Department of Transportation with respect to the referenced application. These comments are based the revised development plan dated August 4, 2008.

The applicant is proposing two new hotels on the application property in addition to the existing 64,448 square foot office building. Hotel building B is proposed for 98 rooms. Hotel Building C is proposed for 78 rooms.

This department provides the following comments:

- In order to adequately evaluate the development application, staff requests the applicant to overlay the Old Mill Road / Telegraph Road/ Route 1 Federal Project conceptual plan along the proposed site. Consequently, the Federal Project plans are in the process of being revised. The revision will have an affect on any proposed lane layouts/ improvements by the applicant. The Federal plan revision is expected to be received by mid-January in 2009. This department can not support this development application without the overlay of the federal project conceptual plan, which provides a basis to link the site's right-of-way dedication and frontage improvements.

- The applicant should delineate on their GDP/ SE Plat the proposed lanes for Route 1 per the revised Old Mill Road/ Telegraph Road/ Richmond Highway Conceptual plans.

- The applicant should construct/ extend a raised median on Route 1 along past their proposed site access.

- The applicant should proffer to construct and align the third southbound lane on Route 1, per the requirement of the Comprehensive Plan. These improvements should also be demonstrated on applicant's revised plan.

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

FCDOT
Serving Fairfax County for 25 Years and More

- The applicant should proffer to extend the southbound right turn lane on Route 1 at the site access. These improvements should also be demonstrated on the applicant's revised plan.

- The applicant should provide an interparcel access to the south to lot # 15.

- Right-of-way dedication at 93-ft. from centerline would be anticipated per the County's Comprehensive Plan, however right-of-way dedication may need to be adjusted, depending on the applicant's lanes improvements with reference to the Federal Plan revision.

- The applicant should proffer and delineate a proposed REX bus shelter along the site on Route 1.

- VDOT has reviewed this submitted plan for the development and has determined that the site access to Route 1 should be limited to a right-in/ right-out access. Additionally, the Federal plan for Old Mill Road proposes to limit the site development's access to right-in/ right-out onto Old Mill Road. VDOT is currently working with the Federal Project to try to initiate a full turning movement intersection for the site on Old Mill Road. A full access would be beneficial as it would eliminate the need for some vehicular U-turns to exit or enter the site.

AKR;ak :wRZ2008MV007SEA85L137JKInvestments
cc: Michele Brickner, Director, DPW & ES
Jane Rosenbaum, FCDOT

County of Fairfax, Virginia

MEMORANDUM

DATE: April 7, 2009

TO: Regina Coyle, Director,
Zoning Evaluation Division
Department of Planning & Zoning

FROM: Barbara A. Byron, Director
Office of Community Revitalization and Reinvestment

SUBJECT: J.K. Investments, Inc. – Comments on RZ 2008-MV-007/SEA 85-L-137

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the above referenced Generalized Development Plan/Special Exception plat date stamped as "Received Department of Planning and Zoning, March 16, 2009".

From OCRR's perspective, this submission represents a significant improvement over the previous submission in a couple of regards. First, the plan now conforms to the streetscape standards in the Comprehensive Plan calling for an 8 foot curb edge landscape strip and 10 foot wide asphalt trail. The plan adds an additional 7 foot landscape strip adjacent to the western side of the trail, further enhancing the pedestrian environment and visual appeal of the site. Second, the plan now provides an inter-parcel linkage with the adjacent parcel to the south containing a restaurant use.

The applicant has been responsive to prior feedback, the result of which is well-designed, visually appealing buildings that comply with height, FAR and streetscape guidance and would further revitalization efforts on Richmond Highway.

OCRR
Office of Community Revitalization and Reinvestment
10565 Fairfax Boulevard, Suite 200
Fairfax, VA 22030
703-246-6500, TTY 711
www.fcrevit.org

Fairfax Water

FAIRFAX COUNTY WATER AUTHORITY
8560 Arlington Boulevard, Fairfax, Virginia 22031
www.fairfaxwater.org

PLANNING & ENGINEERING DIVISION
Jamie Bain Hedges, P.E.
Director
(703) 289-6325
Fax (703) 289-6382

May 27, 2008

Ms. Regina Coyle, Director
Fairfax County Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5505

Re: RZ 08-MV-007
SEA 85-L-137
J&K Investments

Dear Ms. Coyle:

The following information is submitted in response to your request for a water service analysis for the above application:

1. The property is served by Fairfax Water.

2. Adequate domestic water service is available at the site from existing 24-inch, 10-inch, 8-inch and 6-inch water mains located at the property. See the enclosed water system map. The Generalized Development Plan has been forwarded to Plan Control for distribution to the Engineering Firm.

3. Depending upon the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns.

If you have any questions regarding this information please contact Dave Guerra at (703) 289-6343.

Sincerely,

Traci K. Goldberg

Traci K. Goldberg, P.E.
Manager, Planning Department

Enclosure

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Staff Coordinator
Zoning Evaluation Division
Department of Planning & Zoning

DATE: June 6, 2008

FROM: Lana Tran (Tel: 703 324-5008)
Wastewater Planning & Monitoring Division
Department of Public Works & Environmental Services

SUBJECT: Sanitary Sewer Analysis Report

REFERENCE: Application No. RZ 2008-MV-007

Tax Map No. 109-2-/01/ /0013A

The following information is submitted in response to your request for a sanitary sewer analysis for above referenced application:

1. The application property is located in the Dogue Creek (L) watershed. It would be sewered into the Noman M. Cole, Jr. Pollution Control Plant.

2. Based upon current and committed flow, there is excess capacity in the Lower Potomac Pollution Control Plant at this time. For purposes of this report, committed flow shall be deemed that for which fees have been paid, building permits have been issued, or priority reservations have been established by the Board of Supervisors. No commitment can be made, however, as to the availability of treatment capacity for the development of the subject property. Availability of treatment capacity will depend upon the current rate of construction and the timing for development of this site.

3. An existing 8 inch line located in an easement and on the property is adequate for the proposed use at this time.

4. The following table indicates the condition of all related sewer facilities and the total effect of this application.

	Existing Use +Application		Existing Use + Application Previous Rezonings		Existing Use + Application + Comp Plan	
Sewer Network	Adeq.	Inadeq.	Adeq.	Inadeq.	Adeq.	Inadeq.
Collector	X		X		X	
Submain	X		X		X	
Main/Trunk	X		X		X	
Interceptor						
Outfall						

5. Other pertinent information or comments:

County of Fairfax, Virginia

MEMORANDUM

DATE: June 13, 2008

TO: Regina Coyle, Director
Zoning Evaluation Division
Office of Comprehensive Planning

FROM: Eric Fisher (246-3501)
Information Technology Section
Fire and Rescue Department

SUBJECT: Fire and Rescue Department Preliminary Analysis of Rezoning Application RZ2008-MV-007 concurrent with SEA 85-L-137

The following information is submitted in response to your request for a preliminary Fire and Rescue Department analysis for the subject:

1. The application property is serviced by the Fairfax County Fire and Rescue Department Station **#424, Woodlawn**

2. After construction programmed _____ this property will be serviced by the fire station _____

3. In summary, the Fire and Rescue Department considers that the subject rezoning application property:

   _X_ a. currently meets fire protection guidelines.

   ____b. will meet fire protection guidelines when a proposed fire station becomes fully operational.

   ____c. does not meet current fire protection guidelines without an additional facility; however, a future station is projected for this area.

   ____d. does not meet current fire protection guidelines without an additional facility. The application property is ____ of a mile outside the fire protection guidelines. No new facility is currently planned for this area.

9-006 General Standards

In addition to the specific standards set forth hereinafter with regard to particular special exception uses, all such uses shall satisfy the following general standards:

1. The proposed use at the specified location shall be in harmony with the adopted comprehensive plan.

2. The proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations.

3. The proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof.

4. The proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.

5. In addition to the standards which may be set forth in this Article for a particular category or use, the Board shall require landscaping and screening in accordance with the provisions of Article 13.

6. Open space shall be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.

7. Adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided. Parking and loading requirements shall be in accordance with the provisions of Article 11.

8. Signs shall be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a given use than those set forth in this Ordinance.

Sec. 7-608 Highway Corridor Overlay District Use Limitations

All uses shall be subject to the use limitations set forth in the underlying zoning district(s), and, in addition, drive-in financial institutions, fast food restaurants, quick-service food stores, service stations and service station/mini-marts shall be subject to the following use limitations:

1. In any Highway Corridor Overlay District:

A. Such a use shall be designed so that pedestrian and vehicular circulation is coordinated with that on adjacent properties.

B. Such a use shall have access designed so as not to impede traffic on a public street intended to carry through traffic. To such end, access via the following means may be given favorable consideration:

(1) Access to the site is provided by a public street other than one intended to carry through traffic, and/or

(2) Access to the site is provided via the internal circulation of a shopping center, which center contains at least six (6) other commercial uses, or an office complex having a limited number of well-designed access points to the public street system and no additional direct access is provided to the site from a public street intended to carry through traffic over and above those entrances which may exist to provide access to the shopping center, and/or

(3) Access to the site is provided by a functional service drive, which provides controlled access to the site.

C. There shall be no outdoor storage or display of goods offered for sale except for the outdoor storage or display of goods permitted at a service station or service station/mini-mart.

2. Where the underlying district is C-2, C-3 or C-4, in addition to Par. 1 above:

A. Service stations shall not include any uses such as vehicle or tool rental.

B. Service stations shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

3. Where the underlying district is C-5 or C-6, in addition to Par. 1 above:

A. Service stations and service station/mini-marts shall not be used for the performance of major repairs, and shall not include the outdoor storage of more than two (2) abandoned, wrecked or inoperable vehicles on the site for more than seventy-two (72) hours, subject to the limitation that there shall be no dismantling, wrecking or sale of said vehicles or parts thereof. In addition, in no event shall any one (1) abandoned, wrecked or inoperable vehicle be stored outdoors for a period exceeding seventy-two (72) hours.

2-905 Use Limitations

All permitted uses and all special exception uses in a floodplain shall be subject to the following provisions:

1. Except as may be permitted by Par. 6 and 7 of Sect. 903 above, any new construction, substantial improvements, or other development, including fill, when combined with all other existing, anticipated and planned development, shall not increase the water surface elevation above the 100-year flood level upstream and downstream, calculated in accordance with the provisions of the Public Facilities Manual.

2. Except as may be permitted by Par. 8 of Sect. 903 above, the lowest elevation of the lowest floor of any proposed dwelling shall be eighteen (18) inches or greater above the water-surface elevation of the 100-year flood level calculated in accordance with the provisions of the Public Facilities Manual.

3. All uses shall be subject to the provisions of Par. 1 of Sect. 602 above.

4. No structure or substantial improvement to any existing structure shall be allowed unless adequate floodproofing as defined in the Public Facilities Manual is provided.

5. To the extent possible, stable vegetation shall be protected and maintained in the floodplain.

6. There shall be no storage of herbicides, pesticides, or toxic or hazardous substances as set forth in Title 40, Code of Federal Regulations, Parts 116.4 and 261.30 et seq., in a floodplain.

7. For uses other than those enumerated in Par. 2 and 3 of Sect. 903 above, the applicant shall demonstrate to the satisfaction of the approving authority the extent to which:

A. There are no other feasible options available to achieve the proposed use; and

B. The proposal is the least disruptive option to the floodplain; and

C. The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.

8. Nothing herein shall be deemed to prohibit the refurbishing, refinishing, repair, reconstruction or other such improvements of the structure for an existing use provided such improvements are done in conformance with the Virginia Uniform Statewide Building Code and Article 15 of this Ordinance.

9. Nothing herein shall be deemed to preclude public uses and public improvements performed by or at the direction of the County.

10. Notwithstanding the minimum yard requirements specified by Sect. 415 above, dwellings and additions thereto proposed for location in a floodplain may be permitted subject to the provisions of this Part and Chapter 118 of The Code.

11. All uses and activities shall be subject to the provisions of Chapter 118 of The Code.

12. When as-built floor elevations are required by federal regulations or the Virginia Uniform Statewide Building Code for any structure, such elevations shall be submitted to the County on a standard Federal Emergency Management Agency (FEMA) Elevation Certificate prior to approval of the final inspection. If a non-residential building is being floodproofed, then a FEMA Floodproofing Certificate shall be completed in addition to the Elevation Certificate. In the case of special exception uses, the Elevation Certificate shall show compliance with the approved special exception elevations.

GLOSSARY

This Glossary is provided to assist the public in understanding
the staff evaluation and analysis of development proposals.
It should not be construed as representing legal definitions.
Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan
or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is s submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may be function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggared work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

'RBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and lay. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable unction for the area; easily understood order; distinctive identity; and visual appeal.

'ACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's ight-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers y operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

/ARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building eight, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public earing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District
ADU	Affordable Dwelling Unit
ARB	Architectural Review Board
BMP	Best Management Practices
BOS	Board of Supervisors
BZA	Board of Zoning Appeals
COG	Council of Governments
CBC	Community Business Center
CDP	Conceptual Development Plan
CRD	Commercial Revitalization District
DOT	Department of Transportation
DP	Development Plan
DPWES	Department of Public Works and Environmental Services
DPZ	Department of Planning and Zoning
DU/AC	Dwelling Units Per Acre
EQC	Environmental Quality Corridor
FAR	Floor Area Ratio
FDP	Final Development Plan
GDP	Generalized Development Plan
GFA	Gross Floor Area
HC	Highway Corridor Overlay District
HCD	Housing and Community Development
LOS	Level of Service
Non-RUP	Non-Residential Use Permit
OSDS	Office of Site Development Services, DPWES
PCA	Proffered Condition Amendment
PD	Planning Division
PDC	Planned Development Commercial
PDH	Planned Development Housing
PFM	Public Facilities Manual
PRC	Planned Residential Community
RC	Residential-Conservation
RE	Residential Estate
RMA	Resource Management Area
RPA	Resource Protection Area
RUP	Residential Use Permit
RZ	Rezoning
SE	Special Exception
SEA	Special Exception Amendment
SP	Special Permit
TDM	Transportation Demand Management
TMA	Transportation Management Association
TSA	Transit Station Area
TSM	Transportation System Management
UP & DD	Utilities Planning and Design Division, DPWES
VC	Variance
VDOT	Virginia Dept. of Transportation
VPD	Vehicles Per Day
VPH	Vehicles per Hour
WMATA	Washington Metropolitan Area Transit Authority
WS	Water Supply Protection Overlay District
ZAD	Zoning Administration Division, DPZ
ZED	Zoning Evaluation Division, DPZ
ZPRB	Zoning Permit Review Branch