



County of Fairfax, Virginia

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

December 21, 2009

John C. McGranahan, Jr.
Hunton and Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, Virginia 22102

RE: Rezoning Application RZ 2009-SU-020
(Concurrent with Proffered Condition Amendment Application PCA 83-C-021-02)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on December 21, 2009, granting Rezoning Application RZ 2009-SU-020 in the name of Trustees of the Light Global Mission Church. The Board's action rezones certain property in the Sully District from the PDC, HC and WS Districts to the PDC, HC and WS Districts to amend a previously approved mixed use development to include an independent living facility with an overall Floor Area Ratio (FAR) of 0.26. The subject property is the northwest quadrant of the intersection of Fair Ridge Drive and Lee Jackson Memorial Highway on approximately 28.02 acres of land [Tax Map 46-3 ((1)) 15A1, 15A2, and 15A3].

Please note that on November 19, 2009, the Planning Commission approved Final Development Plan Application FDP 2009-SU-020, subject to the development conditions dated November 19, 2009.

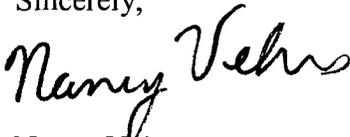
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Fairfax, Virginia 22035

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The Board also:

- Modified the transitional screening requirements to the north and west to allow the use of existing vegetation and to that shown on the CDP/FDP.
- Modified Paragraph 5 of Section 6-206 to permit secondary uses in a PDC District to exceed 50 percent.
- Modified Additional Standard 1 of Section 9-306 to permit a reduction in the minimum age requirement from 62 to 55 years of age.
- Reaffirmed a modification of transitional screening and waiver of barrier requirements to the south, in favor of that shown on the CDP/FDP.
- Reaffirmed a waiver of the service drive along Route 50.

Sincerely,



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

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 21st day of December, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2009-SU-020
(Concurrent with Proffered Condition Amendment Application PCA 83-C-021-02)**

WHEREAS, Trustees of the Light Global Mission Church, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the PDC, HC and WS to PDC, HC and WS, 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

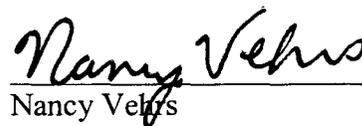
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

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

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

GIVEN under my hand this 21st day of December, 2009.



Nancy Velts
Clerk to the Board of Supervisors

**RZ 2009-SU-020
TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH
AND PENDER, LLC
PROFFER**

September 14, 2009
October 12, 2009
October 20, 2009
November 10, 2009
November 17, 2009
December 1, 2009
December 15, 2009

Pursuant to §15.1-2203(A) of the Code of Virginia (1950), as amended, the property owners, Trustees of the Light Global Mission Church and Atlantic Realty Companies, Inc., for themselves and their successors and assigns, (hereinafter referred to together as the "Applicant") proffer that the development of the parcels under consideration identified on the Fairfax County Tax Maps as Tax Map Parcels 46-3((1)) 15A1, 15A2 and 15A3 (hereinafter referred to collectively as the "Property"), will be in accordance with the following conditions, if and only if, the application, RZ 2009-SU-020, is granted. These proffered development conditions, if accepted by the Board of Supervisors, shall supersede all previously proffered development conditions applicable to the Property with PCA 83-C-021, unless and except to the extent such conditions have already been performed or satisfied as of the date of the approval of this application or as committed to in accordance with the approval of site plan 10310-SP-001. The proffered development conditions are as follows:

DEVELOPMENT PLAN

1. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan dated June 24, 2009, as revised through November 10, 2009 and prepared by Urban, Ltd., Sheets 18-19 prepared by Grimm + Parker Architects dated January 30, 2009 and Sheets 19A-19D prepared by Rounds VanDuzer Architects, PC, (the "Development Plan"), as further modified by these proffered conditions.

2. Pursuant to Paragraph 4 of Section 16-204 of the Zoning Ordinance, minor modifications from the Development Plan may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the

Development Plan without requiring approval of a PCA or FDPA provided such changes are in substantial conformance with the Development Plan as determined by the Zoning Administrator, and shall neither increase the total gross square footage, decrease the amount of required parking, decrease the amount of open space, nor decrease the distance from buildings to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on the Development Plan.

3. A. The project shall be developed in phases consisting of the following permitted uses:

PERMITTED LAND USES AND GROSS FLOOR AREA

BUILDING	GFA RANGE	LEVELS	USES
Grocery / Building A	48,756 – 55,000 square feet	1 Level + Mezzanine	Grocery Store & Retail w/ in-Store Services Including Bank, ATM, Cleaners, Cafe
Building B1	4,800-9,600 square feet	1 or 2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital**
Building B2	70,321 – 81,715 square feet	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital**
Commercial Pad	3,650 – 4,000 square feet	1 or 2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
Total Maximum GFA for Buildings A, B1, B2 & Commercial Pad	138,921 square feet		
Existing Office Building/Church	76,577 square feet	2 Levels	Church, Place of Worship for 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care with a maximum daily enrollment of 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service
Independent Living Facility (Building D)	90,000 square feet	4 Levels	Independent Living Facility, multifamily dwelling units
Total GFA (entire site)	305,498 square feet*		

****Veterinary hospitals and fast food restaurants shall be allowed only in conformance with the use restrictions found in Section 6-206 of the Zoning Ordinance.**

B. The church use shall have a maximum number of 800 seats.

C. The Applicant shall lease a minimum of 20,000 square feet in Building A to a full-service grocery store user (i.e., not a convenience retail or quick service food store use).

D. It is intended that the "existing office building" (Building C) shall remain as is, subject to the architectural compatibility commitments herein. The maximum building height shall not exceed 45 feet.

4. A. The Applicant shall provide parking in accordance with parking standards and provisions of Article 11 of the Fairfax County Zoning Ordinance for all uses developed on the Property. In the event a parking reduction or shared parking arrangement for the uses on the Property is approved by the Board of Supervisors, the Applicant reserves the right to reduce the parking within the parking area footprints shown on the Development Plan, so long as such reduction is in conformance with Article 11 and these proffers. In no event shall any parking spaces be placed in any area designated for open space on the Development Plan.

B. The Applicant may, at its discretion, submit a shared parking application for the uses contained within Building C. However, in no event shall parking for the church use be provided at less than the minimum parking ratio of one space per three seats in the church.

C. Prior to each site plan approval or issuance of each Non-residential Use Permit, parking tabulations shall be provided to DPWES for review and approval, demonstrating that parking requirements are met.

TRANSPORTATION

5. Prior to final site plan approval of the first site plan, or on demand by the Board of Supervisors, whichever occurs first, the Applicant shall dedicate and convey in fee simple, and at

no cost, to the Board of Supervisors right of way along the Property's Fair Ridge Drive frontage as shown on the Development Plan.

6. Prior to the issuance of the first non-residential use permit (Non-RUP) for any new building, the Applicant shall construct the following road improvements, as shown on the Development Plan as approved by VDOT:

Route 50 Transportation Improvements:

A. Construct a second eastbound left turn bay along Route 50 to accommodate two eastbound left turn bays (one existing and one proposed) along eastbound Route 50 at Fair Ridge Drive, as depicted on the Development Plan. The double left turn bays will be constructed to accommodate a 500 foot turn bay with a 150 foot taper.

B. Construct a westbound right turn bay for direct access into the Pender Development. The right turn bay will be constructed just west of Fair Ridge Drive. The right turn bay will be constructed to accommodate a 450 foot right turn bay with a 200 foot taper along westbound Route 50.

C. Modify the existing traffic signal at Fair Ridge Drive and Route 50 to accommodate the eastbound double left along Route 50, as well as the widening of Fair Ridge Drive.

D. Construct a 10 foot wide asphalt trail along Route 50 frontage, as shown on the Development Plan.

Fair Ridge Drive Roadway Transportation Improvements:

E. Widen Fair Ridge Drive to accommodate two (2) northbound lanes and four (4) southbound lanes (for a total of six (6) lanes along the north side of Route 50). The southbound lane configuration will accommodate a left turn bay, through-left lane, and two (2) right turn lanes. All lane transitions will be reviewed and agreed upon by VDOT and Fairfax County prior to installation.

F. Fair Ridge Drive will be constructed with a four foot wide median from Route 50 to the first main entrance to the Pender site.

7. Prior to bond release for Site Plan 10310-SP-001, the Applicant shall install pedestrian signal heads and a pedestrian crosswalk across Route 50 at the Alder Wood Drive intersection with Route 50, subject to the following conditions:

A. the pedestrian signal heads and pedestrian crosswalk shall be installed as approved by VDOT;

B. if the pedestrian signal heads and the crosswalk and any associated road improvements are determined to be off-site roadway projects in accordance with the Fairfax Center Area Road Fund procedural guidelines, the Applicant shall be refunded from the Fairfax Center Area Road Fund the cost of the pedestrian signal heads and the pedestrian crosswalk and any associated road improvements, minus the amount equivalent to the estimated cost of installation of pedestrian signal heads at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50;

C. If, for any reason, (i) the pedestrian crosswalk and any associated road improvements are not approved by VDOT, or (ii) the cost of such improvements will not be refunded to the Applicant pursuant to subparagraph (B), then, in lieu of installing the pedestrian signal heads and constructing the pedestrian crosswalk and any associated road improvements, the Applicant shall escrow with the County funds in the amount of the estimated cost of installation of pedestrian signal heads, without a pedestrian crosswalk and any associated road improvements, at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50, to be used for pedestrian improvements at these intersections or in the vicinity.

8. Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.

9. A. Where the internal pedestrian system crosses the travelways of the parking lots, crosswalks shall be provided; these may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways, to the satisfaction of DPWES.

B. Crosswalks shall be provided across travel aisles between the proposed location of the day care and the playground. Such crosswalks shall be constructed as raised crosswalks of materials different from the surrounding parking lot (such as stamped asphalt or pavers), and shall be signed as pedestrian crosswalks.

ENVIRONMENT

10. A. All storm water management facilities constructed on the Property and/or associated with the development shall be Best Management Practices (BMP) facilities in accordance with the requirements of the Water Supply Protection Overlay District (WSPOD), as determined by DPWES. In addition, these facilities shall be designed to provide storage capacity of a minimum of five (5%) percent in excess of the design storm requirements required by the Public Facilities Manual, all as determined by DPWES.

B. During initial Site Plan submission, the Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities, and shall implement such recommendations. Innovative BMP facilities shall be installed throughout the site to include, but not be limited to, underground vaults, porous pavers and grasscrete travel way for fire access to the substation, as approved by DPWES.

C. In order to protect the Resource Protection Area (RPA) on-site construction phase of development, erosion and sedimentation control measures designed to achieve up to 90% sediment trapping efficiencies or greater as feasible, as determined by DPWES, shall be implemented in conformance with the methods recommended by the Virginia Soil and Water Conservation District in the Virginia Erosion and Sediment Control Handbook. All such activities shall be subject to approval by DPWES.

11. Bicycle racks or other bicycle parking for at least 10 bikes shall be provided near the entrance of Buildings A and B2.

12. A. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in these proffered conditions

and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities, and/or trails in areas protected by the limits of clearing and grading as shown on the Development Plan, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such fences, trails and/or utilities. Applicant shall preserve trees in those areas designated on the Development Plan as buffers and those areas shown to be protected by the limits of clearing and grading.

B. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

C. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location of buildings, including a requirement for additional retaining walls in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead

or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

D. The limits of clearing and grading shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described in Proffer 15.B above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

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

representative shall be informed when all root pruning and tree protection fence installation is complete.

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

G. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

H. At the time of the respective public improvement/site plan approvals, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 15.G above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release, should any Bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent

size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

I. All of the open space buffers along the Property's northern and western property lines shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation.

LANDSCAPING

13. A. As a part of the site plan submissions for each phase of the project, a landscaping plan will be submitted to DPWES for review and approval. Such landscaping plans shall conform to the design shown on the Development Plan, provided, however, that with the specific concurrence of Urban Forest Management, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The vegetative density will be as represented on the Development Plan. The Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

B. All canopy trees shall be minimum 3" - 3.5" caliper.

C. Landscaping shall be provided adjacent to the loading area for Building A as shown on the Development Plan.

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

Development Plan. Plaza areas shall be constructed concurrently with the development of the respective phase of the project.

15. Any landscaping shown the Development Plan to be provided in an existing or proposed utility easement shall be reviewed by the UFM prior to approval of the site plan. All vegetation provided in such easement shall be specifically chosen for viability (size, etc.) in the easement, as recommended by UFM. Any vegetation shown on the Development Plan that is not able to be installed as shown because of the easements shall be relocated outside the easement in a location serving the same purpose as that shown on the Development Plan, as recommended by UFM.

16. The Applicant shall construct in the location shown on the Development Plan, a continuous architectural and solid wood fence, a minimum of 6' in height. The solid wood fence shall be board-on-board alternating on each side and overlapping. The fence shall be of good quality and durability constructed in a professional manner utilizing sound materials and assembled with screws so as to assure longevity and reduce maintenance and repairs. The fence shall be maintained in good repair at all times by the property owner, including repair of any graffiti vandalism within thirty days of such occurrence. Points of access shall be provided in the form of gates for the purpose of accessing the storm water management facility and other property points. A sign shall be erected indicating that gates shall remain locked at all times.

SIGNAGE AND OTHER DESIGN DETAILS

17. A. Signage for the Property shall be provided in accordance with a Comprehensive Sign Plan or appropriate amendments, as deemed necessary, addressing signage needs of tenants of the Property.

B. All free-standing signs shall be monument. No pole signs (excepting directional signage on-site) shall be permitted.

18. In coordination and consultation with the Sully District Supervisor, the Applicant shall fund the provision of one historical marker on the site. Said funding shall include the completion of the archival research that supports the marker and the drafting of the marker text. The Sully District Supervisor shall approve the final text prior to the manufacturing of the

marker. Such marker shall not exceed eight (8) square feet in area. The marker will be a Fairfax County Park Authority-style wayside trail marker (comparable in size and style to a Virginia Civil War Trails marker). Said marker shall be placed at a point along the site's frontage on Route 50, so as to be legible to pedestrians on the frontage sidewalk. This marker shall be installed by the Applicant prior to site plan bond release. The Applicant shall dedicate public access easements for use as a public commemorative monument in the area along the Property's Route 50 frontage as shown on the Development Plan.

19. In order to minimize any potentially adverse impacts from service activities taking place at the rear of the grocery store, the Applicant commits to the following:

No truck deliveries, including trash removal, shall be permitted within the project between 11 :00 p.m. and 6:00 a.m. daily.

20. A. The architecture of the proposed buildings on Tax Map 46-3 ((1)) 15A3 shall be in substantial conformance with the architectural elevations shown on Sheets 19A-D of the Development Plan. The proposed buildings shall have similar architectural treatment and materials on all four sides.

B. The architectural materials of the proposed development on Tax Map 46-3 ((1)) 15A3 shall consist of any of the following materials used singly or in combination with other materials: Brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. The same colors and types of materials shall be used on all buildings, including the pad site. Architectural details to demonstrate conformity shall be provided on all final site plans. A palette of no more than 2 base colors and 3 accent colors will be provided at first building permit application and all buildings shall use these colors.

C. The façade of the existing office building shall be either repainted or refaced to compliment the color schemes and materials of the proposed building prior to issuance of a Non-RUP for any of the new buildings.

D. The façade of the commercial pad site building shall be consistent in color and materials with the other buildings in the Center, including use of the palette of colors referenced in Par. B of this proffer, and consistent on all four sides of the building.

E. All dumpsters will be fully screened.

21. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code or Virginia shall be placed on or off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of space on the Property. 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.

22. Subject to the approval of VEPCO, the Applicant shall place a minimum of 700 linear feet of the existing distribution lines running parallel to Fair Ridge Drive underground during site construction. Applicant shall also provide four (4) eight-inch (8") underground ducts along the Property's Route 50 frontage for VEPCO's future use. In the event VEPCO does not approve the undergrounding of these lines, the Applicant must demonstrate in writing VEPCO's disapproval.

23. Site amenities (street furniture, lighting, bicycle racks and trash receptacles) as shown on the Development Plan shall be installed throughout the site in public plaza areas.

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

25. Rooftop equipment on buildings A and B2 shall be screened where units would be visible from off-site.

VEPCO SUBSTATION

26. The Applicant shall construct curb cuts along the travel aisle adjacent to the substation in locations determined by VEPCO and in substantial conformance with that shown on the Development Plan.

FAIR WOODS LANDSCAPING

27. Prior to the issuance of the first Non-RUP for Building A, the Applicant shall contribute the sum of \$5000 to the Fair Woods Homeowners Association for trail and landscaping maintenance or other such improvements as deemed necessary by the Association.

CHILD CARE

28. The child care center shall have a maximum daily enrollment of 200 children.

29. An enclosed outside play area shall be provided to accommodate a maximum of 50 children at one time in the area shown on the Development Plan.

30. Hours of operation shall be limited to 6:30 a.m. to 7:00 p.m. Monday through Friday.

31. The child care center shall comply with all applicable Health Department requirements.

UTILITIES

32. At the time of site plan submission for the Independent Living Facility, the Applicant shall conduct a sanitary sewer capacity analysis study for the collector lines (8-15 inches) that serve the Property to determine their adequacy to handle the anticipated sewage from the proposed development. The Applicant shall make any sewer improvements determined necessary by DPWES based upon the results of the study.

INDEPENDENT LIVING FACILITY (BUILDING D)

33. The Independent Living Facility shall be developed with a maximum of 100 dwelling units. The units shall only be available to tenants aged fifty-five (55) years and older and their spouse.

34. A minimum of seventy-five (75) percent of the total number of dwelling units in the Independent Living Facility shall qualify as "affordable" in accordance with federal, state and/or local affordable dwelling program requirements. The maximum income for qualified tenants of

these units shall not exceed 70% of the Area Median Income (“AMI”) of the Washington Metropolitan Statistical Area. Unless otherwise modified in accordance with the provisions of Section 2-814 and/or 2-816 of the Zoning Ordinance, fifteen (15) percent of the total number of dwelling units in the Independent Living Facility shall be administered as Affordable Dwelling Units, or another equivalent affordable dwelling unit program, in accordance with Part 8 of Article 2 of the Zoning Ordinance.

35. Each of the dwelling units within the Independent Living Facility shall be designed to incorporate standard industry accepted Universal Design Elements.

36. The Independent Living Facility shall include interior amenities for use by the residents of such facility, including, without limitation, multi-purpose rooms, libraries, parlors, exercise rooms, movie rooms, and/or gaming rooms.

A. Prior to issuance of the Non-RUP for the Independent Living Facility, the Applicant shall provide documentation to DPWES and DPZ that the building has been awarded certification in accordance with the EarthCraft House Program.

37. Prior to bond release for the Independent Living Facility or within occupancy of fifty (50) percent of the total number of units within the Independent Living Facility, whichever occurs first, the Applicant shall provide van or shuttle service for use by residents of the Independent Living Facility for transportation to transit facilities, shopping centers, medical offices, hospitals, recreational amenities and other destinations. The van or shuttle service shall be operational on an as needed daily basis by residents.

38. The Independent Living Facility shall be constructed with consistent materials on all four sides and in a manner in substantial conformance with the elevations contained within Sheets 18-19 of the Development Plan.

39. Prior to bond release for the Independent Living Facility, the Applicant shall install exterior recreational site amenities on Tax Map Parcels 46-3 ((1)) 15A1 and 15A2 in substantial conformance with those shown on the Development Plan.

40. Prior to issuance of the Non-RUP for the Independent Living Facility, and upon any change in management, the Applicant shall provide the contact information for the Independent

Living Facility's management company to the President of the Fair Oaks Estates and Fair Woods Homeowner's Associations.

41. At least 100 parking spaces shall be reserved, in the general location depicted on the Development Plan, for exclusive use of the residents and employees of the Independent Living Facility. The Applicant shall provide signage indicating that these spaces are provided solely for use by the residents, employees and visitors of the Independent Living Facility.

42. Loading and trash removal services for the Independent Living Facility shall not occur before 6:30 a.m. or later than 10:00 p.m.

43. Prior to issuance of the Non-RUP for the Independent Living Facility and subject to VDOT approval, the Applicant shall install a concrete pad and a concrete pedestrian connection to the adjacent trail, unless otherwise installed by others, to permit the installation, by others, of a bus shelter to service the existing bus stop on Route 50 adjacent to Tax Map 46-3 ((1)) 15A3.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

TRUSTEES OF THE LIGHT GLOBAL MISSION
CHURCH

Applicant and Title Owner of Parcels

46-3-((1))-15A1, 15A2

 Trustee
Agent and Attorney in fact

By: _____

Name: Sekyu Chang, Trustee

Title: Trustee, Agent and Attorney in Fact

[SIGNATURES CONTINUE]

PENDER, L.L.C., *Title Owner of Parcel 46-3-((1))-15A3*

BY: Atlantic Realty Companies, Inc., Manager

By: Stanley M. Barg
Name: Stanley M. Barg
Title: Chief Operating Officer

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-SU-020

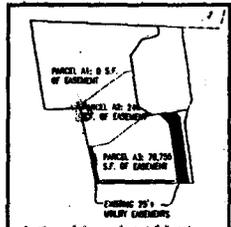
November 19, 2009

If it is the intent of the Planning Commission to approve Final Development Plan FDP 2009-SU-020, on property located at Tax Map 46-3 ((1)) 15A1, 15A2 and 15A3, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions.

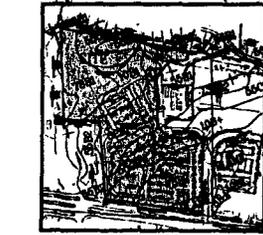
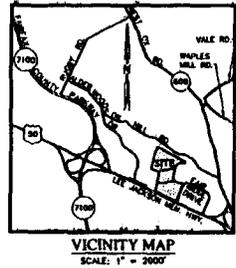
1. The crosswalks shown on the CDP/FDP between the independent living facility (Building D) and the existing office building/church (Building C) shall be constructed of materials which are differentiated from the surrounding parking lot (such as stamped or imprinted asphalt or pavers), and shall be signed as pedestrian crosswalks.
2. The maintenance road around the pond shall be surfaced such that it may be used as a pedestrian path.
3. No pedestrian connections will be provided to the residential communities to the north and west.

GENERAL NOTES

- THE PROPERTIES FOR THIS ZONING ARE IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS: 46-3--(11)--15A1, 15A2, 15A3
- THE ABOVE REFERENCED PROPERTIES ARE CURRENTLY ZONED POC
- THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED BY PATTON HARRIS RUST & ASSOCIATES, P.C. DATED APRIL 14, 2008 AND BY URBAN ENGINEERS UNDER APPROVED SITE PLAN 10310-001-4 APPROVED MAY 13, 2008.
- THE TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM PATTON HARRIS RUST & ASSOCIATES, P.C. SITE PLAN # 5158-SP-001-2 AND FROM URBAN ENGINEERING SITE PLAN #10310-SP-001-4.
- THE PROPERTY SHOWN ON THIS COPA/DFPA AND COP/DFP PLAN IS LOCATED IN THE RULLY DISTRICT.
- THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AS AMENDED WITH APR 00P-10-FCH AND ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS, WITH THE EXCEPTION OF THE FOLLOWING:
 - A WAIVER OF THE SERVICE DRIVE REQUIREMENTS FOR LEE JACKSON HIGHWAY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FARM WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDEVELOPED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FARM WOODS ESTATE SUBDIVISION IS HEREBY REQUESTED. THE 120' UNDEVELOPED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN SIDE OF THE PROPERTY.
 - A MODIFICATION / WAIVER OF SECTION 13-304 OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE SOUTHERN SIDE OF THE PROPERTY.
 - A MODIFICATION / WAIVER OF SECTION 4-206.05: A. INTERFERE WITH PLANNED SECONDARY USES IN POC DISTRICT TO EXCEED 25% OF A OF PRIMARY USE.
 - A MODIFICATION OF SECTION 9-308.01: MODIFICATION TO RESTRICT DWELLING UNITS TO INDIVIDUALS THAT ARE 55 YEARS OF AGE AND OLDER.
- THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- STORM WATER MANAGEMENT IS PROVIDED ON-SITE THROUGH THE USE OF AN EXISTING VAULT AND A PROPOSED NET POND. BEST MANAGEMENT PRACTICE HAS BEEN PROVIDED ON-SITE THROUGH THE USE OF EXISTING STORMFILTERS, EXISTING FILTERBAS, PROPOSED NET POND, PROPOSED FILTERBAS, AND PROPOSED CONSERVATION EASEMENT.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THERE ARE DESIGNATED ENVIRONMENTAL QUALITY CORRIDORS (EQC) AND RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
- THERE ARE NO SOUNDING ASSESSOR OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- THERE IS ONE EXISTING BUILDING ON LOT 10 AND THREE BUILDINGS UNDER CONSTRUCTION ON LOT 10 AS APPROVED 10310-SP-001, ALL OF WHICH WILL REMAIN.
- THE SPECIAL AMENITIES PROPOSED WITH THIS SITE SHALL INCLUDE:
 - PEDESTRIAN SIDEWALKS
 - CHILDREN'S PLAY AREA
 - OUTSIDE FITNESS CENTER STATIONS
 - GARDENS
 - SEATING AREAS
- THE LOCATION OF THESE AMENITIES ARE REFLECTED IN THE COP/DFP AND COPA/DFPA.
- THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW ORDINANCES AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, COMMONWEALTH OF VIRGINIA AND FEDERAL AGENCIES. UNLESS OTHERWISE APPROVED, APPROVAL MAY BE REQUIRED. IN NO EVENT SHALL THE OVERALL GFA BE INCREASED AND SUCH MODIFICATIONS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THE COP/DFP AS DETERMINED BY DPZ.
- DIMENSIONS AND SIZES AS SHOWN ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS COP/DFP.
- CELLAR SPACE MAY BE ADDED TO BUILDING SHOWN. THAT PORTION OF OCCUPIED CELLAR WILL BE PARCELED AT THE RATIO REQUIRED BY THE USE. IN NO EVENT SHALL MORE THAN 100 DWELLING UNITS BE PROVIDED.
- APPLICANT WILL SUBMIT AND OBTAIN APPROVAL OF A COMPREHENSIVE SIGN PLAN AMENDMENT SEPARATELY PRIOR TO OCCUPANCY OF THE BUILDING, SHOULD THIS BE DETERMINED NECESSARY.
- EXISTING MAJOR UTILITY EASEMENTS 25' IN WIDTH ARE LOCATED ON THE SITE. THE APPLICANT RESERVES THE RIGHT TO REDUCE THESE WIDTHS AND APPLY THE EQUIVALENT AREA TO THE COP. IN NO EVENT SHALL THE MAXIMUM GSF IN THIS COP/DFP BE EXCEEDED.



MAJOR UTILITY EASEMENT MAP
SCALE: 1" = 500'



SOILS LEGEND

SOIL ID	NAME	PROSPECTIVE	PERCENTAGE						
LA+	NEEDS AGRICULTURE	POOR	POOR	GOOD	SLIGHT	A			
1001	CLAYVILLE	FAB	MARGINAL	GOOD	MARGINAL	B			
100+	CLAYVILLE	FAB	MARGINAL	GOOD	MODERATE	B			
21C3	SHAWN	GOOD	GOOD	GOOD	SEVERE	C			
3001	FAIRFAX (SL)	GOOD	MARGINAL	GOOD	SEVERE	B			
3001	NEHELD	GOOD	GOOD	GOOD	SEVERE	C			
5002	CLAYVILLE	GOOD	GOOD	GOOD	SEVERE	C			
5002	CLAYVILLE	GOOD	GOOD	GOOD	SEVERE	C			
7001	CLAYVILLE (SL)	POOR	MARGINAL	GOOD	SLIGHT	A			
7002	CLAYVILLE	POOR	MARGINAL	GOOD	SLIGHT	A			

PARKING TABULATION:

PARKING SPACES

EXISTING SHOPPING CENTER	= 4 SPACES/1,000 GSF	= 563 SPACES
EXISTING OFFICE USE	= 4 SPACES/1,000 GSF + 1.5 SPACES/EMPLOYEE	= 776 SPACES
EXISTING CHILD CARE	= 34 EMPLOYEES @ 1 SPACE/EMPLOYEE	= 34 SPACES
EXISTING CHURCH USE	= 1.8 SPACES/4 SEAT @ 100 SEAT @ 10/4	= 38 SPACES
EXISTING INDEPENDENT LIVING	= 1 SPACE/4 IN @ 1 SPACE/EMPLOYEE	= 38 SPACES
TOTAL REQUIRED		= 1,139 SPACES

PARKING PROVISIONS

EXISTING PARKING TO REMAIN	= 737 SPACES
PROPOSED PARKING SPACES	= 388 SPACES
TOTAL PROVIDED	= 1,125 SPACES

AMENITY SPACES, PROVISIONS

SHOPPING CENTER USE	= 1 SPACE/14,000 G.S.F.	= 1 SPACE
OFFICE/CHILD CARE USE	= 1 SPACE/14,000 G.S.F.	= 1 SPACE
INDEPENDENT LIVING USE	= 1 SPACE/14,000 G.S.F.	= 1 SPACE
INDEPENDENT LIVING USE	= 1 SPACE/14,000 G.S.F.	= 1 SPACE
INDEPENDENT LIVING USE	= 1 SPACE/14,000 G.S.F.	= 1 SPACE
TOTAL PROVIDED**		= 7 SPACES (MAX. 5 SPACES)

ADA SPACES PROVISIONS

REQUIREMENT	= 20 + 1 PER 100 SPACES OVER 1,000	= 22
TOTAL PROVIDED***		= 22 SPACES

* PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION). THE PARKING PROVIDED FOR THE RETAIL USE INCLUDES 100 SPACES IN BETWEEN THE EXISTING OFFICE BUILDING AND THE INDEPENDENT LIVING FACILITY. THE SPACES RESERVED FOR THE RETAIL USE ARE IDENTIFIED WITH A 'R' ON THE PLAN VIEW.
 ** 50 SPACES OF THE 388 PROPOSED SPACES WILL BE ALLOCATED FOR USE BY THE INDEPENDENT LIVING FACILITY AS DESIGNATED BY A 'R' ON SHEET 6.
 *** 5 PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION), AND 2 PROPOSED UNDER THIS COP/DFP.
 **** 10 PROPOSED UNDER APPROVED FAIRFAX COUNTY PLAN # 10310-SP-001 APPROVED MAY 13, 2008 (CURRENTLY UNDER CONSTRUCTION), 8 PROPOSED UNDER THIS COP/DFP, AND 8 TO REMAIN FROM EXISTING BUILDING 'C'.

SITE TABULATIONS:

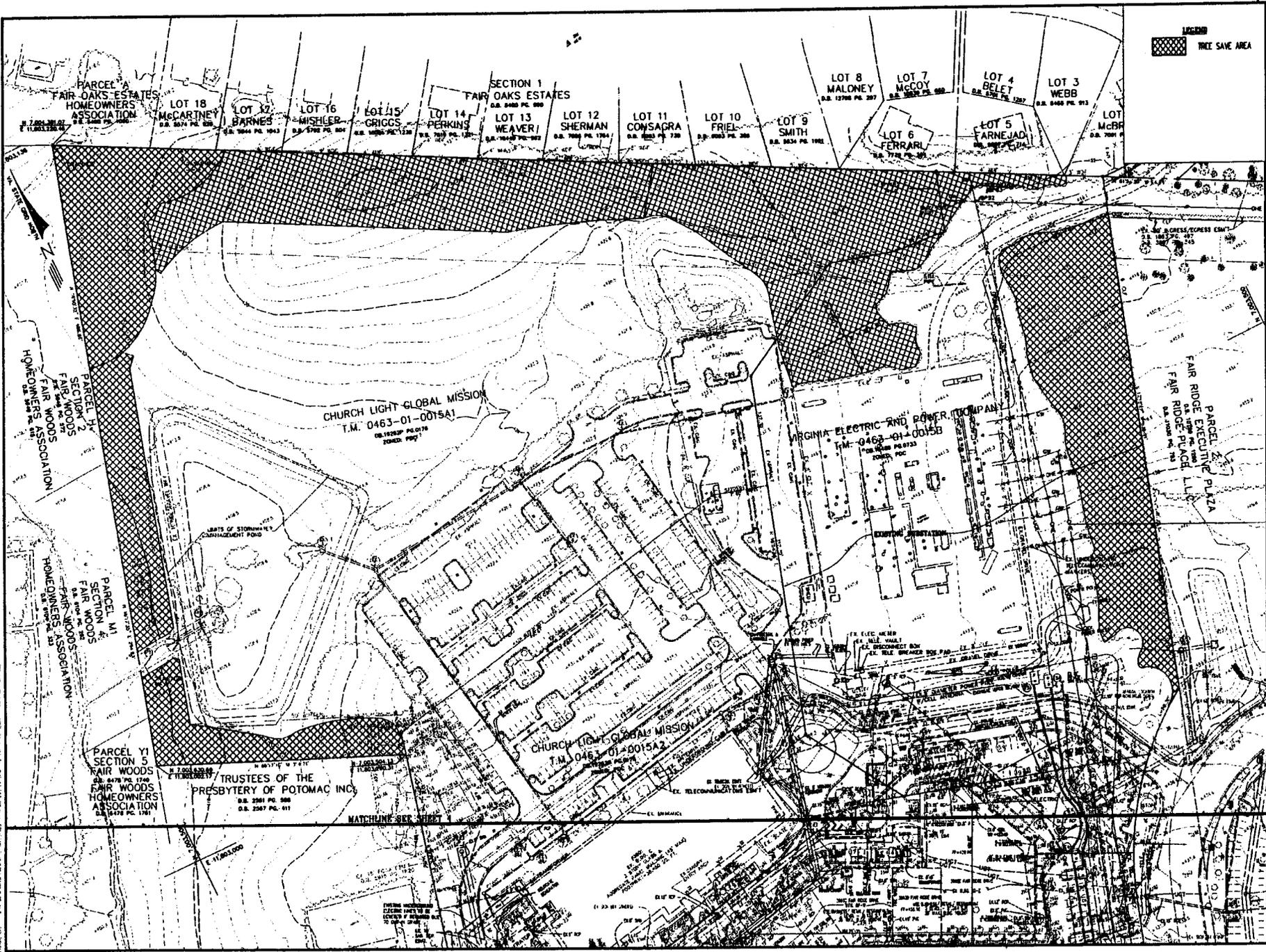
EXISTING SITE AREA	TOTAL SITE AREA		AMENITY TOTAL AREA	
	PARCEL 15A1 (208,207 SF OR 4.74 AC)	PARCEL 15A2 (228,847 SF OR 5.23 AC)	PARCEL 15A1 (208,207 SF OR 4.74 AC)	PARCEL 15A2 (228,847 SF OR 5.23 AC)
EXISTING ZONE	POC	POC	POC	POC
PROPOSED ZONE	POC	POC	POC	POC
LANDSCAPED OPEN SPACE REQUIRED (40%)	548,182 sq. ft.	548,182 sq. ft.	548,182 sq. ft.	548,182 sq. ft.
LANDSCAPED OPEN SPACE PROVIDED	505,540 sq. ft. OR 46%	505,540 sq. ft. OR 46%	505,540 sq. ft. OR 46%	505,540 sq. ft. OR 46%
USES	EXISTING BLDG. A EXISTING BLDG. B EXISTING BLDG. C EXISTING COMMERCIAL PACE PROPOSED BLDG. D EXISTING BLDG. A EXISTING BLDG. B EXISTING COMMERCIAL PACE EXISTING BLDG. C PROPOSED BLDG. D	POC POC POC POC POC POC POC POC POC POC POC POC	EXISTING BLDG. A EXISTING BLDG. B EXISTING BLDG. C EXISTING COMMERCIAL PACE PROPOSED BLDG. D EXISTING BLDG. A EXISTING BLDG. B EXISTING COMMERCIAL PACE EXISTING BLDG. C PROPOSED BLDG. D	EXISTING BLDG. A EXISTING BLDG. B EXISTING BLDG. C EXISTING COMMERCIAL PACE PROPOSED BLDG. D EXISTING BLDG. A EXISTING BLDG. B EXISTING COMMERCIAL PACE EXISTING BLDG. C PROPOSED BLDG. D
BUILDING GROSS FLOOR AREA	27,574 sq. ft.	27,574 sq. ft.	27,574 sq. ft.	27,574 sq. ft.
PROPOSED T.I.R.	750	750	750	750
MAX. NUMBER OF UNITS	18 (12% OF 100)	18 (12% OF 100)	18 (12% OF 100)	18 (12% OF 100)
MINIMUM BUILDING HEIGHT ALLOWED	8'-0"	8'-0"	8'-0"	8'-0"
PROPOSED BUILDING HEIGHT	SEE SHEET 6-7A	SEE SHEET 6-7A	SEE SHEET 6-7A	SEE SHEET 6-7A

* ADJUSTED SITE AREA ACCOUNTS FOR 77,000 SQUARE FEET OF MAJOR UTILITY EASEMENTS (SEE MAP SHEET 6)
 A. A VARIABLE WIDTH UTILITY EASEMENT PARALLEL TO THE MAIN DRIVE ON LOT 10 (SEE SHEET 6) IS AREA THAT REPRESENTS A 16.81' (64.42' X 2.5') SQUARE FOOT DENSITY CREDIT.
 B. A VARIABLE WIDTH UTILITY EASEMENT PARALLEL TO THE MAIN DRIVE ON LOT 10 (SEE SHEET 6) IS AREA THAT REPRESENTS A 1.36' (11.56' X 0.25') SQUARE FOOT DENSITY CREDIT.
 PARCEL 15A1 = 208,207 SF - (9' OF EASEMENT * 0.25) = 208,207 SF
 PARCEL 15A2 = 228,847 SF - (24' OF EASEMENT * 0.25) = 228,739 SF
 PARCEL 15A1 + 15A2 = (208,207 SF + 228,739 SF) - (78,750 SF OF EASEMENT * 0.25) = 418,197 SF
 THE APPLICANT MAY REDUCE THE WIDTH OF EITHER OR BOTH EASEMENTS ENDED BY RECORDATION OF AN APPROPRIATE INSTRUMENT IN THE LAND RECORDS OF FAIRFAX COUNTY, SINCE THIS MAY RESULT IN A REDUCTION OF FLOOR COVERING OR IN CALCULATION OF DENSITY CREDIT. THE APPLICANT SHALL CONSULT WITH SECTION 02-513 OF THE ZONING ORDINANCE, IN NO EVENT SHALL THE F.A.R. EXCEED 0.25 OR THE GROSS FLOOR AREA EXCEED 300,000 SQUARE FOOT.

LEGEND:

- ⊗ PARKING SPACES RESERVED FOR RETAIL USE
- ⊗ PARKING SPACES ALLOCATED BY INDEPENDENT LIVING FACILITY
- PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE
- EXISTING PROPERTY LINE
- PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- EXISTING FENCE
- EXISTING LIGHTING
- PROPOSED LIGHTING
- PROPOSED CSRP-1
- PROPOSED CURB AND GUTTER
- EXISTING CURB AND GUTTER
- EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVER-HEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GUY WIRE
- EXISTING DRAINAGE WAY
- EXISTING POWER POLE

GENERAL NOTES
 GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 DATE: JUNE, 2009
 SCALE: N/A
 SHEET 2 OF 19
 FILE NO. ZP-1463-2



LEGEND
 TREE SAVE AREA

SHEET 150 REVISIONS 24-1463-2	SCALE: 1"=40' DATE: JUNE, 2009 CL: 47	 EXISTING CONDITIONS/TREE SAVE AREA GLOBAL MISSION VILLAGE SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA	PLANNED 08-08-09 08-09-09 08-10-09 08-11-09 08-12-09 09-01-09 09-02-09 09-03-09 09-04-09 09-05-09 09-06-09 09-07-09 09-08-09 09-09-09 09-10-09 09-11-09 09-12-09 10-01-09 10-02-09 10-03-09 10-04-09 10-05-09 10-06-09 10-07-09 10-08-09 10-09-09 10-10-09 10-11-09 10-12-09 11-01-09 11-02-09 11-03-09 11-04-09 11-05-09 11-06-09 11-07-09 11-08-09 11-09-09 11-10-09 11-11-09 11-12-09 12-01-09 12-02-09 12-03-09 12-04-09 12-05-09 12-06-09 12-07-09 12-08-09 12-09-09 12-10-09 12-11-09 12-12-09
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	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE
A	Upland Forest	Yellow Poplar Northern Red Oak Chestnut Oak	Sub-Climax	Good	8.01 Ac.
B	Old Field	Yellow Poplar Winged Sumac Autumn Olive	N.A.	See Condition Description	1.67 Ac.
C	Developed	Bird Cherry Red Maple	N.A.	See Condition Description	18.14 Ac.
Total Acreage					28.02 Ac.

CONDITION DESCRIPTIONS:

- A. Area A is a long term sub-climax upland forest in good overall condition in the northern portion of the site. The canopy is dominated by yellow poplar (*Liquidambar styraciflua*), northern red oak (*Quercus rubra*), and chestnut oak (*Quercus prinus*). Sub-strata include mockernut hickory (*Carya tomentosa*), white oak (*Quercus alba*), and post oak (*Quercus stellata*). The shrub and herbaceous layers include flowering dogwood (*Comus florida*), black haw (*Viburnum prunifolium*), Japanese honeysuckle (*Lonicera japonica*) and common greenbrier (*Smitax rotundifolia*). Some large dead trees were noted within the stand.
- B. Area B consists of an old field area in the western portion of the site. This area occurs in a stormwater management area. Dominant shrub vegetation includes black willow (*Salix nigra*), red maple (*Acer rubrum*), winged sumac (*Rhus copallina*), yellow poplar (*Liquidambar styraciflua*), and serrate-leaf blackberry (*Rubus argutus*). Herbaceous vegetation includes goldenrod (*Solidago* sp.), aster (*Aster* sp.), broomsedge (*Andropogon virginicus*), and woodgrass (*Scirpus cyperinus*).
- C. Area C consists of developed areas dominated by construction excavating, an existing building, a VEPCO substation, and parking lots. Some landscaping is present in these areas, dominated by trees, including bird cherry (*Prunus avium*) and red maple (*Acer rubrum*). Other species include flowering dogwood (*Comus florida*), northern red oak (*Quercus rubra*), and Amur honeysuckle (*Lonicera maackii*).

NOTE:

This map and condition descriptions are based upon an Existing Vegetation Map dated December, 2005 created by WSSL Inc. submitted with the Approved Concept Development Plan and Final Development Plan (PCA 83-C-02) and a site visit conducted by Urban, Ltd. on February 13, 2008.

DATE	DESCRIPTION
01-24-09	
02-24-09	
03-24-09	
04-24-09	
05-24-09	
06-24-09	
07-24-09	
08-24-09	
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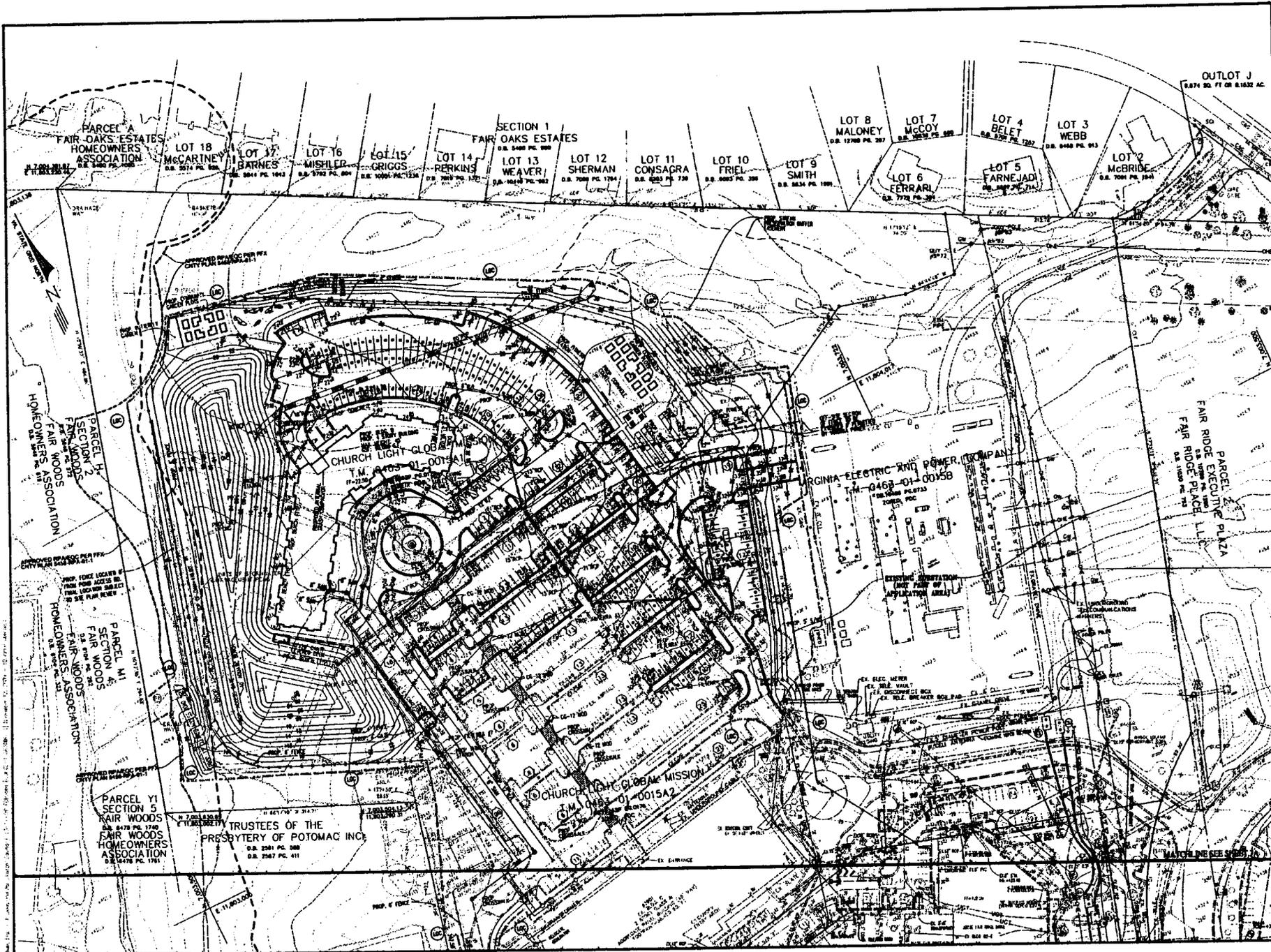
Urban, Ltd.
1000 North Main Street
Fairfax, VA 22031
703.261.1000
www.urban-ltd.com



EXISTING VEGETATION MAP
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 100'
 DATE: JUNE, 2009
 CL # 7

SHEET
 03
 05
 06
 07
 08
 09
 10
 11
 12

PROJECT NO.
 7P-1463-2



REVISIONS	NO. DATE DESCRIPTION	
1	01-10-09	ISSUED FOR PERMITS
2	02-10-09	REVISED PER COMMENTS
3	03-10-09	REVISED PER COMMENTS
4	04-10-09	REVISED PER COMMENTS
5	05-10-09	REVISED PER COMMENTS
6	06-10-09	REVISED PER COMMENTS
7	07-10-09	REVISED PER COMMENTS
8	08-10-09	REVISED PER COMMENTS
9	09-10-09	REVISED PER COMMENTS
10	10-10-09	REVISED PER COMMENTS
11	11-10-09	REVISED PER COMMENTS
12	12-10-09	REVISED PER COMMENTS
13	01-10-10	REVISED PER COMMENTS
14	02-10-10	REVISED PER COMMENTS
15	03-10-10	REVISED PER COMMENTS
16	04-10-10	REVISED PER COMMENTS
17	05-10-10	REVISED PER COMMENTS
18	06-10-10	REVISED PER COMMENTS
19	07-10-10	REVISED PER COMMENTS
20	08-10-10	REVISED PER COMMENTS
21	09-10-10	REVISED PER COMMENTS
22	10-10-10	REVISED PER COMMENTS
23	11-10-10	REVISED PER COMMENTS
24	12-10-10	REVISED PER COMMENTS
25	01-10-11	REVISED PER COMMENTS
26	02-10-11	REVISED PER COMMENTS
27	03-10-11	REVISED PER COMMENTS
28	04-10-11	REVISED PER COMMENTS
29	05-10-11	REVISED PER COMMENTS
30	06-10-11	REVISED PER COMMENTS
31	07-10-11	REVISED PER COMMENTS
32	08-10-11	REVISED PER COMMENTS
33	09-10-11	REVISED PER COMMENTS
34	10-10-11	REVISED PER COMMENTS
35	11-10-11	REVISED PER COMMENTS
36	12-10-11	REVISED PER COMMENTS
37	01-10-12	REVISED PER COMMENTS
38	02-10-12	REVISED PER COMMENTS
39	03-10-12	REVISED PER COMMENTS
40	04-10-12	REVISED PER COMMENTS
41	05-10-12	REVISED PER COMMENTS
42	06-10-12	REVISED PER COMMENTS
43	07-10-12	REVISED PER COMMENTS
44	08-10-12	REVISED PER COMMENTS
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47	11-10-12	REVISED PER COMMENTS
48	12-10-12	REVISED PER COMMENTS
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56	08-10-13	REVISED PER COMMENTS
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59	11-10-13	REVISED PER COMMENTS
60	12-10-13	REVISED PER COMMENTS
61	01-10-14	REVISED PER COMMENTS
62	02-10-14	REVISED PER COMMENTS
63	03-10-14	REVISED PER COMMENTS
64	04-10-14	REVISED PER COMMENTS
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296	08-11-02	REVISED PER COMMENTS
297	09-11-02	REVISED PER COMMENTS
298	10-11-02	REVISED PER COMMENTS
299	11-11-02	REVISED PER COMMENTS
300		

Global Mission Village Pond
POND STORAGE ELEVATION CHART

ELEV (ft)	AREA (sq ft)	INT (ft)	VOL (cu ft)	ACCUM VOL (cu ft)
400.00	250.1	1	1250.00	1250.00
401.00	250.1	1	1250.00	2500.00
402.00	250.1	1	1250.00	3750.00
403.00	250.1	1	1250.00	5000.00
404.00	250.1	1	1250.00	6250.00
405.00	250.1	1	1250.00	7500.00
406.00	250.1	1	1250.00	8750.00
407.00	250.1	1	1250.00	10000.00
408.00	250.1	1	1250.00	11250.00
409.00	250.1	1	1250.00	12500.00
410.00	250.1	1	1250.00	13750.00
411.00	250.1	1	1250.00	15000.00
412.00	250.1	1	1250.00	16250.00
413.00	250.1	1	1250.00	17500.00
414.00	250.1	1	1250.00	18750.00
415.00	250.1	1	1250.00	20000.00
416.00	250.1	1	1250.00	21250.00
417.00	250.1	1	1250.00	22500.00
418.00	250.1	1	1250.00	23750.00
419.00	250.1	1	1250.00	25000.00
420.00	250.1	1	1250.00	26250.00
421.00	250.1	1	1250.00	27500.00
422.00	250.1	1	1250.00	28750.00
423.00	250.1	1	1250.00	30000.00
424.00	250.1	1	1250.00	31250.00
425.00	250.1	1	1250.00	32500.00
426.00	250.1	1	1250.00	33750.00
427.00	250.1	1	1250.00	35000.00
428.00	250.1	1	1250.00	36250.00
429.00	250.1	1	1250.00	37500.00
430.00	250.1	1	1250.00	38750.00
431.00	250.1	1	1250.00	40000.00
432.00	250.1	1	1250.00	41250.00
433.00	250.1	1	1250.00	42500.00
434.00	250.1	1	1250.00	43750.00
435.00	250.1	1	1250.00	45000.00
436.00	250.1	1	1250.00	46250.00
437.00	250.1	1	1250.00	47500.00
438.00	250.1	1	1250.00	48750.00
439.00	250.1	1	1250.00	50000.00
440.00	250.1	1	1250.00	51250.00
441.00	250.1	1	1250.00	52500.00
442.00	250.1	1	1250.00	53750.00
443.00	250.1	1	1250.00	55000.00
444.00	250.1	1	1250.00	56250.00
445.00	250.1	1	1250.00	57500.00
446.00	250.1	1	1250.00	58750.00
447.00	250.1	1	1250.00	60000.00
448.00	250.1	1	1250.00	61250.00
449.00	250.1	1	1250.00	62500.00
450.00	250.1	1	1250.00	63750.00
451.00	250.1	1	1250.00	65000.00
452.00	250.1	1	1250.00	66250.00
453.00	250.1	1	1250.00	67500.00
454.00	250.1	1	1250.00	68750.00
455.00	250.1	1	1250.00	70000.00
456.00	250.1	1	1250.00	71250.00
457.00	250.1	1	1250.00	72500.00
458.00	250.1	1	1250.00	73750.00
459.00	250.1	1	1250.00	75000.00
460.00	250.1	1	1250.00	76250.00
461.00	250.1	1	1250.00	77500.00
462.00	250.1	1	1250.00	78750.00
463.00	250.1	1	1250.00	80000.00
464.00	250.1	1	1250.00	81250.00
465.00	250.1	1	1250.00	82500.00
466.00	250.1	1	1250.00	83750.00
467.00	250.1	1	1250.00	85000.00
468.00	250.1	1	1250.00	86250.00
469.00	250.1	1	1250.00	87500.00
470.00	250.1	1	1250.00	88750.00
471.00	250.1	1	1250.00	90000.00
472.00	250.1	1	1250.00	91250.00
473.00	250.1	1	1250.00	92500.00
474.00	250.1	1	1250.00	93750.00
475.00	250.1	1	1250.00	95000.00
476.00	250.1	1	1250.00	96250.00
477.00	250.1	1	1250.00	97500.00
478.00	250.1	1	1250.00	98750.00
479.00	250.1	1	1250.00	100000.00
480.00	250.1	1	1250.00	101250.00
481.00	250.1	1	1250.00	102500.00
482.00	250.1	1	1250.00	103750.00
483.00	250.1	1	1250.00	105000.00
484.00	250.1	1	1250.00	106250.00
485.00	250.1	1	1250.00	107500.00
486.00	250.1	1	1250.00	108750.00
487.00	250.1	1	1250.00	110000.00
488.00	250.1	1	1250.00	111250.00
489.00	250.1	1	1250.00	112500.00
490.00	250.1	1	1250.00	113750.00
491.00	250.1	1	1250.00	115000.00
492.00	250.1	1	1250.00	116250.00
493.00	250.1	1	1250.00	117500.00
494.00	250.1	1	1250.00	118750.00
495.00	250.1	1	1250.00	120000.00
496.00	250.1	1	1250.00	121250.00
497.00	250.1	1	1250.00	122500.00
498.00	250.1	1	1250.00	123750.00
499.00	250.1	1	1250.00	125000.00
500.00	250.1	1	1250.00	126250.00

S.W.M./B.M.P./ADEQUATE OUTFALL NARRATIVE FOR GLOBAL MISSION VILLAGE

THE STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICE ANALYSIS FOR THIS PLAN HAS BEEN PREPARED TO DETERMINE WHETHER THE PROPOSED IMPROVEMENTS TO INSURE THAT ALL PARCELS ARE IN COMPLIANCE WITH THE FAIRFAX COUNTY PUBLIC UTILITIES DEPARTMENT APPROVED SITE PLAN 1030-SF-001-L.

THE EXTENDED SUBJECT SITE FOR THIS ANALYSIS CONSISTS OF AN EXISTING VIRGINIA ELECTRIC POWER SUBSTATION, AN EXISTING 2 STORY OFFICE BUILDING, AND AN EXISTING GROCERY STORE. EXISTING INFRASTRUCTURE INCLUDES AN EXISTING STORMWATER MANAGEMENT POND PROPOSED UNDER FAIRFAX COUNTY SITE PLAN 5458-SF-001-2 APPROVED ON FEBRUARY 11, 2008 AND AN EXISTING UNDERGROUND STORM WATER MANAGEMENT WALLET PROPOSED UNDER FAIRFAX COUNTY SITE PLAN 1030-SF-001-L APPROVED ON MAY 13, 2008. THIS PLAN PROPOSES THE CONSTRUCTION OF AN INDEPENDENT URNS FACILITY, ADDITIONAL PARKING, MODIFICATION TO THE EXISTING STORM WATER MANAGEMENT POND, AND ALL NECESSARY INFRASTRUCTURE.

THE EXISTING CONDITION OF THE SITE IS SUCH THAT THE EXISTING WALLET CONTROLS 11.80 ACRES OF OVERSIE STORM WATER RUNOFF AND RELEASES SAID WATER AT A RATE OF 23.11 CFS FOR THE 10 YEAR STORM EVENT PER APPROVED SITE PLAN 1030-SF-001-L. THE EXISTING POND CONTROLS 19.20 ACRES OF OVERSIE STORM WATER RUNOFF AND 11.80 ACRES OF OFFSIE RUNOFF FOR A TOTAL OF 31.00 ACRES OF CONTROLLED RUNOFF. PER APPROVED PLAN 5458-SF-001-2, THE EXISTING POND RELEASES THE CONTROLLED WATER AT RATE OF 20.13 CFS FOR THE 10 YEAR STORM EVENT. THE REMAINING 4.26 ACRES OF OVERSIE RUNOFF LEAVES THE SITE UNCONTROLLED. THE PROPOSED IMPROVEMENTS ON THE SITE DO NOT CHANGE THE AMOUNT OF RUNOFF GOING TO THE EXISTING WALLET, BUT DOES DECREASE THE AMOUNT OF OVERSIE WATER BEING CONTROLLED BY THE POND TO A TOTAL OF 36.49 ACRES INCLUDING THE RUNOFF OF OVERSIE UNCONTROLLED RUNOFF TO 4.83 ACRES. THIS PLAN PROPOSES MODIFICATIONS TO THE EXISTING POND IN ORDER TO ACCOMMODATE THE PROPOSED BUILDING AND CHANGES TO THE DRAINAGE AREA THAT IT CONTROLS. THE COMPUTATIONS ON THIS SHEET SHOW THAT, WITH THE PROPOSED IMPROVEMENTS OF THIS PLAN, THE POND MUST BE MODIFIED TO RELEASE THE CONTROLLED WATER AT A RATE OF 14.83 CFS AND 29.30 CFS FOR THE 2 AND 10 YEAR STORM EVENTS RESPECTIVELY. IN ORDER TO CONTROL THE DRAINAGE, THE PROPOSED POND SHOULD HAVE A VOLUME OF 24,600 CUBIC FEET TO CONTROL THE 10 YEAR STORM EVENT. THE PROPOSED POND HAS A VOLUME OF 436,320 CUBIC FEET WHICH GREATER THAN THE REQUIRED VOLUME AND IS THEREFORE SUFFICIENT.

THE OFFSIE WATER CONTROLLED BY THE EXISTING POND IS TAKEN TO THE POND VIA AN EXISTING UNNAMED STREAM, WHICH ENTERS THE SITE ON THE NORTHERN PROPERTY LINE. THIS SITE PROPOSES AN ADEQUATELY SIZED 8" HDPE PIPE TO CONVEY THE WATER FROM THE NORTHERN PROPERTY LINE UNDER THE PROPOSED PARKING LOT AND INTO THE MODIFIED POND. THE OVERSIE WATER IS ROUSED TO THE POND VIA THE PROPOSED, ADEQUATELY SIZED, REINFORCED CONCRETE PIPE SYSTEM. THE PROPOSED POND OUTFALLS INTO ANOTHER EXISTING STREAM THAT RUNS FROM NORTH TO SOUTH ALONG THE WESTERN PROPERTY LINE. THIS STREAM RUNS SOUTH TO AN EXISTING LAKE THAT HAS A SURFACE AREA OF 4.86 AC AND CONTROLS STORM WATER RUNOFF FROM 848.00 ACRES WHICH MAKES THE OUTFALL POINT FROM THIS LAKE SUFFICIENT TO PRECLUDE THE OUTFALL ANALYSIS FOR THIS SITE. THIS EXISTING LAKE IS LOCATED JUST EAST OF FAIRFAX COUNTY PARKWAY (RT. 7100) AND NORTH OF MOMENTUM DRIVE. SEE SHEET 16 FOR THE DRAINAGE AREA AND LOCATION OF THIS EXISTING LAKE. 3 CROSS SECTIONS HAVE BEEN PROVIDED ON SHEET 17 AT 50 FOOT INTERVALS STARTING AT A POINT 725 FEET DOWNSTREAM OF THE LAKE'S OUTFALL. THE OUTFALL ANALYSIS HAS BEEN PERFORMED WITH A WOIEST CASE SCENARIO ASSUMPTION THAT THE EXISTING LAKE DOES NOT DETAIN ANY RUNOFF FOR THE 2 AND 10 YEAR STORM EVENTS. USING THIS ASSUMPTION, ANALYSIS ON THE CROSS SECTIONS SHOW THAT THE RUNOFF FROM THE 10 YEAR STORM EVENT IS CONTAINED WITHIN THE EXISTING CHANNEL AND THE VELOCITY RESULTING FROM THE 2 YEAR STORM EVENT DOES NOT CREATE EXCESSIVE VELOCITIES.

THE SUBJECT SITE IS LOCATED WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT. BEING SUCH, THE SITE IS REQUIRED TO MEET OR EXCEED A SIX PERCENT SOIL REMOVAL RATE. IN ORDER TO EXCEED THIS SOIL REMOVAL RATE, BEST MANAGEMENT PRACTICE IS PROVIDED ON THE SITE THROUGH EXISTING FILTERBAS, EXISTING STORMWATER, AN EXISTING WALLET, A PROPOSED NET POND, PROPOSED FILTERBAS, AND A PROPOSED CONSERVATION EASEMENT. SEE SHEET 14 FOR DRAINAGE AREA TO THESE BMP STRUCTURES. THE EXISTING BMP STRUCTURES WERE PROPOSED UNDER FAIRFAX COUNTY SITE PLAN 1030-SF-001-L APPROVED ON MAY 13, 2008. UNDER THE PROPOSED IMPROVEMENTS OF THIS PLAN, 4.08 ACRES OF OVERSIE AREA WILL BE CONTROLLED BY PROPOSED CONSERVATION EASEMENT, 2.81 ACRES WILL BE TREATED BY PROPOSED FILTERBAS, AND 14.16 ACRES OF OVERSIE AREA WILL BE CONTROLLED BY A PROPOSED NET POND. THE NET POND WILL PROVIDE A SIX PERCENT SOIL REMOVAL EFFICIENCY AND WILL PROVIDE APPROXIMATELY 66,440 CUBIC FEET OF STORAGE FOR THE USE OF BMP. THROUGH THE USE OF THE EXISTING AND PROPOSED BMP STRUCTURES A TOTAL OF 50.70 SF OF PHOSPHORUS WILL BE REMOVED FROM THE SITE, MEETING THE SIX PERCENT SOIL REMOVAL REQUIREMENT. SEE SHEET 15 FOR BMP COMPUTATIONS.

IT IS THE OPINION OF URBAN ENGINEERING & ASSOCIATES, INC. THAT THE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICE HAVE BEEN MET FOR THE SITE, AND THAT AN ADEQUATE OUTFALL EXISTS FOR THE SUBJECT SITE.

SIGNATURE: Clayton Rock, P.E. DATE: 06/20/09
CLAYTON ROCK, P.E.
ASSOCIATE

SWM CALCULATIONS

- PRE-DEVELOPED RUN-OFF:**
RELEASE RATES FROM EX. WALLET CONTROLLING 11.80 AC (OVERSIE) PROPOSED UNDER APPROVED SITE PLAN 1030-SF-001-L
Q2=18.21 CFS
Q10=23.11 CFS
- RELEASE RATES FROM EX. WALLET CONTROLLING 11.80 AC (OVERSIE) + OFFSIE ROUSED THROUGH EX. DRY POND PROPOSED UNDER APPROVED SITE PLAN 5458-SF-001-2**
Q2=17.30 CFS
Q10=22.56 CFS
- RUNOFF OF OVERSIE UNCONTROLLED 4.26 AC WITH C FACTOR OF 0.65**
Q2=(0.65)*(4.26 IN/HR)*(4.26 AC)
Q10=(0.65)*(7.27 IN/HR)*(4.26 AC)
Q2=18.89 CFS
Q10=26.13 CFS
- TOTAL PRE-DEVELOPMENT RUN-OFF**
Q2=(Q10A)+(Q2POND CONTROLLED)+(Q2UNCONTROLLED)
Q2=18.21 CFS + 17.30 CFS + 18.89 CFS
Q10=(Q10A)+(Q10POND CONTROLLED)+(Q10UNCONTROLLED)
Q10=23.11 CFS + 22.56 CFS + 26.13 CFS
Q10=71.80 CFS
- POST-DEVELOPED RUN-OFF:**
RELEASE RATES FROM EX. WALLET CONTROLLING 11.80 AC PROPOSED UNDER APPROVED SITE PLAN 1030-SF-001-L
Q2=18.21 CFS
Q10=23.11 CFS
- RUN-OFF FROM OVERSIE UNCONTROLLED 4.83 AC WITH C FACTOR OF 0.65**
Q2=(0.65)*(4.83 IN/HR)*(4.83 AC)=17.46 CFS
Q10=(0.65)*(7.27 IN/HR)*(4.83 AC)=23.30 CFS
- OVERALL ALLOWABLE RELEASE RATE:**
Q2(ALLOWABLE)=(Q2PRE)-(Q2POST-DEVELOPMENT OVERSIE UNCONTROLLED)+(Q2OFFSIE CONTROLLED)
Q2 ALLOWABLE = 18.21 CFS - 17.46 CFS + 17.46 CFS = 18.21 CFS
Q10 ALLOWABLE = (Q10PRE) - (Q10POST-DEVELOPMENT OVERSIE UNCONTROLLED) + (Q10OFFSIE CONTROLLED)
Q10 ALLOWABLE = 23.11 CFS - 23.30 CFS + 23.30 CFS = 23.11 CFS
- ALLOWABLE RELEASE RATE FOR PROPOSED POND:**
Q2(ALLOWABLE)=(Q2TOTAL ALLOWABLE)-(Q2EX. WALLET)+(Q2OFFSIE CONTROLLED)
Q2 ALLOWABLE = 33.14 CFS - 18.21 CFS = 14.93 CFS
Q10 ALLOWABLE = 29.30 CFS - 23.11 CFS = 6.19 CFS

*FLOW OF OFFSIE CONTROLLED DRAINAGE AREA HAS BEEN INCLUDED INTO THE TOTAL AREA CONTROLLED AND RELEASED BY THE EXISTING POND UNDER PRE-DEVELOPMENT CONDITIONS.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the subdivision application with justification shall be obtained. Failure to submit will be called upon separately. Failure to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following zoning Ordinance paragraphs:
 Zoning Ordinance (16-111.2-1, 2 & 3)
 Chapter Subdivision (16-116.10 & 16)
 Development Plans (16-103.2 & 4.3)
 FPP (16-103.10 & 10.2)
 Chapter Subdivision (16-111.2-1, 2 & 3)
 Chapter Subdivision (16-116.10 & 16)
 Development Plans (16-103.2 & 4.3)
 FPP (16-103.10 & 10.2)

1. Plot is at a minimum grade of 1% (1:100) and is depicted on one sheet with a minimum grade of 1% (1:100)
2. A graphic depicting the stormwater management facilities and details of stormwater ponding characteristics of the stormwater management facilities, storm drainage pipe systems, and other pollution, ponding, erosion, access, and other, stormwater management, and stormwater management information on sheet 16-111.2-1
3. Provide:

Facility Name	On site area (sq ft)	Off site area (sq ft)	Drainage area (sq ft)	Flow rate (cfs)	Storage volume (cu ft)	Retention time (min)
Net Pond	11,800	11,800	11,800	14.83	24,600	10
Conservation Easement	4,080	4,080	4,080	17.46	66,440	10
Filterbas	2,810	2,810	2,810	23.30	66,440	10
4. Create drainage channels, culverts and pipe systems as shown on sheet 16-111.2-1
5. Stormwater management areas to be delineated on sheet 16-111.2-1 and shown on sheet 16-111.2-1
6. Landscaping and preservation shown to meet the stormwater management facility to be shown on sheet 16-111.2-1
7. A stormwater management plan which contains a description of proper detention and best management practices and details shall be submitted to the Planning Commission on sheet 16-111.2-1
8. A description of the building and details of stormwater management facilities shall be submitted to the Planning Commission on sheet 16-111.2-1
9. A description of the building and details of stormwater management facilities shall be submitted to the Planning Commission on sheet 16-111.2-1
10. A description of the building and details of stormwater management facilities shall be submitted to the Planning Commission on sheet 16-111.2-1
11. A submission is required for
12. Stormwater management is not required because N/A (SWM is required and provided)

STORM WATER MANAGEMENT
GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: N/A
 DATE: JUNE, 2009
 CL. NO.
 SHEET 9
 OF 19
 FILE NO.
 ZP-1463-2

E. WATERSHED INFORMATION

Part 1. List all of the Subarea and "C" factors used in the BMP Calculations

Subarea Designation	"C" Factor	Area (Acres)	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	0.30	2.1	0.63
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
Total		21.0	6.30

B. PHOSPHORUS REMOVAL - "ODCOGAN METHOD"

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

(A) Area of the Site: **21.02 acres**

Subarea Designation	"C" Factor	Area (Acres)	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	0.30	2.1	0.63
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
Total		21.02	6.30

(C) Weighted average "C" factor: $6.30 / 21.02 = 0.30$

Part 3. Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%)	Area (Acres)	"C" Factor	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	75	2.1	0.30	0.47
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	75	2.1	0.30	0.47
Total		21.02		4.75

Part 4. Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement: **0.50**

Water Supply Overlay District: **0.75** (Johns County and Prince William County)
 Chesapeake Bay Preservation Area (Non-Development): **0.75** (Johns County)
 Chesapeake Bay Preservation Area (Development): **0.75** (Prince William County)

(B) If less than 0.50, the Phosphorus removal requirement is satisfied.
0.75 > 0.50
PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

N. SITE COVERAGE

Part 5. Determine Compliance with Site Coverage Requirement

Sum all the unshaded areas and compute a weighted average "C" factor. Do not include unshaded site areas.

Subarea Designation	"C" Factor	Area (Acres)	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	0.30	2.1	0.63
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
Total		21.0	6.30

(A) Total unshaded unshaded area: **11.04**
 (B) Total unshaded area: **11.04**
 (C) Weighted average "C" factor: $6.30 / 21.02 = 0.30$
 (D) If less than 0.30, then the site coverage requirement is satisfied.
 Line 204 is the equivalent of the site coverage requirement to be applied.
0.30 > 0.30
SITE COVERAGE REQUIREMENT IS NOT SATISFIED

Part 6. Determine the Drain Areas for Site Coverage as Requested

(A) For the table area listed in Part 1, compute the unshaded area.

Subarea Designation	"C" Factor	Area (Acres)	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	0.30	2.1	0.63
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
Total		21.0	6.30

(B) Total: **0.30**

V. STORAGE

Part 7. Compute the Weighted Average of "C" Factor for Each Proposed BMP Facility

(A) List the areas to be controlled by the proposed BMP.

Subarea Designation	"C" Factor	Area (Acres)	Product
(1) TOTAL ONSITE CONTROLLED BY BK POND PLYERS	0.30	2.1	0.63
(2) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(3) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(4) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(5) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(6) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(7) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(8) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(9) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
(10) TOTAL ONSITE CONTROLLED BY BK PLYERS	0.30	2.1	0.63
Total		21.0	6.30

(B) Total: **11.04**

Part 8. Determine the Storage Required for Each Proposed Facility

(A) Extended Detention Dry Pond

Design 1 (60 hour detention): $11.04 \times 0.30 = 3.31$ ac-ft
 Line 204: **11.04** ac-ft

(B) Wet Pond

Volume of runoff from storm water stored in wet storage with extended detention above the permanent pond:

Design 1 (2 ft): $11.04 \times 2 = 22.08$ ac-ft
 Volume of runoff from storm water stored in wet storage with extended detention above the permanent pond:
 Wet Storage: $3.31 \times 2 = 6.62$ ac-ft
 Extended Detention: $11.04 \times 2 = 22.08$ ac-ft
 Design 2 (4 ft): $11.04 \times 4 = 44.16$ ac-ft

(C) Infiltration Trench

Design 1 - (1.00 inch per impervious acre): $11.04 \times 1.00 = 11.04$ ac-ft
 Design 2 - (1.00 inch per impervious acre): $11.04 \times 1.00 = 11.04$ ac-ft
 Design 3 - (2.00 inch per impervious acre): $11.04 \times 2.00 = 22.08$ ac-ft

DATE: JUNE, 2007

SCALE: 1/4" = 1'-0"

SHEET 11 OF 19

FILE No. 20-1463-2

BEST MANAGEMENT PRACTICE COMPS

GLOBAL MISSION VILLAGE

SULLY DISTRICT

FAIRFAX COUNTY, VIRGINIA

CI No.

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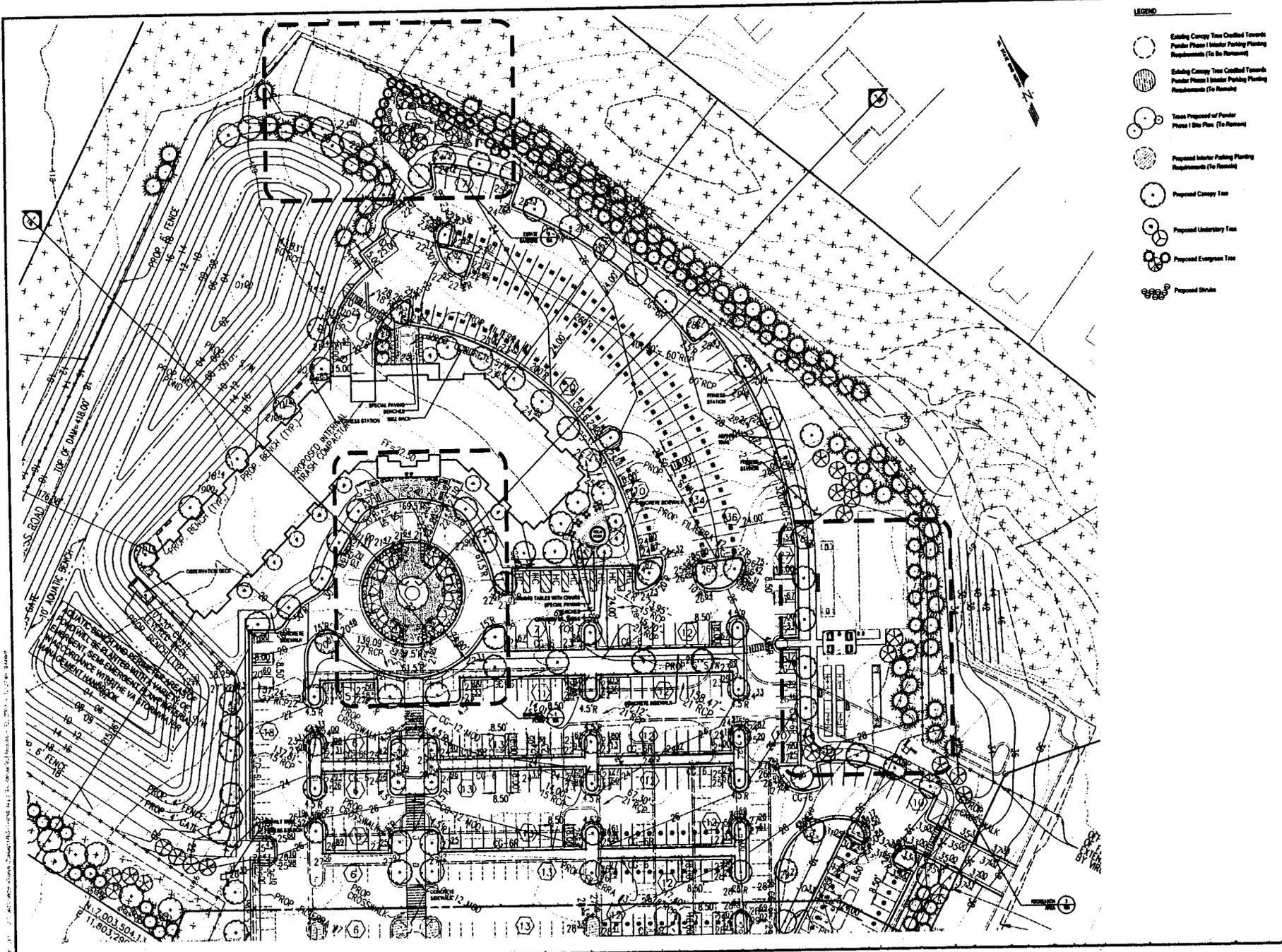
Urban Land Institute, Inc. 1100 North 17th Street, Suite 200, Arlington, VA 22209

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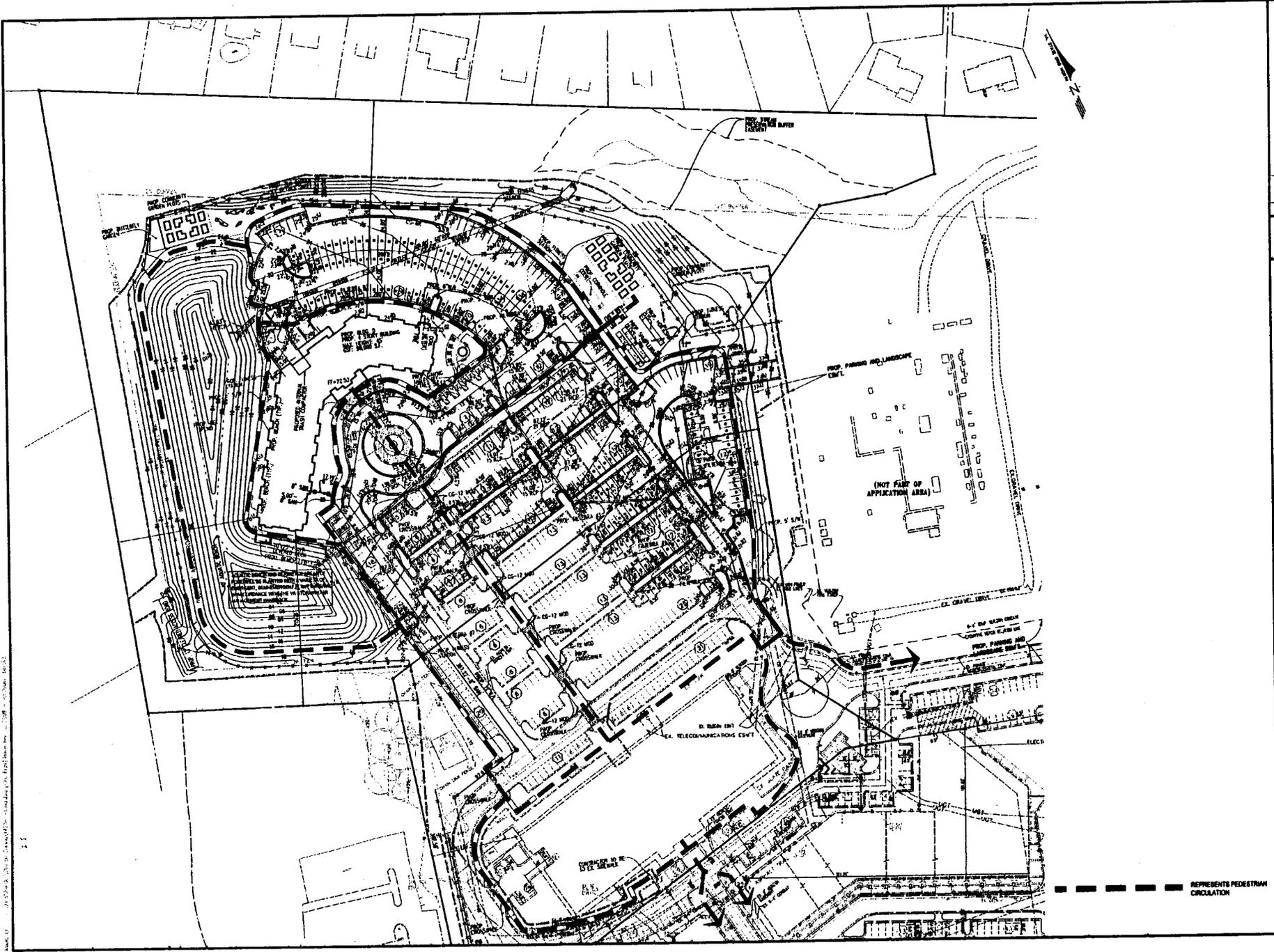
- LEGEND**
- Proposed Tree Site Area
 - Existing Canopy Tree Credited Towards Ponder Phase I Interior Parking Planting Requirements (To Be Removed)
 - Existing Canopy Tree Credited Towards Ponder Phase I Interior Parking Planting Requirements (To Remain)
 - Trees Proposed of Ponder Phase I Site Plan (To Remain)
 - Proposed Interior Parking Planting Requirements (To Remain)
 - Proposed Canopy Tree
 - Proposed Understory Tree
 - Proposed Emergent Tree
 - Proposed Shade

<p>OVERALL LANDSCAPE PLAN</p> <p>GLOBAL MISSION VILLAGE</p> <p>SULLY DISTRICT DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p>DATE: JUNE, 2009 SCALE: 1"=40'</p>	<p>PHASE I</p> <p>08-24-08 08-24-08 08-24-08 08-24-08 08-24-08</p> <p>1 TO 1000 UNITS/PHASE I/PHASE I/PHASE I/PHASE I/PHASE I</p> <p>REVISIONS</p>
<p>FILE No. ZF-1463-2</p>	<p>SHEET 14 OF 19</p>



- LEGEND**
-  Existing Canopy Tree (To Remain)
 -  Existing Underbury Tree (To Remain)
 -  Trees Proposed for Phase I Site Plan (To Remain)
 -  Proposed Interior Planting Requirements (To Remain)
 -  Proposed Canopy Tree
 -  Proposed Underbury Tree
 -  Proposed Evergreen Tree
 -  Proposed Shrub

 urban Professional Architecture and Planning							
							
OVERALL SITE AMENITIES GLOBAL MISSION VILLAGE FULLY DISTRICT DISTRICT FAIRFAX COUNTY, VIRGINIA CL-17-2							
DATE: JUNE, 2009 SCALE: 1"=40' SHEET 16 OF 19 FILE No. ZP-1463-2							



NO.	DATE	DESCRIPTION	REVISIONS
1	10-28-06	LANDSCAPE ELEV.	
2	11-10-06		
3	10-20-06		
4	08-24-06		

PLANS
01-01-06
02-02-06
03-03-06
04-04-06
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07-07-06
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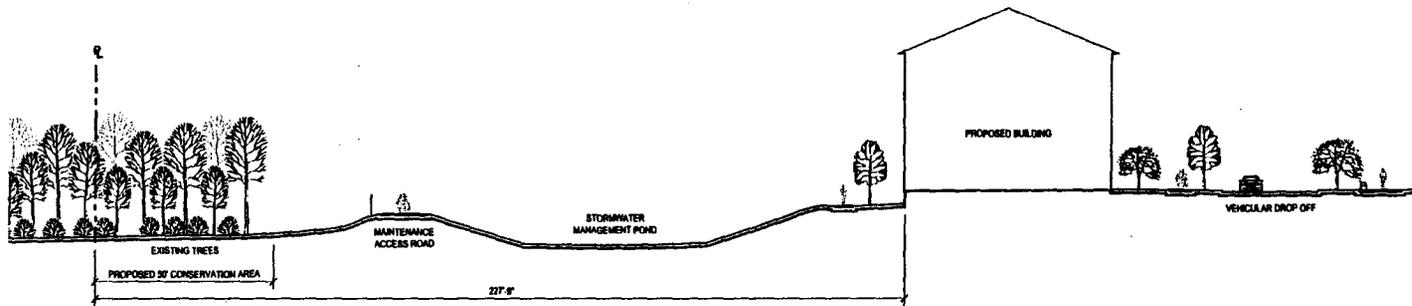
Urban
 CONSULTING
 ARCHITECTS
 1000 N. GLENN ST.
 SUITE 100
 ARLINGTON, VA 22201
 TEL: 703.261.1000
 WWW.URBANVA.COM



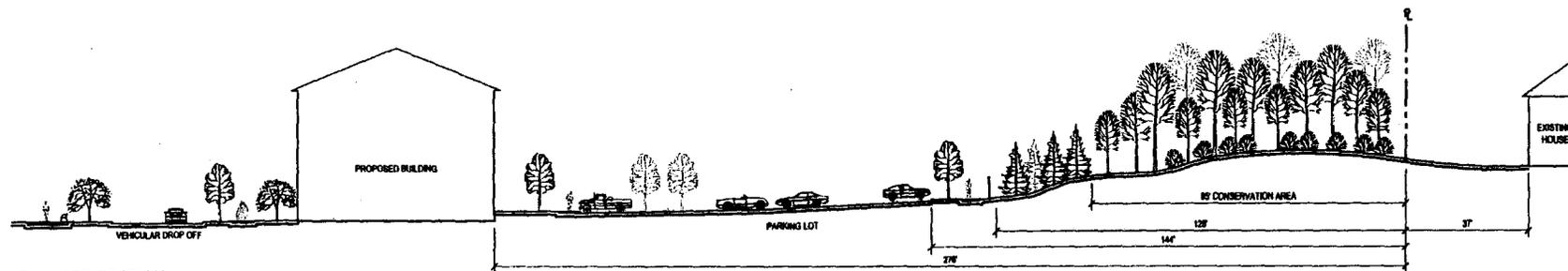
CIRCULATION PLAN
GLOBAL MISSION VILLAGE
 SULLY DISTRICT DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL #7
 DATE: JUNE 2009
 SCALE: 1"=30'

REPRESENTS PEDESTRIAN CIRCULATION

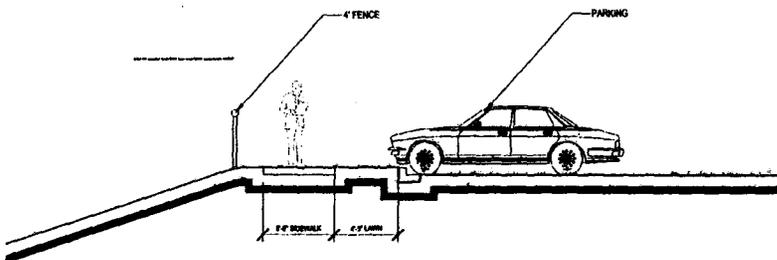
SHEET 17 OF 19
 FILE No. ZP-1463-2



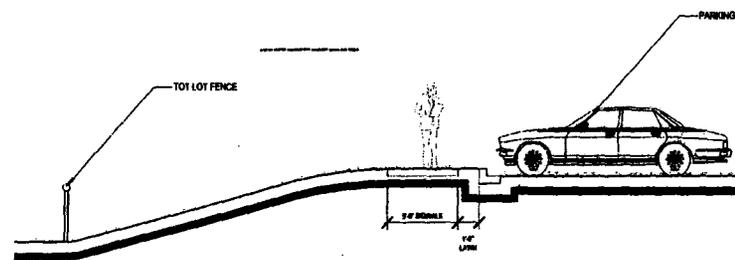
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2 SITE SECTION
Scale: 1/8"=1'-0"

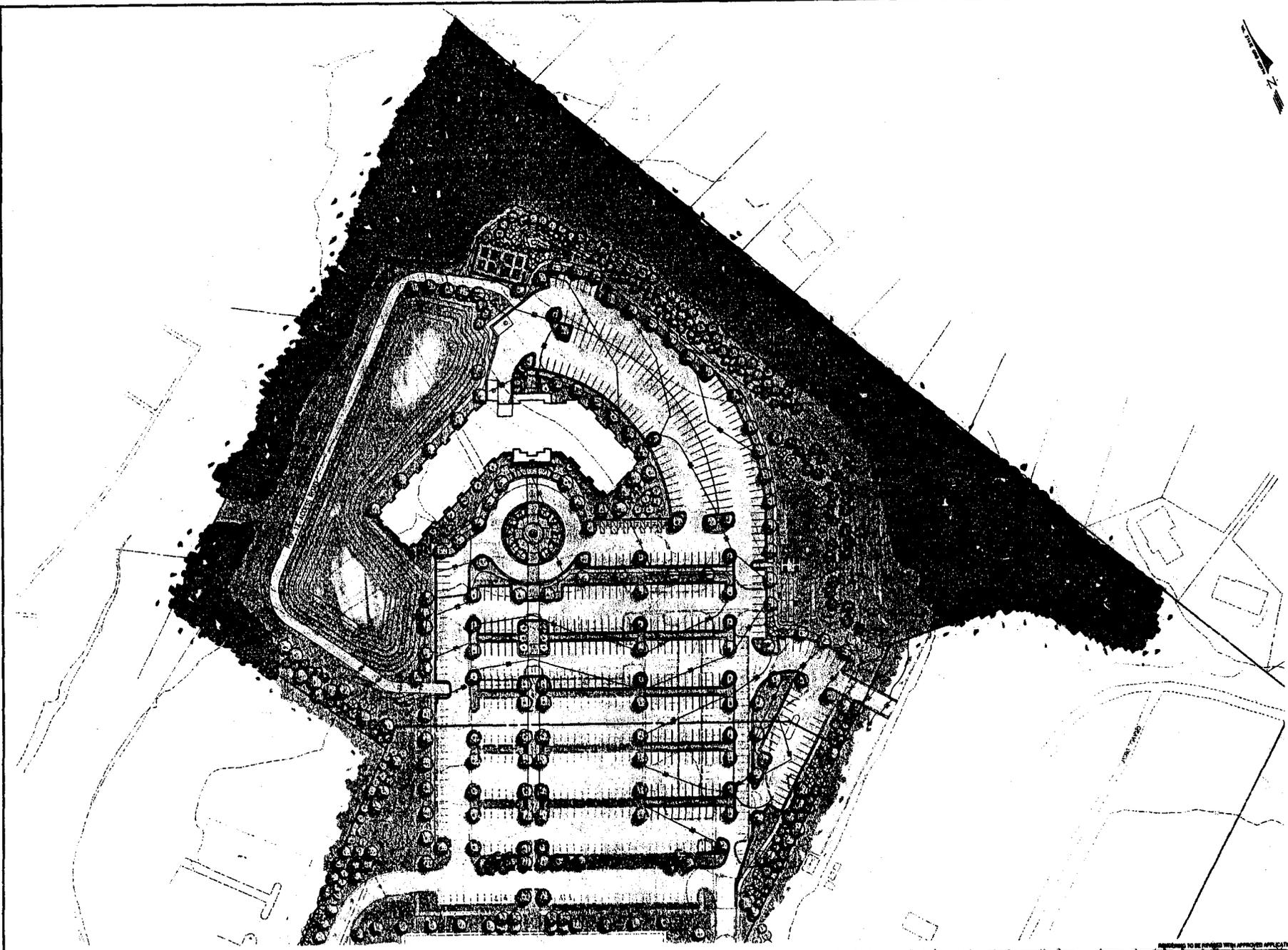


3 SITE SECTION
Scale: 1/4"=1'-0"



4 SITE SECTION
Scale: 1/4"=1'-0"

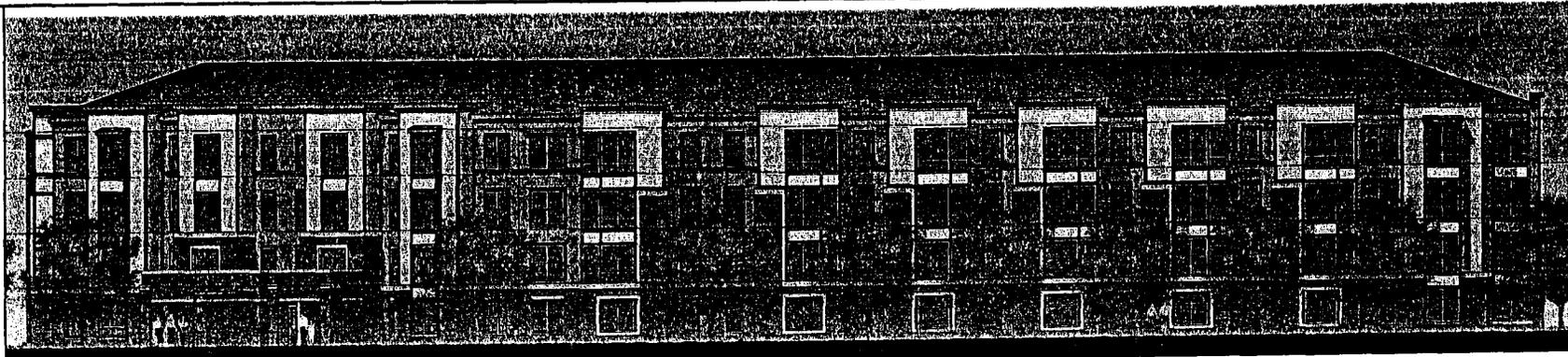
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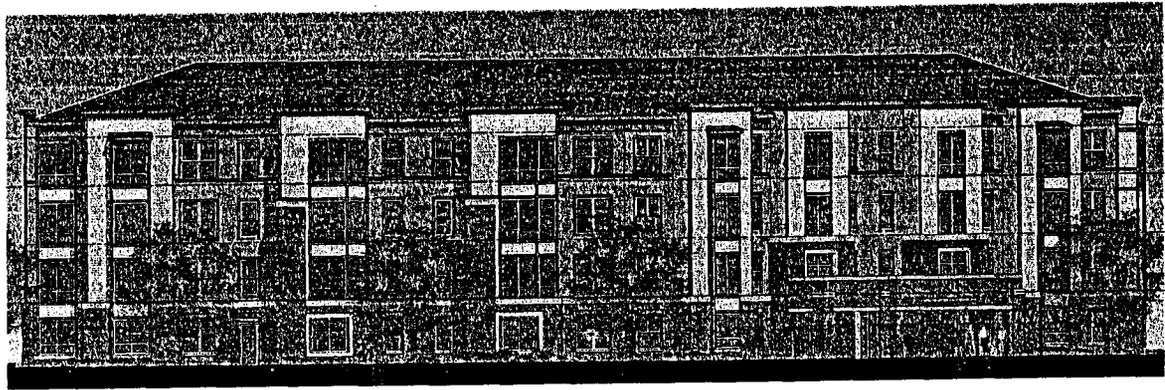
LANDSCAPE RENDERING GLOBAL MISSION VILLAGE SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA	DATE: FEB. 2009 SCALE: 1"=40' CI-42			Urban Systems 1100 Lee Street, Suite 200 Fairfax, VA 22031 703.261.1000 www.urban.com	PLAN DATE 04-08-08 08-08-08 10-08-08 11-08-08	REV. BY JRM JRM JRM JRM	DATE 04-08-08 08-08-08 10-08-08 11-08-08
					REVISIONS 1 10-08-08 URGENT REVIEW 2 11-08-08	REV. BY APPROVED JRM JRM JRM JRM	DATE 10-08-08 11-08-08

SHEET
 17C
 OF
 19
 FILE No.
 ZP-1463-2

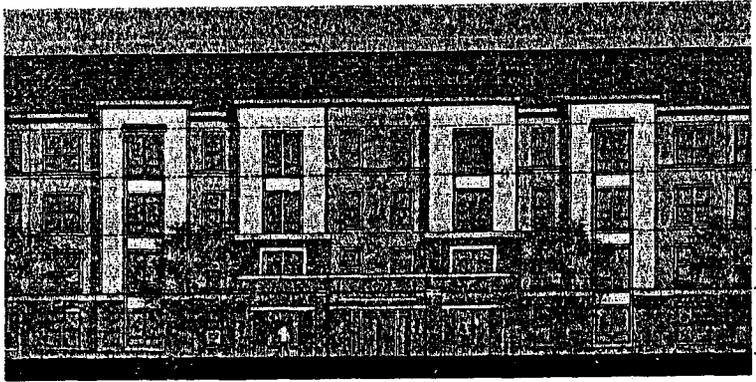
NOT TO BE REVISED WITH APPROVED APPLICATION



REAR ELEVATION 4



REAR ELEVATION 5



REAR ELEVATION 6

NO.	DATE	DESCRIPTION

PLAN DATE
08-14-08
10-06-08
11-03-08
11-03-08

Urban LLC
 1000 North 17th Street
 Suite 200
 Arlington, VA 22209
 Tel: 703.241.1100
 Fax: 703.241.1101
 www.urbanllc.com



ELEVATIONS
GLOBAL MISSION VILLAGE
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL: N/A
 DATE: APRIL 2009
 SCALE: N/A

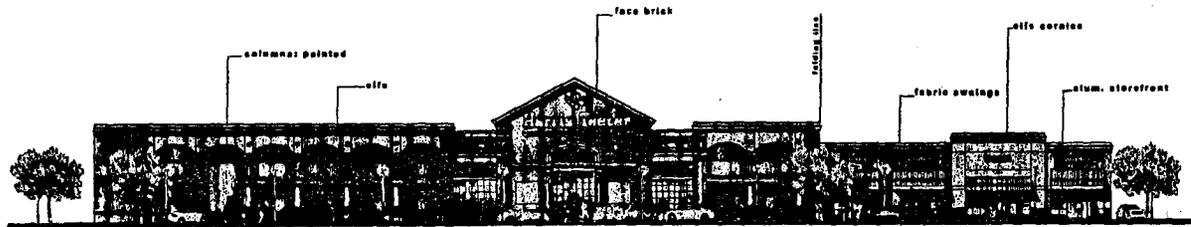
SHEET
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 FILE NO.
 ZP-1463-2

GRIMM+
PARKER
 ARCHITECTS

Global Mission Village
 Proposed Elevations

JENNY CO 2009

Drawn by: J. Angerhofer, Checked by: J. Angerhofer, Date: 04/14/09, Project: Global Mission Village, Sully District, Fairfax County, VA, Scale: As Shown, Plot Date: 04/14/09



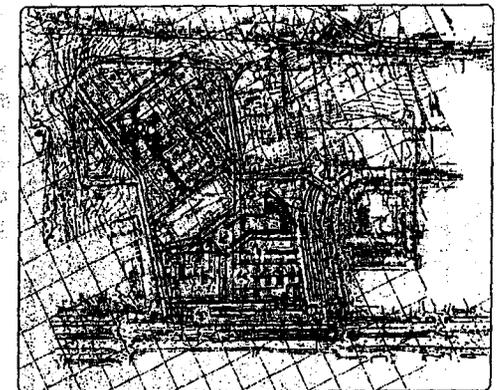
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elevation 2 scale: 1/8" = 1'-0"

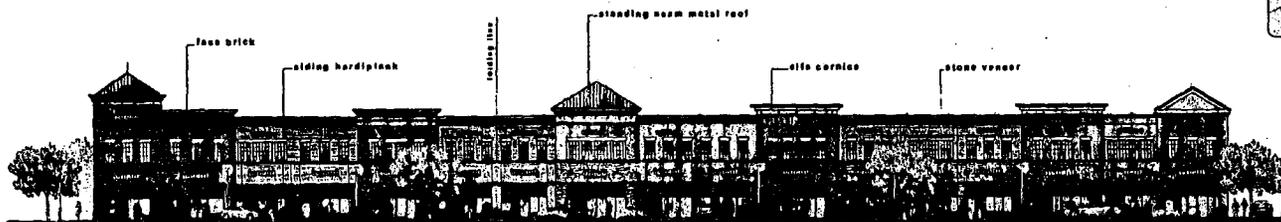


elevation 3 scale: 1/8" = 1'-0"

- Legend
- 100' 2-story building
- 100' 3-story office building
- 100' 2-story retail office building
- 100' 3-story office building
- 100' 2-story building

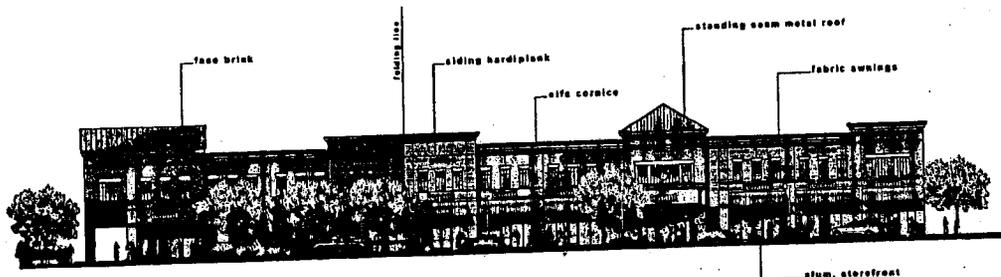


key plan



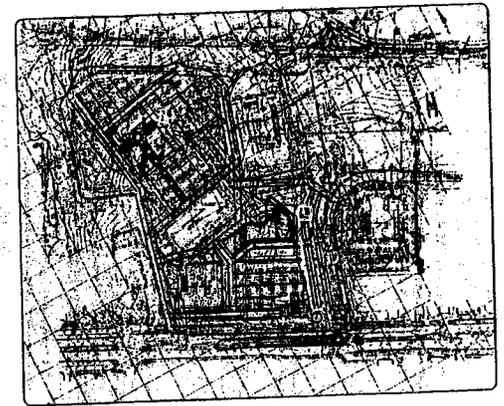
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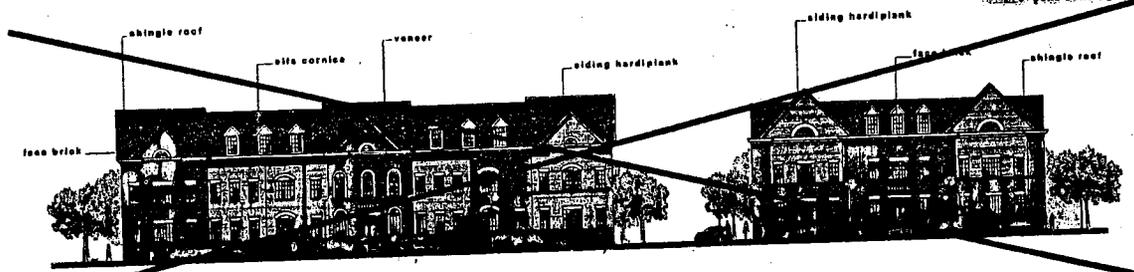


elevation 5 - center 110' x 140'

- 1st floor: factory building
- 2nd floor: office building
- 3rd floor: retail office building
- 4th floor: office building
- 5th floor: office building
- 6th floor: office building



key plan

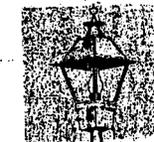
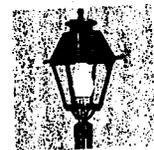
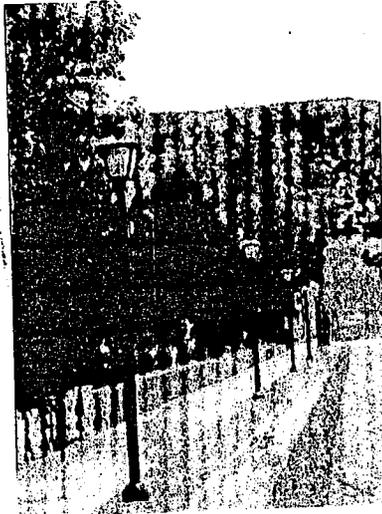


elevation 6 - center 110' x 140'

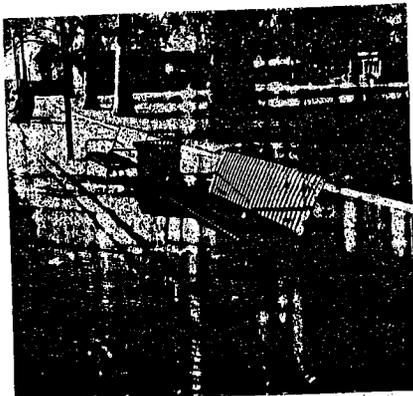
ELEVATION 6 - N.I.C.



THIS LIGHT FIXTURE DETAIL IS FOR
 HEIGHT PURPOSES ONLY. DETAILS
 OF ACTUAL LIGHT FIXTURE AND
 LIGHTING FIXTURE WILL BE
 PROVIDED WITH THE FINAL SITE
 PLAN.

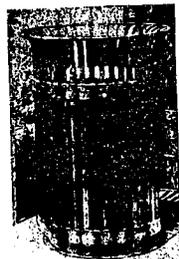


typical pedestrian lighting

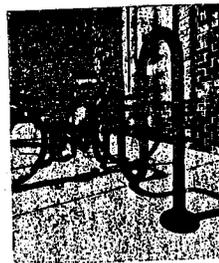


VICTOR STANLEY, INC.
 25-26 Stanley™ 42 Series Bench
 8-25 Stanley™ Series Urban Benches
 Ideal for use on the Streets,
 Parks, and Public Places

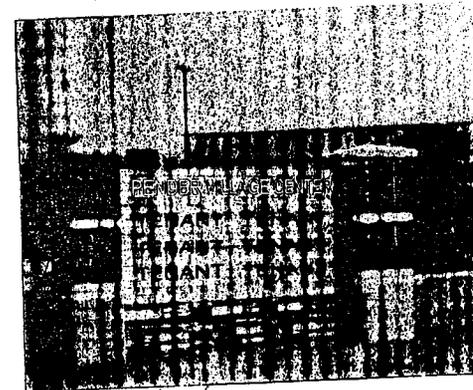
street bench



trash bin (gray color)



bike rack (gray color)



illustrative monument signage

Atlantic



elevation 1/8" scale 1/8" x 1/4"



elevation 1/8" scale 1/8" x 1/4"

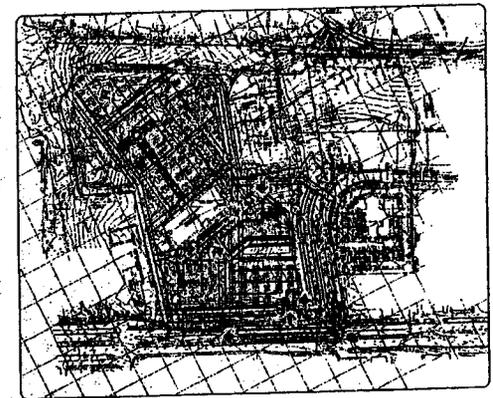


elevation 1/8" scale 1/8" x 1/4"

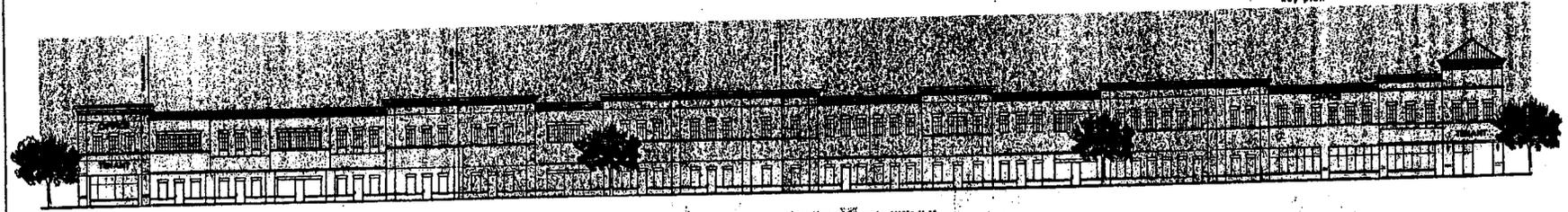


elevation 1/8" scale 1/8" x 1/4"

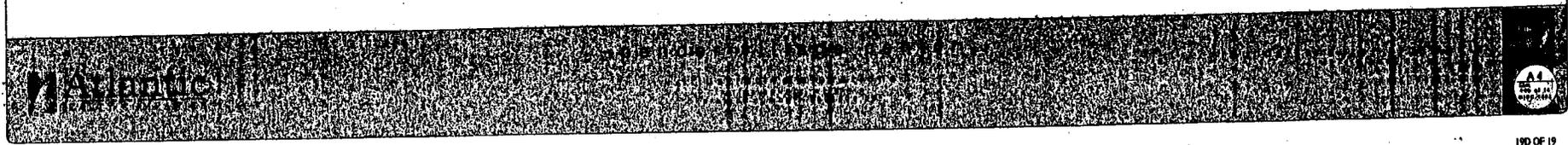
- Legend
-  grocery building
 -  one-story office building
 -  two-story retail office building
 -  two-story office building
 -  bank building
 -  garage



lay plan



elevation 1/8" scale 1/8" x 1/4"





PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

RECEIVED
Department of Planning & Zoning

JUN 25 2009

Zoning Evaluation Division

June 15, 2009

Metes and Bounds
Description of the Combined Properties of :
Lot 3, being the property of Pender LLC
as recorded in Deed Book 20101 at Page 1754
Fairfax County, Virginia
and
Lot 1A and Lot 1B, being the property of
Light Global Mission as recorded in
Deed Book 19262 at Page 176
Fairfax County, Virginia

Beginning at a point at the intersection of the northerly right-of-way of Lee Jackson Memorial Highway, Route 50, width varies, and the westerly right-of-way of Fair Ridge Drive, Route 7960, width varies; thence running with said right-of-way of Lee Jackson Memorial Highway

North 64° 24' 10" West, 853.73 feet to a point; thence departing with said right-of-way and running with the easterly line of the property of Trustees of the Presbytery of Potomac, Inc., as recorded in Deed Book 2561 at Page 588

North 13° 24' 50" East, 320.52 feet to a point being the southwesterly corner of Lot 1B, Light Global Mission Church as recorded in Deed Book 19262 at Page 176; thence

North 13° 24' 50" East, 347.58 feet to a point being the southeasterly corner of Lot 1A, Light Global Mission Church as recorded in Deed Book 19262 at Page 176; thence

North 66° 17' 10" West, 314.71 feet to a point on the eastern line of Parcel Y1 of Fair Woods, Section 5, as recorded in Deed Book 6603 at Page 53; thence running with the eastern line of said Parcel Y1 and continuing along the eastern line of Parcel M1 of Fair Woods, Section 4, as recorded in Deed Book 6272 at Page 1128

North 16° 17' 35" East 294.63 feet to a point; thence

North 16° 10' 32" East 486.86 feet to a point on the southern line of Parcel A of Fair Oaks Estates, Section 1, as recorded in Deed Book 5480 at Page 1060 among the land records of Fairfax County, Virginia, said point also being the northeastern corner of Parcel H of Fair Woods, Section 2, as recorded in Deed Book 5949 at Page 615, thence with said line of Parcel H and continuing with the southern lines lots 18, 17, 16, 15, 14, 13, 12, 11, 10, 9, 8 and 6 of said Fair Oaks Estates, Section one

South 61° 54' 20" East 1121.45 feet to a point being the northwest corner of Virginia Electric and Power Company as acquired in Deed Book 16497 at Page 1852; thence departing said point and running with the western lines of said Virginia Electric and Power Company

South 17° 15' 12" West 74.00 feet to a point; thence

North 84° 44' 48" West 66.03 feet to a point; thence

North 73° 39' 07" West 86.07 feet to a point; thence

South 61° 54' 56" West 171.80 feet to a point; thence

South 16° 54' 56" West 137.30 feet to a point being the northeast corner of said Lot 1B; thence

South 16° 54' 56" West 312.70 feet to a point; thence

South 32° 40' 49" East 146.64 feet to a point on the northern line of Lot 3, Pender LLC, as recorded in Deed Book 20101 at Page 1754; thence running with the northern lines of said Lot 3

South 73° 02' 38" East, 316.05 feet to a point on the westerly right-of-way of said Fair Ridge Drive; thence

176.01 feet along the arc of a curve deflecting to the left having a radius of 375.00 feet and a chord bearing and distance of South 30° 42' 00" West, 174.40 feet to a point; thence

South 17° 15' 12" West, 71.80 feet to a point; thence



urbanTM

South 22° 08' 36" West, 47.02 feet to a point; thence
South 17° 09' 54" West, 77.26 feet to a point; thence
South 17° 55' 56" West, 45.26 feet to a point; thence
South 17° 11' 24" West, 231.51 feet to the point of beginning containing 1,220,410 square feet or
28.01676 acres, more or less.

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: RZ 2009-SU-020**

DECISION DATE: 12-21-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: SULLY

APPLICANT NAME TRUSTESS OF THE LIGHT GLOBAL MISSION CHURCH

STAFF COORDINATOR: TSWAGL

ACTION: APPROVE

DECISION SUMMARY:

ON DECEMBER 21, 2009, THE BOARD UNANIMOUSLY APPROVED RZ 2009-SU-020, ON A MOTION BY SUPERVISOR FREY, SUBJECT TO THE PROFFERS DATED DECEMBER 15, 2009; TO PERMIT A 100 UNIT INDEPENDENT LIVING FACILITY TO REPLACE PREVIOUSLY APPROVED OFFICE USES IN A MIXED USE DEVELOPMENT. THE PLANNING COMMISSION HAD PREVIOUSLY APPROVED FDP 2009-SU-020, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 19, 2009 AND TO THE BOARDS APPROVAL OF THE REZONING. IN ADDITION, THE BOARD ALSO APPROVED PCA 83-C-021-02 TO DELETE THE LAND AREA FROM THE PREVIOUS CASE.

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>
PDC	28.02 ACRES	PDC	28.02 ACRES	PDC	28.02 ACRES
TOTAL	28.02 ACRES	TOTAL	28.02 ACRES	TOTAL	28.02 ACRES

TAX MAP NUMBERS

046-3- /01/ /0015-A1

046-3- /01/ /0015-A2

046-3- /01/ /0015-A3

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

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

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
INDLIVFAC	100			75					
OFFC/GENRL									
RETAIL/EST					305,498.00	SQ FEET	28.02	ACRES	0.25
TOTAL					305,498.00	SQ FEET	28.02	ACRES	0.25
TOTAL	100	0.00	ACRES						

WAIVERS/MODIFICATIONS**APPROVED WAIVERS/MODIFICATIONS**

MODIFY ADDITIONAL STANDARD 1 OF SECT. 9-306

MODIFY PAR. 5 OF SECT. 6-206

MODIFY TRANSITIONAL SCREENING REQUIREMENT

WAIVE BARRIER REQUIREMENT

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAIVE SERVICE DRIVE REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

PROFFER INFORMATION

PROFFER STATEMENT DATE: 12-15-2009

<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	0	N/A	\$	01-01-0001
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	NON-RUP	\$	01-01-0001
COMMUNITY COORDINATION / LIAISON	01-01-0001	0	NON-RUP	\$	01-01-0001
CONTRIBUTION TO ADJACENT HOA	01-01-0001	0	NON-RUP	\$5,000	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCE	01-01-0001	0	N/A	\$	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$	01-01-0001
ENROLLMENT LIMITATIONS	01-01-0001	0	N/A	\$	01-01-0001
EROSION AND SEDIMENT CONTROL	01-01-0001	0	N/A	\$	01-01-0001
FENCE	01-01-0001	0	N/A	\$	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA	01-01-0001	0	N/A	\$	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$	01-01-0001
HISTORIC MARKER AND HERITAGE RESOURCES	01-01-0001	0	N/A	\$	01-01-0001
HOURS OF OPERATION	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDE	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$	01-01-0001
PARKING	01-01-0001	0	N/A	\$	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	N/A	\$	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALK)	01-01-0001	0	SITE PLAN	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 12-15-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ROAD FUNDS	01-01-0001	0	N/A	\$	01-01-0001
SANITARY SEWER	01-01-0001	0	N/A	\$	01-01-0001
SCREEN MECHANICAL EQUIPMENT	01-01-0001	0	N/A	\$	01-01-0001
SHUTTLE BUS	01-01-0001	0	N/A	\$	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND D	01-01-0001	0	N/A	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
UTILITIES UNDERGROUND	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ACCESSIBLE DWELLING (ADA)	01-01-0001	0	N/A	\$	01-01-0001

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: FDP 2009-SU-020

DECISION DATE: 11-19-2009

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: SULLY

APPLICANT NAME TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH

STAFF COORDINATOR: TSWAGL

ACTION: APPROVE

DECISION SUMMARY:

ON NOVEMBER 19, 2009, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2009-SU-020, ON A MOTION BY COMMISSIONER LITZENBERGER; SUBJECT TO DEVELOPMENT CONDITIONS DATED NOVEMBER 19, 2009 AND TO THE BOARDS APPROVAL OF THE REZONING.

TAX MAP NUMBERS

046-3- /01/ /0015-A1

046-3- /01/ /0015-A2

046-3- /01/ /0015-A3

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

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

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF ADU'S</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
FINANCIAL									
INDLIVFAC	100			75					
OFFC/GENRL					305,498.00	SQ FEET	28.02	ACRES	0.25
RETAIL/EST									
TOTAL					305,498.00	SQ FEET	28.02	ACRES	0.25
TOTAL	100	0.00	SQ FEET						

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 11-19-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
PEDESTRIAN IMPROVEMENTS (CROSSWALK)	01-01-0001	0	N/A	\$	01-01-0001

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 11-19-2009

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



Amended

PLEASE TYPE OR PRINT IN BLACK INK

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX
APPLICATION FOR ZONING MAP AMENDMENT AND

RECEIVED
Department of Planning & Zoning

SEP 29 2009

APPLICATION NO. RZ/FDP 2009-SU-020
(Assigned by Staff)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Trustees of the Light Global Mission Church, the applicant(s), petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC, WS, HC District to the PDC w/amended Proffers, WS, HC 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:

Global Mission Church Property, Lots 1A, 1B, 3 19262 - 0176
20101 - 1754

Lot(s) Block(s) Subdivision Deed Book Page No.

TAX MAP DESCRIPTION:

46-3-((1))-15A1, 15A2, 15A3 approx. 28.01676 acres

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)
3901, 3903 Fair Ridge Drive

ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)
Northwest quadrant of the intersection of Fair Ridge Drive (Route 7960) and Lee Jackson Memorial Highway (Route 50)

PRESENT USE: Mixed-Use, Church, Child Care Center, Office

PROPOSED USE: Mixed-Use, Church, Child Care Center and Independent Living Facility

SUPERVISOR DISTRICT: Sully

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.

Sekyu Chang, Trustee
Type or Print Name of Applicant or Agent

[Signature]
Signature of Applicant or Agent
Trustees of the Light Global Mission Church
3901 Fair Ridge Drive, Fairfax, VA 22033
Address

Telephone No. Home Work John C. McGranahan, Jr., Esquire
Nicholas H. Grainger, Esquire
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102
(703) 714-7464; (703) 714-7557; (703) 714-7410 (Fax)

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

DO NOT WRITE IN THIS SPACE

Date application received: _____

Application Fee Paid: \$ na

Date application accepted: 10-5-09

Virginia Ruffen

Form RZ (10/89)