



APPLICATION ACCEPTED: June 11, 2009
APPLICATION AMENDED: November 19, 2010
PLANNING COMMISSION DECISION: April 6, 2011
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

March 23, 2011

STAFF REPORT ADDENDUM

APPLICATIONS

RZ 2009-BR-015, PCA C-83-2 and SEA 87-A-086-02

BRADDOCK DISTRICT

APPLICANT: College Town Associates, L.P.

PRESENT ZONING: R-1 [0.16 ac on 68-1((1)) 9A and 1.1 ac on 68-1((1)) 9 pt.]
C-6 [18.64 ac on 68-1((1)) 9 pt.]

REQUESTED ZONING: R-1 [1.1 ac on 68-1((1)) 9 pt.]
C-6 [18.8 ac on 68-1((1)) 9A and 68-1((1)) 9 pt.]

PARCEL(S): RZ: 68-1((1)) 9A
PCA: 68-1((1)) 9
SEA: 68-1((1)) 9A and 9 pt.

ACREAGE: RZ: 0.16 ac
PCA: 18.64 ac zoned C-6 and 1.10 ac zoned R-1
SEA: 18.8 ac
Overall Site: 19.9 ac

FAR: 0.24

OPEN SPACE: 27% for entire application area

PLAN MAP: Retail

SE CATEGORIES: Category 3: Quasi Public Use: Child Care Center
Category 5: Fast Food Restaurant
Category 5: Drive-In Financial Institution
Category 5: Service Station w/ mini-marts
Category 6: Increase in Building Height

William O'Donnell

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



RZ PROPOSAL: The applicant seeks to rezone 0.16 acres from the R-1 District to the C-6 District to allow the land to develop consistently with land zoned C-6 and to permit commercial development associated with PCA C-083-02, with an overall FAR of 0.24.

PCA PROPOSAL: The applicant seeks approval of a PCA application to amend the proffers for RZ C-083, previously approved for commercial development to permit modifications to the approved proffers and to the approved General Development Plan (GDP). The proposal includes an expansion of the existing University Mall Shopping Center with 80,065 square feet of new construction, which would increase the existing FAR from 0.16 to 0.24 FAR (with a total of 206,338 gross square feet). This construction would include a major renovation of the main shopping center buildings and the addition of three freestanding buildings that would contain retail; office; eating establishments; child care center; fast food restaurant and financial institution uses.

SEA PROPOSAL: The applicant proposes to consolidate previously approved special exceptions on the site into one application (which include a child care center with a maximum of 150 children; two drive-in financial institutions; and a service station with a mini-mart). The proposal also seeks to amend SE 87-A-086, previously approved for a child care center with 150 children; to modify and relocate the child care center; to add a fast food restaurant with a drive-in; and to add a drive-in financial institution within the University Mall Shopping Center. In addition, the applicant seeks approval of an increase in the allowable height in a C-6 district from 40 feet to 65 feet.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2009-BR-015, subject to the execution of proffers consistent with those contained in Attachment 2.

Staff recommends approval of PCA C-083-02, subject to the execution of proffers consistent with those contained in Attachment 2.

Staff recommends approval of SEA 87-A-086-02, subject to development conditions contained in Attachment 3.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirements (to provide a ten foot minimum distance along the frontage of the northern and western property lines) in favor of the landscaping shown on the GDP/ SEA Plat.

Staff recommends approval of a modification of the lot area, lot width and open space requirements for the property zoned R-1 (RZ 2009-BR-015) to permit the consolidation of this lot into the existing shopping center site.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the western and southern property lines in favor the landscaping shown on the GDP/ SEA Plat.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Rezoning Application

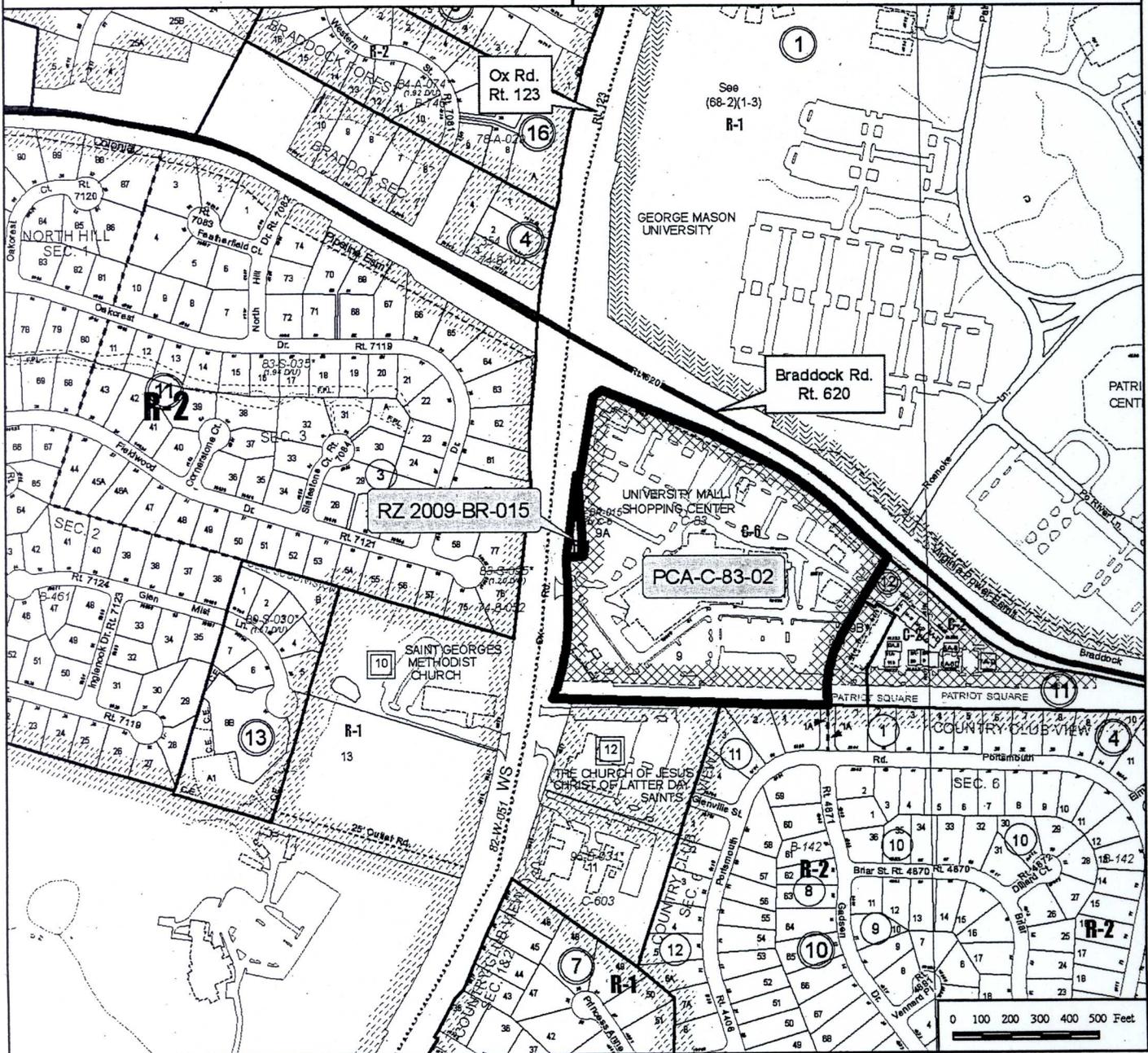
RZ 2009-BR-015

Proffered Condition Amendment

PCA -C-083-02

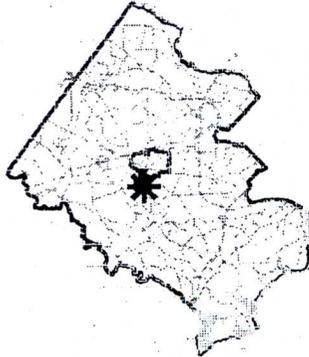
Applicant: COLLEGE TOWN ASSOCIATES, L.P.
Accepted: 06/11/2009
Proposed: COMMERCIAL
Area: 6,795 SF OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: EAST SIDE OF OX ROAD APPROXIMATELY 400 FEET SOUTH OF ITS INTERSECTION WITH BRADDOCK ROAD
Located:
Zoning: FROM R- 1 TO C- 6
Overlay Dist:
Map Ref Num: 068-1- /01/ /0009A

Applicant: COLLEGE TOWN ASSOCIATES, L.P.
Accepted: 06/11/2009
Proposed: AMEND RZ C-83 PREVIOUSLY APPROVED FOR COMMERCIAL DEVELOPMENT TO PERMIT SITE MODIFICATIONS
Area: 19.74 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: SOUTHEAST QUADRANT OF INTERSECTION OF OX ROAD AND BRADDOCK ROAD
Located:
Zoning: C- 6
Overlay Dist:
Map Ref Num: 068-1- /01/ /0009



Special Exception Amendment

SEA 87-A-086-02

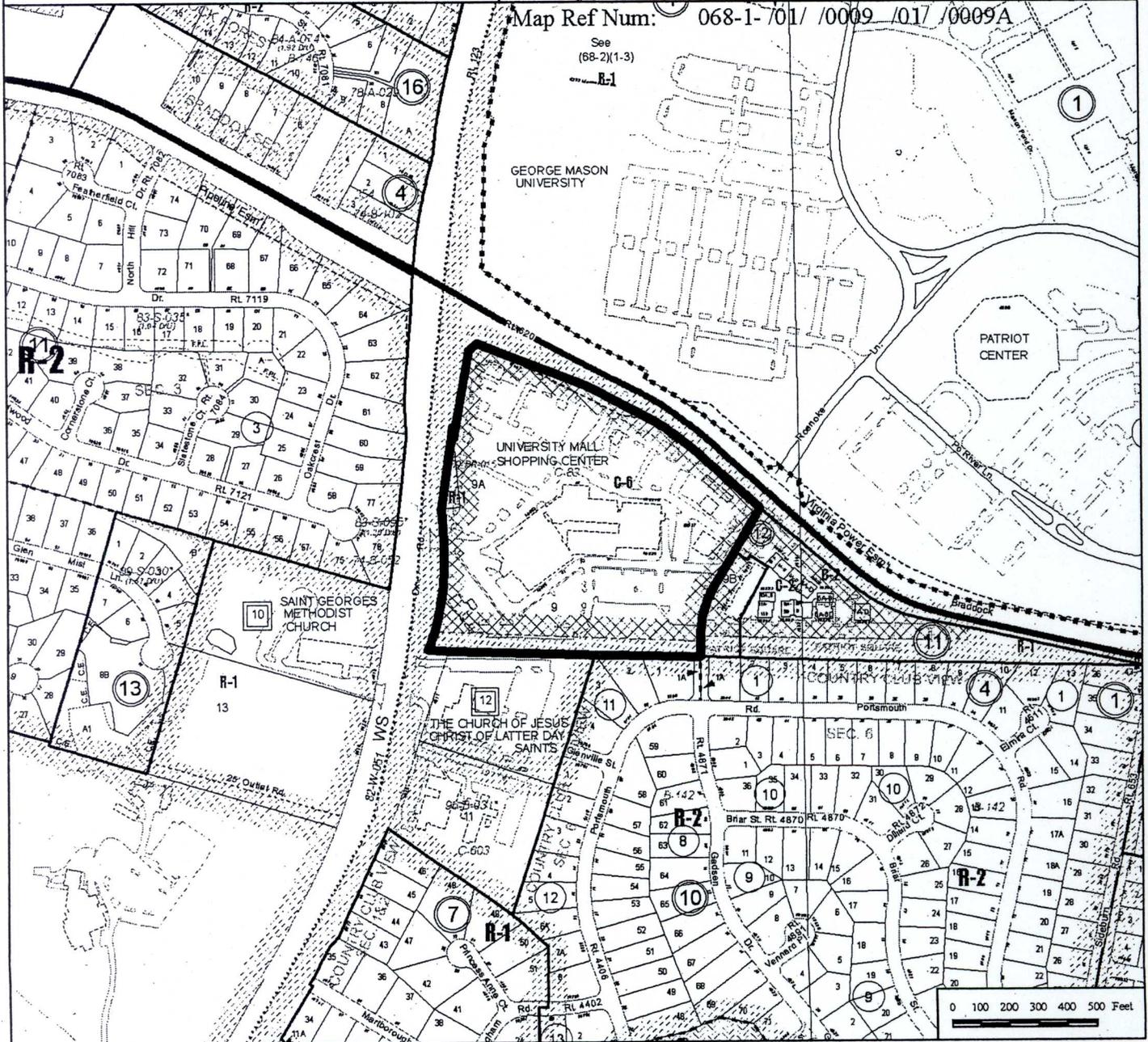


Applicant:
Accepted:
Proposed:

COLLEGE TOWN ASSOCIATES, L.P.
06/11/2009- AMENDED 11/19/2010
AMEND SE 87-A-086 PREVIOUSLY APPROVED
FOR CHILD CARE CENTER TO PERMIT
INCREASE IN BUILDING HEIGHT, FAST
FOOD RESTAURANT AND DRIVE IN
FINANCIAL INSTITUTIONS, SERVICE
STATION/MINI MART-MART AND SITE MODIFICATIONS

Area: 18.8 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: 04-060404-060409-060704-0604
Art 9 Group and Use: 3-10 5-11 6-03
5-06
Located: 10697 BRADDOCK ROAD
Zoning: C-6
Plan Area: 3,
Overlay Dist:

Map Ref Num: 068-1-701/0009/017/0009A



BACKGROUND

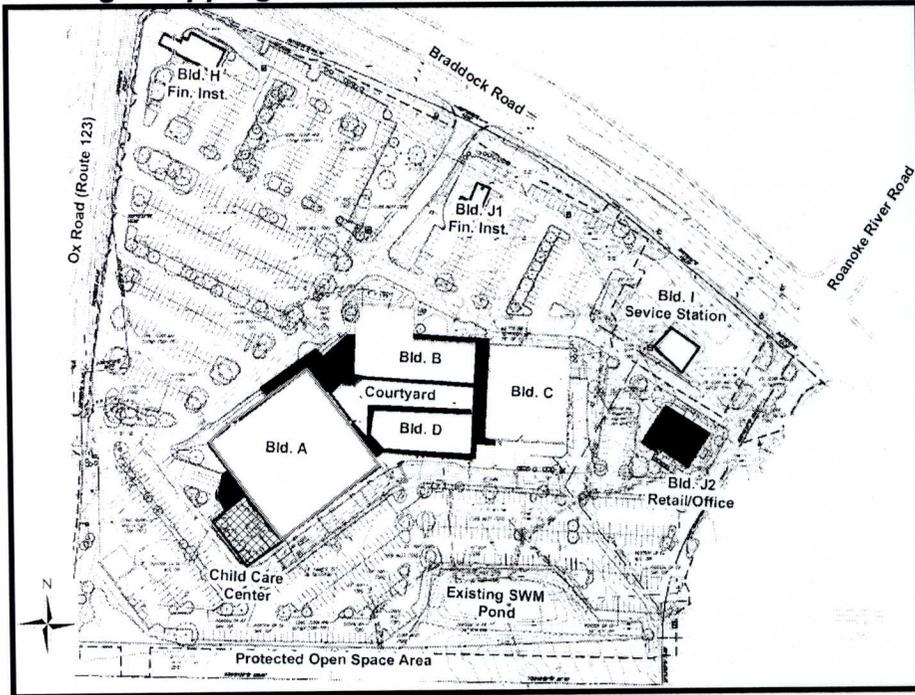
The applicant, College Town Associates, L.P., has submitted three applications (**PCA C-83-2, SEA 87-A-086-2, and RZ 2009-BR-015**) on Tax Map Parcels 68-1((1)) 9 and 68-1((1)) 9A) to renovate the University Mall Shopping Center located in the southeast quadrant of the intersection of Ox Road (Route 123) and Braddock Road, immediately south of the George Mason University (GMU) campus. The proposed renovation includes an expansion of the existing main shopping center buildings; renovation of the courtyard and facades; demolition of an existing freestanding retail/ office building; addition of three new freestanding buildings and the continuation of the child care center; service station; and drive-in financial institutions previously approved as individual special exceptions. In total, the applicant proposes approximately 80,065 square feet of new construction, which would increase the existing gross square footage of the shopping center from 138,454 (a 0.16 floor area ratio (FAR)) to 206,338 (a 0.24 FAR). These applications are more specifically described in the following sections.

PCA C-83-02

The applicant seeks approval of a Proffered Condition Amendment (PCA) application on Tax Map 68-1((1)) 9, to amend the proffers for RZ C-83 and PCA C-83, previously approved for commercial development, to permit modifications to the approved proffers and the General Development Plan (GDP) associated with the University Mall Shopping Center. University Mall is currently developed as a large L-shaped shopping center with 138,454 square feet (0.16 FAR), which is comprised of four main buildings connected by a central courtyard and four existing freestanding buildings. The existing freestanding buildings include a retail/office building; two freestanding drive-in financial institutions; and a service station/ mini-mart. The applicant proposes to expand the existing main shopping center buildings; renovate the courtyard and facades; demolish the existing freestanding retail/ office building; and construct three additional freestanding buildings (Buildings E, F and G listed below in Graphic 1 and Chart 1). Graphic 1 identifies the location of the existing and proposed buildings as depicted on Sheet 7 of the GDP/ SEA Plat. Chart 1 summarizes the proposal by building and compares the square footage of existing buildings with the proposed renovation, which includes demolition and expansion shown on Sheets 6 and 7 of the proposed GDP/ SEA Plat.

Graphic 1: Existing Conditions and Proposed Changes to Shopping Center

Existing Shopping Center



Proposed Changes to Shopping Center

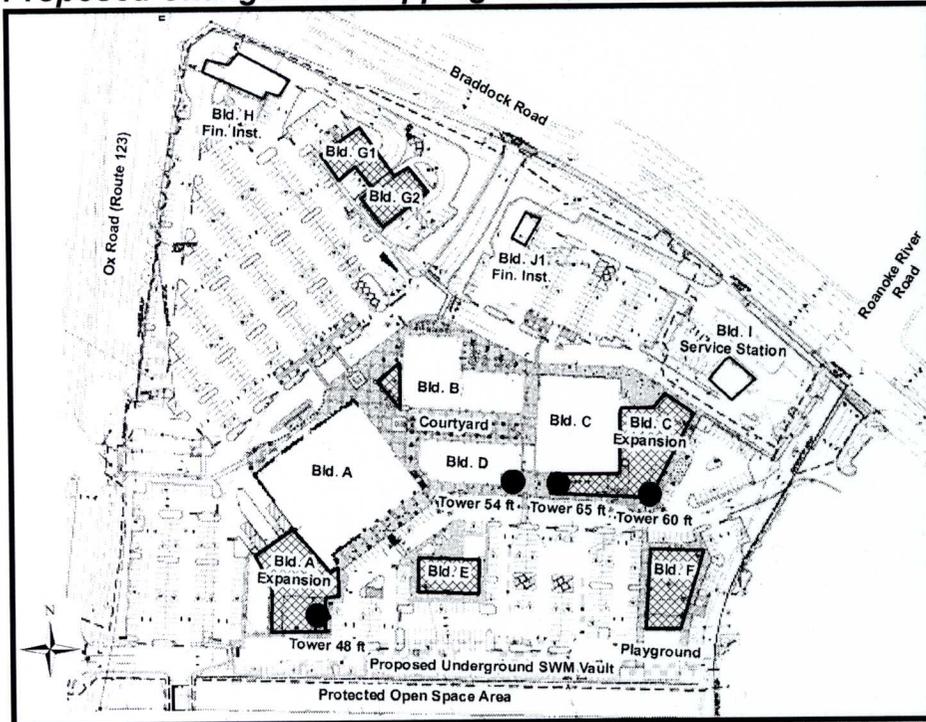


Chart 1: Existing Conditions and Proposed Changes *(proposed changes since the January 5, 2011 Staff Report are highlighted in bold black-lined text)*

Buildings	Condition	General Use	Proposal	Existing GSF	Proposed Demolition GSF	Proposed Expansion GSF	Proposed Overall GSF
A	Existing	Main Shopping Center	Expansion/ Renovation w/ minor Demolition	50,542	-1,543	23,531	72,530
B	Existing	Main Shopping Center	Expansion/ Renovation w/ minor Demolition	21,665	-1,312	2,033	22,386
C	Existing	Main Shopping Center	Expansion/ Renovation w/ minor Demolition	31,913	-2,869	26,354	55,398
D	Existing	Main Shopping Center	Expansion/ Renovation w/ minor Demolition	21,556	0	0	21,556
E	Proposed	Retail/ Veterinary Clinic/ Restaurant	New Construction	0	0	5,084	5,084
F	Proposed	Office/ Child Care Center	New Construction	0	0	16,063	16,063
G	Proposed	G1 Fast Food Restaurant and G2 Financial Institution	New Construction	0	0	7,000	7,000
H	Existing	Financial Institution	No Change*	2,791	0	0	2,791
I	Existing	Service Station	No Change	2,328	0	0	2,328
J1	Existing	Financial Institution	No Change	1,202	0	0	1,202
J2	Existing	Retail/ Office	Demolition	6,457	-6,457	0	0
Total				138,454	-12,181	80,065	206,338

*Building H would be demolished in the future with the construction of the future Ox Road/Braddock Road interchange shown on Sheet 20 of the GDP/ SEA Plat

In addition, the applicant proposes to reserve and dedicate right-of-way for transportation improvements associated with Fairfax County Department of Transportation's (FCDOT) Option 9T, for the future Ox Road/Braddock Road interchange, which is planned to occur in three phases (see Sheets 7, 19 and 20 of the GDP/ SEA Plat which is contained in Attachment 1. The construction of

the interchange would require the demolition of the drive-in financial institution (Building H). Other modifications to the existing center include a proposal to replace the existing above ground stormwater management (SWM) pond located along the southern boundary with an underground detention basin. Surface parking would be provided above this facility.

SEA 80-A-086-02

Several uses on the subject property were approved as individual special exceptions in the C-6 District, including a child care center with a maximum of 150 children (Building A); two drive-in financial institutions (Buildings H and J1); and a service station/ mini-mart (Building I). The applicant seeks approval of an SEA application to consolidate all of these previously approved special exceptions on the site into one application (**SEA 80-A-086-02**). The proposal seeks to amend SE 87-A-086 previously approved for a child care center with 150 children to modify and relocate the child care center into a new freestanding building (Building F). In addition, the applicant proposes to

- 1) add a fast food restaurant with a drive-in and a drive-in financial institution in a new freestanding building (Building G),
- 2) retain the existing service station/ mini-mart (Building I), and
- 3) increase the allowable height in a C-6 district from 40 feet to allow four building accent towers (a 46 foot tower on Building A, 60 and 65 foot towers on Building C and a 54 foot tower on Building D as well as a 42 foot building height for a portion of Building C).

Graphic 1 (above) shows the locations of the proposed accent towers as well as the existing buildings and proposed new freestanding buildings on the site.

RZ 2009-BR-015

The applicant seeks to rezone 0.16 acres located adjacent to Ox Road (Rt. 123) on Tax Map 68-1((1)) 9A, from the R-1 District to the C-6 District to allow the land to develop consistently with the existing shopping center (zoned C-6) to permit commercial development associated with PCA C-083-02, with an overall FAR of 0.24. This land area would primarily serve as parking for the shopping center.

ANALYSIS

The staff report, recommending approval of this application, was published on January 5, 2011. Since the publication of the staff report, the applicant has continued to work with staff to modify their application and agreed to several proffer edits, which are included in Attachment 2 (with changes black-lined from proffers included in the original staff report.) The edits generally include changes to transportation, green building, signage, lighting and other proffer commitments as follows:

- 1) New date of March 18, 2011
- 2) Clarification of Proffer 4 (Architecture) to ensure that rooftop mechanical equipment will be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance (including the 25% limitation). In addition, the applicant agreed to a proffer that ensures new Buildings E, F and G have consistent four sided architectural treatments with materials and color schemes compatible with the Main Mall buildings.
- 3) Modification to the Signage Proffer (Proffer 6). The applicant agreed to file a Special Exception for a waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact adjacent neighborhoods for the entire development. In addition, the applicant agreed to install building accent lighting in conformance with the with the outdoor Lighting Standards of Par. 2C of Sect. 14-902 of the Zoning Ordinance that provides for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated.
- 4) Modification to the Building Height Proffer (Proffer 7). The applicant agreed to lower the height of the accent tower on Building C from 75 feet to 65 feet.
- 5) Clarification of the Green Building Proffer for Building G (Proffer 13b, i and j). The applicant refined these paragraphs to ensure that the staff from the Environmental Development Review Branch will be provided with copies of the proposed renewable energy credits and the demolition plans prior to the issuance of a non-residential use permit and site plan approval respectively.
- 6) Addition of a new Energy Conservation/Green Building Proffer for Building A and C expansion areas (New Proffer 15). The applicant agreed to utilize green building practices for the proposed improvements to Building A and C expansion areas.

- 7) Clarification of the Reservation/dedication for Ox Road and Braddock Road Improvements Proffer (Proffer 16). The applicant agreed to provide temporary construction easements as deemed necessary by VDOT or FCDOT at no cost to the County.
- 8) Modification of the New Southern Entrance on Ox Road (Proffer 18). The applicant agreed to construct this entrance as a temporary entrance (shown on the GDP/ SEA Plat), to provide additional right-of-way needed to construct an inter-parcel access to the south and escrow \$125,000 to the County to design, equip and install a new traffic signal at a shared common full movement entrance located off-site of the Property approximately 565 feet to the south of the existing north Property entrance on Route 123.

The applicant also agreed to conduct a traffic signal warrant study in the general vicinity of the proposed new traffic signal prior to final bond release. If the study determines that a traffic signal is warranted, then the applicant will fully fund the installation of the traffic signal, close the temporary entrance from Ox Road, and construct the inter-parcel access to the south. If the study does not determine that a traffic signal is warranted, but VDOT deems the traffic signal is necessary, then the applicant agreed to escrow an additional \$125,000, close the temporary entrance from Ox Road, and construct the inter-parcel access to the south. In the event that the traffic signal is not warranted by the study or deemed necessary by VDOT, the temporary entrance will remain and the funds escrowed will be returned to the applicant no later than 10 years after final bond release.

- 9) Modification of the Utility Location Proffer (Proffer 27). The applicant agreed to replace any tree or shrub determined to impact utility lines and/or sight distance with an acceptable planting of appropriate size or to relocate plantings elsewhere on the site with equal size and quality, as determined by UFM.
- 10) Modification of the Tree Preservation Walk-Through Proffer (Proffer 29). The applicant agreed to invite the owners of the lots subject to the Amended Covenant dated September 15, 1984 as recorded in Deed Book 6040 at page 971 of the land records, the Braddock District Planning Commission and abutting Property Owners to the walk through.
- 11) Modification of the Pedestrian Elements Proffer (Proffer 37). The applicant agreed to maintain sidewalks and/or trails located outside the public right-of-way. The pedestrian connection to the neighborhood to the south will include street lights and will be maintained (including snow removal) by the Applicant.

- 12) Addition of Loading and Food Odor Proffers (Proffer 39 and 40). The applicant agreed to strictly comply with the loading restrictions in the County Public Facility Manual and store all putrescible materials in sealed containers reserved exclusively for use by restaurants.
- 13) Minor Clarifications to the Parking Enforcement, Security Cameras and Community Room Proffers (Proffers 41, 42 and 43): The applicant further refined these proffers to clarify intent. No substantive changes were proposed.
- 14) Addition of three additional proffers (Proffers 48, 49, and 50), which provide University Mall Management Contact information, commit to the commencement of construction of the main shopping center building prior to the issuance of a Non-RUP for a use in Buildings E, F and G, and replace any on-site fencing that is damaged during construction.

Staff does not have any issues with the applicant's proposed modifications to the proffers. Revised proffers may be found in Attachment 2.

The applicant also revised the GDP/SEA Plat, which is contained in the front of this staff report addendum and now dated January 19, 2009 as revised through March 11, 2011. The revisions generally include:

- A decrease in height of the accent tower on Building C from 75 feet to 65 feet. This revision was completed on Sheets 2, 7, 8, 10, 19, 20, and 25 through 34 on the GDP/ SEA Plat.
- Updated illustrations on Sheets 26 through 34 showing reduced building accent tower heights.
- Addition of new Sheets 33 and 34. Sheet 33 shows locations of loading spaces, trash dumpsters and a dog park for the existing veterinary clinic in Building A. Sheet 33 also labels the distances between the shopping center buildings and the community to the south. Sheet 34 shows proposed lighting and signage on the south face of the main mall building. Strict limitations of the proposed lighting and signage are provided in Proffer 6.
- Removal of the originally proposed restaurant and veterinary clinic uses in Building E. Building E is now proposed for retail uses only.
- Inclusion of parallel parking spaces to the north of Building F to avoid vehicular conflicts with the travel-way,

In addition to the proffer and GDP/ SEA Plat, the applicant has agreed to the following changes to the development conditions with changes black-lined from the development conditions published in the staff report. These changes may be found in Attachment 2 and include:

- 1) New Date: The revised Development Conditions are now dated March 23, 2011 (previously dated January 5, 2011),
- 2) New Development Condition 6 was added to ensure that all signage complies with Article 12 of the Zoning Ordinance and to reinforce a proffered condition which commits to the filing of a Special Exception Amendment in the future for a waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact the adjacent neighborhoods,
- 3) Old Development Condition 7 was deleted because the applicant redesigned the parking spaces located to the north of Building F to minimize pedestrian and vehicular conflicts in the travel-way, and
- 4) Development Condition 13 was modified to specify a six foot tall wooden board on board fence around the proposed playground area located to the south of Building F.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff continues to find that the proposal to renovate and expand the University Mall Shopping Center with approximately 80,065 square feet of new construction, which would increase the existing gross square footage of the shopping center from 138,454 (0.16 FAR) to 206,338 (0.24 FAR) is conformance with the Comprehensive Plan, and with all applicable Zoning Ordinance provisions as proffered and conditioned.

Staff Recommendations

Staff recommends approval of RZ 2009-BR-015, subject to the execution of proffers consistent with those contained in Attachment 2.

Staff recommends approval of PCA C-083-02, subject to the execution of proffers consistent with those contained in Attachment 2.

Staff recommends approval of SEA 87-A-086-02, subject to development conditions contained in Attachment 3.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirements (to provide a ten foot minimum distance along the frontage of the northern and western property lines) in favor of the landscaping shown on the GDP/ SEA Plat.

Staff recommends approval of a modification of the lot area, lot width and open space requirements for the property zoned R-1 (RZ 2009-BR-015) to permit the consolidation of this lot into the existing shopping center site.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the western and southern property lines in favor the landscaping shown on the GDP/ SEA Plat.

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

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

ATTACHMENTS

1. Revised GDP/ SEA Plat
2. Revised Proffers for PCA C-83-2 and RZ 2009-BR-015
3. Revised Development Conditions for SEA 87-A-086-2

COLLEGE TOWN ASSOCIATES, L.P.

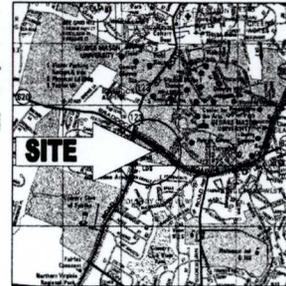
GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

UNIVERSITY MALL

BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA
TAX MAP# 068-1 ((1)) 0009 & 0009A

LEGEND

EXISTING	FOR ENTIRE PLAN SET (NOT TO SCALE)	PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
--- ---	CHUTE PROPERTY LINE (FLOOR LINE)	---
---	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	---
---	EASEMENT LINE	---
---	SETBACK LINE	---
---	CONCRETE CURB & GUTTER	---
---	ONE-WE-SITE	---
---	SPILLWAY	---
---	THUNDER-ROCK	---
---	SPREEDERS CURB-NO-SIFTS	---
△	TYPICAL LIGHT	△
△	ACORN LIGHT	△
△	TYPICAL SIGN	△
△	PARKING COUENTS	△
---	CONTOUR LINE	---
123	SPOT ELEVATIONS	123
R 516.4 OR 516.4	SANITARY LABEL	---
---	STORM LABEL	---
---	SANITARY SEWER LATERAL	---
---	UNDERGROUND WATER LINE	---
---	UNDERGROUND ELECTRIC LINE	---
---	UNDERGROUND GAS LINE	---
---	OVERHEAD WIRE	---
---	UNDERGROUND TELEPHONE LINE	---
---	UNDERGROUND CABLE LINE	---
---	STORM SEWER	---
---	SANITARY SEWER MAIN	---
---	W/OWM	---
---	SANITARY MANHOLE	---
---	STORM MANHOLE	---
---	WATER METER	---
---	WATER VALVE	---
---	GAS VALVE	---
---	GAS METER	---
---	TYPICAL END SECTION	---
---	HEADWALL OR ENDWALL	---
---	YARD INLET	---
---	CURB INLET	---
---	CLEAN OUT	---
---	ELECTRIC MANHOLE	---
---	TELEPHONE MANHOLE	---
---	ELECTRIC BOX	---
---	ELECTRIC PESTICIDE	---
---	MONITORING WELL	---
---	TEST PIT	---
---	SOFTSWARE	---
---	BORING	---
---	UTILITY POLE MOUNT	---
---	POLE LIGHT	---
---	TRAFFIC LIGHT	---
---	UTILITY POLE	---
---	LIMITS OF DISTURBANCE	---



OWNER/DEVELOPER
COLLEGE TOWN ASSOCIATES, L.P.
C/O GEO. H. RUCKER REALTY CORPORATION
2911 HUNTER MILL ROAD, SUITE 300
OAKTON, VIRGINIA 22124
CONTACT: RICK WOLFF
PHONE: (703) 890-1085



22630 DAVIS DRIVE
SUITE 200
STERLING, VIRGINIA 20164
PH: (703) 709-9500
FX: (703) 709-9501
www.bohlerengineering.com

CONTACT: DAVID B. LOGAN, P.E.

UTILITY CONTACT INFORMATION:

TELEPHONE	ELECTRIC	GAS
VERIZON 2980 FAIRVIEW PARK DR. 6TH FLOOR FALLS CHURCH, VA 22042 CONTACT: NOEL ATENZA (703) 294-8487	DOMINION VIRGINIA POWER 11183 MAIN STREET FAIRFAX, VA 22030 CONTACT: STEVE GALLAGHAN (703) 490-2893	WASHINGTON GAS 8801 INDUSTRIAL ROAD SPRINGFIELD, VA 22151 CONTACT: CARLOS OLIZMAN (703) 780-4748
SEWER	WATER	DRAINAGE & STORMWATER
FAIRFAX COUNTY DPWS 12056 GOVERNMENT CENTER PKWY. SUITE 308 FAIRFAX, VA 22035 CONTACT: ROBERT CARTER (703) 324-6016 #6016	FAIRFAX COUNTY WATER AUTHORITY 8866 ARLINGTON BOULEVARD MEADOWS, VA 22118 CONTACT: MIKE JENKINS (703) 288-6358	FAIRFAX COUNTY DPWS 12056 GOVERNMENT CENTER PKWY. SUITE 308 FAIRFAX, VA 22035 (703) 324-6500

SHEET INDEX	
1	COVER SHEET
2	NOTES & CALCULATIONS
2A	ZONING PLAT
3	PARKING TABULATIONS & RIAK PLANE DIAGRAMS
4	SOILS MAP
5	EXISTING CONDITIONS PLAN
6	DEMOLITION PLAN
7	OVERALL SITE PLAN - PHASE 1
8	GOFFPCAREA SHEET 1 - PHASE 1
9	GOFFPCAREA SHEET 2 - PHASE 1
9A	RETAINING WALL CROSS-SECTIONS AND PROFILES
10	PEDESTRIAN ACCESS PLAN
11	PEDESTRIAN ACCESS DETAILS
12	PRE-DEVELOPED DRAINAGE DIVIDE MAP
13	POST-DEVELOPED DRAINAGE DIVIDE MAP
14	ADEQUATE OUTFALL DRAINAGE DIVIDE MAP
15	BMP AND SWM CALCULATIONS/ADEQUATE OUTFALL NARRATIVE
16	EXISTING VEGETATION MAP
16A-16D	TREE CONDITION ANALYSIS
17	LANDSCAPE PLAN
18	LANDSCAPE DETAILS
19	PHASE 2 PLAN
20	PHASE 3 PLAN
21-22	SITE DETAILS
23	EROSION AND SEDIMENT CONTROL PLAN
24-24	ARCHITECTURAL ELEVATIONS



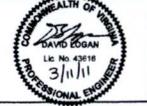
REV.	DATE	DESCRIPTION	BY
1	02/17/11	REV. PER ATTYNEY COMMENTS	N.B.
2	03/08/11	REV. PER PRE-FINAL COMMENTS	N.B.
3	03/09/11	REV. PER SWP COMMENTS	N.B.
4	03/29/11	REV. PER CLIENT MEETING COMMENTS	N.B.
5	03/29/11	REV. PER COUNTY COMMENTS	N.B.
6	10/06/11	REV. PER COUNTY COMMENTS	N.B.
7	01/07/11	REV. PER COUNTY COMMENTS	N.B.
8	02/28/11	REV. PER COUNTY COMMENTS	N.B.
9	02/21/11	REV. PER COUNTY COMMENTS	N.B.

NOT APPROVED FOR CONSTRUCTION

PROJECT	DATE	SCALE	DATE
GENERALIZED DEVELOPMENT PLAN FOR SPECIAL EXCEPTION AMENDMENT PLAT			
FOR GENERALIZED DEVELOPMENT PLAN #2 2009 BR-0115 PROFFER CONDITION AMENDMENT PCA C-04-002 SPECIAL EXCEPTION AMENDMENT SCA #14-005-02 COLLEGE TOWN ASSOCIATES, L.P.			

UNIVERSITY MALL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

DAVID LOGAN
3/11/11



D. B. LOGAN
PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 43818
EXPIRES 12/31/2011

MISS UTILITY



SHEET TITLE
COVER SHEET
SHEET NUMBER
1
OF 34

THE USER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION AND SPECIFICATIONS PROVIDED HEREON. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

ZONING REQUIREMENTS FOR C-6 COMMERCIAL

MINIMUM YARD REQUIREMENTS (C-6 ZONING)

FRONT: 40' MINUS OF BULK PLANE, BUT NOT LESS THAN 40'
 SIDE: NO REQUIREMENT
 REAR: 20'

*ACTUAL VALUE TO BE DETERMINED AT TIME OF FINAL ENGINEERING, BUT SHALL NOT BE LESS THAN 40'

EXISTING ZONING	PROPOSED ZONING	PERMITTED	PERMITTED
C-6.1	C-6.1	YES	YES
C-6.2	C-6.1	NO	NO
C-6.3	C-6.1	NO	NO
C-6.4	C-6.1	NO	NO
C-6.5	C-6.1	NO	NO
C-6.6	C-6.1	NO	NO
C-6.7	C-6.1	NO	NO
C-6.8	C-6.1	NO	NO
C-6.9	C-6.1	NO	NO
C-6.10	C-6.1	NO	NO
C-6.11	C-6.1	NO	NO
C-6.12	C-6.1	NO	NO
C-6.13	C-6.1	NO	NO
C-6.14	C-6.1	NO	NO
C-6.15	C-6.1	NO	NO
C-6.16	C-6.1	NO	NO
C-6.17	C-6.1	NO	NO
C-6.18	C-6.1	NO	NO
C-6.19	C-6.1	NO	NO
C-6.20	C-6.1	NO	NO
C-6.21	C-6.1	NO	NO
C-6.22	C-6.1	NO	NO
C-6.23	C-6.1	NO	NO
C-6.24	C-6.1	NO	NO
C-6.25	C-6.1	NO	NO
C-6.26	C-6.1	NO	NO
C-6.27	C-6.1	NO	NO
C-6.28	C-6.1	NO	NO
C-6.29	C-6.1	NO	NO
C-6.30	C-6.1	NO	NO
C-6.31	C-6.1	NO	NO
C-6.32	C-6.1	NO	NO
C-6.33	C-6.1	NO	NO
C-6.34	C-6.1	NO	NO
C-6.35	C-6.1	NO	NO
C-6.36	C-6.1	NO	NO
C-6.37	C-6.1	NO	NO
C-6.38	C-6.1	NO	NO
C-6.39	C-6.1	NO	NO
C-6.40	C-6.1	NO	NO
C-6.41	C-6.1	NO	NO
C-6.42	C-6.1	NO	NO
C-6.43	C-6.1	NO	NO
C-6.44	C-6.1	NO	NO
C-6.45	C-6.1	NO	NO
C-6.46	C-6.1	NO	NO
C-6.47	C-6.1	NO	NO
C-6.48	C-6.1	NO	NO
C-6.49	C-6.1	NO	NO
C-6.50	C-6.1	NO	NO
C-6.51	C-6.1	NO	NO
C-6.52	C-6.1	NO	NO
C-6.53	C-6.1	NO	NO
C-6.54	C-6.1	NO	NO
C-6.55	C-6.1	NO	NO
C-6.56	C-6.1	NO	NO
C-6.57	C-6.1	NO	NO
C-6.58	C-6.1	NO	NO
C-6.59	C-6.1	NO	NO
C-6.60	C-6.1	NO	NO
C-6.61	C-6.1	NO	NO
C-6.62	C-6.1	NO	NO
C-6.63	C-6.1	NO	NO
C-6.64	C-6.1	NO	NO
C-6.65	C-6.1	NO	NO
C-6.66	C-6.1	NO	NO
C-6.67	C-6.1	NO	NO
C-6.68	C-6.1	NO	NO
C-6.69	C-6.1	NO	NO
C-6.70	C-6.1	NO	NO
C-6.71	C-6.1	NO	NO
C-6.72	C-6.1	NO	NO
C-6.73	C-6.1	NO	NO
C-6.74	C-6.1	NO	NO
C-6.75	C-6.1	NO	NO
C-6.76	C-6.1	NO	NO
C-6.77	C-6.1	NO	NO
C-6.78	C-6.1	NO	NO
C-6.79	C-6.1	NO	NO
C-6.80	C-6.1	NO	NO
C-6.81	C-6.1	NO	NO
C-6.82	C-6.1	NO	NO
C-6.83	C-6.1	NO	NO
C-6.84	C-6.1	NO	NO
C-6.85	C-6.1	NO	NO
C-6.86	C-6.1	NO	NO
C-6.87	C-6.1	NO	NO
C-6.88	C-6.1	NO	NO
C-6.89	C-6.1	NO	NO
C-6.90	C-6.1	NO	NO
C-6.91	C-6.1	NO	NO
C-6.92	C-6.1	NO	NO
C-6.93	C-6.1	NO	NO
C-6.94	C-6.1	NO	NO
C-6.95	C-6.1	NO	NO
C-6.96	C-6.1	NO	NO
C-6.97	C-6.1	NO	NO
C-6.98	C-6.1	NO	NO
C-6.99	C-6.1	NO	NO
C-6.100	C-6.1	NO	NO

EXISTING CONDITIONS	PROPOSED ADDITIONS	PROPOSED CONDITIONS	MAXIMUM HEIGHTS
BUILDING A EXISTING UPPER LEVEL: 37,346 SF LOWER LEVEL: 10,302 SF DEMO TOTAL: 47,648 SF	BUILDING A ADDITION UPPER LEVEL: 11,750 SF LOWER LEVEL: 11,848 SF TOTAL: 23,598 SF	BUILDING A TOTAL: 72,246 SF	BUILDING A RE: EXPANSION A TOWER SEE SHEET 2 28' EXISTING 49' EXISTING 32'-34' - PROPOSED EXPANSION
BUILDING B EXISTING 21,860 SF DEMO TOTAL: 21,860 SF	BUILDING B ADDITION 2,033 SF TOTAL: 23,893 SF	BUILDING B TOTAL: 23,893 SF	BUILDING B RE: EXPANSION B TOWER 22' EXISTING 28' EXISTING
BUILDING C EXISTING UPPER LEVEL: 15,911 SF LOWER LEVEL: 12,602 SF UPPER LEVEL: 2,852 SF TOTAL: 28,513 SF	BUILDING C ADDITION UPPER LEVEL: 15,340 SF LOWER LEVEL: 3,324 SF TOTAL: 18,664 SF	BUILDING C TOTAL: 47,177 SF	BUILDING C RE: EXPANSION C TOWER RE: EXPANSION C TOWER 30' EXISTING 38'-42' - PROPOSED EXPANSION
BUILDING D EXISTING UPPER LEVEL: 10,778 SF LOWER LEVEL: 10,778 SF TOTAL: 21,556 SF	BUILDING D ADDITION NONE TOTAL: NONE	BUILDING D TOTAL: 21,556 SF	BUILDING D RE: EXPANSION D TOWER 28' EXISTING 38' EXISTING
BUILDING E EXISTING 5,044 SF TOTAL: 5,044 SF	BUILDING E ADDITION 5,044 SF TOTAL: 10,088 SF	BUILDING E TOTAL: 10,088 SF	BUILDING E RE: EXPANSION E TOWER 28' EXISTING 38' EXISTING
BUILDING F EXISTING 8,566 SF TOTAL: 8,566 SF	BUILDING F ADDITION 8,566 SF TOTAL: 17,132 SF	BUILDING F TOTAL: 17,132 SF	BUILDING F RE: EXPANSION F TOWER 28' EXISTING 38' EXISTING
BUILDING G EXISTING 7,600 SF TOTAL: 7,600 SF	BUILDING G ADDITION 7,600 SF TOTAL: 15,200 SF	BUILDING G TOTAL: 15,200 SF	BUILDING G RE: EXPANSION G TOWER 28' EXISTING 38' EXISTING
BUILDING H EXISTING 2,915 SF TOTAL: 2,915 SF	BUILDING H ADDITION 2,915 SF TOTAL: 5,830 SF	BUILDING H TOTAL: 5,830 SF	BUILDING H RE: EXPANSION H TOWER 28' EXISTING 38' EXISTING
BUILDING I EXISTING 3,328 SF TOTAL: 3,328 SF	BUILDING I ADDITION 3,328 SF TOTAL: 6,656 SF	BUILDING I TOTAL: 6,656 SF	BUILDING I RE: EXPANSION I TOWER 28' EXISTING 38' EXISTING
BUILDING J EXISTING 1,202 SF TOTAL: 1,202 SF	BUILDING J ADDITION 1,202 SF TOTAL: 2,404 SF	BUILDING J TOTAL: 2,404 SF	BUILDING J RE: EXPANSION J TOWER 28' EXISTING 38' EXISTING
BUILDING K EXISTING 6,817 SF DEMO TOTAL: 6,817 SF	BUILDING K ADDITION 6,817 SF TOTAL: 13,634 SF	BUILDING K TOTAL: 13,634 SF	BUILDING K RE: EXPANSION K TOWER 28' EXISTING 38' EXISTING

NOTE: 40' MAXIMUM HEIGHT ALLOWED PER ZD 4.60(1).

TOTAL EXISTING AREA	158,248 SF
TOTAL DEMO AREA	12,581 SF
TOTAL PROPOSED ADDITIONS	208,338 SF
TOTAL AREA	294,005 SF

PROPOSED FAR: 208,338 SF ÷ 4.737 AC = 43,774 AC (15.74 AC ÷ 1.240)

OPEN SPACE	OPEN SPACE REQUIRED (10%)	(19,74 AC ÷ 0.15 = 131.6 AC) ÷ 128,938 SF	(3.16 AC ÷ 0.15 = 21.07 AC) ÷ 871 SF
PROPOSED BUILDING COVERAGE (LOWER LEVEL OR GROUND FLOOR ONLY)	10%	29,400 SF	29,400 SF
AREA OF PROPOSED PARKING AND VEHICULAR TRAVEL WAYS	10%	29,400 SF	29,400 SF
TOTAL BUILDING COVERAGE AND PARKING	20%	58,800 SF	58,800 SF
OPEN SPACE PROVIDED:	(88,205 - 58,800) ÷ 0.15 = 197,337 SF	(197,337 - 29,400) ÷ 0.15 = 1,114,573 SF	(1,114,573 - 58,800) ÷ 0.15 = 7,097,153 SF
OPEN SPACE %:	(197,337 ÷ 294,005) × 100 = 67.1%	(1,114,573 ÷ 294,005) × 100 = 378.1%	(7,097,153 ÷ 294,005) × 100 = 2,414.0%

11. THE SITE DOES NOT CONTAIN UNDERGROUND UTILITY EASEMENTS HAVING A WIDTH OF 20' OR GREATER.
12. DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED.
13. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS WAIVED OR MODIFIED.
14. SIGNS SHALL COMPLY WITH FIFTH DISTRICT FAIRFAX COUNTY SIGN REGULATIONS.
15. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE. THE PROPOSED DEVELOPMENT SHALL NOT GENERATE ANY HAZARDOUS MATERIALS.
16. THERE ARE NO NATURAL OR SCENIC ASSETS WORTHY OF SPECIAL PRESERVATION REQUIREMENTS, UNLESS WAIVED.
17. STORMWATER MANAGEMENT FACILITIES SHALL CONFORM TO ALL DPMS AND PDM REQUIREMENTS, UNLESS WAIVED.
18. DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.
19. IN ACCORDANCE WITH PARAGRAPH 8 OF SECTION 18.204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIGNAGES, RETAINING WALLS, TRAILS, UTILITIES AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS POSSIBLE PLAN.
20. THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THE PROPOSED DEVELOPMENT. THE PROPERTIES TO THE IMMEDIATE SOUTH AND SOUTHWEST HAVE EXISTING TREES BETWEEN THEM AND THE SUBJECT SITE.
21. EXISTING STORM SHOWN AS TO REMAIN ON THIS PLAN IS PER PLAN ENTITLED, "UNIVERSITY MAIL ADDITION PREPARED BY: DEBENARY CASH PROJECT # SP186 REVISION 10/18 APPROVED: 5/28/16
22. MODIFICATION OF MIN. PARKING SETBACK FOR PARKING ALONG THE WESTERN PROPERTY LINE (ON ROAD) IS BEING REQUESTED AS PART OF THIS PLAN.
23. AREA OF SPECIAL EXCEPTION IS 8.80 ACRES AREA OF RECORDING IS 8.80 ACRES AREA OF OFFICE IS 8.80 ACRES

LOADING SPACE CALCULATIONS

BUILDING	TOTAL LOADING SPACES
BUILDING A	4
BUILDING B	1
BUILDING C	3
BUILDING D	1
BUILDING E	1
BUILDING F	1
BUILDING G	1
BUILDING H	1
BUILDING I	1
BUILDING J	1
BUILDING K	15

LOADING SPACE DIMENSIONS
 10' WIDE x 20' LONG - PRIMARY SPACES
 12' WIDE x 20' LONG - CONTIGUOUS SECONDARY SPACES

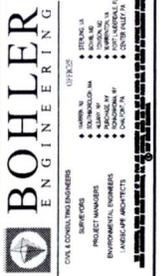
- BUILDING A**
EXISTING UPPER LEVEL: 37,346 SF
PROF. LOWER LEVEL: 10,302 SF
TOTAL: 47,648 SF
- BUILDING B**
EXISTING 21,860 SF
PROF. TOTAL: 21,860 SF
- BUILDING C**
EXISTING UPPER LEVEL: 15,911 SF
PROF. LOWER LEVEL: 12,602 SF
TOTAL: 28,513 SF
- BUILDING D**
EXISTING UPPER LEVEL: 10,778 SF
PROF. LOWER LEVEL: 10,778 SF
TOTAL: 21,556 SF
- BUILDING E**
EXISTING 5,044 SF
PROF. TOTAL: 5,044 SF
- BUILDING F**
EXISTING 8,566 SF
PROF. TOTAL: 8,566 SF
- BUILDING G**
EXISTING 7,600 SF
PROF. TOTAL: 7,600 SF
- BUILDING H**
EXISTING 2,915 SF
PROF. TOTAL: 2,915 SF
- BUILDING I**
EXISTING 3,328 SF
PROF. TOTAL: 3,328 SF
- BUILDING J**
EXISTING 1,202 SF
PROF. TOTAL: 1,202 SF
- BUILDING K**
EXISTING 6,817 SF
DEMO TOTAL: 6,817 SF

NOTES

1. TAX MAP 966-1 (01) 0000 ZONING: C-6 TAX MAP 966-1 (01) 0000 ZONING: C-6
2. OWNER: COLLEGE TOWN ASSOCIATES, L.P. C/O GEO. H. RUCKER REALTY CORPORATION 2911 HORTON HILL ROAD, SUITE 00 OAKTON, VA 22124 DB: 0461 PG: 1752 DEVELOPER: COLLEGE TOWN ASSOCIATES, L.P. C/O GEO. H. RUCKER REALTY CORPORATION 2911 HORTON HILL ROAD, SUITE 00 OAKTON, VA 22124
3. THIS SITE IS LOCATED IN FAIRFAX COUNTY IN THE BRADDOCK DISTRICT ASSOCIATES, INC. MARCH 2006
4. BOUNDARY AND FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY LOWERY/WHITNEY ASSOCIATES, INC. MARCH 2006
5. CONTOUR INTERVAL: 2 FEET
6. THE SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. THERE ARE NO KNOWN WELLS ON THE SITE.
8. THERE ARE NO BURIAL, STRUCTURES OR GRAVE SITES KNOWN TO EXIST ON SITE.
9. LANDSCAPING, PROPOSED UTILITIES, DRIVE AISLES, AND PARKING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.
10. THE PROPERTY IS NOT IMPACTED BY FEMA 100-YEAR FLOODPLAIN. THE SITE IS SITUATED WITHIN ZONE A ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 1906011202, EFFECTIVE MARCH 1996.



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING AND MAINTAINING OF ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES AND AGENCIES INVOLVED IN THE CONSTRUCTION OF THIS PROJECT.



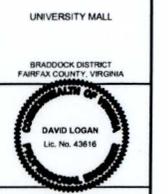
REVISIONS

NO.	DATE	DESCRIPTION	BY	CHKD.
1	01/10/16	REV PER ATTYOR COMMENTS	BL	BL
2	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
3	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
4	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
5	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
6	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
7	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
8	03/04/16	REV PER ATTYOR COMMENTS	BL	BL
9	03/04/16	REV PER ATTYOR COMMENTS	BL	BL

NOT APPROVED FOR CONSTRUCTION

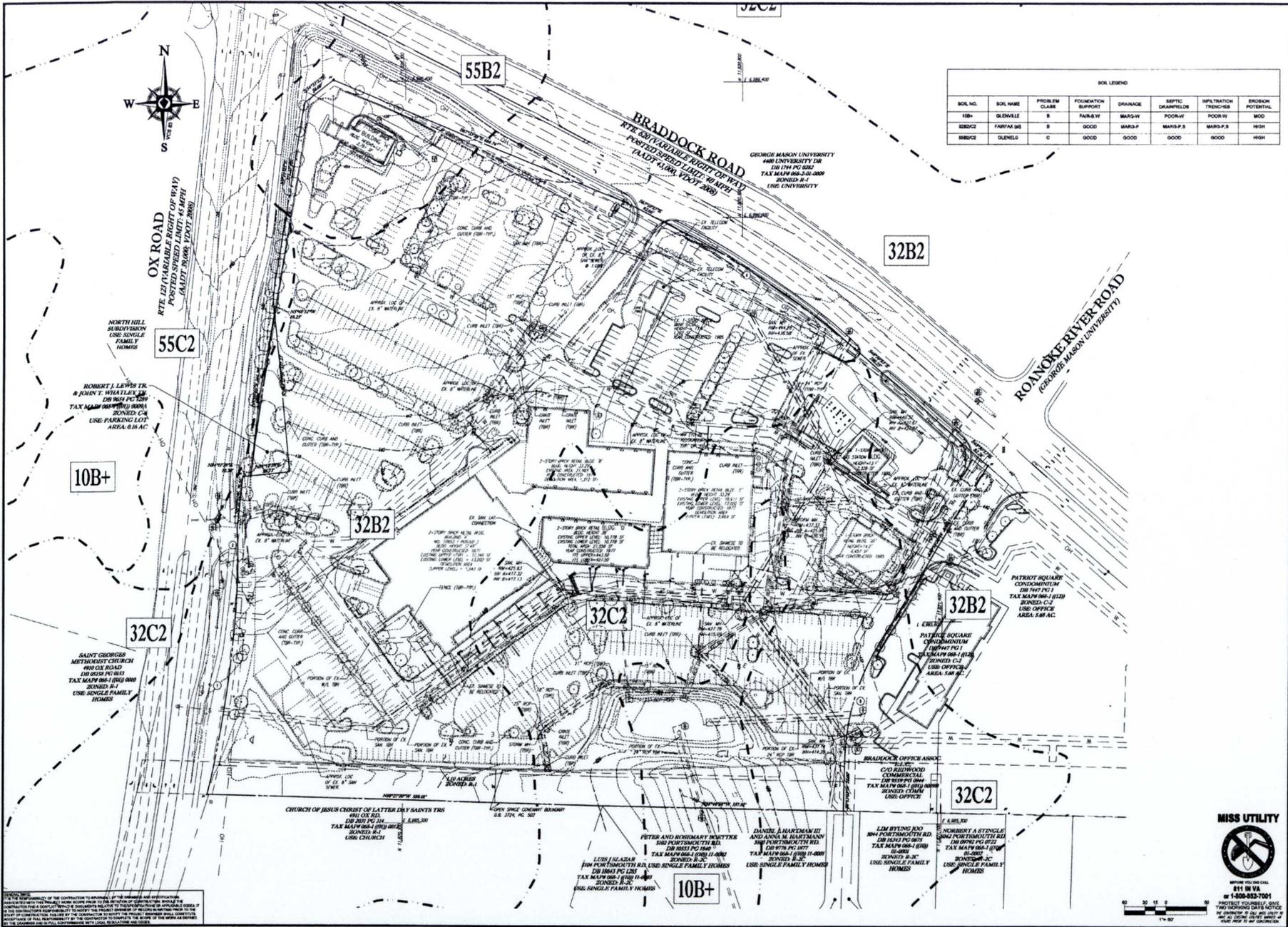
PROJECT:	UNIVERSITY DRIVE
CLIENT:	COLLEGE TOWN ASSOCIATES, L.P.
DATE:	03/04/16

GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAN FOR GENERAL DEVELOPMENT PLAN RZ 2009-BR-015 SPECIAL EXCEPTION AMENDMENT PICA C-081-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02 COLLEGE TOWN ASSOCIATES, L.P.



D. B. LOGAN
 PROFESSIONAL ENGINEER
 LICENSE NO. 42616
 STATE OF VIRGINIA

SHEET TITLE: **NOTES & CALCULATIONS**
 SHEET NUMBER: **2**
 OF 34



SOIL LEGEND

SOIL NO.	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	SEPTIC DRAINFIELD	INFILTRATION TRENCHES	EROSION POTENTIAL
10B+	CLAYVILLE	B	FAIR-BV	MARG-W	POOR-W	POOR-W	MOD
55B2C	FAIRFAX SB	B	GOOD	MARG-P	MARG-P	MARG-P	HIGH
55B2E	CLAYVILLE	C	GOOD	GOOD	GOOD	GOOD	HIGH

BOHLER ENGINEERING

DATE: 03/11/11
 PROJECT: BRADDOCK DISTRICT
 PROJECT MANAGER: D.B. LOGAN
 ENGINEER: D.B. LOGAN
 ARCHITECT: J. W. HARRIS

REVISIONS

REV.	DATE	REVISIONS	BY
1	07/10	ATTORNEY COMMENTS	B.L.
2	08/08	REV. PER PRELIMINARY COMMENTS	B.L.
3	09/01	REV. PER CITY COMMENTS	B.L.
4	09/28	REV. PER MET STAFF COMMENTS	B.L.
5	09/30	REV. PER COUNTY COMMENTS	B.L.
6	11/23	REV. PER COUNTY COMMENTS	B.L.
7	01/11	REV. PER COUNTY COMMENTS	B.L.
8	02/11	REV. PER COUNTY COMMENTS	B.L.
9	03/11	REV. PER COUNTY COMMENTS	B.L.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 088274
 DRAWN BY: B.L.
 DATE: 07/10/10
 SCALE: 1" = 40'
 CADD: B.L.

GENERALIZED DEVELOPMENT PLAN AMENDMENT PLAT

FOR GENERALIZED DEVELOPMENT PLAN #2 2008 BR-15 PROPER CONDITION AMENDMENT PCA C-08-02 SPECIAL EXCEPTION AMENDMENT SEA #7-A-08-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

DAVID COGAN
 Lic. No. 43016
 3/11/11
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
 Lic. No. 43016
 DISTRICT OF COLLEGE TOWN, VIRGINIA

MISS UTILITY

NO BURIAL OR CONSTRUCTION UNDER THIS SIGN

SHEET TITLE: **SOILS MAP**

SHEET NUMBER: **4**

OF 34

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



OX ROAD
RTE. 121 VARIABLE RIGHT OF WAY
POSTED SPEED LIMIT: 45 MPH
(A.L.D.T. # 9008, 1/2007, 2008)

LIMIT OF CLEARING
AND GRADING =
794,830 SF (18.25 AC)

BRADDOCK ROAD
RTE. 67 VARIABLE RIGHT OF WAY
POSTED SPEED LIMIT: 40 MPH
(A.L.D.T. # 600, 1/2007, 2008)

ROANOKE RIVER ROAD
(CRONOKE MASON UNIVERSITY)

EXISTING CONDITIONS	
BUILDING A1 EXISTING	UPPER LEVEL - 17,260 SF LOWER LEVEL - 13,232 SF TOTAL - 30,492 SF
BUILDING B1 EXISTING	21,088 SF TOTAL - 21,088 SF
BUILDING C1 EXISTING	UPPER LEVEL - 18,911 SF LOWER LEVEL - 12,828 SF TOTAL - 31,739 SF
BUILDING D1 EXISTING	UPPER LEVEL - 10,778 SF LOWER LEVEL - 15,778 SF TOTAL - 26,556 SF
BUILDING E1 NEW BUILDING	NA
BUILDING F1 NEW BUILDING	NA
BUILDING G1 NEW BUILDING	NA
BUILDING H1 NEW BUILDING	NA
BUILDING I1 EXISTING	2,791 SF
BUILDING J1 EXISTING	3,329 SF
BUILDING K1 EXISTING	1,300 SF
BUILDING L1 EXISTING	8,457 SF DEMO - 8,457 SF TOTAL - 0 SF

NOTE:
EXISTING INFORMATION SHOWN ON THIS PLAN INCLUDING BUILDING LOCATION, TOPOGRAPHY, FIRST FLOOR ELEVATIONS, ETC. IS FROM A SURVEY BY LOEBERMAN SOLLEY ASSOCIATES, 2008, AS WELL AS A PARTIAL TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING ASSOCIATES, L.P., UNIVERSITY HALL, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA, PROJECT # 802174 SR, DATED 08/01/10 AND A UTILITY LOCATION SURVEY PREPARED BY BOHLER ENGINEERING ASSOCIATES, L.P., UNIVERSITY HALL, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA, PROJECT # 802174 SR, DATED 08/01/10.

EXISTING FAR
TOTAL BUILDING AREA = 136,454 SF
TOTAL SITE AREA = 19 AC = 43,980 SFAC = 800,875 SF
FAR = 136,454 SF / 43,980 SFAC = 3.10

BOHLER ENGINEERING

OFFICES:
 • WASHINGTON, DC
 • ANNAPOLIS, MD
 • FALLS CHURCH, VA
 • RESTON, VA
 • CHARLOTTE, NC
 • CHICAGO, IL
 • DENVER, CO
 • HOUSTON, TX
 • LOS ANGELES, CA
 • MIAMI, FL
 • NEW YORK, NY
 • PHOENIX, AZ
 • RICHMOND, VA
 • TAMPA, FL
 • WASHINGTON FIELD OFFICE

BOHLER ENGINEERING ASSOCIATES, L.P.
 8111 W. VA
 # 400-553-7001
 PROTECT YOURSELF. GIVE
 THEM KNOWING. CALL 811.
 IF YOU ARE A CONTRACTOR, GIVE
 US A CALL AT 811 OR VISIT US AT
 WWW.811.VA.GOV

REVISIONS			
NO.	DATE	COMMENTS	BY
1	01/01/09	NEW PER ATTORNEY COMMENTS	R.B.
2	06/04/09	NEW PER PRELIMINARY COMMENTS	R.B.
3	09/07/09	NEW PER CITY COMMENTS	R.B.
4	02/27/10	NEW PER CLIENT AND CITY COMMENTS	R.B.
5	06/27/10	COUNTY COMMENTS	R.B.
6	11/02/10	NO PER COUNTY COMMENTS	R.B.
7	07/01/11	NO PER COUNTY COMMENTS	R.B.
8	08/27/11	NO PER COUNTY COMMENTS	R.B.
9	09/11/11	NO PER COUNTY COMMENTS	R.B.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	808214
DRAWN BY	CSL
CHECKED BY	CSL
DATE	01/18/09
SCALE	1" = 40'
CAD ID	629

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT
PLAN RZ 2006-08-01-5
PROPER CONDITION
AMENDMENT PCA-C-083-02
SPECIAL EXCEPTION
AMENDMENT SEA-07-A-088-02
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
FAIRFAX COUNTY, VIRGINIA
UNIVERSITY MALL, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA
REGISTERED LICENSE NO. 43516

MISS UTILITY

BEFORE YOU DIG CALL
811 IN VA
1-800-553-7001
PROTECT YOURSELF. GIVE
THEM KNOWING. CALL 811.
IF YOU ARE A CONTRACTOR, GIVE
US A CALL AT 811 OR VISIT US AT
WWW.811.VA.GOV

SHEET TITLE:
EXISTING CONDITIONS
PLAN

SHEET NUMBER:
5
OF 34

NO.	ARC	ADIUS	DEF. TA	TANGENT	CHORD	CHORD BEARING
1	296.69'	180.00'	87°02'02"	143.98'	286.37'	N7°22'02"E
2	113.48'	1026.84'	87°18'42"	66.80'	113.42'	N0°23'11"E
3	25.21'	1289.80'	170°10'30"	11.01'	25.21'	N87°17'00"E
4	218.24'	1272.14'	147°18'00"	158.89'	217.41'	S89°00'00"E
5	181.80'	365.07'	29°45'18"	63.00'	179.78'	S19°04'17"W



THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF NECESSARY PERMITS AND FOR THE OBTAINING OF NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES TO DETERMINE THE EXISTING CONDITIONS OF THE SITE AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE OBTAINING OF NECESSARY PERMITS AND FOR THE OBTAINING OF NECESSARY INFORMATION FROM THE LOCAL AUTHORITIES TO DETERMINE THE EXISTING CONDITIONS OF THE SITE AND TO VERIFY THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.

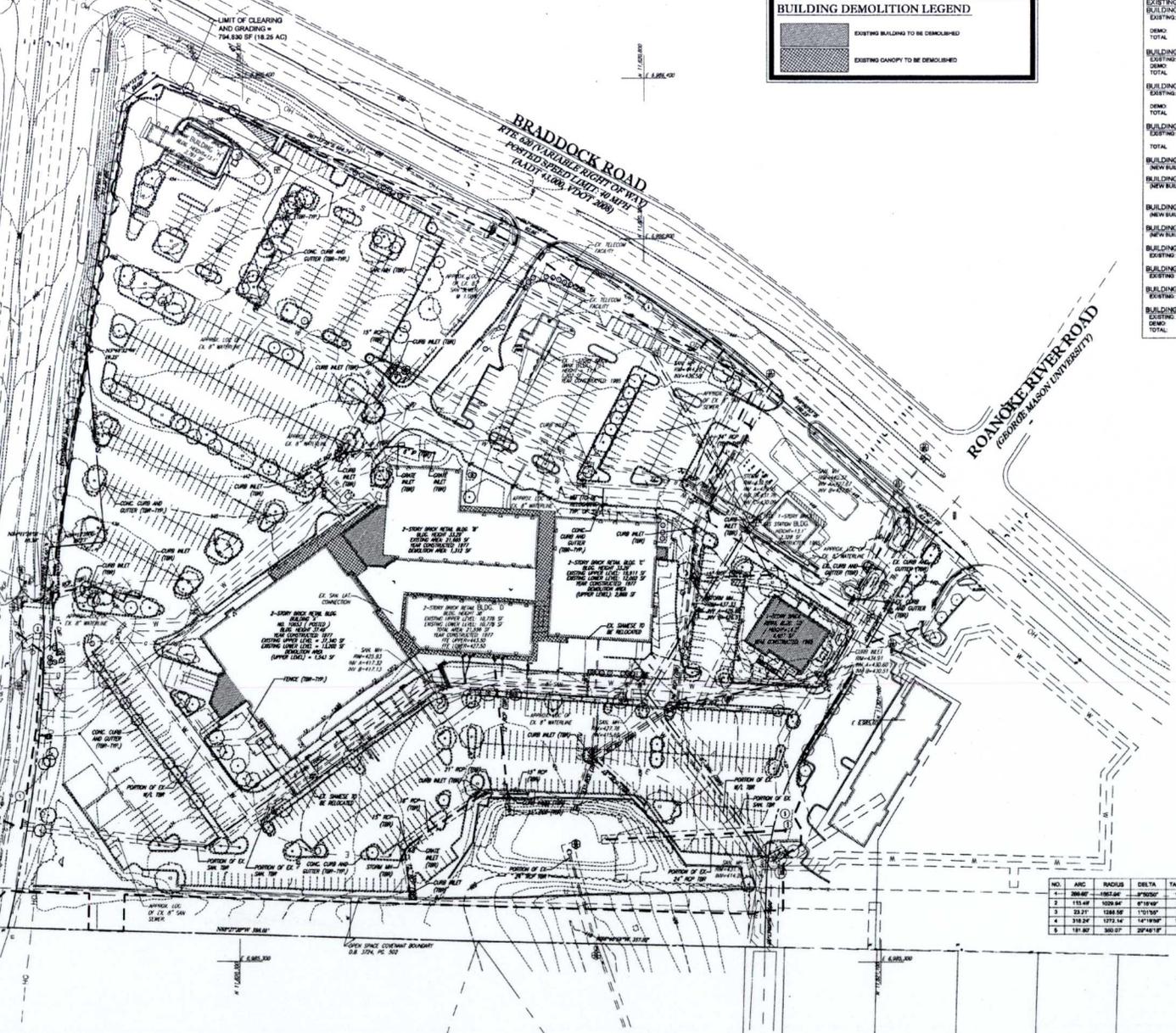


OX ROAD
 RTE 127 VARIABLE RIGHT OF WAY
 POSTED SPEED LIMIT: 45 MPH
 (AADT: 2000, TPO: 2000)

LIMIT OF CLEARING
 AND GRADING =
 794,500 SF (18.25 AC)

BUILDING DEMOLITION LEGEND	
	EXISTING BUILDING TO BE DEMOLISHED
	EXISTING CANOPY TO BE DEMOLISHED

EXISTING CONDITIONS	
BUILDING 11	EXISTING: UPPER LEVEL: 17,340 SF LOWER LEVEL: 19,320 SF TOTAL: 36,660 SF
BUILDING 12	EXISTING: UPPER LEVEL: 18,811 SF LOWER LEVEL: 19,092 SF TOTAL: 37,903 SF
BUILDING 13	EXISTING: UPPER LEVEL: 10,776 SF LOWER LEVEL: 15,772 SF TOTAL: 26,548 SF
BUILDING 14	EXISTING: 2,791 SF
BUILDING 15	EXISTING: 2,339 SF
BUILDING 16	EXISTING: 1,202 SF
BUILDING 17	EXISTING: 6,457 SF
BUILDING 18	EXISTING: 5,452 SF
BUILDING 19	EXISTING: 2,791 SF
BUILDING 20	EXISTING: 2,791 SF
BUILDING 21	EXISTING: 2,791 SF
BUILDING 22	EXISTING: 2,791 SF
BUILDING 23	EXISTING: 2,791 SF
BUILDING 24	EXISTING: 2,791 SF
BUILDING 25	EXISTING: 2,791 SF
BUILDING 26	EXISTING: 2,791 SF
BUILDING 27	EXISTING: 2,791 SF
BUILDING 28	EXISTING: 2,791 SF
BUILDING 29	EXISTING: 2,791 SF
BUILDING 30	EXISTING: 2,791 SF
BUILDING 31	EXISTING: 2,791 SF
BUILDING 32	EXISTING: 2,791 SF
BUILDING 33	EXISTING: 2,791 SF
BUILDING 34	EXISTING: 2,791 SF
BUILDING 35	EXISTING: 2,791 SF
BUILDING 36	EXISTING: 2,791 SF
BUILDING 37	EXISTING: 2,791 SF
BUILDING 38	EXISTING: 2,791 SF
BUILDING 39	EXISTING: 2,791 SF
BUILDING 40	EXISTING: 2,791 SF
BUILDING 41	EXISTING: 2,791 SF
BUILDING 42	EXISTING: 2,791 SF
BUILDING 43	EXISTING: 2,791 SF
BUILDING 44	EXISTING: 2,791 SF
BUILDING 45	EXISTING: 2,791 SF
BUILDING 46	EXISTING: 2,791 SF
BUILDING 47	EXISTING: 2,791 SF
BUILDING 48	EXISTING: 2,791 SF
BUILDING 49	EXISTING: 2,791 SF
BUILDING 50	EXISTING: 2,791 SF
BUILDING 51	EXISTING: 2,791 SF
BUILDING 52	EXISTING: 2,791 SF
BUILDING 53	EXISTING: 2,791 SF
BUILDING 54	EXISTING: 2,791 SF
BUILDING 55	EXISTING: 2,791 SF
BUILDING 56	EXISTING: 2,791 SF
BUILDING 57	EXISTING: 2,791 SF
BUILDING 58	EXISTING: 2,791 SF
BUILDING 59	EXISTING: 2,791 SF
BUILDING 60	EXISTING: 2,791 SF
BUILDING 61	EXISTING: 2,791 SF
BUILDING 62	EXISTING: 2,791 SF
BUILDING 63	EXISTING: 2,791 SF
BUILDING 64	EXISTING: 2,791 SF
BUILDING 65	EXISTING: 2,791 SF
BUILDING 66	EXISTING: 2,791 SF
BUILDING 67	EXISTING: 2,791 SF
BUILDING 68	EXISTING: 2,791 SF
BUILDING 69	EXISTING: 2,791 SF
BUILDING 70	EXISTING: 2,791 SF
BUILDING 71	EXISTING: 2,791 SF
BUILDING 72	EXISTING: 2,791 SF
BUILDING 73	EXISTING: 2,791 SF
BUILDING 74	EXISTING: 2,791 SF
BUILDING 75	EXISTING: 2,791 SF
BUILDING 76	EXISTING: 2,791 SF
BUILDING 77	EXISTING: 2,791 SF
BUILDING 78	EXISTING: 2,791 SF
BUILDING 79	EXISTING: 2,791 SF
BUILDING 80	EXISTING: 2,791 SF
BUILDING 81	EXISTING: 2,791 SF
BUILDING 82	EXISTING: 2,791 SF
BUILDING 83	EXISTING: 2,791 SF
BUILDING 84	EXISTING: 2,791 SF
BUILDING 85	EXISTING: 2,791 SF
BUILDING 86	EXISTING: 2,791 SF
BUILDING 87	EXISTING: 2,791 SF
BUILDING 88	EXISTING: 2,791 SF
BUILDING 89	EXISTING: 2,791 SF
BUILDING 90	EXISTING: 2,791 SF
BUILDING 91	EXISTING: 2,791 SF
BUILDING 92	EXISTING: 2,791 SF
BUILDING 93	EXISTING: 2,791 SF
BUILDING 94	EXISTING: 2,791 SF
BUILDING 95	EXISTING: 2,791 SF
BUILDING 96	EXISTING: 2,791 SF
BUILDING 97	EXISTING: 2,791 SF
BUILDING 98	EXISTING: 2,791 SF
BUILDING 99	EXISTING: 2,791 SF
BUILDING 100	EXISTING: 2,791 SF



ROANOKE RIVER ROAD
 (FOR ROANOKE MASON UNIVERSITY)

BOHLER ENGINEERING

OFFICES:
 • CHARLOTTE, NC
 • RALEIGH, NC
 • WASHINGTON, DC
 • FAYETTEVILLE, NC
 • GREENSBORO, NC
 • HUNTSVILLE, AL
 • MEMPHIS, TN
 • NASHVILLE, TN
 • OKLAHOMA CITY, OK
 • TAMPA, FL
 • WASHINGTON, DC

CLIENTS:
 • BOYD GROUP
 • CH2M HILL
 • HOK
 • PERKINS+WILL
 • SKIDMORE OWINGS & MERRILL LLP
 • TERRACON CONSULTANTS
 • WSPAR PARTNERS

REV.	DATE	DESCRIPTION	BY
1	07/10/11	REV. PER ATTORNEY COMMENTS	SLB
2	08/01/11	REV. PER PRE-ATTORNEY COMMENTS	SLB
3	08/01/11	REV. PER PRE-ATTORNEY COMMENTS	SLB
4	08/01/11	REV. PER PRE-ATTORNEY COMMENTS	SLB
5	08/01/11	REV. PER COUNTY COMMENTS	SLB
6	08/01/11	REV. PER COUNTY COMMENTS	SLB
7	08/01/11	REV. PER COUNTY COMMENTS	SLB
8	08/01/11	REV. PER COUNTY COMMENTS	SLB
9	08/01/11	REV. PER COUNTY COMMENTS	SLB

NOT APPROVED FOR CONSTRUCTION

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT FOR GENERALIZED DEVELOPMENT PLAN PC 2000 SERVICES PROFESSIONAL CONDITION AMENDMENT PLAT C-08-02 SPECIAL EXCEPTION AMENDMENT PLAT ST-A-086-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DAVID LOGAN
 Lic. No. 45618
 3/1/11
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
 Lic. No. 45618
 DISTRICT OF COLLEGE TOWN ASSOCIATES, L.P.
 10000 COLLEGE TOWN

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
6
 OF 34

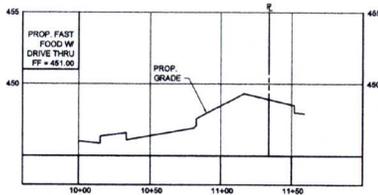
NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	288.67	187.64	87.90507	143.88	288.21	N87.92516E
2	118.47	128.54	87.91842	88.87	118.47	N87.92516E
3	33.21	128.56	17.91967	11.87	33.21	N87.92516E
4	318.27	1273.14	147.18187	188.89	317.47	S88.70783W
5	187.82	348.27	297.84119	82.09	178.78	S178.78171W

MISS UTILITY

MARK TO ORIGINAL
 811 OR VIA
 1-800-882-7801

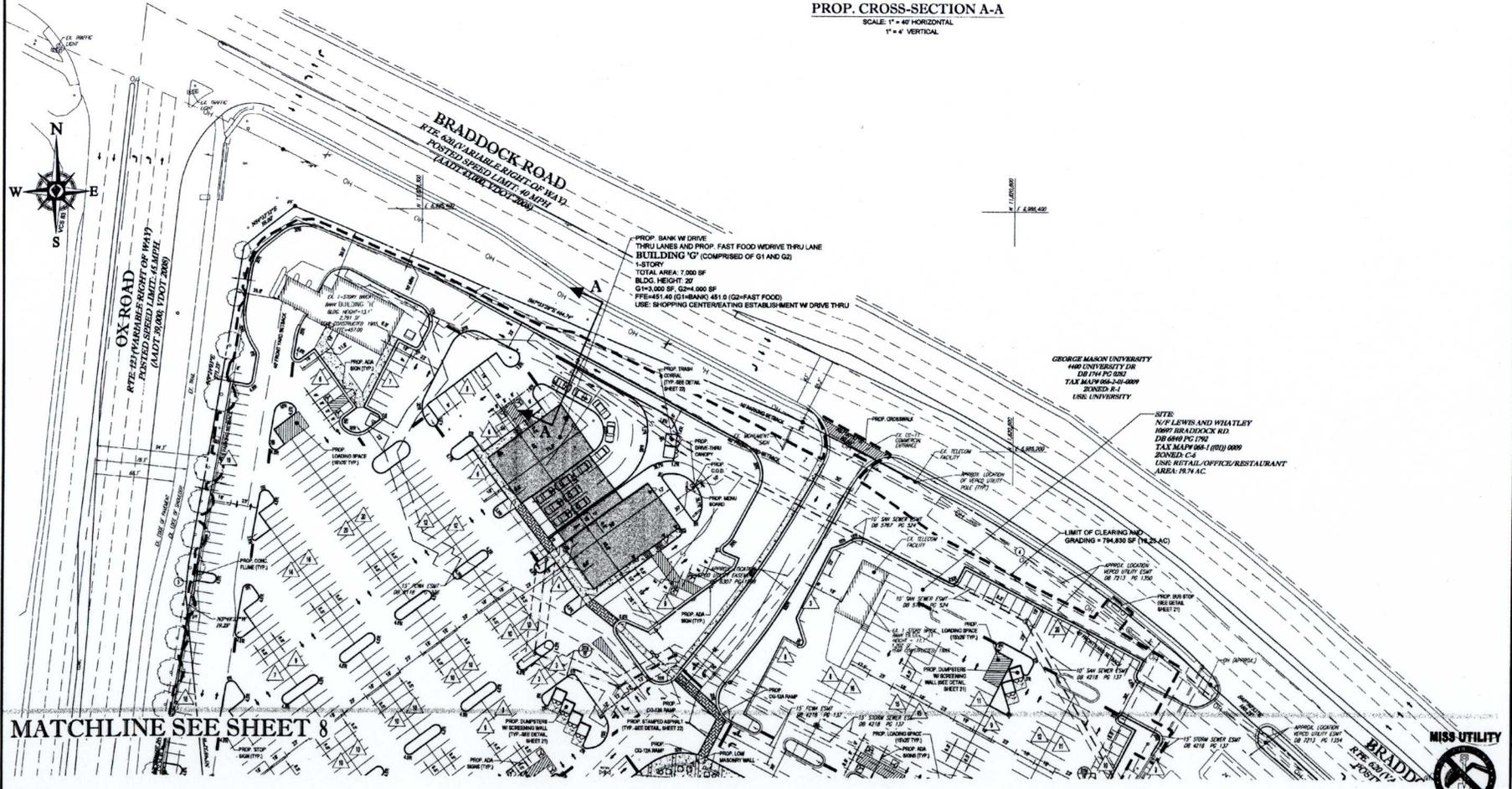
PROJECT NUMBER: 0806
 TWO WORKING DAYS NOTICE
 AS REQUIRED BY 811 ACT AND
 811 ACT 2006 (SEE 811 ACT AND
 811 ACT 2006 FOR DETAILS)

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND STRUCTURES SHOWN ON THIS PLAN.



PROP. CROSS-SECTION A-A
SCALE: 1" = 40' HORIZONTAL
1" = 4' VERTICAL

- NOTES:**
1. THE PROPOSED BENCHES, TRASH RECEPTACLES AND BIKE RACKS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
 2. DETAILS FOR THE BIKE RACK RECEPTACLES AND BIKE RACKS CAN BE FOUND ON SHEET 19.
 3. THE LOCATION OF THE PROPOSED BLUE STEP IS APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN AND COORDINATION WITH VEOT.
 4. FOR PROPOSED CROSS SECTION AT A-A, SEE PERSPECTIVE VIEWS SUBMITTED UNDER REPARATIVE COVER.
 5. EXISTING NORTH ENTRANCE TO BRADDOCK ROAD SITE WILL BE FULLY FUNCTIONAL UNTIL SUCH TIME AS THE PHASE 3 IS DEVELOPED, AT WHICH TIME IT WILL BECOME A RIGHT IN, RIGHT OUT INTERSECTION.
 6. FOR CROSS SECTION OF BRADDOCK ROAD AND THE PROPOSED BUILDING G, PLEASE SEE THE SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS APPLICATION.



MATCHLINE SEE SHEET 8

THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION TO REMOVAL OF ALL UTILITIES AND OBSTRUCTIONS... (Small text block detailing utility and obstruction requirements)

REFER TO SHEET 2 FOR BULK PLANE REQUIREMENTS



BOHLER ENGINEERING

1000 W. WASHINGTON ST. SUITE 200
FALLS CHURCH, VA 22044
TEL: 703.271.1100
WWW.BOHLER-ENGINEERING.COM

PROJECT MANAGER: DAVID LOGAN
PROJECT ENGINEER: DAVID LOGAN
PROJECT ARCHITECT: DAVID LOGAN

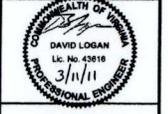
REV	DATE	REVISIONS	BY
1	07/10	REV PER ATTORNEY COMMENTS	DLG
2	08/05	REV PER PRELIMINARY COMMENTS	DLG
3	09/01	REV PER STAFF COMMENTS	DLG
4	09/26	REV PER OWNER AND STAFF COMMENTS	DLG
5	09/27	REV PER COUNTY COMMENTS	DLG
6	10/20	REV PER COUNTY COMMENTS	DLG
7	07/11	REV PER COUNTY COMMENTS	DLG
8	09/01	REV PER COUNTY COMMENTS	DLG
9	09/11	REV PER COUNTY COMMENTS	DLG

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.:	0902174
CREATED BY:	DLG
SCALE:	AS SHOWN
CAD IS:	REV

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT FOR GENERALIZED DEVELOPMENT PLAN 12 2008 BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 07-A-089-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

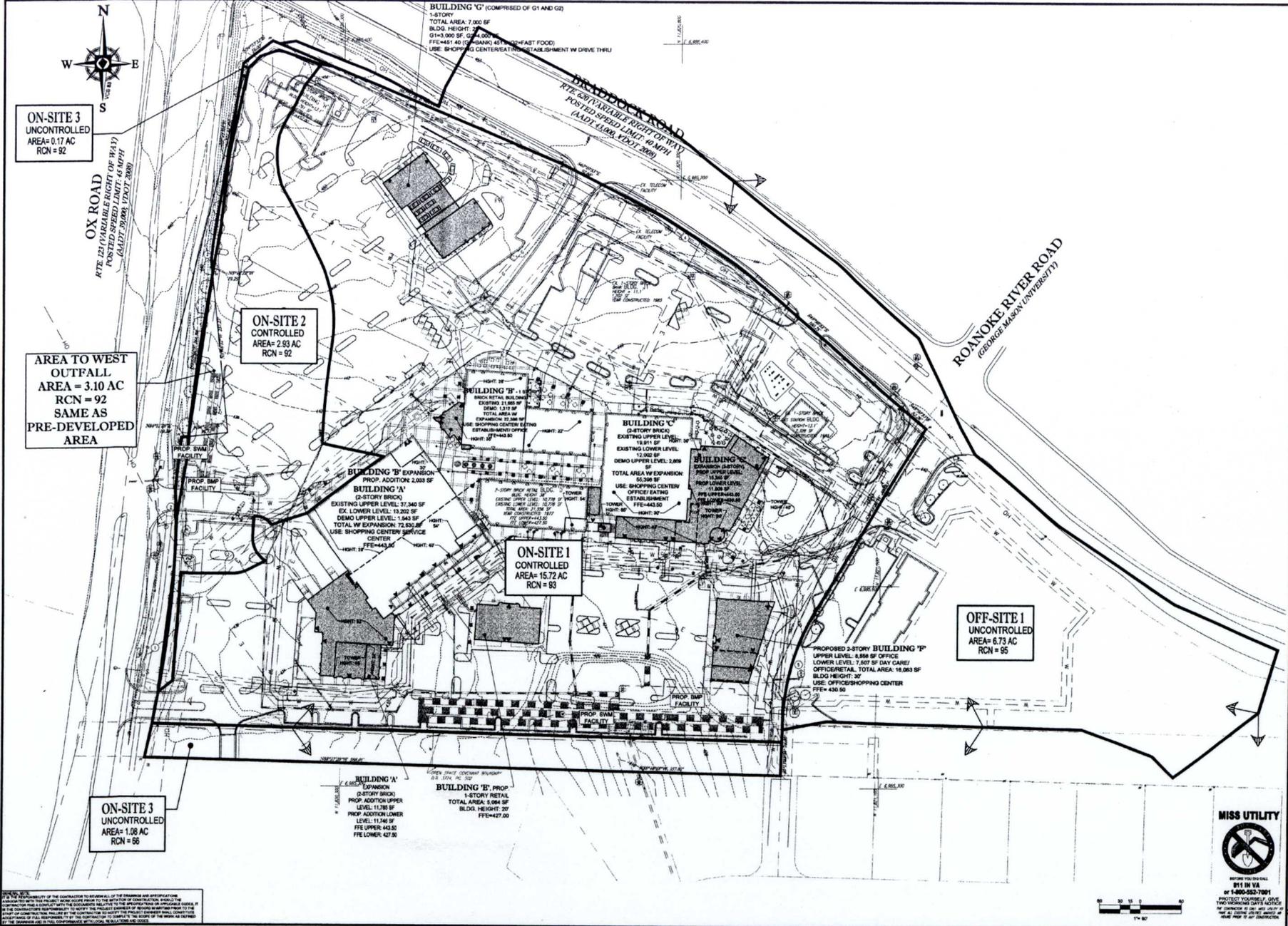


D. B. LOGAN

PROFESSIONAL ENGINEER
1000 W. WASHINGTON ST. SUITE 200
FALLS CHURCH, VA 22044
TEL: 703.271.1100
WWW.BOHLER-ENGINEERING.COM

SHEET TITLE: GDP/PC/SEA SHEET 2 - PHASE 1

SHEET NUMBER: 9 OF 34



BOHLER ENGINEERING

OFFICE:
 FIRM: BOHLER ENGINEERING
 ADDRESS: 1000 N. GARDNER ST., SUITE 100, FARMERSVILLE, VA 22434
 PHONE: (540) 896-1111
 FAX: (540) 896-1112
 WEBSITE: WWW.BE-VA.COM

REGISTRATION:
 PROFESSIONAL ENGINEER: BOHLER, DAVID L.
 PROFESSIONAL ARCHITECT: BOHLER, DAVID L.
 PROFESSIONAL LANDSCAPE ARCHITECT: BOHLER, DAVID L.

NO.	DATE	REVISIONS	BY
1	07/10	REV. PLS. ATTY/COMMENTS	BJL
2	08/08	REV. PLS. PRE-SPRING COMMENTS	BJL
3	08/14	REV. PLS. STAFF COMMENTS	BJL
4	07/21	REV. PLS. AD STAFF COMMENTS	BJL
5	08/10	REV. PLS. COUNTY COMMENTS	BJL
6	11/09	REV. PLS. COUNTY COMMENTS	BJL
7	07/11	REV. PLS. COUNTY COMMENTS	BJL
8	08/07	REV. PLS. COUNTY COMMENTS	BJL
9	07/11	REV. PLS. COUNTY COMMENTS	BJL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 0808174
 DRAWN BY: BJL
 CHECKED BY: BJL
 DATE: 07/10/11
 SCALE: 1"=50'
 CADDIST: BJL

PROJECT: GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAT
 FOR GENERALIZED DEVELOPMENT
 PLAN #Z 2006-08-010
 PROJECT LOCATION: AMENDMENT PCA C-083-02
 SPECIAL EXCEPTION AMENDMENT SEA 87-A-089-02
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

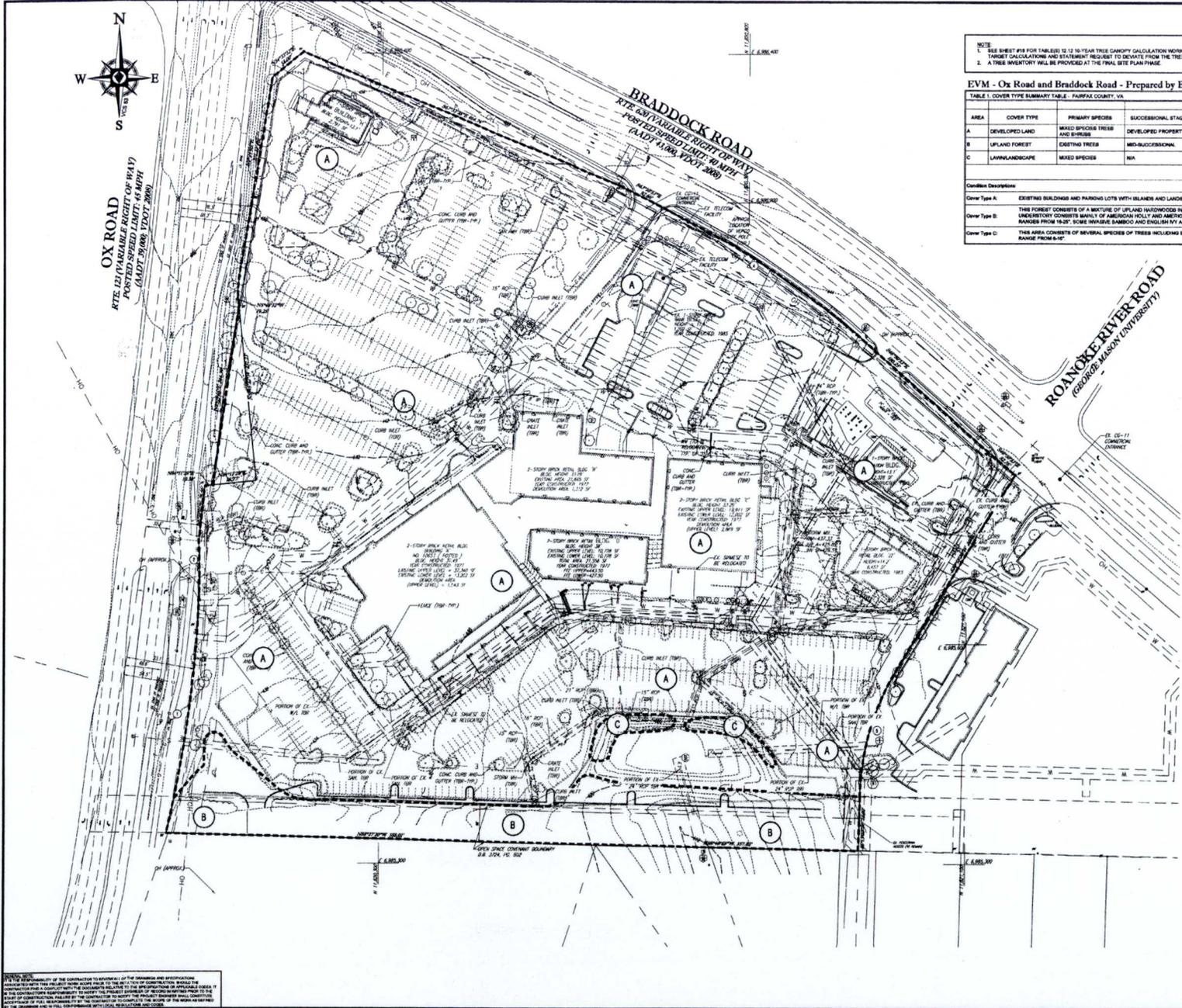


D. B. LOGAN
 PROFESSIONAL ENGINEER
 WITH SPECIAL LICENSE NO. 43816
 DISTRICT OF COMMONWEALTH OF VIRGINIA
 EXPIRES: 12/31/11

SHEET TITLE:
POST-DEVELOPED DRAINAGE DIVIDE MAP
 SHEET NUMBER

THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.





NOTE:
 1. TREE SHEET #18 FOR TABLES 12-12 10-YEAR TREE CANOPY CALCULATION WORKSHEET AND 12.3 TREE PRESERVATION TARGET CALCULATION AND STATEMENT REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET VALUE.
 2. A TREE INVENTORY WILL BE PROVIDED AT THE FINAL SITE PLAN PHASE.

EVM - Ox Road and Braddock Road - Prepared by Bohler Engineering

TABLE 1. COVER TYPE SUMMARY TABLE - FAIRFAX COUNTY, VA

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESIONAL STAGE	ACREAGE	PERCENTAGE OF SITE COVERED BY TREE CANOPY	CONDITION
A	DEVELOPED LAND	MIXED SPECIES TREES AND SUBSUE	DEVELOPED PROPERTY	18.29 AC.	3.8%	N/A
B	UPLAND FOREST	EXISTING TREES	MID-SUCCESIONAL	1.83 AC.	7.7%	GOOD
C	LAWN/LANDSCAPE	MIXED SPECIES	N/A	0.13 AC.	0.8%	FAIR TO GOOD
				18.89 TOTAL ACRES	12.1%	

Condition Descriptions:
 Cover Type A: EXISTING BUILDINGS AND PARKING LOTS WITH ISLANDS AND LANDSCAPED AREAS
 Cover Type B: THIS FOREST CONSISTS OF A MIXTURE OF UPLAND HARDWOODS INCLUDING WHITE OAK, RED MAPLE, AND TULIP POPLAR TREES. THE UNDERSTORY CONSISTS MAINLY OF AMERICAN HOLLY AND AMERICAN BEECH TREES. SHADY BREAK HEIGHT OF OVERSTORY TREES RANGES FROM 18-20'. SOME INVASIVE SAMBUC AND ENGLISH IVY ARE PRESENT SOUTH OF THE DRY STORMWATER FOND.
 Cover Type C: THIS AREA CONSISTS OF SEVERAL SPECIES OF TREES INCLUDING BLACK CHERRY, SLM, BLACK LOCUST AND RED MAPLES. DBH OF TREES RANGE FROM 6-10"

EXISTING VEGETATION LEGEND:

--- COVER TYPE BOUNDARY

(A) DEVELOPED
 (B) EXISTING TREES
 (C) LAWN LANDSCAPE

BOHLER ENGINEERING

OWNER: COLLEGE TOWN ASSOCIATES, L.P.
 PROJECT: UNIVERSITY MALL
 LOCATION: BRADDOCK DISTRICT, FAIRFAX COUNTY, VA

DATE: 3/11/11

PROJECT: GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAT
 FOR GENERALIZED DEVELOPMENT PLAN RE 2008-0016
 PROFFER CONDITION AMENDMENT P.O.C. 02-02
 AMENDMENT SEA 87-A-088-02
 COLLEGE TOWN ASSOCIATES, L.P.

REVISIONS

REV.	DATE	DESCRIPTION	BY
1	03/10/11	ATTORNEY COMMENTS	B.L.G.
2	03/09/11	PRE-ENGINEERING COMMENTS	B.L.G.
3	03/09/11	REV. FOR ENP COMMENTS	B.L.G.
4	03/09/11	REV. FOR HARBERT COMMENTS	B.L.G.
5	03/09/11	REV. FOR COUNTY COMMENTS	B.L.G.
6	03/09/11	REV. FOR COUNTY COMMENTS	B.L.G.
7	03/09/11	REV. FOR COUNTY COMMENTS	B.L.G.
8	03/09/11	REV. FOR COUNTY COMMENTS	B.L.G.
9	03/09/11	REV. FOR COUNTY COMMENTS	B.L.G.

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 0808174
 DRAWN BY: B.L.G.
 CHECKED BY: B.L.G.
 SCALE: 1" = 40'-0"
 DATE: 3/11/11

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HEALTH OF
 DAVID LOGAN
 Lic. No. 43818
 3/11/11
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
 811 N. VA.
 Lic. No. 43818
 3/11/11

PROTECT YOURSELF, OVE
 TWO WORKING DAYS NOTICE
 DISTRICT OF COLLEGE TOWN, VA
 NORTHVALE DRIVE, COLLEGE TOWN
 HAYLAND HEIGHTS, VA 22060

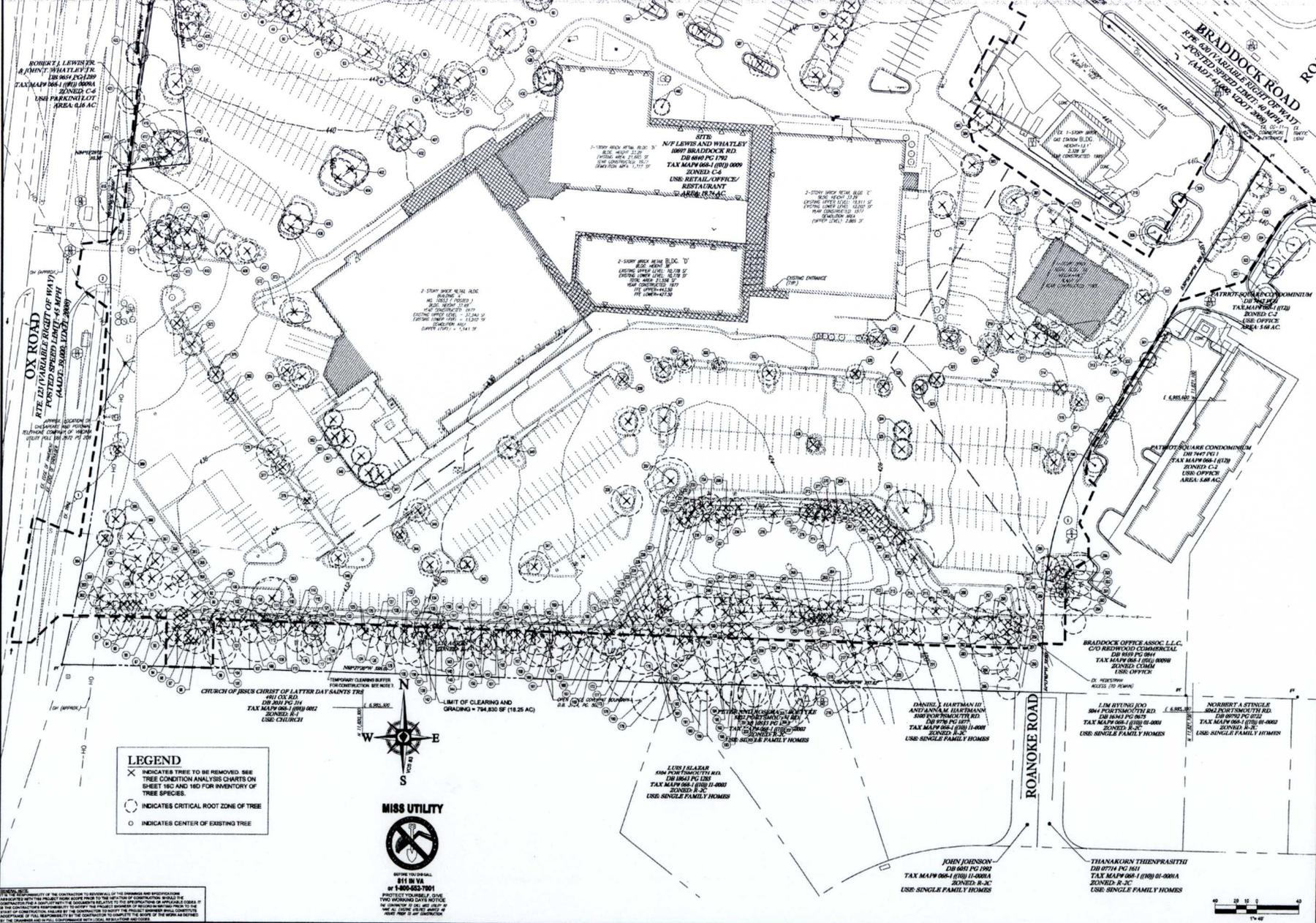
SHEET TITLE:
EXISTING VEGETATION MAP

SHEET NUMBER:
16
 OF 34

THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE CONTRACTOR TO WHOM THEY ARE ISSUED AND ARE NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN CONSENT OF THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR AND FOR THE ACCURACY OF THE INFORMATION PROVIDED TO THE CONTRACTOR.



MATCHLINE SEE SHEET 16B



BOHLER ENGINEERING

CIVIL & CONSTRUCTION ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 STATE OF VIRGINIA
 LICENSE NO. 1000000000

PROJECT MANAGER
 LANDSCAPE ARCHITECTS

REV	DATE	REVISIONS	BY
1	08/10	REV PER ATTORNEY COMMENTS	BLA
2	08/08	REV PER PLANNING COMMENTS	BLA
3	08/07	REV PER STAFF COMMENTS	BLA
4	08/07	REV PER CITY COMMENTS	BLA
5	11/07	REV PER COUNTY COMMENTS	BLA
6	01/01	REV PER COUNTY COMMENTS	BLA
7	01/01	REV PER COUNTY COMMENTS	BLA
8	01/01	REV PER COUNTY COMMENTS	BLA

NOT APPROVED FOR CONSTRUCTION

PROJECT NO: 080274
 DRAWN BY: JBL
 CHECKED BY: JBL
 DATE: 02/07/08
 CADD: JBL

**GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAT**

FOR
**GENERALIZED DEVELOPMENT
 PLAN RZ 2000-BR-013
 PROFFER CONSTRUCTION
 AMENDMENT PCA C-083-02
 SPECIAL EXCEPTION
 AMENDMENT SEA BT-A-088-02
 COLLEGE TOWN
 ASSOCIATES, L.P.**

UNIVERSITY MALL

BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HEALTH OF
 DANIEL COGAN
 3/11
 PROFESSIONAL SEAL

D. B. LOGAN

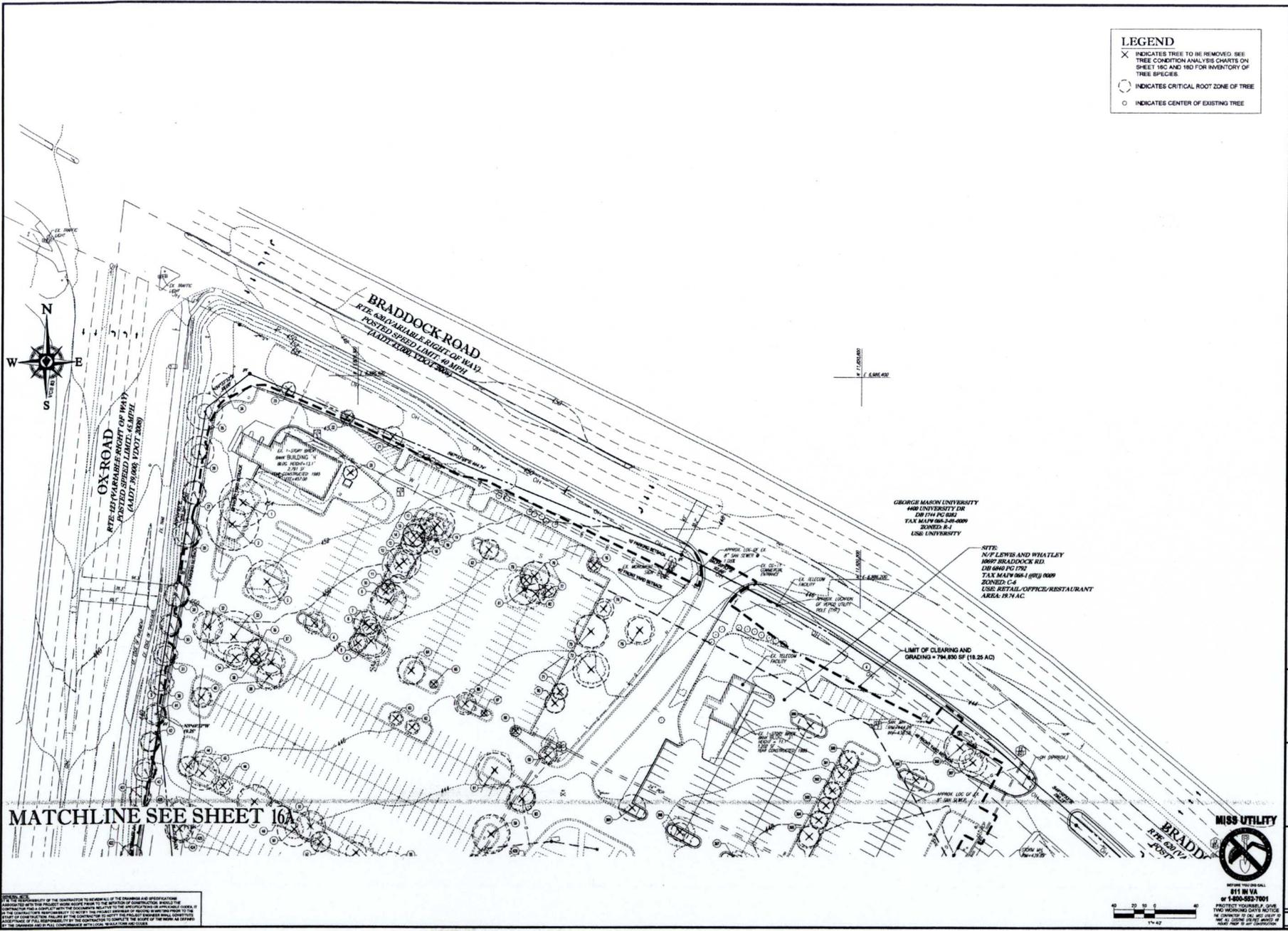
PROFESSIONAL ENGINEER
 STATE OF VIRGINIA
 LICENSE NO. 1000000000

DISTRICT OF COLUMBIA LICENSE NO. 1000000000

SHEET TITLE:
TREE CONDITION ANALYSIS

SHEET NUMBER:
16A

OF 34



LEGEND

- X INDICATES TREE TO BE REMOVED. SEE TREE CONDITION ANALYSIS CHARTS ON SHEET 16C AND 16D FOR INVENTORY OF TREE SPECIES.
- O INDICATES CRITICAL ROOT ZONE OF TREE
- O INDICATES CENTER OF EXISTING TREE

BOHLER ENGINEERING

CIVIL CONSULTING ENGINEERS
 SURVEYORS
 PROJECT MANAGERS
 ENVIRONMENTAL ENGINEERS
 LANDSCAPE ARCHITECTS

OFFICES:
 • WASHINGTON, DC
 • FALLS CHURCH, VA
 • ARLINGTON, VA
 • RESTON, VA
 • CHANTILLY, VA
 • CLYDE HILL, VA

REVISIONS

REV	DATE	COMMENT	BY
1	07/20	REV PER ATTORNEY COMMENTS	RLG
2	08/04	REV PER PRELIMINARY COMMENTS	RLG
3	08/09	REV PER STAFF COMMENTS	RLG
4	08/20	REV PER CLIENT MEETING COMMENTS	RLG
5	08/21	REV PER COUNTY COMMENTS	RLG
6	10/01	REV PER COUNTY COMMENTS	RLG
7	01/01	REV PER COUNTY COMMENTS	RLG
8	02/01	REV PER COUNTY COMMENTS	RLG
9	07/11	REV PER COUNTY COMMENTS	RLG

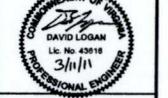
NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 080511
 DRAWN BY: RLG
 CHECKED BY: ETR/RLG
 DATE: 07/14/08
 SCALE: AS SHOWN
 CADD: 088

PROJECT: GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION AMENDMENT PLAT
 FOR
 GENERALIZED DEVELOPMENT PLAN #Z-2008-08-015
 PROFFER CONDITION AMENDMENT PCA-C-083-02
 SPECIAL EXCEPTION AMENDMENT SEA-ST-A-085-02
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
 LICENSE NO. 43818
 EXPIRES 03/31/11

SHEET TITLE: **TREE CONDITION ANALYSIS**

SHEET NUMBER: **16B**
OF 34

NOTICE: THE USER OF THIS DRAWING AGREES TO HOLD THE DESIGNER HARMLESS FROM ALL LIABILITY AND OBLIGATION... (Standard disclaimer text)

MISS UTILITY
 811 IN VA
 1-800-552-7001

NO.	SYMBOL	DESCRIPTION
1	100	100' X 100' X 10'
2	100	100' X 100' X 10'
3	100	100' X 100' X 10'
4	100	100' X 100' X 10'
5	100	100' X 100' X 10'
6	100	100' X 100' X 10'
7	100	100' X 100' X 10'
8	100	100' X 100' X 10'
9	100	100' X 100' X 10'
10	100	100' X 100' X 10'
11	100	100' X 100' X 10'
12	100	100' X 100' X 10'
13	100	100' X 100' X 10'
14	100	100' X 100' X 10'
15	100	100' X 100' X 10'
16	100	100' X 100' X 10'
17	100	100' X 100' X 10'
18	100	100' X 100' X 10'
19	100	100' X 100' X 10'
20	100	100' X 100' X 10'
21	100	100' X 100' X 10'
22	100	100' X 100' X 10'
23	100	100' X 100' X 10'
24	100	100' X 100' X 10'
25	100	100' X 100' X 10'
26	100	100' X 100' X 10'
27	100	100' X 100' X 10'
28	100	100' X 100' X 10'
29	100	100' X 100' X 10'
30	100	100' X 100' X 10'
31	100	100' X 100' X 10'
32	100	100' X 100' X 10'
33	100	100' X 100' X 10'
34	100	100' X 100' X 10'
35	100	100' X 100' X 10'
36	100	100' X 100' X 10'
37	100	100' X 100' X 10'
38	100	100' X 100' X 10'
39	100	100' X 100' X 10'
40	100	100' X 100' X 10'
41	100	100' X 100' X 10'
42	100	100' X 100' X 10'
43	100	100' X 100' X 10'
44	100	100' X 100' X 10'
45	100	100' X 100' X 10'
46	100	100' X 100' X 10'
47	100	100' X 100' X 10'
48	100	100' X 100' X 10'
49	100	100' X 100' X 10'
50	100	100' X 100' X 10'
51	100	100' X 100' X 10'
52	100	100' X 100' X 10'
53	100	100' X 100' X 10'
54	100	100' X 100' X 10'
55	100	100' X 100' X 10'
56	100	100' X 100' X 10'
57	100	100' X 100' X 10'
58	100	100' X 100' X 10'
59	100	100' X 100' X 10'
60	100	100' X 100' X 10'
61	100	100' X 100' X 10'
62	100	100' X 100' X 10'
63	100	100' X 100' X 10'
64	100	100' X 100' X 10'
65	100	100' X 100' X 10'
66	100	100' X 100' X 10'
67	100	100' X 100' X 10'
68	100	100' X 100' X 10'
69	100	100' X 100' X 10'
70	100	100' X 100' X 10'
71	100	100' X 100' X 10'
72	100	100' X 100' X 10'
73	100	100' X 100' X 10'
74	100	100' X 100' X 10'
75	100	100' X 100' X 10'
76	100	100' X 100' X 10'
77	100	100' X 100' X 10'
78	100	100' X 100' X 10'
79	100	100' X 100' X 10'
80	100	100' X 100' X 10'
81	100	100' X 100' X 10'
82	100	100' X 100' X 10'
83	100	100' X 100' X 10'
84	100	100' X 100' X 10'
85	100	100' X 100' X 10'
86	100	100' X 100' X 10'
87	100	100' X 100' X 10'
88	100	100' X 100' X 10'
89	100	100' X 100' X 10'
90	100	100' X 100' X 10'
91	100	100' X 100' X 10'
92	100	100' X 100' X 10'
93	100	100' X 100' X 10'
94	100	100' X 100' X 10'
95	100	100' X 100' X 10'
96	100	100' X 100' X 10'
97	100	100' X 100' X 10'
98	100	100' X 100' X 10'
99	100	100' X 100' X 10'
100	100	100' X 100' X 10'

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.: 080111
 SHEET NO.: 16C
 DATE: 08/11/11
 DRAWN BY: JML
 CHECKED BY: JML
 APPROVED BY: JML

GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION

GENERALIZED DEVELOPMENT
 PROFFER CONDONATION
 SPECIAL EXCEPTIONS
 ADJACENT TO COLLEGE TOWN
 ASSOCIATES, L.P.

UNIVERSITY MALL

FRANKLIN COUNTY, COLORADO



D. B. LOGAN

REGISTERED PROFESSIONAL ENGINEER
 LICENSE NO. 100000001
 STATE OF COLORADO

TREE CONDITION ANALYSIS

SHEET NUMBER: **16C**
 OF 34

The Condition Analysis for University Mall (Franklin County Parcel ID: 0801-10009)

The Condition Analysis Performed by Nicholas Deegan, ISA Certified Arborist M-00014 on 02/07/10

#	Species	Size (DBH) in (inches)	Condition Rating (%)	Priority of Removal	Remarks
1	Red Oak	8	75%	Remove	
2	Red Oak	10	75%	Remove	
3	Red Oak	12	75%	Remove	
4	Red Oak	14	75%	Remove	
5	Red Oak	16	75%	Remove	
6	Red Oak	18	75%	Remove	
7	Red Oak	20	75%	Remove	
8	Red Oak	22	75%	Remove	
9	Red Oak	24	75%	Remove	
10	Red Oak	26	75%	Remove	
11	Red Oak	28	75%	Remove	
12	Red Oak	30	75%	Remove	
13	Red Oak	32	75%	Remove	
14	Red Oak	34	75%	Remove	
15	Red Oak	36	75%	Remove	
16	Red Oak	38	75%	Remove	
17	Red Oak	40	75%	Remove	
18	Red Oak	42	75%	Remove	
19	Red Oak	44	75%	Remove	
20	Red Oak	46	75%	Remove	
21	Red Oak	48	75%	Remove	
22	Red Oak	50	75%	Remove	
23	Red Oak	52	75%	Remove	
24	Red Oak	54	75%	Remove	
25	Red Oak	56	75%	Remove	
26	Red Oak	58	75%	Remove	
27	Red Oak	60	75%	Remove	
28	Red Oak	62	75%	Remove	
29	Red Oak	64	75%	Remove	
30	Red Oak	66	75%	Remove	
31	Red Oak	68	75%	Remove	
32	Red Oak	70	75%	Remove	
33	Red Oak	72	75%	Remove	
34	Red Oak	74	75%	Remove	
35	Red Oak	76	75%	Remove	
36	Red Oak	78	75%	Remove	
37	Red Oak	80	75%	Remove	
38	Red Oak	82	75%	Remove	
39	Red Oak	84	75%	Remove	
40	Red Oak	86	75%	Remove	
41	Red Oak	88	75%	Remove	
42	Red Oak	90	75%	Remove	
43	Red Oak	92	75%	Remove	
44	Red Oak	94	75%	Remove	
45	Red Oak	96	75%	Remove	
46	Red Oak	98	75%	Remove	
47	Red Oak	100	75%	Remove	
48	Red Oak	102	75%	Remove	
49	Red Oak	104	75%	Remove	
50	Red Oak	106	75%	Remove	
51	Red Oak	108	75%	Remove	
52	Red Oak	110	75%	Remove	
53	Red Oak	112	75%	Remove	
54	Red Oak	114	75%	Remove	
55	Red Oak	116	75%	Remove	
56	Red Oak	118	75%	Remove	
57	Red Oak	120	75%	Remove	
58	Red Oak	122	75%	Remove	
59	Red Oak	124	75%	Remove	
60	Red Oak	126	75%	Remove	
61	Red Oak	128	75%	Remove	
62	Red Oak	130	75%	Remove	
63	Red Oak	132	75%	Remove	
64	Red Oak	134	75%	Remove	
65	Red Oak	136	75%	Remove	
66	Red Oak	138	75%	Remove	
67	Red Oak	140	75%	Remove	
68	Red Oak	142	75%	Remove	
69	Red Oak	144	75%	Remove	
70	Red Oak	146	75%	Remove	
71	Red Oak	148	75%	Remove	
72	Red Oak	150	75%	Remove	
73	Red Oak	152	75%	Remove	
74	Red Oak	154	75%	Remove	
75	Red Oak	156	75%	Remove	
76	Red Oak	158	75%	Remove	
77	Red Oak	160	75%	Remove	
78	Red Oak	162	75%	Remove	
79	Red Oak	164	75%	Remove	
80	Red Oak	166	75%	Remove	
81	Red Oak	168	75%	Remove	
82	Red Oak	170	75%	Remove	
83	Red Oak	172	75%	Remove	
84	Red Oak	174	75%	Remove	
85	Red Oak	176	75%	Remove	
86	Red Oak	178	75%	Remove	
87	Red Oak	180	75%	Remove	
88	Red Oak	182	75%	Remove	
89	Red Oak	184	75%	Remove	
90	Red Oak	186	75%	Remove	
91	Red Oak	188	75%	Remove	
92	Red Oak	190	75%	Remove	
93	Red Oak	192	75%	Remove	
94	Red Oak	194	75%	Remove	
95	Red Oak	196	75%	Remove	
96	Red Oak	198	75%	Remove	
97	Red Oak	200	75%	Remove	
98	Red Oak	202	75%	Remove	
99	Red Oak	204	75%	Remove	
100	Red Oak	206	75%	Remove	
101	Red Oak	208	75%	Remove	
102	Red Oak	210	75%	Remove	
103	Red Oak	212	75%	Remove	
104	Red Oak	214	75%	Remove	
105	Red Oak	216	75%	Remove	
106	Red Oak	218	75%	Remove	
107	Red Oak	220	75%	Remove	
108	Red Oak	222	75%	Remove	
109	Red Oak	224	75%	Remove	
110	Red Oak	226	75%	Remove	
111	Red Oak	228	75%	Remove	
112	Red Oak	230	75%	Remove	
113	Red Oak	232	75%	Remove	
114	Red Oak	234	75%	Remove	
115	Red Oak	236	75%	Remove	
116	Red Oak	238	75%	Remove	
117	Red Oak	240	75%	Remove	
118	Red Oak	242	75%	Remove	
119	Red Oak	244	75%	Remove	
120	Red Oak	246	75%	Remove	
121	Red Oak	248	75%	Remove	
122	Red Oak	250	75%	Remove	
123	Red Oak	252	75%	Remove	
124	Red Oak	254	75%	Remove	
125	Red Oak	256	75%	Remove	
126	Red Oak	258	75%	Remove	
127	Red Oak	260	75%	Remove	
128	Red Oak	262	75%	Remove	
129	Red Oak	264	75%	Remove	
130	Red Oak	266	75%	Remove	
131	Red Oak	268	75%	Remove	
132	Red Oak	270	75%	Remove	
133	Red Oak	272	75%	Remove	
134	Red Oak	274	75%	Remove	
135	Red Oak	276	75%	Remove	
136	Red Oak	278	75%	Remove	
137	Red Oak	280	75%	Remove	
138	Red Oak	282	75%	Remove	
139	Red Oak	284	75%	Remove	
140	Red Oak	286	75%	Remove	
141	Red Oak	288	75%	Remove	
142	Red Oak	290	75%	Remove	
143	Red Oak	292	75%	Remove	
144	Red Oak	294	75%	Remove	
145	Red Oak	296	75%	Remove	
146	Red Oak	298	75%	Remove	
147	Red Oak	300	75%	Remove	
148	Red Oak	302	75%	Remove	
149	Red Oak	304	75%	Remove	
150	Red Oak	306	75%	Remove	
151	Red Oak	308	75%	Remove	
152	Red Oak	310	75%	Remove	
153	Red Oak	312	75%	Remove	
154	Red Oak	314	75%	Remove	
155	Red Oak	316	75%	Remove	
156	Red Oak	318	75%	Remove	
157	Red Oak	320	75%	Remove	
158	Red Oak	322	75%	Remove	
159	Red Oak	324	75%	Remove	
160	Red Oak	326	75%	Remove	
161	Red Oak	328	75%	Remove	
162	Red Oak	330	75%	Remove	
163	Red Oak	332	75%	Remove	
164	Red Oak	334	75%	Remove	
165	Red Oak	336	75%	Remove	
166	Red Oak	338	75%	Remove	
167	Red Oak	340	75%	Remove	
168	Red Oak	342	75%	Remove	
169	Red Oak	344	75%	Remove	
170	Red Oak	346	75%	Remove	
171	Red Oak	348	75%	Remove	
172	Red Oak	350	75%	Remove	



PROP. BANK W/ DRIVE THRU LANES AND PROP. FAST FOOD W/DRIVE THRU LANE BLDG. 12' COMPRESSED (G1 AND G2)
 1-STORY
 TOTAL AREA 7,200 SF
 BLDG. HEIGHT: 20'
 G1=3,000 SF G2=4,000 SF
 FFE=451.40 (G1+BLANK) 451.0 (G2+FAST FOOD)
 USE: SHOPPING CENTER/EATING ESTABLISHMENT W/ DRIVE THRU

SITE: N/F LEWIS AND WHATLEY
 10697 BRADDOCK RD.
 THE 6840 PG 1792
 TAX MAP# 068-1 (01) 0009
 ZONED: C-6
 USE: RETAIL/OFFICE/RESTAURANT
 AREA: 19.74 AC.

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED: 428,801 S.F.
 INTERIOR LANDSCAPING REQUIRED (5%): 21,440 S.F.
 TOTAL SHADE TREE CANOPY PROVIDED:
 100 TREES @ 200 S.F. EACH: 20,000 S.F.
 18 TREES @ 150 S.F. EACH: 2,600 S.F.
 TOTAL AREA REQUIRED = 21,400 S.F.
 TOTAL AREA PROVIDED = 22,400 S.F.
 *NOTE: NO MULTIPLIER APPLIED TO ANY INTERIOR PARKING LOT TREES.

10% TREE CANOPY CALCULATIONS

SITE AREA: 47,950,252 S.F.
 CANOPY REQUIRED (10%): 75,925 S.F.
 TOTAL TREE CANOPY PROVIDED:
 121 TREES @ 200 S.F. EACH: 24,200 S.F.
 36 TREES @ 150 S.F. EACH: 5,400 S.F.
 28 TREES @ 100 S.F. EACH: 2,800 S.F.
 92 TREES @ 50 S.F. EACH: 4,600 S.F.
 *EXISTING CANOPY: 41,116 S.F.
 TOTAL AREA PROVIDED = 78,116 S.F.
 *NOTE: MULTIPLIER TAKEN ONLY FOR THE REMAINING EXISTING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

MAJOR VDOT IMPROVEMENTS

- 1 EXTENDED MERGE LANE FROM RIGHT TURN FROM ROANOKE RIVER ROAD ONTO WESTBOUND BRADDOCK ROAD.
- 2 ADDED INGRESS/EGRESS LANES TO UNIVERSITY MALL ENTRANCE ACROSS FROM ROANOKE RIVER ROAD.
- 3 CONVERT BRADDOCK ROAD/ROUTE 123 INTERCHANGE TO OVERUNDER.
- 4 PROVIDE 2 LEFT AND 2 RIGHT TURN LANES ON NORTHBOUND ROUTE 123 TO WESTBOUND/EASTBOUND ROUTE 123.
- 5 CLOSE EXISTING WESTERN ENTRANCE FROM ROUTE 123.
- 6 PROVIDE FULL ACCESS (AND LIGHT WITH WARRANT) TO SOUTHWESTERN ENTRANCE ONTO ROUTE 123.
- 7 PROVIDE 10' TRAIL AND CLEAR ZONE.

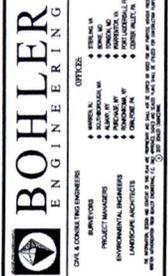
UNIVERSITY MALL PARKING TABULATIONS (OVERALL)

EXISTING	STANDARD SPACES	832
	ADA SPACES	18
	TOTAL SPACES	847
2. PHASE 3	STANDARD SPACES	838
	ADA SPACES	38
	TOTAL SPACES	871
3. REQUIRED WITH THIS GORP/CASEA	STANDARD SPACES	911
	ADA SPACES	19
	TOTAL SPACES	930

(-78 NET-POTENTIAL SHARED PARKING AGREEMENT NEEDED)

STARTING SITE AREA (SF)	DEDICATION AREA (SF)	REMAINING SITE AREA (SF)	OPEN SPACE AREA PROVIDED (SF)	OPEN SPACE REQUIRED (FURNISH)
PHASE 1 984,876		888,878	328,402 (36.3%)	128,898
PHASE 2 35,940		853,838	327,750 (31.1%)	128,898
PHASE 3 933,895		758,762	330,521 (43.6%)	113,438

NOTE:
 1. ALL PROPOSED PHASE 2 AND PHASE 3 LANDSCAPING PLANTING MEET CURRENT TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO ADD PLANTINGS TO SUPPLEMENT REQUIREMENTS.
 2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 10/06/09 SHOWING THE CURRENT PLAN FOR INTERSECTION 'BT' IMPROVEMENTS.
 3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 2 AND/OR PHASE 3 PLAN PHASES.

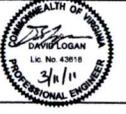


REV.	DATE	REVISIONS	BY
1	07/18/11	REV PER ATTORNEY COMMENTS	8.0
2	08/04/11	REV PER PRELIMINARY COMMENTS	8.0
3	09/09/11	REV PER STAFF COMMENTS	8.0
4	09/29/11	REV PER CLIENT AND STAFF COMMENTS	8.0
5	09/29/11	REV PER COUNTY COMMENTS	8.0
6	11/09/11	REV PER COUNTY COMMENTS	8.0
7	01/27/12	REV PER COUNTY COMMENTS	8.0
8	03/01/12	REV PER COUNTY COMMENTS	8.0
9	03/01/12	REV PER COUNTY COMMENTS	8.0

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 10081714
 SHEET NO. 20 OF 24
 DATE: 07/18/11
 PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT
 GENERALIZED DEVELOPMENT PLAN REZ 2008-08-015 PROFFER CONDITION AMENDMENT PCA C-08-02 SPECIAL EXCEPTION AMENDMENT SEA ST-08-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN
 PROFESSIONAL ENGINEER
 REG. PROFESSIONAL ENGINEER
 STATE OF VIRGINIA LICENSE NO. 43618
 EXPIRES 03/31/12

MISS UTILITY
 SHEET TITLE: PHASE 3 PLAN
 SHEET NUMBER: 20 OF 24

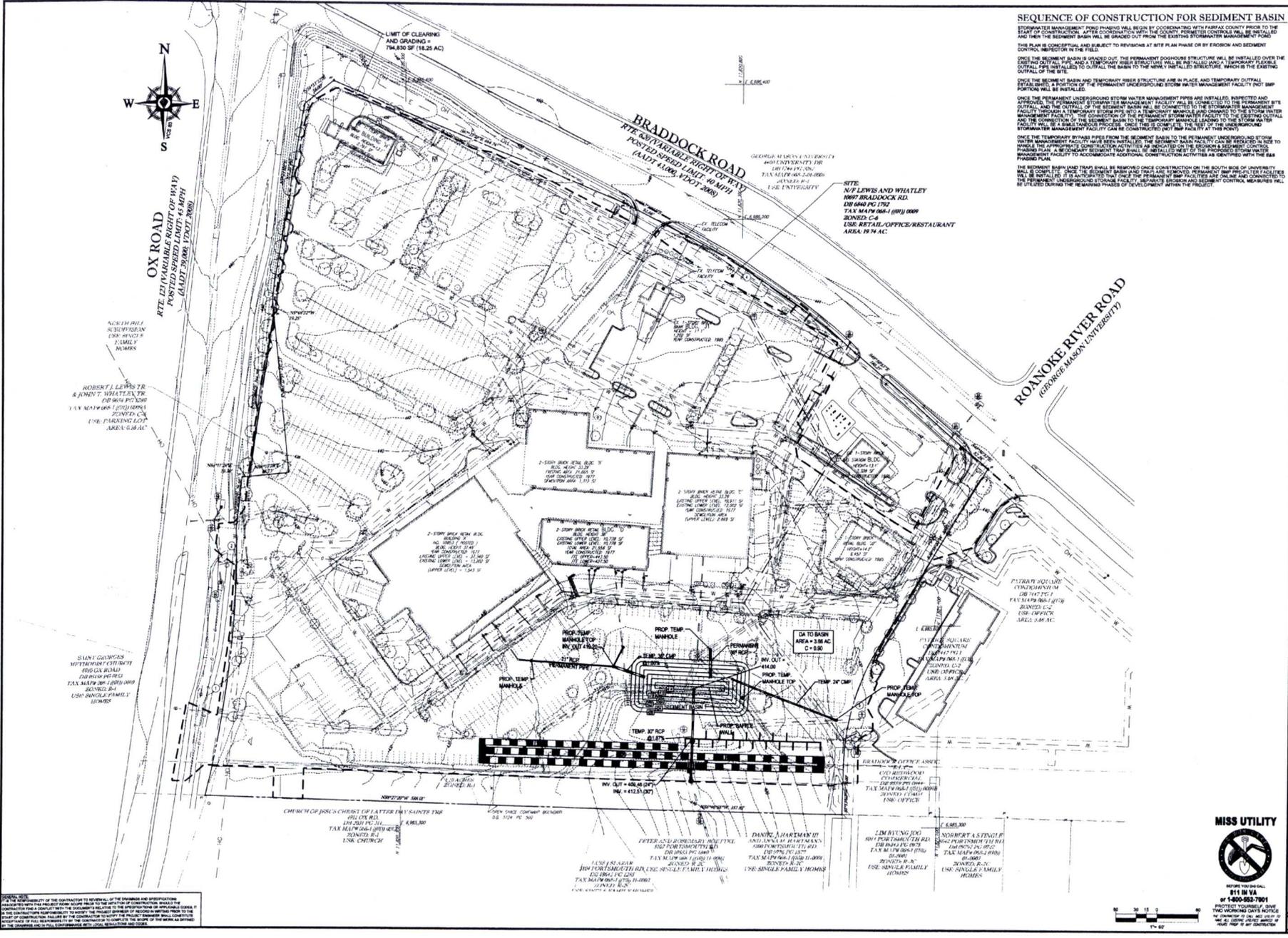
FOR THE EXCLUSIVITY OF THE CONTRACTOR TO REVIEW (S) OF THE DRAWINGS AND AMENDMENTS...
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN...
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN...
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED HEREIN...

BUILDING 'A'
 EXPANSION (2-STORY BRICK)
 PROP. ADDITION UPPER LEVEL: 11,760 SF
 PROP. ADDITION LOWER LEVEL: 11,748 SF
 ITE UPPER: 433.50

BUILDING 'E'
 1-STORY RETAIL
 TOTAL AREA: 5,084 SF
 BLDG. HEIGHT: 20'
 FFE=427.00

VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 10-YEAR TREE CANOPY





SEQUENCE OF CONSTRUCTION FOR SEDIMENT BASIN

1. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. AFTER COORDINATION WITH THE COUNTY PERMITTING OFFICE, THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED.

2. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED.

3. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED.

4. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED.

5. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED. THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY SHALL BE INSTALLED AND THE EXISTING STORM WATER MANAGEMENT FACILITY SHALL BE REMOVED.

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 CIVIL & CONSTRUCTION ENGINEERING

OFFICE: 1000 N. GARDNER ST. SUITE 100, ROANOKE, VA 24060
 PHONE: (804) 785-1100
 FAX: (804) 785-1101
 WWW: WWW.BOHLER-ENGINEERING.COM

PROJECT MANAGER: BOHLER, JAMES
 DESIGNER: BOHLER, JAMES
 CHECKER: BOHLER, JAMES
 DATE: 3/11/11

REV	DATE	DESCRIPTION	BY
1	07/10	REVISED COMMENTS	JLB
2	08/09	REVISED COMMENTS	JLB
3	09/10	REVISED COMMENTS	JLB
4	10/10	REVISED COMMENTS	JLB
5	11/10	REVISED COMMENTS	JLB
6	12/10	REVISED COMMENTS	JLB
7	01/11	REVISED COMMENTS	JLB
8	02/11	REVISED COMMENTS	JLB
9	03/11	REVISED COMMENTS	JLB

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	200874
DRAWN BY	JLB
CHECKED BY	JLB
DATE	3/11/11
SCALE	AS SHOWN
SHEET NO.	23
TOTAL SHEETS	24

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAT
 FOR
 GENERALIZED DEVELOPMENT
 PLAN RZ 2006-BR-018
 PROPER CONDITION
 AMENDMENT PCA C-085-02
 SPECIAL EXCEPTION
 AMENDMENT SEA 87-A-085-02
 COLLEGE TOWN
 ASSOCIATES, L.P.

UNIVERSITY MALL
 BRADDOCK DISTRICT
 FAIRFAX COUNTY, VIRGINIA



D. B. LOGAN

PROFESSIONAL ENGINEER
 REG. NO. 43616
 EXPIRES 12/31/11
 CONTRACT NO. 200874
 SHEET NO. 23 OF 24

MISS UTILITY

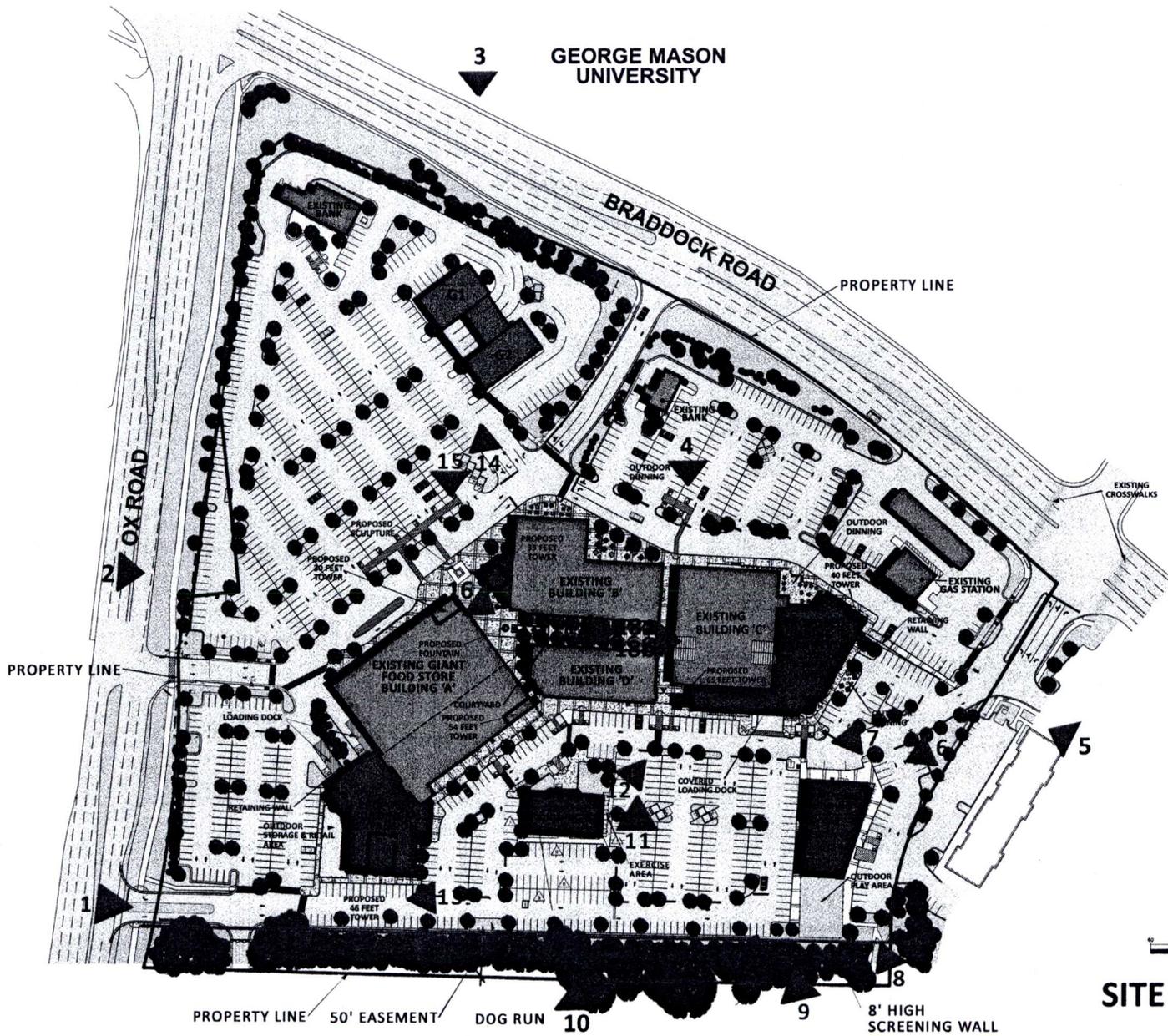
BEFORE YOU DIG CALL
 811 OR VISIT
 WWW.811VA.GOV

PROTECT YOURSELF. DIG
 THE WORKING DATE NOTICE
 OR THE LOCATION OF ALL UTILITIES
 BEFORE YOU DIG. CALL 811 OR VISIT
 WWW.811VA.GOV

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
23
 OF 34

NOTICE: THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.



SITE PLAN



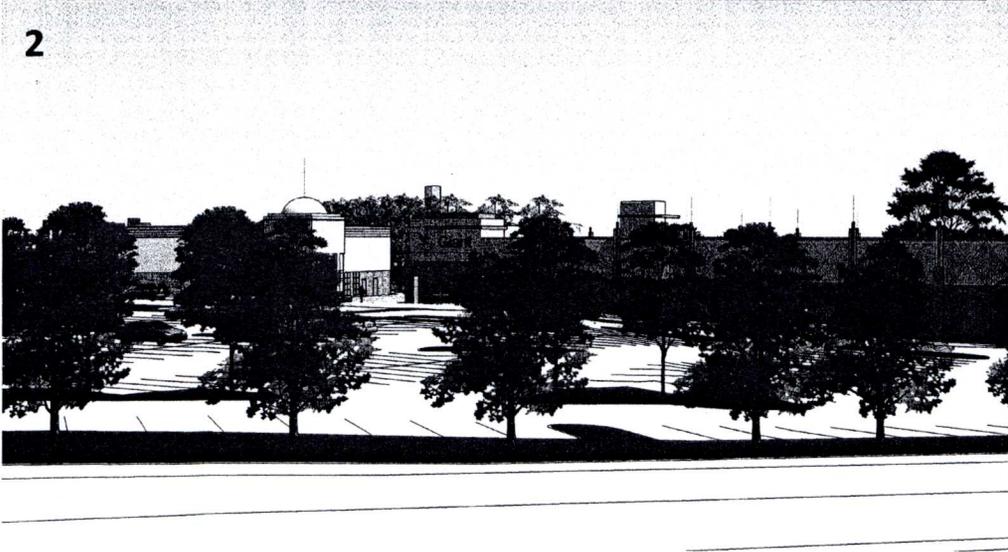
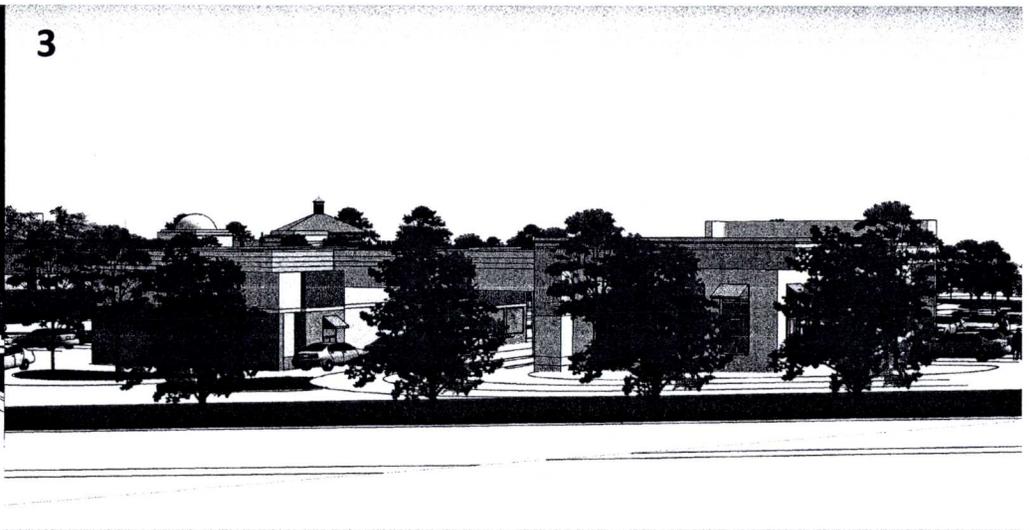
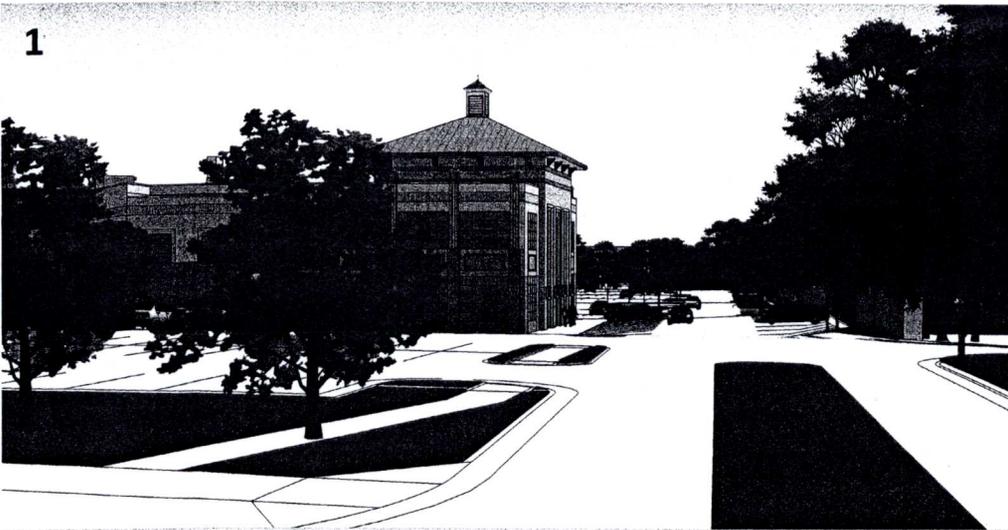
COLLEGE TOWN ASSOCIATES LP SAMAHA ARCHITECT

MARCH 11, 2011

Sheet 24 of 34



These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.



These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

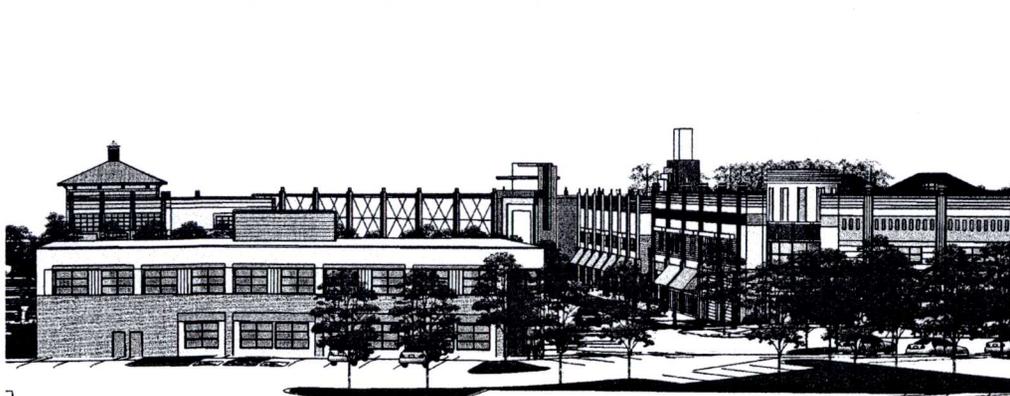
COLLEGE TOWN ASSOCIATES LP  SAMAHA

Sheet 25 of 34

MARCH 11, 2011 PAGE 2



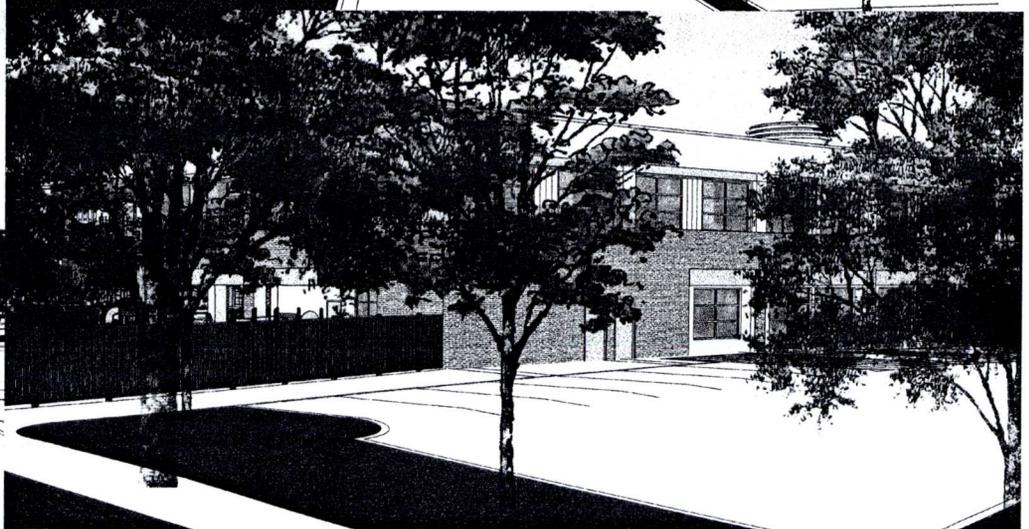
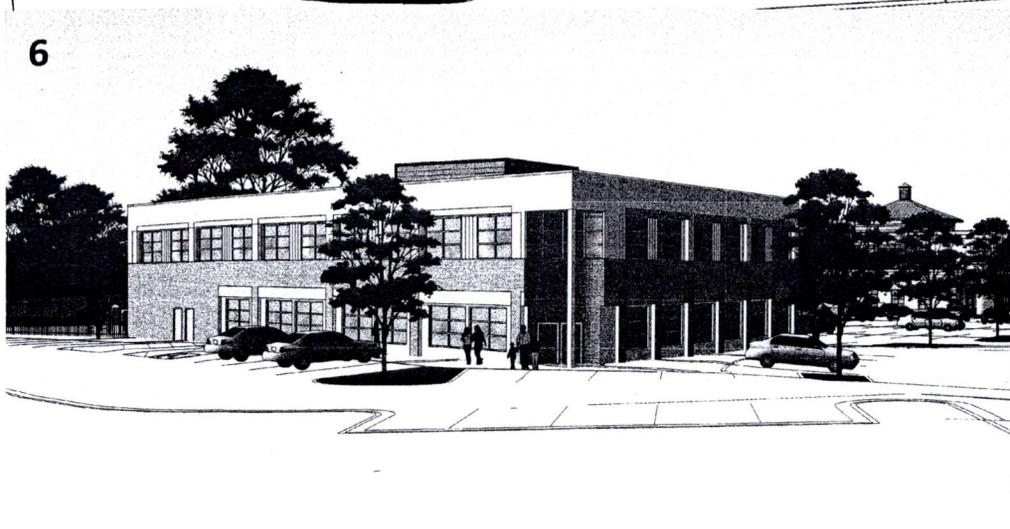
5



7



6



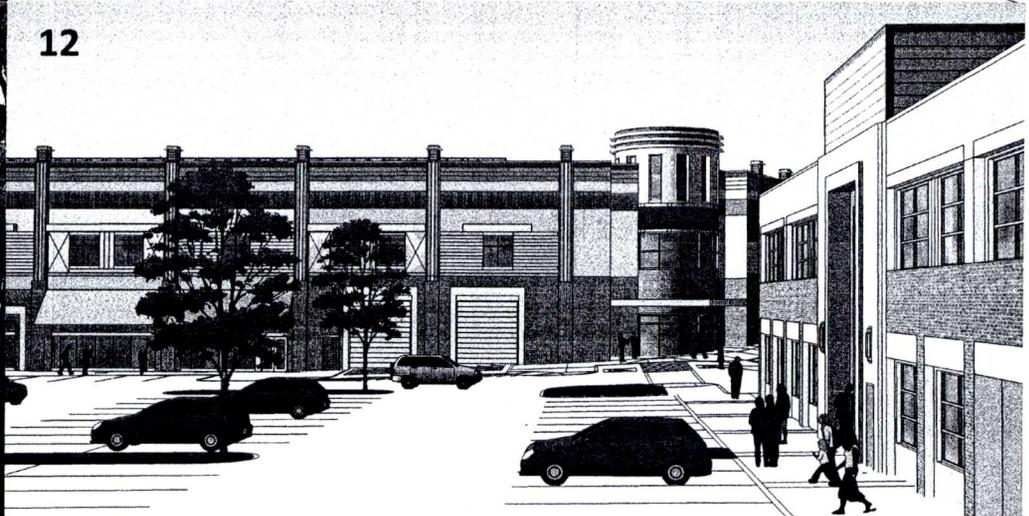
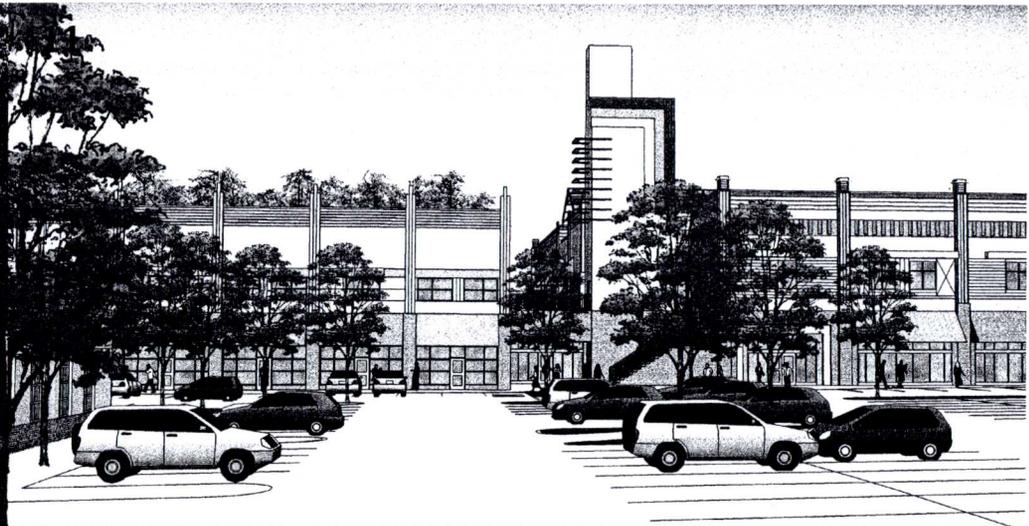
These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

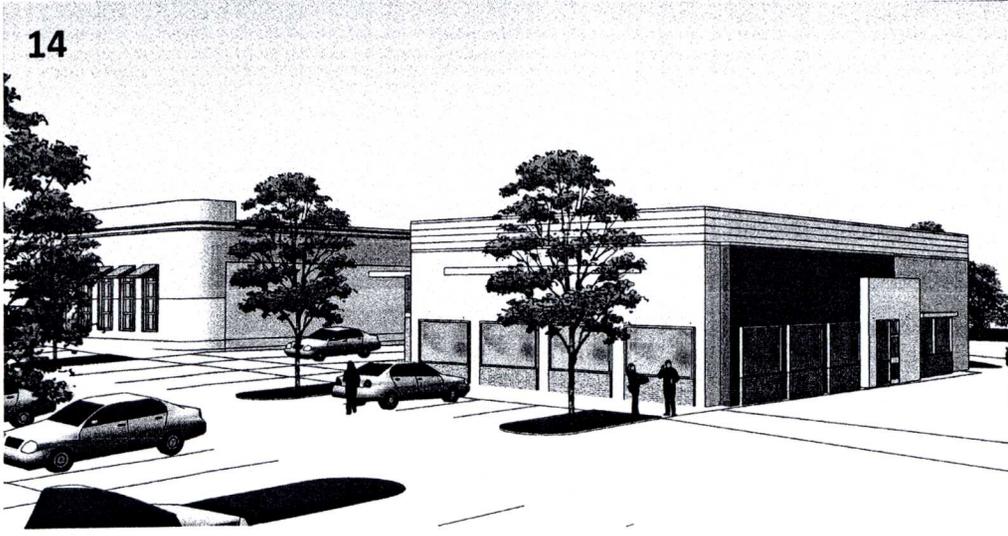
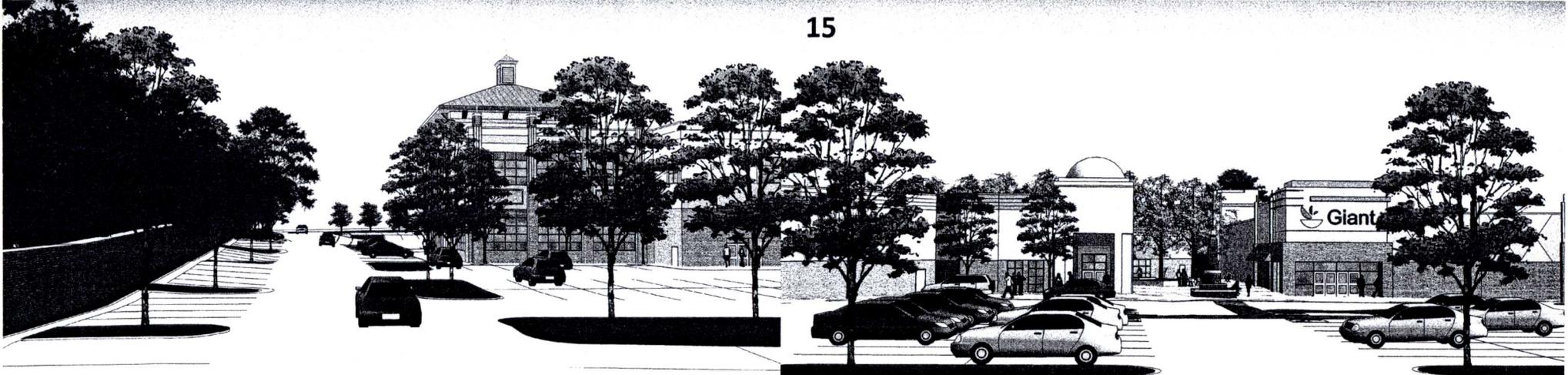
COLLEGE TOWN ASSOCIATES LP  SAMAHA

Sheet 26 of 34

MARCH 11, 2011 PAGE 3







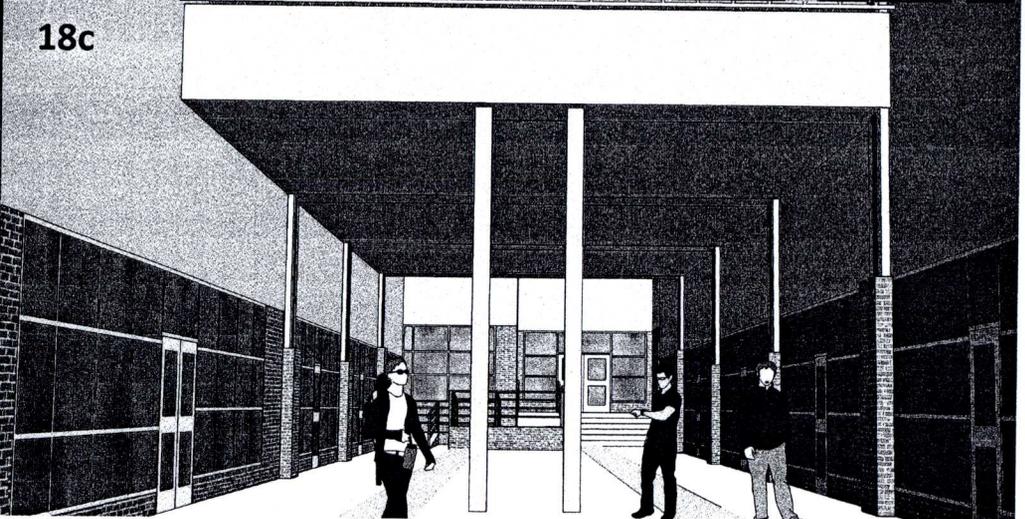
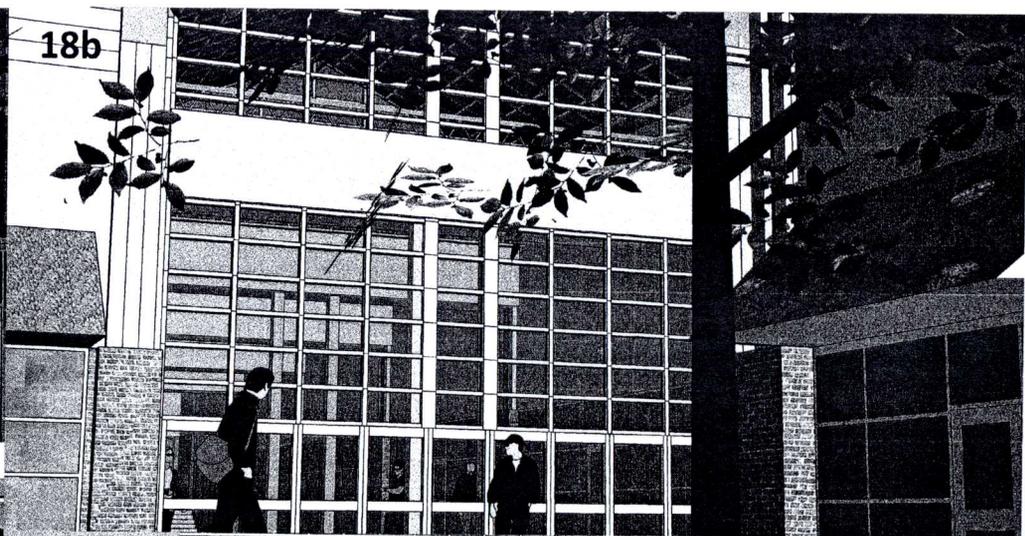
These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

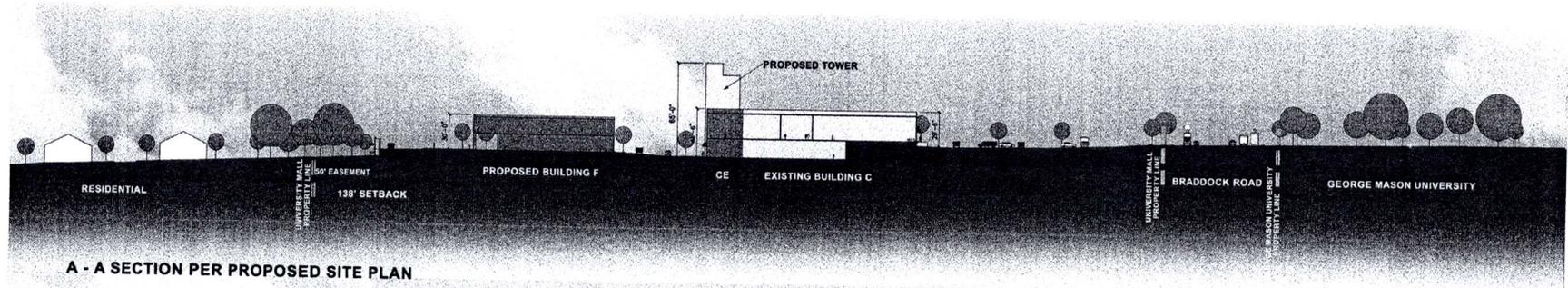
COLLEGE TOWN ASSOCIATES LP SAMAHA

Sheet 28 of 34

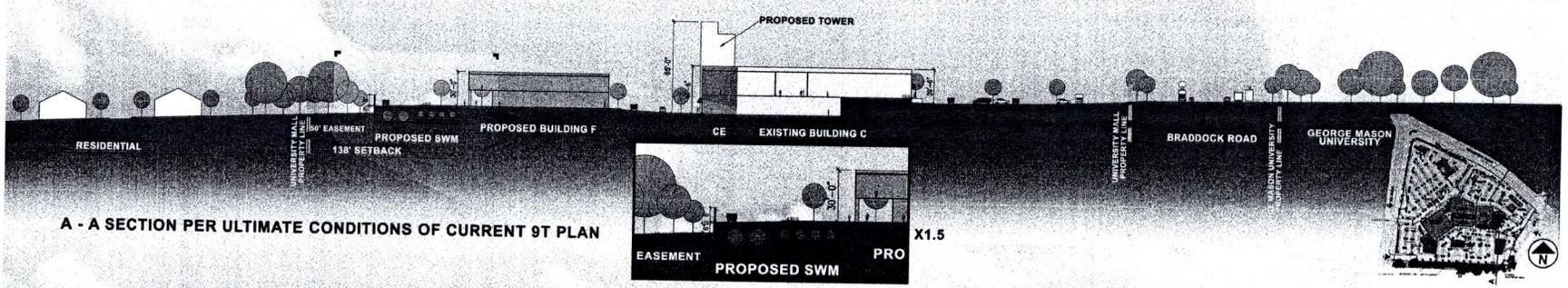
MARCH 11, 2011 PAGE 5



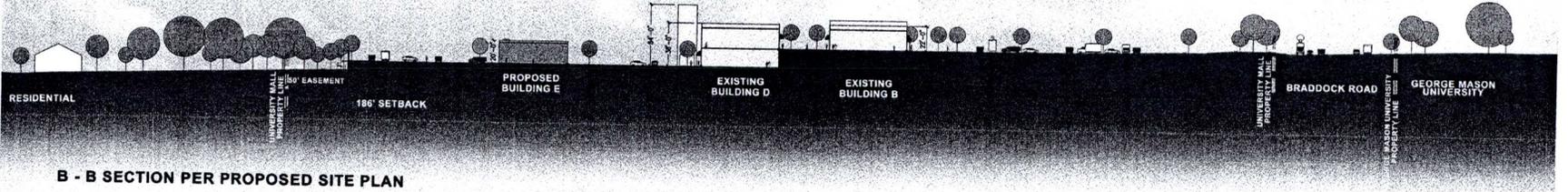




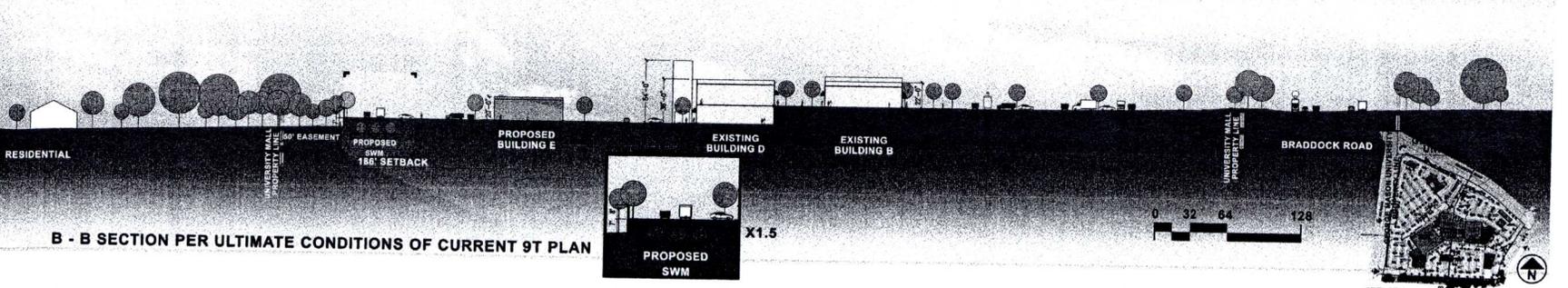
A - A SECTION PER PROPOSED SITE PLAN



A - A SECTION PER ULTIMATE CONDITIONS OF CURRENT 9T PLAN



B - B SECTION PER PROPOSED SITE PLAN



B - B SECTION PER ULTIMATE CONDITIONS OF CURRENT 9T PLAN

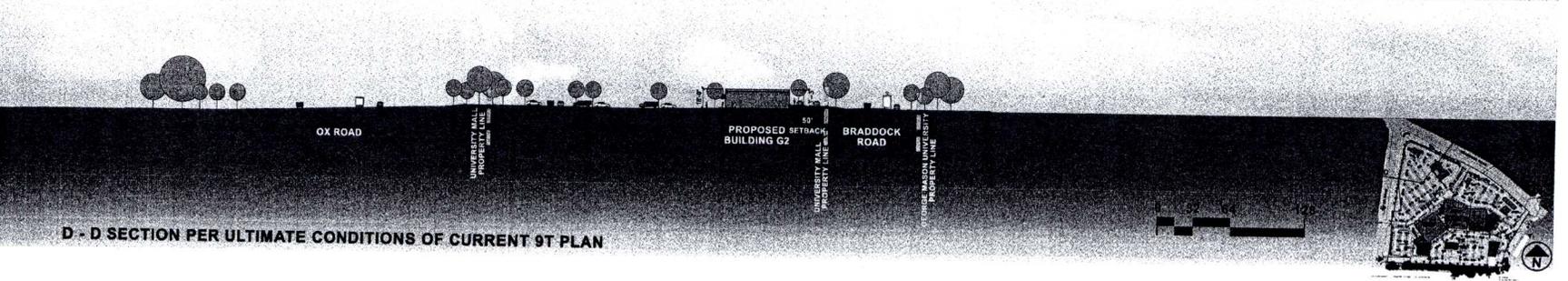
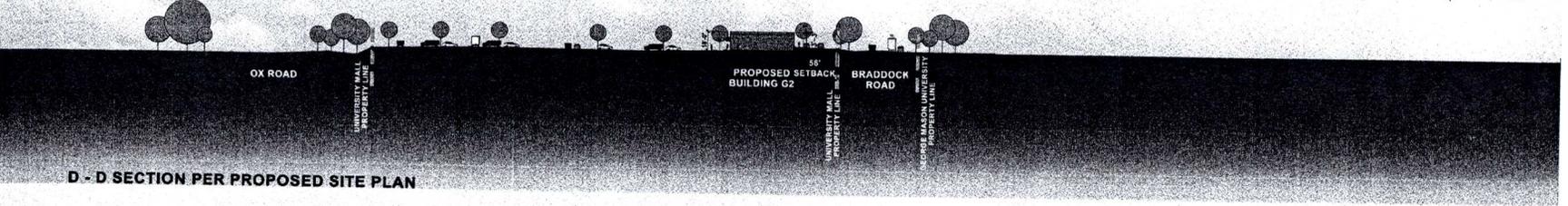
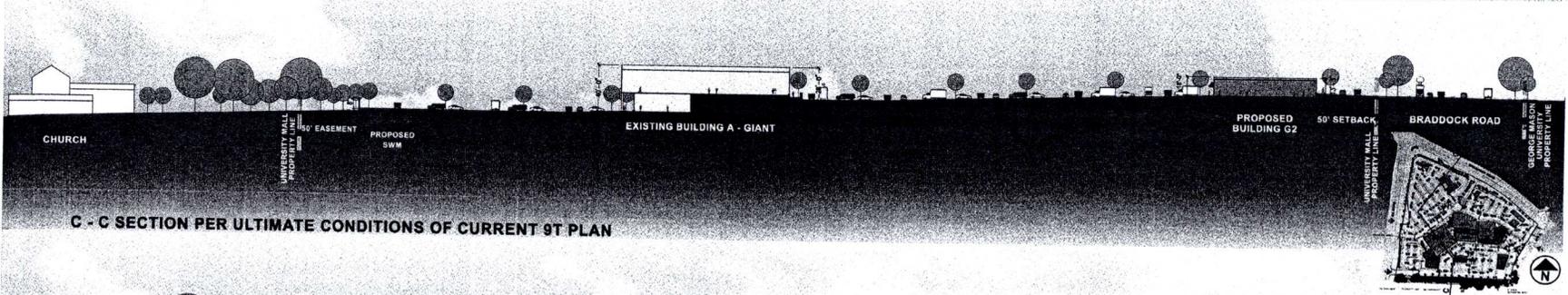
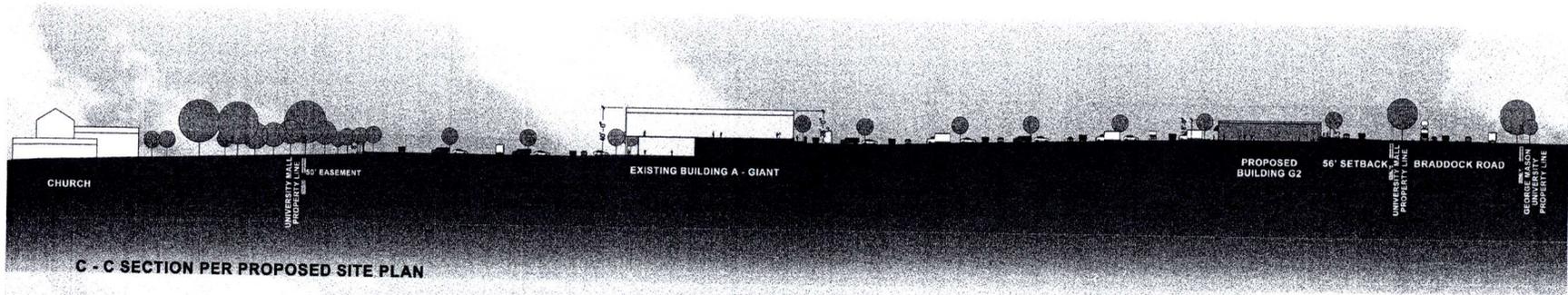


These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

COLLEGE TOWN ASSOCIATES LP SAMAHA

SITE SECTIONS





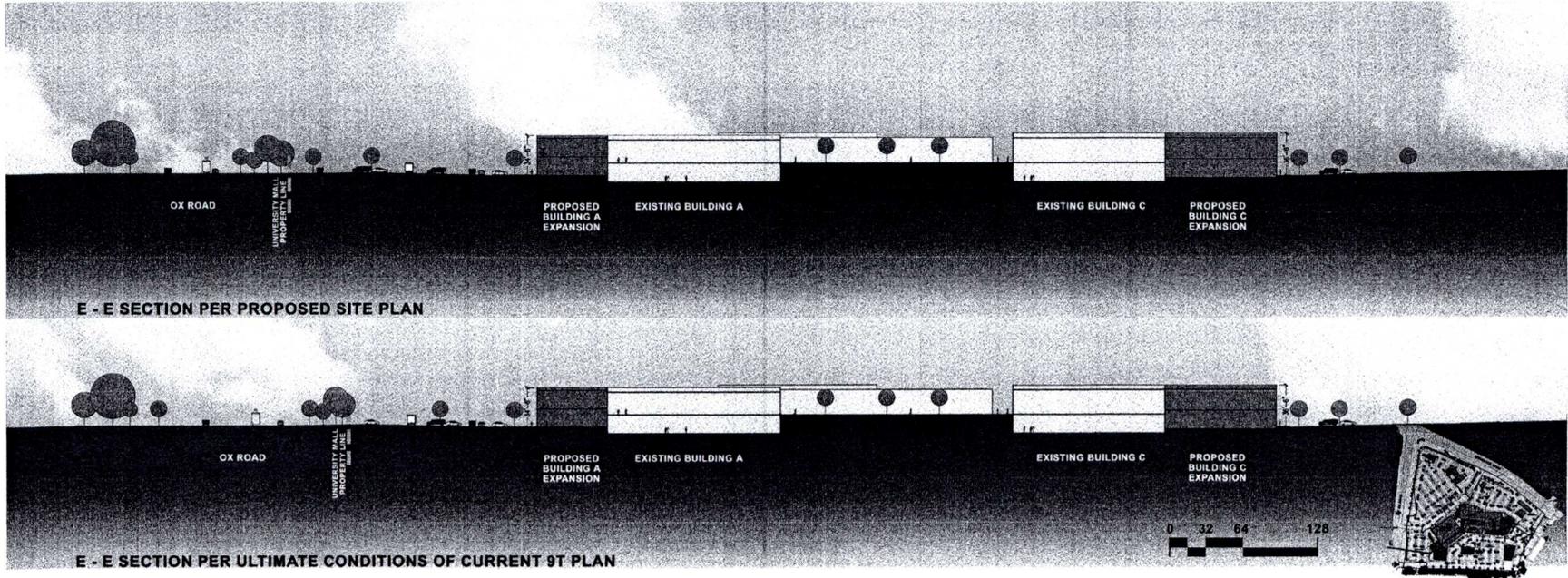
SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP  SAMAHA

MARCH 11, 2011 PAGE 8

These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.





These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP  SAMAHA

MARCH 11, 2011 PAGE 9

Sheet 32 of 34





MAJOR VDOT IMPROVEMENTS

- 1 CLOSE FULL ACCESS TO WESTERN MOST ENTRANCE FROM BRADDOCK ROAD. ALLOW FOR RIGHT-OF-WAY MOVEMENTS.
- 2 PROVIDE 3 WESTBOUND LANES ON BRADDOCK ROAD.
- 3 PROVIDE EXTENDED TURN LANE ONTO ROANOKE RIVER ROAD.
- 4 PROVIDE EXTENDED LEFT AND RIGHT TURN LANES ON NORTHBOUND ROUTE 123 TURNING ONTO BRADDOCK ROAD.
- 5 PROVIDE 10' TRAIL AROUND ROUTE 123.
- 6 PROVIDE SITE ACCESS IN SOUTH-WEST CORNER OF SITE.

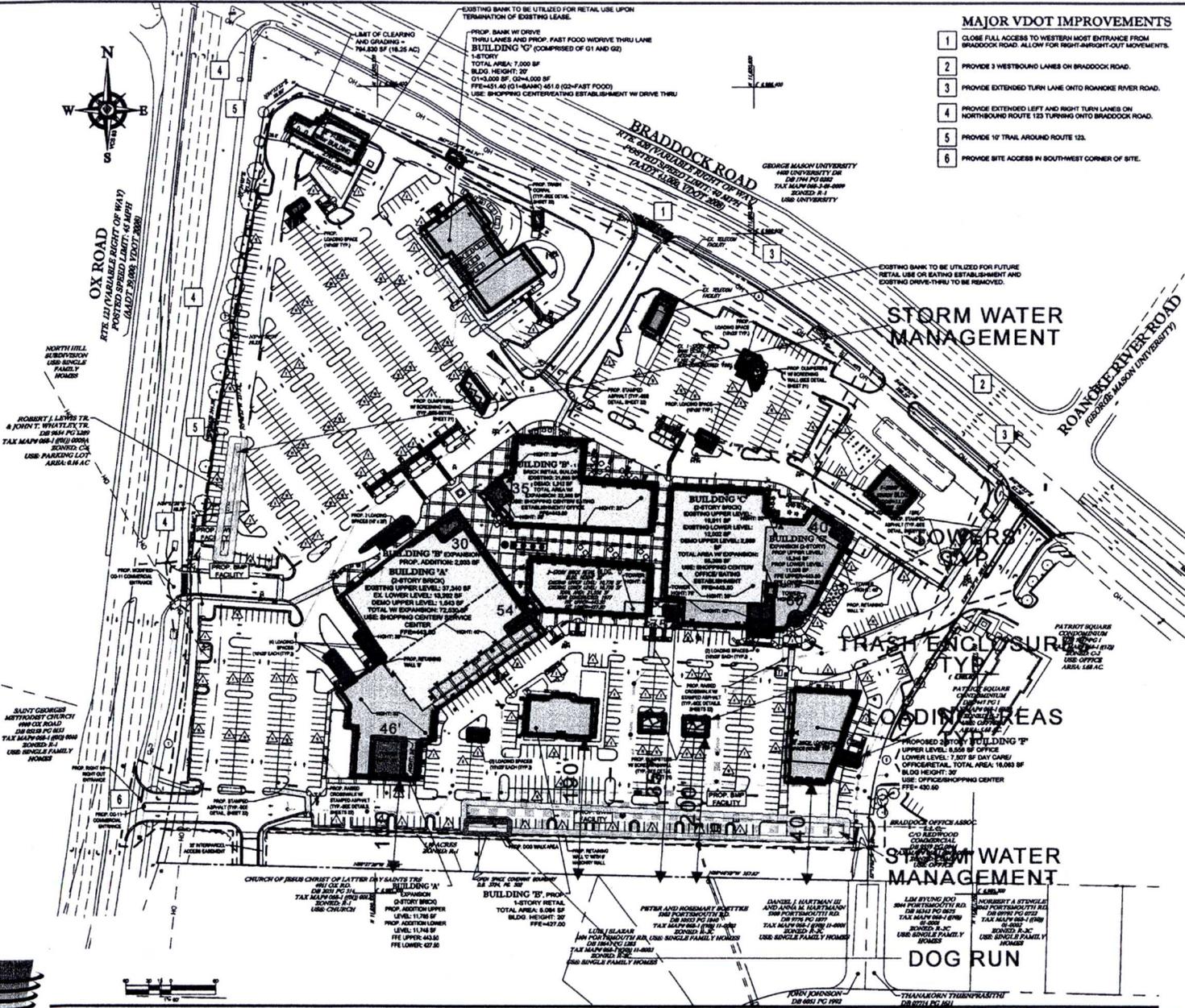
PROPOSED ADDITIONS	PROPOSED CONDITIONS
BUILDING 25 ADDITION UPPER LEVEL: 11,760 SF LOWER LEVEL: 2,880 SF TOTAL: 14,640 SF	BUILDING 25 TOTAL: 75,000 SF
BUILDING 30 ADDITION TOTAL: 2,000 SF	BUILDING 30 TOTAL: 32,260 SF
BUILDING 32 ADDITION UPPER LEVEL: 15,240 SF LOWER LEVEL: 1,800 SF TOTAL: 17,040 SF	BUILDING 32 TOTAL: 50,200 SF
BUILDING 33 ADDITION TOTAL: NONE	BUILDING 33 TOTAL: 21,000 SF
BUILDING 35 ADDITION TOTAL: 6,000 SF	BUILDING 35 TOTAL: 8,200 SF
BUILDING 36 ADDITION UPPER LEVEL: 6,880 SF LOWER LEVEL: 2,880 SF TOTAL: 9,760 SF	BUILDING 36 TOTAL: 14,000 SF
BUILDING 37 ADDITION TOTAL: 7,000 SF	BUILDING 37 TOTAL: 7,000 SF
BUILDING 38 ADDITION TOTAL: NONE	BUILDING 38 TOTAL: 2,700 SF
BUILDING 39 ADDITION TOTAL: NONE	BUILDING 39 TOTAL: 2,300 SF
BUILDING 40 ADDITION TOTAL: NONE	BUILDING 40 TOTAL: 1,300 SF
BUILDING 41 ADDITION TOTAL: NONE	BUILDING 41 TOTAL: 0 SF
TOTAL PROPOSED BUILDING AREA: 208,338 SF	

NOTE:

1. LETTER OF PERMISSION FOR OFFSITE GRADING SHALL BE OBTAINED PRIOR TO IMPROVEMENTS TO PEDESTRIAN ENTRANCE AND PARKING AT GARDEN DRIVE AS WELL AS INTERSECTION IMPROVEMENTS AT ROANOKE RIVER ROAD AND BRADDOCK ROAD.
2. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR PHASE 2 AND PHASE 3.

LEGEND:

- EXISTING BUILDING
- PROPOSED EXPANSION/NEW BUILDING



STORM WATER MANAGEMENT

TRASH ENCLOSURE

FOODING AREAS

STORM WATER MANAGEMENT

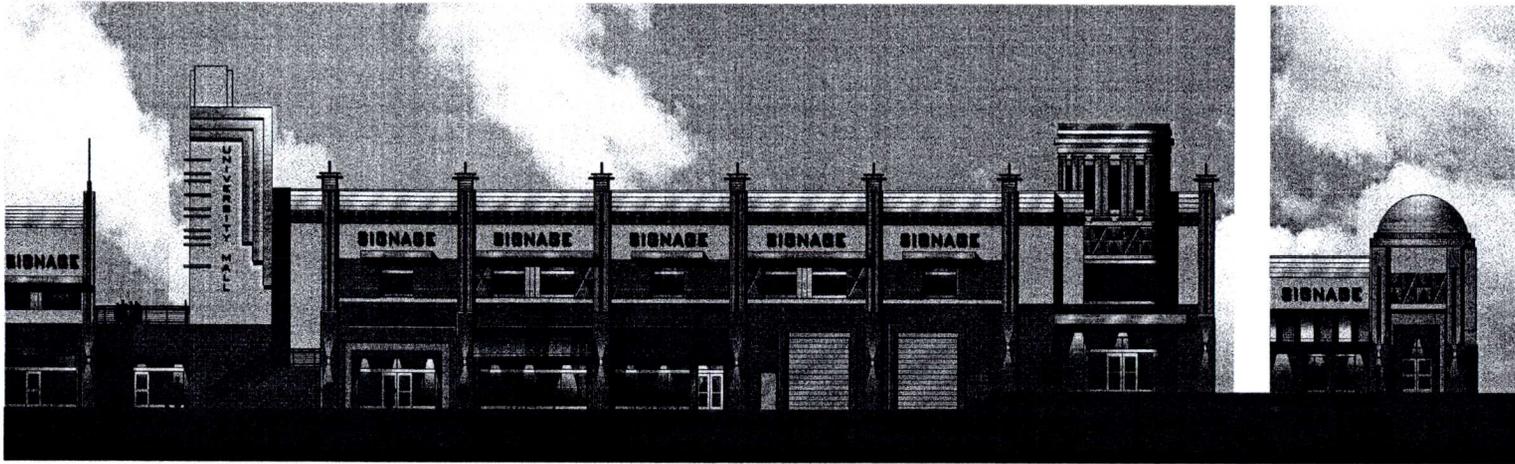
DOG RUN



These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

COLLEGE TOWN ASSOCIATES LP SAMAHA





CLEAR ANODIZED ALUMINUM



HONEY



CHOCOLATE



CLEAR ANODIZED ALUMINUM



RED CLAY 356



MOSS 478



LAKWOOD 480A



SUEDE 105



BUCKSKIN 449



COLONADE 4856 GASTON 4975 PLUM FANCY 4909



PROFFERS
College Town Associates, L.P.
RZ 2009-BR-015
PCA C-83-02

December 21, 2010

March 18, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Rezoning and Proffer Condition Amendment (PCA) proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 68-1((1))9A (rezoning parcel) and Tax Map Reference No. 68-1((1))9 (PCA Parcel) (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the C-6 District and PCA C-83-02 are granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application requests are denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Applicant hereby reaffirms the Proffered Development Conditions approved with PCA C-83-1 subject to the following amended Proffered Conditions that amend paragraph B of the Proffered Development Conditions dated September 11, 1984, and the proffers associated with the C-2 zoned portion (Tax Map 68-1((112))9B) of PCA C-83-1 shall remain in effect.

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA Plat") entitled "College Town Associates, L.P.....University Mall" (hereinafter referred to as GDP/SEA Plat), prepared

by Bohler Engineering Inc., and dated June 19, 2009 as revised through ~~November 30, 2010~~ March 11, 2011.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-403 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be .24. Based on the maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 206,338 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the GDP/SEA Plat as determined by the Zoning Administrator.

4. Architecture.

4. A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and section shown on sheets 24 through 32 of the GDP/SEA Plat. ~~Rooftop mechanical equipment will be shielded from view using parapet walls and designed to not exceed roof coverage limitations of the Zoning Ordinance.~~

B. Rooftop Equipment. Telecommunications and other related equipment may be placed on the proposed Buildings' rooftops. Any such facilities must comply with the applicable requirements of the Zoning Ordinance. Rooftop mechanical equipment will be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

C. The following colors and materials shall be used on the main shopping center building and shall be compatible with each other and with the illustrations shown on

Sheets 24 to 32 of the GDP/SEA Plat as determined by the Department of Public Works and Environmental Services (DPWES):

Materials - Color ~~Palette~~Palette:

- Masonry – Rusty Red-browns
- EISF (Exterior Finish and Insulation System) – Earth Tones

- Aluminum Storefront and Curtain wall - Silver
- Fabric Awnings – Varied Accent Colors and Patterns
- Corrugated Metal - Gray
- Decorative metal work elements – Black and Silver
- Sidewalk Paving - Buff and Brown

D. Retaining walls shall be constructed in substantial conformance with those shown on sheet 7, 8 and 9A of the GDP/SEA Plat and shall meet Public Facilities Manual ("PFM") requirements.

E. The outdoor play area for the child care center in Building F shall be a minimum area of 5000 s.f. and shall be screened with a solid fence or wall a minimum of 6 feet in height, as shown on the GDP/SEA Plat.

F. Buildings E, F and G shall have consistent 4 sided architectural treatments with compatible materials and color schemes with the Main Mall buildings. Techniques shall include but not be limited to features along the buildings facing Braddock Road and Ox Road.

5. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development. Such street furniture shall be consistent in quality and character with the illustrative examples included in Site Details Sheet 21 of the GDP/SEA Plat.

6. Signage.

6. A. All signage ~~provided on the Property~~ shall comply with Article 12; however, all signage for Buildings A, B, C, D, E and F shall be subject to a Special Exception for waiver of the Zoning Ordinance. Any permanent freestanding certain sign regulations to

~~allow relocation of signs shall be monument type and shall be generally located as shown on the GDP/SEA Plat. and additional sign areas that will not negatively impact adjacent neighborhoods;~~ Pole signs shall not be permitted on the Property. All directional and ~~wayfinding~~ way finding signage shall be consistent, both in terms of materials and design, throughout the development.

B. Accent lighting. All building accent lighting shall be in substantial conformance with the outdoor Lighting Standards of Par. 2C of Sect. 14-902 that provides for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated.

7. Building Height Increase. The accompanying Special Exception application seeks an increase in ~~building the allowable~~ height ~~in a C-6 district~~ from 40 feet to ~~75, 60, 54 and 50 feet for 4~~ allow four building accent towers (a 46 foot tower on Buildings-Building A, 60 and 65 foot towers on Building C and a 54 foot tower on Building D) as well as a 42 feet-on-foot building height for a portion of Building C) as depicted on the GDP/SEA Plat.

8. Building J1. Building J1 is currently occupied by a drive-in financial institution. At least 90 days prior to the expiration of the existing lease, the applicant shall inform the occupant of the building that upon expiration of the lease, the drive-in window and associated driveway will be removed and additional landscaping shall be provided per the recommendation of Urban Forest Management (UFM). If the current occupant leaves the building, the drive-in window and associated driveway shall be removed and additional landscaping shall be provided per the recommendation of UFM. In any event, the drive-in window shall be removed prior to the issuance of a Non-residential (Non-Rup) for a new occupant.

GREEN BUILDING PRACTICES

9. The applicant will include, as part of the site plan/subdivision plan submission and building plan submission for Buildings E, F and G1 to be constructed, a list of specific credits within the most current version of the U.S. Green Building Council's (USGBC's)

Leadership in Energy and Environmental Design—Core and Shell rating system (LEED®-CS) 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.

10. In addition, prior to site plan approval for Buildings E, F and G1, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) 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.

11. Prior to building plan approval for buildings E, F and G1, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

12. As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating

system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

13. In the event building G2 is a Fast Food Restaurant the following measures shall be taken in lieu of LEED certification:

~~a~~A. Prior to the issuance of the Non-Residential Use Permit, verification shall be provided to the Department of Planning and Zoning that the following green building elements have been completed. These elements shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a Fast Food Restaurant employee.

~~b.~~ ~~The~~B. Prior to the issuance of the Non-Residential Use Permit, a copy of the draft electrical purchasing agreement detailing the purchase of renewable energy credits to offset up to totaling 35% of the restaurant electrical demand use, and the methodology for determining the electrical use shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning.

~~e~~C. The use of rooftop HVAC units with an 11 EER (Energy Efficiency Rating) for the 15 Ton Unit and a 13 SEER (Seasonal Energy Efficiency Rating) for the 4 Ton Unit.

~~d~~D. The use of compact fluorescent light fixtures as the predominant fixture in the dining room.

~~e~~E. The use of high efficiency fluorescent light fixtures in kitchen area.

~~f~~F. The use of low flow water closet, urinals and lavatories.

gG. The use of automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.

hH. The use of low volatile organic compound (VOC) adhesives, paints, and sealants, with the exception of fire caulking, mastic products used to seal the roof membrane and any flues used to weld PVC piping together. Specifically, architectural paints and coatings applied to interior walls and ceilings shall not exceed the VOC contents limits established in Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993. Anti-Corrosive and anti-rust paints applied to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/l established in Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997. Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements shall not exceed the VOC content limits established in South Coast Air Quality Management District (SCAM) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. Finally, adhesives, sealants, and sealant primers, with the exception of fire caulking, mastic products used to seal the roof membrane and glues used to weld PVC piping together, shall comply with South Coast Air Quality Management District (SCAM) Rule #1168.

iI. The use of highly reflective (~~White Thermoplastic Polyolefin Membrane~~) building roof to include an initial solar reflectivity index (SRI) equal to or greater than 78.

jJ. Develop and implement a construction and demolition waste program which provides for, at a minimum, construction waste management recycling for the existing building demolition, consisting of storefront windows, glass window lights in exterior doors, structural steel (columns, lintels, etc.), storefront glass window frames, hollow metal doors/frames, and steel supports from dining room seating/tables. at site plan review. A copy of the waste program shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning prior to site plan approval.

14. Prior to the issuance of any permits for building signs for Building G, verification shall be provided to DPZ that LED illumination shall be used within the signs. The use of LED illumination shall be verified either by letter from a LEED-AP or other equivalent green building

certified professional who is also licensed architect or engineer but not employed by the applicant.

15. Energy Conservation/Green Building. The Application shall utilize green building practices for the proposed improvements to the Building A and C expansion areas including, but not limited to, the following strategies:

A. Consult a LEED accredited professional in the design of the addition;

B. Provide space for storage and collection of recyclables within each building, including code-required paper and cardboard, and additional materials including but not limited to aluminum, plastic, and glass, and proof of a recycling commitment for these materials in the trash haul contract;

C. Prohibit smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows;

D. Design the addition to use insulated low e glass, or equivalent functioning glass; with a U factor of 0.35 or better;

E. Utilize Energy Star (or equivalent) appliances; and

F. Provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of the above five requirements prior to issuance of building permits for the proposed expansion areas.

TRANSPORTATION

~~15.~~ 16. Reservation/Dedication for Ox Road and Braddock Road. The Applicant shall reserve for future dedication for public street purposes and conveyance in fee simple to the Board of Supervisors, for no additional consideration, monetary or otherwise, the right-of-way needed to widen Ox Road and Braddock Road across the Property's frontage as a grade separated interchange as shown on sheet 20 of the GDP/SEA Plat. The Applicant shall then dedicate the right-of-way as specified in Proffers ~~15B.16B~~ and ~~15C.16C~~. Such right-of-way shall be of variable width, and shall be located within the Property in the areas as generally shown on Sheet 20 of the GDP/SEA Plat. The exact location and amount of right-of-way to be dedicated shall be determined in relation to the final engineering design of ~~option 9T~~ of the Ox

Road/Braddock Road Interchange as determined by DPWES and VDOT. Reservation and Dedication of such right-of-way shall be made as follows:

A. A Deed of Street Reservation to the Board of right-of-way along the Property's Braddock Road and Ox Road frontages as shown on sheet 20 entitled Phase 3 Plan shall be recorded among the land records at time of the first site plan approval for new development. The Deed shall be in conformance with that which is proffered. The Applicant shall provide a copy of the Deed to the Fairfax County Department of Transportation before recordation.

B. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land areas as shown on Sheet 19 of the GDP/SEA Plat or as determined by the final designs of the interim transportation improvements for the Ox Road/Braddock Road corridor. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication, at their own expense.

C. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land area as shown on Sheet 20 of the GDP/SEA Plat or as determined by the final designs ~~of option 9T~~ for the Ox Road/Braddock Road interchange. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication at their own expense.

D. In the event the Applicant receives written notice to dedicate the Braddock Road and Ox Road right-of-way pursuant to paragraphs C. and D. above prior to the expiration

of the leases governing Building "H" and the "Gas Station Building" lessees, (i) the Applicant shall request the County to acquire the necessary property rights held by Building "H" and the "Gas Station Building" lessees by means of its condemnation powers, at the Applicant's expense. The Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the leasehold value of the right-of-way easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) Letter of Credit or cash (at the Applicant's discretion) in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which Letter of Credit can be drawn upon by the County. In the event the property owner and Lessees of the right-of-way or easements to be acquired are awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by the Applicant within fifteen (15) days of said award. All other costs incurred by the County in acquiring the right-of-way, including relocation costs and attorney's fees associated with condemnation, shall be paid to the County by the Applicant on demand. The Applicant agrees to waive its condemnation award for its fee simple interests in the condemned right-of-way.

E. The Applicant shall not renew the leases for Building H and the Building I Service Station and shall not enter into any new leases that would convey any leasehold interest in the reservation area described above. All new leases of leasehold interests outside the reservation area shall include full disclosure of the reserved right-of-way and shall include a lease termination paragraph upon dedication.

F. If not previously approved by the Board of Supervisors, an SEA will be required for ~~the~~ Building I (service station) to reflect Phase II and III improvements as shown on the GDP/SEA Plat.

~~16.~~ 17. Bike Parking. At the time of each site plan for new construction, the Applicant shall provide and install a minimum of one (1) bicycle storage space per 7,500 square feet of total commercial gross floor area unless demonstrated that a minimum of twenty-eight (28) bicycle storage spaces have been provided on-site. The design and placement of bicycle storage spaces shall be done in consultation with the Fairfax County Department of Transportation and shall not be located in vehicular parking spaces.

~~17.~~ 18. New Southern Entrance on Ox Road, and Inter-Parcel Access to the South.

A.- Prior to the issuance of the first new Non-RUP, the Applicant shall (1) construct a temporary right in/right out only with a median island entrance along Ox Road generally as shown on sheetSheet 7 and sheetSheet 19 of the GDP/SEA Plat-, (2) dedicate additional right of way needed to construct the inter-parcel access to the south (as shown on the GDP/SE Plat on Sheets 7, 8, 19 and 20) to the Board of Supervisors in fee simple for public street purposes, for no additional consideration, monetary or otherwise, and (3) escrow with the County one-half (1/2) of the cost not to exceed \$125,000 to design, equip and install a new traffic signal at a shared common full movement entrance located off-site of the Property approximately 565 feet to the south of the existing north Property entrance on Route 123.

B. Prior to final bond release, the applicant shall conduct a signal warrant study for a traffic signal in the general vicinity, which may be off-site, of the New Ox Road Entrance as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat.

(i) In the event that the signal is found warranted, the applicant shall (1) fully fund the installation of the traffic signal, (2) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already complete by VDOT, (3) construct the inter-parcel access travel-way to the southern property line with the flexibility to slightly shift the entrance to accommodate the interparcel access to the south specified in Proffer 17B.—inter-parcel access to accommodate access from the south, and (4) record a public access easement for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

B.—Applicant shall construct an interparcel access travelway connecting(ii) In the event that the signal is deemed necessary by VDOT, or VDOT closes the

new southern entrance on Ox Road the Applicant shall escrow an additional \$125,000.00 for signalization of the shared common full movement entrance located off-site to the south as referenced above. Said escrow contribution shall be made within thirty (30) days of receipt of a written request by either VDOT or FCDOT. The Applicant shall also (1) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already completed by VDOT, (2) construct the inter-parcel access travel-way to the southern property line generally as shown on Sheets 7, 8, 19 and 20 of the GDP/SEA Plat with the flexibility to slightly shift the interparcel-inter-parcel access to accommodate access from the south, and (3) record a public access easement in order to provide properties to the south access to an for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

C. In the event that a traffic signal is not warranted by the signal warrant study or deemed necessary by VDOT, the right in/right out only entrance along Ox Road. The applicant shall seek approval of an SEA application to allow the interparcel access/driveway in an R-1 District generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat may remain and coordinate those funds escrowed by the Applicant shall be returned with southern property owners to facilitate access to any future signal. Any physical barriers will be removed interest no later than 10 years after final bond release or at the applicant's expense time VDOT deems the traffic signal is not necessary.

~~18.~~ 19. Existing Ox Road Entrance. Prior to the issuance of the first new NON-Rup, the Applicant shall lengthen the throat to the entrance on Ox Road, construct a sidewalk connection to Ox Road and paved crosswalks connecting to Building A as shown on sheet 7 and 8. It is understood that this entrance will be eliminated by VDOT with the interchange improvements as shown on sheet 20 of the GDP/SEA Plat. At such time, the Applicant shall reconfigure the parking area and plant additional landscaping along Ox Road to conform with the landscaping on either side at their own expense.

~~19.~~ 20. Eastern Braddock Road Entrance. Prior to the issuance of the first new Non-RUP, the Applicant shall widen the entrance/exit along Braddock Road to provide a left

turn exit, through exit and right turn exit lanes as shown on sheets 7, 8, 19 and 20 of the GDP/SEA Plat- (at the intersection of Roanoke River Road and Braddock Road).

~~20.~~ 21. Westbound Left Turn on Braddock Road. Prior to the issuance of the first new Non-RUP the Applicant shall lengthen the westbound left turn lane at the Roanoke River Road and Braddock Road intersection to provide a 335 foot turn lane, with a 200 foot taper as shown on the GDP/SEA Plat sheet number 7.

~~21.~~ 22. Shared Parking Study/Parking Reduction Study. At the time of dedication of right-of-way for the "Phase 2 Plan" and/or "Phase 3 Plan", a shared parking study and/or parking reduction study that demonstrates that adequate parking is available for the entire shopping center shall be submitted for approval in accordance with the Zoning Ordinance. If it is determined in review of the revised shared parking and/or parking reduction study that the parking is not adequate for the shopping center, the Applicant shall be permitted to provide additional parking spaces on the Property without a proffered condition amendment, provided that open space is not reduced, or to reduce the number of uses and adhere to the limits specified by DPWES.

~~22.~~ 23. Pedestrian Signal Timing. Subsequent to completing the improvements outlined in paragraphs 19 and 20, the Applicant shall submit a pedestrian signal study to VDOT seeking an increase in the amount time allocated for pedestrians using the crosswalks at the intersection of Braddock Road and Roanoke River Road and pay for any modifications to the timing of the pedestrian signal at the intersection of Braddock Road and Roanoke River Road, as approved and determined to be necessary by VDOT.

~~23. Traffic Signal in general vicinity of New Ox Road Entrance. Prior to final bond release, the applicant shall conduct a signal warrant study for a traffic signal in the general vicinity of the New Ox Road Entrance as shown on Sheet 7. If found warranted and acceptable to VDOT, Applicant shall install or fully fund the installation of the signal. If VDOT determines that a signal is warranted prior to the construction of the Braddock Road/Route 123 interchange, the Applicant shall contribute its pro-rata share towards the cost of the installation of a signal at the New Ox Road entrance as determined by FCDOT.~~

STORMWATER MANAGEMENT

~~24.~~ 24. Stormwater Management ("SWM") Facilities. The Applicant will fulfill such requirements through the use of an underground system shown on the GDP/SEA Plat in accordance with the stormwater management narrative and Fairfax County requirements in the Public Facilities Manual. SWM and outfall shall be reviewed for adequacy by DPWES at the time of site plan approval. If measures depicted on the GDP/ SEA Plat are determined not to be adequate, a PCA may be required.

~~25.~~ 25. Interim SWM Facilities. Concurrent with the construction of the underground system during the first phase of development, the Applicant shall phase construction of SWM facilities as approved by DPWES.

LANDSCAPING

~~26.~~ 26. Landscaping and Landscaped Open Space. The site plan submitted for the development shall include a landscape plan consistent with that on Sheets 17, 18, 19 and 20 of the GDP/SEA Plat. The Applicant shall maintain the existing landscaping on site and the proposed landscaping as shown on the GDP/SEA Plat. All new deciduous trees provided as shown on such landscape plan, shall be a minimum of 2 to 2.5 inches in caliper at the time of planting. All new evergreen trees used in peripheral screening and landscaping areas and public spaces shall be a minimum of six (6') feet in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the GDP/SEA Plat as determined and approved by UFM.

~~27.~~ 27. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the GDP/SEA Plat. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP/SEA Plat and shall conform to the tree canopy calculations specified in the County Public Facility Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance

shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown the GDP/SEA Plat cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping consisting of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFM.

~~28.~~ 28. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist or Landscape Architect, and shall be subject to the review and approval of the Urban Forest Management Division DPWES.

A. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for limits of clearing and grading shown on the GDP/SEA Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved such as: crown pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

~~29.~~ 29. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The owners of the Lots subject to the Amended Covenant dated September 15, 1984 as recorded in Deed Book 6040 at page 971 of the land records, the Braddock District Planning Commission and abutting Property Owners shall be invited to the walk-through

meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, 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. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

~~30.~~ 30. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SEA Plat, subject to a 5 foot clearing area along the southern property line to allow construction of the retaining walls. A replanting plan shall be developed and implemented, subject to approval by the UFM for the 5 foot wide area protected by the limits of clearing and grading that must be disturbed for the retaining wall.

~~31.~~ 31. Tree Preservation Fencing.

A. All trees shown to be preserved on the tree preservation plan 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 Plan, as may be modified by the "Root Pruning" development condition below.

B. 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 or landscape architect, 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, UFM shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

~~32.~~ 32. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFM and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist or landscape architect.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

~~33.~~ 33. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant 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 UFM. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer development conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan-, and reviewed and approved by the UFM.

~~34.~~ 34. Bonding.

A. A professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan including both on-site trees and off-site trees 8 inches in diameter and greater, and 25 feet from the limits of clearing and grading. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

B. The Applicant shall practice due diligence to preserve healthy trees determined worthy of saving by Urban Forestry Management. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three percent (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be releases shall be determined by UFM. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFM.

C. If at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by UFM, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with UFM, and the Applicant's certified arborist or landscape architect. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant shall also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the GDP Plat that is determined by UFM to be dead or dying due to unauthorized construction activities. This

payment shall be based on the "Trunk Formula Method" noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Braddock District.

~~35.~~ 35. Native Trees. Native species of trees shall be used within the landscaping, streetscape and parking lot landscaping space areas as determined appropriate by the County Urban Forester per the County PFM. Applicant shall remove, replace and maintain any dead trees in the parking lot landscaping.

~~36.~~ 36. Supplemental Landscaping in the R-1 zoned area. At the time of planting, the minimum size of deciduous canopy and understory trees shall be 2"-2 ½" caliper, and the minimum height of evergreen trees shall be 8 feet per the County PFM. Areas that are cleared and graded for construction of the retaining wall next to the 50 foot buffer shall be replanted by the Applicant with native species more typically found at the edges of forests, such as *Acer rubrum* (Red maple), *Amelanchier arborea* (Serviceberry), *Cercis canadensis* (Redbud), *Carpinus caroliniana* (American Hornbeam), *Carya glabra* (Pignut hickory), *Cornus florida* (Dogwood), *Hamamelis virginiana* (Witchhazel), *Juniperus virginiana* (Redcedar), *Ilex opaca* (American holly), and *Quercus coccinea* (Scarlet oak), as determined and approved by UFM, as soon as construction activities in the retaining wall area are completed and planting conditions are appropriate, but in no instance shall this occur later than the issuance of a Final NonRUP for any structure adjacent to a cleared area.

MISCELLANEOUS

~~37.~~ 37. Pedestrian Elements.

A. The Applicant shall construct and maintain pedestrian walk-ways and crosswalks as sheet shown on sheets 10 and 11 of the GDP/SEA Plat as follows:

- Paver crossways connecting Buildings G1 and G2 and to sidewalk from Braddock Road entrance. See Area Detail "D" sheet 11.
- Paver crosswalk leading to Building C. See Area Detail "B" Sheet 11.

- A paver landing area with a knee wall at the center's entrance on Roanoke River Road aligned with the crosswalks from George Mason University connecting to the center's interval sidewalk system. See Sheet 10.
- A pedestrian sidewalk with a raised crosswalk connection to the neighborhood along the southern property line. See Area Detail "C" Sheet 11.
- Each pedestrian element shall be constructed concurrently during **building construction of the building** in closest proximity, and the entire pedestrian circulation plan must be provided with the first **site-plan-phase of construction.**

B. The Applicant shall maintain sidewalks and/or trails located outside the public right-of-way. The pedestrian connection to the neighborhood to the south shall include street lights lit and be maintained, including snow removal by the Applicant. The Applicant shall also remove snow/ice from the 50 foot segment of sidewalk north of the property line.

~~38.~~ 38. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles. The Applicant shall: (a) provide trash cans in the general vicinity of each outdoor seating and patio area; (b) provide for the removal of the trash dailybi-weekly from this area ~~to reduce used cooking oil/food orders;~~ and (c) generally clean and clear each outdoor seating and patio area of trash daily. The Applicant shall arrange for trash pick ups to occur, no earlier than 7 a.m. and no later than 9 p.m.

39. Loading. All loading activities shall strictly comply with time of day restrictions set forth in the Public Facilities Manual.

40. Food Odor. The applicant shall not allow the discharge of air contaminants/objectionable odors generated by the restaurants or their solid waste. The Applicant shall employ, but not be limited to, the following control measures: A. All putrescible material as defined by the Fairfax County Code Section 109-1-1-2, shall be stored in sealed containers and shall be disposed in a container(s) reserved exclusively for use by the restaurants. Such putrescible material shall not be shredded or unsealed. B. All putrescible materials shall be removed from the subject property by a commercial refuse hauler as needed, Monday through Saturday. Said trash removal shall occur, no earlier than 7 a.m. and no later than 9 p.m. These

standards shall be in addition to any other performance standards, regulations, ordinances, or restrictions provided by law.

~~39.~~ 41. Parking Enforcement. The Applicant shall prohibit ~~illegal~~ parking of vehicles by people not visiting the shopping center; and shall provide signage to alert the public. The Applicant shall maintain a contract with a towing service and have ~~illegally~~ parked vehicles which are in violation towed from the Property at the violator's expense.

~~40.~~ 42. Security Cameras— and Security Guards. **A.** The Applicant shall install and ~~maintain~~monitor 24 hour surveillance cameras recording outdoor activity within all parking lots of the shopping center. The Applicant shall provide 24 hour access to camera website to the Fairfax County Police Department. **B.** Security guards shall patrol the property on Friday and Saturday nights and on nights where live entertainment is provided in any of the eating establishments.

~~41.~~ 43. Community Room. The Applicant shall construct at no cost to the County, a community meeting space of not less than 1000 square feet at or above grade in the shopping center for uses coordinated by the Applicant. This meeting space shall be used at no cost to the community other than a nominal deposit which would be fully refundable. The Applicant shall provide utilities, cleaning services and general maintenance at no cost to the County. The Applicant shall also provide basic office furniture including desks, chairs and tables and post scheduling information and a phone number.

~~42.~~ 44. Amended Covenant. Prior to approval of any site plan, the Applicant shall record and provide evidence satisfactory to the County Attorney that the private covenant encumbering the subject property has been amended to permit development in conformance with the GDP/SEA Plat.

~~43.~~ 45. Escalator Clause; Escalation in Contribution Amounts. All proffers specifying contribution amounts, the contribution 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.

~~44.~~ ~~46.~~ Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

~~45.~~ ~~47.~~ Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed shall be deemed an original document and all when taken together shall constitute but one and the same instrument.

~~48.~~ University Mall Management Contact Information. Telephone numbers and email addresses for Mall Management Officials shall be provided to the Braddock District Supervisors Office for contact on Mall Management issues.

~~49.~~ Building G. Applicant shall commence construction of the main shopping center renovation and/or building additions prior to the issuance of a NON-RUP for a use in Building E, F and G.

~~50.~~ Applicant shall replace any on-site fencing that is removed or damaged during construction of the retaining wall next to the 50 foot buffer. The replacement fencing shall be the same type of material and same height as the original fencing.

College Town Associates Limited Partnership
Applicant/Groundlessee

By: Geo. H. Rucker Realty Corporation its
General Partner

By: _____
Richard C. Wolff, its President

TITLE OWNERS/LESSOR

Robert J. Lewis, Trustee

John T. Whatley, Trustee

ATTACHMENT 3

PROPOSED DEVELOPMENT CONDITIONS

SEA 87-A-086-02

~~January 5~~ March 23, 2011

If it is the intent of the Board of Supervisors to approve SEA 87-A-086-02 on Tax Maps 68-1((1)) 9A and 9 pt. previously approved for a child care center with the University Mall Shopping Center to permit a relocation of the child care center, a fast food restaurant with a drive-in, drive-in financial institutions, an increase in building height from 40 feet up to a maximum of ~~76~~5 feet, a service station with a mini-mart, and other site modifications pursuant to Sect. 4-604 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site (those conditions carried forward from the previous approval are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "College Town Associates, L.P....University Mall," prepared by Bohler Engineering dated and sealed on March 11, 2011~~December 2, 2010~~. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permits SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. All exterior lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9, of Article 14 of the Zoning Ordinance. Any signage lighting that faces the residential communities to the ~~west and~~ south shall be dimmed at least 50 percent from 10 PM to dawn.
- 5-6. All signage shall comply with Article 12 of the Zoning Ordinance. As proffered, the applicant shall file a Special Exception Amendment in the future for a

waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact the adjacent neighborhoods.

- ~~6-7.~~ Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for every use in the shopping center shall be submitted and approved by DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup) for any additional uses on the property.
- ~~7.~~ ~~The eight parking spaces located to the north of Building F shall be removed, relocated or redesigned as approved by FCDOT to minimize potential pedestrian and vehicular conflicts in the travel way leading to the eastern access point from Braddock Road. Additional landscaping and/or an expanded sidewalk may replace these parking spaces.~~
8. Pedestrian sidewalks and crosswalks located along the access point leading from George Mason University on Roanoke River Road to the north and the residential community to the south as shown on the GDP/ SEA Plat shall be depicted on the first site plan and shall be completed prior to the issuance of the first Non-residential Use Permit (Non-RUP).
9. Notwithstanding that shown on the GDP/ SEA Plat, an accurate setback from Ox Road for Building H shall be measured and provided on all site plan submissions. If the setback is determined to not meet the Zoning Ordinance requirement of 40 feet in a C-6 District, the applicant shall 1) provide evidence that the existing building has been taxed for a period of 15 years pursuant to Section 15.2307 of the Code of Virginia (which would deem the building as a legal nonconforming use without the ability to expand), or 2) apply for a modification of yard requirement during the first submission of the site plan. In the event that these options fail, the applicant may need to remove the drive-in canopy on Building H to comply with the setback requirement.

Child Care Center

10. The maximum daily enrollment shall be limited to 150 students.*
11. The maximum number of staff for the child care center shall not exceed eighteen (18) persons on site at any one time.*
12. The hours of operation of the child care center shall be limited to 6:00 AM to 7:00 PM, Monday through Friday.*
13. The play area shall include a six foot tall wooden ~~stockade~~board on board fencing as shown on the SEA Plat.
14. Cautionary signage shall be provided on or near Building F to enhance safety for pedestrian access to the child care center.

15. The parking area shall not be used for recreational purposes.
16. Based on the minimum required square footage of outdoor play area per child, no more than 50 children shall be in the outdoor play area at any one time.*

Fast Food Restaurant with Drive-in

17. There shall be a maximum of one fast food restaurant in Building G2 which may have a drive-in lane as shown on the SEA Plat.

Building Heights

18. The height of the accent towers on Buildings A, C, and D shall not exceed the maximum heights shown on the GDP/ SEA Plat. No gross square footage as defined by the Zoning Ordinance shall be permitted in the towers. In addition, no flagpoles or temporary signage shall be displayed on the towers.

Service Station

19. There shall be no separate free standing sign associated with the proposed service station/ mini-mart.*
20. The hours of operation shall be limited to 6:00 A.M. to Midnight, seven days a week.*
21. Landscaping shall be provided as shown on the SEA Plat. The service station bay entrance screening shall be evergreen and graduated in height to provide for safety and good visual buffer.*

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.