



# County of Fairfax, Virginia

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

October 20, 2010

Elizabeth D. Baker  
Land Use Coordinator  
Walsh Colucci Lubeley Emrich and Walsh PC  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201-3359

RE: Rezoning Application RZ 2009-PR-002

Dear: Ms. Baker:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 19, 2010, granting Rezoning Application RZ 2009-PR-002 in the name of Square 1400, LC. The Board's action rezones certain property in the Providence District from the I-4 to the PRM District to permit residential development with an overall Floor Area Ratio (FAR) of 1.62 including ADUs and bonus units associated with workforce housing. The subject property is located on the west side of Dorr Avenue approximately 400 feet north of its intersection with Merrifield Avenue on approximately 4.64 acres of land [Tax Map 49-1 ((13)) 13, 14, 15, and 16], and is subject to the proffers dated September 15, 2010.

Please note that on October 6, 2010, the Planning Commission approved Final Development Plan Application FDP 2009-PR-002, subject to the development conditions dated September 8, 2010.

**The Board also:**

- Approved Conceptual Development Plan Application CDP 2009-PR-002.
- Modified the loading space requirement for residential uses, in favor of that shown on the CDP/FDP.

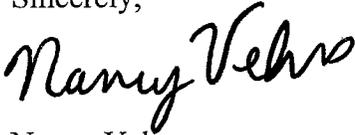
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**Office of the Clerk to the Board of Supervisors**  
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- Directed the Director of the Department of Public Works and Environmental Services to permit a deviation from the tree preservation target percentage, in favor of the proposed landscaping shown on the CDP/FDP and as proffered.

Sincerely,



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

Cc: Chairman Sharon Bulova  
Supervisor Lynda Smyth, Providence 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  
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 19th day of October, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2009-PR-002**

**WHEREAS**, Square 1400, LC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District, and

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

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

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

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM District, 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 19th day of October, 2010.



Nancy Vears

Clerk to the Board of Supervisors



**PROFFERS**  
**SQUARE 1400, L.C.**  
**RZ 2009-PR-002**

September 15, 2010

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner/applicant, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as Tax Map 49-1 ((13)) 13, 14, 15, 16 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2009-PR-002 is granted.

1. Conceptual/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled Square 1400, L.C. Conceptual Development Plan/Final Development Plan dated January 15, 2009 and revised through August 24, 2010, prepared by Dewberry & Davis LLC (the "CDP/FDP"), consisting of Sheets 1 through 14.
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the general location of the buildings and open space, uses, minimum and maximum number of dwelling units, the amount of non-residential uses, building heights, and setbacks from the peripheral lot lines shown on Sheet 3 or 3A of the CDP/FDP and only a future amendment to such elements shall require a subsequent CDPA or Proffered Condition Amendment.
3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Building footprints may be altered and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") and Workforce Dwelling Units ("WDUs") may be made, so long as (a) the minimum provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.

GENERAL

4. Proposed Development. Development on the Property shall include a maximum of 327,431 square feet of GFA, including bonus GFA associated with the provision of Affordable Dwelling Units (ADUs) and Workforce Dwelling Units (WDUs). Approximately 3,000 square feet of non-residential uses shall be located in a structure

along the north and northeast facades of the parking structure as shown on the CDP/FDP. A minimum of 275 residential units and a maximum of 327 residential units shall be constructed on the Property. Such total shall include all required ADUs and all WDUs as defined in these Proffers. Accessory uses and home occupations, including business centers inside the residential buildings are permitted.

The Applicant reserves the right to construct service, resident amenity and storage uses in the cellar. The cellar space shall not contain habitable residential units.

Telecommunication facilities are also permitted, provided such facilities are flush mounted.

5. Building Height. The maximum building height shall be no greater than 115 feet. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum height regulations as set forth in Section 2-506 of the Zoning Ordinance, including for example, penthouses and other rooftop structures. Such penthouses and other rooftop structures permitted under Section 2-506 of the Zoning Ordinance may be constructed to a height twenty (20) feet from the roof level of the top residential floor of the building below the top of the penthouse/rooftop structure roof. All building penthouses/rooftop structures shall be integrated into the architecture of the residential building.

#### PARKING

6. Zoning Ordinance Requirements. Parking shall be provided at the minimum parking requirements of Article 11 of the Fairfax County Zoning Ordinance in effect at the time of approval of this rezoning application, or at the Applicant's option, at a lower requirement that may be adopted as a future amendment to the Fairfax County Zoning Ordinance. However, should a reduction in the required residential parking be approved concurrently with approval of this application, the Applicant shall provide residential parking at the reduced level shown as Option B in the tabulations on Sheet 3 of the CDP/FDP. If parking is to be assigned to specific dwelling units, not less than one space shall be assigned to each unit, including ADUs and WDUs. Eleven (11) parking spaces shall be provided for the 3,000 square feet of non-residential uses located along the garage structure. All parking shall conform with the geometric requirements set forth in the Fairfax County Public Facilities Manual (PFM). The parking structure may be expanded vertically if determined necessary by DPWES to accommodate geometric requirements.
7. Future Parking Reduction. Should reduced parking not be approved concurrently with this application, the Applicant reserves the right to pursue a future parking reduction for the development, as may be permitted by the Fairfax County Zoning Ordinance.
8. Bicycle Parking. The Applicant shall install bicycle racks in the locations generally shown on Sheet 3 of the CDP/FDP and provide bike parking/storage facilities within the residential structure or parking structure. The bike racks shall be inverted U-style racks

or other design approved by Fairfax County Department of Transportation. The racks and storage facilities shall collectively accommodate parking for at least 61 bicycles. At least seventy five (75%) of the bicycle parking spaces shall be located under building or garage cover.

### TRANSPORTATION

9. Merrifield Shuttle. In the event that a privately-operated Merrifield Shuttle is established by others in the future, then the Applicant (or successor Condominium Owner Association ("COA")) shall participate in ongoing funding for such service provided that (i) the Merrifield Shuttle provides reasonable and consistent peak-hour service to the Property, the Dunn Loring/Merrifield Metro Station and, if constructed, the future Merrifield Town Center, and (ii) such financial participation in the Merrifield Shuttle is proportional to the actual usage of the Shuttle by future residents of the Property and to the participation of other users of the Merrifield Shuttle.

10. Extension of Dorr Avenue

The Applicant shall provide for the extension of Dorr Avenue from its current cul-de-sac terminus to Prosperity Avenue, as well as reconstruction of Prosperity Avenue to accommodate the new Dorr Avenue/Prosperity Avenue intersection, as shown on Sheet 3 of the CDP/FDP (the "Extension"). To pursue approval of the Extension and allow construction of the proposed residential building, garage and associated facilities to proceed, the Applicant shall file a Site Plan Showing the Extension of Dorr Avenue for construction of the Extension and shall file a separate site plan for improvements on the balance of the Property (the "Site Plan").

- A. Prior to approval of the Site Plan Showing the Extension of Dorr Avenue, the Applicant shall seek and diligently pursue:
- (i) Administrative approval by Fairfax County of any modifications to the Off-Site Parcel's current Conceptual/Final Development Plan necessary to accommodate the Extension;
  - (ii) Administrative approval by Fairfax County of a revision to the approved site plan for the Off-Site Parcel, as may be determined necessary to accommodate the Extension;
  - (iii) The dedication of right-of-way and ancillary easements necessary from the adjacent parcel identified as Tax Map 49-1 ((13)) 19B (the "Off-Site Parcel") through a cooperative agreement with the owner of the Off-Site Parcel. In the event the Applicant is not able to acquire the right-of-way and easements necessary to construct the Extension, the Applicant shall submit a written request to Fairfax County to acquire the right-of-way and easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (a) plat, plans and profiles showing the necessary right-of-way and easements

to be acquired; (b) an appraisal, prepared by an independent appraiser approved by the County, of the value of the right-of-way and easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcel; (c) a sixty (60) year title search certificate of the Off-Site Parcel on which the easement is to be acquired; and (d) cash in an amount equal to appraised value of the right-of-way and easements and of all damages to the residue of the Off-Site Parcel. In the event the owner of the Off-Site Parcel is awarded more than the appraised value of the Off-Site Parcel and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the right-of-way and easements to the County; and

- (iv) The necessary vacation and abandonment of existing Dorr Avenue right-of-way by the Fairfax County Board of Supervisors (the "Board").

Prior to and during the review of the Site Plan Showing the Extension of Dorr Avenue and any potential condemnation proceedings, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of the Site Plan and related subdivision plat(s), easement plats, development permits, building plan approvals and building permits for other portions of the Property.

B. Provided the four conditions above are met, the Applicant shall:

- (i) At the time of approval of the Site Plan Showing the Extension of Dorr Avenue, dedicate and convey to the Board in fee simple without encumbrance right-of-way 33 feet in width for the Extension, as shown on Sheet 3 of the CDP/FDP;
- (ii) Construct the Extension, 26 feet wide from curb to curb, as shown on Sheet 3 of the CDP/FDP subject to approval of the Virginia Department of Transportation ("VDOT");
- (iii) Widen Prosperity Avenue to accommodate a two foot concrete median approximately 300 feet in length as shown on Sheet 3 of the CDP/FDP, subject to VDOT approval; and
- (iv) Reconstruct travel aisles, parking areas and sidewalks on the Off-Site Parcel as generally shown on Sheet 3 or as may be approved by the owner of the Off-Site Parcel and Fairfax County.

It is the intent that said improvements will be completed and open for public use prior to the issuance of the 250<sup>th</sup> Residential Use Permit ("RUP") for the Property. However, upon demonstration by the Applicant that despite diligent efforts the construction of the improvements has been delayed, either due to the time

necessary for approval of the Site Plan Showing the Extension of Dorr Avenue, the time associated with the potential condemnation as described above or other engineering/construction related issues, the Zoning Administrator shall agree to a later date for the completion of the improvements.

- C. In the event: (a) the Board elects not to vacate and abandon the existing Dorr Avenue right-of-way; (b) the Owner of the Off-Site Parcel is unable or unwilling to dedicate the necessary right-of-way and ancillary easements, and Fairfax County elects not to use its condemnation powers to acquire the necessary right-of-way and easements from the Off-Site Parcel; (c) the County does not administratively approve any modifications to the Off-Site Parcel's current Conceptual/Final Development Plan necessary to accommodate the Extension; or (d) the County does not administratively approve a revision to the approved site plan for the Off-Site Parcel, as may be determined necessary to accommodate the Extension, the Applicant shall be relieved of its obligation to construct the Extension and shall instead:
- (i) Withdraw the Site Plan Showing the Extension of Dorr Avenue from further County review;
  - (ii) Revise the pending or approved Site Plan to be in substantial conformance with the site design shown on Sheet 3A of the CDP/FDP; and
  - (iii) At the time of approval of the Site Plan revision, reserve for future right-of-way dedication an area measuring 33 feet in width across the Property as shown on Sheet 3A of the CDP/FDP.

11. Potential New Street.

The Applicant shall construct a service aisle along the Property's southern boundary as shown on the CDP/FDP to provide access for loading and service functions as well as access for emergency vehicles. It is intended that this service aisle could become a private or public street in the future providing access to adjacent parcels and helping to create a grid of streets in the area. At the time of site plan approval for the Property, the Applicant shall record a public access easement to permit future connection of the service aisle to the west and south to serve adjacent properties identified as Tax Map 49-1 ((13)) 12 and 49-1 ((19)) A and 4 and shall reserve for future right-of-way dedication the 30 foot wide area designated on the CDP/FDP as an inter-parcel access easement. The future street connection(s) and expansion are to be provided by others; however the Applicant shall be responsible for removing any landscaping on the Property necessary to accommodate the construction by others, and replacing the landscaping elsewhere on the Property.

12. Extensions of Area Streets.

- A. East-West Connector Road. Prior to the issuance of the first RUP for the Property, the Applicant shall contribute the amount of \$40,000.00 to the Board of

Supervisors to help fund future construction of the East-West Connector Road which extends Merrifield Avenue from Dorr Avenue to Prosperity Avenue, or for other transportation improvements within the Merrifield Suburban Center.

B. Dorr Avenue Extension to Lee Highway. Prior to the issuance of the first RUP for the Property, the Applicant shall escrow the amount of \$20,000.00 with DPWES for the future construction of an extension of Dorr Avenue from Hilltop Road to Lee Highway.

13. Transportation Demand Management. This Proffer and the Applicant's Transportation Demand Management Strategic Plan dated April 2009 and prepared by Urban Trans Consultants, Inc. (the "TDM Strategic Plan"), set forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner or COA, to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential uses constructed on the Property.

A. Definitions:

(i) Applicant Control Period. The "Applicant Control Period" is the period starting immediately following approval of this Rezoning Application and ending on the date when two (2) consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the proposed development reaches Build Out show that peak hour vehicle trips generated by the residential units are less than or equal to the TDM Goal (as defined herein); provided, however, that implementation of the TDM Plan may be assigned by the Applicant to a successor owner, but may not be assigned to a successor COA until the Applicant Control Period has expired. Upon expiration of the Applicant Control Period, the Applicant shall have no further obligations under this Proffer, the Letter of Credit/Cash (as defined in this Proffer) provided by the Applicant shall be returned to the Applicant, and on-going implementation of the TDM Plan and funding of the TDM Budget (and 10% contingency) shall be the responsibility of the successor as outlined in Paragraph K.

(ii) Build Out. For purposes of this Proffer, "Build Out" of the proposed development shall be deemed to occur upon the issuance of (a) 100% of all Residential Use Permits ("RUPs") for all residential uses site plan approved and constructed on the Property.

(iii) Peak Hours. For purposes of this Proffer, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 6:00 to 9:00 AM and 4:00 to 7:00 PM, as determined by mechanical and/or manual traffic counts conducted at two select locations along Prosperity and Dorr Avenues and as approved in consultation with FCDOT. To determine the Peak Hour,

such counts shall be collected beginning on a Monday at 2400 hours and continuing to the following Thursday at 2400 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when area public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts (as defined herein) required pursuant to this Proffer. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

- (iv) TDM Program Manager. The TDM "Program Manager" ("PM") shall be a qualified or trained individual appointed by the Applicant to oversee all elements of the TDM Plan and act as the liaison between the Applicant/successor and FCDOT. The PM may be employed either directly by the Applicant/successor, or be employed through a property management company contracted by the Applicant/successor. The PM position may be part of other duties assigned to the individual, with TDM functions accounting for a minimum of approximately 20 percent of his/her duties.
- (v) TDM Account. The TDM Account shall be an interest bearing account established by the Applicant with a banking or other financial institution qualified to do business in Virginia and used by the PM each year to implement the TDM Plan in accordance with the TDM Budget.
- (vi) TDM Budget. The "TDM Budget" is the estimated costs sufficient to implement the TDM Plan in a given year and shall include a contingency (the "TDM Budget Contingency") equivalent to a minimum of 10% of the amount of the TDM Budget. The TDM Budget as required by FCDOT may be less than, but shall be no more than \$58,825.00 (including the 10% TDM Budget Contingency) per full calendar year as adjusted for any increases in the CPI per Proffer 32. However, the Applicant may, at its sole discretion, increase the TDM Budget (including the TDM Budget Contingency) for any calendar year.
- (vii) TDM Penalty Fund. The "TDM Penalty Fund" is an account into which the Applicant will deposit penalty payments as may be required to be paid pursuant to this Proffer (the "TDM Penalty Fund").
- (viii) TDM Remedy Fund. The TDM Remedy Fund shall be an interest bearing account established by the Applicant with a banking or other financial institution qualified to do business in Virginia and used to supplement the TDM Account in support of additional TDM strategies that may be determined to be necessary following any of the Trip Counts for which sufficient funding is not immediately available via the then-existing TDM Account.

- B. Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the residential uses located within the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.
- (i) Baseline. The baseline number of weekday peak hour residential vehicle trips for the proposed units within the Property against which the TDM Goals (as defined in subparagraph B.ii) will be measured shall be derived upon the number of residential units site plan approved, constructed and occupied on the Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph J.i or as qualified below and using the trip generation rates/equations applicable to such residential uses as set forth in the Institute of Transportation Engineers, Trip Generation, 7th Edition for Land Use Code = 220. In the event at Build Out, the Applicant have constructed fewer than 327 multifamily residential units as part of the proposed development, then the Baseline Trip generation numbers applicable upon Build Out shall be calculated as if 327 residential units had actually been constructed as reflected in the Traffic Impact Study for the Square 1400 LLC Development prepared by Wells and Associates, Inc. dated December 19, 2008 as revised April 23, 2009.
  - (ii) TDM Goal. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of forty-six percent (46%) for the residential uses.
- C. Components of the TDM Plan. In order to meet the TDM Goals set forth in this Proffer, the Applicant shall implement the TDM Plan subject to FCDOT approval. Because the TDM Plan represents the strategy to be employed by the PM to meet the TDM Goal, the TDM Plan may be amended from time to time, subject to approval of FCDOT, without the requirement to secure a PCA; provided, however, any amendment to the TDM Plan shall include, at a minimum, provisions for the following with respect to the proposed development:
- (i) Designation of PM, as more particularly described below;
  - (ii) Regular and on-going coordination with other Merrifield TDM programs and any Transportation Management Agency that may be established.
  - (iii) A targeted marketing program for residential sales/leases that encourages and attracts transit-oriented residents, such as bicyclists, one or no-car individuals/families and employees of nearby employers to live in the proposed development; provided, however, that such marketing shall be

completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;

- (iv) Integration of transportation information and education materials into residential sales/rental kits;
- (v) Coordination/Assistance with vanpool and carpool formation programs, including but not limited to the County's ride matching services, with adjacent office buildings and homeowners associations and established local and/or regional guaranteed ride home programs;
- (vi) Establishment of a site-specific project website (including targeted information on a building-by-building basis) that includes multimodal transportation information, real-time travel and transit data, the possibility of online transit pass sales or value loading and connections to supporting links;
- (vii) Establishment of a location to be staffed/managed by the PM (as defined below) within the Property at which transit and ridesharing information is made available to residents; the location may be determined by the Applicant and may be part of the leasing/sales or concierge office or within the business center outlined in subparagraph xiv below;
- (viii) A parking management plan, which shall include (i) a unit sales/rental program/policy under which each residential unit is allocated one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased at market rates; and (ii) dedicated space for residential vanpools;
- (ix) Distribution of fare media or other incentives, at least one time, to all new residents of driving age, as well as on select occasions as an incentive;
- (x) Subject to agreement with third-party vendor(s), use of car sharing program(s) such as ZipCar;
- (xi) Establishment of a phasing strategy, coordinated with FCDOT as provided herein, to address which TDM strategies are implemented at what time;
- (xii) "Personalized transportation advising" integrated into new unit walk-throughs, including appropriate training of sales/leasing agents;
- (xiii) All residential units shall be pre-wired to provide internet access (or other technology that may be available) to permit residents to access the internet from home;
- (xiv) Space for and fit out of a business center for use by residents. Such business center shall consist of an aggregate of a minimum of 250 square

feet of floor area and shall include areas for internet access, facsimile machine and copier; and

(xv) Participation in the Commuter Rewards Program.

D. TDM Program Manager (PM). Prior to the issuance of the first RUP for the Property, the Applicant shall appoint a PM whose duties shall be to further develop, implement and monitor the various components of the TDM Plan. The PM position may be part of other duties assigned to the individual. The Applicant shall provide written notice to FCDOT and to the Providence District Supervisor of the appointment of the PM within ten (10) days of such appointment, along with evidence of such PM's qualifications, and, thereafter, within ten (10) days of any change in such appointment. Following the initial appointment of the PM, the Applicant or successor, as applicable, thereafter shall continuously employ, or cause to be employed, a PM for the Property.

E. TDM Plan and Budget. Within ninety (90) days following the issuance of the first building permit for the Property, the PM shall prepare and submit an initial TDM Plan to FCDOT and request in writing, the County's review and comment. The TDM Plan shall include (i) the start-up components of the TDM Plan that will be put in place and (ii) an initial budget sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year (the "TDM Budget") which amount may be less but in no event shall not be more than \$58,825.00 (including the TDM Budget Contingency) for each full calendar year, adjusted annually for inflation based on the CPI as defined in Proffer 32 unless increased at the sole discretion of the Applicant. With the submission of the initial TDM Plan, the Applicant shall provide the County with a copy of the approved proffers and the TDM Strategic Plan. The TDM Budget shall include a contingency equal to ten percent (10%) of the amount of the annual TDM Budget (the "TDM Budget Contingency"). If FCDOT has not responded with any comments to the PM within sixty (60) days of receipt of the initial TDM Plan and TDM Budget, the TDM Plan and TDM Budget shall be deemed approved. The Applicant shall provide written documentation demonstrating the establishment of the TDM Budget to FCDOT no later than thirty (30) days after FCDOT's response to the proposed TDM Budget and Plan or following the sixty (60) day period described above.

Thereafter, the PM shall re-establish the TDM Budget for each successive calendar year, which shall cover the costs of implementation of the TDM Plan for such year (including the TDM Budget Contingency) up to \$58,825.00 as may be adjusted annually for inflation based on the CPI or as increased at the Applicant's sole discretion. The PM shall furnish a copy of the TDM Budget and TDM Plan for each year to the FCDOT and request in writing the County's review and comment in conjunction with the submission of the Annual Report as outlined in subparagraph I.ii. A line item for the TDM Account shall be included in the COA budget upon the establishment of the COA. The association documents that establish and control the COA shall provide that the TDM Account shall not be

eliminated as a line item in the COA budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies. The TDM Account shall be funded solely by the Applicant until such time as assessments of residents are implemented as provided in the COA documents.

F. TDM Account.

- (i) Initial Funding. Within thirty (30) days after FCDOT's response to the initial TDM Budget and TDM Plan or following the sixty (60) day process described above, the Applicant, through the PM, shall establish and fund the TDM Account in an amount equal to the initial TDM Budget for the TDM Plan and including the TDM Budget Contingency but in any event no more than \$58,825.00 per full calendar year and as may be adjusted annually for inflation per any changes in the CPI or as increased at the Applicant's sole discretion. The PM shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within ten (10) days of its establishment.
- (ii) Annual Funding. The TDM Account shall be replenished annually thereafter based on the forthcoming year's estimated TDM Budget.
- (iii) Management of TDM Account. The TDM Account shall be managed by the Applicant (or successor developer) through the PM until such time as the Applicant Control Period terminates. Thereafter, management of the TDM Account shall become the responsibility of the successor/COA. As applicable, a line item for the TDM Account shall be included in the COA budget upon the establishment of the COA. The association documents that establish and control the COA shall provide that the TDM Account shall not be eliminated as a line item in the UOA/COA budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund the TDM Plan. The TDM Account shall be funded solely by the Applicant (or successor developer) until such time as the Applicant Control Period expires or the pro-rata assessments of residents are implemented as provided in the COA documents, whichever is first.

- G. TDM Remedy Fund. Concurrent with the establishment and funding of the TDM Account, the Applicant shall establish a separate, interest-bearing account referred to herein as the "TDM Remedy Fund." All interest earned on moneys deposited in the TDM Remedy Fund shall be added to the principal of the TDM Remedy Fund and used for TDM Remedy Fund purposes. Within thirty (30) days after the issuance of the first RUP for the Property, the Applicant shall contribute \$60,000.00 to the TDM Remedy Fund (as may be escalated pursuant to Proffer 32). Moneys from the TDM Remedy Fund shall be drawn on by the Applicant/successor or COA only for purposes of immediate need of TDM funding and may be drawn upon prior to any TDM Budget adjustments that may be required under Paragraph F above.

- (i) Excess Funds in TDM Account. Until such time as the TDM Goal is met, any funds remaining in the TDM Account at the end of any given year shall be carried over to the following year's TDM Budget or transferred in the Applicant's sole discretion, in whole or in part to the TDM Remedy Fund and/or Incentive Fund, as defined respectively in Paragraphs G or H.
  - (ii) Transfer of Remedy Fund. Upon expiration of the Applicant Control Period, the Applicant shall transfer any funds remaining in the Remedy Fund to the COA or successor developer/management company for TDM purposes.
- H. TDM Purchase Incentives. Within thirty (30) days after the issuance of the first RUP for the Property, the Applicant shall make a one time contribution of \$75.00/unit based on the total number of units reflected on the approved building plans to a segregated sub-account in the TDM Account to fund a transit incentive program for initial purchasers and/or lessees of residential units. Such program shall be prepared by the Applicant, in coordination with FCDOT, and shall include consideration for fare media distribution and value loading, financing incentives, and alternative incentives (such as grocery delivery) tailored to residents that are not likely to make use of alternative commute option benefits.
- I. Monitoring and Reporting.
  - (i) Surveys. Between September and November beginning with the year following issuance of the first RUP for the Property, the PM shall conduct a survey of residents (the "Survey") designed to evaluate the effectiveness of the TDM Plan in meeting the TDM Goal and to evaluate the need for changes to the TDM Plan. Following the first survey, the Applicant shall conduct additional surveys every two years. The PM shall coordinate the draft Survey materials and the methodology for validating Survey results with FCDOT at least thirty (30) days prior to each Survey. If a Survey reveals that changes to the TDM Plan are needed or advisable, then the PM shall coordinate such changes with FCDOT and, as necessary, adjust the TDM Budget and implement the revisions for the following year's program. The PM shall submit as part of each Annual Report (defined below) an analysis of the Surveys to FCDOT. Such analysis shall include at a minimum:
    - (1) A description of the TDM measures in effect for the survey period and a description of how such measures have been implemented;
    - (2) The number of people surveyed and the number of people who responded;
    - (3) The results of the surveys taken during the survey period;
    - (4) The number of residents, employees and/or others participating in the TDM programs, displayed by category and mode of use;

- (5) An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goal, and, if necessary, proposed modifications;
  - (6) A description of the units constructed and occupied and the number of residential parking spaces leased/purchased on the Property at the time the survey was conducted.
- (ii) Annual Report. The PM shall report annually to FCDOT on the TDM Plan (the "Annual Report") no later than January 31<sup>st</sup> of each calendar year and after completion of the Survey, as required, and the annual Trip Count, as required. The Annual Report shall include (a) a description of the prior year's TDM strategic efforts, including, as applicable, sample marketing materials; (b) a financial statement that includes the TDM Budget and TDM Account revenues and expenditures for the preceding year; (c) an analysis of the Survey for the preceding year, (d) a compilation and analysis of any Trip Counts that were conducted during the preceding year; (e) discussion of any changes to the TDM Plan for the upcoming year; and (f) the TDM Budget for the upcoming year.
- (iii) Adjustments to Calendar and Due Dates. Upon mutual agreement between FCDOT and the PM, the due dates for the delivery of the Annual Report may be extended by up to sixty (60) days if changes have occurred, or appear to have occurred, in trip characteristics resulting from changes to the TDM Plan that are not yet fully implemented as of the due date for the Annual Report.
- (iv) Meetings with FCDOT. The PM shall meet with FCDOT annually, or as mutually agreed, to discuss the results of the Trip Counts, the Survey, the Annual Report and the TDM Plan.

J. Trip Counts.

- (i) Annual Trip Counts. The PM shall conduct a Trip Count between September 1<sup>st</sup> and November 30<sup>th</sup> (excluding county/state/federal holiday weeks or when area public schools are not in session) beginning with the year following the issuance of the first RUP for the Property. The purpose of such Trip Count is to measure the actual vehicle trips generated by the residential uses constructed on the Property as of the date the Trip Count is completed and to evaluate whether such vehicle trips are less than, equal to or greater than the TDM Goal. Trip Counts provided to FCDOT shall include information on the number and percentage of RUPs as of the date of the Trip Count.
- (ii) Methods. For purposes of this Proffer, Trip Counts shall be measured on three (3) days over a maximum two-week period (but not including a week containing a county/state/federal holiday or when area public schools are not in session) between September 1 and November 30 of each calendar

year, or such other time as the PM and FCDOT shall mutually determine. At least thirty (30) days prior to conducting the Trip Counts, the PM shall meet with FCDOT to review and reach agreement on the dates and methodology for the Trip Counts and the analyses to be done after the Trip Counts are complete. The Trip Counts shall include Peak Hour counts of vehicles entering and exiting driveways to the Property. The Trip Counts shall be conducted so that only trips generated by the residential uses on the Property shall be counted.

- (iii) Frequency of Trip Counts. Once initiated, the PM shall conduct Trip Counts annually until such time as two (2) consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Property reaches Build Out as defined in subparagraph B.ii show that vehicle trips generated by the residential units are less than or equal to the TDM Goal. If the results of two (2) consecutive Trip Counts reveal that the TDM Goal has been met, then the Applicant Control Period shall expire as provided in this Proffer, the Letter of Credit (as defined in Paragraph L) (or cash, as applicable) shall be returned to the Applicant, and the Applicant shall have no further responsibility under this Proffer. Thereafter, the COA or successor developer/management company shall be responsible for the ongoing implementation of the TDM Plan pursuant to Paragraph K and shall conduct additional Trip Counts as set forth in this Proffer. Notwithstanding the provisions of this paragraph, FCDOT may request Trip Counts be undertaken at any time to validate traffic data, but not more frequently than once per calendar year. If such requests are made by FCDOT, the PM shall conduct the requested Trip Counts.
- (iv) Evaluation. The results of each Trip Count shall be compared to the TDM Goal established in this Proffer to determine whether actual traffic counts are equal to, less than or greater than the maximum allowed trips for the TDM Goal as calculated in accordance with subparagraph B.i.

In the event the trips generated by the residential units at the time of the build-out count reveal that the TDM Goal outlined subparagraph B.ii has not been met for two consecutive years, then the Applicant shall (a) pay into the TDM Penalty Fund in accordance with subparagraph L-i below; (b) develop modifications to the TDM Plan and TDM Budget; and/or (c) implement one or more of the supplemental strategies outlined in the TDM Strategic Plan to address the surplus of trips. The PM shall submit any such revision to the TDM Plan and TDM Budget to FCDOT as part of the Annual Report as outlined in subparagraph I-ii and request in writing the County's review and concurrence. If no written response is provided by FCDOT within forty-five (45) days of receipt of the Annual Report, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget or after the forty-five (45) day period outlined above, the PM shall (a) increase the TDM Account with TDM Remedy

Funds at the Applicant's sole discretion, if necessary, in order to cover any proportional additional costs to implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan.

If two (2) consecutive annual Trip Counts conducted in accordance with this Proffer reveal that the TDM Goal is met after Build Out of the Property, as defined in subparagraph B-ii, then (i) no penalty is owed, (ii) the PM shall continue to administer the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers, and (iii) the Applicant Control Period Expires, after which paragraph K below shall apply.

- K. Ongoing Implementation of TDM Plan. Once the Applicant Control Period has expired, the Letter of Credit/Cash (as defined in this Proffer) (as then-valued) shall be returned to the Applicant, and thereafter the COA or successor development/management company shall be responsible for ongoing implementation of the TDM Plan. The PM shall conduct additional Surveys and Trip Counts at five (5) year intervals to determine whether the TDM Goal, as established by this Proffer, continues to be met. In the event that an Annual Report submitted by the PM demonstrates through trend analysis that a change in commuting patterns has occurred that is significant enough to reasonably call in to question whether the TDM Goal continues to be met, as determined by FCDOT, then FCDOT may request the PM conduct additional Trip Counts on a more frequent basis (but not more frequently than once per year) to determine whether, in fact, the TDM Goal is being met.
- (i) Continuation of TDM Plan. In the event subsequent Trip Counts conducted after the Applicant Control Period expires reveal that the actual trips generated remain equal to or less than the maximum number of trips permitted under TDM Goal, then the PM shall continue to implement the TDM Plan and to make Annual Reports to FCDOT.
  - (ii) Further Revisions to TDM Plan. In the event subsequent Trip Counts conducted after the Applicant Control Period expires reveal that the actual number of trips generated by the residential units are greater than the maximum number of trips permitted under the TDM Goal, as established by this Proffer, then the PM shall convene a meeting with FCDOT within thirty (30) days of the completion of the Trip Count to review the results of the Trip Count and the TDM Plan then in place and to develop modifications to the TDM Plan and the TDM Budget to address the surplus of trips. The PM shall submit any revisions to the TDM Plan and TDM Budget to FCDOT within thirty (30) days following this meeting and request in writing the County's review and concurrence. If no written response is provided by FCDOT within forty-five (45) days, the PM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget, the PM shall (a) increase the TDM Account with TDM Remedy Funds, if necessary, in order to cover any proportional additional costs to

implement the updated TDM Budget; and (b) implement the provisions of the revised TDM Plan as developed in consultation with FCDOT. The PM shall repeat the process above (including additional adjustments to the TDM Plan, additional funding and additional monitoring) until the TDM Goal again has been met for two (2) consecutive years, whereupon the PM shall then be required to conduct Trip Counts only at five (5) year intervals, as described above.

- L. Establishment of TDM Penalty Fund; Letter of Credit. Prior to the issuance of the first RUP for the Property, the Applicant (or its successor owner or developer, but not the COA) shall (a) establish the TDM Penalty Fund and (b) deliver to the County (i) \$150,000.00 cash or (ii) a clean, irrevocable letter of credit in the stated amount of \$150,000.00 issued by a banking institution approved by the County to secure the Applicant's obligations to make payments into the TDM Penalty Fund as described below (collectively, the "Letter of Credit/Cash). If a letter of credit is used to secure the TDM Penalty Fund, then it shall name the County as the beneficiary and shall permit partial draws or a full draw.
- M. TDM Penalties. During the Applicant Control Period, if the results of any consecutive annual Trip Counts conducted at least two (2) full calendar year after the Property reaches Build Out reveal that the actual vehicle trips generated by the residential units exceed the maximum number of trips permitted under the TDM Goal, then the Applicant shall pay into the TDM Penalty Fund the amounts specified below. FCDOT may thereafter withdraw funds from the TDM Penalty Fund. If the Applicant fails to pay what is due to the TDM Penalty Fund, then, upon thirty (30) days written demand, FCDOT may draw against the Letter of Credit/Cash in the amount then due and owing. FCDOT shall apply funds withdrawn from the TDM Penalty Fund, or drawn under the Letter of Credit/Cash, for transportation enhancements and/or improvements in the vicinity of, and serving the Property, including contributing to the provision of an area wide circulator serving the Merrifield Station and Town Center Areas, establishment of a Merrifield Transportation Management Association and/or additional transit incentives for residents of the Property. The maximum aggregate amount of all penalties to be paid under this paragraph L is \$150,000.00.
- (i) Failure up to 2%. A failure in the reduction of trips in either or both of the Peak Hours by two percent (2%) or less requires the Applicant to make a payment to the TDM Penalty Fund of \$1000.00 per vehicle trip for each trip that exceeds the TDM Goal for the applicable Peak Hour.
- (ii) Failure Greater than 2% but less than or equal to 5%. A failure in the reduction of trips in either or both of the Peak Hours by more than two percent (2%) but less than or equal to five percent (5%) requires the Applicant to make a payment into the TDM Penalty Fund of \$1500.00 per vehicle trip for each trip that exceeds the TDM Goal for the applicable Peak Hour

- (iii) Failure Greater than 5%. A failure in the reduction of trips in either or both of the peak hours by an amount greater than 5% requires the Applicant to make a payment into the TDM Penalty Fund of \$2000.00 per vehicle trip for each trip that exceeds the TDM Goal for the applicable Peak Hour.
  
- N. Enforcement. If the PM fails to timely submit the Annual Report for the Property to FCDOT as required by this Proffer, the County may thereafter issue the PM a notice stating that the PM has violated the terms of this Proffer and providing the PM sixty (60) days within which to cure such violation. If after such sixty (60) day period the PM has not submitted the delinquent Annual Report, then the Applicant and/or COA/successor, as applicable, shall be subject to a penalty of \$200 per day payable to Fairfax County to be used for transit or transportation related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.
  
- O. TDM Obligations. All residents and owners of property within the Property shall be advised of the TDM Plan described in these Proffers. All COA members shall be informed of any funding obligations resulting from the application of these Proffers prior to entering into a lease/contract of sale, and all such obligations shall be included in COA documents.

#### SITE DESIGN AND AMENITIES

- 14. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property (Sheets 3 and 3A) and detail sheets (Sheets 4 and 5) illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant shall submit to Urban Forest Management Division (UFMD) of DPWES for review and approval a detailed landscape and tree cover plan (the "Landscape Plan"), which shall be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in consultation with DPZ, and as approved by UFMD.
  
- 15. Streetscaping. Streetscape improvements and plantings shall be provided as indicated on Sheets 3, 3A and 5 of the CDP/FDP. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of street trees along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in general conformance with the CDP/FDP. In addition, the Applicant reserves the right to not install sections of proposed shrubs along Dorr Avenue, between the curb and the sidewalk, to better accommodate pedestrian access between the on-street parking and sidewalk.

16. Tree Preservation.

In order to protect the co-owned and off-site trees from construction damage, the Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the tree preservation walk-through meeting. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFMD 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.

The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

All trees shown to be preserved 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 as shown on the demolition, and phase I & II erosion and sediment control sheets.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD 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 the UFMD.

During any clearing or tree/vegetation/structure removal on the Property, 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 the UFMD. The Applicant's certified arborist or landscape architect shall monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all

tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

Should any co-owned or off-site trees, adjacent to the limits of clearing and grading, become dead, dying, or hazardous as a result of construction activities, these trees will be removed and the lost tree canopy will be replaced by the Applicant.

17. Pedestrian/Bicycle Circulation. In combination with the streetscape improvements identified in these Proffers, the Applicant shall provide sidewalks of varying widths and crosswalks at site entrances, as indicated on the CDP/FDP. All sidewalks located adjacent to Dorr and Prosperity Avenues yet not located in the right-of-way shall be maintained by the Applicant/successors and shall be subject to a public access easement. Sidewalk improvements located within existing or proposed right-of-way shall be as approved by VDOT.
18. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 6-110 and Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1600 per market-rate and workforce residential unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site shall be contributed to the Fairfax County Board of Supervisors for use by the Fairfax County Park Authority for the provision of recreation facilities located in proximity to the Property.

The Applicant shall provide the following facilities or amenities:

- A. A private exterior recreational area to be located behind the building as illustrated on Sheet 4 of the CDP/FDP, with a terrace, informal seating areas, a walking path, garden enclosure, specialty landscaping, lawn area, hardscape areas, passive recreation areas, a swimming pool; and bathhouse;
- B. Clubroom(s) for community gatherings with a minimum aggregate square footage of 1,000 square feet;
- C. A media/entertainment center outfitted with large screen/projection TV(s), seating areas and stereo/sound equipment;
- D. Fitness center(s) with a minimum aggregate square footage of 1,000 square feet, with equipment such as stationary bikes, treadmills, weight machines, free weights, etc.;
- E. Business center(s), with a minimum aggregate square footage of 250 square feet, with broadband or high-speed data connections (including "secure" voice and/or data connections), computers, facsimile machine and similar items; and
- F. Storage facilities for use by residents of the building, which may be provided in the cellar space.

- G. Bicycle parking/storage facilities to accommodate 61 bicycles as detailed in Proffer 9.
19. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible. All perimeter upper level parking deck lighting fixtures shall not exceed the height of the parapet wall. Upper level interior lighting fixtures shall not exceed a height of 12 feet, shall be sited so as not to be visible from the ground plane, and shall utilize full cut-off fixtures.
20. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission. Under the Comprehensive Sign Plan option, free standing or building mounted signage identifying the general Merrifield community may be permitted.

#### ARCHITECTURAL DESIGN

21. Building Design and Materials. The general architectural design of the proposed building is shown on Sheet 7 of the CDP/FDP (the "Conceptual Elevations"). The Conceptual Elevations are conceptual in nature and may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of design and are in general conformance with that shown. Building materials, as generally reflected on the Conceptual Elevations, shall be selected from among the following: brick, cementitious or other composite architectural panels, masonry/stone, aluminum trim, glass, steel, split-face block and pre-cast panels, provided that final architectural details and accents may include other materials. No EIFS shall be used. Bay windows, balconies, awnings, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the CDP/FDP, and provided that the streetscape features are maintained.

The architectural design of all facades of the open garage structure shall be in substantial conformance with that shown on Sheets 7 and 8. The garage structure shall be pre-cast concrete or cast-in-place and shall include solid spandrel panels that will provide screening for headlights. Brick inset panels to complement the brick on the building and panels with openings resembling windows shall be utilized on the portions of the garage facades as illustrated on Sheets 7 and 8. The color of the brick inset panels shall be harmonious with the building materials utilized on the main structure.

22. LEED Certification. The Applicant shall include, as part of the site plan/subdivision plan submission and building plan submission, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED<sup>®</sup>-NC) rating system, or other LEED rating system determined to be applicable to the proposed residential building by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-

accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

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

Prior to building plan approval for the residential building to be constructed, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for the project, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Silver Certification from the U.S. Green Building Council for the building.

As an alternative to the actions outlined in the above paragraphs, or if the U.S. Green Building Council review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver certification, the Applicant shall prior to building plan approval execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$595,000.00. This escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification shall be sufficient to satisfy this commitment. If the Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the last RUP/non-RUP for the building, the escrow shall be released to Fairfax County and shall be posted to a fund within the county budget supporting implementation of county environmental initiatives.

23. Alternate Energy. The residential building and garage shall be designed as not to preclude the installation of solar panels or alternate energy sources either on the structures' exterior walls or rooftops. The Applicant shall identify a target alternate

energy source and demonstrate at the time of building permit that the building and garage designs do not preclude the alternate energy source.

### ENVIRONMENT

24. Stormwater Management.

- A. Stormwater Quantity. As of the date of these Proffers, there is no on-site detention of stormwater runoff on the Property. By reducing impervious surfaces and providing a Low Impact Design ("LID") rain garden as shown on the CDP/FDP, the Applicant's site plan shall demonstrate that, after the full build-out, there is a net reduction in the combined peak rate of stormwater discharge from the Property of a minimum of twenty-five percent (25%), which net reduction shall be based on a comparison of the conditions of the Property as currently developed and the conditions of the Property upon completion. The minimum twenty-five percent (25%) net reduction shall apply to the sum of all stormwater discharge coming from the Property as a whole, but not as a standard reduction at each individual discharge location (meaning that the discharge at individual locations may vary, so long as the overall reduction goal is achieved).
- B. Stormwater Management Facilities. The Applicant shall incorporate Best Management Practices ("BMP") in order to improve water quality associated with stormwater runoff. Using LID tree box filters and/or a rain garden, the site plan shall demonstrate that, after the full build-out, there is a seventeen percent (17%) reduction of the phosphorous loading from the Property. The Applicant shall maintain all on-site stormwater management in perpetuity.
- C. Adequate Outfall. At the time of final site plan processing, the Applicant shall demonstrate that adequate outfall is available to meet Public Facility Manual requirements as determined by DPWES.
- D. Should the U.S. Environmental Protection Agency, or its designee, issue new stormwater management regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater facility designs without the requirement to amend the CDP/FDP or these proffers or gain approval of an administrative modifications to the CDP/FDP or proffers, provided the facility designs substantially conform with the CDP/FDP.

25. Noise Attenuation. The Applicant has submitted a Traffic Noise Analysis and Mitigated Noise Analysis of the Property prepared by Polysonics Corporation dated March 4, 2009. The Applicant shall provide a refined noise study including a building shell analysis once building plans are available to determine exactly what noise attenuation measures are needed. Such study shall be submitted to the Environment and Development Review Branch of DPZ for review. Based on the findings of that report, the Applicant shall show noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the refined noise study.

- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be greater than 70 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 32 unless glazing constitutes more than 20% of any façade exposed to noise levels of up to 71.9 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 34 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by highway noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of up to 34 as dictated by the percent of glass. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

#### AFFORDABLE HOUSING

26. Affordable Dwelling Units ("ADUs"). The Applicant shall provide ADUs on the Property equal to 5% of all dwelling units to be constructed on the Property. The ADUs shall be administered in accordance with Part 8 of Article 2 of the Zoning Ordinance.
27. Workforce Dwelling Units ("WDUs"). In addition to the number of ADUs provided, the Applicant shall provide housing units on the Property that will be leased and/or sold to future residents who have a median household income of up to 120% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development (such units hereafter referred to as "WDUs"). The number of WDUs to be provided on the Property shall be equal to 10% of all non-ADU and ADU bonus dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007.

PUBLIC/COMMUNITY FACILITIES

28. Public/Community Space. The Applicant shall provide to Fairfax County ("the County") an option to lease (with an initial term of 20 years) 3,000 square feet of ground floor space attached to the parking structure for public/community uses (the "Lease"). This 3,000 square feet of space shall be leased to the County rent free. The specific use(s) of the space shall be agreed upon mutually by the County and the Applicant. The Applicant shall construct the space as a rough shell with utilities to meet building permit requirements and the County shall have the responsibility for completing its own betterments and improvements within the shell. The shell shall be completed and made available to the County prior to the issuance of the first RUP on the Property or as otherwise agreed to as part of the Lease. The form of the Lease shall be reviewed by the County Attorney and shall include commercially reasonable terms. The Applicant shall notify the County in writing within 60 days of final site plan approval for the residential building and parking structure and request confirmation of the County's intent to lease and occupy the space. The County shall respond to the Applicant in writing within 60 days confirming its intent to lease and occupy the space or not to lease the space. In the event that the County decides not to lease or occupy the space, then this Proffer automatically shall expire, and the Applicant thereafter shall be permitted to market and lease the 3,000 square foot space as Secondary Uses in the PRM District.
29. Athletic Field Contribution. In addition to the recreation facilities provided on-site, the Applicant shall provide a contribution of \$200,000 to the Board of Supervisors to be used for parks and/or athletic facilities and fields in the vicinity of the Property, as determined by the Providence District Supervisor in consultation with the Providence District Athletic Fields Task Force. The Applicant shall make the contribution within 60 days of the approval of this rezoning.
30. Nottoway Nights. The Applicant shall provide a contribution of \$2,000 to the Nottoway Nights program. Such contribution shall be made through the Providence District Supervisor's office prior to the approval of the first site plan for the residential building and parking structure.
31. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$11,548 per expected student (with a projected total of 23 students based on a ratio of 0.078 students per residential unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first RUP for the Property and shall be based on the actual number of dwelling units built.

MISCELLANEOUS

32. Owners Association. Should the residential units be offered for individual sale, the Applicant shall cause the recordation of a declaration creating a condominium owners' association (referred to as the "COA"). The COA documents (including budgets

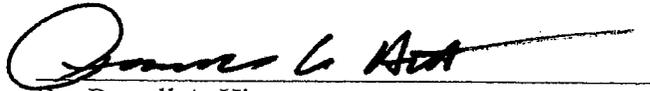
provided in any offering or sale materials) shall disclose the various proffer and maintenance obligations set forth in these Proffers. Purchasers shall be advised in writing of these obligations, and other restrictions, prior to entering into a lease/contract of sale for units.

33. Escalation in Contribution Amounts. Except for the amount to be contributed to the TDM Penalty Fund, all proffers specifying contribution amounts or budgets for operational expenses, including but not limited to, Proffer 13 (Transportation Demand Management), the contribution and/or budget amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
34. Advance Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
35. Severability. Pursuant to Section 18-204 of the Zoning Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
36. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their 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 developer(s) of the site or any portion of the site.
37. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE ON THE NEXT PAGE]

APPLICANT / TITLE OWNER OF TAX MAP  
49-1 ((13)) 13, 14, 15, 16

SQUARE 1400, L.C.

A handwritten signature in black ink, appearing to read "Russell A. Hitt", written over a horizontal line.

By: Russell A. Hitt  
Its: Manager

[SIGNATURE ENDS]

## FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2009-PR-002

September 8, 2010

If it is the intent of the Planning Commission to approve a residential development located at Tax Map Parcels 49-1 ((13)) 13-16, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Square 1400, L.C.: Conceptual Development Plan/ Final Development Plan RZ 2009-PR-002" prepared by Dewberry & Davis LLC consisting of fourteen sheets dated January 15, 2009, as revised through August 24, 2010.
2. Any landscaping that is removed as a result of Final Sight Distance Engineering shall be installed elsewhere on the site with equal type and quality as approved by Urban Forest Management.
3. If determined necessary by the Virginia Department of Transportation (VDOT) at the time of site plan review, the median located on Prosperity Avenue shall be extended to the future signalized Dunn Loring Metro western entrance.

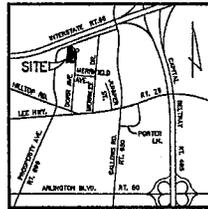
The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



# SQUARE 1400, L.C.

Providence District Fairfax County, Virginia

## Conceptual Development Plan / Final Development Plan RZ 2009-PR-002



VICINITY MAP  
SCALE: 1" = 1,000'

Applicant:  
Square 1400, L.C.  
2704 Dorr Avenue  
Fairfax, Virginia 22031

### Sheet Index

1. COVER SHEET
2. CONCEPTUAL / FINAL DEVELOPMENT PLAN - EXISTING CONDITIONS
3. CONCEPTUAL / FINAL DEVELOPMENT PLAN
- 3A. CONCEPTUAL / FINAL DEVELOPMENT PLAN - ALTERNATE LAYOUT
- 3B. CONCEPTUAL / FINAL DEVELOPMENT PLAN - ADJACENT SITE IMPACTS
4. DETAIL ENLARGEMENTS
5. TREE COVER CALCULATION / STREETScape CROSS-SECTION
6. PEDESTRIAN AND BIKE CIRCULATION PLAN
7. ARCHITECTURAL ELEVATIONS AND PERSPECTIVES
8. ARCHITECTURAL ELEVATIONS - ENLARGEMENTS
9. NOISE CONTOURS
10. STORMWATER MANAGEMENT - OUTFALL
11. STORMWATER MANAGEMENT - OUTFALL
12. STORMWATER MANAGEMENT - OUTFALL
13. FOR INFORMATION ONLY
14. EXISTING VEGETATION MAP

SQUARE 1400, L.C.  
Conceptual Development Plan /  
Final Development Plan  
RZ 2009-PR-002

**Dewberry**

Dewberry & Davis LLC  
200 ANNAPOLIS BLVD.  
FREETOWN, VA 22031  
PHONE: 703.580.0100  
FAX: 703.580.0101  
www.dewberry.com



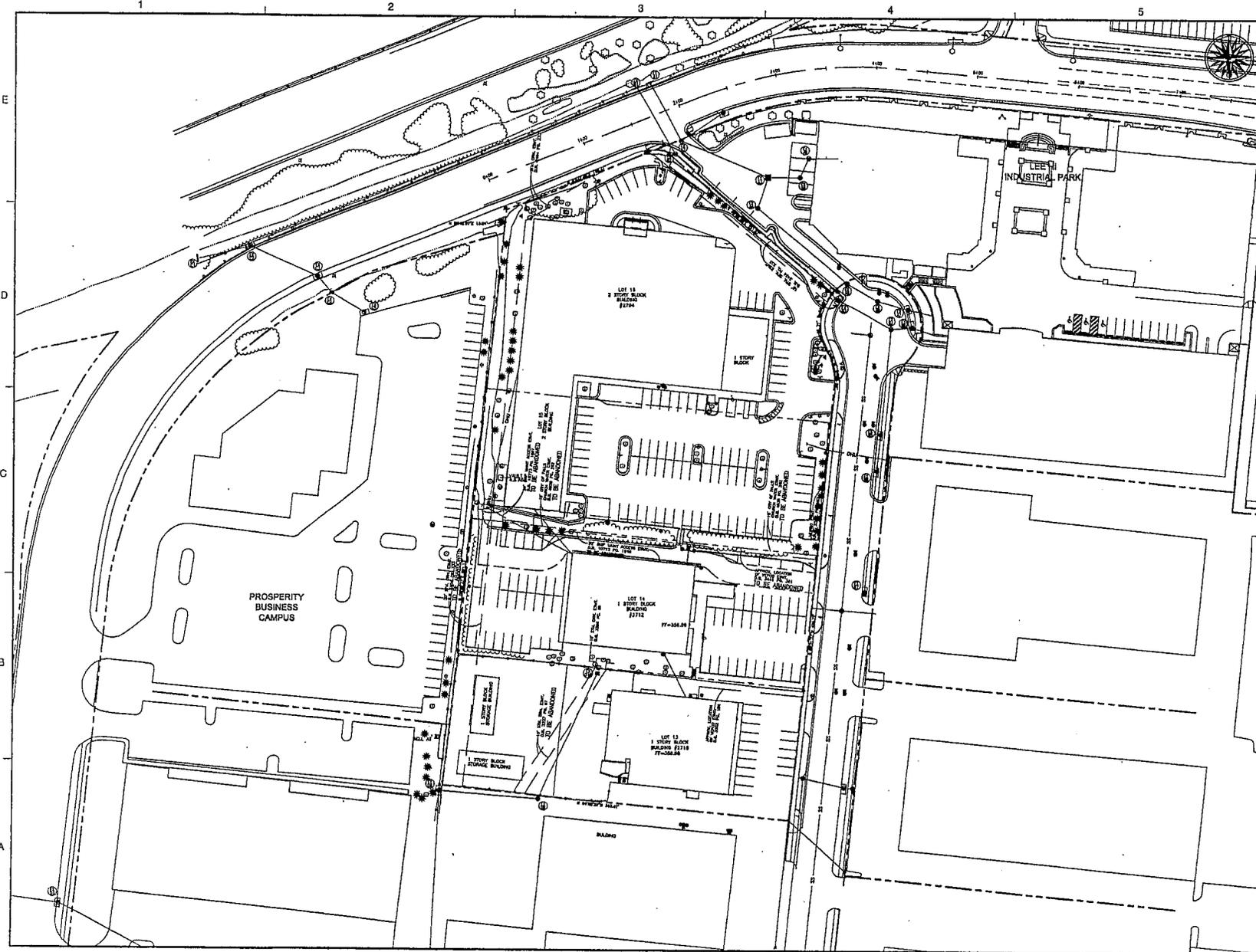
SQUARE 1400, L.C.  
2704 DORR AVENUE  
FAIRFAX, VA 22031

SEAL



Revised August 24, 2010  
Revised August 11, 2010  
Revised July 12, 2010  
Revised May 3, 2010  
Revised July 6, 2009  
Revised June 11, 2009  
Revised May 29, 2009  
Revised April 24, 2009  
Revised March 25, 2009  
January 15, 2009

M-10741



**Dewberry**

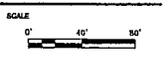
Dewberry & Davis L.L.C.  
 400 WEST HANOVER AVENUE  
 SUITE 400  
 FAYETTEVILLE, ARKANSAS 72701  
 PHONE: 501.478.1000  
 FAX: 501.478.1001  
 WWW.DEWBERRY.COM



**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



8	08.24.10	JHC
8	08.11.10	JHC
7	07.12.10	ARC
6	05.03.10	ARC
6	07.06.09	ARW
4	05.11.09	ARW
3	05.28.09	ARW
2	04.24.09	ARW
1	03.25.09	ARW

No.	DATE	BY	Description

DRAWN BY: ARW  
 APPROVED BY: \_\_\_\_\_  
 CHECKED BY: CK  
 DATE: January 15, 2009

TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Existing Conditions

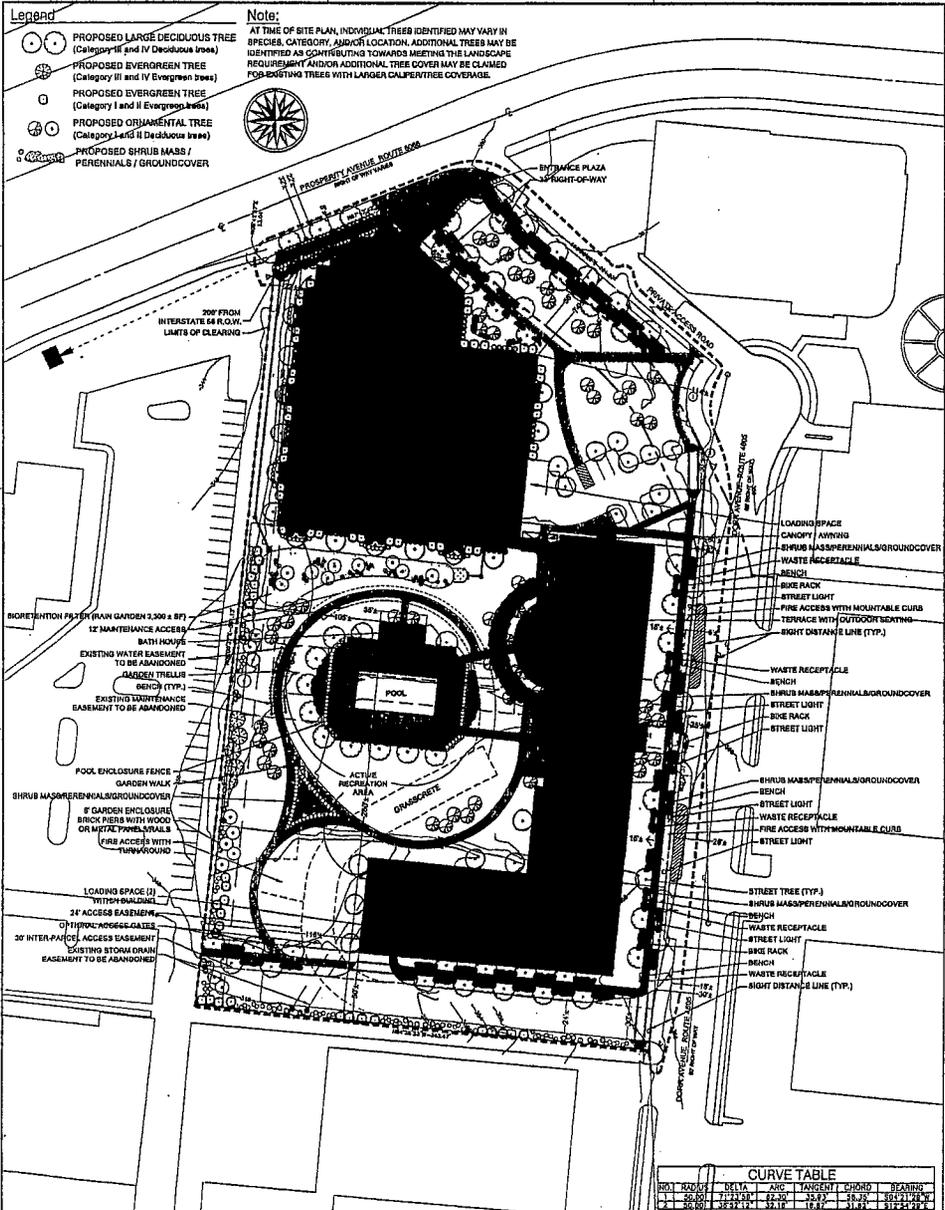
PROJECT NO.

**2**



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
  - PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
  - PROPOSED EVERGREEN TREE (Category I and II Evergreen trees)
  - PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
  - PROPOSED SHRUB MASS / PERENNIALS / GROUND COVER

**Note:**  
 AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPR TREE COVERAGE.



**CURVE TABLE**

NO.	ANGLE	DELTA	ARC	TANGENT	CHORD	BEARING
1	90.00	71.6199	62.30	35.87	38.30	S84°21'28"W
2	90.00	25.2317	13.16	18.87	11.63	S12°30'38"E



Dewberry & Davis LLC  
 800 WASHINGTON BLVD.  
 FARMERSVILLE, VA 22031  
 PHONE: 703 294-1000  
 FAX: 703 294-0818  
 www.dewberry.com

SQUARE 1400, L.C.  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE CONTRACT  
 PRINCIPAL COUNTY, VIRGINIA



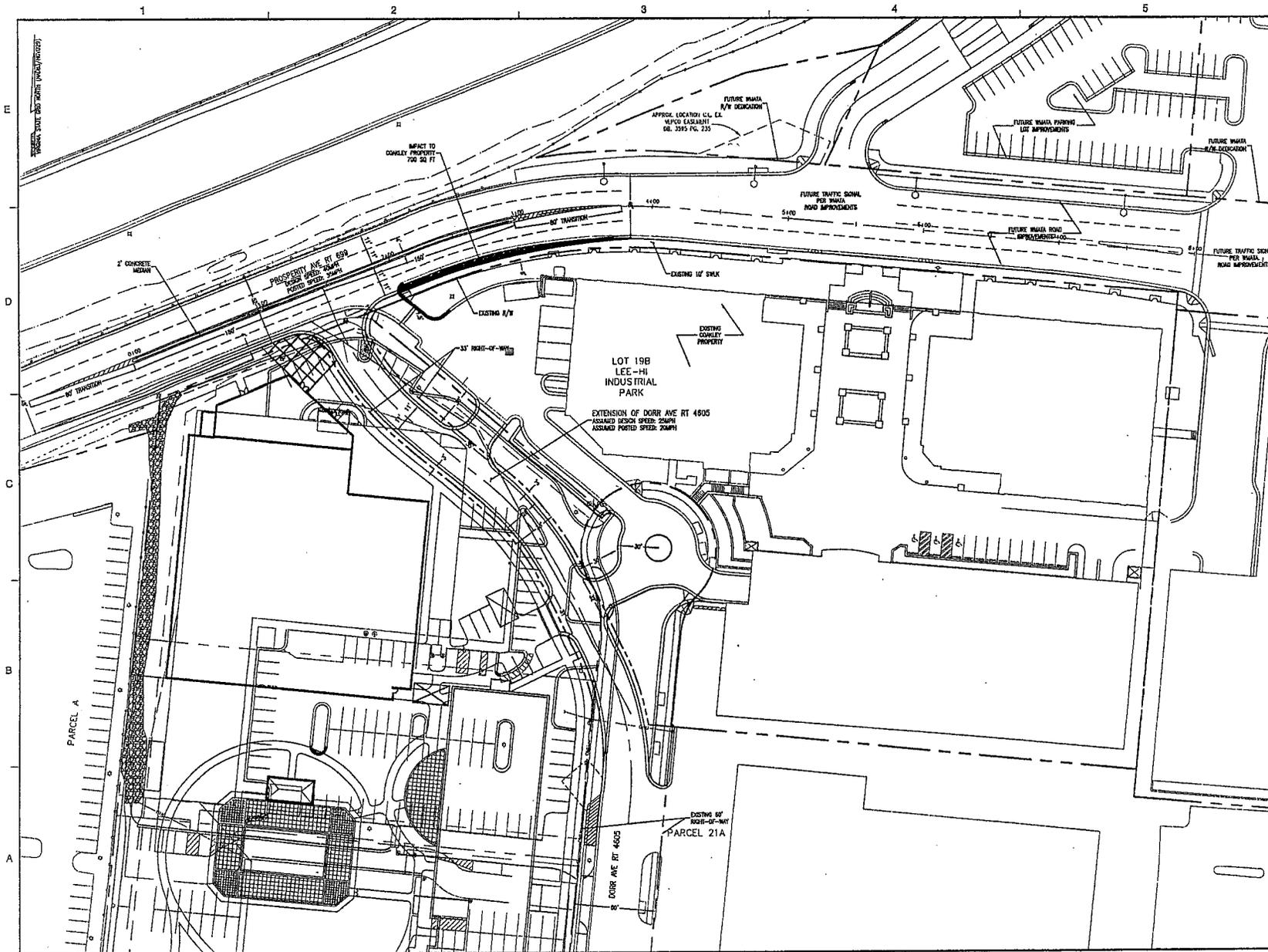
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 0' 40' 80'

No.	DATE	BY	Description
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3	08.11.10	JAC	
2	07.12.10	JAC	
1	05.03.10	JAC	Rev Sheet

DRAWN BY: ATW  
 APPROVED BY: [Signature]  
 CHECKED BY: CK  
 DATE: January 15, 2009

TITLE  
 SQUARE 1400, L.C.  
 Conceptual Development Plan /  
 Final Development Plan  
 Alternate

3A



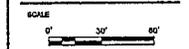
**Dewberry**

Dewberry & Davis LLC  
 800 WASHINGTON BLVD.  
 FAYETTEVILLE, NC 28404  
 PHONE: 704.336.4000  
 FAX: 704.336.4000  
 www.dewberry.com

**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 PINEHURST COUNTY, NORTH CAROLINA



KEY PLAN



No.	DATE	BY	Description
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3	08.11.10	ARC	
2	07.12.10	ARC	New Sheet
1	05.03.10	ARC	New Sheet

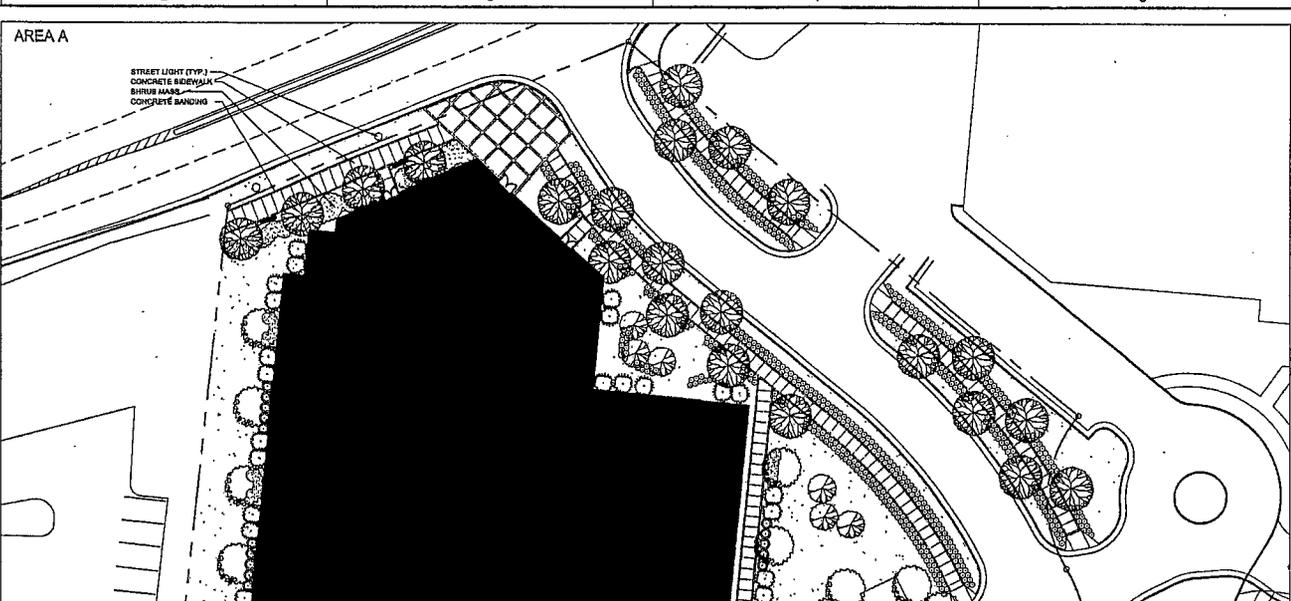
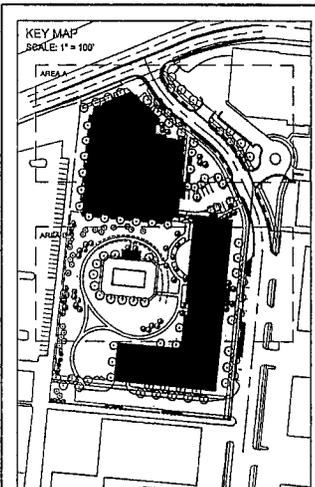
DESIGNED BY: ARC  
 APPROVED BY: OK  
 CHECKED BY: OK  
 DATE: January 15, 2009

TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Adjacent Site Impacts

PROMPT NO.

**3B**

SHEET NO. 3B of 14  
 M-10741

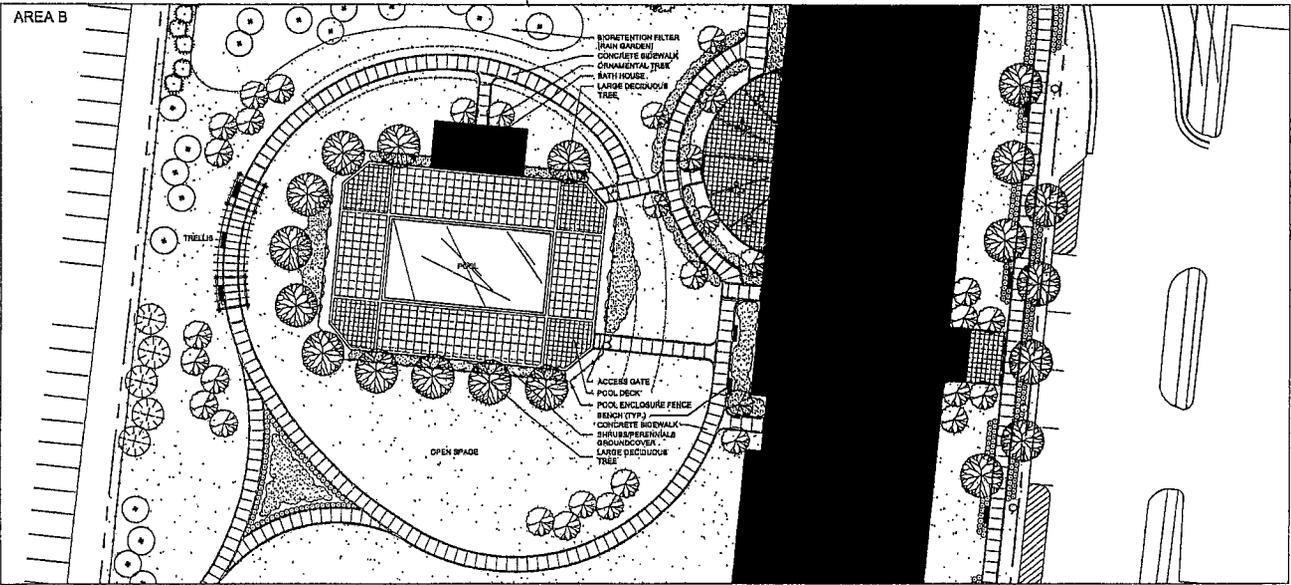
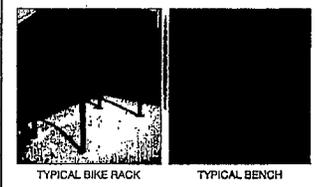
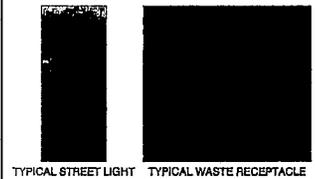


NOTE:  
THE DETAILS PROVIDED HEREON REPRESENT THE PROPOSED HARDSCAPE AND LANDSCAPE PLANS FOR THE INDIVIDUAL OPEN SPACE AREAS. MINOR DESIGN CHANGES MAY BE MADE WITH FINAL DESIGN AND ENGINEERING.

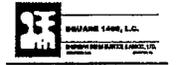


SITE FURNITURE DETAILS

NOTE:  
THE TYPICAL SITE FURNITURE PRESENTED ON THIS SHEET IS SHOWN TO ILLUSTRATE THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT AS ELABORATED IN THE LANDSCAPE SITE SCAPE DESIGN MANUAL. THEY ARE SUBJECT TO MINOR MODIFICATION WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.



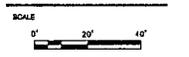
Dewberry & Davis LLC  
100 JAMESON BLVD.  
FAYETTEVILLE, NC 28401  
PHONE: 704.344.8100  
FAX: 704.344.8101  
www.dewberry.com



SQUARE 1400, L.C.  
CONCEPTUAL DEVELOPMENT PLAN /  
FINAL DEVELOPMENT PLAN  
PROVIDENCE DISTRICT  
FAYETTE COUNTY, NORTH CAROLINA



KEY PLAN



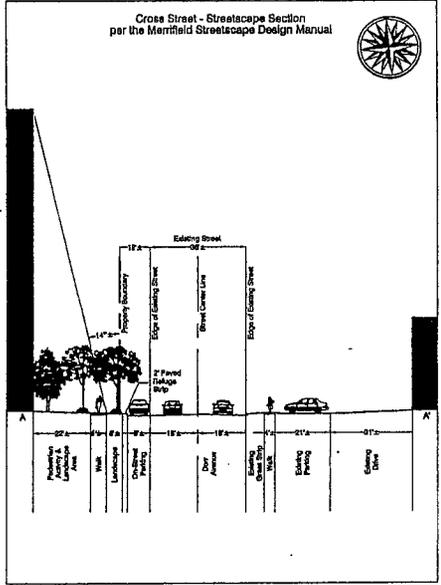
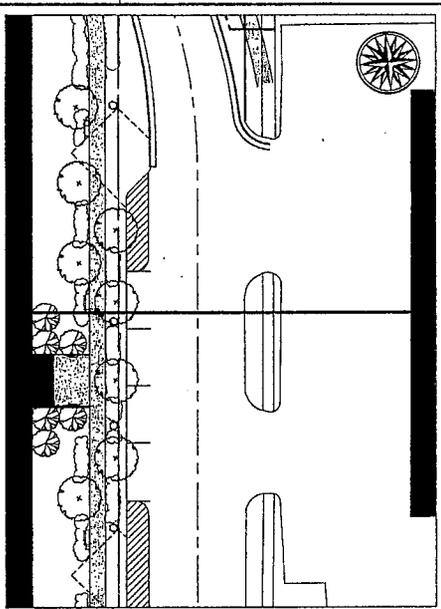
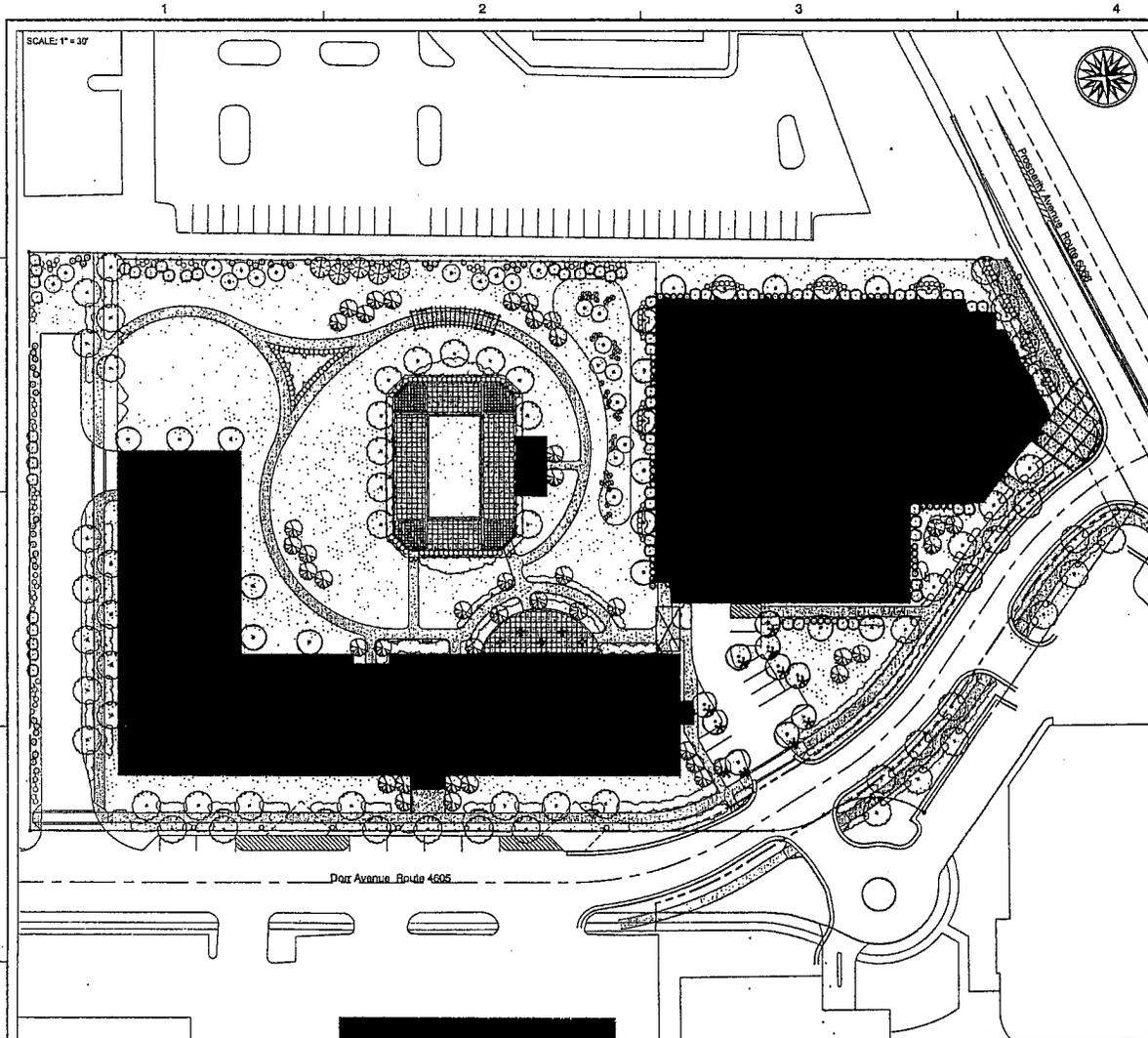
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7	08.11.10	JMC	
6	07.12.10	ARC	
5	05.03.10	ARC	
4	07.08.09	ARF	
3	08.11.09	ARF	
2	05.28.09	ARF	
1	04.24.09	ARF	New Sheet

DESIGN BY: ARF  
APPROVED BY: \_\_\_\_\_  
CHECKED BY: CR  
DATE: January 15, 2009

TITLE  
SQUARE 1400, L.C.  
Conceptual Development Plan /  
Final Development Plan  
Detail Enlargements

PROJECT NO.

4



**Dewberry**  
 Dewberry & Davis LLC  
 200 N. 10th Street, Suite 1000  
 Portland, OR 97227  
 P.O. Box 1000  
 Fax: 503.224.1000  
 www.dewberry.com

**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 WASHINGTON COUNTY, VIRGINIA

**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 WASHINGTON COUNTY, VIRGINIA



KEY PLAN

SCALE  
 0" 20' 40'

8	08.24.10	JAC
7	08.11.10	JAC
6	07.12.10	JAC
5	05.03.10	JAC
4	07.08.09	ARW
3	08.11.09	ARW
2	03.23.09	ARW
1	04.24.09	ARW
1	03.25.09	ARW
Rev.	DATE	BY Description

DRAWN BY ARW  
 APPROVED BY CK  
 CHECKED BY CK  
 DATE January 15, 2009

TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Tree Cover Calculation /  
 Streetscape Cross-Section  
 PROJECT NO.

5

SHEET NO. 5 OF 14  
 M-10741

**Parking Lot Landscaping Tabulation**

PARKING LOT AREA ..... 38,902 SF#  
 PARKING LOT LANDSCAPING REQUIRED (5%) ..... 1,945 SF#  
 PARKING LOT LANDSCAPING PROPOSED (5.1%) ..... 1,923 SF#  
 10 PROPOSED TREES @ AVG. 175 SF EA = 1,750 SF  
 1 PROPOSED TREE @ AVG. 78 SF EA = 78 SF  
 \* TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT

**Tree Cover Tabulation**

SITE AREA ..... 302,160 SF#  
 SUBTRACTION POOL ..... 1,800 SF#  
 ADJUSTED SITE AREA ..... 300,360 SF#  
 TREE COVER REQUIRED (10% FOR PMU) ..... 30,036 SF#  
 AREA OF EXISTING TREES TO REMAIN ..... 7 SF#  
 AREA OF PROPOSED LANDSCAPING ..... 33,750 SF#  
 90 TREES @ AVG. 175 SF EA = 15,750#  
 8 TREES @ AVG. 136 SF EA = 1,088#  
 81 TREES @ AVG. 78 SF EA = 6,372#  
 86 TREES @ AVG. 80 SF EA = 6,880#  
 TOTAL TREE COVER PROVIDED (11.6%) ..... 33,750 SF#

**Landscape Tabulations**

THE INFORMATION PROVIDED ON THIS SHEET IS INTENDED TO REFLECT THE ABILITY TO SATISFY MINIMUM LANDSCAPE REQUIREMENTS WITHIN THE PROPOSED DEVELOPMENT PROGRAM. AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT AND/OR ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CALIPER/TREE COVERAGE.

**Open Space Calculation**

OPEN SPACE FOR SITE  
 100,897 SF OR 33.4 AC



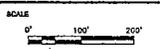
Dewberry & Davis LLC  
 1000 JAMES MONROE BLVD.  
 FAYETTEVILLE, VA 22031  
 FAX: 703.644.1218  
 www.dewberry.com



**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



9	08.24.10	JAC
8	08.11.10	JAC
7	07.12.10	ARC
6	05.03.10	ARC
5	07.26.09	AWH
4	08.11.09	AWH
3	05.29.09	AWH
2	04.24.09	AWH
1	03.25.09	AWH
NO.	DATE	BY
REVISIONS		Description

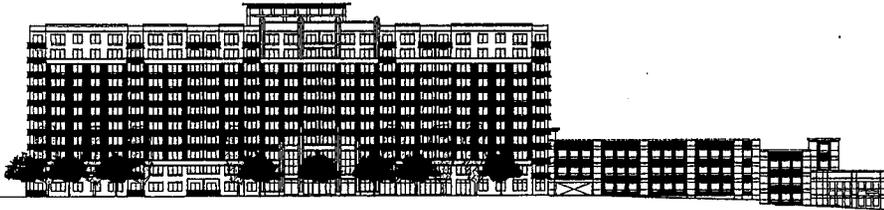
DRAWN BY: AWH  
 APPROVED BY: CK  
 CHECKED BY: CK  
 DATE: January 15, 2009

TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Pedestrian and Bike  
 Circulation Plan

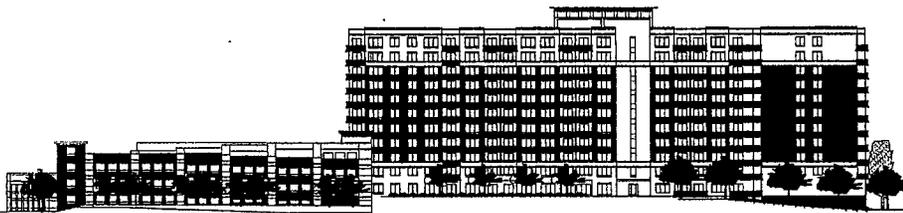
PROJECT NO.

**6**

NOTE:  
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS.



FRONT ELEVATION AT EAST

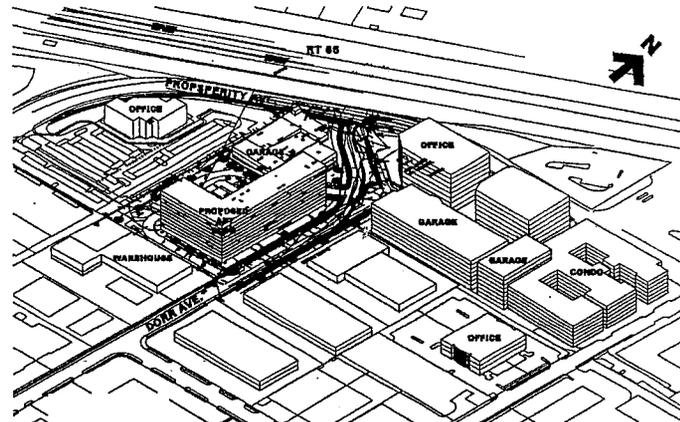


REAR ELEVATION AT WEST



LEFT ELEVATION (SOUTH)

RIGHT ELEVATION (NORTH)



ISOMETRIC AT SOUTH AND EAST



PERSPECTIVE AT SOUTH AND EAST

**Dewberry**

Dewberry & Davis LLC  
1000 WEST 100TH AVENUE  
DENVER, CO 80231  
PHONE: 303.556.8000  
FAX: 303.556.8001  
www.dewberry.com



SQUARE 1400, L.C.  
COMMERCIAL DEVELOPMENT COMPANY

SQUARE 1400, L.C.

CONCEPTUAL DEVELOPMENT PLAN /  
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT  
FARRAS COUNTY, VIRGINIA

SEAL



KEY PLAN

SCALE

9	06.24.10	JMC	
8	06.11.10	JMC	
7	07.12.10	JMC	
6	05.03.10	ATW	
5	07.09.08	ATW	
4	06.11.09	ATW	
3	05.29.09	ATW	
2	04.24.09	ATW	
1	03.25.09	ATW	Rev Sheet
			Description

REVISIONS

DRAWN BY: ATW

APPROVED BY: OK

CHECKED BY: OK

DATE: January 15, 2009

TITLE

SQUARE 1400, L.C.  
Conceptual Development Plan /  
Final Development Plan  
Architectural Elevations  
and Perspectives

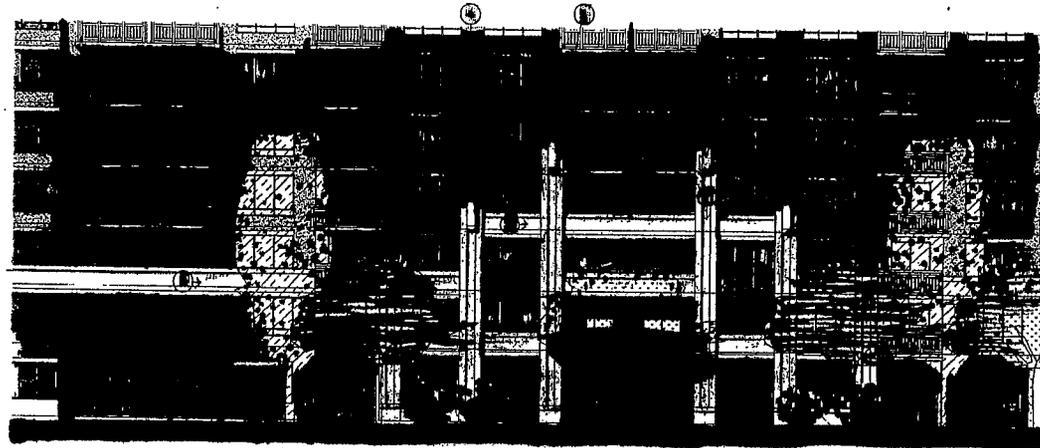
PROJECT NO.

7

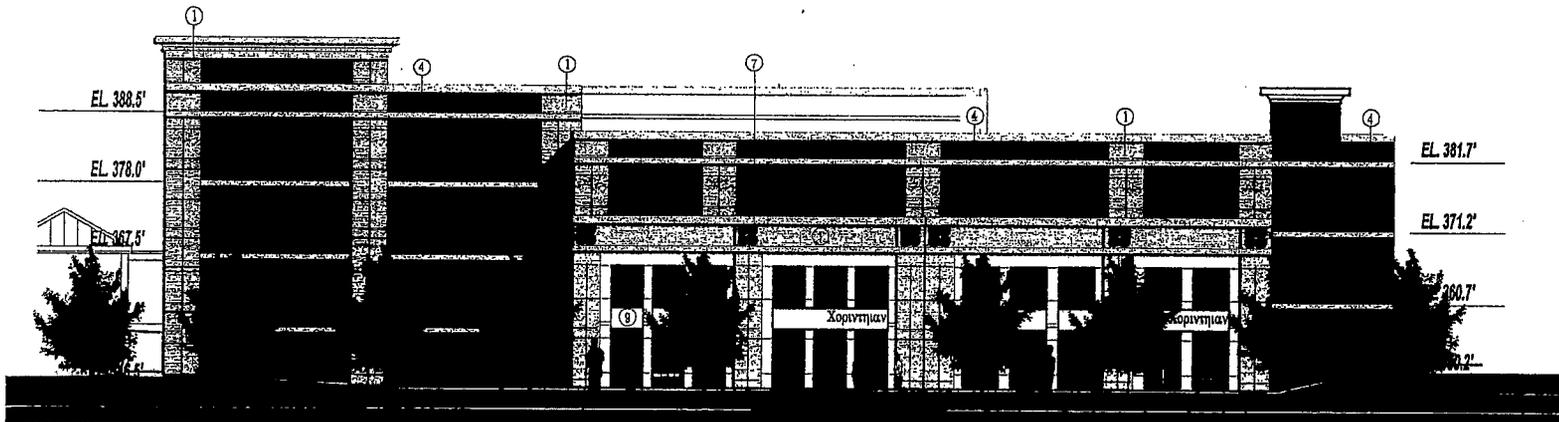
SHEET NO. 7 of 14  
M-10741

NOTE:  
THE BUILDING ELEVATIONS AND SKETCHES PRESENTED ON THIS SHEET ARE PRELIMINARY AND SUBJECT TO REFINEMENT AND MINOR MODIFICATION WITH FURTHER ARCHITECTURAL AND ENGINEERING DESIGN. THEY ARE PRESENTED TO ILLUSTRATE THE GENERAL ARCHITECTURAL THEME OF THE PROPOSED BUILDINGS.

- ① PRECAST
- ② WHITE BRICK
- ③ TAN BRICK
- ④ BROWN BRICK
- ⑤ DAIL BRONZE BAL
- ⑥ STOREFRONT BRONZE
- ⑦ ORNAMENT
- ⑧ WINDOW - TAN
- ⑨ AWNING
- ⑩ OPEN
- ⑪ METAL CAP
- ⑫ METAL SILLS
- ⑬ MARQUEE ALUM - GLAZING



PARTIAL ELEVATION AT FRONT



ELEVATION AT PROSPERITY AVENUE

**Dewberry**

Dewberry & Davis LLC  
1000 W. MAIN STREET, SUITE 1000  
PROVIDENCE, RI 02902  
PHONE: 401.421.1000  
FAX: 401.421.1001  
WWW.DDBERRY.COM



SQUARE 1400, L.C.

CONCEPTUAL DEVELOPMENT PLAN /  
FINAL DEVELOPMENT PLAN

PROVIDENCE DISTRICT  
PROVIDENCE COUNTY, VERMONT

SCALE



KEY PLAN

SCALE

9	08.24.10	JMC	
8	06.11.10	JMC	
7	07.12.10	AWK	
6	05.03.10	JMC	
5	07.06.09	AWK	
4	05.11.09	AWK	
3	02.29.09	AWK	
2	04.24.09	AWK	
1	03.25.09	AWK	New Sheet
No.	DATE	BY	Description

REVISIONS

DRAWN BY

APPROVED BY

CHECKED BY

DATE

TITLE

SQUARE 1400, L.C.

Conceptual Development Plan /

Final Development Plan

Architectural Elevations -

Enlargements

PROJECT NO.

8

SHEET NO.

8 of 14

M-10741

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SQUARE 1400, L.C.  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 FAYATX COUNTY, VIRGINIA



KEY PLAN

SCALE

No.	DATE	BY	Description
7	08.24.10	JMC	
6	08.11.10	JMC	
5	07.12.10	JMC	
4	08.03.10	JMC	
3	07.08.09	ARW	
2	08.11.09	ARW	
1	05.29.09	ARW	Rev Sheet

REVISIONS

DRAWN BY: ATW  
 APPROVED BY: \_\_\_\_\_  
 CHECKED BY: CK  
 DATE: January 15, 2009

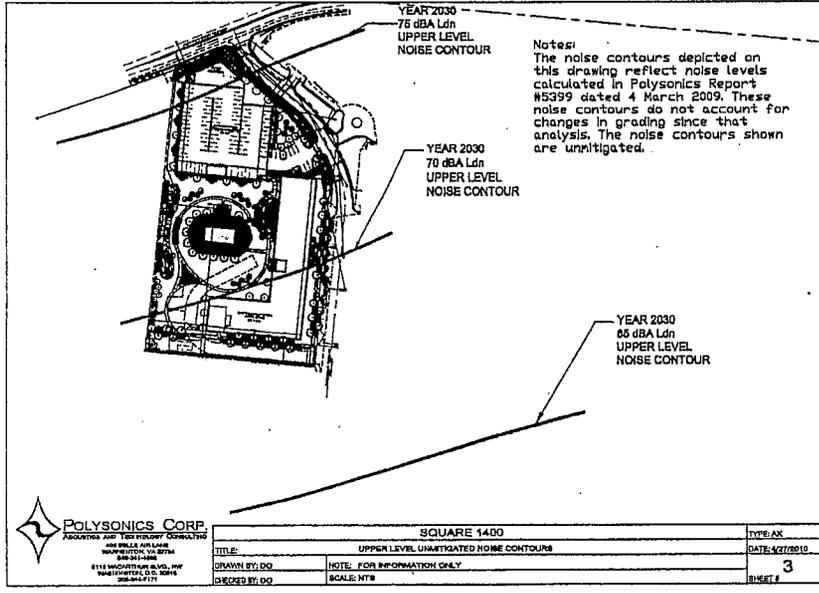
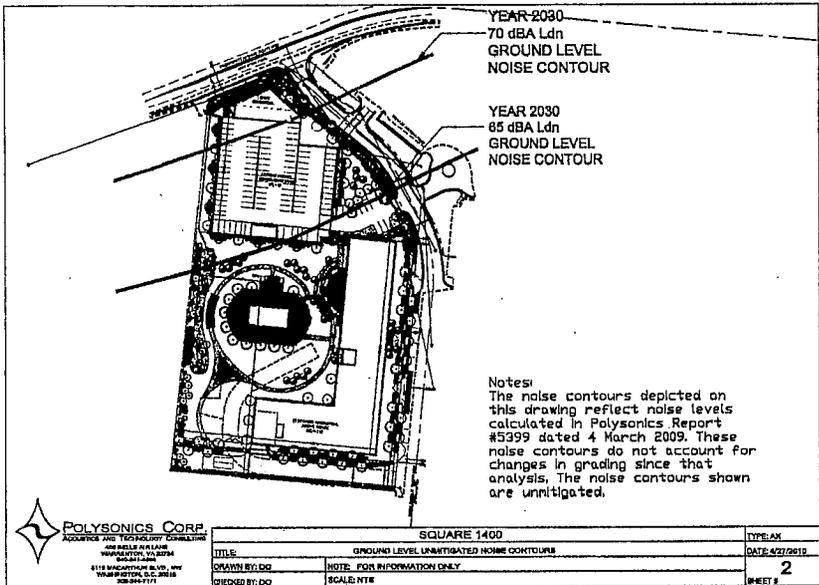
TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Noise Contours

PROJECT NO.

**9**

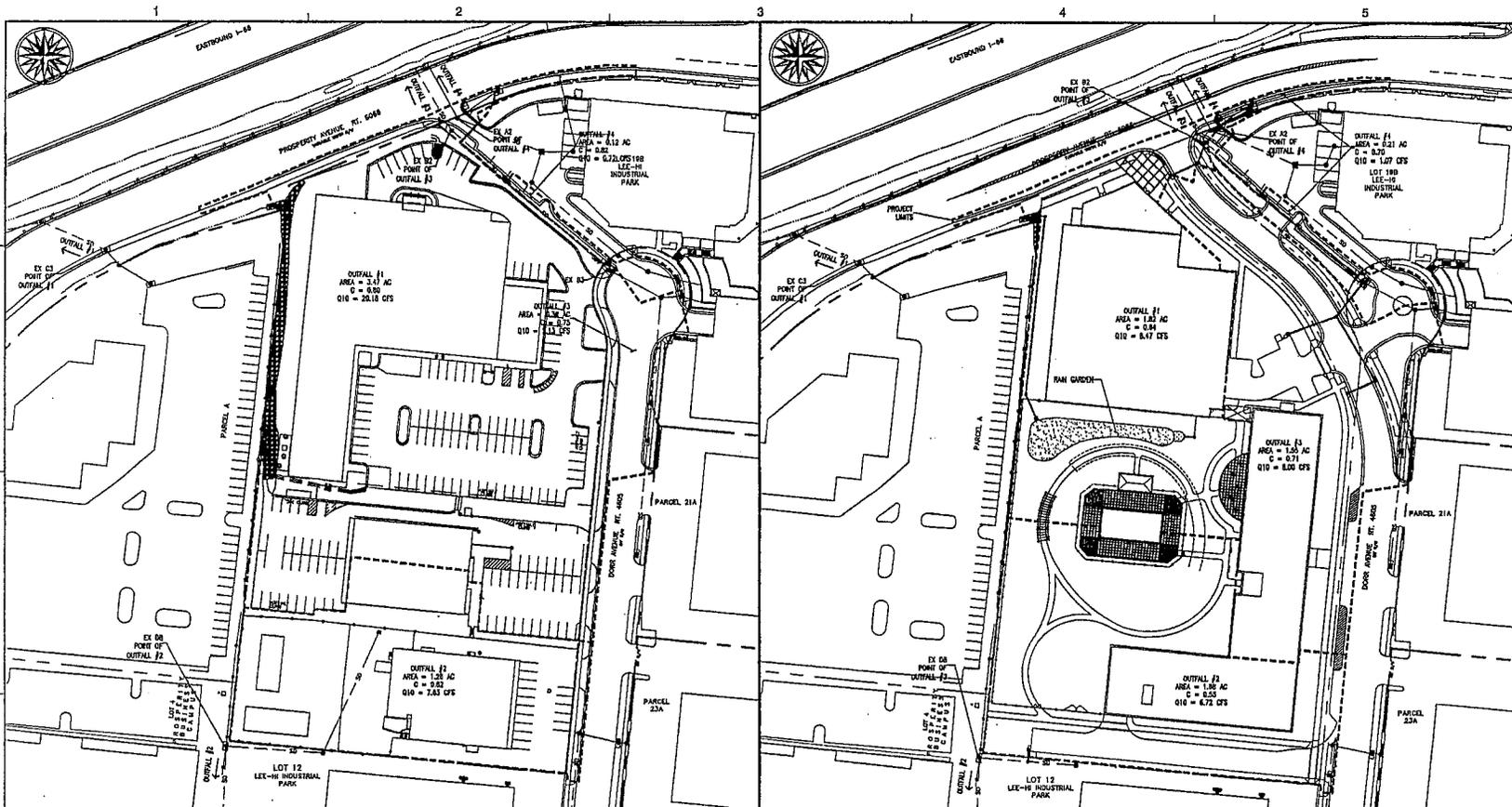
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FOR INFORMATION PURPOSES ONLY  
 SHEETS PREPARED BY THE POLYSONICS CORPORATION - ACOUSTICS & TECHNOLOGY CONSULTING ON APRIL 28, 2010.



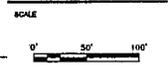


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**SQUARE 1400, L.C.**  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PRINCIPAL DESIGNER  
 PROPOSED DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



KEY PLAN



9	08.24.10	JAC
8	08.11.10	JAC
7	07.12.10	ARC
6	05.23.10	ARC
5	07.28.09	ARW
4	05.11.08	ARW
3	05.28.09	ARW
2	04.24.09	ARW
1	03.25.09	ARW
Rev.	DATE	BY
		Description

REVISIONS  
 DRAWN BY: JDF  
 APPROVED BY: CK  
 CHECKED BY: CK  
 DATE: January 15, 2009

TITLE  
**SQUARE 1400, L.C.**  
 Conceptual Development Plan /  
 Final Development Plan  
 Stormwater Management

PROJECT NO.

**PRE-DEVELOPMENT CONDITIONS**

**2-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C	CA	TIME TO TRAVEL (MIN)	T <sub>10</sub> (HOURS)	ACCUMULATED (INCHES)
1	3.47	0.80	2.776	8.0	4.4	16.15
2	1.28	0.85	1.084	5.5	2.4	7.32
3	0.59	0.75	0.443	5.0	2.4	1.94
4	0.15	0.82	0.123	6.0	2.5	0.54
<b>Total</b>	<b>5.49</b>					<b>25.95</b>

**10-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C	CA	TIME TO TRAVEL (MIN)	T <sub>10</sub> (HOURS)	ACCUMULATED (INCHES)
1	3.47	0.80	2.776	8.0	7.77	20.14
2	1.28	0.85	1.084	5.5	3.77	11.83
3	0.59	0.75	0.443	5.0	3.77	3.11
4	0.15	0.82	0.123	6.0	3.77	0.71
<b>Total</b>	<b>5.49</b>					<b>35.79</b>

**STORMWATER MANAGEMENT NARRATIVE**  
 THE 6.03 AC PROJECT LIMITS IS LOCATED IN THE ACCOING CREEK WATERSHED. IN EXISTING CONDITIONS, THE SITE CONSISTS OF WAREHOUSE BUILDINGS AND SURFACE PARKING. THE PROJECT SITE HAS 4 OUTFALL POINTS, ALL OF WHICH ARE MANAGED BY PROPOSED CONDITIONS.

**OUTFALL #1:** THE NORTHERN PORTION OF THE PROJECT SITE IS COLLECTED IN AN EXISTING RAINP LINED DITCH LOCATED TO THE NORTHWEST OF THE PROPERTY. THE RUNOFF IS CONVEYED TO AN UNDERGROUND STORM SEWER SYSTEM UNTIL IT ULTIMATELY OUTFALLS TO THE LONG BRANCH FLOODPLAIN.

**OUTFALL #2:** RUNOFF FROM THE SOUTHERN PORTION OF THE PROJECT SITE OUTFALLS TO STRUCTURE EX 08 LOCATED SOUTH OF THE SITE ON PARCEL 12. DRAINAGE FROM OUTFALL #2 CONTINUES THROUGH AN EXISTING UNDERGROUND STORM SEWER SYSTEM UNTIL IT ULTIMATELY OUTFALLS INTO THE LONG BRANCH FLOODPLAIN APPROXIMATELY 1100' WEST OF THE SITE.

**OUTFALL #3:** THIS OUTFALL DRAINS PORTIONS OF EXISTING DOWN AVE WHICH COMBINES WITH THE WESTERN PORTION OF ADJACENT PARCEL 21A AND THE SOUTHWEST PORTION OF 118' AT STRUCTURE EX 03. SURFACE FLOW IS CONVEYED TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM WHICH DISCHARGES TO AN EXISTING GRASS CHANNEL THAT RUNS ALONG THE SOUTHERN SIDE OF EASTROAD I-66. THIS EXISTING GRASS CHANNEL OUTFALLS INTO THE LONG BRANCH FLOODPLAIN APPROXIMATELY 1400' WESTWARD.

**OUTFALL #4:** THE MAJORITY OF RUNOFF FROM ADJACENT PARCEL 109 AS WELL AS A PORTION OF PROPERTY AVE OUTFALL TO AN EXISTING STORM SEWER SYSTEM AT STRUCTURE EX 02. THIS SYSTEM DISCHARGES TO AN EXISTING GRASS CHANNEL THAT RUNS ALONG THE SOUTHERN SIDE OF EASTROAD I-66. THIS EXISTING GRASS CHANNEL OUTFALLS INTO THE LONG BRANCH FLOODPLAIN APPROXIMATELY 1100' WESTWARD.

**POST-DEVELOPMENT CONDITIONS**

**2-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C	CA	TIME TO TRAVEL (MIN)	T <sub>10</sub> (HOURS)	ACCUMULATED (INCHES)
1	1.86	0.84	1.566	6.0	2.4	6.38
2	0.59	0.85	0.502	5.0	2.4	1.94
3	1.86	0.77	1.431	6.0	2.4	6.38
4	0.21	0.70	0.147	6.0	2.4	0.50
<b>Total</b>	<b>4.52</b>					<b>15.20</b>

**10-YEAR STORM**

OUTFALL	DRAINAGE AREA (AC)	C	CA	TIME TO TRAVEL (MIN)	T <sub>10</sub> (HOURS)	ACCUMULATED (INCHES)
1	1.86	0.84	1.566	6.0	7.77	6.47
2	0.59	0.85	0.502	5.0	7.77	4.72
3	1.86	0.77	1.431	6.0	7.77	6.47
4	0.21	0.70	0.147	6.0	7.77	1.67
<b>Total</b>	<b>4.52</b>					<b>19.33</b>

**STORMWATER MANAGEMENT NARRATIVE**  
 THE REDEVELOPMENT OF THIS SITE PROPOSES THE CONSTRUCTION OF A RESIDENTIAL BUILDING WITH A CORRESPONDING PARKING STRUCTURE AND THE EXTENSION OF DOWN AVE TO INTERSECT WITH EXISTING PROPERTY AVE. PROPERTY AVE WILL ALSO BE WIDENED TO FACILITATE A MEDIAN THAT WILL EXTEND 150' IN BOTH DIRECTIONS FROM THE PROPOSED INTERSECTION OF DOWN AVE.

**OUTFALL #1:** FOR PROPOSED CONDITIONS, THE DRAINAGE AREA AND INFLOW AREA TO OUTFALL #1 IS DECREASED WHICH REDUCES THE 2 AND 10 YEAR STORM RATES.

**OUTFALL #2:** RUNOFF FROM THE SOUTHERN PORTION OF THE PROJECT SITE WILL CONTINUE TO OUTFALL TO STRUCTURE EX 08. THE DRAINAGE AREA TO OUTFALL #2 INCREASES, HOWEVER THE IMPROVEMENTS REDUCES WHICH CREATES AN OVERALL DECREASE OF STORM RUNOFF FOR BOTH 2 AND 10 YEAR STORMS.

**OUTFALL #3:** THE PROPOSED STORM SEWER SYSTEM FOR THE EXTENSION OF DOWN AVE INTERCEPTS PORTIONS OF SITE RUNOFF THAT IS CONVEYED TO OUTFALL #1 WITH PRE-DEVELOPMENT CONDITIONS AND IS PROPOSED TO INTERSECT TO OUTFALL #3. THIS OPERATES AN INCREASED DRAINAGE AREA AND PEAK FLOW FOR THE 2 AND 10 YEAR STORMS UNDER POST-DEVELOPMENT CONDITIONS TO OUTFALL #3. OUTFALL #3 IS CONVEYED DOWNSTREAM BY AN EXISTING GRASS DITCH THAT RUNS ALONG THE SOUTHERN SIDE OF EASTROAD I-66. THE INCREASED RUNOFF TO OUTFALL #3 DOES NOT EXCEED THE ADEQUACY OF THE EXISTING DITCH AND EVENTUALLY COMBINES BACK WITH OUTFALL #1 (SEE OUTFALL COMPUTATIONS PROVIDED ON SHEET 12).

**OUTFALL #4:** FOR POST-DEVELOPMENT CONDITIONS, THERE IS A MAJOR INCREASE OF THE DRAINAGE AREA THAT IS CONVEYED TO OUTFALL #4. THIS OPERATES AN INCREASED DRAINAGE AREA AND PEAK FLOW FOR THE 2 AND 10 YEAR STORMS. HOWEVER, THE IMPROVEMENTS REDUCES THE OVERALL INFLOW AREA WHICH THE SITE PLAN LIMITS WHICH OPERATES AN OVERALL RUNOFF DECREASE OF APPROXIMATELY 20.0%. STORAGE PROVIDED BY THE PROPOSED RAIN GARDEN WILL FURTHER DECREASE RUNOFF FOR THE 2 AND 10 YEAR STORMS. AN OVERALL REDUCTION IN SITE RUNOFF FOR THE 2 AND 10 YEAR STORMS OF 25% FROM EXISTING CONDITIONS.

**POST-DEVELOPMENT CONVEYANCE REDUCES THE OVERALL INFLOW AREA WHICH THE SITE PLAN LIMITS WHICH OPERATES AN OVERALL RUNOFF DECREASE OF APPROXIMATELY 20.0%. STORAGE PROVIDED BY THE PROPOSED RAIN GARDEN WILL FURTHER DECREASE RUNOFF FOR THE 2 AND 10 YEAR STORMS. AN OVERALL REDUCTION IN SITE RUNOFF FOR THE 2 AND 10 YEAR STORMS OF 25% FROM EXISTING CONDITIONS.**

RUNOFF FROM ALL OUTFALLS ULTIMATELY COMBINE AT THE LONG BRANCH FLOODPLAIN. THE ALTERNATION OF DRAINAGE DOWNS UNDER THE POST-DEVELOPMENT CONDITIONS DOES NOT EXCEED THE ADEQUACY OF THE EXISTING SYSTEM (SEE OUTFALL COMPUTATIONS PROVIDED ON SHEET 12). AS A RESULT, FLOW RATES FROM SITE STORMS ARE BELOW THE PRE-DEVELOPMENT PEAK FLOW RATES PROVIDING A NET DECREASE IN PEAK RUNOFF FOR THE SITE FOR THE 2- AND 10-YEAR DEVELOPMENT. THEREFORE, THE STORMWATER DETENTION REQUIREMENT IS MET.

**STORM WATER SCENARIO COMPUTATIONS**

**10-YEAR STORM**

Existing Peak for 2 and 10 Year Storms	
Q <sub>10</sub> = Q <sub>2</sub> = Q <sub>10</sub> = 18.78	22.85
Q <sub>10</sub> = Q <sub>2</sub> = Q <sub>10</sub> = 21.28	20.00
Proposed Development of Parcel	
Q <sub>10</sub> = Q <sub>2</sub> = Q <sub>10</sub> = 10.00	10.00

# ADEQUATE OUTFALL ANALYSIS

## ADEQUATE OUTFALL NARRATIVE:

**OUTFALL #1:** IN PROPOSED CONDITIONS, 1.13 ACRES OF THE PROJECT LOTS WILL OUTFALL TO THE EXISTING 18" DIAMETER DITCH (SEE CROSS SECTION G-G ON THIS SHEET). THE DITCH CONVEYS DRAINAGE TO A LUMP PUMP STRUCTURE (SEE STRUCTURE EX-1) WHICH CONVEYS THE RUNOFF FROM THE SITE TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM. RUNOFF FROM THE WEDGEMAN OF PROPERTY ARE JOIN THE EXISTING STORM SEWER SYSTEM AT STRUCTURE EX-1. THE UNDERGROUND STORM SEWER SYSTEM THEN OUTFALLS TO AN EXISTING MAN-MADE 18" DIAMETER DITCH WHERE IT JOINS ANOTHER WATERWAY (POINT A, APPROXIMATELY 0.24 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINING WATERWAY IS GREATER THAN BOX OF THE OUTFALL WATERWAY (2.14 ACRES). THE EXISTING CHANNEL TRAVELS PARALLEL TO I-44 APPROXIMATELY 100' BEFORE ENTERING THE LEAS BRANCH FLOOD PLAIN.

THE RECEIVING CHANNEL IS SHOWN TO BE ADEQUATE USING CROSS-SECTION G-G AND THE STORM COMPUTATIONS PROVIDED ON THIS SHEET. CONSIDERING THE EXISTING DITCH NORTH OF PROSPECTOR AVE, FARRAX COUNTY PLAN 078-SP-002 (DRAIN LORING METHOD, APPROVED IN 2008) CONFIRMED THIS EXISTING DITCH TO BE ADEQUATE IN ACCORDANCE TO CURRENT PPM STANDARDS (SEE SHEET 13). FIELD VERIFICATION SHOWS NO SIGNS OF EXISTING EROSION TO THIS EXISTING DITCH. SINCE THE DITCH WAS APPROVED AS ADEQUATE USING EXISTING RUNOFF QUANTITIES FROM THE SUBJECT SITE AND THIS PROPOSED PLAN IS DECREASING THE RUNOFF LEAVING OUTFALL #1, IT CAN BE ASSUMED THAT THE EXISTING CHANNEL IS ADEQUATE TO CONVEY THE FLOW 150' DOWNSTREAM FROM THE POINT OF COMPLIANCE. CROSS SECTION I-I-I AND A PORTION OF THE APPROVED ANALYSIS OF THE DITCH ALONG I-I-I CAN BE FOUND ON SHEET 11. THEREFORE IT IS THE OPINION OF THE ENGINEER THAT OUTFALL #1 IS ADEQUATE.

**OUTFALL #2:** IN PROPOSED CONDITIONS, 1.76 ACRES WILL ENTER THE RECEIVING PIPE AT STRUCTURE EX-10 (LABELED AS OUTFALL #2) WHERE IT WILL BE CONVEYED THROUGH A 24" STORM SEWER PIPE THAT IS IN AN EXISTING FARRAX COUNTY STORM EXCAVATION. THE POINT OF COMPLIANCE IS 200' DOWNSTREAM OF STRUCTURE EX-10 WHERE THE OUTFALL WILL BE JOINED BY ANOTHER WATERWAY OF APPROXIMATELY 12.24 ACRES, WHICH IS GREATER THAN BOX OF THE OUTFALL AT OUTFALL #2 (1.76 ACRES). FROM STRUCTURE EX-10 THE RUNOFF IS ACCUMLATED CONVEYED TO THE WEST THROUGH THE EXISTING UNDERGROUND STORM SEWER SYSTEM BY STRUCTURE EX-10 WHICH IS OVER 150' DOWNSTREAM. DATA OBTAINED ON THIS SHEET CONFIRMS THE ADEQUACY OF THE RECEIVING STORM SEWER SYSTEM IN ACCORDANCE WITH PPM 6-02022A. THEREFORE IT IS THE OPINION OF THE ENGINEER THAT OUTFALL #2 IS AN ADEQUATE OUTFALL.

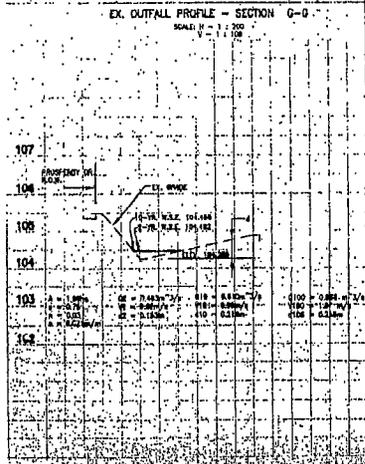
**OUTFALL #3:** IN PROPOSED CONDITIONS, 1.55 ACRES OF THE PROJECT LOTS WILL OUTFALL TO VARIOUS CURB ALLEYS THAT JOINED TO AN EXISTING UNDERGROUND STORM SEWER SYSTEM. RUNOFF FROM PORTIONS OF THE SITE AS WELL AS THE EXTENSION OF DOWN AVE JOIN AT STRUCTURE EX-82. THE POINT OF COMPLIANCE, THE UNDERGROUND STORM SYSTEM THEN DISCHARGES TO AN EXISTING MAN-MADE 18" DIAMETER DITCH WHERE IT JOINS ANOTHER WATERWAY (POINT A, APPROXIMATELY 0.24 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINING WATERWAY IS GREATER THAN BOX OF THE OUTFALL WATERWAY (2.14 ACRES). THE EXISTING CHANNEL TRAVELS PARALLEL TO I-44 APPROXIMATELY 100' BEFORE ENTERING THE LEAS BRANCH FLOOD PLAIN.

THE RECEIVING CHANNEL IS SHOWN TO BE ADEQUATE USING CROSS-SECTION H-H (150' DOWNSTREAM OF THE POINT OF COMPLIANCE) AND THE STORM COMPUTATIONS PROVIDED ON THIS SHEET. CONSIDERING THE EXISTING DITCH NORTH OF PROSPECTOR AVE, FARRAX COUNTY PLAN 078-SP-002 (DRAIN LORING METHOD, APPROVED IN 2008) CONFIRMED THIS EXISTING DITCH TO BE ADEQUATE IN ACCORDANCE TO CURRENT PPM STANDARDS (SEE SHEET 13). FIELD VERIFICATION SHOWS NO SIGNS OF EXISTING EROSION TO THIS EXISTING DITCH. SINCE THE DITCH WAS APPROVED AS ADEQUATE USING EXISTING RUNOFF QUANTITIES FROM THE SUBJECT SITE AND THIS PROPOSED PLAN IS DECREASING THE RUNOFF LEAVING OUTFALL #1, IT CAN BE ASSUMED THAT THE EXISTING CHANNEL IS ADEQUATE TO CONVEY THE FLOW 150' DOWNSTREAM FROM THE POINT OF COMPLIANCE. CROSS SECTION H-H AND A PORTION OF THE APPROVED ANALYSIS OF THE DITCH ALONG H-H CAN BE FOUND ON SHEET 11. THEREFORE IT IS THE OPINION OF THE ENGINEER THAT OUTFALL #3 IS ADEQUATE.

**OUTFALL #4:** IN PROPOSED CONDITIONS, THE PROJECT LOTS ARE AND APPROXIMATELY TO THE ADJACENT LOT 158 CONVEY 0.21 ACRES OF THE WEDGEMAN TO AN EXISTING STORM SEWER SYSTEM AT STRUCTURE EX-42 POINT OF COMPLIANCE. THE UNDERGROUND STORM SYSTEM THEN DISCHARGES TO AN EXISTING MAN-MADE 18" DIAMETER DITCH WHERE IT JOINS ANOTHER WATERWAY (POINT A, APPROXIMATELY 0.24 ACRES). THIS IS THE POINT OF COMPLIANCE SINCE THE JOINING WATERWAY IS GREATER THAN BOX OF THE OUTFALL WATERWAY (2.14 ACRES). THE EXISTING CHANNEL TRAVELS PARALLEL TO I-44 APPROXIMATELY 100' BEFORE ENTERING THE LEAS BRANCH FLOOD PLAIN.

THE RECEIVING CHANNEL IS SHOWN TO BE ADEQUATE USING CROSS-SECTION H-H (150' DOWNSTREAM OF THE POINT OF COMPLIANCE) AND THE STORM COMPUTATIONS PROVIDED ON THIS SHEET. CONSIDERING THE EXISTING DITCH NORTH OF PROSPECTOR AVE, FARRAX COUNTY PLAN 078-SP-002 (DRAIN LORING METHOD, APPROVED IN 2008) CONFIRMED THIS EXISTING DITCH TO BE ADEQUATE IN ACCORDANCE TO CURRENT PPM STANDARDS (SEE SHEET 13). FIELD VERIFICATION SHOWS NO SIGNS OF EXISTING EROSION TO THIS EXISTING DITCH. SINCE THE DITCH WAS APPROVED AS ADEQUATE USING EXISTING RUNOFF QUANTITIES FROM THE SUBJECT SITE AND THIS PROPOSED PLAN IS DECREASING THE RUNOFF LEAVING OUTFALL #1, IT CAN BE ASSUMED THAT THE EXISTING CHANNEL IS ADEQUATE TO CONVEY THE FLOW 150' DOWNSTREAM FROM THE POINT OF COMPLIANCE. CROSS SECTION H-H AND A PORTION OF THE APPROVED ANALYSIS OF THE DITCH ALONG H-H CAN BE FOUND ON SHEET 11. THEREFORE IT IS THE OPINION OF THE ENGINEER THAT OUTFALL #4 IS ADEQUATE.

DITCH SECTION G-G  
(AS APPROVED WITH FARRAX COUNTY PLAN NO. 7813-SP-002)



EVALUATION OF CONTRIBUTING DRAINAGE AREA NARRATIVE

THE PROPOSED DEVELOPMENT HAS A TOTAL DISTURBED AREA OF 8.35 ACRES. A MINIMUM DRAINAGE AREA OF 100 TIMES 8.35 ACRES (APPROXIMATELY 695 ACRES) IS THE POTENTIAL WEDGEMAN AREA FOR THE SITE ACCORDING TO THE FARRAX COUNTY MAP. THERE ARE NO WATER IMPROVEMENTS DOWNSTREAM OF THE SITE WITHIN THE POTENTIAL WEDGEMAN AREA. THEREFORE, THE PROPOSED DEVELOPMENT IS IN COMPLIANCE WITH THE REQUIREMENTS FOR REDEMORPHOSING SP-10.

A FIELD WISE WAS CONDUCTED ON 8/17/2010 TO EXAMINE THE EXISTING OUTFALL BELOW THE EXTENT OF THE OUTFALL ANALYSIS ANALYSIS REQUIRED BY THE PPM TO THE POINT THAT THE DRAINAGE AREA EXCEEDS 100 TIMES THE SITE AREA. THIS POINT IS APPROXIMATELY 500' DOWNSTREAM OF THE SITE (APPROXIMATE DRAINAGE AREA OF 650 ACRES) WITHIN THE LEAS BRANCH FLOODPLAIN JUST NORTH OF HELLTOP ROAD. IT WAS VISUALLY OBSERVED THAT THE AREA ADJACENT TO THE CHANNEL WAS WELL VEGETATED WITH GRASS, SHOWING SOME SEDIMENT DEPOSITS ALONG THE CHANNEL BANKS AND AREAS OF MINOR BANK EROSION.

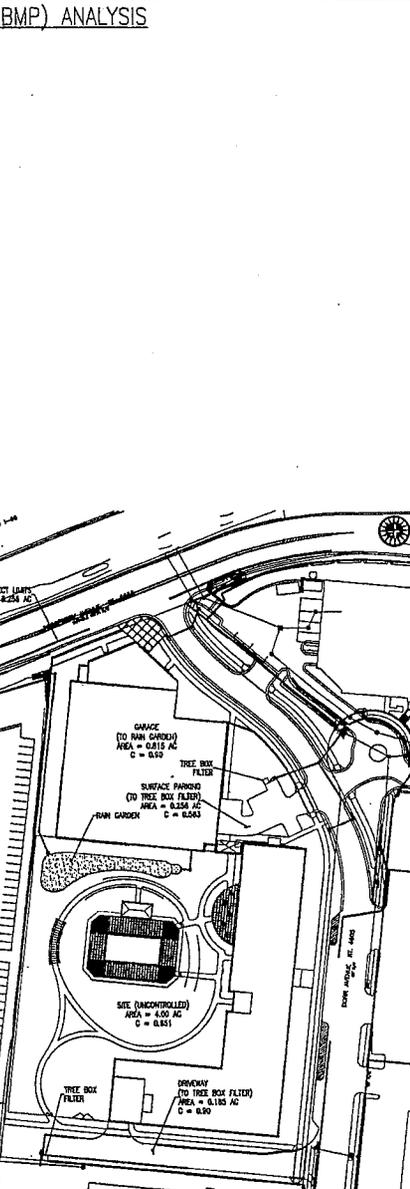
# WATER QUALITY (BMP) ANALYSIS

## WATER QUALITY (BMP) NARRATIVE:

THE 8.35-ACRE PROJECT LOTS IS LOCATED WITHIN THE ACCOTON CREEK WATERSHED. THE PROPOSED DEVELOPMENT QUALIFIES UNDER THE "DEVELOPMENT" CRITERIA FOR BEST MANAGEMENT PRACTICES SINCE THE PROPOSED PLAN WILL CAUSE A NET DECREASE OF IMPERVIOUS AREA WITHIN AN INTENSIVELY DEVELOPED SITE.

IN 2002, FARRAX COUNTY PLAN NO. 7813-SP-002 CONSTRUCTED AN ADDITION TO THE EXISTING STRUCTURE ON PARCELS 15 AND 16. WITH THE DEVELOPMENT BMP REQUIREMENT BY PROVIDING AN IMPERVIOUS SAND FILLER THAT WAS SIZED TO TREAT 0.76 ACRES OF IMPERVIOUS AREA. THEREFORE A PORTION OF THE RUNOFF FROM THE SITE IS CURRENTLY BEING TREATED BY A BMP EXISTING. IN ACCORDANCE TO PPM 6-0401.2C, THE REDEVELOPMENT OF ANY PROPERTY THAT IS CURRENTLY SERVED BY ONE OR MORE BMPs, THE PROPOSED IMPROVING BMP POLLUTION LOAD AFTER REDEVELOPMENT SHALL NOT EXCEED THE EXISTING PHOSPHORUS RUNOFF POLLUTION LOAD. IN EXISTING CONDITIONS THE CURRENT PHOSPHORUS REMOVAL IS 0.26X (SEE BMP COMPUTATIONS BELOW).

BMP REQUIREMENTS FOR THE NEW DEVELOPMENT WILL BE SATISFIED THROUGH THE USE OF A PAVI COVERED TREE BOX FILTER. A DRAINAGE AREA OF 1.08 ACRES OF THE TOTAL 8.35 ACRES WILL BE TREATED FOR PHOSPHORUS REMOVAL. THIS WILL RESULT IN A 17.4X REDUCTION OF PHOSPHORUS WHICH IS GREATER THAN THE MINIMUM PROPOSED REQUIREMENT OF 17X AND THE PPM REQUIREMENT OF 8.0X. THE PROPOSED STORMWATER MANAGEMENT FACILITIES WILL BE PROMOTELY MAINTAINED.



B. WEDGEMAN (UNAPPORTIONED INFORMATION)				
PART 1 - LIST ALL SUBPARCELS OF THE SITE AND THE SUBPARCELS AREA, LOTS IN THE BMP COMPUTATIONS				
AREA	COEFFICIENT	ACRES	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 2 - COMPUTE THE WEDGEMAN IMPERVIOUS AREA FOR THE SITE				
AREA <td>COEFFICIENT <td>ACRES <td>PRODUCT </td></td></td>	COEFFICIENT <td>ACRES <td>PRODUCT </td></td>	ACRES <td>PRODUCT </td>	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
C. WEDGEMAN (CONTROLLED)				
AREA <td>COEFFICIENT <td>ACRES <td>PRODUCT </td></td></td>	COEFFICIENT <td>ACRES <td>PRODUCT </td></td>	ACRES <td>PRODUCT </td>	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 3 - COMPUTE TOTAL PERCENTAGE REMOVAL FOR THE SITE				
AREA	BMP TYPE	PERCENT %	COEFFICIENT	PRODUCT
GRAVE	CONTROLLED	50%	0.50	0.4075
DRIVEWAY	CONTROLLED	50%	0.50	0.0925
CHUTE/CONTROLLED	UNCONTROLLED	2%	0.02	0.008
CHUTE/UNCONTROLLED	UNCONTROLLED	2%	0.02	0.008
TOTAL			54%	0.516
PART 4 - LIST ALL SUBPARCELS OF THE SITE AND THE SUBPARCELS AREA, LOTS IN THE BMP COMPUTATIONS				
AREA	COEFFICIENT	ACRES	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 5 - DETERMINE PERCENTAGE REMOVAL				
AREA	COEFFICIENT	ACRES	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 6 - COMPUTE TOTAL PERCENTAGE REMOVAL FOR THE SITE				
AREA	BMP TYPE	PERCENT %	COEFFICIENT	PRODUCT
GRAVE	CONTROLLED	50%	0.50	0.4075
DRIVEWAY	CONTROLLED	50%	0.50	0.0925
CHUTE/CONTROLLED	UNCONTROLLED	2%	0.02	0.008
CHUTE/UNCONTROLLED	UNCONTROLLED	2%	0.02	0.008
TOTAL			54%	0.516
PART 7 - COMPUTE TOTAL PERCENTAGE REMOVAL FOR THE SITE				
AREA	BMP TYPE	PERCENT %	COEFFICIENT	PRODUCT
GRAVE	CONTROLLED	50%	0.50	0.4075
DRIVEWAY	CONTROLLED	50%	0.50	0.0925
CHUTE/CONTROLLED	UNCONTROLLED	2%	0.02	0.008
CHUTE/UNCONTROLLED	UNCONTROLLED	2%	0.02	0.008
TOTAL			54%	0.516
PART 8 - LIST ALL SUBPARCELS OF THE SITE AND THE SUBPARCELS AREA, LOTS IN THE BMP COMPUTATIONS				
AREA	COEFFICIENT	ACRES	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 9 - COMPUTE TOTAL PERCENTAGE REMOVAL FOR THE SITE				
AREA	BMP TYPE	PERCENT %	COEFFICIENT	PRODUCT
GRAVE	CONTROLLED	50%	0.50	0.4075
DRIVEWAY	CONTROLLED	50%	0.50	0.0925
CHUTE/CONTROLLED	UNCONTROLLED	2%	0.02	0.008
CHUTE/UNCONTROLLED	UNCONTROLLED	2%	0.02	0.008
TOTAL			54%	0.516
PART 10 - LIST ALL SUBPARCELS OF THE SITE AND THE SUBPARCELS AREA, LOTS IN THE BMP COMPUTATIONS				
AREA	COEFFICIENT	ACRES	PRODUCT	
GRAVE	0.50	0.815	0.4075	
DRIVEWAY	0.50	0.185	0.0925	
CHUTE/CONTROLLED	0.50	0.40	0.20	
CHUTE/UNCONTROLLED	0.50	0.40	0.20	
TOTAL			0.90	
PART 11 - COMPUTE TOTAL PERCENTAGE REMOVAL FOR THE SITE				
AREA	BMP TYPE	PERCENT %	COEFFICIENT	PRODUCT
GRAVE	CONTROLLED	50%	0.50	0.4075
DRIVEWAY	CONTROLLED	50%	0.50	0.0925
CHUTE/CONTROLLED	UNCONTROLLED	2%	0.02	0.008
CHUTE/UNCONTROLLED	UNCONTROLLED	2%	0.02	0.008
TOTAL			54%	0.516

OUTFALL COMPUTATIONS														
STRUCTURE	FROM	TO	PERCENTAGE REMOVAL	ADJACENT DRAINAGE AREA	% COEFFICIENT	ACRES	PRODUCT	ADJACENT DRAINAGE AREA		TIME TO COLLECT	% IMPERVIOUS	INCREASING DRAINAGE AREA	PERCENTAGE REMOVAL	ADJACENT DRAINAGE AREA
								AREA	PERCENTAGE REMOVAL					
PR1	EX-41	0.17	0.17	0.50	0.163	0.085	0.0425	0.00	0.00	1.71	0.11	0.11	0.11	0.11
EX-42	EX-41	2.16	2.33	0.50	1.164	0.582	0.291	0.00	0.00	12.77	0.62	12.77	12.77	0.81
EX-43	EX-42	0.19	0.19	0.75	0.143	0.107	0.0535	0.00	0.00	29.23	0.75	29.23	29.23	0.43
EX-44	EX-43	0.28	0.48	0.58	0.284	0.165	0.0825	0.00	0.00	11.16	0.58	11.16	11.16	0.43
PROPT A	EX-44	44.72	44.72	0.50	22.36	11.18	5.59	0.00	0.00	86.87	0.50	86.87	86.87	0.50
PROPT A	EX-44	0.73	0.73	0.50	0.365	0.1825	0.09125	0.00	0.00	113.03	0.50	113.03	113.03	0.50
EX-45	PROPT A	2.48	2.48	0.50	1.24	0.62	0.31	0.00	0.00	115.96	0.50	115.96	115.96	0.50
PROPT B	EX-45	0.26	0.26	0.50	0.13	0.065	0.0325	0.00	0.00	126.17	0.50	126.17	126.17	0.50
EX-46	PROPT B	1.73	1.73	0.50	0.865	0.4325	0.21625	0.00	0.00	138.10	0.50	138.10	138.10	0.50
EX-47	EX-46	0.84	2.57	0.75	0.867	0.65025	0.325125	0.00	0.00	143.23	0.75	143.23	143.23	0.51
EX-48	EX-47	0.43	2.99	0.75	0.341	0.25575	0.127875	0.00	0.00	147.99	0.75	147.99	147.99	0.54
EX-49	EX-48	0.42	3.42	0.50	0.378	0.189	0.0945	0.00	0.00	151.80	0.50	151.80	151.80	0.57
EX-50	EX-49	0.76	4.18	0.58	0.443	0.25794	0.12897	0.00	0.00	156.81	0.58	156.81	156.81	0.68
EX-51	EX-50	12.24	13.40	0.80	9.792	4.79616	2.39808	0.00	0.00	178.80	0.80	178.80	178.80	0.73
EX-52	EX-51	0.17	13.57	0.50	0.085	0.0425	0.02125	0.00	0.00	180.39	0.50	180.39	180.39	0.78
EX-53	EX-52	1.07	14.64	0.80	0.868	0.6944	0.3472	0.00	0.00	182.89	0.80	182.89	182.89	0.80

\* MINIMUM SLOPE ASSUMED. FINAL DRAINAGE/SURVEY TO CONFIRM DESIGN OF EXISTING SYSTEM.



Dewberry & Davis LLC  
8400 AFTON ROAD  
FARRAX, VA 22031  
PHONE: 703.244.9100  
FAX: 703.244.9105  
www.dewberry.com

SQUARE 1400, L.C.  
CONCEPTUAL DEVELOPMENT PLAN /  
FINAL DEVELOPMENT PLAN  
PERFORMANCE CONTRACT  
FARRAX COUNTY, VIRGINIA



NOT PLAN

SCALE  
0' 60' 120'

No.	DATE	BY	Description
8	08.24.10	AKC	
8	08.11.10	AKC	
7	07.12.10	AKC	
6	05.03.10	AKC	
5	07.08.09	ARW	
4	06.11.09	AKC	
3	05.29.09	ARW	
2	04.24.09	ARW	
1	03.25.09	ARW	

REVISIONS  
DRAWN BY: ARW  
APPROVED BY: CK  
CHECKED BY: CK  
DATE: January 15, 2009

TITLE  
SQUARE 1400, L.C.  
Conceptual Development Plan /  
Final Development Plan  
Stormwater Management

PROJECT NO.:

12

SHEET NO. 12 of 14  
M-10741



Dewberry & Davis L.L.C.  
 2000 PULASKI BLVD.  
 SUITE 200  
 FARMERS BURKE VA 22124  
 PHONE 703-835-8000  
 FAX 703-835-8010  
 WWW.DDBVA.COM



S&B ENGINEERS, L.L.C.  
 10000 WOODBRIDGE LANE  
 SUITE 100  
 FARMERS BURKE VA 22124  
 PHONE 703-835-8000  
 FAX 703-835-8010  
 WWW.SANDB.COM

SQUARE 1400, L.C.  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PROVIDENCE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



HEALTH OF FAIRFAX COUNTY, VIRGINIA

SCALE

No.	DATE	BY	Description
9	08.24.10	JMG	
8	08.11.10	JMG	
7	07.12.10	AMC	
6	05.03.10	AMC	
5	07.06.09	AMC	
4	05.11.09	AMC	
3	03.29.09	AMC	
2	04.24.09	AMC	
1	03.26.09	AMC	

REVISIONS  
 DRAWN BY: AMC  
 APPROVED BY: SK  
 CHECKED BY: SK  
 DATE: January 15, 2009

TITLE  
 SQUARE 1400, L.C.  
 Conceptual Development Plan /  
 Final Development Plan  
 For Information Only

PROJECT NO.

13

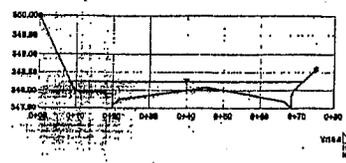
SHEET NO. M-10741 13 OF 14



Cross Section  
Cross Section for Irregular Channel

Project Description	
Location	SECTION 2
Flow Element	Storage Canal
Material	Storage's Pipe
Notes for	Channel Depth

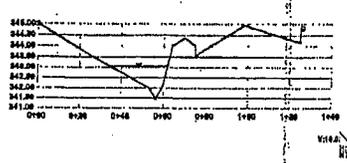
Section Data	
Channel Width	0.00
Water Surface Elev.	84.0000 00
Water Surface Slope	0.00 00
Channel Slope	7.00 to 200.00
Channel	0.00 00



Cross Section  
Cross Section for Irregular Channel

Project Description	
Location	SECTION 2
Flow Element	Storage Canal
Material	Storage's Pipe
Notes for	Channel Depth

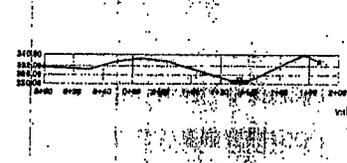
Section Data	
Channel Width	0.00
Water Surface Elev.	84.0000 00
Water Surface Slope	0.00 00
Channel Slope	1.00 to 100.00
Channel	0.00 00



Cross Section  
Cross Section for Irregular Channel

Project Description	
Location	SECTION 2
Flow Element	Storage Canal
Material	Storage's Pipe
Notes for	Channel Depth

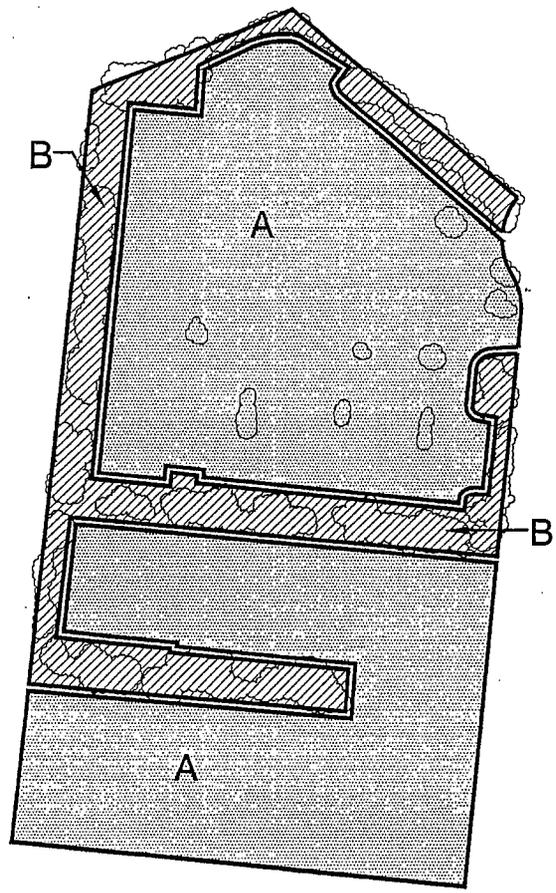
Section Data	
Channel Width	0.00
Water Surface Elev.	84.0000 00
Water Surface Slope	0.00 00
Channel Slope	1.00 to 100.00
Channel	0.00 00



FOR INFORMATION ONLY  
 FROM APPROVED FAIRFAX CO. PLAN NO. 0378-SP-02

DATE: 01-15-09  
 TIME: 10:00 AM  
 DRAWN BY: AMC  
 CHECKED BY: SK  
 APPROVED BY: SK  
 TITLE: SQUARE 1400, L.C. CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN  
 PROJECT NO.: SR-1619  
 SCALE: 1"=40'

SIZE TABLE			
71 10" PINE	748 12" MAPLE		
72 8" PINE	749 12" MAPLE		
73 12" PINE	750 8" MAPLE		
74 10" PINE	751 8" MAPLE		
75 10" PINE	752 8" MAPLE		
76 8" PINE	753 8" MAPLE		
77 8" PINE	754 8" MAPLE		
78 8" PINE	755 8" MAPLE		
79 8" PINE	756 8" MAPLE		
80 8" PINE	757 8" MAPLE		
81 8" PINE	758 8" MAPLE		
82 8" PINE	759 8" MAPLE		
83 8" PINE	760 8" MAPLE		
84 8" PINE	761 8" MAPLE		
85 8" PINE	762 8" MAPLE		
86 8" PINE	763 8" MAPLE		
87 8" PINE	764 8" MAPLE		
88 8" PINE	765 8" MAPLE		
89 8" PINE	766 8" MAPLE		
90 8" PINE	767 8" MAPLE		
91 8" PINE	768 8" MAPLE		
92 8" PINE	769 8" MAPLE		
93 8" PINE	770 8" MAPLE		
94 8" PINE	771 8" MAPLE		
95 8" PINE	772 8" MAPLE		
96 8" PINE	773 8" MAPLE		
97 8" PINE	774 8" MAPLE		
98 8" PINE	775 8" MAPLE		
99 8" PINE	776 8" MAPLE		
100 8" PINE	777 8" MAPLE		
101 8" PINE	778 8" MAPLE		
102 8" PINE	779 8" MAPLE		
103 8" PINE	780 8" MAPLE		
104 8" PINE	781 8" MAPLE		
105 8" PINE	782 8" MAPLE		
106 8" PINE	783 8" MAPLE		
107 8" PINE	784 8" MAPLE		
108 8" PINE	785 8" MAPLE		
109 8" PINE	786 8" MAPLE		
110 8" PINE	787 8" MAPLE		
111 8" PINE	788 8" MAPLE		
112 8" PINE	789 8" MAPLE		
113 8" PINE	790 8" MAPLE		
114 8" PINE	791 8" MAPLE		
115 8" PINE	792 8" MAPLE		
116 8" PINE	793 8" MAPLE		
117 8" PINE	794 8" MAPLE		
118 8" PINE	795 8" MAPLE		
119 8" PINE	796 8" MAPLE		
120 8" PINE	797 8" MAPLE		
121 8" PINE	798 8" MAPLE		
122 8" PINE	799 8" MAPLE		
123 8" PINE	800 8" MAPLE		
124 8" PINE	801 8" MAPLE		
125 8" PINE	802 8" MAPLE		
126 8" PINE	803 8" MAPLE		
127 8" PINE	804 8" MAPLE		
128 8" PINE	805 8" MAPLE		
129 8" PINE	806 8" MAPLE		
130 8" PINE	807 8" MAPLE		
131 8" PINE	808 8" MAPLE		
132 8" PINE	809 8" MAPLE		
133 8" PINE	810 8" MAPLE		
134 8" PINE	811 8" MAPLE		
135 8" PINE	812 8" MAPLE		
136 8" PINE	813 8" MAPLE		
137 8" PINE	814 8" MAPLE		
138 8" PINE	815 8" MAPLE		
139 8" PINE	816 8" MAPLE		
140 8" PINE	817 8" MAPLE		
141 8" PINE	818 8" MAPLE		
142 8" PINE	819 8" MAPLE		
143 8" PINE	820 8" MAPLE		
144 8" PINE	821 8" MAPLE		
145 8" PINE	822 8" MAPLE		
146 8" PINE	823 8" MAPLE		
147 8" PINE	824 8" MAPLE		
148 8" PINE	825 8" MAPLE		
149 8" PINE	826 8" MAPLE		
150 8" PINE	827 8" MAPLE		
151 8" PINE	828 8" MAPLE		
152 8" PINE	829 8" MAPLE		
153 8" PINE	830 8" MAPLE		
154 8" PINE	831 8" MAPLE		
155 8" PINE	832 8" MAPLE		
156 8" PINE	833 8" MAPLE		
157 8" PINE	834 8" MAPLE		
158 8" PINE	835 8" MAPLE		
159 8" PINE	836 8" MAPLE		
160 8" PINE	837 8" MAPLE		
161 8" PINE	838 8" MAPLE		
162 8" PINE	839 8" MAPLE		
163 8" PINE	840 8" MAPLE		
164 8" PINE	841 8" MAPLE		
165 8" PINE	842 8" MAPLE		
166 8" PINE	843 8" MAPLE		
167 8" PINE	844 8" MAPLE		
168 8" PINE	845 8" MAPLE		
169 8" PINE	846 8" MAPLE		
170 8" PINE	847 8" MAPLE		
171 8" PINE	848 8" MAPLE		
172 8" PINE	849 8" MAPLE		
173 8" PINE	850 8" MAPLE		
174 8" PINE	851 8" MAPLE		
175 8" PINE	852 8" MAPLE		
176 8" PINE	853 8" MAPLE		
177 8" PINE	854 8" MAPLE		
178 8" PINE	855 8" MAPLE		
179 8" PINE	856 8" MAPLE		
180 8" PINE	857 8" MAPLE		
181 8" PINE	858 8" MAPLE		
182 8" PINE	859 8" MAPLE		
183 8" PINE	860 8" MAPLE		
184 8" PINE	861 8" MAPLE		
185 8" PINE	862 8" MAPLE		
186 8" PINE	863 8" MAPLE		
187 8" PINE	864 8" MAPLE		
188 8" PINE	865 8" MAPLE		
189 8" PINE	866 8" MAPLE		
190 8" PINE	867 8" MAPLE		
191 8" PINE	868 8" MAPLE		
192 8" PINE	869 8" MAPLE		
193 8" PINE	870 8" MAPLE		
194 8" PINE	871 8" MAPLE		
195 8" PINE	872 8" MAPLE		
196 8" PINE	873 8" MAPLE		
197 8" PINE	874 8" MAPLE		
198 8" PINE	875 8" MAPLE		
199 8" PINE	876 8" MAPLE		
200 8" PINE	877 8" MAPLE		
201 8" PINE	878 8" MAPLE		
202 8" PINE	879 8" MAPLE		
203 8" PINE	880 8" MAPLE		
204 8" PINE	881 8" MAPLE		
205 8" PINE	882 8" MAPLE		
206 8" PINE	883 8" MAPLE		
207 8" PINE	884 8" MAPLE		
208 8" PINE	885 8" MAPLE		
209 8" PINE	886 8" MAPLE		
210 8" PINE	887 8" MAPLE		
211 8" PINE	888 8" MAPLE		
212 8" PINE	889 8" MAPLE		
213 8" PINE	890 8" MAPLE		
214 8" PINE	891 8" MAPLE		
215 8" PINE	892 8" MAPLE		
216 8" PINE	893 8" MAPLE		
217 8" PINE	894 8" MAPLE		
218 8" PINE	895 8" MAPLE		
219 8" PINE	896 8" MAPLE		
220 8" PINE	897 8" MAPLE		
221 8" PINE	898 8" MAPLE		
222 8" PINE	899 8" MAPLE		
223 8" PINE	900 8" MAPLE		
224 8" PINE	901 8" MAPLE		
225 8" PINE	902 8" MAPLE		
226 8" PINE	903 8" MAPLE		
227 8" PINE	904 8" MAPLE		
228 8" PINE	905 8" MAPLE		
229 8" PINE	906 8" MAPLE		
230 8" PINE	907 8" MAPLE		
231 8" PINE	908 8" MAPLE		
232 8" PINE	909 8" MAPLE		
233 8" PINE	910 8" MAPLE		
234 8" PINE	911 8" MAPLE		
235 8" PINE	912 8" MAPLE		
236 8" PINE	913 8" MAPLE		
237 8" PINE	914 8" MAPLE		
238 8" PINE	915 8" MAPLE		
239 8" PINE	916 8" MAPLE		
240 8" PINE	917 8" MAPLE		
241 8" PINE	918 8" MAPLE		
242 8" PINE	919 8" MAPLE		
243 8" PINE	920 8" MAPLE		
244 8" PINE	921 8" MAPLE		
245 8" PINE	922 8" MAPLE		
246 8" PINE	923 8" MAPLE		
247 8" PINE	924 8" MAPLE		
248 8" PINE	925 8" MAPLE		
249 8" PINE	926 8" MAPLE		
250 8" PINE	927 8" MAPLE		
251 8" PINE	928 8" MAPLE		
252 8" PINE	929 8" MAPLE		
253 8" PINE	930 8" MAPLE		
254 8" PINE	931 8" MAPLE		
255 8" PINE	932 8" MAPLE		
256 8" PINE	933 8" MAPLE		
257 8" PINE	934 8" MAPLE		
258 8" PINE	935 8" MAPLE		
259 8" PINE	936 8" MAPLE		
260 8" PINE	937 8" MAPLE		
261 8" PINE	938 8" MAPLE		
262 8" PINE	939 8" MAPLE		
263 8" PINE	940 8" MAPLE		
264 8" PINE	941 8" MAPLE		
265 8" PINE	942 8" MAPLE		
266 8" PINE	943 8" MAPLE		
267 8" PINE	944 8" MAPLE		
268 8" PINE	945 8" MAPLE		
269 8" PINE	946 8" MAPLE		
270 8" PINE	947 8" MAPLE		
271 8" PINE	948 8" MAPLE		
272 8" PINE	949 8" MAPLE		
273 8" PINE	950 8" MAPLE		
274 8" PINE	951 8" MAPLE		
275 8" PINE	952 8" MAPLE		
276 8" PINE	953 8" MAPLE		
277 8" PINE	954 8" MAPLE		
278 8" PINE	955 8" MAPLE		
279 8" PINE	956 8" MAPLE		
280 8" PINE	957 8" MAPLE		
281 8" PINE	958 8" MAPLE		
282 8" PINE	959 8" MAPLE		
283 8" PINE	960 8" MAPLE		
284 8" PINE	961 8" MAPLE		
285 8" PINE	962 8" MAPLE		
286 8" PINE	963 8" MAPLE		
287 8" PINE	964 8" MAPLE		
288 8" PINE	965 8" MAPLE		
289 8" PINE	966 8" MAPLE		
290 8" PINE	967 8" MAPLE		
291 8" PINE	968 8" MAPLE		
292 8" PINE	969 8" MAPLE		
293 8" PINE	970 8" MAPLE		
294 8" PINE	971 8" MAPLE		
295 8" PINE	972 8" MAPLE		
296 8" PINE	973 8" MAPLE		
297 8" PINE	974 8" MAPLE		
298 8" PINE	975 8" MAPLE		
299 8" PINE	976 8" MAPLE		
300 8" PINE	977 8" MAPLE		
301 8" PINE	978 8" MAPLE		
302 8" PINE	979 8" MAPLE		
303 8" PINE	980 8" MAPLE		
304 8" PINE	981 8" MAPLE		
305 8" PINE	982 8" MAPLE		
306 8" PINE	983 8" MAPLE		
307 8" PINE	984 8" MAPLE		
308 8" PINE	985 8" MAPLE		
309 8" PINE	986 8" MAPLE		
310 8" PINE	987 8" MAPLE		
311 8" PINE	988 8" MAPLE		
312 8" PINE	989 8" MAPLE		
313 8" PINE	990 8" MAPLE		
314 8" PINE	991 8" MAPLE		
315 8" PINE	992 8" MAPLE		
316 8" PINE	993 8" MAPLE		
317 8" PINE	994 8" MAPLE		
318 8" PINE	995 8" MAPLE		
319 8" PINE	996 8" MAPLE		
320 8" PINE	997 8" MAPLE		
321 8" PINE	998 8" MAPLE		
322 8" PINE	999 8" MAPLE		
323 8" PINE	1000 8" MAPLE		



June 11, 2009  
 Jirella D. Jenkins, Director  
 Fairfax County Department of Public Works and Environmental Services  
 12055 Government Center Parkway  
 Suite 509  
 Fairfax, VA 22033

RE: Request for a Tree Preservation Target Deviation  
 Tax Map 49-1 (13) 13-16

Dear Mr. Jenkins:  
 May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Sect. 12-4507.3A(1) of the Public Facilities Manual (PFM). The proposed development program at issue is located on the property referenced as 49-1 (13) 13-16. It is located to the south of Property Avenue (Route 4686) and to the west of Dorr Avenue (Route 4683). It is the subject of a pending zoning application - Conceptual Development Plan/Final Development Plan (CD/PDP) RZ 2009-FB-002.  
 The property is currently zoned to the L-4 District, and the pending CD/PDP application has been filed to rezone the property to the FRM District to permit the establishment of multi-density dwelling units. A copy of the proposed development program is attached for your reference.  
 Based on the provisions set forth in Sect. 12-4507.3A(1) of the PFM and more particularly the calculations set forth in Table 12.3, copy attached, 3,316 square feet is the requisite Tree Preservation Target.  
 A deviation from the Tree Preservation Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of required loading and parking spaces for the development program will preclude the accommodation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable development program for the subject property, which is to be rezoned to the FRM District. In reference to this request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site.  
 We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-949-0210 or awalton@dewberry.com.

Sincerely,  
 Andrea Walston  
 Landscape Architect  
 Attachment: A/B



TABLE 12.2 EXISTING VEGETATION INVENTORY

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGES	CONDITION	ACREAGE	COMMENTS
A	DEVELOPED LAND	NA	NA	NA	3.73± AC	AREA CONSISTS OF PRIMARILY BUILDINGS AND PARKING
B	MAINTAINED GRASSLANDS	RED MAPLE, WHITE PINE, LONCHITIS PLANT	SUB-CLIMAX	FAIR	0.01± AC	MAINTAINED LANDSCAPE AREAS AND BORDER EVERGREEN
TOTAL ACREAGE:					4.84 AC	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	0.798 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	16.28%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4) - SEE SHEET 4 =	10% = 20,026 SF
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	16.85% = 9,316 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 4 =	0
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G	IF NO FOR LINE F, THEN REQUEST A DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTING IN 12-4507.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET, PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	THIS SHEET
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0907.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

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SQUARE 1400, L.C.  
 CONCEPTUAL DEVELOPMENT PLAN /  
 FINAL DEVELOPMENT PLAN  
 PRINCEDEN DISTRICT  
 FAIRFAX COUNTY, VIRGINIA