

Government Center Proffers
(Land Bay C)

PCA 86-W-001-08

August 12, 2002

Pursuant to Section 15-2.2303A of the Code of Virginia 1950 edition as amended, subject to the Board of Supervisors ("the Board") approval of PCA 86-W-001-8 the Board and their successors and assigns, proffer the following. The previous proffers/development conditions which apply to the application property shall as applicable remain as approved by PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 dated July 25, 1988, and approved by the Board of Supervisors on August 1, 1988. In the event this application is denied, these proffers shall immediately be null and void and the proffers dated July 25, 1998, shall remain in full force and effect. Should there be inconsistency between these proffers and the previous proffers, these proffers shall replace and supercede those proffers or portions thereof.

Paragraph 2 under Land Use shall be revised to read as follows:

Land Use

2. The maximum Gross Floor Area (GFA) for the entire 217.64 acre site shall be 3,171,786 gross square feet which is approximately 0.3347 FAR. Irrespective of the notes, tabulations and representations of the CDPA/FDPA the approximate FARs for the Land Bays shall be as follows: (1) 0.45 in Land Bay A which is 667,926 square feet, (b) 0.54 in Land Bay B which is 771,666 square feet, (c) 0.229 in Land Bay C which is 999,014 square feet, and (d) 0.33 in Land Bay D which is 733,180 square feet.

Land Bays B, C and D shall be developed in conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment (CDPA/FDPA) prepared by William H. Gordon Associates, revised through June 24, 1988, and the Illustrative Landscape Plans dated May 23, 1988 as revised through June 24, 1988, prepared by Land Design Research, Inc.

Paragraph A10 under Land Use shall be revised to read as follows:

10. Although the parking tabulation shown on the Conceptual/Final Development Plan for Land Bay C prepared by William H. Gordon Associates revised through June 24, 1988, is five (5) parking spaces per 1,000 square feet of net floor area, the amount of parking to be provided for Land Bay C shall be sufficient to provide adequate parking for employees, County vehicles and visitors. At no time shall the amount of

parking for the use be less than that required by the Zoning Ordinance for public uses/office. A portion of the parking lot may be used for a commuter parking lot, special events such as the Fairfax Fair, and such other uses as the Board of Supervisors may deem appropriate. In association with the commuter parking lot, one or more bus stops, pull-offs and or bus shelters may be established on the site.

The proffers/development conditions associated with PCA 86-W-001-4 and FDPA 88-W-001-2, dated November 4, 1992, and approved by the Board of Supervisors on December 7, 1992, shall be deleted in their entirety.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

PROFFERS

CDPA 86-W-001-3

PCA 86-W-001-9

PCA 86-P-089-5

September 18, 2002

Pursuant to Section 15-2.2303A of the Code of Virginia, 1950 edition, as amended, and subject to the Board of Supervisors approval of the Proffered Condition Amendment and Final Development Plan Amendment, the Applicant/Owners, their successors or assigns, herein after referred to as "the Applicant" proffers the following. All previous proffers or development conditions which apply to the application property shall, as applicable, remain in the proffer statements dated July 25, 1988 and approved August 1, 1988, by the Board of Supervisors. Should there be any inconsistencies between these proffers and prior proffers, these proffers shall replace and supercede those prior proffers or portions thereof.

Paragraph A1a shall be added under Land Use PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

A1a The application property (Tax Map 55-2 ((1)) 15) also known as Land Bay A of the Government Center ("Land Bay A") shall be developed in conformance with the Conceptual Development Plan Amendment and Final Development Plan Amendment (CDPA/FDPA) consisting of six (6) sheets prepared by William H. Gordon Associates and dated July 2001, as revised through August 26, 2002. The existing interim athletic fields may remain until such time as the approved uses are developed. Land Bay A, shall be developed with a maximum of 667,926 gross square feet of commercial office, retail, forensic laboratory and associated permitted uses, as depicted on the approved CDPA/FDPA.

Paragraph 3 under Land Use PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

3. Heights of the buildings shall be in conformance with the CDPA/FDPA, with no portion of any building exceeding one-hundred and twenty (120) feet for Land Bays B, C and D and one-hundred and seventy (170) feet for Land Bay A. Buildings A-1 and A-2 in Land Bay A shall be a minimum of five (5) floors and a maximum of twelve (12) floors in height.

Consistent with the Fairfax County Zoning Ordinance, mechanical penthouses shall be permitted to exceed the one-hundred and twenty (120) and one-hundred and seventy (170) foot height provided that they meet the following standards as determined by DPWES:

- They comprise less than 25% of the roof of the building
- Said mechanical penthouses do not exceed twenty (20) feet in height
- Said mechanical penthouses are located in the middle of the building's roof

- Said mechanical penthouses are architecturally clad with materials of a texture and same/similar color compatible with materials on the building upon which they are situated.

Paragraph 5 under Land Use PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

5. All signage other than that required by VDOT for the subject property shall be addressed through a Comprehensive Signage Plan pursuant to Section 12-210 of the Zoning Ordinance and subject to public hearing and approval by the Planning Commission. No retail signs on Land Bay A, that are visible from I-66, shall exceed the size depicted on the CDPA/FDPA and under no circumstances shall the size of the individual lettering exceed that of the signs visible from I-66 located on Tax Maps 55-2 ((1)) 14B2 and 14B3. No signage, including signage visible from I-66, shall consist of neon lighting, consist of more than the name of the tenant, or consist of more than one sign per side of a building or further restrictions as may be approved pursuant to the approval of a Comprehensive Sign Plan..

Paragraph A11-22 shall be added under Land Use PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

11. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the approved CDPA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the CDPA/FDPA for Land Bay A provided such changes are in substantial conformance with the CDPA/FDPA and proffers, and do not increase the total square footage, decrease the minimum amount of open space or distance to the periphery shown to be provided on the CDPA/FDPA.
12. Buildings shall be generally in character with the conceptual elevations and typical landscaping details as shown on Sheets 4 and 5 of the CDPA/FDPA, as determined by DPWES.
13. All exposed facades of the parking structures shall be constructed of either masonry, stone, metal panels or pre-cast concrete and shall be designed to be consistent with the facade treatments in terms of color, material and architectural treatments of the office buildings or retail buildings which they serve, as determined by the Director, Department of Planning and Zoning (DPZ).
14. The paved and landscaped plaza areas adjacent to Buildings A-1 and A-2 shall include specialty paving materials, enhanced landscaping, pedestrian lighting, seating areas and site amenities as generally illustrated on Sheets 4 and 5, and may also incorporate visitor drop-off areas and visitor parking. The design of these plaza areas, including pedestrian and vehicular connections to and through the plazas, are subject to modification by final engineering and architectural design without the requirement for a FDPA. Prior to site plan approval for Buildings A-1 or A-2 the plaza detail shall be submitted to the Planning Commission for review and approval.
15. Building A-3 shall be limited to retail uses with a comparable transportation generation of a furniture store as determined by DOT. Uses not permitted for Building A-3 include: home improvement store with a plant nursery, lumber yard or other large raw building material components; high volume, large discount store, restaurant park; and other similar uses.

16. There shall be no outdoor storage for Buildings A-1, A-2 and A-3.
17. Shower stalls and lockers shall be provided in Buildings A-1 and A-2 so that employees shall have access to the facilities. A bicycle parking rack shall be provided at Buildings A-1 and A-2 and in the structured parking adjacent to the buildings.
18. As long as the Chantilly Youth Association remains as a lessee of a portion of the property, it shall be provided written notice not less than sixty (60) days prior to start of clearing and grading activities on any portion of the property, that such clearing and grading is to commence, and the applicant shall provide the Chantilly Youth Association not less than sixty (60) days to vacate use of the site.
19. Telecommunication equipment if any shall be mounted not to extend above the top of the highest portion of the penthouse structure, and shall be flush mounted and of a similar color as the penthouse or mounted as far as possible from the outer edge of the building and screened to minimize visibility from the ground, as determined by DPWES. Equipment cabinets shall be located on the roof or internal to the building, if located on the roof, they shall be shielded by a screen wall. There shall be no signs on-site to advertise the telecommunication facility(ies).
20. In order to ensure conformance with the Fairfax Center Area design standards, conceptual architectural design in the form of building elevations and detailed landscape plans shall be presented to the Planning Commission for administrative review and approval for each phase of the development, prior to site plan approval.
21. The Applicant shall promote the alternative loading design depicted on Sheet 2 of the CDPA/FDPA to provide loading from the rear of Building A-3, subject to the acquisition of the necessary off-site easements and/or permission. In the event that the Applicant is not able to obtain its tenant's or purchaser's consent to the rear loading alternative, or necessary off-site easements and permission are not granted, the Applicant shall demonstrate to the reasonable satisfaction of the Director of the Planning and Zoning Department the failed attempts to obtain such consents and/or grants. In the event that the loading area for Building A-3 is accessed from the any other side of the Building, the loading area shall provide a gate or other screening mechanism that is visually compatible with the proposed retail store (Building A-3), as reasonably determined by the Director, Department of Planning and Zoning (DPZ).
22. The County Archeologist shall be provided access to the site in order to conduct a Phase II or Phase III Archeological Study and permitted to recover any artifacts, provided such work does not delay or interfere with the Applicant/Owner's activities on the property or its construction schedule provided, however, that the County Archeologist shall provide the Applicant/Owner with advanced notice of his intent to enter the property and his activity schedule. Prior to entering the property, the County Archeologist shall provide the Applicant/Owner with an adequate hold harmless/indemnification agreement in favor of the Applicant/Owner. Sixty (60) days prior to clearing and grading activities the County Archeologist shall be provided written notice to conclude the Archeological Study for the portion of the site impacted by the clearing and grading activities.

Paragraph 3 under Stormwater Management PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

3. The storm water management facilities required to be located on the Property by the applicable F.L. Promenade agreements shall be constructed in accordance with the requirements of the Public Facilities Manual, terms of those agreements, and as modified by the qualifications described in the Memorandum, dated June 17, 2002, from Carl E. Bouchard to Michelle Brickner attached hereto as Attachment 1 and incorporated herein to the proffers. Additional plantings that can withstand periodic inundation from run-off shall be provided to the maximum extent feasible within cleared areas of the pond basin to retain an aesthetic, naturalized appearance for the stormwater management ponds, enhancing the habitat potential and minimizing maintenance, subject to approval of the Urban Forester.

Paragraph 1(a) under Environmental PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be added:

- 1.a. Landscaping in Land Bay A shall be provided in conformance with the CDPA/FDPA. At the time of planting, deciduous trees shall have a minimum three (3) inches caliper and evergreen trees shall be a minimum of seven (7) to eight (8) feet in height. Where consistent with County policies regarding tree planting in stormwater management ponds, and in those areas behind the pond embankment that need to be cleared, as determined by DPWES, additional plantings shall be provided to the maximum extent feasible for the storm water management pond as determined by the Urban Forester.

Paragraph 2(a) under Environmental PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

- 2.a As shown on the CDP/FDP the following landscaped buffers shall be provided:
- A minimum of one-hundred and ten (110) feet wide along the southern boundary of Land Bay B.
 - A minimum of one-hundred (100) feet wide along the southwestern boundary of Land Bay C, between fifty (50) and two-hundred and fifty (250) feet wide along the northwestern side of Land Bay D (north of Government Center Parkway).
 - A minimum of eighty (80) feet wide west of the Route 29 access road.
 - A minimum of thirty-five (35) to fifty (50) feet wide along the southern boundary of Land Bay D parallel to Route 29.
 - In Land Bay A landscaping shall be provided to the maximum extent reasonably possible along Fair Lakes Parkway, as determined by the Urban Forester.
 - Prior to issuance of a Non-RUP for Building A-3 in Land Bay A and subject to approval of the adjacent property owners, the applicant shall provide additional landscaping on Tax Maps 55-2 ((1)) 3B and 14B3. Off-site landscaping shall be complimentary and supplement the existing vegetation to provide year round screening as determined by the Urban Forester. Deciduous trees shall have a

minimum three (3) inches caliper and evergreen trees shall be a minimum of seven (7) to eight (8) feet in height at the time of planting.

Paragraphs 14-23 shall be added under Environmental PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

14. In order to minimize nighttime light pollution and glare, lighting within Land Bay A shall feature full cut-off luminaires to ensure that glare does not project above the horizontal plane. Full cut-off street lighting fixtures shall be provided to the maximum extent feasible as may be acceptable to the applicable public utilities for lighting fixtures in public rights-of-way. All parking lot lighting shall be full cut-off fixtures and not exceed thirty (30) feet in height, including the pole base; up-lighting for design elements such as signs, landscaping or architectural illumination shall not be permitted. Security lighting, such as "wall packs", lighting for pedestrian paths and other common areas, shall also be fully shielded and directed downward.

15. Prior to the issuance of the first non-residential use permit for Buildings A-1, A-2 or A-3, the applicant shall restore degraded areas of the EQC to a more natural condition in two areas of the site as provided herein. Prior to the approval of a site plan for Buildings A-1, A-2 or A-3, the applicant shall submit an EQC restoration plan for the review and approval of the Urban Forestry Division in coordination with the Virginia Department of Forestry. This plan, and the subsequent EQC restoration activities, shall provide for the following:
 - The existing gravel road bed in the area east of the outdoor storage area associated with the forensics facility, shall be re-graded such that a more natural topographic condition will be provided along both sides of the stream in this area. A slope gradient no steeper than 3:1 shall be created adjacent to, and along both sides of, the stream along the entire width of the cleared portion of the gravel roadbed, in a manner that will not require disturbance to wetlands on either side of the road bed, as determined by the Urban Forester. The entirety of the road bed in the EQC to the west of the stream shall be included in the area to be re-graded, and an equivalent or greater area shall be included to the east of the stream. The toe of the slope along both sides of the stream shall be stabilized through the installation of biologs within the stream banks and through the planting of native shrubs and seedlings behind the biologs. The surfaces of the re-graded areas shall be tilled and amended with a layer of organic matter. After this layer has been installed, the re-graded areas shall be replanted with native species of trees and shrubs that are well suited to the soil, topographic, and microclimatic conditions of the areas being planted. Plantings in the restoration area shall be consistent with Public Facilities Manual guidance regarding the planting of seedlings (Section 12-0808.7). In addition, if determined to be appropriate by the Urban Forestry Division, the areas shall be seeded with a mixture containing native grasses, perennials, and woody vegetation in order to establish a native ground cover.

 - That portion of the gravel road bed in the area east of the road crossing/pond embankment shall be removed, and any area within the EQC that is disturbed during this process shall be restored to a more natural condition. The surfaces of

these areas shall, to the extent determined to be necessary by the Urban Forestry Division, be tilled and amended with a layer of organic matter. These areas shall be replanted with native species of trees and shrubs. Plantings in the restoration area shall be consistent with Public Facilities Manual guidance regarding the planting of seedlings (Section 12-0808.7). In addition, if determined to be appropriate by the Urban Forestry Division, the areas shall be seeded with a mixture containing native grasses, perennials, and woody vegetation in order to establish a native ground cover.

16. A tree preservation plan shall be submitted for the trees proposed to be preserved along Fair Lakes Parkway, east of the main site entrance to the property, and trees located within twenty (20) feet of either side of the limits of clearing and grading elsewhere on the property, including the areas adjacent to the embankment SWM facility. The tree preservation plan shall be included as part of the first submission of the site plan. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed by the Urban Forestry Division.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating of all trees greater than ten (10) inches in diameter within the tree save area and the embankment SWM facility shown on the CDPA/FDPA for the tree save area. The tree survey shall also include areas of clearing and grading not shown on the CDPA/FDPA resulting from engineering requirements, such as off-site clearing and grading for utilities or storm water outfall. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and other as necessary, shall be included in the plan.

17. 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 pre-construction meeting. Before or during the pre-construction meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forestry Division representative to determine where minor adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, provided, however, that such adjustments shall not result in a reduction of the planned improvements adjacent to the tree preservation area. Trees labeled for preservation on the CDPA/FDPA which are not likely to survive due to their species and/or proximity to land disturbance will be identified at this time and the applicant shall remove them and provide replacement trees with the species and location of replacement trees subject to the approval of the Urban Forester. Any tree that is designated for removal at the edge of the limits of clearing and grading or within a tree preservation area, shall be removed using a chain saw to avoid damage to surrounding trees. 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 the adjacent trees.
18. Tree protection fencing shall be erected at the limits of clearing and grading for areas of tree preservation and shall be shown on the tree preservation plan, phase I & II erosion and sediment control sheets. The tree protection fencing shall consist of four 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. All tree protection fencing shall be installed prior to any clearing and grading activities. The installation of all tree protection fences, except super silt fences, shall be performed under the supervision of a certified arborist. Three days prior to the commencement of any clearing, grading, or demolition activities, the Urban Forestry Division shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed.

19. The applicant shall retain the services of a certified arborist or landscape architect to monitor and verify in writing all tree preservation efforts in order to ensure conformance with approved site plan. The monitoring schedule shall be described and detailed on the tree preservation plan, or other document acceptable to the Urban Forestry Division, and shall be reviewed and approved by the Urban Forestry Division.
20. Development shall strictly conform to the limits of clearing and grading as shown on the CDPA/FDPA dated July 2001 as revised through August 26, 2002, allowing for modifications only to provide for utility lines, trails, EQC restoration, and the stormwater management facility. For the stormwater management facility, modifications to the limits of clearing and grading may be made only to the extent that such modifications are determined by DPWES to be needed to provide for the stormwater management facility consistent with proffer 3. Utilities shall be located and designed such that encroachments into the EQC will be avoided where practicable as determined by the Urban Forestry Division. To the extent that utilities are located within the EQC, they shall be designed such that land disturbance and impacts to existing trees are minimized, and shall be subject to review and approval by the Urban Forestry Division. The EQC shall remain as undisturbed open space with the exception of the removal of hazardous trees and selective maintenance to remove exotic and/or invasive vegetation. Such activities shall be subject to the Urban Forester's approval. The construction of the retaining walls referenced in note E.12 on the CDPA/FDPA for walls proposed along the northern and eastern boundary of the retail and forensics portions of the project with the EQC will be accomplished without any grading, disturbance or clearing within the EQC.
21. With regard to parking garage P-1 in Land Bay A, a mix of deciduous and evergreen trees and/or shrubs shall be provided in planters within those portions of the top of the proposed parking garage which are not otherwise designated for parking spaces, travel ways, or pedestrian access. Such landscaping shall consist of five (5%) percent of the surface area of the top level of the garage. These plantings will be of a type and planted size that are to the reasonable satisfaction of the Director of DPWES.
22. Site design and/or operational measures shall be provided for the forensics facility in order to ensure that fluids that may be released from vehicles in the outdoor storage area (located immediately east of the forensics facility structure) will not be released into the EQC. Such measures may, at the option of the Fairfax County Police Department, consist of operational practices such as the employment of capture pans and oil absorbing material to eliminate the potential for vehicle fluid runoff. Prior to site plan approval, documentation shall be provided for the review and approval of DPWES in coordination with the Hazardous Materials Technical Support Branch of the Fire and Rescue Department that identifies the measures that will be taken to protect the EQC from releases of vehicle fluids.
23. In order to reduce storm water runoff volumes from the forensics facility, the following low-impact development efforts will be pursued if determined to be feasible and practicable by Office

of Site Development Services (DPWES/OSDS), consistent with the approved development plan dated July 2001 as revised through August 26, 2002.

- A. A bio-filtration facility (a bio-retention facility with an under-drain) shall be constructed within the parking lot islands west of the County forensics facility (building A-4 as shown on the development plan). This facility shall be designed and maintained in accordance with an October 2, 2001 Letter to Industry from DPWES entitled "Revised Procedures for Requests to Use Innovative Best Management Practices" or other document acceptable to DPWES. The parking lot shall be designed such that drainage from the portion of the parking lot between building A-4 and the western boundary of the forensics facility parcel will be conveyed to the bio-filtration facility.
- B. A grass drainage swale shall be provided in the area between the parking lot and the EQC boundary to the north of the forensics facility structure. This swale shall be designed consistent with guidance for water quality swales (Figure 3.13-2) as contained in Minimum Standard 3/13 (Grassed Swale) of the Virginia Stormwater Management Handbook (Virginia Department of Conservation and Recreation), as determined by DPWES/OSDS or other documents acceptable to DPWES/OSDS. The row of parking north and northwest of the forensics facility structure shall be designed such that storm water runoff is conveyed as sheet flow into the grass swale.

Pursuit of these efforts shall only be required if, and to the extent that, they will not necessitate a modification to the design of the forensics facility parcel as shown on the development plan dated July 2001 as revised through August 26, 2002. If it is determined by DPWES that a grass swale cannot be provided without the need for clearing in the EQC, then the provision of the grass swale shall not be required.

Paragraph 4 shall be added under Noise Attenuation PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

3. In order to reduce interior noise in Buildings A-2 and A-4 to a level of approximately DNL 50 dBA, the following acoustical treatment measures shall be employed on building facades that will be located within 435 feet of the centerline of I-66 (the projected DNL 70-75 dBA impact area) and that will be directly exposed to noise from I-66:
 - a. Exterior walls shall have a laboratory sound transmission class (STC) rating of at least thirty-nine (39)
 - b. Doors and windows shall have a laboratory STC rating of at least twenty-eight (28). If glazings function as walls (as determined by the Department of Public Works and Environmental Services), they shall have the same laboratory STC rating as walls.
 - c. Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission."
 - d. Further, and as an alternative to the above, the Developer may elect to have a refined acoustical analysis performed, subject to approval by DPWES to determine the appropriate noise attenuation measures necessary to meet established county standards and/or to determine which buildings may have sufficient shielding to permit reduction in the mitigation measures described above. The Applicant shall implement said mitigation measures subject to whatever reductions are permitted pursuant to this paragraph.

Paragraph 4 shall be added under Trails PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

4. Prior to issuance of a Non-RUP for Building A-1, A-2 or A-3 a trail in a location and size as determined by DPWES, shall be installed across the EQC/SWM area adjacent to the road crossing in Land Bay A, as shown on the CDPA/FDPA.

Paragraph 8 under Transportation PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

8. Prior to the issuance of a Non-RUPs for Buildings A-1, A-2, or A-3 , the Applicant shall construct the following road improvements:
 - a. An eastbound right turn/deceleration lane into the western property entrance on Fair Lakes Parkway;
 - b. An extension of the westbound left turn/deceleration lane into the western property entrance on Fair Lakes Parkway;
 - c. An extension of the eastbound left turn/deceleration lane onto northbound West Ox Road or dual left turn lanes, as determined by VDOT;
 - d. The extension of eastbound right turn/deceleration lane onto southbound West Ox Road; and,
 - e. The applicant shall submit a traffic signal warrant analysis and design and install a traffic signal at the main entrance to the site from Fair Lake Parkway, if warranted, at any point up to one year following the occupancy of Buildings A-1, A-2, and A-3 as evidenced by the issuance of a tenant Non-RUP for each of those buildings. If at the end of the one year period after occupancy of Buildings A-1, A-2, and A-3, VDOT has determined that such a signal is not necessary the Applicant may obtain a release from this obligation.

Concurrent with the construction of the eastern entrance from Fair Lakes Parkway and prior to issuance of Non-RUPs for Buildings A-1 or A-2 the applicant shall construct a right turn deceleration lane.

Paragraph 10 under Transportation PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

10. Prior to issuance of a Non-RUP for Building A-1, A-2 or A-3, a bus shelter shall be provided on Fair Lakes Parkway in a location to be determined by DOT. The Applicant shall maintain this bus shelter.

Paragraph 13 under Transportation PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 shall be revised to read as follows:

13. Unless the road shown on the CDPA/FDPA that provides access from Fair Lakes Parkway across the dam is already constructed, adequate access easements and/or right of ways for the internal road improvements necessary to provide access for Building A-4 to Fair Lakes Parkway and Fair Lakes Circle shall be provided. Access easements may be temporary and not necessarily in conformance with the ultimate location of access as shown on the CDPA/FDPA.

Paragraph 16-19 shall be added under Transportation PCA 86-W-001-2, RZ 86-P-089, CDPA 86-W-001-2 to read as follows:

16. At a minimum, right-of-way identified on the CDPA/FDPA for future public transportation projects at I-66 shall be reserved for future dedication and conveyance to the Fairfax County Board of Supervisors in fee simple upon request for a public transportation project. Prior to dedication, the applicant may utilize said area for parking. If and when the dedication is requested for a public transportation project, and prior to dedication, all parking uses within the reservation area shall be terminated and vacated. The applicant, its successors or assigns, shall bear the costs of said termination, vacation and removal of temporary parking spaces located in the reservation area.
17. Prior to issuance of a Non-RUP for Building A-1, A-2 or A-3, travel ways to Fair Lakes Parkway and Fair Lakes Circle via Roger Stover Drive shall be constructed in conformance with the Public Facilities Manual standards as depicted on the CDPA/FDPA. In addition, the applicant shall provide public ingress-egress easements for the internal streets to adjacent properties and demonstrate the ability to access Roger Stover Drive to the west.
18. Ancillary and temporary construction easements, parallel to the proposed right of way reservation along the southern property line and fifteen (15) feet in width, shall be provided for the proposed public transportation project on I-66 at no cost to the County. Such easements shall not result in the permanent loss of required parking and shall have a term co-terminant with the construction project they are associated with.
19. The western entrance from Fair Lakes Parkway shall be designed, signed and striped in accordance Sheet 2 of the CDPA/FDPA. Signs and travel lane marking shall be well maintained and any revisions shall be subject to review and approval by the Department of Transportation.

The Proffers/Development Conditions associated with PCA 86-W-001-6, PCA 86-P-089-4, FDPA 86-P-001-4, FDP 86-P-089, dated October 4, 1995, and approved by the Board of Supervisors on October 30, 1995, shall be deleted in their entirety.

The Proffers/Development Conditions associated with PCA 86-W-001-7, PCA 86-P-089-4, FDPA 86-W-001-5, FDPA 86-P-089 dated July 11, 1997, and approved by the Board of Supervisors on August 4, 1997, shall be deleted in their entirety.

Successors and Assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest and/or the developer(s) of the site or any portion of the site.

Counterparts. To facilitate execution, this Proffer Statement may be executed in as many counterparts as may be required. It shall not be necessary that the signature on behalf of all the parties to this Proffer Statement appear on each counterpart of this Proffer Statement. All counterparts of this Proffer Statement shall collectively constitute a single instrument.

Severability. Any of the sections or individual land bays may be subject to a Proffered Condition Amendment ("PCA") or FDPA without joinder and/or consent of the other sections or land bays, if such PCA or FDPA does not affect any other sections or land bays. Previously approved proffered conditions or development conditions applicable to the section(s) or land bay(s) not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

FAIRFAX COUNTY, VIRGINIA

MEMORANDUM

TO: Michelle Brickner, Director
Office of Site Development Services

DATE: June 17, 2002

FROM: Carl E. Bouchard, Director
Stormwater Planning Division



REFERENCE: Land Bay "A"
Upper BMP/SWM pond design

We have completed the review of the hydraulic analysis for the referenced project by William H. Gordon Associates, Inc (WHGA). The analysis was performed as part of the Agreement between Fairfax County and the developer of Land Bay "A", to design and construct a two-pond system to meet the BMP/SWM requirements for the entire watershed upstream of Land Bay "A".

We conclude that the hydraulic analysis for the two-pond system included in the June 10, 2002 letter from WHGA satisfies the requirements stated in the Agreement. However, to accomplish these results, it is necessary that the County grant waivers/permits for the following conditions:

- 10-year release rate of the post-development condition to be greater than that of the pre-development by 3.16%, namely 42 cfs.
- The Spillway Design Flood and Free Board Hydrograph (SDF/FBH) to be routed through the 100-year and 1.5x100-year storm, respectively.
- Allow the use of a combined principal and emergency spillway.

The above actions require approvals from OSDS, DPZ, Planning Commission and the Board of Supervisors. We recommend that the waivers be granted.

Enclosed is the June 10, 2002 letter from WHGA, showing the data used in the analysis. If you have any questions or require additional information, please call Ken Lim or me at 324-5500.

CEB/kb/land-a-m2.doc

Attachments: As Stated

cc: Hossein Malayeri, Building Design Branch, Planning and Design Division
John Friedman, Office of Site Development Services
Harbans Matharoo, Chief, Storm Drainage Projects Branch, SWPD



William H. Gordon Associates, Inc.

The Gordon Building
4501 Daly Drive
Chantilly, Virginia 20151
703-263-1900
(fax) 703-263-0766

June 10th, 2002

Mr. Carl Bouchard, P.E.
Director, Stormwater Planning Division
Fairfax County DPW&ES
12000 Government Center Parkway
Suite 449
Fairfax, VA 22035

Subject: Fairfax County Landbay A – Stormwater Management (SWM) and BMP Facility
WHGA # 734-0310

Re: Response to your letter dated May 30th, 2002 regarding proposed SWM release rates and BMP volumes

Dear Mr. Bouchard:

William H. Gordon Associates, Inc. has reviewed your letter referenced above and we have re-analyzed the stormwater management (SWM) release rates and BMP volumes as you have requested. For this new analysis, and as you have suggested, we assumed that the SWM release rates could exceed the minimum allowable and that we could excavate (slightly) within the EQC. The excavation in the EQC area is limited to the removal of the old dirt roadbed only. Additionally, we propose a weir length that is slightly greater than the weir previously proposed with the approved drainage study. All in an effort to maximize the BMP volume.

Utilizing these new design parameters, two additional scenarios were analyzed for the upper pond. Each scenario assumes the same top of dam elevation of 410 and establishes the maximum 100 year WSE at elevation 408. Through a trial and error process, we concluded that additional BMP volume of approximately 2.0 acre-feet could be provided in the upper pond by establishing the BMP elevation at 401 (scenario #1). This provides a 2 foot freeboard requirement for the 100 year storm event, however, the 10 year release rate (1372 cfs) exceeds the minimum (1330 cfs) by approximately 42 cfs. We also ran the calculations by establishing the BMP at elevation 402 (scenario #2). This provides approximately 3.5 acre-feet of BMP storage, however, the 10 year release rate is also exceeded and the freeboard from the top of dam to the 100 year WSE is less than two feet. Given these two scenarios, WHGA recommends that the BMP elevation be set at elevation 401, thereby we can provide two feet of freeboard for the 100 year storm but we have a slight increase in the 10 year release rate. This scenario will provide approximately 2.0 acre feet of storage.

In addition to the recommended increase of BMP in the upper pond, WHGA re-calculated the BMP volume that is provided in the lower pond. After accounting for the volume loss associated with the upper pond embankment and a re-measurement of the remaining area we have found that the lower pond will provide approximately 12.5 acre –feet of BMP storage.

Therefore, the combined volumes of the recommended scenario for the upper pond and the new values for the lower pond provide approximately 14.5 acre-feet of BMP storage. This would not be possible without the excavation in the EQC and the increase in the 10 year release rate.

Carl E. Bouchard, P.E.
June 7th, 2002
Page 2

I also wanted to point-out that there are several elements of the proposed SWM/BMP facility that will require modifications to the Public Facilities Manual (PFM). First, we need your permission to permit the SWM release rate for the 10 year storm to be greater than the allowable. Second, we request permission to have a combined principal and emergency spillway. Finally, the upper pond is being designed using the 100-year and the 1.5 x 100 year storm for the SDF/FBH which is less than the current PFM criteria. This final modification is similar to the permitted design of the lower pond and was a design parameter mentioned as far back as the 1995 Dewberry and Davis report attached with your letter.

Enclosed are our calculations supporting our conclusions. We ask for your approval of our recommendations and the acceptance of our PFM modifications. We would appreciate the opportunity to meet with you to discuss this information at your earliest convenience. Please call if you have any questions.

Sincerely,

WILLIAM H. GORDON ASSOCIATES, INC.



Robert W. Walker, C.L.A.
Vice President

cc: Hossein Malayeri, FFX Cty
Cary Euwer, Metropolitan Partnership
Wayne Barber, Metropolitan Partnership
Carlos Montenegro, Metropolitan Partnership
Ken Lim, FFX Cty
John Freidman, FFX Cty
Han Chey, WHGA
Joe McClellan, WHGA

BMP EL=402 FT

NO.	ITEM	LOWER POND	UPPER POND	TOTAL BMP	REMARKS
1	BMP EL	397.88 FT	401.00 FT		
2	BMP VOLUME	12.5 AF	3.50 AF	16.0 AF	
3	TOP OF DAM	404.55 FT	410.00 FT		
4	100-YEAR W.S.E	402.13 FT	408.23 FT		LESS THAN 2' F.B.
5	1.5 X 100 YR W.S.E	403.59 FT	409.74 FT		
6	10-YEAR W.S.E.	401.02 FT	407.23 FT		
7	2-YEAR PEAK FLOW	592.00 CFS	-		
8	10-YEAR PEAK FLOW	1335.00 CFS	-		

104% allowed
BMP 16.0065 →

BMP EL=401 FT

NO.	ITEM	LOWER POND	UPPER POND	TOTAL BMP	REMARKS
1	BMP EL	397.88 FT	401.00 FT		
2	BMP VOLUME	12.5 AF	2.00 AF	14.5 AF	
3	TOP OF DAM	404.55 FT	410.00 FT		
4	100-YEAR W.S.E	402.11 FT	407.85 FT		2.15' F.B.
5	1.5 X 100 YR W.S.E	403.60 FT	409.35 FT		
6	10-YEAR W.S.E.	401.05 FT	406.41 FT		
7	2-YEAR PEAK FLOW	636.00 CFS	-		
8	10-YEAR PEAK FLOW	1372.00 CFS	-		

NOTE: LOWER POND VOLUME IS AFTER UPPER POND BUILT.

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 86-W-001-05-02-01/FDPA 86-P-089-02

September 9, 2002

If it is the intent of the Board of Supervisors to approve FDPA 86-W-001-05-02-01 and FDPA 86-P-089-02 for a mixed use development located at Tax Map 55-2 ((1)) 15, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions, which supercede all the previously approved conditions:

1. Development of the subject property shall be in substantial conformance with the Final Development Plan Amendment entitled "Land Bay A Government Center" consisting of six (6) sheets, prepared by William H. Gordon Associates, and dated July, 2001, as revised through August 26, 2002.
2. Regardless of the elevations for Building A-3 on Sheet 4 of the CDPA/FDPA, the retail building façade shall incorporate earth tone colors (i.e. tan, brown, beige, etc.) and architectural features (i.e. masonry, brick, etc.) that are compatible with the adjacent retail stores located directly to the west, for each side of the building as determined by the Director, Department of Planning and Zoning (DPZ). Prior to issuance of building permits, photographs of the adjacent retail stores located to the west in Fair Lakes shall be provided the Department of Planning and Zoning so that the Director of DPZ may make a determination that the proposed facades are compatible with the abutting retail stores.
3. The forensics facility building materials shall consist of earth tone colors (i.e. tan, brown, beige, etc.) that are compatible with the proposed retail store (Building A-3) located directly to the west, as determined by the Director, Department of Planning and Zoning (DPZ).
4. The landscaping plan depicted on Sheet 3 of the CDPA/FDPA shall be augmented to provide for additional landscaping for the open space and plaza areas, subject to the Urban Forester approval.
5. The normal tractor trailer delivery and loading operations for Building A-3 shall be scheduled for non-business hours. Tractor trailer delivery and loading operations may occasionally occur during business hours for emergency and/or unscheduled deliveries.

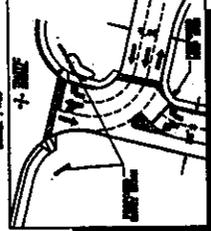
The proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless adopted by the Board.

OWNER: WISCONSIN DEPARTMENT OF TRANSPORTATION	DESIGNER: WILLIAM H. GORDON ASSOCIATES, INC.
PROJECT: LAND BAY "A" GOVERNMENTAL CENTER	DATE: 11/17/88
SCALE: 1" = 100'	SHEET: 2 OF 2
PROJECT NO.: 88-001	DATE: 11/17/88
DESIGNER: WILLIAM H. GORDON ASSOCIATES, INC.	ADDRESS: 1000 WISCONSIN STREET, MILWAUKEE, WI 53233
PHONE: (414) 333-1100	FAX: (414) 333-1100
PROJECT NO.: 88-001	DATE: 11/17/88
DESIGNER: WILLIAM H. GORDON ASSOCIATES, INC.	ADDRESS: 1000 WISCONSIN STREET, MILWAUKEE, WI 53233
PHONE: (414) 333-1100	FAX: (414) 333-1100

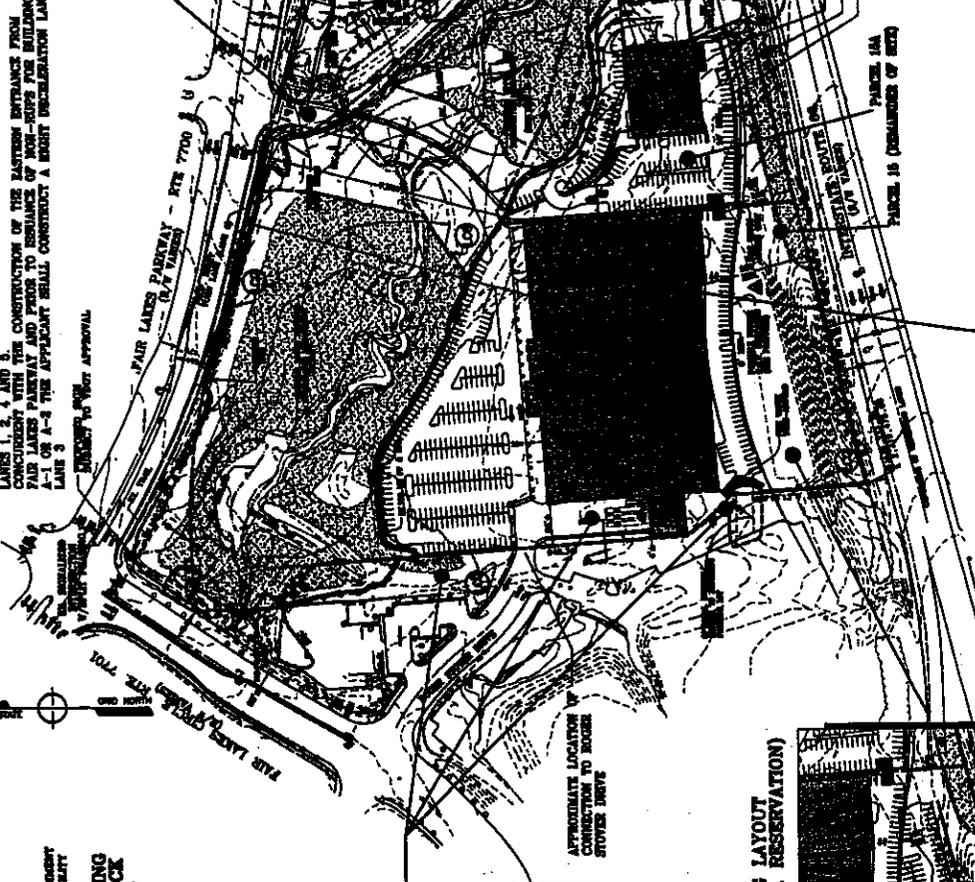
ALTERNATE LEFT TURN LANE (LANE #2) FOR FAIR LAKES PARKWAY AT INTERSECTION WITH WEST OX ROAD
SCALE: 1" = 100'



INTERSECTION DETAIL
SCALE: 1" = 100'



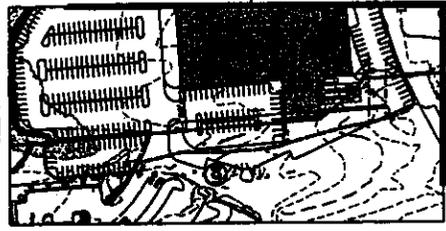
TURN LANE PHASING NARRATIVE
PRIOR TO ISSUANCE OF PERMITS FOR BUILDING LANE A-1, A-2, OR A-3, THE APPLICANT SHALL CONSTRUCT THE FOLLOWING ROAD IMPROVEMENTS:
CONCURRENT WITH THE CONSTRUCTION OF THE EASTERN ENTRANCE FROM FAIR LAKES PARKWAY AND PRIOR TO ISSUANCE OF PERMITS FOR BUILDING LANE A-1 OR A-2 THE APPLICANT SHALL CONSTRUCT A RIGHT DISCREMINATION LANE LANE 3
SUBJECT TO WEST APPROVAL



BUILDING KEY SYMBOL TYPE

- A-1 OFFICE
- A-2 OFFICE
- A-3 OFFICE
- A-4 OFFICE
- A-5 OFFICE
- A-6 OFFICE
- A-7 OFFICE
- A-8 OFFICE
- A-9 OFFICE
- A-10 OFFICE
- A-11 OFFICE
- A-12 OFFICE
- A-13 OFFICE
- A-14 OFFICE
- A-15 OFFICE
- A-16 OFFICE
- A-17 OFFICE
- A-18 OFFICE
- A-19 OFFICE
- A-20 OFFICE
- A-21 OFFICE
- A-22 OFFICE
- A-23 OFFICE
- A-24 OFFICE
- A-25 OFFICE
- A-26 OFFICE
- A-27 OFFICE
- A-28 OFFICE
- A-29 OFFICE
- A-30 OFFICE
- A-31 OFFICE
- A-32 OFFICE
- A-33 OFFICE
- A-34 OFFICE
- A-35 OFFICE
- A-36 OFFICE
- A-37 OFFICE
- A-38 OFFICE
- A-39 OFFICE
- A-40 OFFICE
- A-41 OFFICE
- A-42 OFFICE
- A-43 OFFICE
- A-44 OFFICE
- A-45 OFFICE
- A-46 OFFICE
- A-47 OFFICE
- A-48 OFFICE
- A-49 OFFICE
- A-50 OFFICE
- A-51 OFFICE
- A-52 OFFICE
- A-53 OFFICE
- A-54 OFFICE
- A-55 OFFICE
- A-56 OFFICE
- A-57 OFFICE
- A-58 OFFICE
- A-59 OFFICE
- A-60 OFFICE
- A-61 OFFICE
- A-62 OFFICE
- A-63 OFFICE
- A-64 OFFICE
- A-65 OFFICE
- A-66 OFFICE
- A-67 OFFICE
- A-68 OFFICE
- A-69 OFFICE
- A-70 OFFICE
- A-71 OFFICE
- A-72 OFFICE
- A-73 OFFICE
- A-74 OFFICE
- A-75 OFFICE
- A-76 OFFICE
- A-77 OFFICE
- A-78 OFFICE
- A-79 OFFICE
- A-80 OFFICE
- A-81 OFFICE
- A-82 OFFICE
- A-83 OFFICE
- A-84 OFFICE
- A-85 OFFICE
- A-86 OFFICE
- A-87 OFFICE
- A-88 OFFICE
- A-89 OFFICE
- A-90 OFFICE
- A-91 OFFICE
- A-92 OFFICE
- A-93 OFFICE
- A-94 OFFICE
- A-95 OFFICE
- A-96 OFFICE
- A-97 OFFICE
- A-98 OFFICE
- A-99 OFFICE
- A-100 OFFICE

ALTERNATE OFFSITE PARKING AND REVISED LOADING DOCK (DEVELOPER'S OPTION)
SCALE: 1" = 100'



ALTERNATE PARKING LAYOUT (WITHIN POSSIBLE R.O.V. RESERVATION)
SCALE: 1" = 100'



TREE SAVE NOTE:
TREE CLEARING MAY BE REQUIRED DEPENDING UPON FINAL ENGINEERING & CONSTRUCTION CONTRACTORS AND STORM CULVERTS & UTILITY LOCATIONS.

APPLICANT RESERVES THE RIGHT TO REMOVE OR RELOCATE ANY UTILITIES AND TO CHANGE THE SIZE OF THE TREE-RETAINING STRUCTURED PARKING (P-3).

PROPOSED PARCELS FOR SURVEYS

- PARCEL 18A
- PARCEL 18B
- PARCEL 18C
- PARCEL 18D
- PARCEL 18E
- PARCEL 18F
- PARCEL 18G
- PARCEL 18H
- PARCEL 18I
- PARCEL 18J
- PARCEL 18K
- PARCEL 18L
- PARCEL 18M
- PARCEL 18N
- PARCEL 18O
- PARCEL 18P
- PARCEL 18Q
- PARCEL 18R
- PARCEL 18S
- PARCEL 18T
- PARCEL 18U
- PARCEL 18V
- PARCEL 18W
- PARCEL 18X
- PARCEL 18Y
- PARCEL 18Z

LEGEND:

- ENVIRONMENTAL QUALITY CORRIDOR (EQCC)
- WETLAND LIMITS
- 100 YEAR MAJOR FLOODPLAIN LIMITS AND EXISTING IPA
- PROPOSED LOADING AREAS
- PROPOSED TRAIL (4' MIN)
- PROPOSED TREE LINE
- EXISTING TREE LINE
- BULK PLANE DETAIL
- POSSIBLE MOUNTAIN VIEW LOCATIONS
- PARCEL DESIGNATION (PROPOSED SUBDIVISION)
- LINE OF CLEARING AND GRADING

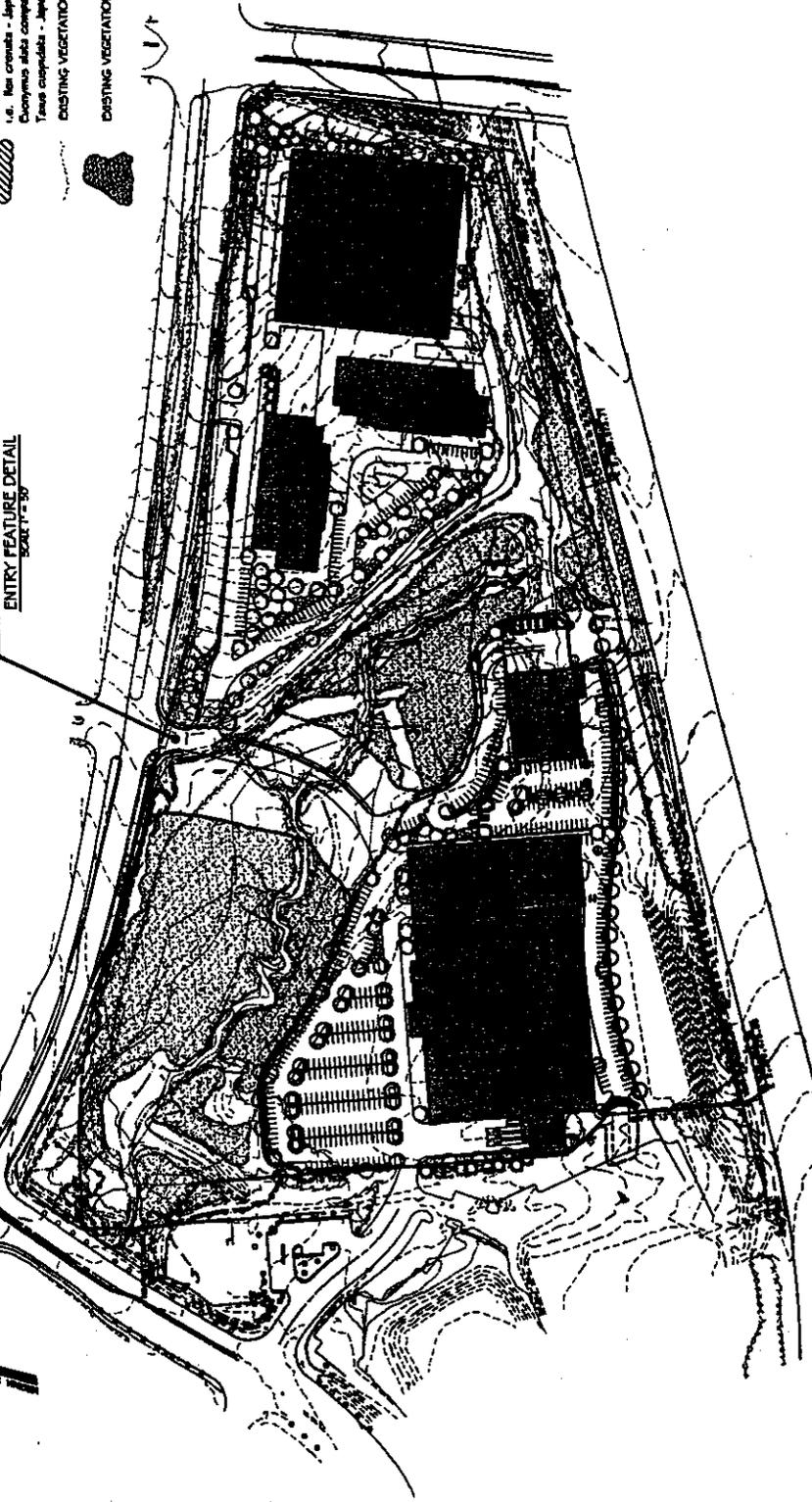
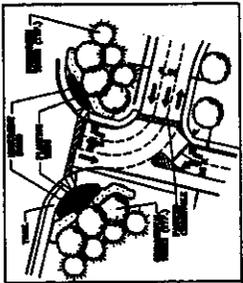
CURVE DATA:

CURVE	ANG	RAO US	DELTA	TANGENT	CHORD	CHORD BEARING
C1	322.48°	1065.00'	17°30'44"	162.50'	321.30'	583°48'53"E
C2	234.06°	1345.00'	09°58'14"	117.32'	233.78'	280°03'38"E
C3	62.76°	1455.00'	09°58'14"	31.39'	62.78'	102°46'37"E
C4	102.15°	280.00'	25°32'08"	31.70'	174.84'	537°32'35"W
C5	51.72°	57.77'	36°18'42"	26.48'	51.12'	289°30'00"W

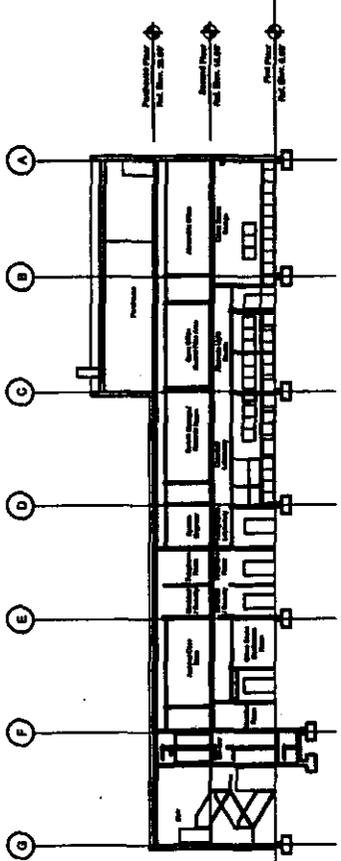


LANDSCAPE LEGEND:

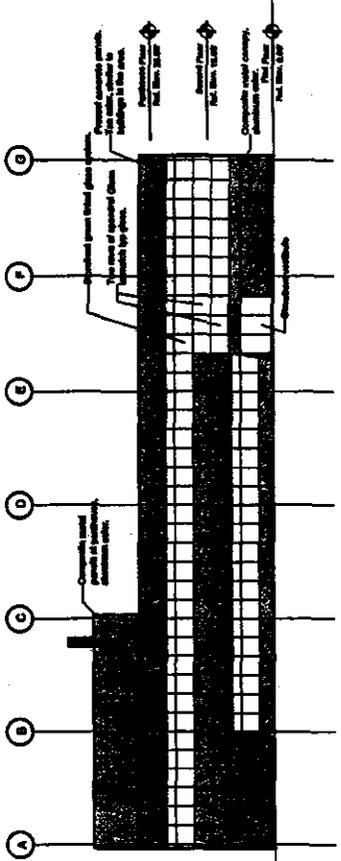
SYMBOL	TYPE	SIZE
○	BROADLEAF CANOPY TREE i.e. Chionox rubra - Red Oak Quercus palustris - Pin Oak Fagus gramineola - American Beech Liquidambar styraciflua - Tiger Poplar Chionox alba - White Oak	5' CAL. MIN.
●	PROPOSED ORNAMENTAL TREE i.e. Andromeda canadensis - Snowberry Cornus florida - Dogwood Magnolia virginiana - Sweetbay Magnolia	1" - 1 1/2" CAL.
◻	PROPOSED EVERGREEN TREE i.e. Pinus strobus - Norway Spruce Picea canadensis - White Pine Taxus canadensis - American Holly Cedrus deodara - Deodar Cedar	7' - 8' HEIGHT MIN.
▨	PROPOSED SHRUBS i.e. Ilex cornuta - Japanese Holly Cornus alba compacta - Compact Winged Currant Taxus canadensis - Japanese Yew	1'6" - 2'4" HEIGHT
▧	EXISTING VEGETATION TO BE PRESERVED	
▩	EXISTING VEGETATION	



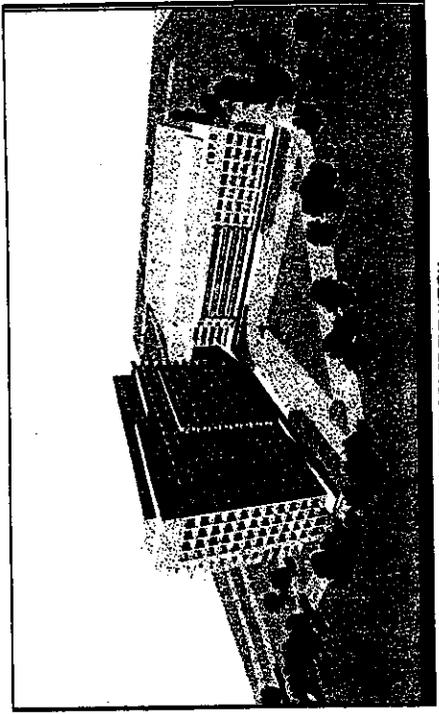
THIS SHEET FOR LANDSCAPING PURPOSES ONLY!!!



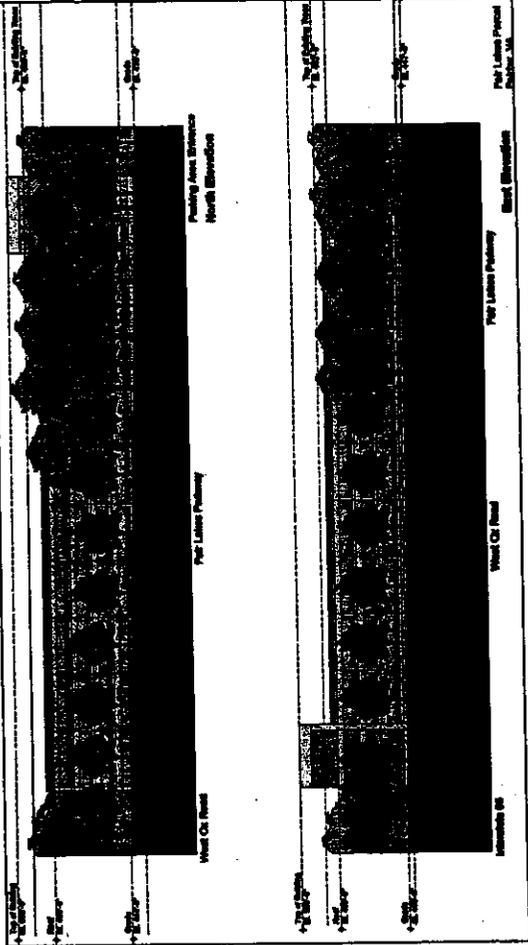
FAIRFAX COUNTY POLICE DEPARTMENT FORENSICS FACILITY - BUILDING SECTION



FAIRFAX COUNTY POLICE DEPARTMENT FORENSICS FACILITY - FRONT ELEVATION

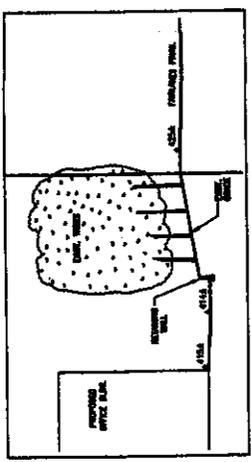


A-1 & A-2. PROPOSED OFFICE ELEVATION

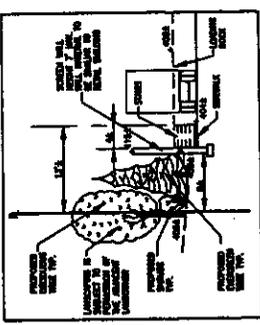


P-1 PROPOSED OFFICE GARAGE ELEVATION

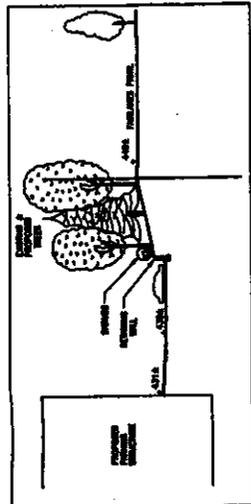
NOTES: THESE CONCEPTUAL ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES ONLY. THEY ARE NOT TO BE USED FOR CONSTRUCTION. ALL DIMENSIONS AND MATERIALS SHALL BE AS SHOWN ON THE ARCHITECTURAL DRAWINGS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE ARCHITECT SHALL BE CONSULTED FOR ANY CHANGES TO THESE ELEVATIONS.



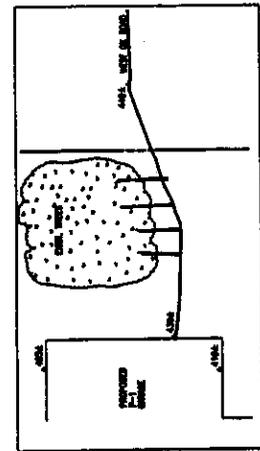
SECTION B-B
SOLID PLAN



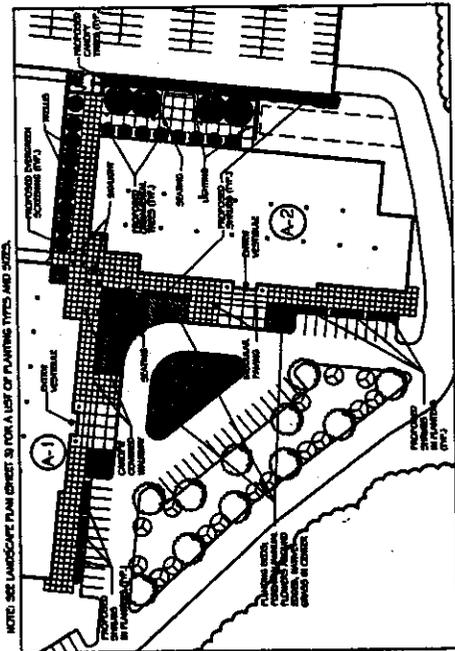
SECTION D-D
SOLID PLAN



SECTION A-A
SOLID PLAN



SECTION C-C
SOLID PLAN



PLAZA DETAILS
SOLID PLAN

NOTE: SEE LANDSCAPE PLAN SHEET 8 FOR A LIST OF PLANTING TYPES AND SIZES.
 PLANTING SHALL BE INSTALLED IN ACCORDANCE WITH THE LANDSCAPE PLAN SHEET 8.

ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 86-W-001-09

DECISION DATE: 09/23/2002

HEARING BODY: BOS

CRD: N

MAGISTERIAL DISTRICT: SPRINGFIELD

APPLICANT NAME FAIR LAKES METROPOLITAN SQUARE LLC

STAFF COORDINATOR: WMAYLA

ACTION: APPROVE

DECISION SUMMARY:

ON SEPTEMBER 23, 2002, SUPERVISOR MCCONNELL MOVED T
 PROVE PCA 86-W-001-09 SUBJECT TO THE PROFFERS DATED S
 TEMBER 18, 2002. THE MOTION PASSED WITHOUT OBJECTION.
 THE APPLICATION WAS APPROVED CONCURRENT WITH CDPA
 -001-3, PCA 86-W-001-8, PCA 86-P-089-5, FDPA 86-P-089
 -2 AND FDPA 86-W-001-05-02-1

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
PDC	30.79 ACRES
TOTAL	30.79 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDC	30.79 ACRES
TOTAL	30.79 ACRES

TAX MAP NUMBERS

055-2- /01/ /0015-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING</u> <u>UNITS</u>	<u>LAND</u> <u>AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>NO.</u> <u>OF</u> <u>ADU'S</u>
OFFC/GENRL				
PUBLIC/USE				
RETAIL/EST				
TOTAL				

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>LAND</u> <u>AREA</u>	<u>UNIT OF</u> <u>MEASURE</u>	<u>FAR</u>
489,684.00	SQ FEET	34.08	ACRES	0.45
38,200.00	SQ FEET			
140,043.00	SQ FEET			
667,927.00	SQ FEET	0.00	ACRES	0.45

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-18-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
WARRANT STUDY	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION PLAN	01-01-0001	0	N/A	\$0	01-01-0001
ANCILLARY EASEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE	01-01-0001	0	N/A	\$0	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-18-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
AREA IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RACKS AND SHOWER FACILITY	01-01-0001	0	N/A	\$0	01-01-0001
BUFFER	01-01-0001	0	N/A	\$0	01-01-0001
BUS SHELTER/MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
CONDUCT WARRANT ANALYSIS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCT ENTRANCE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
DEVELOPMENT AND ROAD PHASING	01-01-0001	0	N/A	\$0	01-01-0001
DRAINAGE	01-01-0001	0	N/A	\$0	01-01-0001
ENVIRONMENTAL QUALITY CORRIDOR (01-01-0001	0	N/A	\$0	01-01-0001
FAR LIMIT	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING/STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION	01-01-0001	0	N/A	\$0	01-01-0001
NOTIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED CDP	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED FDP	01-01-0001	0	N/A	\$0	01-01-0001
REGIONAL STORMWATER FACILITY	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION	01-01-0001	0	N/A	\$0	01-01-0001
RETAIL BUILDING	01-01-0001	0	N/A	\$0	01-01-0001
RETAINING WALLS	01-01-0001	0	N/A	\$0	01-01-0001
RETURN ARCHITECTURALS	01-01-0001	0	N/A	\$0	01-01-0001
RETURN LANDSCAPE PLAN	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
SCREEN TELECOMMUNICATIONS EQUI	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK/TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL	01-01-0001	0	N/A	\$0	01-01-0001

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 09-09-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING	01-01-0001	0	N/A	\$0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURALLY COMPATIBLE	01-01-0001	0	N/A	\$0	01-01-0001
ADVANCED DENSITY CREDIT					

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAIVE BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

**ZAPS USER GENERATED REPORT
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: CDPA 86-W-001-03**

DECISION DATE: 09/23/2002

HEARING BODY: BOS

CRD: N

MAGISTERIAL DISTRICT: SPRINGFIELD

APPLICANT NAME FAIR LAKES METROPOLITAN SQUARE LLC

STAFF COORDINATOR: WMAYLA

ACTION: APPROVE

DECISION SUMMARY:

ON SEPTEMBER 23, 2002, SUPERVISOR MCCONNELL MOVED TO PROVE CDPA 86-W-001-3 SUBJECT TO THE PROFFERS DATED SEPTEMBER 18, 2002. THE APPLICATION WAS APPROVED WITHOUT OBJECTION. THE APPLICATION WAS CONCURRENT WITH PCA 86-001-09, PCA 86-P-89-5, PCA 86-W-001-08, FDPA 86-W-001-5-2-1 AND FDPA 86-P-089-2 WHICH WERE ALSO APPROVED.

ZONING INFORMATION**EXISTING ZONING**

<u>DISTRICT</u>	<u>AREA</u>
PDC	30.79 ACRES
TOTAL	30.79 ACRES

APPROVED AREA

<u>DISTRICT</u>	<u>AREA</u>
PDC	30.79 ACRES
TOTAL	30.79 ACRES

TAX MAP NUMBERS

055-2- /01/ /0015-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDC

APPROVED RESIDENTIAL DEVELOPMENT

<u>LAND USE</u>	<u>DWELLING UNITS</u>	<u>LAND AREA</u>	<u>UNIT OF MEASURE</u>	<u>NO. OF ADU'S</u>
OFFC/GENRL				
PUBLIC/USE				
RETAIL/EST				
TOTAL				

APPROVED NON-RESIDENTIAL DEVELOPMENT

<u>FLOOR AREA</u>	<u>UNIT OF MEASURE</u>	<u>LAND AREA</u>	<u>UNIT OF MEASURE</u>	<u>FAR</u>
489,684.00	SQ FEET	34.08	ACRES	0.45
38,200.00	SQ FEET			
140,043.00	SQ FEET			
667,927.00	SQ FEET	34.08	ACRES	0.45

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-18-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
TREE PRESERVATION PLAN	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
ANCILLARY EASEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE	01-01-0001	0	N/A	\$0	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-18-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
AREA IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RACKS AND SHOWER FACILITI	01-01-0001	0	N/A	\$0	01-01-0001
BUFFER	01-01-0001	0	N/A	\$0	01-01-0001
BUILDING MATERIALS/COLORS	01-01-0001	0	N/A	\$0	01-01-0001
BUS SHELTER/MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
CONDUCT WARRANT ANALYSIS	01-01-0001	0	N/A	\$0	01-01-0001
DEVELOPMENT AND ROAD PHASING	01-01-0001	0	N/A	\$0	01-01-0001
ENTRANCE FEATURE	01-01-0001	0	N/A	\$0	01-01-0001
ENVIRONMENTAL QUALITY CORRIDOR (01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING/STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING/GLARE	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
LOADING AREAS SCREENED	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATIONS	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED CDP	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED FDP	01-01-0001	0	N/A	\$0	01-01-0001
RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
REGIONAL STORMWATER FACILITY	01-01-0001	0	N/A	\$0	01-01-0001
RESTORATION	01-01-0001	0	N/A	\$0	01-01-0001
RETAINING WALLS	01-01-0001	0	N/A	\$0	01-01-0001
RETURN ARCHITECTURALS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY RESERVATION	01-01-0001	0	N/A	\$0	01-01-0001
ROOFTOP SCREENING	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK/TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001

DEVELOPMENT CONDITION INFORMATION

DEVELOPMENT CONDITION STATEMENT DATE: 09-09-2002

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING	01-01-0001	0	N/A	\$0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURALLY COMPATIBLE	01-01-0001	0	N/A	\$0	01-01-0001
ADVANCED DENSITY CREDIT					

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

WAVE BARRIER REQUIREMENT

MODIFY TRANSITIONAL SCREENING REQUIREMENT

