



# County of Fairfax, Virginia

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

ZED

February 3, 2006

Martin D. Walsh, Esquire  
Walsh, Colucci, Lubeley, Emrich & Terpak, PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2002-HM-043  
(Concurrent with PCA 79-C-037-05 and SE 2002-HM-046)

Dear Mr. Walsh:

Required funds having been paid by the applicant in accordance with the procedures established by the Board of Supervisors for rezoning of commercial or industrial land within the Route 28 Tax District to residential use, enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 5, 2005, granting, as proffered, effective February 3, 2006, Rezoning Application Number RZ 2002-HM-043 in the name of L. Farnum Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Trustees, and Meiselman Family LLC, from the R-1 and I-4 Districts to the PDC District, subject to the proffers dated December 5, 2005, located west of Centreville Road and north and south of Sunrise Valley Drive, (Tax Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A [previously known as 16-3 ((1)) 4 and 39]) in the Hunter Mill District.

The Conceptual Development Plan was approved as part of the Board's approval of RZ 2002-HM-043, the Planning Commission having previously approved Final Development Plan Application FDP 2002-HM-043, subject to the FDP conditions dated November 9, 2005, and subject to the Board's approval of RZ 2002-HM-043.

**The Board also:**

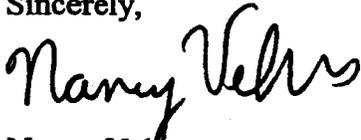
- **Approved Resource Area Encroachment Plan 1504-WRPA-001-1, subject to the development conditions dated November 30, 2005.**
- **Waived the service drive requirement along the Dulles Airport Toll Access Road.**

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

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

- **Waived the 600-foot maximum length for private street.**
- **Modified the loading space requirement.**
- **Modified the major paved trail requirement along Centreville Road to permit the trail location depicted on the CDP/FDP.**
- **Waived the on-road bike lane on Centreville Road.**
- **Modified the use limitation for the PDC District to permit the gross floor area of residential uses secondary use to exceed 50 percent of the principal uses, excluding affordable dwelling units and bonus market rate units.**

Sincerely,



Nancy Velts  
Clerk to the Board of Supervisors

NV/det/ns

cc: Chairman Gerald E. Connolly  
Supervisor Catherine M. Hudgins, Hunter Mill District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review  
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.  
Charles Strunk, Project Planning Section, Dept. of Transportation  
Audrey Clark, Director – Building Plan Review DPWES  
Michelle A. Brickner, Director, Deputy Director, DPWES  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Deloris Harris, DPWES  
Department of Highways - VDOT  
Sandy Stallman, Park Planning Branch Mgr., FCPA  
Gordon Goodlett, Development Officer, DHCD/Design Development Div.  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Jose Comayagua, Director, Facilities Management  
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at 12000 Government Center Parkway, Fairfax, Virginia, on the 5<sup>th</sup> day of December, 2005, the following ordinance was adopted effective February 3, 2006. (Funds required by State Law having been paid by the applicant in accordance with the procedures established by the Board of Supervisors for rezoning of commercial or industrial land within the route 28 Tax District to residential use):

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2002-HM-043  
(CONCURRENT WITH PCA 79-C-037-05 AND SE 2002-HM-046)

WHEREAS, L. Farnum Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Trustees, and Meiselman Family LLC filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and I-4 Districts to the PDC District, and

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

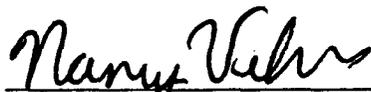
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony, and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDC District, and said property is subject to the use regulations of said PDC District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.1-491(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 5<sup>th</sup> day of December, 2005.



Nancy Veers  
Clerk to the Board of Supervisors

RECEIVED  
Department of Planning & Zoning

JUN 05 2002

Zoning Evaluation Division

April 4, 2002

DESCRIPTION OF  
THE PROPERTIES OF  
RUTH C. LAUNDERS MARITAL TRUST  
MEISELMAN FAMILY, L.L.C.,  
DAVID ISRAEL MEISELMAN, TRUSTEE  
AND  
WINFRED CHARM MEISELMAN, TRUSTEE  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Parcel 1

Beginning at the northeasternmost corner of the parcel herein described, said point lying on the westerly 90-foot right-of-way line of Sunrise Valley Drive, Route #665 and the northerly variable width right-of-way line of Centreville Road, Route #657;

Thence departing Sunrise Valley Drive and running with the northerly right-of-way line of Centreville Road, the following five (5) courses and distances:

S 42° 04' 32" W 346.86 feet to a point;

S 57° 43' 04" W 25.96 feet to a point;

S 36° 52' 52" W 44.18 feet to a point;

S 42° 04' 32" W 479.49 feet to a point; and

151.25 feet along the arc of a curve to the left, said curve having a radius of 1,702.02 feet, a central angle of 05° 05' 29" and a chord which bears S 39° 31' 48" W 151.20 feet to a point being the northeastern corner to Dulles Center LLC;

Thence departing Centreville Road and running with the easterly line of Dulles Center LLC, N 50° 11' 28" W 161.49 feet to a point being the northeastern corner to Dulles Tech LC;

Thence departing Dulles Center LLC and running with the easterly line of Dulles Tech LC, N 49° 06' 36" W 110.00 feet to a point being the southeastern corner to Willow Brook Holdings Inc.;

HR+A

Thence departing Dulles Tech LC and running with the southerly line of Willow Brook Holdings Inc. and continuing on the same line extended with 13525 Dullestech, LLP and DTCD, LLC, N 24° 14' 29" E 745.18 feet to a point;

Thence continuing with the southerly line of DTCD, LLC, N 23° 22' 05" E 392.80 feet to a point lying on the aforementioned westerly right-of-way line of Sunrise Valley Drive;

Thence departing DTCD, LLC and running with the westerly right-of-way line of Sunrise Valley Drive, the following three (3) courses and distances:

S 49° 06' 37" E 582.16 feet to a point;

S 40° 53' 21" W 0.92 feet to a point; and

S 04° 37' 11" E 54.66 feet to the point of beginning and containing 479,070 square feet or 10.99794 acres of land, more or less.

#### Parcel 2

Beginning at a point being the southeasternmost corner of the parcel herein described, said point lying on the northerly variable width right-of-way line of Centreville Road, Route #657 and the easterly right-of-way line of Sunrise Valley Drive, Route #665;

Thence departing Centreville Road and running with the easterly right-of-way line of Sunrise Valley Drive, N 49° 06' 37" W 692.36 feet to a point being the southeastern corner to TCC Dulles Tech Associates, LLC;

Thence departing Sunrise Valley Drive and running with the easterly line of TCC Dulles Tech Associates, LLC, the following five (5) courses and distances:

N 23° 22' 05" E 3.95 feet to a point;

N 11° 53' 38" E 130.93 feet to a point;

N 03° 04' 46" E 167.12 feet to a point;

N 09° 27' 58" E 190.50 feet to a point; and

N 62° 38' 57" W 242.00 feet to a point;

Thence continuing with the easterly line of TCC Dulles Tech Associates, LLC and continuing on the same line extended with Apple Suites SPE IV, Inc., N 27° 21' 05" E 1,000.00 feet to a point lying on the southerly variable width right-of-way line of Dulles Access and Toll Road, Route #267;

2  
H R + A

Thence departing Apple Suites SPE IV, Inc. and running with the southerly right-of-way line of Dulles Access and Toll Road, S 62° 37' 35" E 1,459.47 feet to a point lying on the aforementioned northerly variable width right-of-way line of Centreville Road;

Thence departing Dulles Access and Toll Road and running with the northerly right-of-way line of Centreville Road, the following seventeen (17) courses and distances:

S 36° 52' 29" W 66.41 feet to a point;

112.66 feet along the arc of a curve to the left, said curve having a radius of 1,310.85 feet, a central angle of 04° 55' 28" and a chord which bears S 34° 24' 45" W 112.63 feet to a point;

S 31° 57' 01" W 279.07 feet to a point;

109.57 feet along the arc of a curve to the right, said curve having a radius of 1,274.85 feet, a central angle of 04° 55' 28" and a chord which bears S 34° 24' 45" W 109.54 feet to a point;

S 36° 52' 29" W 55.00 feet to a point;

S 53° 07' 31" E 8.00 feet to a point;

S 36° 52' 58" W 300.33 feet to a point;

N 66° 47' 41" W 15.95 feet to a point;

S 40° 57' 35" W 3.86 feet to a point;

199.45 feet along the arc of a curve to the right, said curve having a radius of 1,098.93 feet, a central angle of 10° 23' 56" and a chord which bears S 46° 09' 33" W 199.18 feet to a point;

S 51° 21' 31" W 233.32 feet to a point;

25.00 feet along the arc of a curve to the left, said curve having a radius of 1,172.27 feet, a central angle of 01° 13' 19" and a chord which bears S 50° 44' 52" W 25.00 feet to a point;

S 57° 47' 54" W 118.25 feet to a point;

HR+A

S 41° 36' 34" W 100.00 feet to a point;

14.22 feet along the arc of a curve to the right, said curve having a radius of 80.00 feet, a central angle of 10° 11' 14" and a chord which bears S 46° 42' 06" W 14.20 feet to a point;

S 48° 23' 26" E 21.26 feet to point; and

S 41° 36' 11" W 64.32 feet to the point of beginning and containing 1,866,390 square feet or 42.84643 acres of land, more or less.

For a total area of 2,345,460 square feet or 53.84437 acres of land, more or less.

Subject, however, to all rights-of way, easements and restrictions of record.

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HRA

## PROFFERS

RZ 2002-HM-043

December 5, 2005

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and upon the express condition that the Board of Supervisors approve rezoning, special exception, Resource Protection Area Exception and related applications to permit the development under the PDC zoning district, in substantial conformity with the proposed Conceptual Development Plan/Final Development Plan ("CDP/FDP") in RZ/FDP 2002-HM-043, of property identified as parcel numbers 16-3 ((1)) 4B, 4C, 5, 5A and 39A (formerly parcels 4 and 39) on the Fairfax County Tax Map (hereinafter referred to as the "Property"), L. Farnum Johnson, Jr., and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Co-Trustees of the David I. Meiselman Revocable Trust and the Winifred Charm Meiselman Revocable Trust, and the Meiselman Family, LLC, (hereinafter collectively referred to as "the Applicant") in RZ/FDP 2002-HM-043 proffer for themselves, and their successors and assigns, the following conditions. In the event the foregoing rezoning and related applications are approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property.

1. Development Plan. Development of the Property shall be in substantial conformance with the CDP/FDP prepared by Patton, Harris, Rust & Associates, P.C., consisting of 27 sheets dated June 3, 2002 revised through October 28, 2005, which CDP/FDP proposes a maximum gross floor area of 2,233,600, including gross square footage associated with Affordable Dwelling Units ("ADUs") and associated bonus units. The Property is divided into six (6) land bays, identified as Land Bays A, B, C, D, E-F and G.
2. Uses. The following Principal and Secondary Uses may be permitted within the buildings as shown on the CDP/FDP:
  - A. Accessory uses and accessory service uses.
  - B. Business service and supply service establishments.
  - C. Eating establishments, including outdoor seating.
  - D. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building are incidental to the principal use of scientific research, development and training.
  - E. Fast food restaurants, only if located within the same structure as other principal or secondary uses and not to include a drive-through.
  - F. Financial institutions, not to include a drive-through bank.
  - G. Health clubs.
  - H. Institutional uses.
  - I. Medical offices.
  - J. Personal service establishments.

- K. Offices.
- L. Private clubs and public benefit associations.
- M. Public uses.
- N. Quick service food stores.
- O. Repair service establishments
- P. Retail sales establishments with the limitation that only one tenant may occupy retail space greater than 40,000 square feet in size.
- Q. Exposition halls and facilities to house cultural or civic events.
- R. Bank teller machines.
- S. Multi-family dwellings.
- T. Hotels.
- U. Private schools of general education and/or special education.
- V. Colleges and/or universities, excluding establishments greater than 50,000 square feet in size.

Additional Principal and Secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA) or Special Exception (SE). A Proffered Condition Amendment (PCA) application may not be required so long as the layout is in substantial conformance with the CDP/FDP.

3. CDP Elements. Notwithstanding that the CDP/FDP is the subject of Proffer 1 above, it shall be understood that the CDP shall be the entire plan relative to the location of access, the maximum square footage, the amount of open space, the general location and arrangement of the buildings, uses, and parking garages, and the peripheral setbacks. The Applicant shall have the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
4. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator.
5. Alterations. The Applicant reserves the right to alter building footprint sizes, modify landscape plazas, adjust pedestrian and vehicular circulation areas, and/or adjust gross square footage among one or more buildings located in the same land bay, provided that the total gross floor area for all land bays does not exceed 2,233,600, the maximum gross square footage of each land bay as shown on Sheet 2 of the CDP/FDP does not increase; the minimum open space, level of amenities, and peripheral dimensions to lot lines are not reduced; and the changes do not result in a building elevation which is either higher or lower than the range of stories indicated on Sheet 2 of the CDP/FDP.

6. Centreville Road.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple, all lands necessary for the construction of a southbound half section of Centreville Road as a six lane divided roadway from and between the intersection of the eastbound off-ramp of the Dulles Airport Toll Road and Centreville Road and the intersection of Sunrise Valley Drive, (formerly known as Fox Mill Road) with Centreville Road, and a right turn/deceleration lane off southbound Centreville Road onto Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by the Virginia Department of Transportation (VDOT), prior to issuance of the first Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP) for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. At the time of site plan approval for the first building in Land Bay A, or upon request, whichever occurs first, the Applicant shall dedicate to the Board of Supervisors in fee simple approximately 14,216 square feet at the intersection of the Dulles Airport Access Road and Centreville Road, as shown on the CDP/FDP. The Applicant shall also construct a right turn lane along Land Bay A's Centreville Road frontage as shown on the CDP/FDP and as may be approved by VDOT.

7. Sunrise Valley Drive.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple all lands necessary for the construction of 1) an additional left turn/deceleration lane from Sunrise Valley Drive, (formerly known as Fox Mill Road) onto Centreville Road at the Sunrise Valley Drive/Centreville Road intersection, and 2) an additional westbound lane on Sunrise Valley Drive west of the aforesaid intersection in order to accommodate a free flow right turn movement of traffic from southbound Centreville Road and westbound Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, prior to issuance of the first RUP or Non-RUP for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. Subject to VDOT approval, the Applicant shall construct certain street improvements to Sunrise Valley Drive from the Property's site access road westward to the intersection of Sunrise Valley Drive with eastern Dulles

Technology Drive as depicted on Sheet 20 of the CDP/FDP (the "Improvements"). The Improvements shall provide for side by side left turn lanes serving the site access and Dulles Technology Drive. To accomplish this, Sunrise Valley Drive shall be widened from 70 feet to 76 feet from face of curb to face of curb, tapering back to a 70 foot section at the intersection of Dulles Technology Drive as depicted on Sheet 20.

In the event the Improvements may require right-of-way and/or off-site construction easements from properties identified as Tax Map 16-3 ((1)) 30B and 33A ("the Off-Site Parcels"), the Applicant shall make all reasonable efforts to acquire these right-of-way and/or off-site construction easements. Requisite right-of way shall be limited to that shown in the design on Sheet 20, which accommodates a center median, of variable width but no less than 4 feet in width, two side by side turn lanes which are each 11 feet in width, two outside through lanes which are each 12 feet in width, and the remaining through lanes which are each 11 feet in width as depicted on Sheet 20 of the CDP/FDP. In the event the Applicant is not able to acquire the right-of way and/or construction easements necessary to construct the Widening, the Applicant shall submit a written request to Fairfax County to acquire the right-of-way and/or easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the right-of-way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (3) a sixty (60) year title search certificate of the Off-Site Parcels on which the right-of-way and/or easements are to be acquired; and (4) cash in an amount equal to appraised value of the right-of way and/or easements and of all damages to the residue of the Off-Site Parcels. In the event the owners of the Off-Site Parcels are awarded more than the appraised value of the right-of-way and/or easements and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the right-of-way/easements to the County. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of site plan(s)/subdivision plat(s) and development permits for other portions of the Application Property as described herein. In the event the County elects not to condemn the right-of-way/easements, the Applicant shall be relieved of its obligation to construct the Widening, and instead shall construct a left turn lane from eastbound Sunrise Valley Drive into the Property's site entrance within the existing right-of-way without requiring right-of-way and/or off-site easements, as may be approved by VDOT.

These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, at such time as site access is constructed to

Sunrise Valley Drive. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.

- C. The Applicant shall provide a channelized entrance to the Property along its Sunrise Valley Drive frontage. The exact design of the entrance shall be determined at the time of final site plan approval and shall be subject to VDOT and FCDOT approval. The Applicant shall complete a warrant study based on site build-out and if/when warranted, design and install a traffic signal at this intersection if/when requested by VDOT prior to the issuance of the last Non-RUP or RUP for the last building on site. In the event such a warrant study and/or requisite signal is not requested by VDOT prior to the last Non-RUP or RUP for the last building on-site, then the Applicant's obligation to this signal is null.
8. Internal Roads. The Applicant shall construct the internal road system in substantial conformance with the CDP/FDP coincident with the construction of buildings on the Property. The Applicant shall retain ownership of the streets and roads comprising the internal road system as shown on the CDP/FDP as private streets. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual, as determined by DPWES. The Applicant and subsequent commercial property owners, and Homeowners Associations/ Condominium Associations (HOA/COA), or comparable property owners' associations, shall be responsible for the maintenance of all private streets. Initial purchasers shall be advised in writing prior to entering into a contract of sale that the HOA/COAs will be responsible for the maintenance of the private streets. Maintenance responsibilities shall be included in the HOA/COA documents.
- If requested by the Board of Supervisors, the Applicant shall dedicate to the Board of Supervisors in fee simple, all or such portion of the internal road system as shown on the CDP/FDP. Nothing in this proffer shall require the internal road system or any of its component streets or related facilities, as shown on the CDP/FDP to conform to all VDOT design standards.
9. Intersection Improvements at Centreville Road and Woodland Park Drive. The Applicant shall design and construct the following improvements at the intersection of Centreville Road and Woodland Park Drive as depicted on Sheet 20 of the CDP/FDP: (1) a second left hand turn lane from westbound Woodland Park Drive to southbound Centreville Road, and (2) a pedestrian island at least 5 feet in width in the median at the location of the pedestrian crosswalk on Centreville Road created by means of reducing the southbound through lane widths from 12 feet to 11 feet), and as approved by VDOT. The Applicant shall further design, construct and install a pedestrian pedestal in the median of this pedestrian crosswalk to access the pedestrian crossing signal. Nothing in this proffer shall obligate or require the Applicant to acquire any additional public right-of-way to construct and install the foregoing improvements.

10. Traffic Signal Modification. The Applicant shall modify the existing signal at Centreville Road and Woodland Park Drive to accommodate the fourth approach being constructed by the Applicant as approved by VDOT. The signal shall provide for pedestrian phases as approved by VDOT. Said modification shall occur prior to the issuance of the first RUP or Non-RUP on the Property. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the signal improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.
  
11. Inter-parcel Access. Coincident with the development of Land Bays A, B and E-F, the Applicant shall construct road connections up to its western property line to facilitate future inter-parcel access between the Property and the parcels to the west, as generally shown on the CDP/FDP. The Applicant shall record a public access easements over these private roads in a form approved by the County Attorney.
  - A. Subject to the Applicant's acquisition of the required off-site ingress-egress easement from the adjacent landowner of Tax Map 16-3 ((1)) 30B, the Applicant shall, at its sole cost and expense, construct an inter-parcel vehicular connection to and from the southwestern portion of Land Bay E-F across the western boundary of the Property in order to connect up with the existing edge of pavement of the parking lot on the abutting property as shown generally on the area of Land Bay E-F as shown on the CDP/FDP marked "Interparcel Access". Such connection shall be constructed at the time of development of Land Bay E-F subject to acquiring the necessary ingress-egress easement. Nothing in this proffer shall require the Applicant to purchase or otherwise acquire this off-site easement. However, the Applicant shall use reasonable efforts to obtain the ingress-egress easement. If it is unable to acquire the easement, the Applicant shall provide documentation of its efforts to DPWES. Upon demonstration by the Applicant that despite diligent efforts the interparcel connection has been delayed, the Zoning Administrator may agree to a later date for the completion of the connection.
  
  - B. The road located between the community pool and the bio-retention area shall be built as a three lane section up to the Property's western boundary line coincident with the first development on Land Bay B, as shown on the CDP/FDP. However, one lane of the roadway may be marked and used for on-street parking until the future redevelopment of the adjacent parcel identified as Tax Map 16-3 ((1)) 30B allows extension of this road to align with the existing intersection of Dulles Technology Drive and Sunrise Valley Drive.
  
  - C. In order to provide for the future extension of this private road through Tax Map 16-3 ((1)) 30B, at the time of site plan approval for the road identified in proffer 11B, the Applicant shall escrow the cost of constructing a two-lane road from the Property's western boundary line to Sunrise Valley Drive. The amount of the escrow shall be determined by DPWES. At the same time, the Applicant shall escrow the cost of installing a traffic signal at the intersection of this new road

with Dulles Technology Drive and Sunrise Valley Drive, in an amount not to exceed \$150,000. If at the time of final bond release, the signal is not warranted, then the County may use the escrowed monies for other transportation improvements within Land Unit A of the Dulles Suburban Center.

12. Bus Shelters. The Applicant shall provide two (2) bus shelters on the Property, with the specific locations to be determined by WMATA/FCDOT. The bus shelters shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The Applicant shall provide sidewalk connections as needed to provide an all weather walking surface to the shelter from the adjoining sidewalk system. If, by the time of site plan approval for the parcels fronting on Sunrise Valley Drive, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Sunrise Valley Drive in the immediate area of the Property or for other transportation related improvements. If, by the time of site plan approval for the parcels fronting on Centreville Road, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Centreville Road in the immediate area of the Property or for other transportation related improvements. If installed along the Property's frontage, the bus shelters and trash cans shall be maintained by the Applicant. These maintenance responsibilities shall be included in all individual or joint Association documents.

13. Transportation Demand Management (TDM).

Mass transit (Metrorail and bus), ride-sharing, teleworking, walking, biking, encouraging synergy among complementary uses and/or other strategies shall be utilized to reduce vehicle trips during weekday peak hours (generally 6:00 to 9:00 AM and 4:00 to 7:00 PM). The trip reduction objectives based on the proposed phasing of the development on the Property are as follows:

- Phase 1: At build out of Phase 1 with a maximum FAR of .53, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 20 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.
- Phase 2: At build out of Phase 2 with a maximum FAR of .80, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.
- Phase 3: At build out of Phase 3 with a maximum FAR of .97, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.

For purposes of establishing the TDM baseline, the volume of trips anticipated to be generated by the Property shall be estimated based on the Institute of Transportation Engineers, 7th edition, Trip Generation rates/equations. On-site retail uses and public park uses are exempt and shall not be subject to trip reduction strategies. In the event that published equations are not available, the average rates shall be utilized.

The Applicant (or assigns) agrees to develop and submit to the Director of the Fairfax County Department of Transportation (FCDOT), or his designee, a transportation management plan (TMP) for the site in its entirety within 90 days after approval of the first site plan submitted for any residential and/or office use on site. The initial TMP submission shall establish, with County concurrence, measures for each phase of development, including a protocol for conducting and evaluating trip reductions on-site. No subsequent site plan or subdivision plan shall be approved until the initial TDM program is submitted to FCDOT. Respective elements of the TDM program shall be incorporated within the initial marketing for the Property and shall be in place and implemented with the initial sales/leasing.

The County shall review said plan and provide comments back to the Applicant within 60 days upon receipt, or such longer time as may be agreed to by the FCDOT and the TDM Coordinator. The Applicant or assigns shall notify FCDOT of the date that the TDM program is implemented.

The transportation management plan shall be developed in accordance with the following guidelines and strategies and other strategies that may be implemented in coordination with FCDOT.

A. Participation and Funding

- i. The Applicant or assigns shall provide an initial contribution of \$125,000 to establish and maintain a fund to support the development, implementation, and evaluation of a TDM program for all of the Property. In the event this initial contribution occurs more than five (5) years after the date of the rezoning approval, this amount shall be increased, from the fifth anniversary of the date of approval of this rezoning application to the date of such contribution by the *Marshall and Swift Building Cost Index*. Funds in this account shall be used solely to support the TDM program.

The property owners association(s) shall be responsible for providing on-going funding of TDM programs at a minimum of \$50,000 per year during Phase 1, \$80,000 per year during Phase 2, and \$100,000 per year during and following Phase 3. In the event such funding occurs more than five (5) years after the date of the rezoning approval, such amounts shall be increased from the fifth anniversary of the date of approval of this rezoning application to the date of such funding, by the *Marshall and Swift Building Cost index*.

- ii. All property owners, residents, tenants, and employers of the Property shall be advised of the TDM program and informed of their funding obligations pursuant to this proffer prior to purchase of units. The requirement for an annual contribution to the TDM program fund shall be included in all purchase documents and within any individual and/or joint Association documents.
- iii. The Applicant, and assigns when appropriate, shall enroll as Commuter Connections members, as well in the Metropolitan Washington Council of Governments (MWCOG) Clean Air Partner Program and encourage individual employers/tenants to do so.

B. Elements and Strategies. The nature and design of the TDM program shall be fluid and subject to modification as may be appropriate as additional unit types and land uses are completed or community transportation circumstances evolve. However, the following elements may be included in the initial and all subsequent TDM programs, subject to FCDOT staff approval:

- i. Transportation coordination duties shall be carried out by one or more designated property managers or transportation management coordinators ("TDM Coordinators") whose primary responsibility shall be to implement the TDM program and to advise all residents, tenants, employers, and employees of the availability and location of the TDM Coordinator and program at least once a year. The transportation management position may be part of other duties assigned to the individual;
- ii. The TDM Coordinator shall be located in a centralized common space that is easily accessible to all residents and employees and guests of the Property; cost of the space shall not accrue to the TDM program;
- iii. Information regarding Metrorail, Metrobus, Fairfax Connector, ridesharing, and other relevant transit options shall be disseminated in all initial sale/lease/tenant packages;
- iv. Membership in the Dulles Area Transportation Association (DATA), a recognized commonwealth public-private transportation management association.
- v. A website shall be designed and established to provide information regarding the TDM strategies, transit and ridesharing options, with links provided to relevant County and regional TDM resources.
- vi. Metro maps, schedules, transit marketing materials, ridesharing and other relevant transit option information shall be made available to occupants of

each residential and office building by placing such materials in a common area of each such building;

- vii. Office buildings shall contain high capacity, high bandwidth communication lines. Building management shall encourage individual employers/tenants to provide employees with access to their networks via such lines;
  - viii. All residential units shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines. All high-rise residential buildings (over 4 stories) shall provide in-building antennae systems to support wireless systems;
  - ix. At least one on-site business center (including at a minimum access to a copier, fax and internet services) shall be made available and open to all residents of the Property who choose to work from home.
  - x. At the time of initial lease up/sales, SmarTrip cards and/or other fare media shall be provided in the amount of \$10.00 for free to employees of all tenants signing leases and to all residential lessees, and \$100.00 per unit shall be provided to residential purchasers at settlement.
  - xi. A voluntary car pool/van pool programs shall be established for employees and residents with the program under the direction of the TDM Coordinator;
  - xii. Preferential parking spaces for carpools/vanpools and hybrid vehicles shall be provided throughout the Property;
  - xiii. Amenities for bicyclists and walkers including conveniently located bicycle racks, showers and lockers shall be provided in all office buildings as well as bicycle racks at each of the multi-family residential buildings.
  - xiv. Shuttle service during weekday morning and evening peak periods shall be provided to the Herndon-Monroe Park and Ride Facility and subsequently to the Wehle Avenue Metrorail Transit Station and the Herndon-Monroe Transit Station or Route 28 Transit Station as outlined in Proffer 15B below.
- C. Performance and Monitoring. As residents/tenants move into the new community and bi-annually thereafter, the effectiveness of the TDM/internal synergy program shall be evaluated using County supervised surveys and traffic counts to be conducted on a regular basis as established with the TDM Coordinator in accordance with the reporting protocols established under the terms of this proffer.

- i. The surveys shall include, but not be limited to, mid-week traffic counts conducted at those on- and/or off-site locations as may be necessary in order to accurately determine the volume of trips generated by the on-site uses, excluding public park uses. The location of counts shall be determined in coordination with FCDOT staff. Traffic counts shall not be conducted during weeks which include, precede or follow a state or federal holiday or when Fairfax County public schools are not in session.
    - ii. Required TDM evaluation submissions shall at a minimum consist of traffic counts, (methodology, location, times, etc. to be coordinated and approved by FCDOT) and a listing of the TDM measures in use. Other evaluation measures such as resident/tenant surveys, sales of Metrochecks, or other measures may be included in the TDM evaluation submission.
    - iii. Within two months following each survey deadline, the Applicant or assigns shall submit to FCDOT the results of the analyses conducted of residents, visitors, tenants, and employees of the Property in order to determine their travel characteristics and whether the required reduction in trips has been achieved. The deadline may be extended at the discretion of the FCDOT if seasonal traffic fluctuations would adversely affect the quality of the data collection process. Surveys shall be conducted beginning 12 months after the issuance of the first Non-RUP or 100<sup>th</sup> RUP issued for the Property whichever first occurs and bi-annually thereafter.
    - iv. If the TDM/internal synergy evaluation submissions show that the trip reduction objectives are being met, then the Applicant shall proceed with the TDM strategies as implemented. In the event such objectives have not been met, then the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies that will facilitate meeting the trip reduction objectives. Within 60 days following such meeting, the Applicant shall submit an updated TDM/internal synergy program to FCDOT for its review and approval. FCDOT shall respond with any comments to the Applicant within 60 days. If no response is provided within such time, the Applicant's updated TDM/internal synergy program shall be deemed approved.
  - D. Penalties and Incentives. If the transportation surveys indicate that a reduction of trips by 30% during peak hours has not occurred at the build out of Phase 2 and /or during Phase 3, \$100 per residential dwelling unit and \$.10 per occupied square footage of commercial office use shall be contributed annually to the transportation demand management fund established for the Property for further refinement/incentives until such time as the reduction has occurred.
14. Density Credit. Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible

dedications described herein or as may be required by Fairfax County or VDOT at time of site plan approval.

15. Phasing.

- A. No more than 300 residential use permits ("RUPs") shall be issued for the Property until a minimum of 200,000 square feet of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction. No more than 550 residential use permits ("RUPs") shall be issued for the Property until an additional 150,000 square feet (for a total of 350,000 square feet) of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction and the Applicant implements a shuttle service from the Property to the Herndon Monroe Park and Ride Facility during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM). For the purposes of this proffer, "under construction" shall be defined as having completed four levels of columns and beams, or if the building is less than four (4) levels, all levels of the columns and beams necessary for its construction. During phasing of development, the Applicant reserves the right to provide surface parking spaces to be located in land bays or building footprints yet to be developed, in lieu of structured parking spaces, as long as the number of such spaces is otherwise in conformity with the CDP and all other applicable requirements.
- B. Until such time as either 1) Metro rail service is operational at the Wiehle Avenue Transit Station and a shuttle is provided from the Property to the transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), or 2) the inter-parcel road from the Property west to Sunrise Valley Drive as described in Proffer 11C is operational and open to traffic, development on the Property shall be limited to a gross floor area of 1,335,000 square feet or an FAR of .57, of which there shall be no more than 163,000 gross floor area of retail and restaurant uses. However, in no event shall development of the Property exceed an FAR of .57 prior to January 1, 2011.
- C. Until such time as Metro rail service is operational at either the Herndon/Monroe Street Transit Station or the Route 28 Transit Station, and a shuttle is provided from the Property to either such transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), development on the Property shall be limited to a gross floor area of 1,875,000 square feet or an FAR of .80.

16. Site Amenities. Site amenities shall include:

- A. A clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12.

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- B. Roof top recreational amenities on Buildings D-1 and D-4 as conceptually shown on the CDP/FDP.
- C. Landscaped residential courtyards and open space features as conceptually shown on Sheets 10, 11, 12, and 14.
- D. Enhanced plazas and entry zones for office and hotel uses as conceptually shown on Sheet 10.
- E. Wetland amenities south of Sunrise Valley Drive, including boardwalks, nature trails, a gazebo, butterfly garden and interpretative stations as generally shown on Sheet 17.
- F. Extensive streetscaping with specialty sidewalks, street trees with understory plantings, street lighting and furnishings, as conceptually illustrated on Sheets 9, 11, 13, and 16.

Construction of these site amenities shall be phased with the development of the Property. Construction of the clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12 shall not be required until more than 375 RUPs have been issued for dwelling units on the Property.

- 17. Landscape Plan. A landscape plan shall be submitted as part of the site plan(s) and shall be coordinated with and approved by Urban Forest Management. This plan shall be in substantial conformance with the landscape concepts plan as to quantity and quality of plantings, and in general conformance with the location of plantings as shown on Sheet 5. Location of plantings may be modified based on utility location, sight distance easements, and final engineering details as approved by the Urban Forester.
- 18. Tree Preservation.
  - A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions for Land Bays showing tree preservation on FDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by Urban Forest Management. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten (10) inches in diameter and greater within twenty (20) feet of either side of the limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and other techniques as necessary, shall be included in the plan.

- B. The trees designated to be saved shall be protected by chain link fencing, a minimum of four (4) feet in height attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, placed at the dripline of the trees. The fencing shall be installed prior to any work being conducted on the site, including demolition of existing structures and shall remain at all times during construction. Bilingual signage affirming restricted access shall be provided on the temporary fence highly visible to construction personnel. The landscape architect contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the landscape/tree preservation plan. Three days prior to commencement of any clearing, grading, or demolition activities, Urban Forest Management shall be notified and given the opportunity to inspect the site to assure that all tree preservation devices have been correctly installed.
- C. If as a result of final engineering, the areas designated as tree save areas on the CDP/FDP are modified or cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on the Property, as determined by Urban Forest Management.

19. Architectural Design. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, metal panels, cementitious siding, exterior finishing and insulating system, and glass. The architectural styles shall be in keeping with the general character of those depicted on Sheet 7. The Applicant reserves the right to refine the elevations as a result of final architectural design, so long as the character and quality of design remains consistent with those shown.

20. Noise Attenuation. Polysonics Corp. has prepared a Traffic Noise Analysis of the Property dated January 20, 2005. This report provides an analysis of noise impacts associated with the Dulles Airport Access Road and Centreville Road. The Applicant shall submit the report to DPWES with submission of the site plans. Based on the findings of that report, the Applicant shall provide the following noise attenuation measures:

A. Residential Noise Attenuation and Notification

- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, units in Residential Buildings B-2, C-4, D-2, and D-4 which are projected to be impacted by highway noise levels above 65 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. 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 above Ldn 65 dBA. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance

with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any units requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.
- (iii) Tenants or initial purchasers of the residential dwellings on the Property shall be advised in writing prior to entering into a lease or contract of sale that the Property is in close proximity to Dulles Airport and as such may be subject to airport-related noise. Homeowners' Association documents shall state that the dwelling units are in close proximity to Dulles Airport and may be subject to airport related noise.

**B. Hotel Noise Attenuation**

- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, facades of Hotel Building A-3 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45. Glazing shall have a laboratory STC rating of at least 37 unless, glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.

**C. Office Noise Attenuation**

- (i) In order to reduce interior noise to a level of approximately 50 dBA Ldn, facades of Office Buildings A-1, A-2, A-4 and A-6 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Windows and glazing shall have a laboratory STC rating of at least 34, unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning

21. FAA Approval. The Applicants shall obtain FAA approval for the height of the buildings prior to site plan approval. If FAA approval is not received, the Applicants shall lower the height of the building to that approved by the FAA.
22. Sidewalks. Sidewalks shall be provided throughout the interior of the Property connecting the various buildings and garages as generally shown on Sheet 4 of the CDP/FDP. Delineated pedestrian crossings shall be provided at the main entrance to the Property at Centreville Road, and at the entrance to the Property at Sunrise Valley Drive. In addition, delineated pedestrian crossings shall be provided at major street intersections within the interior of the Property as shown on the CDP/FDP.
23. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of fifteen (15) feet. All lighting fixtures shall be measured from finished grade to the top of the fixture.
24. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers the minimum expenditure for the recreational facilities shall be \$955.00 per Non-ADU residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, swimming pools and a community center with exercise facilities, tot lots and trails. Recreational facilities depicted on the roof tops of Buildings D-1 and D-4 as shown on the CDP/FDP shall be provided with the construction of such buildings.

25. Swimming Pool. All wastewater resulting from the cleaning and draining of any swimming pool on the Property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a pH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a pH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to discharge.

26. Stormwater Management.

- A. The Applicant shall construct the enhanced wetlands/storm water detention and water quality facility in the location as depicted on the CDP/FDP. Subject to DPWES approval, this extended detention embankment stormwater management pond and Best Management Practices (BMP) facility shall incorporate features to enhance its environmental qualities such as a sediment forebay, a butterfly garden, outlet micropool and vegetated cover of riprap spillways and outfalls (by use of topsoil dispersed within riprap) as depicted on Sheet 17 of the CDP/FDP. In order to implement this facility design, it is understood that DPWES has already issued to the Applicant an approved floodplain study and that the Applicant is requesting a special exception to construct a major fill in the floodplain and a Resource Protection Area Exception (RPAE) to permit construction of a portion of the pond in the Resource Protection Area. The clearing and grading necessary to construct the pond and related features shall be depicted on the CDP/FDP except for minor modifications as allowed by Article 16, Paragraph 13 and 14 of the Zoning Ordinance.

Notwithstanding the fact that the Applicant shall construct the ponds as described above, the Applicant shall be able to temporarily use such pond for erosion and sediment control measures and postpone planting of wetlands within the facility until such time the pond is no longer used for sediment and control measures and construct alternative storm water management/Best Management Practices (BMP) facilities to serve the development on a temporary basis as determined by DPWES in a location within the limits of clearing and grading shown on the CDP/FDP. In keeping with Proffer 30 below, the storm water management facilities described above shall be dedicated to Fairfax County for public use. However, the Applicant and, its successors or assigns shall at their sole cost and expense manage and maintain such facilities without imposing the cost of such management and maintenance upon any fee simple or condominium owner of a residential dwelling constructed upon the Property. Such maintenance responsibility shall include periodic dredging of the ponds described above to ensure their continued functionality per their applicable design characteristics. The Applicant shall enter into a separate written maintenance agreement with DPWES and/or the Fairfax County Park Authority (FCPA) in a form acceptable

constructed adjacent to the internal streets abutting Land Bay E-F. Any portion of the trail system not located within the area of park dedication as described in Proffer 30 shall be subject to a public access easement in a form acceptable to the office of the County Attorney. Upon expiration of the life estate, the Applicant shall complete construction of the north south trail system on Land Bay E-F.

- B. The Applicant shall construct within Land Bay A an asphalt trail a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along the Dulles Airport Access and Toll Road frontage as depicted on the CDP/FDP. Construction of this trail shall occur coincident with development of the buildings in Land Bay A.

30. Park Dedication.

- A. The Applicant shall dedicate in fee simple to FCPA approximately 23 acres of land identified as Land Bays E-F and G on the CDP/FDP, less and except on a temporary basis the land area occupied by the life estate of Mr. and Mrs. David I. Meiselman as more fully described in this Proffer, for the development of public parkland. This area consists of approximately 6.8 acres in Land Bay E-F and 2.68 acres of Land Bay G located outside of the Resource Protection Area ("RPA") and area for private road use. At the FCPA's option, the streetscape elements and community stage on Land Bay E-F to the FCPA can either be dedicated with the Applicant providing maintenance in perpetuity, or may be retained in fee simple by the Applicant, with public access easements and private maintenance responsibilities. The CDP/FDP illustrates the use of the proposed parkland in Land Bay E-F as an urban park with active recreational facilities and the proposed parkland in Land Bay G as a passive park and stormwater management facility. The Applicant or its successors-in-interest and/or assigns, reserves the right to modify the park land design as may be necessary with final engineering for Land Bays E-F and G and to revise secondary facilities, add trails, picnic facilities, and other similar park facilities on Land Bays E-F and G, without the requirement for a FDPA if approved by FCPA and otherwise in general conformance with the CDP/FDP. In addition to dedication, the Applicant shall provide the following services and improvements in accordance with FCPA standards:
- B. Access easements to the Board of Supervisors over the proposed private roads from Centreville Road and Sunrise Valley Drive to the park in a form approved by the County Attorney;
- C. Preparation of requisite site plans and approvals of necessary construction and VDOT entrance permits;
- D. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:
- (i) clearing and grubbing of existing vegetation;

to the County Attorney to implement this proffer paragraph. Maintenance responsibilities of these facilities shall be included in all purchase documents and within any individual and/or joint association documents.

- B. The Applicant shall provide a BMP facility for the northwestern portion of the Property not draining to the storm water detention and water quality facility described above. The BMP shall be either a bio-retention facility as depicted on the CDP/FDP, or a dry pond, sand filter system, or other facility as may be approved by DPWES. Should DPWES require an underground BMP facility of any type in the portion of the Property shown as a Possible Bio-Retention Area on the CDP/FDP, this shall not be considered to be in a residential area and therefore a waiver of underground stormwater management facilities within a residential area shall not be required.

27. School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, effective January 7, 2003, prior to the issuance of the first RUP on the Property, the Applicant shall contribute a sum of \$480,000 to the Board of Supervisors for transfer to the Fairfax County School Board for use at the schools serving the Property. These funds shall be allocated by the Board of Supervisors for capital improvements contained in the adopted Capital Improvement Program (CIP) for public schools within Fairfax County.

28. Affordable Dwelling Units

The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board. Notwithstanding what is shown on Sheet 2 of the CDP/FDP, the Applicant shall provide 44 dwelling units on the Property as ADUs. Of these 44 ADU units, 25 shall be provided during Phase 1 of the development of the Property as defined in Proffer 13.

29. Trails.

- A. The Applicant shall construct within Land Bays A, D, E-F and G an asphalt trail system a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along Centreville Road as depicted on the CDP/FDP. The Applicant shall provide a pedestrian/ bicycle crossing of Sunrise Valley Drive at its intersection with Centreville Road. The crossing will include an expanded median, painted crosswalk and pedestrian signal, subject to approval and modification of VDOT. The Applicant shall construct this north-south trail system prior to the issuance of the 375<sup>th</sup> RUP for the Property or Non-RUP for more than 275,000 square feet of non-residential uses on the Property, whichever occurs first. Until such time as the life estate of Mr. and Mrs. David I. Meiselman, as more fully described in Proffer 31 below, expires, the Applicant reserves the right to defer construction of that portion of the trail system located on Land Bay E-F along the front of the dwelling known as Merrybrook and instead to bond construction of the deferred portion of the trail and re-route such portion of the trail along the sidewalk to be

- (i) construction of the enhanced wetlands/storm water detention and water quality facility as described in Proffer 26 and as approved by DPWES;
  - (ii) landscape improvements and passive recreational facilities depicted on the CDP/FDP including boardwalks, a gazebo and interpretive nature exhibits along the length of Merrybrook Run, including the wetlands nature area;
  - (iii) trails as described in Proffer 29A; and
  - (iv) a parking lot containing approximately 15 spaces.
- G. **ADA Accessibility:** With the exception of trails, all recreational facilities constructed within the area to be dedicated to the Fairfax County Park Authority (FCPA) for park purposes shall be constructed to the accessibility standards and guidelines set forth by the United States Access Board for public park facilities. All trails located on land to be dedicated to the FCPA should be accessible to the maximum extent possible as determined by the FCPA Trail Coordinator. Recreational facilities other than park trails shall be approved by the FCPA ADA Coordinator prior to site plan approval.
- H. The dedication of the park land shall be subject to the following stipulations:
- (i) The Applicant reserves the right to record conservation easements in a form approved by the County Attorney and the FCPA for BMP purposes on areas of Land Bay G prior to dedication.
  - (ii) The Applicant reserves the right to record sign easements on Land Bay E-F to accommodate entrance features and signage for the development along Centreville Road as generally depicted on Sheet 20 of the CDP/FDP and as may be similarly planned along Sunrise Valley Drive.
  - (iii) The Applicant reserves the right to record easements as may be reasonably necessary to construct and utilize various facilities and amenities as depicted on the CDP/FDP, such as streets, sidewalks, as well as utilities and facilities including but not limited to (i) access to the storm water detention pond and related SWM facilities on Land Bay G for the purpose of their operation and maintenance, and (ii) ingress and egress to the project along the primary entrance roads connecting to Centreville Road and Sunrise Valley Drive that traverse a portion of Land Bay E-F, as may be required at final engineering.
  - (iv) Mr. and Mrs. David I. Meiselman reserve and retain the right to reside in their dwelling on Land Bay E-F for the duration of their lives pursuant to the terms of a certain life estate homestead. The life estate homestead includes the main dwelling, accessory structures and approximately one acre of surrounding land including the driveway providing access to the dwelling as depicted on Sheets 4 and 15. The life estate is also served by

- (ii) stripping and stockpiling of topsoil;
- (iii) dust prevention;
- (iv) silt fencing;
- (v) rough grading of the field, secondary facilities and parking lot;
- (vi) installation of site drainage; and
- (vii) loaming and seeding of the disturbed area.

E. Construction of the following facilities on Land Bay F:

- (i) one (1) soccer field/community green with minimum playing dimensions of approximately 195' by 300' suitable for both adult and youth play and improved with a synthetic, all-weather turf surface and with field lighting sufficient to accommodate nighttime competitive play and designed to meet the requirements of Part 9 of Article 14 of the Zoning Ordinance;
- (ii) two (2) tennis courts;
- (iii) two (2) hard surface basketball courts;
- (iv) one (1) tot lot or playground with equipment comparable to that depicted on Sheet 19 of the CDP/FDP;
- (v) two (2) horse shoe pits and open play area;
- (vi) a covered stage, pergola, and/or architectural columns;
- (vii) picnic shelter, water fountain and tables;
- (viii) sidewalks and trails as described in Proffer 29A;
- (ix) a parking lot containing approximately 70 parking spaces;
- (x) retaining walls with decorative finish and a maximum height of six (6) feet above finished grade;
- (xi) seeding of the area of the portion of the urban park intended for recreational use but not improved with the soccer field;
- (xii) landscaping as generally shown on the CDP/FDP.

F. Construction of the following facilities in Land Bay G:

an appurtenant ingress-egress easement across a portion of Land Bay E-F in order to provide access to Centreville Road along the course of the main entrance road. For the duration of the life estate, use and lighting of the soccer field shall be prohibited after 10:00 pm. Thereafter, the use and lighting of the soccer field shall be permitted until 11:00 p.m. in keeping with FCPA's current standards. Upon expiration of the life estate, the area of the life estate shall be dedicated in fee simple to the FCPA except as may be permitted in Proffer 31 below.

- (v) In addition to soccer play, the soccer field/community green shall be programmed with other community activities, such as musical concerts, holiday events, etc., in a fashion designed to generate the urban park benefits.

The dedication of Land Bays E-F and G shall occur following completion of the improvements listed above which shall be in place and dedicated prior to the issuance of the 375<sup>th</sup> RUP or when more than 275,000 square feet has been issued one or more Non-RUPs, whichever occurs first. However, regardless of the issuances of RUPs or Non-RUPs, construction of the facilities and dedication of the land shall occur no later than five (5) years from the Board of Supervisors approval of this rezoning application.

Prior to first site plan approval for development of buildings on the Property, the Applicant shall enter into an agreement with the FCPA, in a form acceptable to the County Attorney, setting forth the details of the dedication and facility construction in accordance with the specifications in this proffer.

- 31. Historic Structures. The Meiselman life estate located on Land Bay E-F as shown on Sheets 4 and 15 of the CDP/FDP and described in Proffer 30G(iv) above, is the site of several buildings which may have historical significance, including the primary dwelling known as the Radcliffe-Hanna House. Following the expiration of the Meiselman life estate, the land area of the life estate and the structures thereon shall be dedicated to the FCPA. The Applicant, however, shall preserve, maintain and manage the primary dwelling and other historically significant structures subject to the following conditions:
  - A. The Applicant shall, at its sole expense, commission a study to investigate (1) the historical significance of the structures, and (2) the architectural, engineering and cost requirements for restoring the structure(s) and potentially converting them for public use. The study shall be submitted to the Fairfax County Park Authority's Cultural Resources Management and Protection Section (CRMPS) for review and comment.
  - B. Based on the findings of the study, the Applicant shall at its sole discretion, and at its sole expense, decide to either: (1) restore, preserve, and maintain the significant structures in place and demolish all other structures; (2) offer the significant structures to a third party that can demonstrate the financial ability to restore, preserve, and maintain the exterior of the structures to specifications

required by the Virginia Department of Historic Resources for historic properties and demolish all other structures; (3) move the significant structures to another site for restoration and preservation; or (4) demolish the structures. In the event the Applicant elects to implement options (1) or (2) described in this paragraph, the Applicant or its designee shall enter into a lease agreement for structures with the FCPA in a form acceptable to both parties. In the event the structures are demolished according to option (4), the Applicant shall photograph, measure and otherwise document the significant structures in accordance with Historic American Building Survey (HABS) guidelines in coordination with CRMPS. The Applicant shall notify CRMPS in writing three (3) months prior to demolition of any significant structures.

- C. The Applicant shall photograph the exterior of the one-story stone house and one-story stone guest house, the free standing, hanging sign which sign was formerly located at the entry to the property but which was recently removed to accommodate construction of the improvements to Centerville Road described in Proffer 6.A. and which sign identified the farm and the entry road at the stone pillars located on parcel 16-3 ((1)) 39A to standards of the Historic American Buildings Survey (HABS) prior to the demolition of these buildings and elements. Completed photographs and negatives, or digital format photographs, shall be submitted to the Fairfax County Historic Preservation planner and to the Virginia Room of the Fairfax County Public Library prior to first site plan approval.
32. Off-Site Park Construction. The Applicant shall install and construct an unlighted, irrigated, natural surface, full size soccer field with associated parking and storm water management facilities in accordance with FCPA standards at a location in the Hunter Mill Magisterial District, as selected and determined by the FCPA in consultation with the Hunter Mill District Supervisor. The cost of designing, engineering, permitting and constructing such improvements shall be capped at \$1,300,000. In the event the improvements have not been completed within five years of the approval of this rezoning application, this capped amount shall be increased or decreased from the fifth anniversary of the approval of this rezoning application to the date of site plan approval for these off-site park improvements, by the index known as the *Marshall and Swift Building Cost Index*. The installation of the facilities described in this proffer, under the direction of FCPA, shall occur prior to the issuance of RUPs or Non-RUPs for more than 1,850,000 square feet of gross floor area on the Property. However, upon demonstration by the Applicant that despite diligent efforts, the park facilities have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.
33. Historic Marker. The Applicant shall improve the existing gravesites of Mr. and Mrs. J. Harold Launders located on the Property so as to enclose these gravesites with a fence erected of wrought iron or similar material. The Applicant shall further construct, in the immediate vicinity of the gravesites, an interpretative historical exhibit station or marker commemorating the history of the Launders' operation of Arrowhead Farm for over a half century in Fairfax County.

PROFFERS

RZ 2002-HM-043

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34. Route 28 Tax District. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of parcels numbers 16-3 ((1)) 4B and 4C on the Fairfax County Tax Map from the I-4 zoning district to the PDC district with residential uses and in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Boards' formula within 60 days of the Board of Supervisors approval of the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).
35. Energy Efficiency. All residential units shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes as applicable. All residential units shall be constructed to conform with the requirements of the Uniform Statewide Building Code.
36. Notification. Tenants and/or initial purchasers of dwelling units on the Property shall be notified in writing of the plans or presence of the public park and the approval of the lighted soccer field on the Property. The notification shall be included in the homeowner's association documents.
37. Green Roofs. The Applicant shall incorporate green roofs for Buildings D-1 and D-4. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application that such appropriate design elements have been incorporated in the building plans. The green roof, or portions thereof, shall be intensive. An intensive green roof is defined as the planting of plants for the creation of a space or "rooftop garden" to be enjoyed by people. Any portion of the roof defined as an intensive green roof shall have at least 25% coverage in plantings in order to accommodate such amenities as pedestrian plazas, seating areas, walkways and the like. Nothing in this proffer shall prevent the Applicant from utilizing extensive vegetation such as turf grasses and small shrubs and vegetation, and Applicant shall have no obligation to install trees or other large growth plants on such roofs. Nothing in this proffer shall obligate the Applicant to ensure that 100% of the roof area is covered with vegetation or that 100% of the area will be designated for use as a green roof to allow for the possibility of architectural features such as skylights, penthouses and the like. Applicant will provide for at least 50% of the roof area to be designated as a green roof.
38. Owner Association(s). Prior to the issuance of the first Non-RUP or RUP for any phase of the Property, except the public park component, the Applicant shall establish in accordance with Virginia law an umbrella owners' association or comparable private management/maintenance agreement ("reciprocal management and maintenance

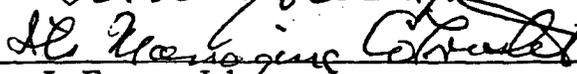
agreement") between the owners of the office buildings, residential buildings, retail buildings and hotel in order to manage and maintain the common areas and facilities constructed on the Property. Prior to the issuance of the first RUP for any residential condominium component of the Property, the Applicant shall cause a condominium owners' association ("COA") to be formed for that component in accordance with Virginia law for that residential condominium component to be constructed on the Property. The COA documents shall specify the maintenance obligations as may be outlined in these proffers and as may be agreed upon between the owners.

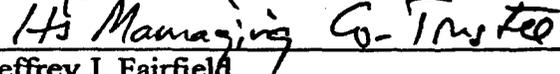
39. Retaining Walls. Certain retaining walls have been shown on the CDP/FDP. The Applicant reserves the right to modify these walls and add other retaining walls based on final engineering design. All retaining walls shall have a maximum height of 10 feet above finished grade and shall be constructed with decorative finishes.
40. Temporary Signs. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 of Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on the Property or at any other location off the Property by the Applicant or at the Applicants' direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.
41. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and his/her successors and assigns.
42. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.
43. Severability. Any of the sections/buildings within the Property may be subject to Proffered Condition Amendments or Final Development Plan Amendments without joinder or consent of the other sections.

[SIGNATURES BEGIN ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 39, 4, 5, 4B

RUTH C. LAUNDERS MARITAL TRUST

  
By:   
L. Farnum Johnson, Jr.,  
Its Managing Co-Trustee

  
By:   
Jeffrey J. Fairfield,  
Its Managing Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

WINIFRED CHARM MEISELMAN REVOCABLE  
TRUST

By: David I. Meiselman, Its Co-Trustee  
David I. Meiselman,  
Its Co-Trustee

By: Winifred C. Meiselman, Its Co-Trustee  
Winifred C. Meiselman  
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

DAVID I. MEISELMAN REVOCABLE TRUST

By: David I. Meiselman Its Co-Trustee  
David I. Meiselman,  
Its Co-Trustee

By: Winifred C. Meiselman, Its Co-Trustee  
Winifred C. Meiselman  
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

MEISELMAN FAMILY, LLC

By: David I. Meiselman, Its Managing Member  
David I. Meiselman,  
Its Managing Member

By: Winifred C. Meiselman, Its Managing Member  
Winifred C. Meiselman,  
Its Managing Member

[SIGNATURES END]

## **FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2002-HM-043**

**November 9, 2005**

If it is the intent of the Planning Commission to approve FDP 2002-HM-043 for a mixed-use development located at Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A and 39A staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Arrowbrook Centre" consisting of thirty sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through October 28, 2005.
2. The grave sites indicated on the CDP/FDP shall be fenced and a memorial marker identifying the burial area shall be installed.
3. A public access easement shall be provided to the cemetery.
4. Perpetual maintenance of the cemetery shall be provided by the Homeowners Association/Condominium Owners Association (HOA/COA). This maintenance responsibility shall be placed within the HOA/COA documents and disclosed to initial purchasers of residential dwelling units.
5. Noise contours in excess of 65 dBA Ldn shall be depicted from the centerline of the Dulles Airport Access Road and Centreville Road on all site plan submissions.
6. Development of the property shall be in conformance with the development conditions associated with Resource Protection Area Encroachment #1504-WRPA-001-1.

The above proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.



**RTI TABULATIONS**

Building Zoning, Green and Net Site Area	Area	Cr	Net Site Area
L-1 (Parade St, etc)	2.88 AC Cr	1847 SF	
L-1 (Parade St, etc)	80.29 AC Cr	3,198,714 SF	
Green Site Area	83.06 AC Cr	3,206,601 SF	
Less Proposed Construction Bld. Deductions	-1.68 AC Cr	-79,810 SF	
Less Proposed Streets Valley Dr. Deductions	-0.44 AC Cr	-19,173 SF	
Less Greenway Rd. Deductions This Plan	-0.38 AC Cr	-16,316 +/- SF	
Less Streets Valley Dr. Deductions This Plan	-0.69 AC Cr	-3,087 +/- SF	
Net Site Area	81.26 AC Cr	3,227,279 +/- SF	

Proposed Zoning: PDC - Planned Development Commercial

	Dedicated/Excluded	Excluded
Total Site Area Before Deductions		3,246,461 SF
Proposed Street Floor Area w/ a ADU Bonus	2,288,461 SF	2,288,462 +/- SF
Floor Area Ratio w/ a ADU Bonus	1.80	0.94
Proposed Residential w/ a ADU Bonus	788,052 +/- SF	871,222 +/- SF
Excluded	5,400 +/- SF	5,400 +/- SF
Proposed and Existing Residential	774,002	876,622 +/- SF
Ratio of Residential to Total GFA	33%	48%

	Area	Cr
Proposed ADUs and Bonus Residential Floor Area	163,730 SF	29,973 SF
Total Proposed Green Floor Area w/ ADU Bonus	3,449,211 SF	3,233,400 SF
Floor Area Ratio w/ ADU Bonus	1.68	0.95

	Area	Cr
Total Open Space	77 AC	18,029 +/- AC
Total Open Space as a Percentage	18%	20%
Recreational Open Space (0.8 Ac Park, 0.3 Ac Post)		7.3 +/- AC

**ESTIMATED BUILDING GROSS FLOOR AREA**

Landmark	Proposed Use	Gross GFA	Detail GFA	Residential Max.		Height	Stories	Units	Notes
				Residential	Hotel				
A-1	Office	240,000	0,000			165 FT	8-12		
A-2	Office	125,000	0,000			130 FT	8-8		
A-3	Hotel			240,000		165 FT	8-12		400
A-4	Office	135,000	0,000			130 FT	8-8		
A-5	Retail		30,000			80 FT	2		
A-6	Office	287,000	0,000			165 FT	8-12		
B-1	Clubhouse	3,000				35 FT	1		
B-2	Multi-Fam. Residential		8,000	162,970		100 FT	4-6	133	
C-1	Multi-Fam. Residential			162,380		120 FT	6-8	132	
C-2	Multi-Fam. Residential			37,250		100 FT	4-6	32	
C-3	Multi-Fam. Residential			37,250		100 FT	4-6	32	
C-4	Multi-Fam. Residential			0,000	162,380	120 FT	6-8	132	
D-1	Retail/Multi-Fam. Residential		45,000	158,010		125 FT	5-7	137	
D-2	Retail/Multi-Fam. Residential		0,000	173,900		150 FT	8-11	151	
D-3	Retail		13,000			80 FT	2		
D-4	Retail/Multi-Fam. Residential		55,000	137,200		125 FT	5-7	119	
E-F	Dedicated Park Site								
E-F	Detached Residential			5,400		35 FT	2	1	
Total Proposed SF GFA		688,000	187,000	2,485,000	1,008,900			872	400

Maximum Possible Residential Use (includes ex. residential to remain, ADU)	1,008,900	+/-SF
Maximum Principal Use	1,227,000	+/-SF
Total GFA All Uses w/ ADUs & Density Bonus	2,233,800	+/-SF
Residential w/ ADUs & Density Bonus	871,222	+/-SF
Residential w/ ADUs as Percentage of Principal Use	79%	

NOTES:  
 (1) Includes 28,978 SF in ADUs and density bonus units excluded from the 80% of principal use limitation.

**PARKING TABULATIONS**

Approx. No. of Spaces	Approx. No. of Spaces	Approx. No. of Spaces
Office @ 2.5 per 1000 SF GFA	864,000	2,160
Hotel @ 1 per Room + 4 per 50 Rooms	240,000	400
Hotel @ 1 per 200 SF to 1000, 4 per 1000 (Residential SF)	187,000	1,082
Multi-Family Residential @ 1.6 / Dwelling Unit	1,811,500	872
Total Proposed GFA	2,229,200	
Street/Onsite Parking Spaces		250
Parking Structure Spaces		
Structure P-A (Landmark A)		2,250
Structure P-B (Landmark B)		250
Structure P-C (Landmark C)		610
Structure P-D (Landmark D)		1,220
Total Parking Spaces		4,970

(2) Parking tabulations are based on assumptions of GFA assigned to various uses. The applicant reserves the right to build more or less parking than shown as long as methods to prequalify lot area are not reduced. Applicant will submit a shared parking study to build less parking than shown. The actual number of spaces required and provided will be determined at site plan as required by Article 11 of the zoning Ordinance and, if applicable, the result of an approved shared parking study.

**LOADING SPACE TABULATIONS**

Building Name and Standard	Required	Excluded
1. Office, Standard C	20	7-14
2. Hotel, Standard F	3	1-2
3. Retail, Standard B	18	4-8
4. Residential, Standard D	26	4-8
Total Loading Spaces	49	16-30

(3) Loading space tabulations are based on assumptions of GFA assigned to various uses. Applicant requests a modification of the required number of loading spaces. Actual number of loading spaces will be determined by type of use and per the approval by DPWES at the time of site plan approval as long as the minimum amount of loading spaces indicated under the provided column above are provided.

**ADU Calculation**

I. Assumptions Allowed use development with approximately 60 percent non-residential use and 40 percent residential use. The Comprehensive Plan recommends a range of 1.8 FAR. The proposed development includes a total of 2,233,800 square feet of which 1,227,800 square feet are commercial and 1,006,000 square feet are residential, resulting in an overall FAR of 0.95. Residential is composed of 872 units: 1 existing single family detached and 871 multi-family. Most all of the multi-family units would be high rise construction and would be exempt from the ADU Ordinance. Building B-2 may be either 4 stories with elevators and 20 percent or more of required parking provided to structures with a potential maximum ADU requirement of 8 percent, or high rise construction which would be exempt from the ADU Ordinance. This calculation assumes Building B-2, with approximately 133 units, is not a high rise. The maximum average square footage of the proposed residential units is 1,153 square feet. The ratio of units is 53.84 units.

II. Density of Development: 872 = 16.21 dwelling units per acre  
33.84

III. Calculation of Density Bonus  
 Base of site x FAR x (Residential Max 5%) = Maximum allowable residential square footage

2,245,461 square feet x 1.8 x .05 = 910,184 square feet  
 910,184 square feet = 813 dwelling units @ 1.13 dwelling units = 15.1 du/ac  
 1,153 ave. unit size @ 33.84 units

Upper end of density range = 15.10 du/ac  
 Lower end of density range = 7.35 du/ac  
 Upper end of adjusted density range = 17.6 du/ac  
 Lower end of adjusted density range = 8.8 du/ac

**IV. ADU Calculation**

1,621 - 7.35 = 886 = 98 x 9% = 4.9 % ADU Requirement  
 17.6 - 8.8 = 8.8

4.9% x 133 units = 6.5 rounded up to 7 ADUs; however the Applicant is seeking to provide double the number of required ADUs for a total of 14 ADUs

**V. Bonus Calculation**

ADUs provided: 5,00%

Maximum Bonus: 17%

114 base units x 1.17 bonus % = 133 units

Therefore, 114 base units  
 12 bonus units  
 2 required ADUs  
 132 units

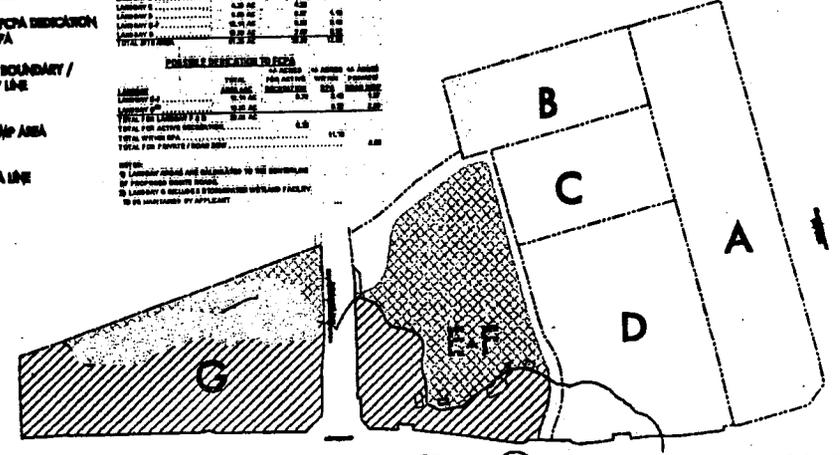
Z. Required ADUs = 7. Additional ADUs = 12. Bonus Units = 54. Total ADUs/Bonus Units

26 ADU/units with 1,153 = 29,978 SF = Permitted Bonus

**LEGEND**

- POSSIBLE PCFA DEDUCTION OUTSIDE BPA
- POSSIBLE PCFA DEDUCTION WITHIN BPA
- LANDMARK BOUNDARY / PROPERTY LINE
- DYM / AMP AREA
- EXIST. BPA LINE

Landmark	Area	Cr	Net Site Area
Landmark A	240,000	0,000	
Landmark B	125,000	0,000	
Landmark C	135,000	0,000	
Landmark D	287,000	0,000	
Landmark E	3,000		
Landmark F	8,000		
Landmark G	45,000		
Landmark H	0,000		
Landmark I	55,000		
Landmark J	13,000		
Landmark K	55,000		
Landmark L	5,400		
Total	688,000	187,000	2,485,000



LANDMARK & BUILDING REFERENCE DIAGRAM  
 Scale 1" = 200'

REVISION	DATE	BY	APP'D	REVISED
1	10-28-06			



**CDP/FDF/PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**TABULATIONS**

**DAVIS & CARTER & SCOTT**  
 ARCHITECTS AND INTERIOR DESIGNERS  
 4000 Woodloch Forest Dr., Suite 1000, Fairfax, VA 22031  
 703-261-1000

**Patten Harris Hunt & Associates, PC**  
 ENGINEERS, ARCHITECTS, PLANNERS, LANDSCAPE ARCHITECTS  
 10000 Lee Road, Suite 1000, Fairfax, VA 22031  
 703-261-1000



REVISION	DATE	BY	APP'D
1	June 3, 2002		
2	June 3, 2002		



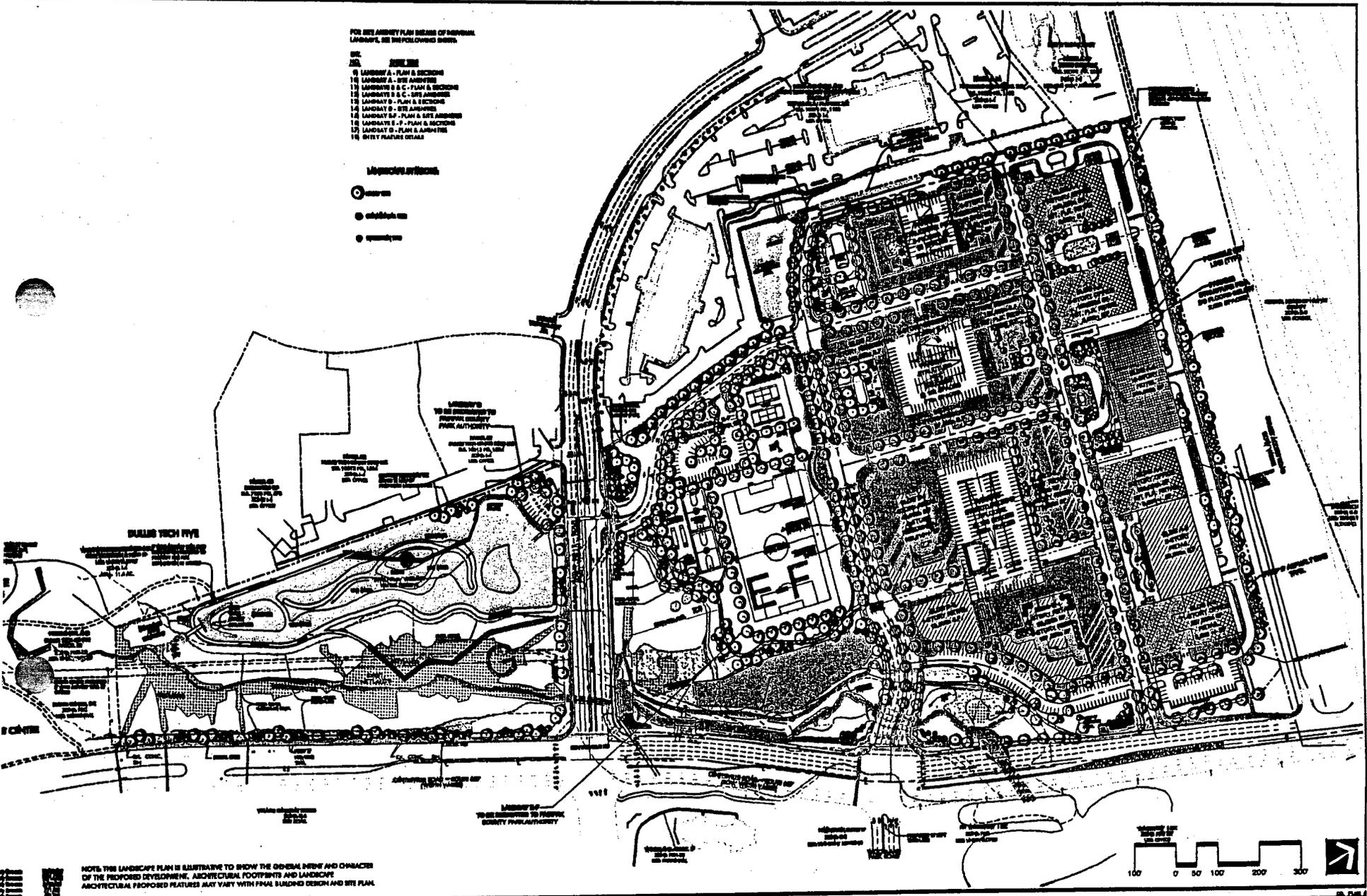


FOR RELATIVE PLAN IDEAS OF IMPROVED LANDSCAPE, SEE THE FOLLOWING SHEETS:

- 20. LANDSCAPE PLAN & SECTIONS
- 21. LANDSCAPE A - SITE ANALYSIS
- 22. LANDSCAPE B & C - PLAN & SECTIONS
- 23. LANDSCAPE D & E - SITE ANALYSIS
- 24. LANDSCAPE F - PLAN & SECTIONS
- 25. LANDSCAPE G - SITE ANALYSIS
- 26. LANDSCAPE H - PLAN & SITE ANALYSIS
- 27. LANDSCAPE I - PLAN & SECTIONS
- 28. LANDSCAPE J - PLAN & SECTIONS
- 29. SITE PLACING DETAILS

LANDSCAPE FEATURES

- TREE
- SHRUB
- GRASS



NOTE: THIS LANDSCAPE PLAN IS ILLUSTRATIVE TO SHOW THE GENERAL IDEAS AND CHARACTERS OF THE PROPOSED DEVELOPMENT, ARCHITECTURAL FOOTPRINTS AND LANDSCAPE ARCHITECTURAL PROPOSED FEATURES MAY VARY WITH FINAL BUILDING DESIGN AND SITE PLAN.

NO.	DATE	BY	CHKD	APP'D	DATE
1	10-28-06				
2					
3					
4					
5					
6					
7					
8					
9					
10					

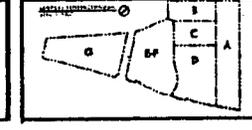


CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
 HUNTER HILL, VIRGINIA  
 FAIRFAX COUNTY, VIRGINIA

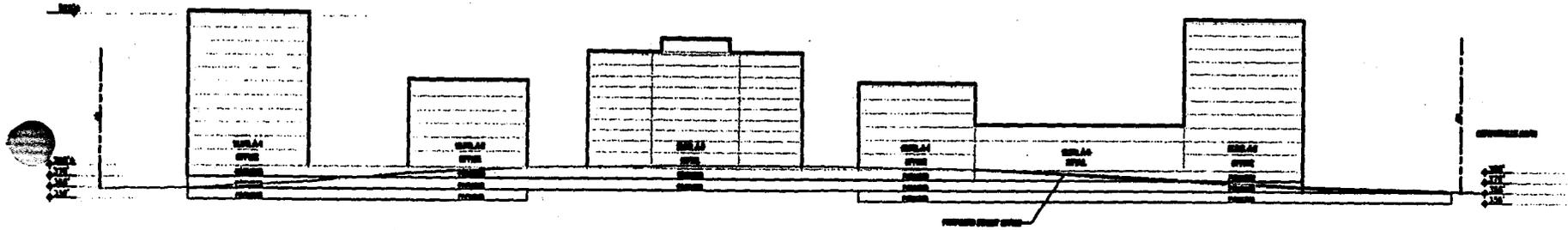
# LANDSCAPE PLAN

**DAVIS & CARTER SCOTT**  
 LANDSCAPE ARCHITECTS  
 2000 North 1st Street, Suite 200, Arlington, VA 22209  
 Tel: 703.241.1111 Fax: 703.241.1112

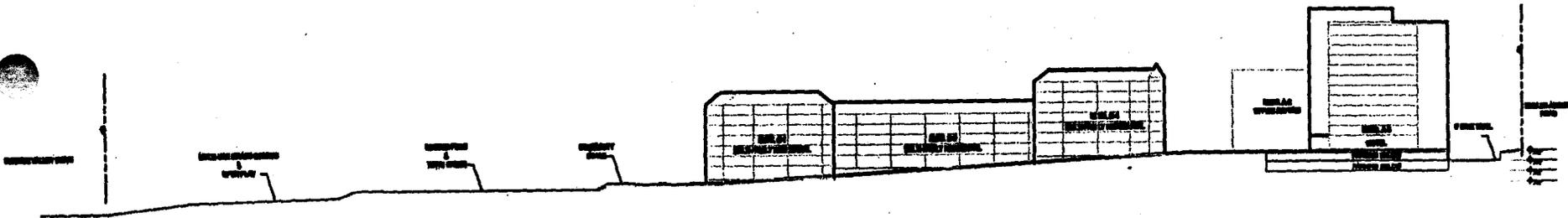
**Patten Harris Rust & Associates, Inc.**  
 Engineers, Planners, Architects, Landscape Architects  
**P-H-R**  
 10000 Lee Highway, Suite 100, Fairfax, VA 22031  
 Tel: 703.241.1111 Fax: 703.241.1112



DESIGN	REL	STATUS	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1"=100'
SHEET	5 OF 27	FILE NO.	09782-2-4



E-1 WEST-EAST CROSS SECTION ELEVATION LOOKING NORTH  
SCALE: 1"=50'



E-2 NORTH-SOUTH CROSS SECTION ELEVATION LOOKING WEST  
SCALE: 1"=50'

NOTE: THIS SECTION ELEVATION REPRESENTS A CONCEPTUAL DESIGN SOLUTION TO PROVIDE UNDERGROUND PARKING. THE APPLICANT RESERVES THE RIGHT TO PROVIDE STRUCTURED PARKING IN THE LOWER LEVELS OF THE BUILDINGS SUBJECT TO REVISIONS BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE
1	Issue for Review					
2	Issue for Review					
3	Issue for Review					
4	Issue for Review					
5	Issue for Review					
6	Issue for Review					
7	Issue for Review					
8	Issue for Review					
9	Issue for Review					
10	Issue for Review					

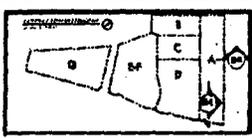


CDP / IDF / PCA  
**ARROWBROOK CENTRE**  
 NEWYER HILLS ENERGY  
 FAIRFAX COUNTY, VIRGINIA

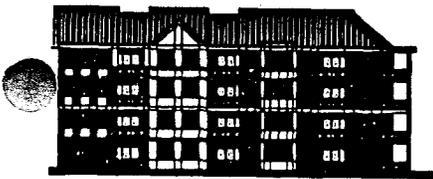
**SITE  
 CROSS-SECTIONS**

**DAVIS • CARTER • SCOTT**  
 ARCHITECTS AND INTERIOR ARCHITECTS  
 2000 Lee Blvd  
 Suite 200, Fairfax, Virginia 22031 • TEL: 703-261-1100  
 1700 Park Street, Suite 200, Park Ridge, Virginia, VA 22093 • TEL: 703-261-1100

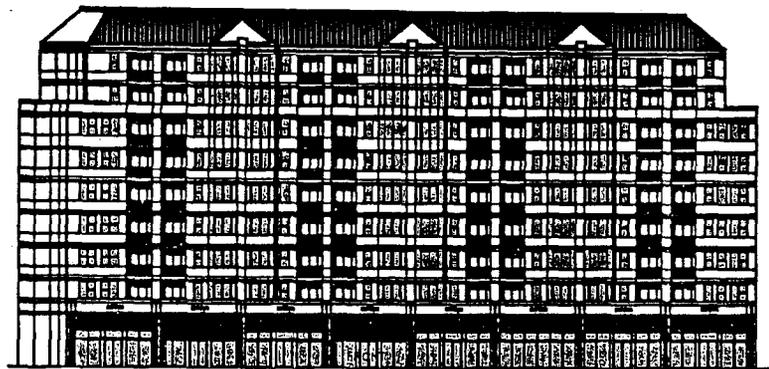
**Patten Harris Root & Associates, P.C.**  
 Engineers, Planners, Architects, Landscape Architects  
**P.H.R.A.**  
 2000 Lee Blvd  
 Suite 200, Fairfax, VA 22031 • TEL: 703-261-1100  
 1700 Park Street, Suite 200, Park Ridge, Virginia, VA 22093 • TEL: 703-261-1100



DESIGN	REL	DATE	BY
DRAWN	REL	DATE	BY
CHECKED	DATE	SCALE	
SHEET	6 OF 27	FILE NO.	09752-2-A



MULTI-FAMILY RESIDENTIAL Landbay C  
SCALE: 1" = 20'-0"



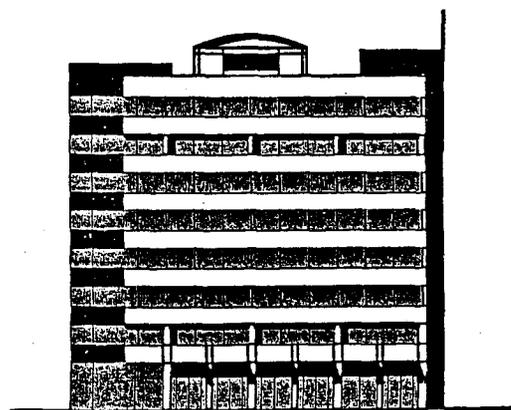
2 RETAIL AND MID-RISE MULTI-FAMILY RESIDENTIAL - Landbay D  
SCALE: 1" = 20'-0"



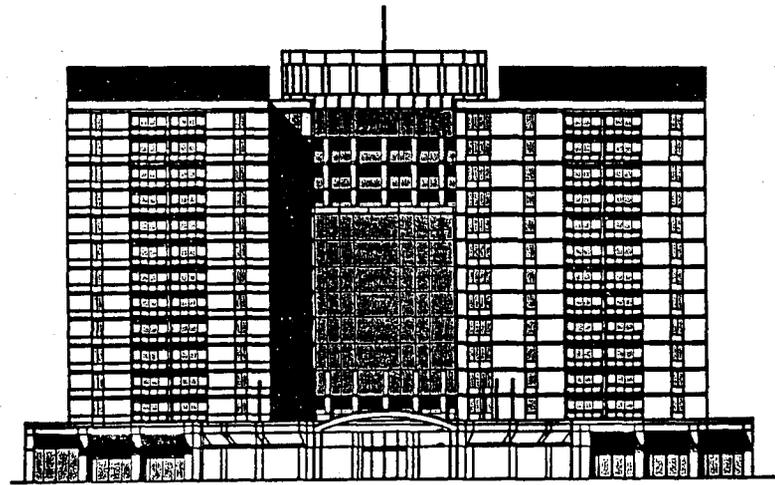
3 RETAIL - Landbay D  
SCALE: 1" = 20'-0"



4 RETAIL AND MULTI-FAMILY RESIDENTIAL  
Landbay D  
SCALE: 1" = 20'-0"



5 OFFICE - Landbay A  
SCALE: 1" = 20'-0"



6 HOTEL - Landbay A  
SCALE: 1" = 20'-0"

NO.	DATE	BY	CHKD	APP'D	DATE

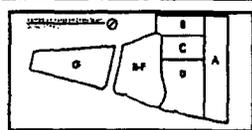


PROJECT  
CDF/FDP/PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TYPICAL BUILDING  
ELEVATIONS

DAVIS & CARTER & SCOTT  
ARCHITECTS AND INTERIORS ARCHITECTS  
Davis, Carter, Scott & Co.  
1070 Commonwealth Blvd., Suite 100, McLean, Virginia 22102 • 703-251-0775  
190 Piedmont Street, N.E., Suite 1200, Marietta, GA 30060 • 404-835-1177

Patten Harris Root & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
P-H-R-A  
1900 Lee Road  
Arlington, VA 22202-1077  
1 RELEASED  
1 RELEASED



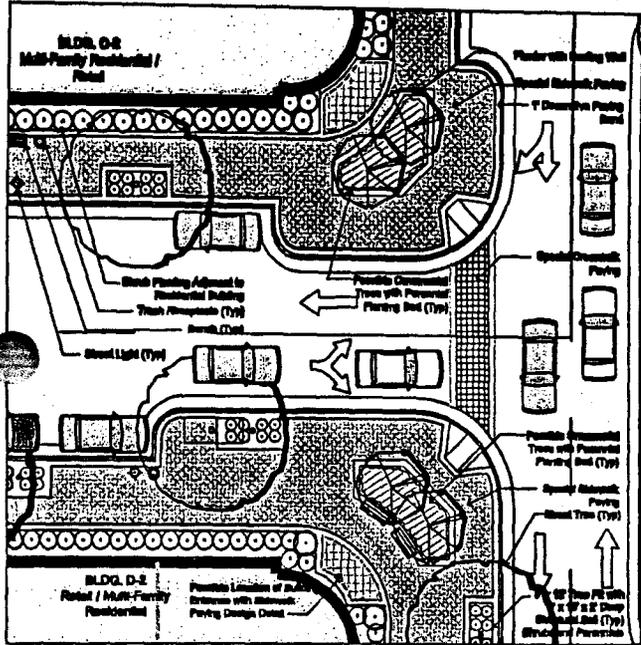
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DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1" = 20'-0"
SHEET	7 OF 27	FILE NO.	09752-2-4



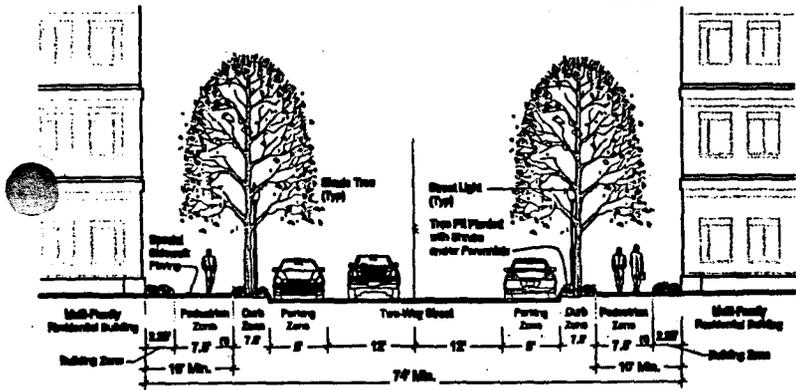






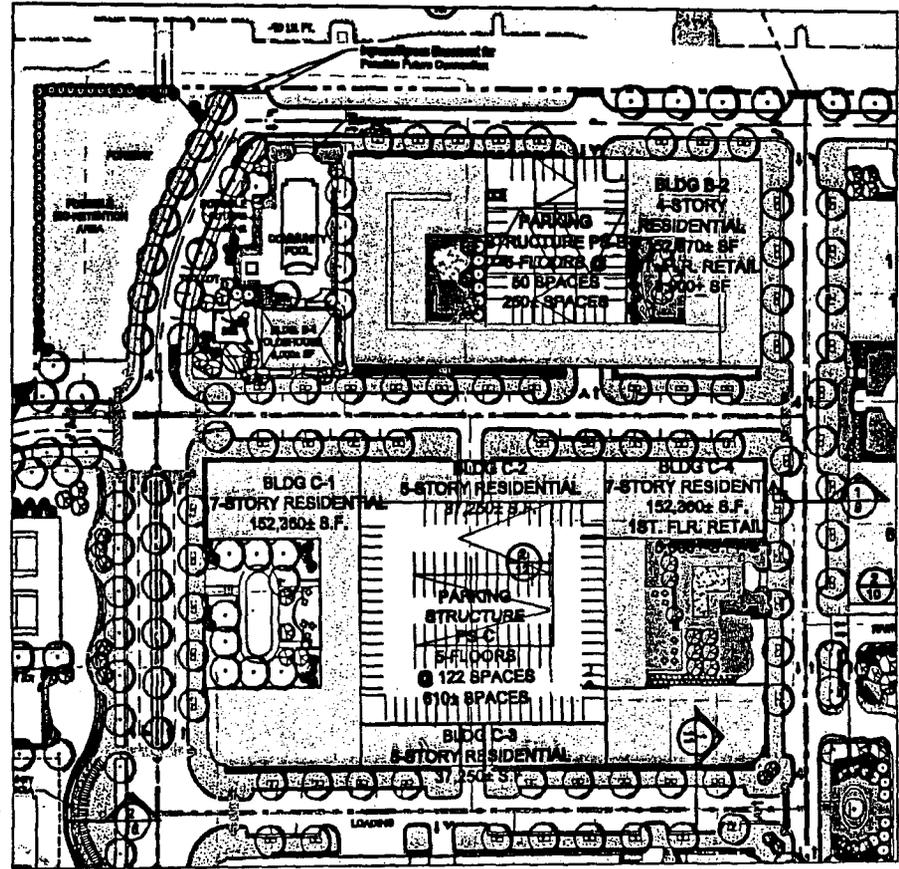


PLAN DETAIL  
SCALE: 1" = 10'



SECTION  
SCALE: 1" = 1'-0"

1 MULTI-FAMILY RESIDENTIAL STREETSCAPE  
PLAN DETAIL AND SECTION



2 LANDBAYS B & C PLAN  
SCALE: 1" = 50'

NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/29/02	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
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9	...	...	...	...	...
10	...	...	...	...	...



PROJECT  
**CDP / FDP / PCA  
ARROWBROOK CENTRE**

TRUSTEES REAL ESTATE  
TRUSTEES REAL ESTATE  
TRUSTEES REAL ESTATE

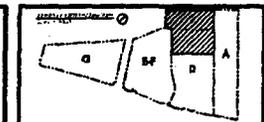
PROJECT  
**LANDBAYS B AND C  
PLAN AND SECTION**

**DAVIS + CARTER SCOTT**  
ARCHITECTS AND INTERIOR ARCHITECTS

1000 Connecticut Drive, Suite 200, Alexandria, Virginia 22304 • 703.283.8000  
1000 Connecticut Drive, Suite 200, Washington, DC 20004 • 202.462.2000

**Patten Harris Real Estate Associates, PA**  
Real Estate Services, Planning, Leasing and Development

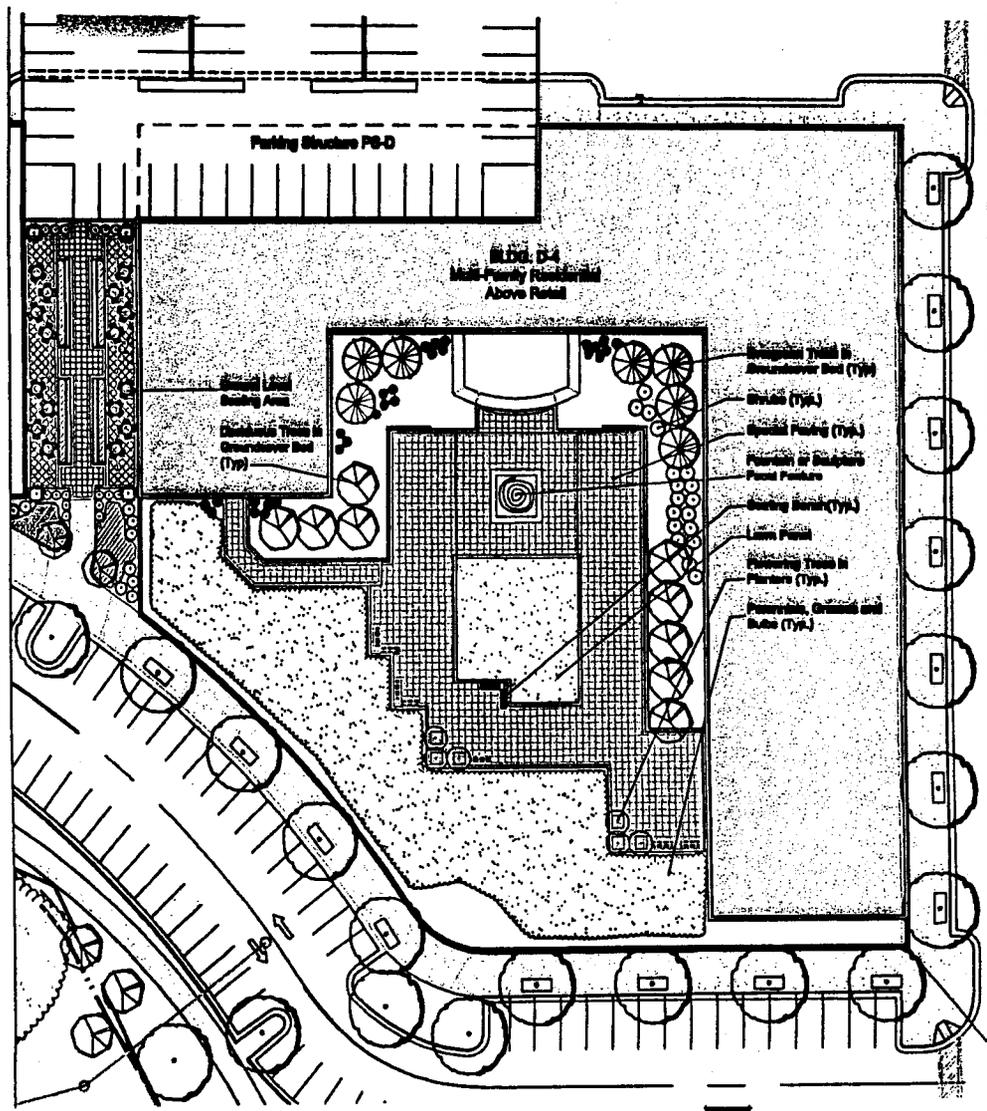
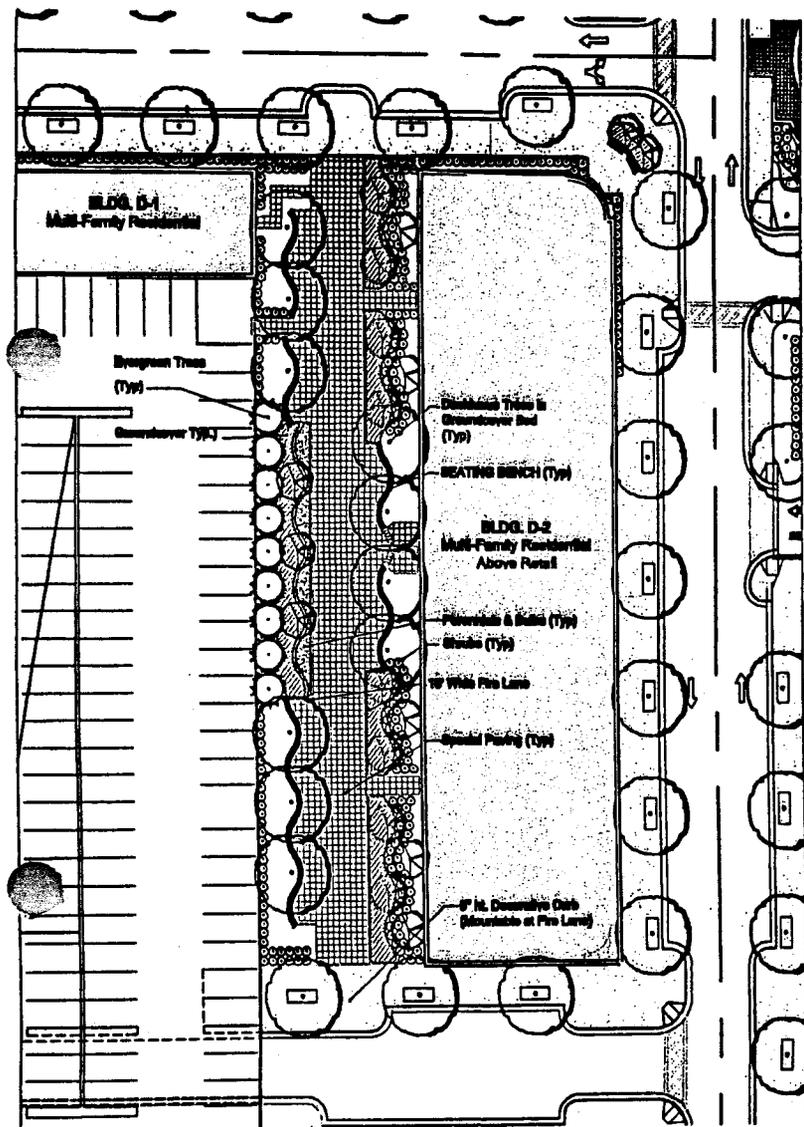
**P-H-A**



NO.	DATE	BY	CHKD	APP'D	DESCRIPTION
1	10/29/02	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
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1 LANDBAY D: PEDESTRIAN PLAZA PLAN DETAIL

2 LANDBAY D: ROOFTOP GARDEN / PLAZA PLAN DETAIL

The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible reworking / reworked design features caused by the end users.

NO.	DATE	BY	APP'D	DATE
1	10-28-04	[Signature]		

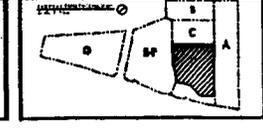


CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

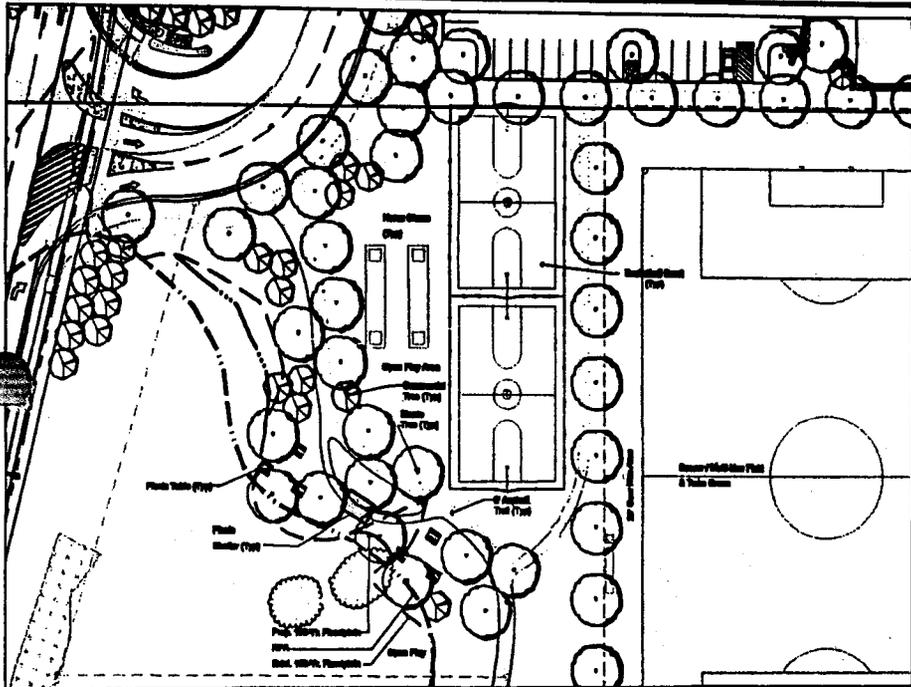
**LANDBAY D  
 SITE AMENITIES**

**DAVIS & CARTER BECOTT**  
 ARCHITECTS AND INTERIOR DESIGNERS  
 Park Drive, Suite 201  
 1970 Commonwealth Drive, Suite 201, Fairfax, Virginia 22031 • TEL: 571-251-9999  
 1000 Peach Street, Suite 200, Parkersburg, WV 26101 • TEL: 304-425-2200

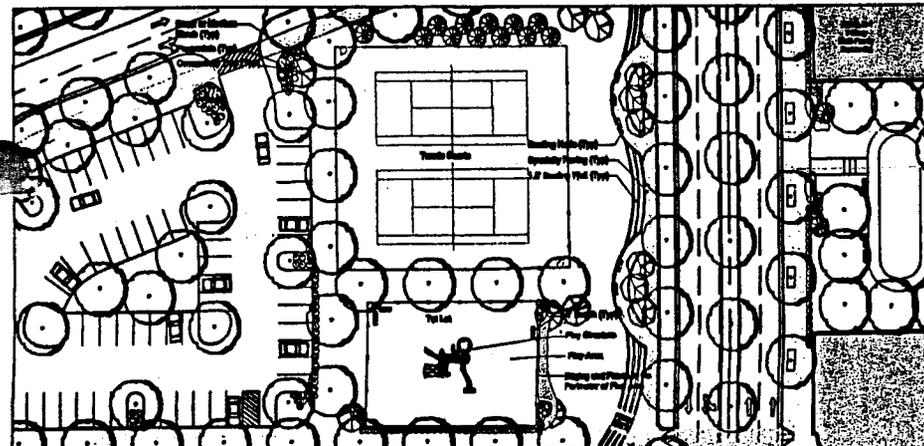
Patten Harris East & Associates, Inc.  
 Engineers, Surveyors, Planners, Landscape Architects  
**P.H.A.**  
 1000 Lee Road  
 Suite 100, Fairfax, VA 22031-1000  
 770-440-0000  
 770-440-0770



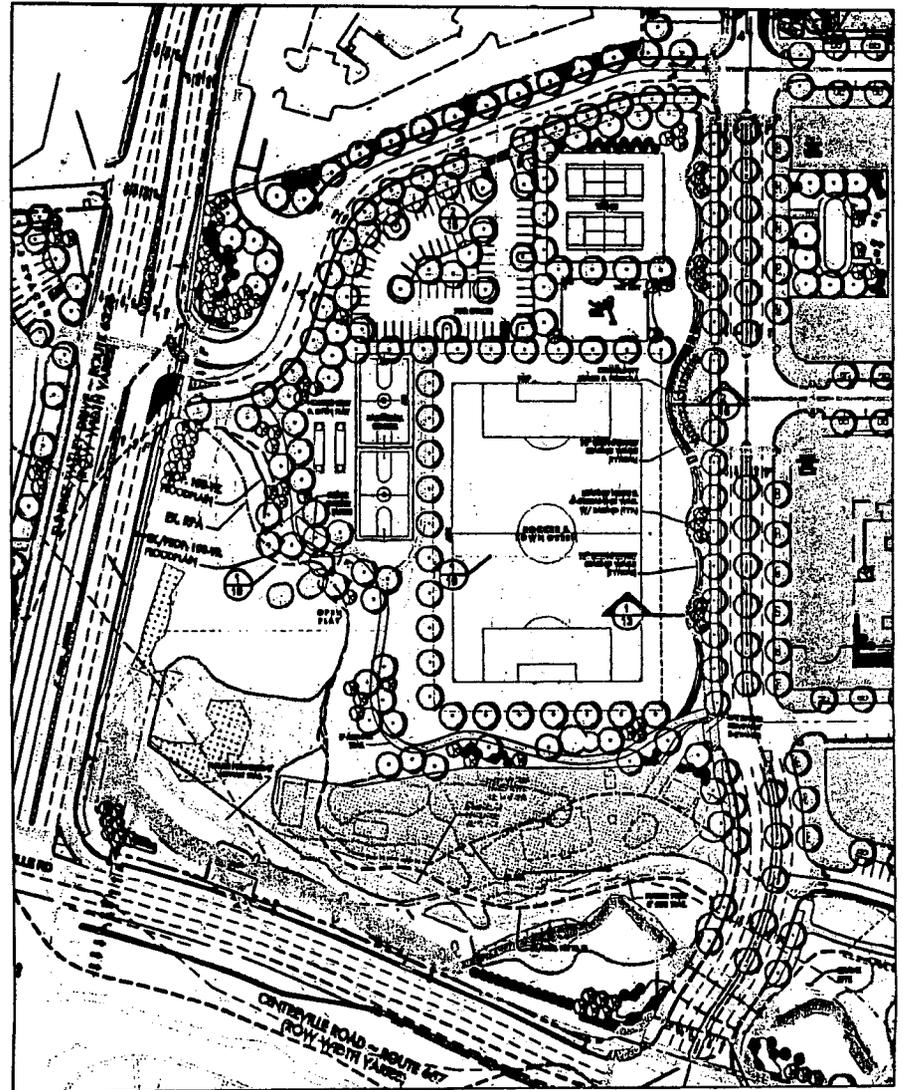
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DRAWN	REL.	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	14 OF 27	FILE NO.	09752-2-4



1 PICNIC SHELTER AND RECREATION AREA AMENITY: LANDBAY E-F  
SCALE: 1" = 30'



3 TENNIS COURTS AND TOT LOT AMENITY: LANDBAY E-F  
SCALE: 1" = 30'



4 LANDBAY E - F PLAN  
SCALE: 1" = 60'

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	DESIGN	11/20/01	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
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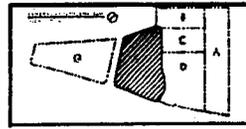


PROJECT  
CDP/PDP/PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

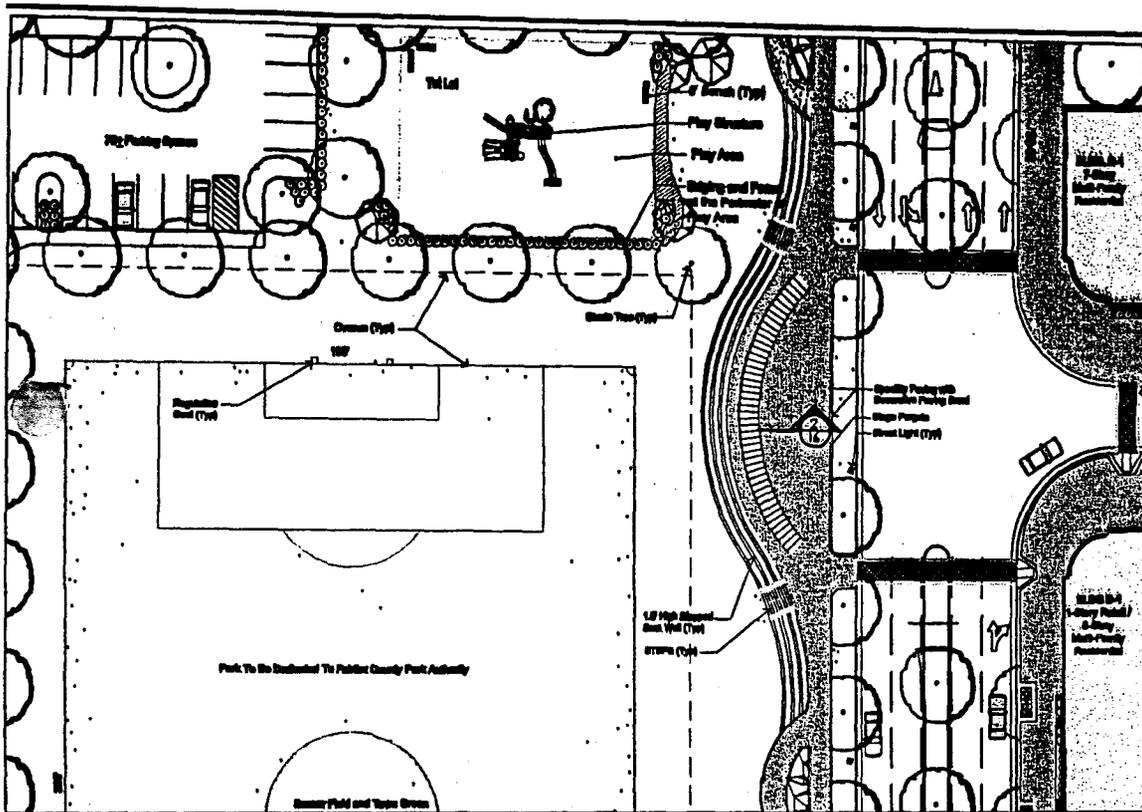
LANDBAY E - F  
SITE AMENITIES

DAVIS & CARTER & SCOTT  
LANDSCAPE ARCHITECTS  
2010 Greenway Rd  
Arlington, VA 22204  
Tel: 703.261.1100  
Fax: 703.261.1101

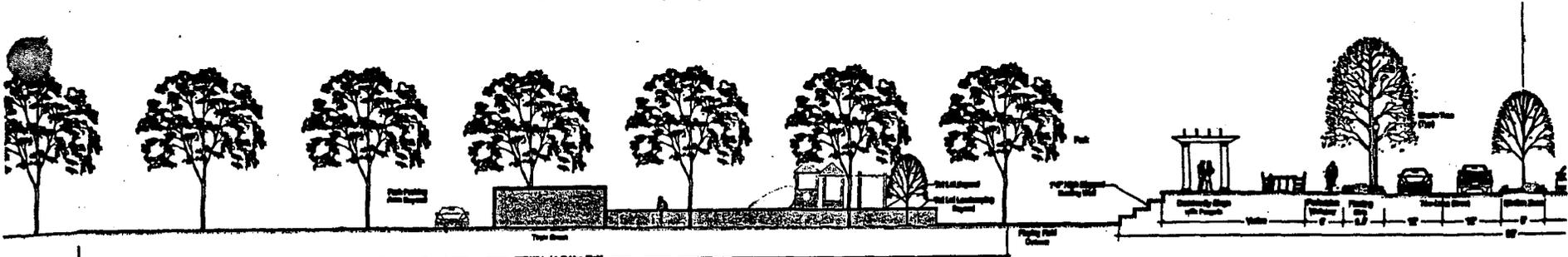
Peter Harris Real Estate Associates  
10000 Old Dominion Rd  
Suite 100  
Falls Church, VA 22044  
Tel: 703.261.1100  
Fax: 703.261.1101



DESIGN	REL	SURVY	PHI-A
DESIGN	REL	DATE	June 3, 2002
CHGCRD	DHS	SCALE	AS SHOWN
SHEET	15 OF 27	SHEET NO.	04752-2-4



1 LANDBAY E-F PLAN  
SCALE: 1" = 20'



2 PARK - COMMUNITY STAGE: SECTION  
SCALE: 1" = 10'

NO.	DATE	BY	CHKD.	APP'D.	DATE
1	10/28/08	[Signature]			
2					
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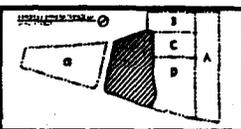


PROJECT: CDP / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

LANDBAY E-F  
PLAN AND SECTION

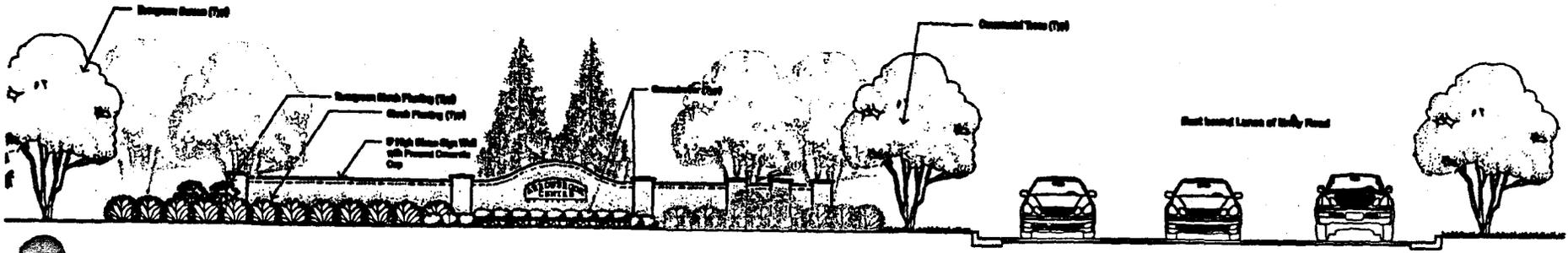
DAVIS & CARTER & SCOTT  
LANDSCAPE ARCHITECTS  
2000 North 17th Street, Suite 200, Arlington, VA 22209  
703-261-2000  
www.davisandcarter.com

Patten Harris Root & Associates, Inc.  
Engineers, Surveyors, Planners, Landscape Architects  
P.H.A.  
10000 Lee Road  
Suite 100, Fairfax, VA 22031  
703-261-2000  
www.pattenharris.com

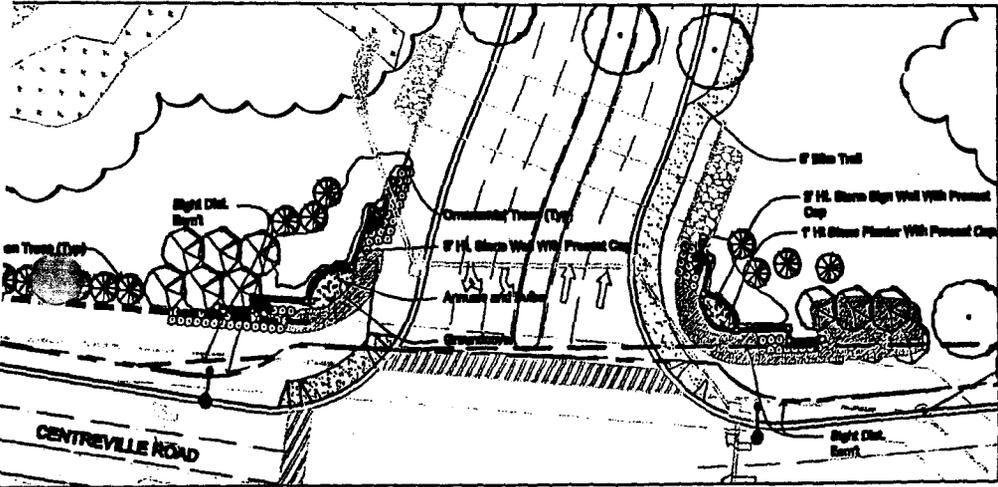


DESIGN	REL.	SURVY	PHR-A
DESIGN	REL.	DATE	June 3, 2002
CHKD.	DHS	SCALE	AS SHOWN
SHEET	16 OF 27	FILE NO.	09752-2-4

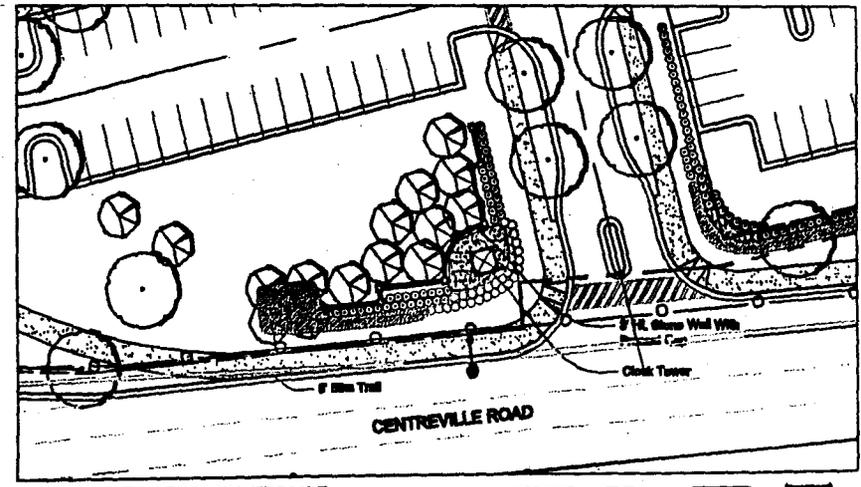




1 ELEVATION OF ENTRANCE WALL  
SCALE: 1/4" = 1'-0"



2 ENTRANCE DETAIL PLAN  
SCALE: 1" = 20'



3 CENTREVILLE ROAD STREET SCENE  
AT NORTHEASTERN PORTION OF SITE  
SCALE: 1" = 20'

NO.	DESCRIPTION	DATE	BY	CHKD	APPD	DATE
1	ISSUED FOR PERMITS	10/26/06				
2	REVISION					

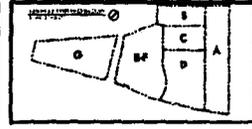


PROJECT  
**CDP / EDP / PCA**  
**ARROWBROOK CENTRE**  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

ENTRY FEATURE  
DETAILS

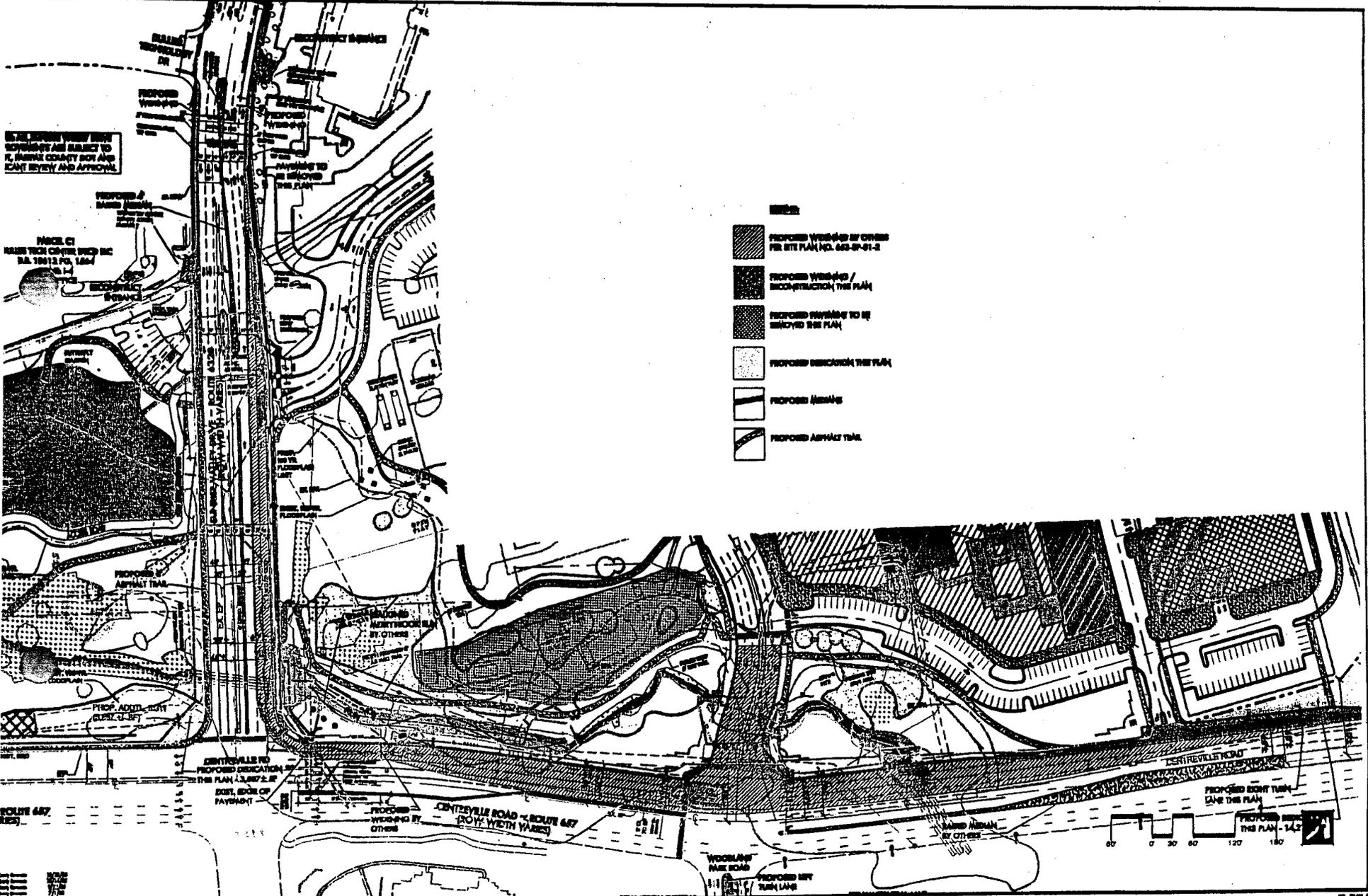
DAVIS • CARTER • SCOTT  
ARCHITECTS AND INTERIOR ARCHITECTS  
Architects, Inc. 200  
100 International Drive, Suite 100, Ashburn, Virginia 20146 • TEL: (703) 875-1100  
140 Piedmont Avenue, N.E., Suite 1200, Atlanta, Georgia, DC 30303 • TEL: (404) 231-1100

Patton Martin Best & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
**P.M.B.A.**  
2000 Lee Road  
Suite 100, Fairfax, VA 22031-1000  
TEL: (703) 441-0700  
FAX: (703) 441-0774



DESIGN	SURV
DRAWN	REL
CHECKED	DATE
SHEET	SCALE
18 OF 27	JUNE 3, 2002
	FILE NO.
	09752-2-4





STATE ENGINEERING BOARD  
 EXHIBIT AND SUBJECT TO  
 IT, FAIRFAX COUNTY BOARD AND  
 EAST REVIEW AND APPROVAL

NOISE CI  
 HANS TRICE COVER INCORP  
 SA 10812 PG. 1A4  
 10-1-01

- LEGEND**
- PROPOSED WORKING BY OTHERS  
FOR SITE PLAN NO. 093-01-01-2
  - PROPOSED WORKING /  
RECONSTRUCTION THIS PLAN
  - PROPOSED WORKING TO BE  
REMOVED THIS PLAN
  - PROPOSED EASEMENT THIS PLAN
  - PROPOSED SIDEWALK
  - PROPOSED ASPHALT TRAIL

DATE	BY	REVISED	DATE
10-28-06			



PROJECT  
**GDP / FDP / PCA  
 ARROWBROOK CENTRE**

HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TITLE  
**ROAD IMPROVEMENTS  
 EXHIBIT**

DESIGNER  
**DAVIS + CARTER SCOTT**  
 ARCHITECTS AND INTERIOR DESIGNERS

120 International Drive, Suite 100, Fairfax, Virginia 22031 • TEL: 703.261.8227  
 4477 Woodlawn Drive, RFP, Suite 1200, Washington, DC 20004 • TEL: 202.682.2000

DESIGNER  
**Patten Harris Rest & Associates, P.C.**  
 Engineers, Surveyors, Planners, Landscape Architects

**P.H.A.**

1000 Lee Blvd  
 Herndon, VA 22042-1000  
 703.464.6800  
 703.464.6874

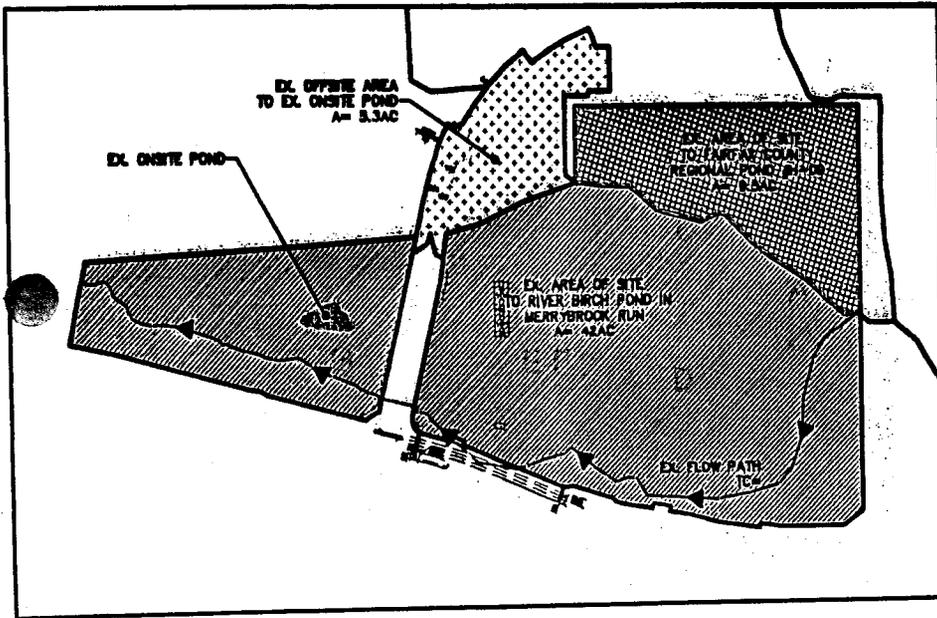


DESIGN	PHR+A
DRAWN	REL
CHECKED	DMS
SHEET	20 OF 27
DATE	June 3, 2002
SCALE	AS NOTED
FILE NO.	09752-2-A





## PRE-DEVELOPMENT CONDITIONS



SCALE: 1"=200'

### STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET WITH A PROPOSED WETLAND POND FACILITY (SWM-1) LOCATED ON LANDSBY 6, AS WELL AS A FAIRFAX COUNTY MAINTAINED OFF-SITE REGIONAL DRY POND (#H-08). A PRELIMINARY DESIGN FOR THE ON-SITE POND IS SHOWN ON SHEET 20 AND INCLUDES GRADING FOR THE EMBANKMENT AND WETLANDS, A MAINTENANCE ACCESS (GRAVEL OR NATURAL SURFACE), OUTFALL PIPES, AND LANDSCAPE AMENITIES SUCH AS NATIVE WETLAND PLANTINGS, BOARDWALKS, A CAZIBO, AND TRAILS. PRELIMINARY STORMWATER MANAGEMENT COMPUTATIONS HAVE BEEN PERFORMED AND DETERMINED THAT APPROXIMATELY 88,000 CUBIC FEET OF STORAGE IS NEEDED FOR BMP IN THE POND (SEE BMP COMPUTATION SHEET 25). FOR THE POND APPROXIMATELY 192,000 CUBIC FEET OF STORAGE IS NEEDED TO DETAIN THE TEN-YEAR STORM EVENT.

THE OUTLET CONTROL STRUCTURE IS DESIGNED TO SERVE AS THE EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND EMBANKMENT IS ADJACENT TO THE FLOODPLAIN, FINAL ENGINEERING WILL VERIFY THAT NO DOWNSTREAM PROPERTY DAMAGE WILL OCCUR TO EXISTING STRUCTURES. THE POND IS DESIGNED TO PROVIDE DETENTION FOR APPROXIMATELY 28.4 ACRES, AS WELL AS TWO ADDITIONAL OFFSITE AREAS. 2.1 AC FROM THE NORTHEAST THAT CURRENTLY DRAINS DIRECTLY TO MERRYBROOK RUN, AND 5.3 AC FROM A DEVELOPED SITE TO THE WEST THAT DRAINS TO AN EXISTING POND THAT IS BEING REPLACED BY THIS APPLICATION. APPROXIMATELY 9.5 ACRES OF THE DEVELOPED PORTION OF THE SITE DRAINS THROUGH THE WESTERN DEVELOPED OFFSITE AREA TO A FAIRFAX COUNTY REGIONAL POND #H-08.

THE TOTAL DRAINAGE AREA SERVED BY THE PROPOSED ONSITE POND IS APPROXIMATELY 33.8 ACRES. STORMWATER WILL BE CONVEYED TO THE POND IN A PROPOSED UNDERGROUND STORM SEWER SYSTEM INCLUDING A CROSSING SHOWN ON THE PLAN UNDER BURNING VALLEY DRIVE. OVERLAND RELIEF WILL BE PROVIDED THROUGH THE PROPOSED PROJECT IN ACCORDANCE WITH CURRENT COUNTY CRITERIA TO PRECLUDE FLOODING POTENTIAL.

### STORMWATER OUTFALL

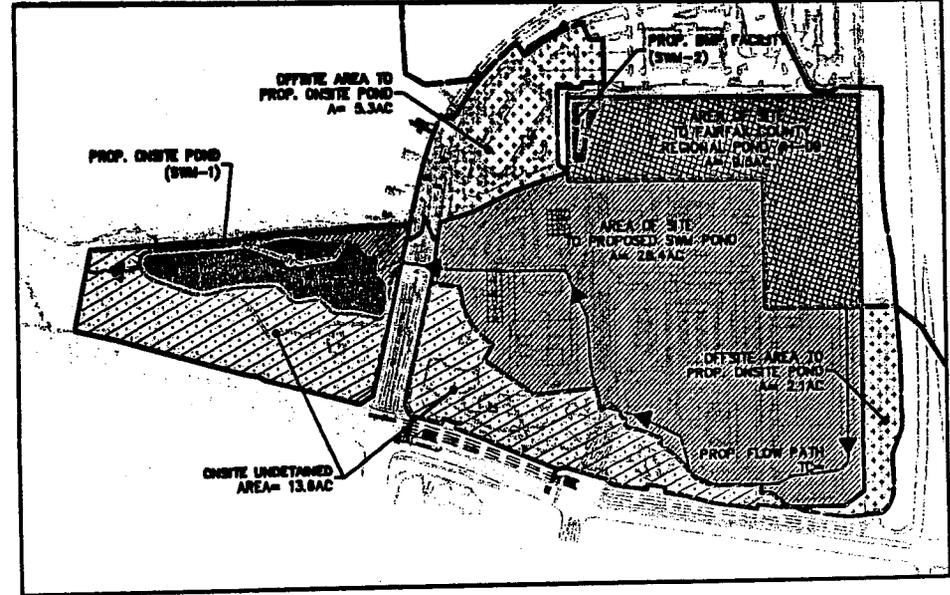
THE STORMWATER OUTFALL FROM THE PROPOSED POND IS DIRECTLY INTO THE MERRYBROOK RUN FLOODPLAIN AS SHOWN ON THE PLAN. (SEE FAIRFAX COUNTY PLAN #1504-FP-01-1) THE FLOW RATES OF THE PROPOSED TWO AND TEN YEAR STORM EVENT RELEASES WILL BE AT OR LESS THAN THE EXISTING FLOWRATE AT THE OUTFALL POINT OF THE POND. VELOCITIES WILL BE DISSIPATED, IN ACCORDANCE WITH CURRENT COUNTY CRITERIA, BEFORE REACHING THE EXISTING BED AND BANKS OF THE CHANNEL.

APPROXIMATELY 8.8 ACRES OF THE NORTHWESTERN PORTION OF THE SITE DRAINS OFFSITE IN A WESTERLY DIRECTION. THE ADJACENT WESTERLY PROPERTIES WERE DEVELOPED AND DO PROVIDE THE NECESSARY CAPACITY TO CONVEY THE STORMWATER RUNOFF GENERATED FROM THE ULTIMATE BUILD OUT PROPOSED ON THIS APPLICATION. THE 8.8 ACRES OF THIS SITE EVENTUALLY OUTFALLS AT A FAIRFAX COUNTY REGIONAL POND #H-8. A DETAILED OUTFALL ANALYSIS IS SHOWN ON SHEETS 28,30.

THERE ARE APPROXIMATELY 13.8 ACRES OF THE SITE THAT WILL BE TOO LOW IN ELEVATION TO DRAIN TO THE POND (SWM-1) THESE AREAS ARE LARGELY UNDISTURBED EXCEPT FOR SOME TRAILS AND LANDSCAPING FEATURES. CONSEQUENTLY, CONCENTRATED AND NON-CONCENTRATED FLOWS FROM THESE AREAS MAY DISCHARGE DIRECTLY INTO THE MERRYBROOK RUN FLOODPLAIN. PROPOSED VELOCITIES FROM THESE OUTFALLS WILL BE MITIGATED IN ACCORDANCE WITH CURRENT COUNTY CRITERIA, BEFORE REACHING THE EXISTING BED AND BANKS OF THE EXISTING CHANNEL.

IN OUR PROFESSIONAL OPINION, THE EXISTING STORMWATER OUTFALLS AND DOWNSTREAM SYSTEMS MENTIONED ABOVE SHOULD BE PROVEN TO BE ADEQUATE AS REQUIRED BY THE CURRENT COUNTY CRITERIA DURING THE FINAL ENGINEERING PHASE OF THIS PROJECT.

## POST-DEVELOPMENT CONDITIONS



SCALE: 1"=200'

### STORMWATER MANAGEMENT PROPOSED POND PRELIMINARY SUMMARY TABLE

TOTAL SHED AREA	= 42 AC
CONTROLLED AREA	= 28.4 AC
UNCONTROLLED AREA	= 13.8 AC
OFFSITE CONTROLLED AREA	= 7.4 AC
PRE-DEVELOPED FLOW	= 57.7 CFS *10-YR STORM
POST-DEVELOPED FLOW	= 63.8 CFS *10-YR STORM
VOLUME OF DETAINED WATER	= 181,000 CF *10-YR STORM

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D
1	PRELIMINARY DESIGN	10/25/02			
2	REVISION				

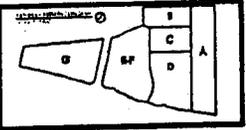


PROJECT  
**CDP/EDP/PCA**  
**ARROWBROOK CENTRE**  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TYPE  
**SWM MAPS  
AND NARRATIVE**

DESIGNER  
**DAVIS + CARTER + SCOTT**  
1475 Commonwealth Drive, Suite 100, McLean, VA 22102 • 703.444.7175  
1475 Commonwealth Drive, Suite 100, McLean, VA 22102 • 703.444.7175

DESIGNER  
**Patton Harris Beal & Associates, PC**  
Civil, Survey, Planning, Landscape Architecture  
**P.H.B.A.**  
10000 Lee Road  
Suite 100, Fairfax, VA 22031 • 703.261.6600



DESIGN	DATE	BY	CHKD	APP'D
REL	June 3, 2002			
DATE	PROJECT	SCALE	DATE	PROJECT
23	OF 27	AS SHOWN	09782-3-4	



**OVERALL BMP DESIGN CALCULATIONS**

**I. WATER QUALITY NARRATIVE**

THE SITE IS SUBJECT TO A 40% PROPOSED RESIDENTIAL DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL BE CONSIDERED THE DRAINAGE BY APPROXIMATELY 10% AND 40% ACREAGE A LOW PROPHOSPHORUS REMOVAL RATE. THIS WILL BE ACCOMPLISHED BY THE USE OF AN ENHANCED EXTENSION FACILITY (SW-1), AND/OR A BIO-RETENTION FACILITY OR OTHER BMP MEASURE (SW-2) NECESSARY TO MEET WATER QUALITY REQUIREMENTS SUBJECT TO FINAL DETERMINATION.

25.4 ACRES OF THE SITE WILL BE DEVOTED TO THE ENHANCED EXTENSION POND LOCATED ON LANEWAY 2. A PRELIMINARY DESIGN FOR THIS POND IS SHOWN ON SHEET 02 AND INCLUDING CHANNELS FOR THE CHANNEL AND RETAINERS. THIS FACILITY WILL INCORPORATE A FOREBAY, BARRIERS, WEEDLAND AREAS, AND MICRO-PONDS TO ACHIEVE A LOW PROPHOSPHORUS REMOVAL RATE.

5.6 ACRES OF THE SITE TO THE NORTH WILL BE TRIBUTED BY SW-1. THIS WILL BE A BARRIERS FACILITY, OR ANY OTHER BMP MEASURE NECESSARY TO MEET WATER QUALITY REQUIREMENTS. FACILITY LOCATED AT THE NORTH WEST CORNER OF THE SITE. THIS FACILITY WILL BE DESIGNED TO HAVE A PRE-TREATMENT CHANNEL. A FOREBAY WILL BE DESIGNED TO REDUCE THE FLUSH BARRIERS INTO THE BIO-RETENTION FACILITY. THE FACILITY WILL OUTFALL INTO AN EXISTING STORM DRAINAGE SYSTEM TO THE NORTH OF THE SITE. LANDSCAPE DESIGN SHALL BE PROVIDED BEFORE THEY ENTER THE BIO-RETENTION AREA BY THE USE OF A DIVERSION CHANNEL OR OTHER MEANS SO TO NOT BYPASS THE BIO-RETENTION AREA.

IT SHOULD BE NOTED THAT THE PORTION OF THE SITE TRIBUTED BY SW-2 DRAINS TO FARRAK COUNTY REGIONAL POND #1-01. WHICH WAS DESIGNED TO PROVIDE WATER QUALITY AND CHANNEL CONTROL FOR THE DRAINAGE SWALE. THE COSTS AND NEED OF THE PROPOSED SW-2 FACILITY WILL BE SUBJECT TO FINAL ENGINEERING EVALUATION.

SUB-AREAS USED IN THE BMP COMPUTATIONS, SEE THE BMP AND DRAINAGE MAPS ON THE TITLES SHEET.

**II. WATERSHED INFORMATION**

**Part 1: LIST OF SUBAREAS AND 'C' FACTORS USED**

SUBAREA DESIGNATION AND DESCRIPTION	Q	ACRES
A1 Drivels Concrete (PWA-2)	0.80	26.40
A2 Drivels Concrete (PWA-2)	0.70	0.80
A3 Drivels Unsealment	0.20	0.80
A4 Unsealment Open (Drivels Unsealment)	0.20	2.80
A5 Drivels Concrete (PWA-2)	0.80	0.80
A6 Drivels Concrete (PWA-2)	0.80	1.00
Total sub area		31.40

TOTAL SITE AREA = 23.27 SQ. FT. OR 0.534 AC  
 II. PHOSPHORUS REMOVAL USE: 0.14 AC

**Part 2: COMPUTE WEIGHTED AVERAGE 'C' FACTOR FOR THE SITE**

SUBAREA DESIGNATION	Q	ACRES	PRODUCT
A1 Drivels Concrete (PWA-2)	0.80	26.40	19.52
A2 Drivels Concrete (PWA-2)	0.70	0.80	0.56
A3 Drivels Unsealment	0.20	0.80	0.16
A4 Unsealment Open (Drivels Unsealment)	0.20	2.80	0.56
A5 Drivels Concrete (PWA-2)	0.80	0.80	0.64
A6 Drivels Concrete (PWA-2)	0.80	1.00	0.80
81.8 TOTAL		31.20	22.24

WEIGHTED AVERAGE 'C' FACTOR = 0.70

**Part 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE**

SUBAREA DESIGNATION (Q)	BMP TYPE (B)	REMOVAL EFF. (%)	AREA (A) (100 SQ FT)	'C' FACTOR (C) (100)	PRODUCT (C x A)	PER ACRE RATES (C FACTOR / 100)
A1	Drivels Concrete (PWA-2)	80	26.40	0.80	19.52	0.74
A2	Drivels Concrete (PWA-2)	70	0.80	0.70	0.56	0.70
A3	Drivels Unsealment	20	0.80	0.20	0.16	0.25
A4	Unsealment Open (Drivels Unsealment)	20	2.80	0.20	0.56	0.20
A5	Drivels Concrete (PWA-2)	80	0.80	0.80	0.64	0.80
A6	Drivels Concrete (PWA-2)	80	1.00	0.80	0.80	0.80
TOTAL SITE PHOSPHORUS REMOVAL:					22.24	0.70

**Part 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT**

IN SELECT REQUIREMENT: 34 0.00  
 (B) IF LINE 28 31.40 - LINE 48 0.14, THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.

**Part 5: COMPUTE THE WEIGHTED AVERAGE 'C' FACTOR FOR EACH PROPOSED BMP FACILITY**

TO LIST ALL THE AREAS TO BE CONTROLLED BY THE PROPOSED BMP.

SUBAREA DESIGNATION AND DESCRIPTION	Q	ACRES	PRODUCTS
A1 Drivels Concrete (PWA-2)	0.80	26.40	19.52
A2 Drivels Concrete (PWA-2)	0.20	0.80	0.16
A3 Drivels Unsealment	(B)	TOTAL 28.20	20.68
(B) TOTAL	(B)	TOTAL 28.20	20.68
(B) TOTAL	(B)	TOTAL 28.20	20.68
(B) TOTAL	(B)	TOTAL 28.20	20.68

**Part 6: (A) EXTENDED DRY POND**

CHART A-4-40 VALUE (APPENDIX A-3) FOR BMP STORAGE PER ACRE (NASTS K (2) - 40%) (B) 204.81 LTR  
 \*DESIGN 1 (90 hour retention)  
 LINE 700 22.44 - LINE 800 204.81 - 68.370 CF ELEV. = 225.27

**SW-1  
 ENHANCED EXTENSION DETENTION  
 POND DESIGN CALCULATIONS**

**I. WATERSHED INFORMATION**

LANDUSE	AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)
Landuse 1	2,200	4,257
Landuse 2	2,200	2,200
Landuse 3	2,200	2,200
Landuse 4	2,200	2,200
Landuse 5	2,200	2,200
Landuse 6	2,200	2,200
Landuse 7	2,200	2,200
Landuse 8	2,200	2,200
Landuse 9	2,200	2,200
Landuse 10	2,200	2,200
Landuse 11	2,200	2,200
Landuse 12	2,200	2,200
Landuse 13	2,200	2,200
Landuse 14	2,200	2,200
Landuse 15	2,200	2,200
Landuse 16	2,200	2,200
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Landuse 94	2,200	2,200
Landuse 95	2,200	2,200
Landuse 96	2,200	2,200
Landuse 97	2,200	2,200
Landuse 98	2,200	2,200
Landuse 99	2,200	2,200
Landuse 100	2,200	2,200

SW-1 TOTAL = 28.24 AC, 21.81 AC

**II. WATER QUALITY VOLUME COMPUTATION**

Per VA DCR "Stormwater Management Handbook" minimum standard 3.0C. For an average of extended-detention basin the treatment volume is equal to 3.0 x WQV (with 1.0 x WQV as extended detention volume and 2.0 x WQV as storage volume) for 80% phosphorus removal.

WQV = 1/2" of rainfall multiplied by the area of impervious surface.

WQV = 1/2" x 28.24 AC = 39,219 cu ft = 0.90 ac-ft

2.0 x WQV = 78,438 cu ft = 1.80 ac-ft

1.0 x WQV = 39,219 cu ft = 0.90 ac-ft

3.0 x WQV = 117,657 cu ft = 2.70 ac-ft

Extended Detention = 39,219 cu ft = 0.90 ac-ft

**SW-2  
 BIO-RETENTION FACILITY DESIGN CALCULATIONS**

**I. WATERSHED INFORMATION**

LANDUSE	AREA (SQ FT)	IMPERVIOUS AREA (SQ FT)
Landuse 1	6,332	4,580
Landuse 2	4,117	3,220
Landuse 3	1,288	8,220
SW-2 TOTAL	11,737	16,020

**II. WATER QUALITY VOLUME COMPUTATION**

Per VA DCR "Stormwater Management Handbook" minimum standard 3.0C. For a bio-retention filter basin area equal to 2.0% of the impervious area the filter basin is equal to 0.8 inches or 4% of the impervious area for the first 1 inch of runoff from the impervious area. 80% phosphorus removal for first 0.5 inch runoff and 90% phosphorus removal for first 1 inch runoff.

IMPERVIOUS AREA (AC) 0.40 AC X 2.0% = 0.21 AC = 0,182 ac

IMPERVIOUS AREA (AC) 0.40 AC X 4.0% = 0.24 AC = 0,204 ac

IMPERVIOUS AREA (AC) 0.40 AC X 0.20 = 0.08 AC = 0,067 ac

IMPERVIOUS AREA (AC) 0.40 AC X 0.20 = 0.08 AC = 0,067 ac

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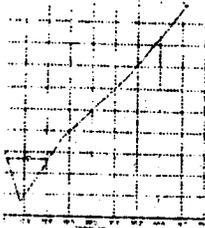
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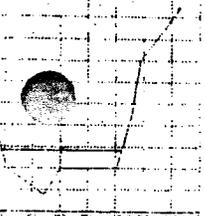
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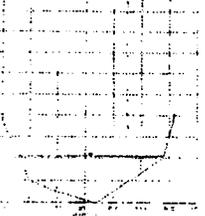
ON 1-1 100 YEAR FLOW



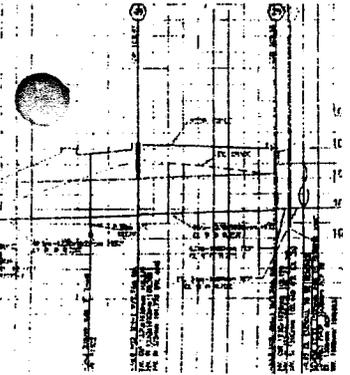
FROM 2-2 100 YEAR FLOW



FROM 3-3 10 YEAR FLOW



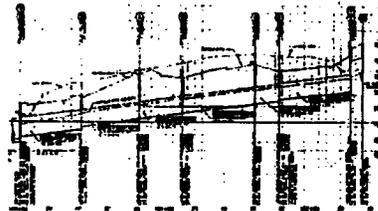
OUTFALL SECTION VIEWS



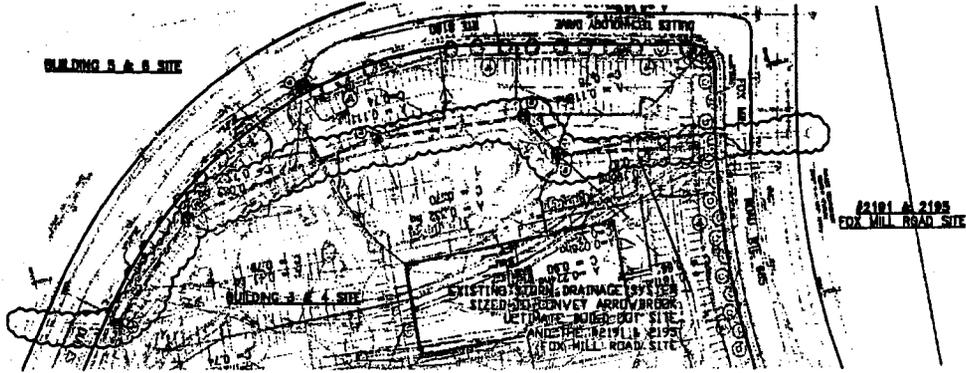
PROFILE VIEW

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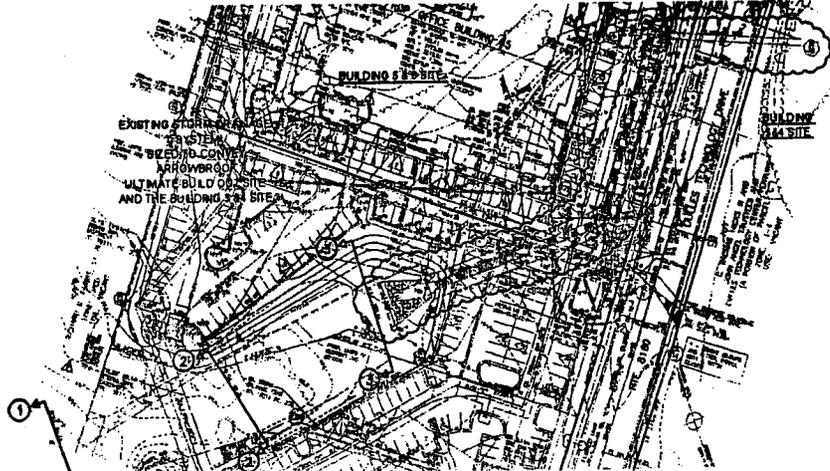
STORM COMPUTATIONS



PROFILE VIEW



LAYOUT VIEW  
BUILDING 3&4 SITE



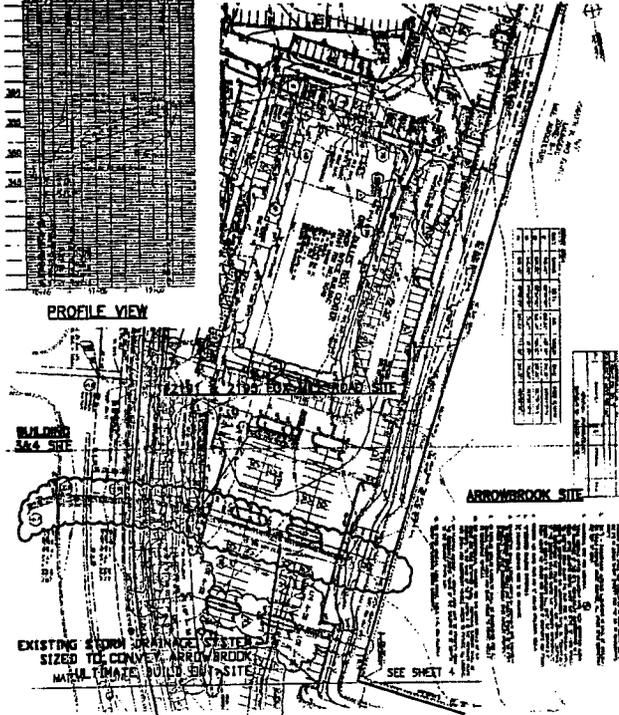
LAYOUT VIEW  
BUILDING 5&6 SITE

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STORM COMPUTATIONS



PROFILE VIEW



LAYOUT VIEW  
#2191 & #2195 FOX MILL ROAD SITE

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STORM COMPUTATIONS

NO.	DATE	DESCRIPTION
1	10-28-04	ISSUED FOR PERMITS
2	10-28-04	ISSUED FOR PERMITS
3	10-28-04	ISSUED FOR PERMITS
4	10-28-04	ISSUED FOR PERMITS
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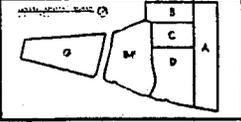


PROJECT  
**CDP / FDP / PCA  
ARROWBROOK CENTRE**  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY VIRGINIA

TITLE  
**OUTFALL EXHIBIT**

DESIGNER  
**DAVIS & CARTER & SCOTT**  
14700 Woodloch Forest Drive, Suite 100, Fairfax, Virginia 22031  
703-261-8770  
4470 Woodloch Forest Drive, Suite 100, Fairfax, Virginia 22031  
703-261-8770

PREPARED BY  
**Patton Heston Root & Associates, P.C.**  
Engineers, Surveyors, Planners, Landscape Architects  
**P.H.R.A.**  
1000 Lee Road  
Suite 100, Fairfax, VA 22031-6070  
703-261-8770  
703-261-8770



DESIGN	MR	REVIEW	FIR-A
DRAWN	MR	DATE	APRIL, 2005
CHECKED	EAC	SCALE	AS NOTED
SHEET	26 OF 27	P&I NO.	09752-2-4



ZAPS USER GENERATED  
**ZONING APPLICATION SUMMARY REPORT**  
 APPLICATION NUMBER: RZ 2002-HM-043

DECISION DATE: 12/5/2005

HEARING BODY: BOS

RD: NO

MAGISTERIAL DISTRICT: HUNTER MILL

APPLICANT NAME L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING

STAFF COORDINATOR: KABRAH

ACTION: APPR W/EFF DATE

**DECISION SUMMARY:**

ON DECEMBER 5, 2005 ON A MOTION BY SUPERVISOR HUDGINS THE BOS UNANIMOUSLY APPROVED RZ 2002-HM-043 SUBJECT TO THE PROFFERS DATED 12/5/2005 SUBJECT TO THE APPLICANTS PAYMENT OF THE ROUTE 28 TAX DISTRICT FUNDS. THE BOARD ALSO APPROVED THE ASSOCIATED WAIVERS AND MODIFICATIONS.

**ZONING INFORMATION****EXISTING ZONING****PROPOSED ZONING****APPROVED ZONING**

<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
I-4	3.59 ACRES	PDC	53.84 ACRES	PDC	53.84 ACRES
R-1	50.25 ACRES	PDC	53.84 ACRES	PDC	53.84 ACRES
<b>TOTAL</b>	<b>53.84 ACRES</b>	<b>TOTAL</b>	<b>53.84 ACRES</b>	<b>TOTAL</b>	<b>53.84 ACRES</b>

**TAX MAP NUMBERS**

016-3-/01/ /0004-

016-3-/01/ /0004-B

016-3-/01/ /0004-C

016-3-/01/ /0005-

016-3-/01/ /0005-A

016-3-/01/ /0039-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDC

**APPROVED RESIDENTIAL DEVELOPMENT****APPROVED NON-RESIDENTIAL DEVELOPMENT**

<u>LAND USE</u>	<u>DWELLING</u> <u>UNITS</u>	<u>LAND</u> <u>AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>NO.</u> <u>OF</u> <u>UNITS</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>LAND</u> <u>AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>FAR</u>
HOTEL/MOTL					240,000.00	SQ FEET			
MFD	872			44					
OFFC/GENRL					800,000.00	SQ FEET			
RETAIL/EST					187,000.00	SQ FEET			
<b>TOTAL</b>					<b>1,227,000.00</b>	<b>SQ FEET</b>			
<b>TOTAL</b>	<b>872</b>	<b>1,006,600.00</b>	<b>SQ FEET</b>	<b>44</b>					

**WAIVERS/MODIFICATIONS****APPROVED WAIVERS/MODIFICATIONS**

WAIVE TRAIL REQUIREMENT

MODIFIED USE LIMITATIONS FOR SECONDARY USES

MODIFY LOADING SPACE REQUIREMENT

MODIFY TRAIL REQUIREMENT

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

150 FT. PRIVATE STREET LENGTH REQUIREMENT  
 150 FT. SERVICE DRIVE REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

PA  
 OTHER

PROFFER INFORMATION

OFFER STATEMENT DATE: 12-05-2005

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
AFFORDABLE DWELLING UNITS	01-01-0001				01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001				01-01-0001
AMENITY FEATURE - SWM	01-01-0001				01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001				01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001				01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001				01-01-0001
CONDEMNATION - TRANSPORTATION	01-01-0001				01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001				01-01-0001
DEDICATION - FCPA	01-01-0001				12-05-2010
DESIGN AMENITIES	01-01-0001				01-01-0001
ENERGY EFFICIENCY	01-01-0001				01-01-0001
ESCROW - TRANSPORTATION	01-01-0001				01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001				01-01-0001
HISTORIC MARKER AND HERITAGE RES	01-01-0001				01-01-0001
HISTORIC STRUCTURE / SITE PRESERV	01-01-0001				01-01-0001
HOA ESTABLISH	01-01-0001				01-01-0001
INTERNAL CIRCULATION	01-01-0001				01-01-0001
INTERPARCEL ACCESS	01-01-0001				01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001				01-01-0001
LIGHTING / GLARE	01-01-0001				01-01-0001
MINOR MODIFICATION	01-01-0001				01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001				01-01-0001
OFF-SITE IMPROVEMENT - RECREATION	01-01-0001				01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORT	01-01-0001				01-01-0001
OTHER - ENVIRONMENT	01-01-0001				01-01-0001
OTHER - LAND USE	01-01-0001				01-01-0001
PHASING - LAND USE	01-01-0001				01-01-0001
PHOTOGRAPHIC DOCUMENTATION	01-01-0001				01-01-0001
POND MAINTENANCE AGREEMENT	01-01-0001				01-01-0001
PROFFERED PLANS	01-01-0001				01-01-0001
RECREATION - TRAILS	01-01-0001				01-01-0001
RECREATION FACILITIES	01-01-0001				01-01-0001

OFFER STATEMENT DATE: 12-05-2005

<u>M</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
TRAINING WALLS	01-01-0001				01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001				01-01-0001
MUTE 28 TAX DISTRICT CONTRIBUTION	01-01-0001				02-03-2006
SECONDARY USES IN P DISTRICT	01-01-0001				01-01-0001
BIKEWALK / TRAIL	01-01-0001				01-01-0001
STORAGE	01-01-0001				01-01-0001
STORMWATER MANAGEMENT POND - OI	01-01-0001				01-01-0001
SWIMMING POOL WATER DISCHARGE	01-01-0001				01-01-0001
TEMPORARY / INTERIM PARKING	01-01-0001				01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001				01-01-0001
TRANSPORTATION DEMAND MANAGEMEN	01-01-0001				01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001				01-01-0001
TREE SAVE FENCING	01-01-0001				01-01-0001
UNDERGROUND - SWM	01-01-0001				01-01-0001
URBAN FORESTRY REVIEW	01-01-0001				01-01-0001
USE RESTRICTIONS	01-01-0001				01-01-0001
WET POND	01-01-0001				01-01-0001
	01-01-0001				01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS	01-01-0001				01-01-0001



Concurrent with  
BE 2002-HM-046  
PCA 79-C-037-05

PLEASE TYPE  
OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

APPLICATION NO. RZ 2002-HM \*Co-Trustees of the Ruth C. Launder's Marital Trust,  
David I. Meiselman and Winifred C. Meiselman, Trustees,  
FDP 2002-HM-043 (Assigned by Staff) and Meiselman Family LLC  
- 043 PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
I (We), L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing \*, the applicant(s),  
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by  
reclassifying from the R-1 and I-4 District to the PDC  
District the property described below and outlined in red on the Zoning Section Sheet(s)  
accompanying and made a part of this application.

PROPERTY DESCRIPTION

LEGAL DESCRIPTION:  
see attached

Lot(s)	Block(s)	Subdivision	Deed Book	Page No.
<u>16-3</u>	<u>((1))</u>		<u>4, 4B, 4C, 5, 3A, 39</u>	<u>53.8 acres</u>

Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Area(Ac. or Sq. Ft.)

POSTAL ADDRESS OF PROPERTY: (if any)  
2300, 2346 Centerville Road

ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)  
West side of Centerville Road (Rte. 606), on both north and south sides of Sunrise  
Valley Drive (Rte. 5320), formerly Fox Mill Road.

PRESENT USE: single family residential and farm land  
PROPOSED USE: mixed use development including office, retail, hotel, multi-family  
and single family residential  
SUPERVISOR DISTRICT: Hunter Mill

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

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

► Martin D. Walsh, attorney/agent, Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.

Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

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

Address

Telephone No.

None

528-4700

Work

LDS 12/10/02 JP

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

Elizabeth Baker, 2280400

FDP 2002-0706

0 NOT WRITE IN THIS SPACE

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

Application Fee Paid: \$ 18,000

Date application accepted: 11/27/02

Form RZ (10/89)

Board Agenda Item  
December 5, 2005

3:30 p.m.

Public Hearing on RZ 2002-HM-043 (L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Trustees, and Meiselman Family LLC) to Rezone from R-1 and I-4 to PDC to Permit Mixed Use Development with an Overall Floor Area Ratio of 0.95. Located on Approximately 53.84 Acres, Hunter Mill District

and

Public Hearing on PCA 79-C-037-5 (L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust) PCA Appl. to Delete 3.55 Ac. Site from the Proffers for RZ 79-C-037 Approved for Industrial Development to Permit the Area to be Rezoned as Part of RZ 2002-HM-043, Located on Approximately 3.55 Acres Zoned I-4, Hunter Mill District

and

Public Hearing on SE 2002-HM-046 (L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Trustees, and Meiselman Family LLC) to Permit Uses in a Floodplain, Located on Approximately 53.84 Acres Zoned PDC, Hunter Mill District

Also under consideration will be the applicant's request for a Water Quality Exception #001504-WRPA-001-1 under Section 118-6-9 of the Chesapeake Bay Preservation Ordinance (CBPO) to permit encroachment within a Resource Protection Area (RPA) for the purpose of wetland restoration and disturbance of additional RPA in order to permit the construction of a storm water management facility.

RZ 2002-HM-043 is located west of Centreville Road and north and south of Sunrise Valley Drive, Tax Map 16-3 ((1)) 4B, 4C, 5 and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39).

PCA 79-C-037-5 is located on the west side of Centreville Road approximately 400 feet south and 175 feet west of its intersection with Sunrise Valley Drive, Tax Map 16-3 ((1)) 4B and 4C.

SE 2002-HM-046 is located north and south of Sunrise Valley Drive and west of Centreville Road, Tax Map 16-3 ((1)) 4B, 4C, 5 and 5A; 16-3 ((1)) 39A (previously known as 16-3 ((1)) 4 and 39).

Board Agenda Item  
December 5, 2005

PLANNING COMMISSION RECOMMENDATION:

On Wednesday, November 30, 2005, the Planning Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to recommend the following actions to the Board of Supervisors:

- Approval of PCA 79-C-037-5;
- Approval of RZ 2002-HM-032, subject to the execution of proffers consistent with those dated November 29, 2005, as modified to provide additional wording for a playground, and subject also to the following additional recommendations:
  - Approval should be contingent upon the applicants' payment of funds, according to the formula for the rezoning of commercial and industrial land to residential use within the Route 28 Tax District, with such payment to be received prior to the effective date of the rezoning, as set by the Board;
  - The Board of Supervisors set a date, up to 60 days from the date of the Board's decision on the application, as the effective date of the rezoning; and
  - Failure by the applicant to provide payment to the County of the full amount determined by the above-referenced formula prior to the effective date of the rezoning shall mean that the requested change in zoning shall not become effective and that the rezoning decision shall be void in accordance with Section 15.2-4608(C) of the *Virginia Code*.
- Approval of SE 2002-HM-046, subject to the Development Conditions dated November 9, 2005;
- Approval of Resource Protection Area Encroachment Plan 1504-WRPA-001-1, subject to the Development Conditions dated November 30, 2005;
- Modification of the use limitation of a PDC District to permit the gross floor area of the secondary residential uses to exceed 50% of the principal uses, excluding affordable dwelling units and bonus marked rate units;
- Waiver of the service drive requirement along the Dulles Airport Access Road;
- Waiver of the 600-foot maximum length requirement for private streets;
- Modification of the loading space requirement; and

Board Agenda Item  
December 5, 2005

- Modification of the major paved trail requirement along Centreville Road in favor of the trail location depicted on the CDP/FDP.

The Commission voted unanimously (Commissioners Alcorn and Hall absent from the meeting) to approve FDP 2002-HM-043, subject to the FDP Conditions dated November 9, 2005 and subject also to Board approval of RZ 2002-HM-043.

The Commission voted 9-1 (Commissioner Wilson opposed; Commissioners Alcorn and Hall absent from the meeting) to recommend waiver of the on-road bike lane on Centreville Road.

**ENCLOSED DOCUMENTS:**

None. Staff Report previously furnished.

**STAFF:**

Barbara A. Byron, Director, Zoning Evaluation Division, Department of Planning and Zoning (DPZ)

Aaron Shriber, Senior Staff Coordinator, Zoning Evaluation Division, DPZ

Planning Commission Meeting  
November 30, 2005  
Verbatim Excerpt

RZ 2002-HM-043 } L. FARNUM JOHNSON, JR. & JEFFREY J. FAIRFIELD, MANAGING  
FDP 2002-HM-043 } CO-TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST,  
PCA 79-C-037-5 } DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN,  
SE 2002-HM-046 } TRUSTEES, AND MEISELMAN FAMILY LLC

After Close of the Public Hearing

Chairman Murphy: Public hearing is closed; recognize Mr. de la Fe.

Commissioner de la Fe: Thank you, Mr. Chairman. This case was one of the first to be submitted after my appointment to the Planning Commission in 2002 and we have been working on it ever since. It finally comes to us with the unanimous approval of the Hunter Mill Land Use Committee and with an approval recommendation from staff. As had been discussed, this site is traversed by the Merrybrook Run with its associated EQC and RPA and environmental quality issues. It is constrained by the Dulles Airport Access Road, Centreville Road, Sunrise Valley Drive, which by and large have already been or are being constructed in accordance with Comprehensive Plan guidelines. Its location makes it one of the first that folks see in Fairfax County when coming from Washington Dulles International Airport. It has a family cemetery and existing structures that may have historic significance. And the Comprehensive Plan recommends that 10 acres be dedicated for active recreation. These factors, in part, explain the length of time that it has taken to get to this point. The RPA, EQC, and environmental quality issues have been resolved and the Department of Public Works and Environmental Services recommends approval of RPA Exception 1504-WRPA-001-1, subject to development conditions shown in Attachments 2A and B of the staff addendum dated November 6, 2005. Transportation issues have been addressed by phasing construction to availability of Metrorail in the Dulles Corridor, and I would like to stress that this phasing to Metrorail is happening even though the development plan stays within currently recommended Comprehensive Plan guidelines and does not take into consideration or advantage of additional intensity available with rail. There is a very robust TDM strategy as outlined in proffers dated November 29th. The proffered CDP and FDP take into account the site's prominent location at a key gateway to Fairfax County. The cemetery and potentially historic structures are also addressed in the proffers. The 10-acre dedication for active recreation has been resolved through a compromise solution that meets the spirit of the Comprehensive Plan. Though 10 acres are not specifically dedicated, a fully developed park, including a lighted, artificial soccer - - turf, rectangular field, will be constructed and dedicated to the Park Authority. The Comprehensive Plan required just the land. The proffered arrangement relieves the Park Authority of finding funds to develop the facilities and accelerates the timetable when they will be available for use. There are two other issues I would like to mention: the waiver of the on-road bike lane on Centreville Road and affordable housing. Centreville Road, along this site's frontage, has been constructed and additional work will be done to adjust lane widths to provide safer pedestrian crossings. The issue of the on-road bike lane was discussed at the Land Use Committee, one of whose members is the Chairman of the County's Non-Motorized Transportation Committee, and not being able to come up with a rational or workable solution, the Committee unanimously agreed with the staff recommendation

that the waiver be approved. With respect to affordable housing, Proffer 28, as revised yesterday, states that the applicant will provide seven units as ADUs and a contribution to the Housing Trust Fund of one-half of one percent of the value of all other units approved for the property as provided for in the Ordinance and the Residential Development Criteria, respectively. I encourage the applicant, however, to increase the number of units well above the required minimum when construction actually takes place. With that, Mr. Chairman, I have a series of motions and let me get to them. There's quite a few. Mr. Chairman, I recommend approval - - I RECOMMEND THAT THE PLANNING COMMISSION RECOMMEND APPROVAL TO THE BOARD OF SUPERVISORS OF PCA 79-C-037-5.

Commissioner Byers: Second.

Chairman Murphy: Seconded by Mr. Byers. Is there a discussion of the motion?

Commissioner Wilson: Mr. Chairman?

Chairman Murphy: All those - -

Commissioner Wilson: Mr. Chairman, a question for Commissioner de la Fe. The - - is it going to be contingent on the condition that staff has included in this staff report about the financing on the inside page of the cover?

Chairman Murphy: Yes.

Commissioner Wilson: Contingent upon the applicant's payment of funds?

Commissioner de la Fe: There, there - - if, if you - - as I said, there's a series of motions. This is the first motion. There are a number of others.

Commissioner Wilson: But this - -

Commissioner de la Fe: I am, I am recommending - - I am - - this one just refers to PCA 79-C-037-5.

Commissioner Wilson: Oh, sorry. I thought you had mentioned the RZ number.

Commissioners: No.

Commissioner Wilson: Thank you.

Chairman Murphy: Not yet. Further discussion of the motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve PCA 79-C-037-5, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RZ 2002-HM-043, SUBJECT TO PROFFERS CONSISTENT WITH THOSE DATED NOVEMBER 29, 2005, AS MODIFIED TODAY TO PROVIDE FOR THE ADDITIONAL WORDING OF A PLAYGROUND OR A PLAYGROUND - -

Commissioners Byers and Hopkins: Second.

Commissioner de la Fe: No, wait. Hold on a second. - - APPROVAL OF THIS APPLICATION SHOULD BE CONTINGENT UPON THE APPLICANTS' PAYMENT OF FUNDS ACCORDING TO THE BOARD OF SUPERVISORS' FORMULA FOR THE REZONING OF COMMERCIAL AND INDUSTRIALLY ZONED LAND TO RESIDENTIAL USE WITHIN THE ROUTE 28 TAX DISTRICT WITH SUCH PAYMENT TO BE RECEIVED PRIOR TO THE EFFECTIVE DATE OF THE REZONING AS SET BY THE BOARD OF SUPERVISORS. We also - - I ALSO RECOMMEND that the Board - - THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS SET A DATE, UP TO 60 DAYS FROM THE BOARD'S DECISION ON THIS APPLICATION, AS THE EFFECTIVE DATE OF THE REZONING. FAILURE BY THE APPLICANT TO PROVIDE PAYMENT TO THE COUNTY OF THE FULL AMOUNT DETERMINED BY THE FORMULA DESCRIBED HEREIN PRIOR TO THE EFFECTIVE DATE OF THIS REZONING DECISION SHALL MEAN THAT THE CHANGE IN ZONING REQUESTED BY THE APPLICANT SHALL NOT BECOME EFFECTIVE AND THAT THIS REZONING DECISION SHALL BE VOID IN ACCORDANCE WITH *VIRGINIA CODE* SECTION 15.2-4608(C).

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve RZ 2002-HM-043, subject to the proffers as amended this evening and all the rest of that stuff, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT the PC approve - - THE PLANNING COMMISSION APPROVE FDP 2002-HM-043, SUBJECT TO PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS DATED 11-9-05, CONTAINED IN ATTACHMENT 2A AND THE BOARD OF SUPERVISORS' APPROVAL OF RZ 2002-HM-043.

Planning Commission Meeting  
November 30, 2005  
RZ 2002-HM-043, FDP 2002-HM-043,  
PCA 79-C-037-5, and SE 2002-HM-046

Page 4

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to approve FDP 2002-HM-043, subject to the Board's approval of the rezoning, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF SE 2002-HM-046, SUBJECT TO THE DEVELOPMENT CONDITIONS CONTAINED IN ATTACHMENT 3, DATED 11-9-05.

Commissioners Hopkins and Byers: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Is there a discussion of that motion? All those in favor of the motion to recommend to the Board of Supervisors that it approve SE 2002-HM-046, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF RESOURCE PROTECTION AREA ENCROACHMENT PLAN NUMBER 1504-WRPA-001-1, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED 11-30-05, WHICH ARE IDENTICAL TO THOSE CONTAINED IN ATTACHMENT 2B.

Commissioners Hopkins and Byers: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries. Mr. de la Fe.

Commissioner de la Fe: Mr. Chairman, I recommend that the Planning Commission - - I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE USE LIMITATION FOR THE PDC DISTRICT TO PERMIT THE GROSS FLOOR AREA OF RESIDENTIAL USES, SECONDARY USE, TO EXCEED 50

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PERCENT OF THE PRINCIPAL USES, EXCLUDING AFFORDABLE DWELLING UNITS  
AND BONUS MARKET RATE UNITS.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Byers, Ms. Hopkins. Discussion? All those in favor, say  
aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION  
RECOMMEND APPROVAL OF A WAIVER OF THE SERVICE DRIVE REQUIREMENT  
ALONG THE DULLES AIRPORT ACCESS ROAD.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Byers, Ms. Hopkins. Discussion? All those in favor, say  
aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION  
RECOMMEND APPROVAL OF A WAIVER OF THE 600 FOOT MAXIMUM LENGTH FOR  
A PRIVATE STREET.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Discussion? All those in favor,  
say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION  
RECOMMEND APPROVAL OF A MODIFICATION OF THE LOADING SPACE  
REQUIREMENT.

Commissioners Byers and Hopkins: Second.

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Chairman Murphy: Seconded by Mr. Byers and Ms. Hopkins. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A MODIFICATION OF THE MAJOR PAVED TRAIL REQUIREMENT ALONG CENTREVILLE ROAD TO PERMIT THE TRAIL LOCATION DEPICTED ON THE CDP/FDP.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Ms. Hopkins and Mr. Byers. Discussion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner de la Fe: And finally, Mr. Chairman, I MOVE THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF A WAIVER OF THE ON-ROAD BIKE LANE ON CENTREVILLE ROAD.

Commissioners Byers and Hopkins: Second.

Chairman Murphy: Seconded by Mr. Byers - - Mr. Byers and Ms. Hopkins. Is there a discussion of that motion? All those in favor, say aye.

Commissioners: Aye.

Chairman Murphy: Opposed? Motion carries.

Commissioner Wilson: No.

Chairman Murphy: Ms. Wilson votes no on the last one.

Commissioner de la Fe: That's it, Mr. Chairman.

Chairman Murphy: Thank you very much.

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(Motions 1 through 10 carried unanimously with Commissioners Alcorn and Hall absent from the meeting.)

Motion 11 carried by a vote of 9-1 with Commissioner Wilson opposed; Commissioners Alcorn and Hall absent from the meeting.)

KAD