



County of Fairfax, Virginia

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

March 9, 2011

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 86-W-001-11

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 8, 2011, approving Proffered Condition Amendment Application PCA 86-W-001-11 in the name of Jefferson at Fairfax Corner LLC. The Board's action amends the proffers for Rezoning Application RZ 86-W-001, previously approved for commercial development to permit a residential option and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.26 including bonus density for the provision of ADUs. The subject property is located on the south side of Monument Drive approximately 1,300 feet east of its intersection with Government Center Parkway on approximately 90.39 acres of land for the proffered condition amendment and 8.12 acres of land for final development plan amendment (FDPA) zoned PDC and WS [Tax Map 56-1 ((15)) 5B and 14], in the Springfield District and is subject to the proffers dated February 28, 2011.

Please note that on March 2, 2011, the Planning Commission approved Final Development Plan Amendment Application FDPA 86-W-001-06.

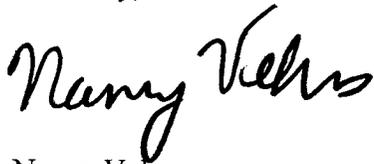
Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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

The Board also:

- Approved Waiver Request 007656-WPFM-006-1, for location of underground detention facilities in a residential area, subject to the development conditions dated February 1, 2011.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 8th day of March, 2011, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 86-W-001-11**

WHEREAS, Jefferson at Fairfax Corner LLC, filed in the proper form an application to amend the proffers for RZ 86-W-001 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

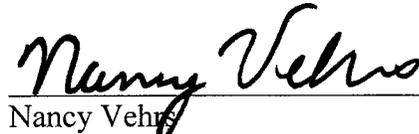
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 8th day of March, 2011.



Nancy Vehrs
Clerk to the Board of Supervisors

3:30 item
3/8/2011

PROFFERS

JEFFERSON AT FAIRFAX CORNER, LLC

PCA 86-W-001-11

February 28, 2011

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended and subject to the Board of Supervisors approving a proffered condition amendment and conceptual development plan amendment/final development plan amendment, for property identified as Tax Map 56-1 ((15)) 5B and 14 and hereinafter referred to as the "Application Property", the Applicant and the title owner proffer for themselves, their successors and assigns, the following conditions. All previous proffers or development conditions which apply to the Application Property shall, as applicable, remain in effect as stated in the proffer statements dated July 25, 1988, and approved August 1, 1988, as amended, by the Board of Supervisors. Should there be any inconsistencies between these proffers and prior proffers, these proffers shall replace and supercede those prior proffers or portions thereof to the extent of said inconsistencies.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Urban, Ltd. consisting of twenty seven (27) sheets, dated May, 2010, as revised through February 8, 2011.
- B. Notwithstanding that the CDP/FDP is presented on twenty seven (27) sheets, it shall be understood that the proffered portion of the CDP shall be the plan relative to the points of access, the maximum number and type of dwelling units, the amount and location of open space, the general location of the Environmental Quality Corridor (EQC), the location of the limits of clearing and grading, and the general location and arrangement of the building and parking garage. The FDP shall be the plan relative to that portion of the Application Property containing approximately 8.12 acres identified as Tax Map 56-1 ((5)) 14 pt. The Applicant may request an FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units, increase building height, increase surface parking, decrease the

amount of open space; decrease the setback from the peripheries; or reduce open space or landscaping.

2. TRANSPORTATION

- A. Subject to the approval of VDOT and FCDOT, the Applicant shall install a bus shelter along the Application Property's Monument Drive frontage in a location as generally shown on the FDP.
- B. Subject to the approval of VDOT and FCDOT, the Applicant shall construct a right turn taper approximately 100 feet in length on Monument Drive at the westernmost access to the Application Property as shown on the FDP.
- C. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

3. LANDSCAPING

A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on the FDP shall be submitted in conjunction with the site plan for that land area encompassed by the FDP. Street trees along Monument Drive shall be a minimum of 3 inch caliper at the time of planting. To further soften the appearance of the residential building, foundation plantings and plantings between the building and Monument Drive, in addition to those shown on the FDP, shall be installed in conjunction with those plantings shown on the landscape plan. Plantings shall include trees, shrubs, annuals, perennials, grasses and/or ground cover as coordinated with UFM. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by UFM.

4. TREE PRESERVATION AND LIMITS OF CLEARING

- A. For the purposes of maximizing the preservation of trees in tree save area, the Applicant shall prepare a tree preservation plan for that area subject to the FDP. The Applicant shall contract with a certified arborist (the "Project Arborist") to prepare a tree preservation plan to be submitted as part of the first site plan submittal. The tree preservation plan shall be reviewed and approved by Urban Forest Management, and shall consist of a tree inventory which includes the location, species, size, crown spread and condition rating percent of all trees 10 inches or greater in diameter, measured 4½ feet from the ground, and located within twenty (20) feet of the limits of clearing and grading. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be

incorporated into the tree preservation plan. Activities should include, but are not limited to, crown pruning, root pruning, mulching and fertilization.

- B. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fencing. Tree protection fencing, consisting of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no farther than 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 placed at the limits of clearing and grading as shown on the Phase I and Phase II erosion and sedimentary control sheets in all areas, as may be modified by the "Root Pruning" proffer, below. The tree protection fencing shall be made clearly visible to all construction personnel. The tree protection fencing shall be installed prior to the performance of any clearing, grading, or demolition activities on the site. All tree preservation activities, including installation of tree protection fencing, shall be performed under the supervision of the Project Arborist.

- C. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the FDP, except as may be necessary for the installation of necessary utility lines, trails and other required site improvements, all of which shall be installed in the least disruptive manner possible, considering cost and engineering. The Applicant shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting, the Applicant and Project Arborist shall walk the limits of clearing and grading with an Urban Forest Management representative to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading.

- D. The areas identified as tree save on the FDP shall be placed within a conservation easement, in a form acceptable to the Fairfax County Attorney, to be recorded at time of site plan approval.

- E. The areas to the west and south of the entry to Monument Drive that are within the limits of clearing and grading shown on the FDP shall be reforested with three (3) year seedlings in four (4) foot tall protective tubes to minimize turf areas and reduce mowing. The seedlings shall be planted at a density of approximately 400 seedlings per acre. The area of reforestation shall be coordinated with UFM, and the seedlings shall be planted concurrent with installation of landscaping on the Application Property shown on the FDP.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall provide underground on-site stormwater management (SWM) and Best Management Practices (BMPs) facilities as shown on the FDP to satisfy detention and water quality requirements in accordance with the requirements of

the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code, subject to the approval of the Board of Supervisors.

- B. The SWM/BMP facilities shown on the FDP shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The maintenance responsibilities for the SWM/BMP facilities shall be disclosed in the homeowners' association documents, if any, established for the residential units. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.
- C. The Applicant shall incorporate low impact development techniques into the SWM/BMP facilities consisting of two (2) rain gardens and tree box filters as shown on the FDP and approved by DPWES.

6. RECREATION FACILITIES

- A. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance regarding developed recreation facilities, the Applicant shall provide recreational facilities to serve that portion of the Application Property subject to the FDP. The facilities shall include an outdoor swimming pool, passive seating areas, tot lot, on-site trail, an indoor recreational/leasing facility and a multi-purpose room/conference room that will be a combined minimum of 3,000 gross square feet. The Applicant proffers that the minimum expenditure for the above-referenced recreational facilities shall be \$1,600.00 per residential unit, exclusive of affordable dwelling units. In the event the total cost of recreational improvements constructed on that portion of the Application Property by the Applicant is demonstrated to be less than \$1,600.00 per unit, exclusive of affordable dwelling units, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority for the development of active recreational facilities in the vicinity of the Application Property.
- B. The multi-purpose/conference room shown on the FDP shall be a minimum of 1,000 gross square feet. Fairfax County, as the Title Owner of the Application Property, shall have a priority right to reserve the multi-purpose room at no cost for public activities and events run or sponsored by the County of Fairfax, Virginia on the following days and times: Monday through Thursday from 8:00 a.m. until 10:00 p.m. and Friday from 8:00 a.m. until 6:00 p.m. The multi-purpose room may be reserved by verbal or written notice to the property manager at least one (1) business day in advance. The Applicant and its residents shall have a priority right to use the multi-purpose room on the following days and times: Friday after 6:00 p.m. and Saturdays, Sundays and holidays when the Fairfax County Government Center is closed. The Applicant and Fairfax County

shall work together to establish reasonable rules and regulations regarding the use and reservation of the multi-purpose room (which shall provide, *inter alia*, that one party may request to use the multi-purpose room for a time during which the other party has a priority right to reserve the multi-purpose room, and in the event that such requesting party gives the other party at least two (2) weeks prior notice and the other party approves (or fails to disapprove) such request within two (2) business days thereafter, such requesting party shall have the right to use the multi-purpose room during the date and time so requested). In the event of a countywide or regional emergency, Fairfax County shall be entitled to use the multi-purpose room as an emergency shelter without prior notice to Applicant. Fairfax County shall be solely responsible for all costs and expenses incurred by its use of the multi-purpose room, including costs and expenses incurred by the Applicant for cleaning and repairing any damages resulting from that use. Anticipated costs and expenses may require the submission of a reasonable deposit at time of reservation.

- C. If necessary to accommodate evening meetings in the multi-purpose room/conference room as described in Proffer 6.B., the Applicant shall coordinate with Fairfax County for the provision of shared parking at the Fairfax County Government Center.

7. ARCHITECTURAL DESIGN

- A. The architectural design of the residential building subject to the FDP shall be consistent with the elevations shown on Sheet 23, and shall be generally consistent in style on all sides of the structure. Building materials shall be comprised of masonry, cementitious siding and panels, and glass. The building façade shall include a minimum of 25% brick and 40% cementitious siding and panels that will result in a durable high quality façade that is easily maintained. The elevations may be refined as a result of final design and engineering so long as the character and quality of the building remains in substantial conformance with those shown.
- B. The retaining walls shown on the FDP shall be constructed of stackable retaining wall blocks such as Allan Block, Inter-Block, StoneWall that shall be compatible with the building materials used for the residential building.
- C. At time of site plan and building plan approval for the residential building subject to the FDP, the Applicant shall demonstrate compliance with the universal design criteria as set forth in the ICC/ANSI A117.1-2003 and the 1998 Fair Housing Design Manual.

8. SUSTAINABLE DESIGN

In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented in the construction of the residential building shown on the FDP.

- A. LEED for Homes Certification;
- B. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a Residential Use Permit.
- C. Qualification in accordance with ENERGY STAR[®] for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from a home energy rater certified through the Residential Energy Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR[®] for Homes qualification prior to the issuance of the Residential Use Permit for each dwelling.

Selection of certification method shall be within the Applicant's sole discretion at time of site plan submission. Should the Applicant select LEED for Homes Certification, prior to approval of the building plan for the residential building, the Applicant shall execute a separate agreement and post, for that 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 \$384,000.00. 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 U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED[®] for Homes) rating system. 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 final 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. The Applicant shall follow the following procedures for attainment of LEED certification:

- i. The Applicant shall include a LEED-accredited professional as a member of the design team. The professional will also be a professional engineer, licensed architect or licensed landscape architect. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovated technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

- ii. The Applicant shall include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's LEED® for Homes rating system that the Applicant anticipates attaining. A professional engineer, licensed architect or licensed landscape architect will provide certification statements at 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 certification of the project.
- iii. Prior to approval of the final RUP, the Applicant will provide to the Environment and Development Review Branch of DPZ a letter from a LEED-accredited professional certifying that a green building maintenance reference manual has been prepared for use by the building manager, that this manual has been written by a LEED-accredited professional, that copies of this manual will be provided to all future building managers and that this manual, at a minimum:
- provides a narrative description of each green building component, including a description of the environmental benefits of that component and including information regarding the importance of maintenance and operation in retaining the attributes of a green building;
 - provides, where applicable, product manufacturer's manuals or other instructions regarding operations and maintenance needs for each green building component, including operational practices that can enhance energy and water conservation;
 - provides, as applicable, either or both of the following: (1) a maintenance staff notification process for improperly functioning equipment; or (2) a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of green building-related equipment and the structure, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks; and
 - provides contact information that can be used to obtain further guidance on each green building component.

Prior to approval of the final RUP, the Applicant will provide an electronic copy of the manual in pdf format to the Environment and Development Review Branch of DPZ.

- iv. Prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of 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.

9. PEDESTRIAN FACILITIES

- A. The Applicant shall construct a five (5) foot wide concrete sidewalk along the Application Property's Monument Drive frontage as shown on the FDP.
- B. The Applicant shall construct an eight (8) foot wide asphalt trail through the Application Property as shown on the FDP to facilitate pedestrian connections. The location of the trail may be adjusted at time of construction to save individual existing mature trees.

10. AFFORDABILITY

- A. The Applicant shall rent and administer the residential dwelling units shown on the FDP in accordance with a Lease Agreement executed between the Applicant and the Title Owner, as may be amended. Approximately 47 percent of the residential units as shown on the FDP shall be affordable to households at 50 to 60 percent of the Average Median Income (AMI) of the Washington D.C. Metropolitan Statistical Area. The remaining residential units shall be affordable to households at 80 to 100 percent of AMI. Nothing herein shall prevent the Applicant from providing more units at the lower tiers, however, at a minimum, the Applicant shall meet the provisions contained in the following table unless otherwise agreed to by the Applicant and the Title Owner:

Unit Type	50% of AMI	60% of AMI	80% of AMI	90% of AMI	100% of AMI	Total	% of Units
Studio	7	10	3	8	9	37	13.70%
1 Bedroom	25	34	10	28	28	125	46.30%
2 Bedroom	19	26	7	21	21	94	34.81%
3 Bedroom	3	4	1	3	3	14	5.19%
Total	54	74	21	60	61	270	100.00%
% of Units	20.00%	27.40%	7.78%	22.22%	22.60%	100.00%	

- B. The average net rentable square footage shall be approximately:

Studio units - 575 square feet

One (1) bedroom units - 725 square feet

Two (2) bedroom units - 933 square feet

Three (3) bedroom units - 1,277 square feet

The minimum bedroom size of any residential unit within the development, exclusive of closet space, shall be 100 square feet, and all two and three bedroom residential units shall contain a minimum of two full baths.

- C. All site plans and building plans submitted for the residential units shown on the FDP shall include a table setting forth the number of units in each bedroom count category and demonstrating compliance with the unit sizes as set forth herein.

- D. The Applicant shall include in its marketing efforts the marketing of residential units shown on the FDP to Fairfax County employees and personnel of the Fairfax Education Association, however, such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations.

11. SWIMMING POOL DISCHARGE

Swimming pool discharge water shall be routed into the stormwater management system. The discharge process shall follow the guidelines below in order to ensure that pool water is property neutralized prior to being discharged:

- A. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to backwashing and/or discharge.
- B. All waste water resulting from the cleaning and draining of the pool shall meet the appropriate level of water quality prior to discharge.
- C. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged.

12. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- A. Transportation demand management ("TDM") strategies, as detailed below, shall be utilized by the Applicant and/or its successors or assigns to reduce vehicular trips generated by residents of the units as shown on the FDP during peak hours.
- B. Mass transit, ride-sharing, and other transportation strategies shall be utilized to reduce baseline trips generated from the residential units shown on the FDP

during peak hours by a minimum of 15%. For purposes of this proffer, the baseline number of trips from which such reductions are measured shall be determined using the trip generation rates data published by the Institute of Transportation Engineers in the Trip Generation Manual, 8th Edition and as determined by FCDOT for a total of 270 dwelling units during the highest peak hour period (AM or PM) of the adjacent street, Monument Drive. Residents shall be advised of this transportation strategy.

C. The following is a list of strategies that shall be instituted by the Applicant prior to the issuance of the first RUP for those improvements indentified on the FDP:

- (1) Designate an individual (such as property management staff) to act as the transportation coordinator ("TC"), who shall be responsible to implement the TDM strategies, with on-going coordination with FCDOT. The duties of the TC may be part of other duties assigned to the individual(s). The Applicant shall provide written notice to FCDOT within 10 days of the designation of the TC and thereafter within 10 days of any change in said designation.
- (2) Market new units to bicyclists, and to one-car or no-car families, provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations.
- (3) Disseminate information regarding Metrobus, carpool and/or vanpool, ridesharing, and other relevant transit options in residential leasing packages.
- (4) Provide Metro maps, schedules, and forms; information on the Fairfax County Ride Share Program; and information on other relevant transit options available to tenants including commuter connections, either in a newsletter to be published on a regular basis and not fewer than four (4) times per calendar year or on a web site. In the event, the Applicant elects to establish a website for the project, then the Applicant shall provide written notice to FCDOT of the website address and the date the site became operational.
- (5) Provide a business center for use by residents. The business center shall include, at a minimum, access to computer(s), printer(s), a scanner, and high-speed internet.
- (6) Equip all residential units with internet access.
- (7) Provide secure bike storage for residents sufficient to store, at a minimum, twenty-seven (27) bicycles. Provide two (2) bicycle racks for visitors either in the visitor parking area or in the vicinity of the main entrance.

The design, style and installation of the bike racks and bicycle storage shall be approved by FCDOT.

(8) Participate in a larger Traffic Management Area Program should one be established by the County for this area.

D. Twelve (12) months following issuance of the last RUP, the TC will administer a survey of residents. The survey shall be coordinated with FCDOT and shall include, at a minimum, details regarding the number of times per week the resident commutes, the mode of transportation for commuting purposes, and his or her work destination to evaluate the effectiveness of the TDM in meeting the TDM goals applicable at that time and to evaluate the need for changes to the TDM Program. The TC shall submit to FCDOT a report describing the TDM strategic efforts and the effectiveness of the TDM Program in reaching trip reduction goals, including, as applicable, sample marketing materials and expenditures.

E. If the survey reveals that changes to the TDM Program are needed or advisable, then the TC shall coordinate such changes with FCDOT and, as necessary, adjust the TDM Program as permitted herein and implement the revisions, without penalties. The Applicant shall conduct such surveys annually until it is demonstrated through two consecutive surveys that the TDM goal of a 15% reduction has been achieved, at which time, no additional surveys shall be required.

13. SCHOOL CONTRIBUTION

The Applicant shall contribute the sum of two hundred twenty-five thousand and seventy two dollars (\$225,072.00) to the Fairfax County Board of Supervisors for capital improvements and capacity enhancements at the schools that students generated by the residential development shown on the FDP will attend. Said contribution shall be made at time of site plan approval.

14. CONSTRUCTION

Except as may be specified herein, all transportation, pedestrian and landscaping improvements shall be constructed and/or installed concurrent with the development of the residential development shown on the FDP.

15. SEVERABILITY

If determined appropriate in accordance with Par. 10.D. of Sect. 16-402 of the Zoning Ordinance, any of the land bays/sections/buildings within the Application Property may be subject to proffered condition amendments and final development plan amendments without joinder or consent of the property owners of the other land bays/sections/buildings.

16. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

17. COUNTERPARTS

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

TITLE OWNER/GROUND LESSOR

FAIRFAX COUNTY BOARD OF SUPERVISORS

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

By: Anthony H. Griffin
Its: County Executive

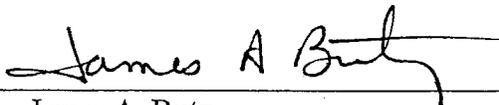
[SIGNATURES CONTINUED ON NEXT PAGE]

APPLICANT/CONTRACT GROUND LESSEE

JEFFERSON AT FAIRFAX CORNER LLC
a Delaware limited liability company

By: East Holding Company LP,
a Delaware limited partnership
its Managing Member

By: Heron Pond Realty LLC
a Delaware limited liability company
its General Partner

By: 
James A. Butz
President

[SIGNATURES END]

DEVELOPMENT CONDITIONS

**FDPA 86-W-001-06
Jefferson at Fairfax Corner LLC**

February 28, 2011

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 86-W-001-06 to allow a residential development on property located at Tax Map 56-1 ((14)) 14 pt., staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the subject property shall be in substantial conformance with the FDPA plat entitled "Residences at the Government Center," prepared by Urban, Ltd, Consisting of 27 sheets, and dated May, 2010 as revised through February 8, 2011. Minor modifications to the approved FDPA may be permitted pursuant to Par.4 of Sect. 16-403 of the Zoning Ordinance.
2. Activity on the property shall be in conformance with the Development Conditions associated with the Underground Detention Waiver #007656-WPFM-006-1, as outlined in Attachment A.

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

Waiver #007656-WPFM-006-1 Conditions

Residences at the Government Center
PCA 86-W-001-11
February 1, 2011

1. The underground facilities shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).
2. The underground facilities shall be located as shown on the approved CDPA/FDPA, as determined by DPWES.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facilities shall be constructed with a minimum interior height of 72" to facilitate maintenance.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to insure that the applicant maintains the facilities in good working condition acceptable to the County to control stormwater generated from the development of the Residences at the Government Center site.
- A condition that the applicant, their successors, or assigns shall not petition the County to take future maintenance or replace the underground facilities.
- Establishment of a reserve fund, for future replacement of the underground facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the applicant provide and continuously maintain, liability insurance. The typical liability insurance amount is at least \$1,000,000, against claims associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

7. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and documents, which insure safe operation, inspection, and maintenance of the facilities.
8. Prior to final construction plan approval, the developer shall escrow sufficient funds which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the management company until after final bond release.
9. The applicant and its successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities and the responsibility for operation, inspection, maintenance and replacement of such facilities, by including the following language within the documents:

"The applicant and its successors and assigns are responsible for the operation, inspection, maintenance, and replacement of the underground stormwater facilities as set forth in the documents and a private maintenance agreement entered into with the County."

GENERAL NOTES

- LAND SUBJECT TO THIS PCA AND COPA IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP AS: 58-1-(11)-58 AND 14. LAND SUBJECT TO THE FDPA IS IDENTIFIED AS 58-1-(11)-PART 14.
- THE ABOVE REFERENCED PROPERTIES ARE ZONED POC.
- THE BOUNDARY INFORMATION SHOWN HEREON WAS COMPILED FROM DEEDS AND PLATS OF RECORD BY URBAN ENGINEERING AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.
- THE FIELD RUN TOPOGRAPHY SHOWN HEREON IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED BY URBAN ENGINEERING.
- THE PROPERTY SHOWN ON THIS COPA/FDPA PLAN IS LOCATED IN THE SPRINGFIELD DISTRICT.
- THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
- STORM WATER MANAGEMENT IS PROVIDED ONSITE THROUGH THE USE OF AN UNDERGROUND VAULT. BEST MANAGEMENT PRACTICE HAS BEEN PROVIDED ONSITE THROUGH THE USE OF PROPOSED FILTERBAS AND A PROPOSED STORMFILTER.
- UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
- INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED DURING THE SITE PLAN STAGE FOR CONSTRUCTION PURPOSES.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
- THERE ARE NO KNOWN BURIAL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL SECTION.
- IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZE, DIMENSIONS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN.
- THERE ARE DESIGNATED ENVIRONMENTAL QUALITY-CORRIDORS (EQC) AND RPA'S ON THE SUBJECT SITE PER FAIRFAX COUNTY MAPS.
- THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
- THE SPECIAL AMENITIES PROPOSED ON THE FDPA SITE INCLUDE:
 - PEDESTRIAN SIDEWALKS
 - NATURAL SURFACE WALKING TRAIL
 - OUTDOOR SWIMMING POOL
 - SMALL FENCED CHILDREN'S PLAY AREA
 - COURTYARDS (OUTDOOR SEATING)
 - INDOOR GYM
 - INDOOR CLUB ROOM WITH BILLIARDS
 - MULTI-PURPOSE ROOM/CONFERENCE ROOM (1,000 SQF)
 - BUSINESS COFFEE
 - LEASING OFFICE
 - COFFEE BAR
- THE LOCATION OF THE OUTDOOR AMENITIES ARE REFLECTED ON THE COPA/FDPA.
- THE DEVELOPMENT SCHEDULE AND PROPOSED SITE PLAN SUBMISSIONS SHALL BE DETERMINED BY THE APPLICANT BASED UPON MARKET CONDITIONS.
- NOTWITHSTANDING THE IMPROVEMENTS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT RESERVES THE RIGHT TO REASONABLY MODIFY THE FINAL DESIGN CONCEPTS, INCLUDING SIZES AND LOCATIONS OF IMPROVEMENTS, TO CONFORM WITH ARCHITECTURAL AND ENGINEERING TOLERANCES AND TO COMPLY WITH NEW CRITERIA AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, COMMONWEALTH OF VIRGINIA AND OTHER AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED.
- DIMENSIONS AND SIZES AS SCALED ARE APPROXIMATE AND MAY VARY DEPENDING ON THE FINAL USE AND ARCHITECTURAL/ENGINEERING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS COPA/FDPA.
- BASEMENT SPACE MAY BE ADDED TO BUILDING SHOWN. THAT PORTION OF OCCUPIED BASEMENT WILL BE PARKED AT THE RATIO REQUIRED BY THE USE. NO MORE THAN 15,000 SF OF BASEMENT UNITS WILL BE PROVIDED. SHOULD THIS BE DEEMED NECESSARY.
- APPLICANT WILL SUBMIT AND OBTAIN APPROVAL OF A COMPREHENSIVE SIGN PLAN AMENDMENT SEPARATELY.
- THE PROPOSED DEVELOPMENT WILL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE FOLLOWING EXCEPTION:
 - WHICH PURSUANT TO SECTION 8-530(B) OF THE PUBLIC FACILITIES MANUAL TO ALLOW UNDERGROUND DETENTION FACILITIES IN A RESIDENTIAL DEVELOPMENT.

SITE TABULATIONS:

SITE AREA	EXISTING LANDMARK C	PROPOSED FDPA AREA	EXISTING LANDMARK C
	PARCEL 58 (173,617 S.F. OR 3,982 AC.) PARCEL 14 (3,763,373 S.F. OR 86,336 AC.) TOTAL: 80,386 AC. (3,937,290 S.F.)	TOTAL: 8.12 AC. (353,840.93 S.F.)	PARCEL 58 (173,617 S.F. OR 3,982 AC.) PARCEL 14 (3,763,373 S.F. OR 86,336 AC.) TOTAL: 80,386 AC. (3,937,290 S.F.)
EXISTING ZONE	POC	POC	POC
PROPOSED ZONE	POC	POC	POC
LANDSCAPED OPEN SPACE REQUIRED	15%	15%	15%
LANDSCAPED OPEN SPACE PROVIDED	2,128,137 S.F. OR 54%	218,285 S.F. OR 61%	1,886,581 S.F. OR 50%
USES	GOVERNMENTAL CENTER/OFFICE	RESIDENTIAL	GOVERNMENTAL CENTER/OFFICE, RESIDENTIAL
BUILDING GROSS FLOOR AREA	OFFICE - 959,614 S.F.	RESIDENTIAL - 240,000 S.F. BASEMENT - 15,000 S.F. TOTAL = 240,000 S.F.**	OFFICE - 798,014 S.F. RESIDENTIAL - 240,000 S.F. BASEMENT - 15,000 S.F. TOTAL = 1,038,014 S.F.**
PROPOSED F.A.R.	0.2537	0.8783** / 0.5652**	0.2639** / 0.2537**
ADUs (ADUs)	N/A	128	128
UNITS	N/A	141	141
MAX. NUMBER OF UNITS	N/A	270	270
PROPOSED BUILDING HEIGHT	12F	12F	12F
MAXIMUM BUILDING HEIGHT ALLOWED	N/A	55.5	N/A

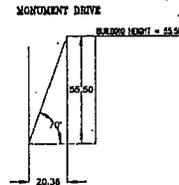
* BASEMENT SPACE IS NOT INCLUDED IN THE TOTAL BUILDING GROSS SQUARE FOOTAGE. THE BASEMENT SPACE SHALL BE USED FOR RESIDENTIAL UNITS, LAUNDRY FACILITIES, STORAGE FACILITIES/LOCKERS, AND OTHER ASSOCIATED USES TO SUPPORT RESIDENTIAL USE.
 ** INCLUDES BONUS DENSITY FOR AFFORDABLE HOUSING.
 *** LOGS OF THE DWELLING UNITS WILL BE AFFORDABLE AS DEFINED IN THE LAND LEASE WITH FAIRFAX COUNTY.
 -A MAXIMUM OF 20% BONUS INTENSITY ON THE RESIDENTIAL SQUARE FOOTAGE IS PROPOSED: 200,000 S.F. * 120% = 240,000 S.F.
 **** EXCLUDES BONUS DENSITY.

PARKING TABULATIONS - FDPA AREA:

REQUIRED PARKING:	RESIDENTIAL USE
	= 1.5 SPACE / UNIT
	= 1.5 SPACE / (141) * 270 UNITS
	= 432 SPACES
PROPOSED PARKING:	
GARAGE PARKING PROVIDED	= 367 SPACES (8 ACCESSIBLE SPACES)
SURFACE PARKING PROVIDED	= 66 SPACES (3 ACCESSIBLE SPACES)
TOTAL PROVIDED PARKING	= 433 SPACES (11 ACCESSIBLE SPACES)
REQUIRED LOADING:	RESIDENTIAL USE
	1 SPACE FOR FIRST 25,000 S.F.
	+ 1 SPACE/100,000 S.F.
	1 SPACE * 215,000 + 1 SPACE/100,000 S.F. = 4 SPACES
PROVIDED LOADING:	= 4 SPACES**

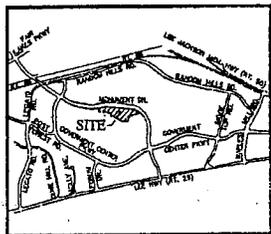
** 2 LOADING SPACES ARE PROVIDED AT THE GARAGE ENTRANCE AND 2 LOADING SPACES ARE PROVIDED BY THE TEMPORARY TURN AROUND AT THE PARKING ENTRANCE.

BULK PLANE ANALYSIS

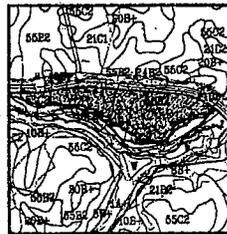


LEGEND:

- ⊕ PROPOSED LIMITS OF CLEARING & GRADING
- EXISTING TREE LINE
- - - EXISTING PROPERTY LINE
- - - PROPOSED PROPERTY LINE
- EXISTING PROPERTY LINE PIPES
- ⊗ EXISTING FENCE
- ⊙ EXISTING LIGHTING
- ⊙ PROPOSED LIGHTING
- ⊙ PROPOSED CG-12
- == EXISTING CURB AND GUTTER
- EXISTING CURB AND GUTTER
- - - EXISTING CONTOUR
- EXISTING STORM DRAIN
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING WATER LINE
- EXISTING GAS LINE
- EXISTING UNDERGROUND ELECTRIC LINE
- EXISTING OVERHEAD ELECTRIC LINE
- EXISTING UNDERGROUND TELEPHONE LINE
- EXISTING GUY WIRE
- EXISTING DRAINAGE WAY
- EXISTING POWER POLE



VICINITY MAP
SCALE: 1" = 2000'



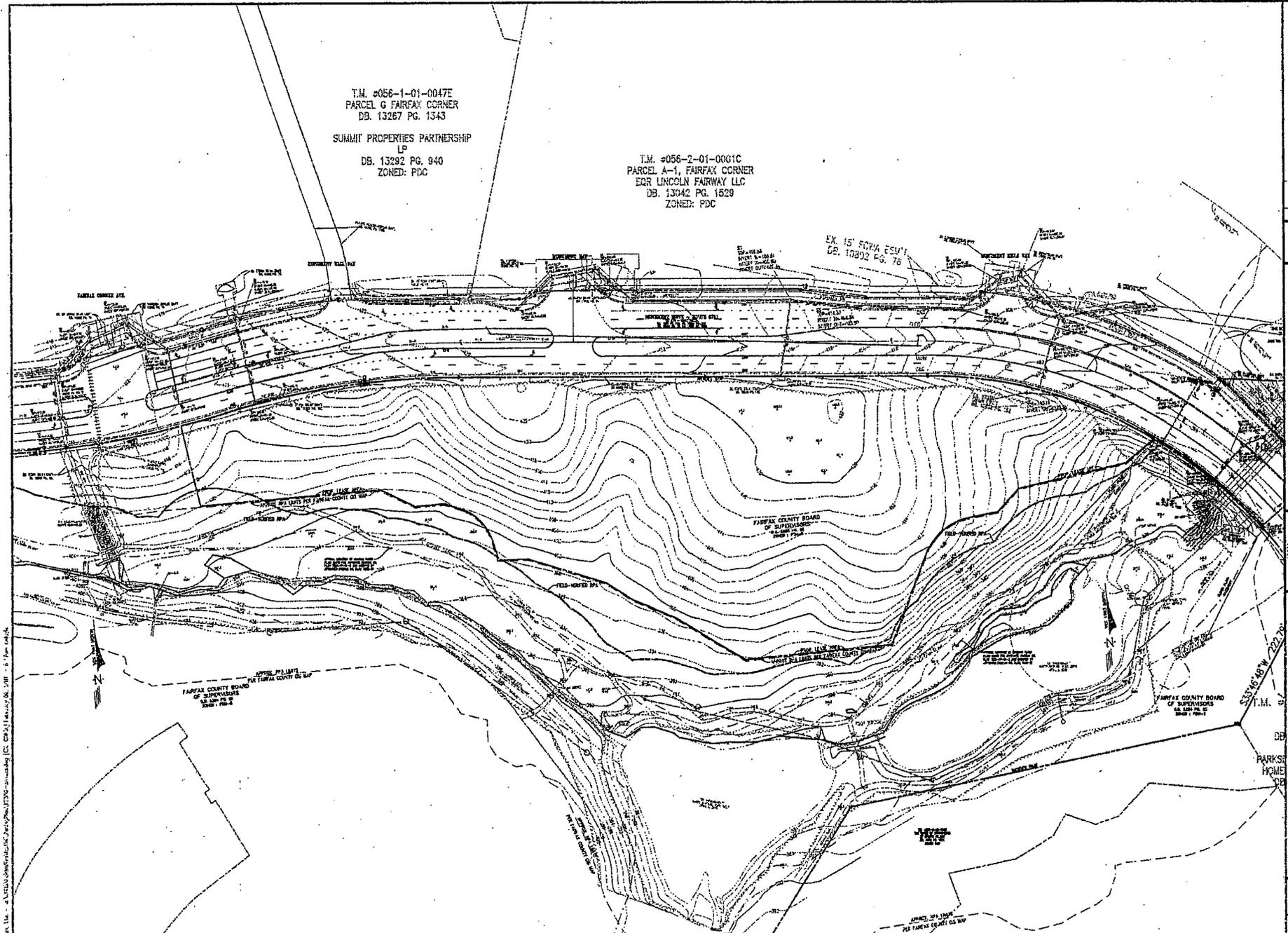
SOILS MAP
SCALE: 1" = 500'

SOILS LEGEND

SOIL ID	SERIES	PERCENTAGE SUPPORT	PLANTING	SLURRY	REMARKS	PERMEABILITY	PROBLEM CLASSES
10B+	GLENNVILLE	FAIR	MARGINAL	GOOD	MODERATE	B	
10C2	GLENNVILLE	FAIR	MARGINAL	GOOD	MODERATE	B	
2102	MANOR	GOOD	GOOD	GOOD	BEYOND	C	
3002	GLENDLE	GOOD	GOOD	GOOD	SEVERE	C	
3002	GLENDLE	GOOD	GOOD	GOOD	BEYOND	C	

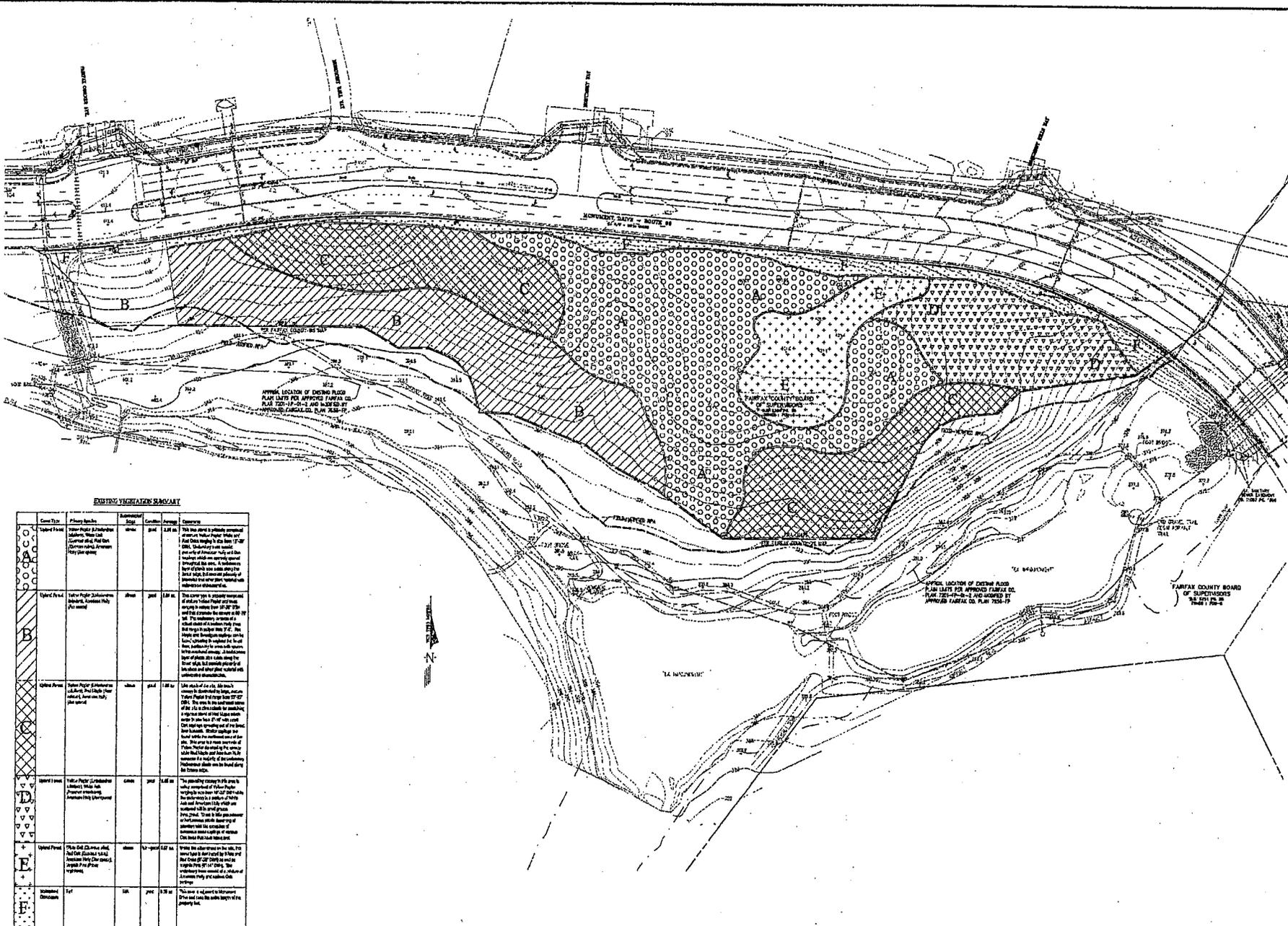
DATE: 05/14/2018
 TIME: 10:00 AM
 PROJECT: RESIDENCES AT THE GOVERNMENT CENTER
 DRAWN BY: J. BROWN
 CHECKED BY: J. BROWN
 SCALE: 1" = 2000'
 SHEET: 1 OF 2

GENERAL NOTES - COPA/FDPA
RESIDENCES AT THE GOVERNMENT CENTER
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL - N/A
 SCALE: AS SHOWN
 DATE: MAY, 2018
 STREET: 2 OF 27
 FILE NO.: MISC-12558



Date: 11/10/10
 Author: J. J. [unreadable]
 Title: [unreadable]

REVISIONS NO. DATE DESCRIPTION
01-17-10 02-18-10 03-18-10 04-18-10 05-18-10
URBAN Planning & Design 12000 12000 12000 12000
EXISTING CONDITIONS - EDPA RESIDENCES AT THE GOVERNMENT CENTER FAIRFAX COUNTY, VIRGINIA
SCALE 1" = 40' DATE MAY, 2010 C.L.-2
SHEET 4 OF 7 FILE NO. MISC-12458



EXISTING VEGETATION SUMMARY

Code	Plant Species	Approximate Age	Condition	Remarks
A	White Pine (Pinus strobus)	old	poor	This tree shows a primary canopy structure. It is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.
B	White Pine (Pinus strobus)	old	poor	This tree is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.
C	White Pine (Pinus strobus)	old	poor	This tree is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.
D	White Pine (Pinus strobus)	old	poor	This tree is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.
E	White Pine (Pinus strobus)	old	poor	This tree is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.
F	White Pine (Pinus strobus)	old	poor	This tree is a mature tree with a well-developed crown. The trunk is straight and free of major defects. The crown is dense and well-shaped. The tree is in good health and shows no signs of decay or other damage.

NOTE: See notes on sheet 10 for information on the use of this map. The map is a general representation of the existing vegetation and does not show the exact location of individual trees.

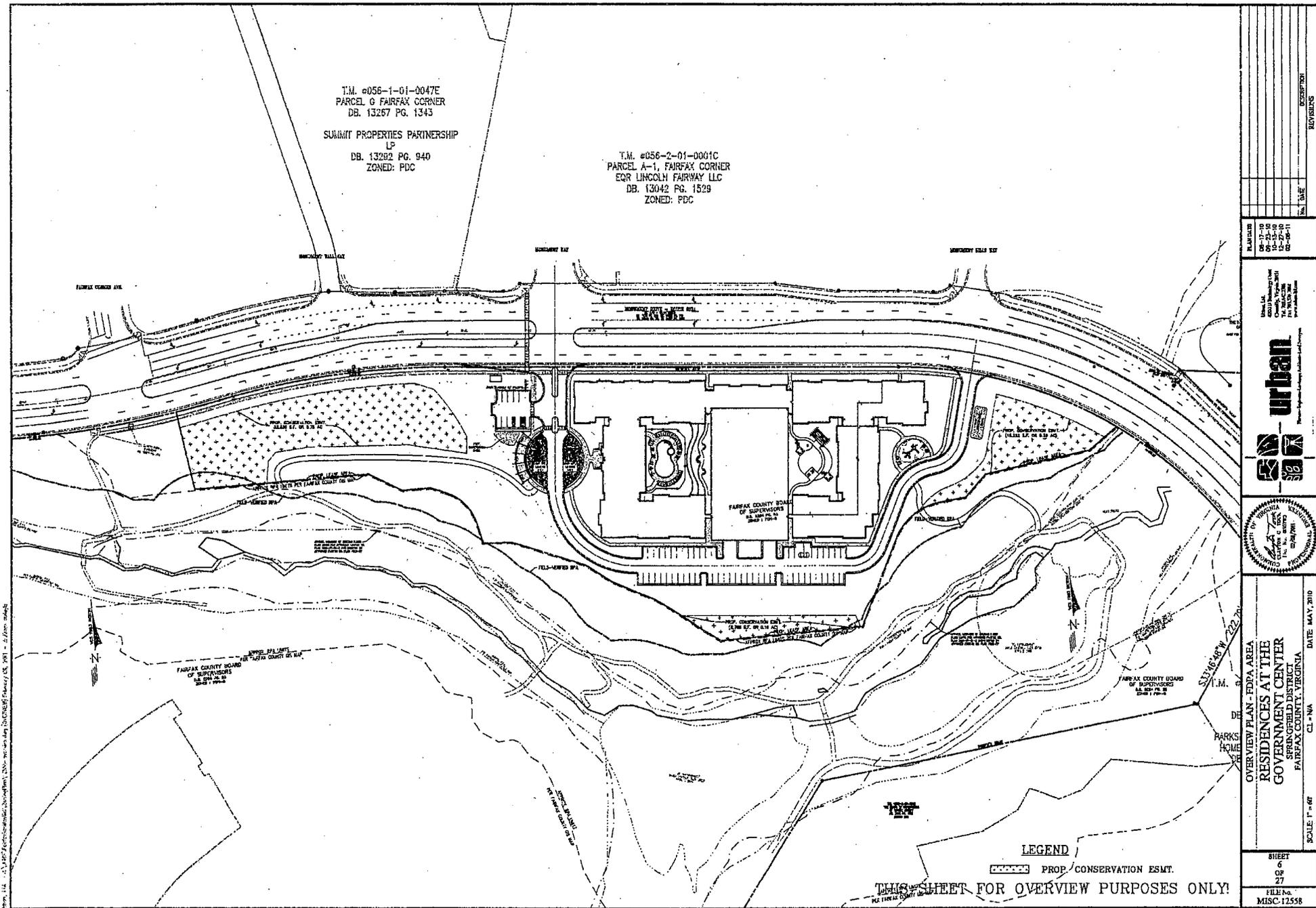
DATE	DESCRIPTION
08-17-10	Initial Survey
08-23-10	Final Survey
11-27-10	Final Survey
02-06-11	Final Survey

URBAN

EXISTING VEGETATION MAP - FOPA
RESIDENCES AT THE GOVERNMENT CENTER
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: MAY, 2010
 SCALE: 1" = 60'
 CL # 7

SHEET 5 OF 27
 PREPARED BY ADAM STEINER, ISA CERTIFIED ARBORIST # MA-4945A
 FR.B No. NTSC-12558



T.M. #056-1-01-0047E
 PARCEL G FAIRFAX CORNER
 DB. 13267 PG. 1343

SUMMIT PROPERTIES PARTNERSHIP
 LP
 DB. 13292 PG. 940
 ZONED: PDC

T.M. #056-2-01-0001C
 PARCEL A-1, FAIRFAX CORNER
 EQR LINCOLN FAIRWAY LLC
 DB. 13042 PG. 1529
 ZONED: PDC

LEGEND

----- PROP. CONSERVATION ESMT.

THIS SHEET FOR OVERVIEW PURPOSES ONLY!

PLANNED 08-17-10 08-27-10 10-13-10 12-08-10 02-25-11	DESCRIPTION REV. DATE
 	Date: 05/11/2010 Checked: [Signature] Prepared: [Signature]
	DATE: MAY, 2010 CL - NA
OVERVIEW PLAN - EDPA AREA RESIDENCES AT THE GOVERNMENT CENTER SPANNGELD DISTRICT FAIRFAX COUNTY, VIRGINIA	SCALE: 1" = 40' SHEET 6 OF 27 FILE No. MISC-12558

This plan, including all attachments, was prepared by the County of Fairfax, Virginia, on May 11, 2010, for the purpose of providing information to the public. It is not intended to be used for any other purpose.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 1-1 (SEE SHEET 14 FOR CHANNEL SECTION LOCATION)

DA = 300 AC.
 C FACTOR = 0.75
 H = 2.75 IN/IN
 H₁₀ = 2.71 IN/IN
 TC = 30 MIN (SEE THIS SHEET FOR THE C COMPUTATION)
 Q₂ = 744 CFS
 Q₁₀ = 1002 CFS
 CHANNEL SLOPE = 0.0070
 S = 0.0150 STREAM CHANNEL

T₂ = 3.50 FPS
 D₁₀ = 2.42 FT.

POST DEVELOPMENT CONDITIONS:

CROSS SECTION 2-2 (SEE SHEET 14 FOR CHANNEL SECTION LOCATION)

DA = 300 AC.
 C FACTOR = 0.75
 H = 2.75 IN/IN
 H₁₀ = 2.71 IN/IN
 TC = 30 MIN (SEE THIS SHEET FOR THE C COMPUTATION)
 Q₂ = 744 CFS
 Q₁₀ = 1002 CFS
 CHANNEL SLOPE = 0.0070
 S = 0.0150 STREAM CHANNEL

T₂ = 3.50 FPS
 D₁₀ = 2.42 FT.

POST DEVELOPMENT CONDITIONS:

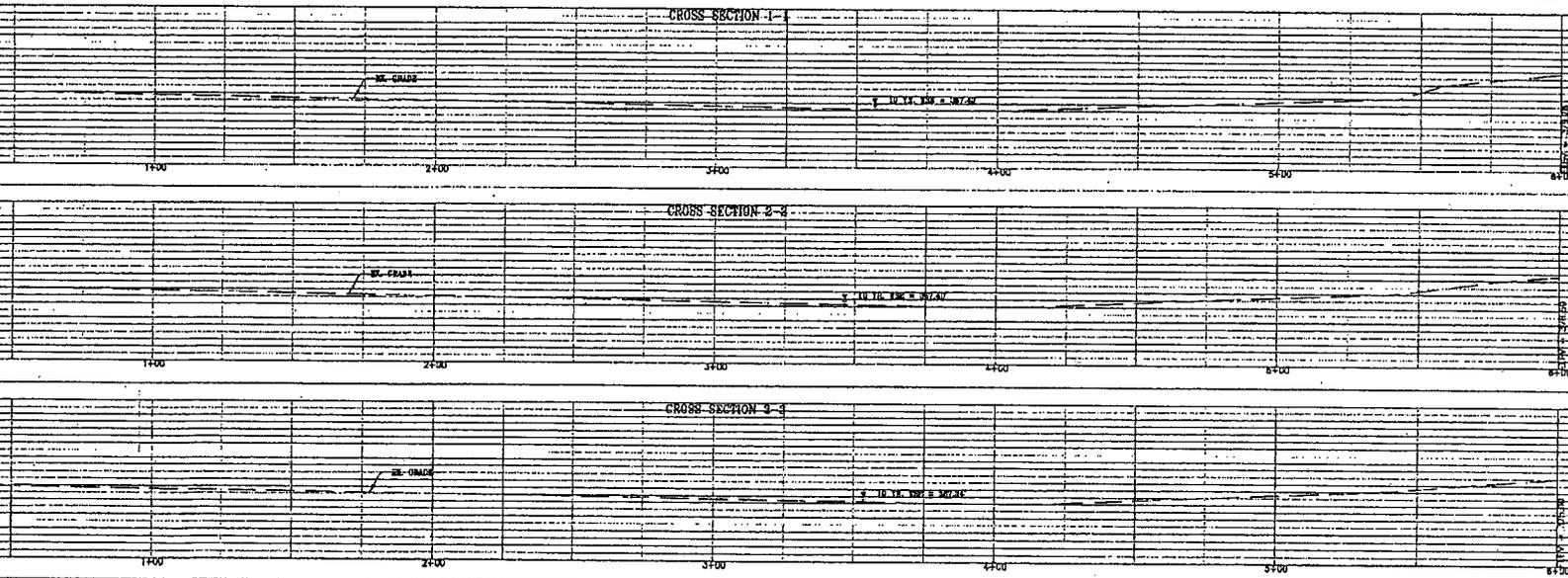
CROSS SECTION 3-3 (SEE SHEET 14 FOR CHANNEL SECTION LOCATION)

DA = 300 AC.
 C FACTOR = 0.75
 H = 2.75 IN/IN
 H₁₀ = 2.71 IN/IN
 TC = 30 MIN (SEE THIS SHEET FOR THE C COMPUTATION)
 Q₂ = 744 CFS
 Q₁₀ = 1002 CFS
 CHANNEL SLOPE = 0.0070
 S = 0.0150 STREAM CHANNEL

T₂ = 3.50 FPS
 D₁₀ = 2.42 FT.

TIME OF CONCENTRATION

AREA A	SECTION ID	UNIT	DA
SHEET FLOW			A-B
1 SURFACE DESCRIPTION (TABLE 1-1)			GRASS
2 WASHINGTON'S ROUGHNESS COEFF. n (TABLE 1-1)			0.15
3 FLOW LENGTH L (FOOT) L < 300 FT			50
4 TRG-TM 24-HR RAINFALL \bar{r}			1.50
5 LAND SLOPE			0.0200
6 $T = 0.001L^{0.849} \bar{r}^{0.51} S^{0.41}$	COMPUTE T	MIN	0.074
SHALLOW UNCONFINATED FLOW			
7 SURFACE DESCRIPTION (PAVED OR UNPAVED)			E-C
8 FLOW LENGTH L			370
9 WASHINGTON'S ROUGHNESS COEFF. n			0.0150
10 AVERAGE VELOCITY V (FOOT/S)			0.010
11 $T = L / (6000V)$	COMPUTE T	MIN	0.010
CHANNEL FLOW			
12 CROSS SECTIONAL FLOW AREA A_c			5.0
13 WETTED PERIMETER P_w			4.2
14 HYDRAULIC RADIUS $r = A_c / P_w$	COMPUTE r	FT	1.19
15 CHANNEL SLOPE			0.0070
16 WASHINGTON'S ROUGHNESS COEFF. n			0.0150
17A $V = (1.49 / n) r^{2/3} S^{1/2}$	COMPUTE V	FT/S	1.5
17B FLOW LENGTH L			3724
17C $T = L / (6000V)$	COMPUTE T	MIN	0.238
17D $V = (1.49 / n) r^{2/3} S^{1/2}$	COMPUTE V	FT/S	1.5
17E FLOW LENGTH L			305
17F $T = L / (6000V)$	COMPUTE T	MIN	0.026
20 INTERSECT OF SQUARES T	10/22 T	MIN	0.502



OUTFALL ANALYSIS
**RESIDENCES AT THE
 GOVERNMENT CENTER**
 SPRINGFIELD, VIRGINIA
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1/4" = 1'-0" V.I. = 20' DATE: MAY 7, 2010
 CL-1-NVA

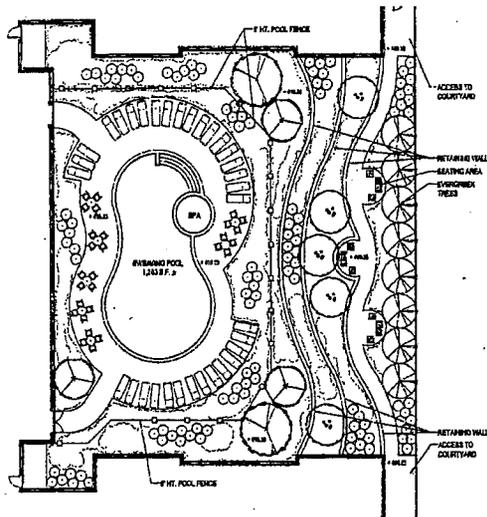
SHEET
 15
 OF
 27
 FILE NO.
 MISC-12558

PLAN DATE	REVISION
06-17-10	
06-23-10	
06-27-10	
11-27-10	
02-08-11	

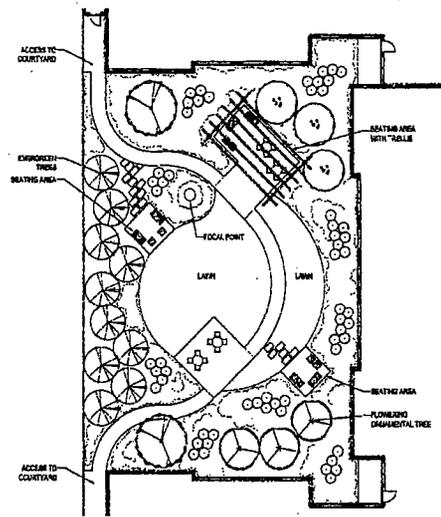
U.S. GEOLOGICAL SURVEY
 WATER RESOURCES DIVISION
 FAIRFAX COUNTY, VIRGINIA

Urban
 Planning
 Engineering
 Architecture
 Environmental
 Services

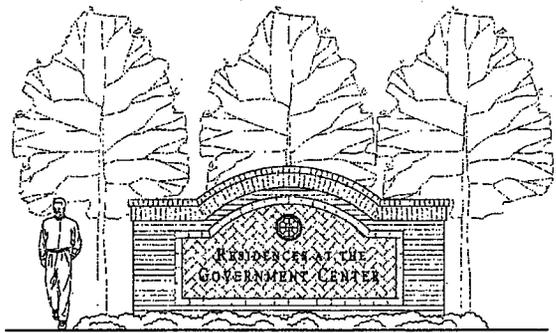




1 COURTYARD 'A' DETAIL PLAN
Scale: 1/16"=1'-0"

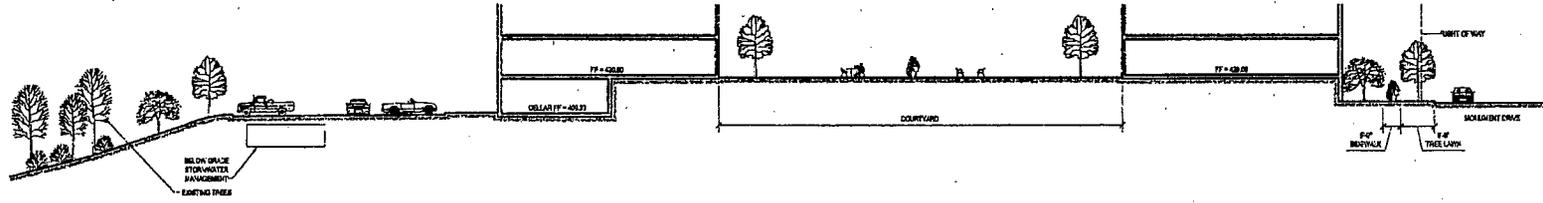


2 COURTYARD 'B' DETAIL PLAN
Scale: 1/16"=1'-0"

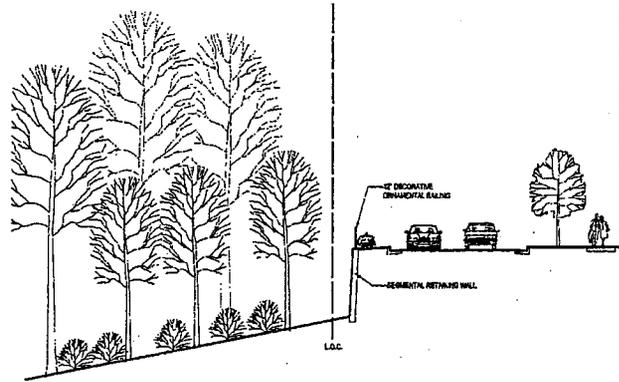


3 ENTRANCE SIGN ELEVATION
Scale: 3/8"=1'-0"

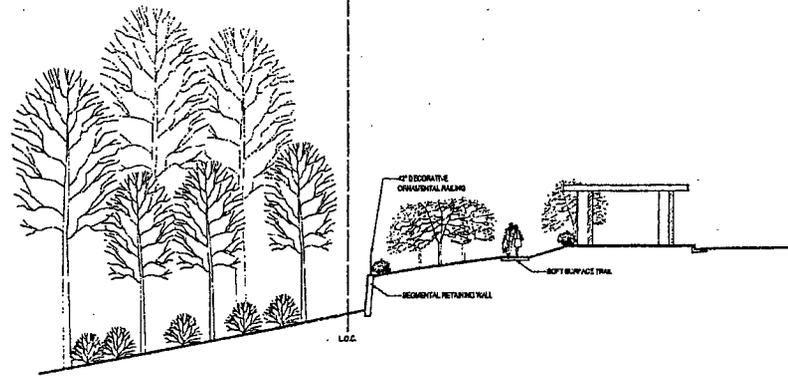
NOTE: SIGN ELEVATION IS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. FINAL SIGN DESIGN INCLUDING SIZE, MATERIALS, AND LOGO DESIGN, MAY VARY.



4 SITE SECTION
Scale: 1/16"=1'-0"



5 DRIVEWAY SECTION
Scale: 1"=10'



6 WALKING TRAIL SECTION
Scale: 1"=10'

NO.	DATE	DESCRIPTION	REVISIONS

REVISION	DATE	DESCRIPTION
01	05-10-10	
02	05-17-10	
03	05-21-10	
04	05-21-10	
05	05-21-10	
06	05-21-10	

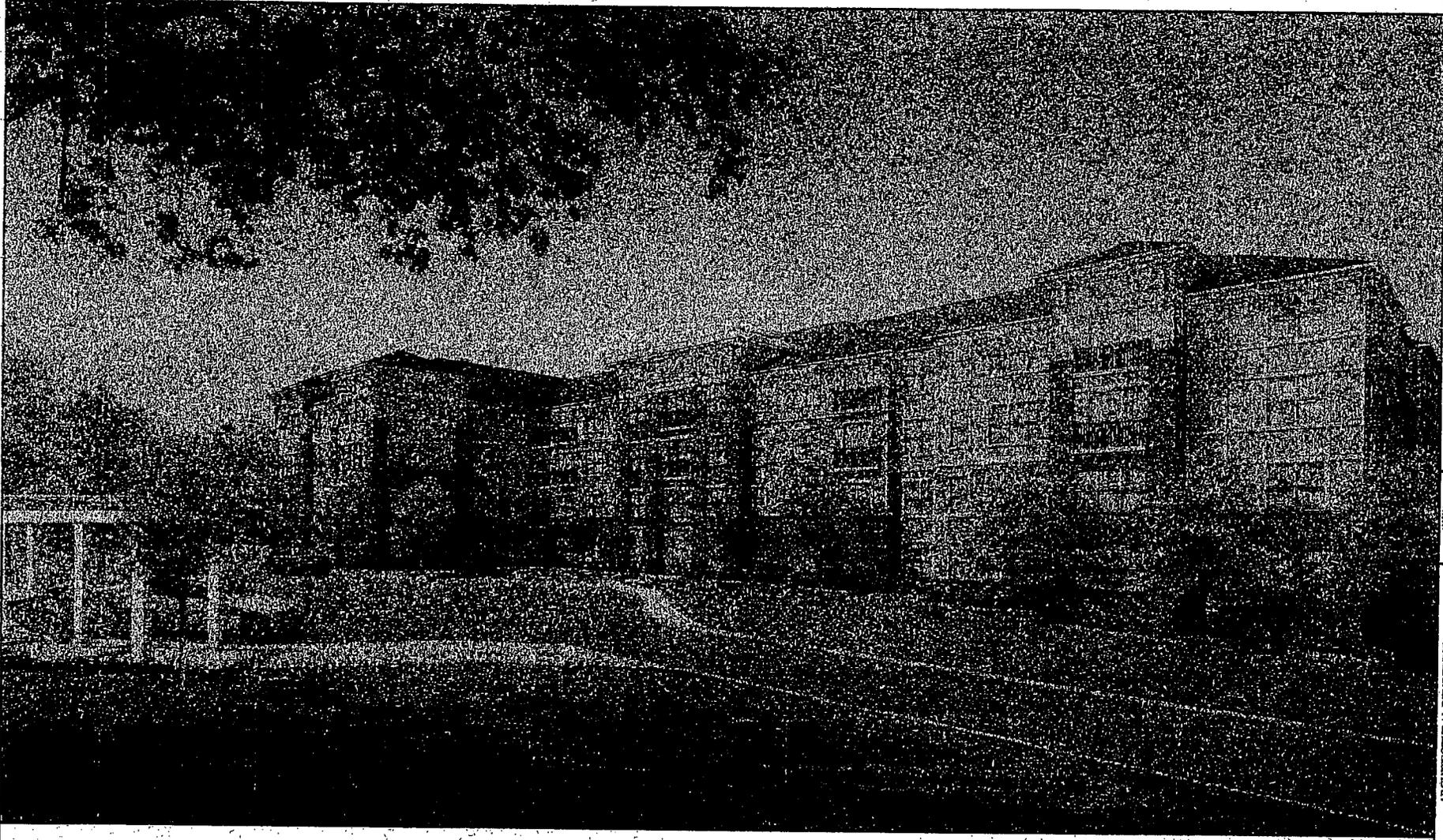
Urban
RESIDENCES AT THE
GOVERNMENT CENTER
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA



AMENITY DETAIL PLANS / SITE SECTION
RESIDENCES AT THE
GOVERNMENT CENTER
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
DATE: MAY, 2010
SCALE: 1" = 30'

SHEET	20
OF	27
FILE NO.	MISC-12558

Urban, LLC - 4_00001717645610012236-4-10-11 [100] 10-11-11 - 8.10.11 - 8.10.11



SHEET
13
OF
27
FILE No.
MISC-12558

ARCHITECTURAL RENDERING
**RESIDENCES AT THE
GOVERNMENT CENTER**
SPRINGFIELD DISTRICT
FAIRFAX COUNTY, VIRGINIA
CL - WA

SCALE: N/A DATE: MAY, 2010

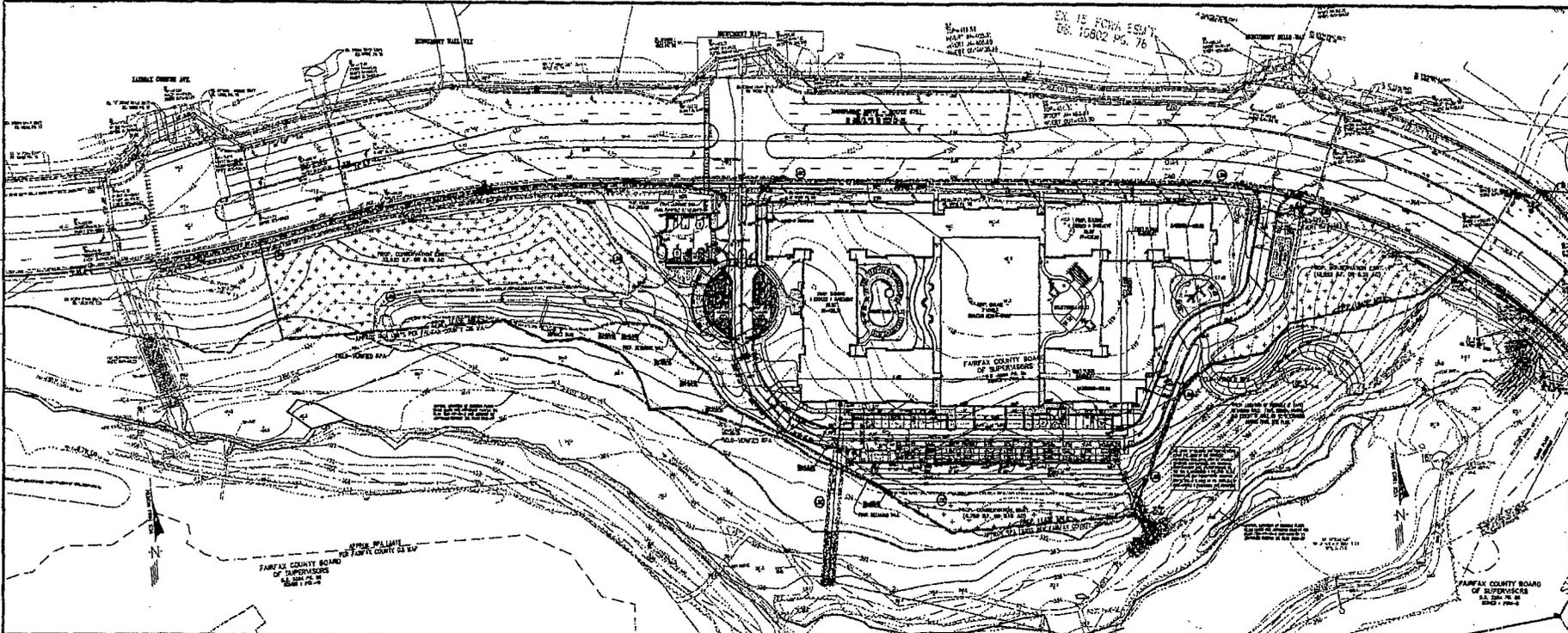


urban
Professional Architecture, Inc. - Fairfax

Urban, LLC
10000 Lee Road, Suite 100
Chantilly, Virginia 20151
Tel: 703.431.1000
www.urbanllc.com

REVISIONS	NO.	DATE	DESCRIPTION
01	17-10		
02	17-10		
03	17-10		
04	17-10		
05	17-10		
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50	17-10		

REVISIONS



Residences at the Government Center, Water Quality Impact Assessment

We hereby submit a Water Quality Impact Assessment for the above referenced project, which is located on Fairfax County Tax Map 056-1-09-0013. The assessment is related to the construction of the proposed secondary sewer in the existing easement and the width of the proposed underground stormwater management tank from the existing floodplain within the field-verified RFA line as approved by WQSI.

Section 118-4.3, Water Quality Impact Assessment Components.

The Water Quality Impact Assessment shall:

- (a) Display the location of the RFA. The WQIA plan view on this sheet displays both the field-verified RFA line as approved by WQSI and the 200' RFA line as approved by Fairfax County.
- (b) Display and describe the location and nature of the proposed encroachment into and/or impact to the RFA, including but not limited to: grading, impervious surfaces, structures, utilities, and access disposal systems. **RFA Encroachment** - The RFA encroachment is limited to handling the secondary sanitary sewer and storm sewer utility connection within the limits of clearing and grading as shown on this sheet. **Standard of Practice** - The connection of the proposed secondary sewer to the existing manhole will be in 12" wide section of the clearing and the existing grade will be restored after the connection. The connection of the proposed storm sewer and culvert, including into the existing floodplain, will be located in the clearing and grading shown on this sheet. **Impervious Surface** - No impervious surfaces are proposed within the RFA on this plan. **Stormwater Management** - There is a proposed secondary sewer connection to the existing manhole and a proposed storm sewer connection from the emergency stormwater management tank, along with a culvert treatment to the existing ground level, which will be in the existing floodplain. **Stormwater Management** - No sewage disposal systems are proposed with this plan.
- (c) Provide justification for the proposed encroachment into and/or impact to the RFA. There is a connection of the proposed secondary sewer to the existing secondary manhole and a storm sewer outlet into the existing floodplain within the field-verified RFA line. The proposed secondary sewer alignment has become inevitable due to the existing grading and the design to retention. The location of the storm sewer connection, including into the existing floodplain, will take place in the clearing and grading area shown on this sheet. The proposed storm sewer and culvert alignment has also become inevitable due to the existing grading and the design retention. Further, none of the proposed improvements associated with this plan to not increase the impervious area within the RFA line.
- (d) Describe the nature and extent of any proposed disturbance or disruption of wetlands. There will be no disturbance to wetlands with the proposed demolition and construction mentioned in Item (b).

- (e) Display and describe the type and location of proposed best management practices to mitigate the proposed (P) encroachment under adverse layout. There will be proposed (P) encroachment and any proposed storm tank that has been proposed with this plan is to be at the water table to the proposed RFA line. There is also proposed design proposed to meet water table to existing ground level. Additionally, 1.25 acres of conservation easement is proposed. Location of the 1.25 acre conservation easement has been identified clearly on Sheet 7 and 8. Further, none of the encroachment will be required to include any proposed encroachment within the RFA line.
- (f) Demonstrate the extent to which the proposed activity will comply with all applicable performance criteria of this Chapter. The proposed activity improvements will address the performance criteria of the pre-developed wetland more effectively.
- (g) Provide any other information deemed by the Director to be necessary to evaluate potential wetland impacts of the proposed activity. No additional information is provided for information. However, should the Director need any further data or information, the Director will be happy to provide the documents.

Stanley
 Urban Engineering
 & Assoc., Inc.
 Clayton C. Cook, P.E.
 Designer

T.M. #056-2-09-0013
 THE BOARD OF SUPERVISORS
 OF FAIRFAX COUNTY
 DB. 7578 PG. 1811
 ZONED: PDC

T.M. #056-2-10-0001 THRU 0191
 CARRIAGE PARK CONDOMINIUMS
 ZONED: PDC

LEGEND:
 [Symbol] AREA OF RFA ENCROACHMENT

WATER QUALITY IMPACT ASSESSMENT
RESIDENCES AT THE GOVERNMENT CENTER
 SPRINGFIELD DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: 1" = 60'
 SHEET 25 OF 27
 FILE NO. MSC-12558



APPROVED BY: [Signature]
 DATE: [Date]

REVISION	DATE	DESCRIPTION
1	05-11-10	ISSUED FOR PERMIT
2	05-11-10	ISSUED FOR PERMIT
3	05-11-10	ISSUED FOR PERMIT
4	05-11-10	ISSUED FOR PERMIT
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7	05-11-10	ISSUED FOR PERMIT
8	05-11-10	ISSUED FOR PERMIT
9	05-11-10	ISSUED FOR PERMIT
10	05-11-10	ISSUED FOR PERMIT

DATE: 05-11-10 10:58:58 AM BY: [Name]



County of Fairfax, Virginia

RESOLUTION

DATE:

TO: State Zoning Staff Coordinator, Zoning Evaluation Division, Department of Planning and Zoning

FROM: Elyah Salim, Senior Engineer III, Stormwater and Detention Section, Environmental and Site Analysis Division, Department of Public Works and Environmental Services

SUBJECT: Finalized Conditional Approval Application (PCA #07-001-15), CDA/CPDA, Land Use, with Grading and Stormwater Management Plan, Residences at the Government Center dated October 4, 2010 (PWS, for Map #1001-1-0-01 and 001-0-02), (Property), Springfield District

REFERENCE: Water #007856-WPFM-006-1, for Location of Underground Facilities in a Residential Use

Whereas the applicant has submitted the information for consistency with section 6-2003.8 of the Public Facilities Manual (PFM), which requires that all underground facilities located in a residential development (Attachment B), the Board of Supervisors may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on preparation of construction documents for underground facilities located in residential development as follows:

- shall be privately maintained;
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities;
- shall not be located in a County storm drainage easement; and
- shall have a private maintenance agreement, as a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before construction begins is approved.

The applicant has indicated that the preferred method for stormwater management is use of underground detention, infiltration, and filtration.

Department of Public Works and Environmental Services, Land Development Section, Environmental and Site Analysis Division, 1200 Government Center Parkway, Suite 313, Fairfax, Virginia 22031-2901, Phone: 703-271-1700, TDD: 703-271-1477, FAX: 703-271-4200, www.fairfaxva.gov

Attachment A

Water #007856-WPFM-006-1 Conditions, Residences at the Government Center, PCA #07-001-15, October 14, 2010

- 1. The underground facilities shall be constructed in accordance with the development plan as modified by these conditions and approved by the Director of the Department of Public Works and Environmental Services (DPWES).
2. The underground facilities shall be located as shown on the approved CDA/CPDA, as determined by DPWES.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facilities shall be constructed with a minimum interior height of 72" to facilitate maintenance.
5. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
6. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:
- County inspection and all other issues as may be necessary to ensure that the facilities are maintained by the Condominium Owners Association (COA) in good working condition acceptable to the County so as to control stormwater generated from the development of the Residences at the Government Center site.
- A condition that the applicant, property owners, their successors or assigns shall not petition the County to take future maintenance or replace the underground facilities.
- Establishment of a reserve fund, for future replacement of the underground facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the property owners provide and continuously maintain liability insurance. The typical liability insurance amount is at least \$1,000,000, split-line coverage associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

The draft applicant shall ensure that the location, its maintenance and design, in accordance with DPWES, will properly maintain the underground facilities. Said maintenance responsibility shall be incorporated in the final construction to be reviewed and approved by the Fairfax County Attorney's Office and recorded among the Fairfax County Land Records. Said agreement shall address the following issues:

- County inspection and all other issues as may be necessary to ensure that the facilities are maintained by the Condominium Owners Association (COA) in good working condition acceptable to the County so as to control stormwater generated from the development of the Residences at the Government Center site.
- A condition that the applicant, property owners, their successors or assigns shall not petition DPWES for future maintenance or replace the underground facilities.
- Establishment of a reserve fund, for future replacement of the underground facilities.
- Establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.
- A condition that the property owners provide and continuously maintain liability insurance. The typical liability insurance amount is at least \$1,000,000, split-line coverage associated with underground facilities.
- A statement that Fairfax County shall be held harmless from any liability associated with the facilities.

Any future purchasers shall be advised prior to entering into a contract of sale that the Condominium Owners Association shall be responsible for the maintenance of the underground stormwater management facilities. These maintenance responsibilities shall also be contained within the COA's Association documents. If the proposed underground facility is not approved by DPWES, an amendment to this special exception will be required.

DPWES recommends that the development conditions be amended so that the facilities not be located in a County storm drainage easement, a private maintenance agreement is executed for the condominium owners association to maintain the stormwater management and infiltration/retention practices facilities, and disclosure is made to the chain of title to the maintenance responsibility. The applicant is required to include a minimum of \$1,000,000 liability policy, and the applicant shall provide sufficient funds to set aside accounts for the initial reserve fund, for the COA to cover a 20-year maintenance cycle and replacement costs of the underground facility.

As a result of the possible impacts on public safety, the environment, and the burden placed on preparation of construction documents for maintenance as follows:

ANALYSIS:
Impacts for Public Safety - The proposed underground facilities will be designed with adequate measures to ensure public safety. They are located mostly in the landscaped parking areas and within the proposed elevated landscape areas. The lots to be landscaped will be designed such that users can't cover a hole in the structure and will have only pedestrian access with adequate lighting. The structure in the parking lots will have an offset inlet structure and located after black boxes as required.

Department of Public Works and Environmental Services, Land Development Section, Environmental and Site Analysis Division, 1200 Government Center Parkway, Suite 313, Fairfax, Virginia 22031-2901, Phone: 703-271-1700, TDD: 703-271-1477, FAX: 703-271-4200, www.fairfaxva.gov

Attachment A #007856-WPFM-006-1

- 7. Operation, inspection and maintenance procedures associated with the underground facilities shall be incorporated in the site construction plan, private maintenance agreement, and COA documents which insure safe operation, inspection and maintenance of the facilities.
8. A financial plan for the COA, to finance regular maintenance and full life cycle replacement costs, shall be established prior to final subdivision plan approval. A separate line item in the COA annual budget for operation, inspection and maintenance shall be established. A reserve fund for future replacement of the underground facilities shall also be established to receive annual deposits from the members of the property owners association based on the initial construction costs and an estimated 50-year lifespan for concrete products.
9. Prior to final construction plan approval, the applicant shall escrow sufficient funds for the benefit of the property owner association which will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to the COA until after final bond release.
10. All future purchasers of any of the Residences at the Government Center units shall be advised prior to entering into a contract of sale, as well as within the recorded property owner association documents, that the COA is responsible for the operation, inspection, maintenance and replacement of the underground facilities.
11. The owner and his successors and assigns shall disclose, as part of the chain of title, to all future property owners, the presence of the underground stormwater facilities as set forth in the COA documents and a private maintenance agreement entered into with the County.

The owner and his successors and assigns are responsible for the operation, inspection, maintenance and replacement of the underground stormwater facilities as set forth in the COA documents and a private maintenance agreement entered into with the County.

The applicant shall propose to construct the underground facilities with precast concrete, which forces with DPWES position that the underground facilities in the residential site be constructed entirely with reinforced concrete products only. Further, the stormwater detection system shall provide access points per the PFM Section 6-1303.3B.

If it is the intent of the Board to approve the waiver request, the applicant should provide adequate access for maintenance and safety. The location of the access points shall be indicated clearly with reinforced concrete products only. In a minimum of 72" in height, and shall comply with the PFM Section 6-1303.3B. The applicant should provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The maintenance agreement should also hold Fairfax County harmless from any liability associated with the facilities.

Impacts on the Environment - The stormwater underground detention system is proposed only in parking areas where no trees or shrubs will be planted directly above and adjacent to the underground facilities, or at the curb channel. Staff does not believe that there will be any adverse impact on the environment from constructing the proposed underground facilities.

Burden Placed on Preparative Owners for Maintenance and Future Detention - The proposed infiltration facility located below the site contains up to 475 existing units. The number of units will vary as the costs associated with the ongoing maintenance of the facility. The developer acknowledges the obligation to maintain the underground stormwater facilities. The facilities will be maintained by appointed professional management company providing the requisite knowledge and training to insure proper performance. An amount will be established, at the time of plan approval, for the developer to fund the COA.

DISCUSSION:
DPWES recommends that the Board of Supervisors approve the waiver of underground facilities in residential areas for the Residences at the Government Center development plan, subject to Water #007856-WPFM-006-1 conditions dated October 14, 2010, as contained in Attachment A.

If you have any questions, or need further information, please contact me at 703-271-1700.

ATTACHED DOCUMENTS:
Attachment A - Water #007856-WPFM-006-1 Conditions, Residences at the Government Center, October 14, 2010, PFM Section 6-1303.3B

cc: Robert A. Strawn, Fairfax County Executive; James Pittman, Director, Department of Public Works and Environmental Services; Brian Hollender, Director, Environmental and Site Analysis Division, DPWES; Sarah Alford, Director, Environmental and Stormwater Management Division, DPWES; Waiver PFM

Department of Public Works and Environmental Services, Land Development Section, Environmental and Site Analysis Division, 1200 Government Center Parkway, Suite 313, Fairfax, Virginia 22031-2901, Phone: 703-271-1700, TDD: 703-271-1477, FAX: 703-271-4200, www.fairfaxva.gov

Attachment B

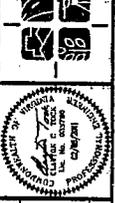
The Public Facilities Manual (PFM) Section 6-2003.8 (24-86-2724, 82-04-2714)

Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a proposed, preferred condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for a proposed, preferred condition amendment, special exception, and special exception amendment was approved prior to June 9, 2004, and if an underground detention facility was a feature shown on an approved preferred development plan or on an approval special exception plan. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on preparative owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate financing for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.

Table with columns: NO. DATE, APPROVED BY, APPROVED DATE, COMMENTS

APPROVED BY: [Signature]

APPROVED DATE: [Date]



MISCELLANEOUS CORRESPONDENCE, RESIDENCES AT THE GOVERNMENT CENTER, SPRINGFIELD DISTRICT, FAIRFAX COUNTY, VIRGINIA

SCALE: N/A, CL # N/A, DATE: MAY, 2010

SHEET 27 OF 27

FILE NO. MSC-12558