



County of Fairfax, Virginia

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

June 8, 2011

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

RE: Rezoning Application RZ 2010-LE-013

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 2011, granting Rezoning Application RZ 2010-LE-013 in the name of WPPI Springfield HS, LLC. The Board's action rezones certain property in the Lee District from the C-6, CRD, HC and SC Districts to the PDC, CRD, HC, and SC Districts and permits commercial development with an overall Floor Area Ratio (FAR) of 1.68 and approval of the conceptual development plan. The subject property is located in the northwest quadrant of the intersection of Old Keene Mill Road and Amherst Avenue on approximately 1.63 acres of land [Tax Map 80-4 ((9)) 4, 5, and 6], and is subject to the proffers dated May 17, 2011.

Please note that on February 24, 2011, the Planning Commission approved Final Development Plan Application FDP 2010-LE-013.

The Board also:

- Approved an increase in maximum floor area ratio from 1.5 to 1.68, pursuant to the Zoning Ordinance, Section 6-208, Paragraph 3.
- Modified the off-street loading space requirement.
- Approved a 20 percent parking reduction.
- Modified the 20-foot minimum rear yard requirement to permit a minimum rear yard of 8 feet along the eastern boundary.

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>

- Modified the front yard 45-degree bulk plane requirements to permit a front yard bulk plane of 4 degrees.

Sincerely,



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

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of June, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-LE-013**

WHEREAS, WPPI Springfield HS, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-6, CRD, HC and SC Districts to the PDC, CRD, HC and SC Districts, 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

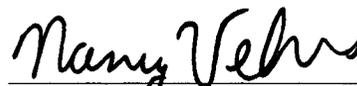
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

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

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

GIVEN under my hand this 7th day of June, 2011.



Nancy Velts
Clerk to the Board of Supervisors



PROFFERS

WPPI SPRINGFIELD HS, LLC

RZ 2010-LE-013

May 17, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, WPPI Springfield HS, LLC (hereinafter referred to as the "Applicant"), for the owners, itself, successors and assigns in RZ 2010-LE-013, filed for property identified as Tax Map 80-4 ((9)) 4, 5 and 6 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property from the C-6 District to the PDC District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for a hotel. These proffers shall replace and supersede all previous proffers, if any, approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of twenty-one (21) sheets prepared by Urban, Ltd., dated July 29, 2010 and revised through January 26, 2011.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPD/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building and garage footprints shown on the CDP/FDP and make other modifications provided that such modifications are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDP/FDP.
- c. Notwithstanding that the CDP/FDP is presented on twenty-one (21) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the location and amount of open space, limits of clearing and grading, and the maximum square footage of development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

2. USE

As shown on the CDP/FDP, the Application Property shall be developed with a hotel and a parking structure. Development on the Application Property shall include a maximum of 120,000 square feet of gross floor area (GFA).

3. TRANSPORTATION

- a. Applicant shall provide an interparcel connection within a public ingress-egress easement to the adjacent property to the west identified as Tax Map 80-3 ((1)) 9 (Parcel 9). The interparcel connection shall be approximately twenty-four (24) feet in width as measured from curb to curb and generally located as shown on the CDP/FDP. The final location of the connection shall be determined at time of site plan approval in coordination with the Fairfax County Department of Transportation (FCDOT). The location of the interparcel access identified at time of site plan approval may be relocated in the future by the owner of Parcel 9 within an area of approximately 240 feet along the shared property line as shown on the CDP/FDP. The interparcel access may be relocated within the 240 feet at the discretion of the owner of Parcel 9 subject to the review of FCDOT, and so long as the access does not interfere with the internal circulation on the Application Property. Construction of the relocated interparcel access shall be at the sole expense of the owner of Parcel 9, including, but not limited to, the permanent closure of the existing connection by removal of pavement, installation of landscaping, and relocation of utilities, and subject to a reciprocal interparcel access agreement. The Applicant shall grant temporary construction easements as may be necessary to complete construction of said interparcel access by others. Said relocation and construction, including replacement of landscaping, shall not require an amendment to the CDP/FDP or these proffers.
- b. Applicant shall provide an interparcel connection within a public ingress-egress easement to the adjacent properties to the north identified as Tax Map 80-4 ((9)) 8 A and 9A. The interparcel connection shall be approximately twenty-nine (29) feet in width as measured from curb to curb and generally located as shown on the CDP/FDP. The final location of the connection shall be determined at time of site plan approval in coordination with the FCDOT.
- c. Primary right in/right out access to the Application Property shall be provided at the existing curb cut on Old Keene Mill Road to facilitate right in/right out movements. No additional access points shall be provided on Old Keene Mill Road.
- d. The Applicant shall install a pedestrian crosswalk at the access to Old Keene Mill Road as shown on the CDP/FDP subject to VDOT approval.

The crosswalk shall be installed with a different texture or materials than surrounding pavement, such as stamped asphalt or pavers as approved by VDOT, to increase its visibility.

- e. The Applicant shall contribute a total of forty thousand dollars (\$40,000.00) to Fairfax County to be used for one (1) of three (3) possible improvements: the establishment of a regional bus circulator system (the "Circulator") that will serve Central Springfield; the design/construction by others of a mid block, grade-separated pedestrian crossing over Old Keene Mill Road in proximity to the Application Property; or transportation improvements in the vicinity of the Application Property. The contribution shall be made in two (2) equal payments. The first payment of twenty thousand dollars (\$20,000.00) shall be made at time of site plan approval for the Application Property, and the remaining payment of twenty thousand dollars (\$20,000.00) shall be made no later than three (3) months from the issuance of the Non-RUP for the Application Property. The selection of the improvement to be funded shall be made by FCDOT in coordination with the Lee District Supervisor. If within ten (10) years of the date of approval of this rezoning application, the funds have not been spent on either the Circulator or the pedestrian crossing, the funds shall be released to Fairfax County for use as deemed appropriate by FCDOT in coordination with the Lee District Supervisor for transportation improvements in the vicinity of the Application Property. The cash contribution as set forth in this proffer shall escalate on a yearly basis (but not to exceed a three (3) percent increase for any given calendar year) from the base year of 2011, and change effectively each January 1 thereafter, based on the consumer price index as published by the Bureau of Labor Statistics, U.S. Department of Labor, for the Washington-Baltimore, and its MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI").
- f. The Applicant shall contribute the sum of ten thousand dollars (\$10,000.00) to Fairfax County to be used for the installation of pedestrian safety improvements to Old Keene Mill Road in proximity to the Application Property. Said contribution shall be made at time of site plan approval for the Application Property.
- g. The Applicant shall grant an easement at no cost to Fairfax County to accommodate stairs, an elevator and a mechanical room and/or other appurtenances necessary to serve a future mid block, grade-separated pedestrian crossing over Old Keene Mill Road in proximity to the Application Property. The easement shall be no larger than 800 square feet. The location of the easement shall be in that area generally shown on the CDP/FDP with the final location and design of said easement, as well as any necessary modifications to the pedestrian sidewalk, to be determined by Fairfax County and subject to the Applicant's approval,

which shall not be unreasonably withheld. The easement shall be granted upon demand by Fairfax County but no earlier than the completion of design of the grade-separated pedestrian crossing and Applicant's site plan approval.

- h. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.

4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. At time of site plan approval, the Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) in an underground structure as generally shown on the CDP/FDP. Said facilities shall be designed in accordance with the requirements of the Public Facilities Manual and Chesapeake Preservation Ordinance, unless modified by the Department of Public Works and Environmental Services (DPWES). In the event that the stormwater management or BMPs are relocated to meet PFM requirements, those modifications to the SWM/BMP facilities shown on the CDP/FDP shall not require the approval of a proffered condition amendment or amendment to the CDP/FDP as determined by the Department of Planning and Zoning (DPZ).
- b. The Applicant shall implement low impact development techniques on the Application Property to the extent possible. Such techniques shall include, but not be limited to, permeable paving, tree box filters and a storm filter box. The Applicant shall provide water quality measures that are 1.5 times the required reduction in phosphorus loads as required by Section 6-0401.2B of the Public Facilities Manual that is in effect at the time of rezoning approval.
- c. The Applicant shall install a rain water collection system on the Application Property to collect stormwater. The collected stormwater shall be used to supplement irrigation of landscaping installed on the Application Property.

5. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP, subject to VDOT approval for street trees located within the Old Keene Mill Road right-of-way. Deciduous trees shall have a minimum of two (2) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time

of planting. In the event that VDOT does not approve street trees located within the Old Keene Mill Road right-of-way, the Applicant shall provide a combination of shrubs and landscaping in the alternative, subject to review of Urban Forest Management and approval by VDOT.

- b. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.
- c. The Applicant shall submit a detailed landscape plan as part of the site plan submission for review and approval by Urban Forest Management (UFM). The Applicant shall utilize native species where possible as coordinated with UFM.
- d. The Applicant shall install a "green wall" trellis system consisting of modular wire panels or metal cables along the south and west sides of the parking structure. Vines or other plant material that will grow up the trellis system shall be installed, as determined by UFM, to reduce the visual impact of the parking structure.

6. GREEN BUILDING PRACTICES

- a. The Applicant shall include a U.S. Green Building Council (USGBC) Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. This professional shall also be a professional engineer, landscape architect or architect licensed to practice in the Commonwealth of Virginia. The LEED accredited professional shall work with the team to incorporate sustainable design elements and innovative technologies into the project with the goal of having the project attain LEED certification. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch (EDRB) of DPZ demonstrating compliance with the commitment to engage such a professional.
- b. The Applicant shall include for information, as part of the site plan submission and building plan submission, a LEED Scorecard listing specific credits within the latest version of the USGBC LEED New Construction (LEED[®]-NC) rating system in effect at the time of site plan submission that the Applicant anticipates attaining. A professional engineer, landscape architect or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are consistent with LEED certification credits.
- c. Prior to site plan approval, the Applicant shall designate the Chief of the EDRB 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, will not be provided with the authority to modify any documentation or paperwork, and shall not provide any documentation or paperwork to the public unless written permission is provided by the Applicant.

d. LEED Certification

- Prior to the issuance of a building permit, the Applicant shall execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of thirty thousand dollars (\$30,000.00). This escrow shall be in addition to and separate from other bond requirements and shall be released upon demonstration of attainment of LEED Certification, by the USGBC, under the version of the USGBC's LEED®-NC rating system in effect at time of site plan submission. The provision of documentation to the EDRB of DPZ from the USGBC that the hotel has attained LEED Certification shall be sufficient to satisfy this commitment.
- If, within one (1) year of the issuance of the Non-RUP for the hotel, the Applicant provides to the EDRB of DPZ documentation demonstrating that LEED Certification for the hotel has not been attained, but that the hotel has been determined by the USGBC to fall within three (3) points of attainment of LEED Certification, 50% of the escrow shall be released to the Applicant, and the other 50% shall be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. However, if the Applicant provides documentation demonstrating, to the satisfaction of the EDRB of DPZ, that USGBC completion of the review of the LEED Certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, this proffered time frame shall be extended for one (1) year, and no release of escrowed funds shall be made to the Applicant or to Fairfax County during the extension unless the Applicant provides documentation from the USGBC to ERDB within this time frame that the LEED Certification has been obtained. After this one (1) year extension, additional one (1) year extensions may be granted if the Applicant provides documentation at the end of the previous one (1) year extension period demonstrating, to the satisfaction of EDRB of DPZ, that USGBC completion of the review of the LEED Certification application has continued to be delayed

through no fault of the Applicant or the Applicant's contractors or subcontractors.

- Should the Applicant fail to provide documentation to the EDRB of DPZ demonstrating attainment of LEED Certification within one (1) year of issuance of the Non-RUP for the hotel, and no extensions have been granted as described herein, the escrow shall be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- e. Within three (3) months of the issuance of a Non-Residential Use Permit (Non-RUP), the Applicant shall provide to the EDRB of DPZ a letter from a LEED-accredited professional certifying that a green building maintenance reference manual has been prepared for use by future building owners, managers and operators, that this manual has been written by a LEED-accredited professional, that copies of this manual will be provided to all future building owners, managers and operators and that this manual, at a minimum:
- provides a narrative description of the 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 the 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; and/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 building occupants can use to obtain further guidance on each green building component.

Within three (3) months of the issuance of the Non-RUP, the Applicant shall provide an electronic copy of the manual in pdf format to the Environment and Development Review Branch of DPZ.

- f. All references to the USGBC shall apply to similar certifying agencies presently in place, or that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

7. PARKS AND RECREATION

The Applicant shall contribute the sum of thirty-two thousand four hundred dollars (\$32,400.00) to the Fairfax County Park Authority at time of site plan approval to be used for the integration of public recreation facilities into the planned commuter parking facility on the south side of Old Keene Mill Road in proximity to the Application Property. The Applicant shall be notified should the facilities not be constructed within five (5) years of the date of site plan approval, or if the plans for the parking facility are changed so as not to include publicly accessible recreation facilities, and the contribution shall be applied to improvements to parks located within the service area of the Application Property at the discretion of the Park Authority.

8. DESIGN AND OPERATION

- a. The Applicant shall provide streetscape improvements and plantings as generally shown on the CDP/FDP, subject to VDOT approval for plantings within the Old Keene Mill Road right-of-way. Streetscape improvements along the Application Property's Old Keene Mill Road frontage shall include benches and bollard lights as generally shown on Sheet 13 of the CDP/FDP.
- b. The Applicant shall construct an eight (8) foot wide pedestrian trail along the Application Property's Old Keene Mill Road frontage as generally shown on the CDP/FDP. The trail shall be installed with brick pavers and located within a public access easement. The brick pavers shall match the pavers installed on the adjacent property that is identified among the Fairfax County tax assessment records as 80-4 ((1)) 10.
- c. The Applicant shall construct the hotel of masonry, pre-cast and EIFS. The hotel shall be constructed in general conformance with the elevations shown on Sheets 15, 16, 17 and 18 of the CDP/FDP and include elements such as awnings and windows to promote a "retail" image along Old Keene Mill Road, and a roof top feature to create an identity for the building.
- d. The Applicant shall incorporate landscaping, decorative color imprinted concrete, and benches in the courtyard between the hotel and the parking structure as generally shown on Sheets 5 and 13 of the CDP/FDP.

- e. Amenities for hotel guests shall include a swimming pool, a garden area as shown on Sheet 21 of the CDP/FDP, an exercise room and a conference room.
- f. Directional signs in accordance with Article 12 of the Zoning Ordinance shall be provided on-site as generally shown on Sheet 5 of the CDP/FDP to facilitate vehicular and pedestrian movements through the Application Property.
- g. To minimize vehicular conflicts, the Applicant shall schedule trash and recycling pick ups at 7:00 a.m. and deliveries to the loading area between 10:00 a.m. and 2:00 p.m.
- h. The “alley” between the Amherst Avenue Bridge and the hotel shall be secured by a fence and gate as shown on the CDP/FDP to prevent trespassing in this area. Any portion of the fence within the VDOT right-of-way shall be subject to VDOT review and approval. A slope and maintenance easement ten (10) feet wide as measured from the existing retaining wall shall be granted to VDOT at time of site plan approval to allow future maintenance of the Amherst Avenue Bridge.
- i. The Applicant shall periodically inspect and remove accumulated trash and debris from that area along Old Keene Mill Road beneath the Amherst Avenue Bridge and adjacent to the Application Property.
- j. The Applicant shall construct the roof of the hotel with a white reflective surface to reduce the heat island effect.
- k. The Applicant shall install a decorative mosaic of ceramic tile or metal inlay on the stair tower adjacent to Old Keene Mill Road as shown on the CDP/FDP. The decorative mosaic shall be submitted to the Lee District Supervisor for review prior to approval of architectural drawings.
- l. Notwithstanding that shown on the CDP/FDP, the pool and/or exercise room located on top of the parking garage may be located inside the hotel building. The location of one or both facilities inside the hotel shall not increase the amount of gross square footage located on the Application Property. Should one or both of the facilities be located inside the hotel, the rooftop garden on top of the parking garage shall be increased by approximately 600 square feet to a total of no less than 1,200 square feet.
- m. The Applicant shall contribute the sum of five thousand dollars (\$5,000.00) to the Springfield Art Guild. Said contribution shall be made no later than one (1) year from the date of the issuance of a Non-RUP for the Application Property.

9. LIGHTING AND NOISE

- a. All lighting standards shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards.
- b. Prior to final site plan approval, the Applicant shall submit a noise analysis based on final site grades and future traffic volumes on Old Keene Mill Road to DPWES for review and approval in accordance with the established guidelines for noise analysis at time of rezoning approval. The noise analysis shall utilize standard measures to evaluate noise, and shall demonstrate that exterior noise within outdoor recreational areas is reduced to below DNL 65 dBA. In order to reduce interior noise to a level of approximately DNL 45 dBA within a highway noise impact zone of DNL 65-70 dBA, the Applicant shall employ the following acoustical treatment measures:
 - i Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
 - ii Doors and windows shall have a laboratory STC rating of at least 28 unless windows constitute more than 20% of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the windows should have a STC rating of at least 39.
 - iii All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

Prior to the issuance of building permits, the Applicant reserves the right to pursue other methods of mitigating noise impacts that can be demonstrated through an independent noise study, as reviewed and approved by DPWES after consultation with DPZ, that these methods will be effective in reducing interior noise levels to DNL 45 dBA Ldn or less. Should the highway noise impact zone exceed DNL 70 dBA, the Applicant shall employ additional treatment measures as approved by DPWES to achieve an interior noise level of approximately DNL 45 dBA

10. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- a. This Proffer sets forth a program for a Transportation Demand Management plan (the "TDM" Plan") that shall be implemented by the Applicant to encourage the use of transit (Metrorail and bus), other high-occupancy vehicle commuting modes, walking and biking all in order to reduce automobile trips generated by the Application Property:

- i. Program Manager. Thirty (30) days after issuance of a building permit for the Application Property, the Applicant shall designate an individual to act as the Program Manager ("PM") for the hotel, whose responsibility will be to implement the TDM strategies. The duties of the PM may be part of other duties assigned to the individual(s). The Applicant shall participate in available Springfield area wide TDM Programs (if available), activities and transportation improvement endeavors provided by Fairfax County and other various stakeholders in the area if also available.
- ii. TDM Plan. Ninety (90) days after the appointment of the PM, the PM shall submit to FCDOT for review and approval the TDM Plan to be implemented for the Application Property. The TDM Plan and any amendments thereto shall include, but not be limited to, provisions for the following with respect to the Application Property.
 - (a) Information Dissemination. The PM shall make Metrorail and bus maps, schedules and forms, ridesharing and other relevant transit option information available to hotel employees, visitors and guests in a common area; such as the central lobby, community room, and/or hotel management office. The PM shall also make multi-modal transportation information available as part of in-room service guides or hotel information through the closed-circuit television system to its hotel guests.
 - (b) Ride Matching. The PM shall coordinate and assist with vanpool and carpool formation programs, ride matching services and established guaranteed ride home programs for employees.
 - (c) Teleworking. Encourage hotel guests to telework through the utilization of high capacity data/network connections available through their employers.
 - (d) Meeting Space. The Applicant shall continually provide a minimum of 200 square feet of meeting space for use by hotel guests to meet with business associates on site.
 - (e) Car Sharing Information. The PM shall make information available regarding the availability of car sharing program(s) to hotel employees, visitors and guests (such as ZipCar).

- (f) Preferential Parking. Applicant shall provide preferential hotel parking for car/van pools in all parking facilities within the Application Property.
- (g) Shuttle Service. Applicant shall coordinate through other services the opportunity for both hotel guests and employees to utilize shuttle services to the Franconia Springfield Metrorail station during the AM and PM peak.
- (h) Coordination. The PM shall work with FCDOT, and any other transportation management entities established in the local area of the development, to promote alternatives to single-occupant automobile commuter trips.

FCDOT Response. If FCDOT has not responded with any comments to the PM within ninety (90) days of receipt of the TDM Plan, the TDM Plan shall be deemed to be approved and the Applicant, through the PM, shall implement the TDM Plan.

- b. The Applicant shall provide a SmarTrip card, with a value of twenty-five (\$25.00) to each hotel employee at the time of initial employment and, if requested, continue to provide a card of the same value on a monthly basis to employees.
- c. The Applicant shall become a member of TAGS and pay annual dues. As a member of TAGS, the Applicant shall use best efforts to modify and/or enhance existing TAGS bus routes to serve the Application Property.
- d. The Applicant shall provide a secure area to accommodate a minimum of ten (10) bicycles within the parking garage.

11. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

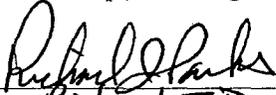
12. COUNTERPARTS

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 and the same instrument.

APPLICANT/CONTRACT PURCHASER OF TAX
MAP 80-4 ((9)) 4, 5, 6

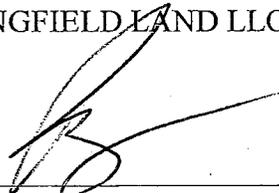
WPPI SPRINGFIELD HS, LLC

By: WMB Corp., Its Manager

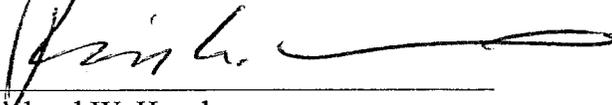
By: 
Name: Richard J Parks
Title: Vice President of Business Development

TITLE OWNER OF TAX MAP 80-4 ((9)) 4, 5, 6

SPRINGFIELD LAND LLC



By: Robert C. Kettler
Its: Manager



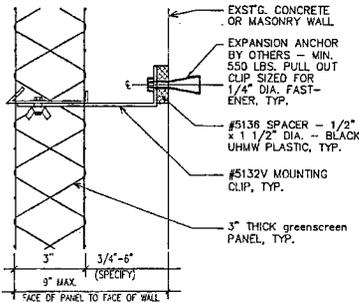
By: Richard W. Hausler
Its: Manager

[SIGNATURE ENDS]

GENERAL NOTES

- THE SUBJECT PROPERTY OF THE CONCEPTUAL DEVELOPMENT PLAN (CDP), FINAL DEVELOPMENT PLAN (FDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAPS AS: 80-4-(01)-C, 80-4-(01)-B AND 80-4-(01)-E. THE TAX MAP PARCELS AND TOTAL LAND AREA APPLICABLE TO THE CDP/FDP APPLICATION IS SUMMARIZED ON THIS SHEET.
- THE SITE IS WITHIN THE FOLLOWING OVERLAY DISTRICTS:
 - HIGHWAY CORRIDOR (H-C)
 - SIGN CONTROL (SC)
 - COMMERCIAL REVITALIZATION DISTRICT (CRD)
- OLD KEENE MILL ROAD IS REQUIRED TO HAVE A MAJOR PAVED TRAIL PER THE COUNTY WIDE TRAILS PLAN. THIS PLAN PROVIDES THE REQUIRED 8 FOOT WIDE TRAIL ALONG OLD KEENE MILL ROAD.
- THE PROPERTY IS CURRENTLY ZONED C-8 (COMMUNITY RETAIL).
- THE CDP/FDP HAS BEEN FILED TO PERMIT THE REZONING OF THE PROPERTY TO THE POC DISTRICT TO ALLOW THE CONSTRUCTION OF A HOTEL USE.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM DEEDS OF RECORDS AND A BOUNDARY SURVEY PREPARED BY URBAN, LTD. DATED MAY, 2010.
- THE TOPOGRAPHY SHOWN HEREON IS AT A ONE-FOOT CONTOUR INTERVAL, PREPARED BY URBAN LTD, BASED ON FIELD RUN TOPOGRAPHY.
- NOTWITHSTANDING THAT THE CDP AND FDP ARE PRESENTED AS ONE DOCUMENT, THE CDP WILL BE THE ENTIRE PLAN RELATIVE TO THE POINTS OF ACCESS, GENERAL BUILDING LOCATIONS, LIMITS OF CLEARING AND GRADING AND OPEN SPACE AREAS. THE APPLICANT RESERVES THE RIGHT TO FILE FINAL DEVELOPMENT PLAN AMENDMENT(S) IN THE FUTURE FOR ANY PORTION OF THE FDP IN ACCORDANCE WITH THE PROVISIONS OF SECTION 16-402 OF THE ZONING ORDINANCE.
- THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED VARIATIONS AND MODIFICATIONS LISTED BELOW.
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE GENERALLY AS SHOWN ON THE CDP/FDP.
- THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA OR ENVIRONMENTAL QUALITY CORRIDOR ON THE PROPERTY.
- THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.
- THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
- THIS PROJECT IS A REDEVELOPMENT OF A FORMER RESTAURANT SITE. THE EXISTING RESTAURANT HAS RECENTLY BEEN DEMOLISHED.
- PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO PROVIDE LESS PARKING SPACES THAN SHOWN ON THE CDP/FDP AS LONG AS THE MINIMUM NUMBER OF PARKING SPACES AS REQUIRED BY THE ZONING ORDINANCE ARE PROVIDED AND THAT THE AMOUNT OF OPEN SPACE AND MINIMUM SETBACKS ARE NOT DIMINISHED.
- TRANSPORTATION IMPROVEMENTS TO THE EXISTING ROAD NETWORK WILL BE PROVIDED AS SHOWN ON THE CDP /FDP AND AS DETAILED IN THE APPLICANT'S TRAFFIC IMPACT STUDY AND AS COMMITTED TO IN THE PROPER STATE AID.
- THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUESTS PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL AGREE TO COUNTY, STATE AND/OR FEDERAL LAW.
- IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-403 MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING, SIDEWALKS, TRAVELWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/FDP.
- ADDITIONAL SITE FEATURES MAY BE LOCATED ON THE PROPERTY, INCLUDING WITHOUT LIMITATION, FLAGPOLES, BENCHES, PICNIC AREAS, BIKE RACKS, LOUNGE FACILITIES, ETC.
- ALL SIGNS WILL BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE.
- LIGHTING WILL BE PROVIDED ON SITE IN ACCORDANCE WITH PROVISIONS OF ARTICLE 14.
- THERE ARE NO EXISTING UTILITY EASEMENTS GREATER THAN 25 FEET IN WIDTH ON THE PROPERTY.

GREEN SCREEN DETAIL



#5132V MOUNTING CLIP - WALL MOUNTED SECTION

*OR APPROVED EQUAL

SITE TABULATIONS FOR CDP / FDP :

SITE AREA	71,203 SF OR 1.6346 AC.
EXISTING ZONING	C-8
PROPOSED ZONING	POC
PROPOSED BUILDING GROSS SQUARE FOOTAGE	HOTEL = 120,000 GSF (167 ROOMS)
PROPOSED SITE FAR	1.68 (120,000/71,203)
MAXIMUM ALLOWED SITE FAR	1.50 (1.86)*
PROPOSED USE	HOTEL
MINIMUM REQUIRED OPEN SPACE	15% (OR 10,680 SF)
PROPOSED OPEN SPACE	15% MIN.

*BASED ON SECTION 4-208.3.D THE FAR CAN BE INCREASED DUE TO PARKING BEING PROVIDED WITHIN A PARKING STRUCTURE. THE FAR CAN INCREASE 3% FOR EACH 20% OF THE REQUIRED THAT IS PROVIDED WITHIN THE STRUCTURE. 50% OF THE ON-SITE PARKING IS WITHIN THE PARKING STRUCTURE. THEREFORE THE FAR CAN BE INCREASED BY 12% (3% * 4). THE NEW ALLOWABLE FAR IS 1.68 (1.5 * 1.12).

PARKING TABULATION

I. PARKING REQUIRED PER ZONING ORDINANCE

HOTEL USE = 1 * 167 + 4 * 167/50 + (SPACES REQ'D FOR EATING ESTABLISHMENTS, ASSEMBLY ROOMS AND AFFILIATED FACILITIES AS DETERMINED BY THE DIRECTOR)

TOTAL PARKING REQUIRED = 181 SPACES
 TOTAL PARKING REQUIRED WITH 20% REDUCTION = 145 SPACES (5 HC; 1 VAN ACCESSIBLE)
 (SEE MODIFICATIONS)

TOTAL PARKING SPACES PROVIDED

A. SURFACE PARKING SPACES = 12 SPACES (2 HC; 1 VAN ACCESSIBLE)
 B. STRUCTURED PARKING SPACES = 133 SPACES (3 HC; 1 VAN ACCESSIBLE)

TOTAL PARKING PROVIDED = 145 SPACES (5 HC; 2 VAN ACCESSIBLE)

II. LOADING SPACES REQUIRED

LOADING REQUIRED = (1 LOADING SPACE/10,000 SF) + (1 SPACE /100,000 SF) (PER ZONING 11.203, STANDARD "C")
 LOADING REQUIRED = 2 LOADING SPACES

LOADING SPACES PROVIDED

TOTAL = 1 LOADING SPACES PROVIDED

*SEE MODIFICATIONS (THIS SHEET)

PROPOSED BUILDING TABULATIONS:

BUILDING	USE	GSF	ULTIMATE BUILDING HEIGHT
BUILDING	HOTEL	120,000	81'

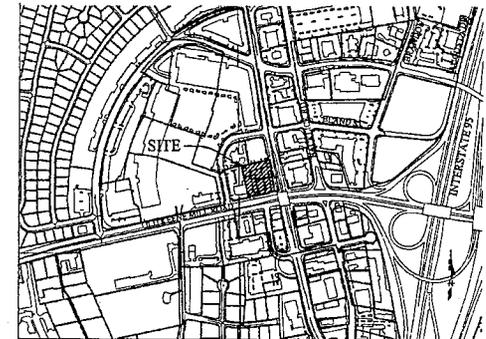
BULK REGULATIONS

MAXIMUM ALLOWABLE BUILDING HEIGHT	90'
MAXIMUM BUILDING HEIGHT PROPOSED	81'
FRONT YARD REQUIRED	45' BULK PLANE ANGLE
FRONT YARD PROVIDED	56'
SIDE YARD REQUIRED	NONE
REAR YARD REQUIRED	20'
REAR YARD PROVIDED	8'

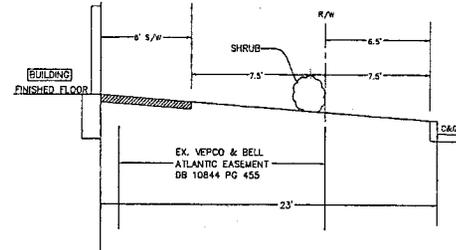
*SEE MODIFICATIONS (THIS SHEET)

MODIFICATIONS REQUESTED:

- 20% PARKING REDUCTION AS PART OF THE SPRINGFIELD COMMERCIAL REVITALIZATION DISTRICT.
- REDUCE THE REQUIRED LOADING SPACES FROM 2 LOADING SPACES TO 1 LOADING SPACE.
- REAR YARD SET BACK TO BE REDUCED FROM 20 FEET TO 8 FEET.



VICINITY MAP
SCALE: 1" = 500'



PROP. OLD KEENE MILL STREETSCAPE

NOT TO SCALE

RZ 2010-1F- AREA ASSEMBLAGE:

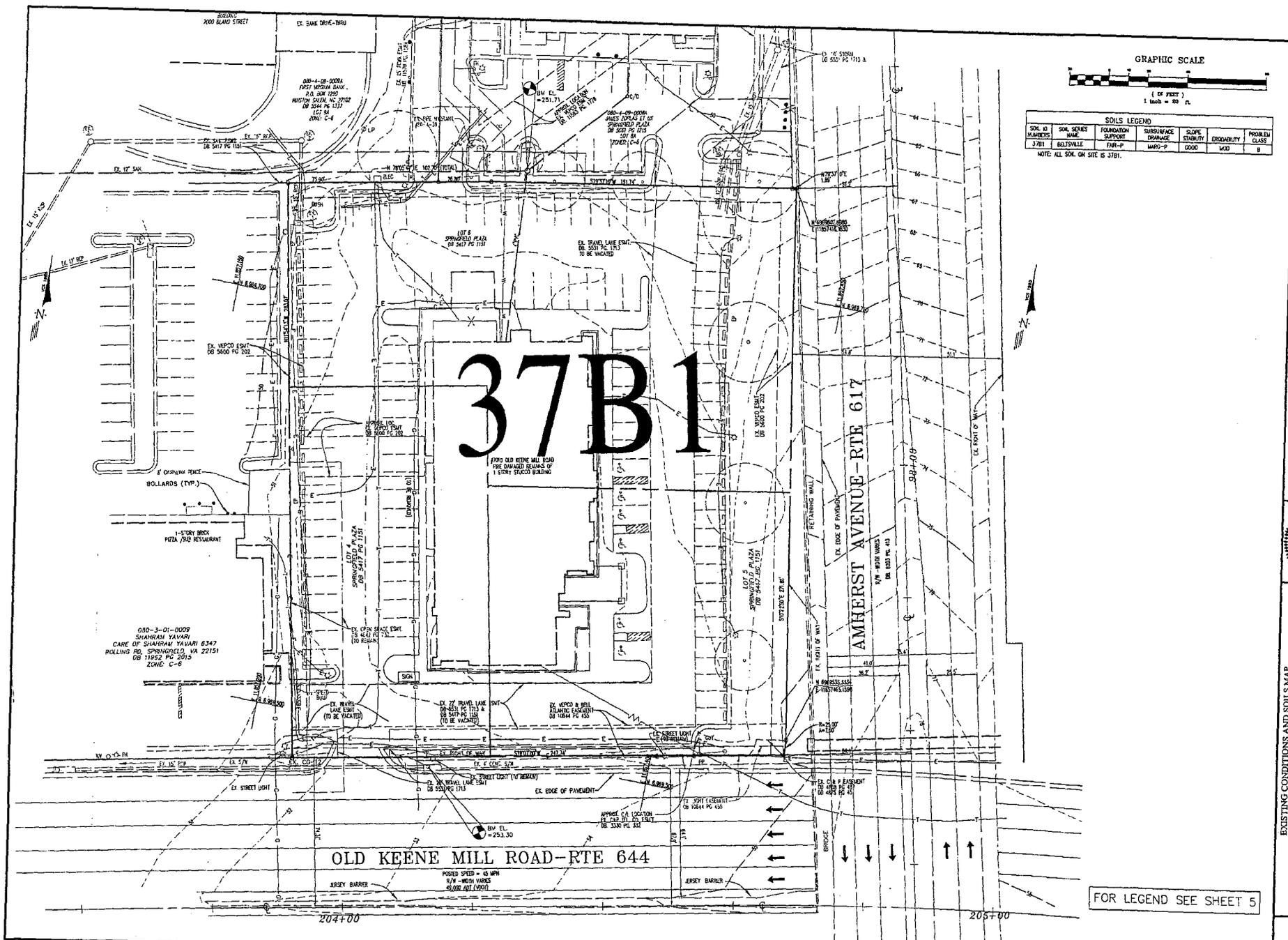
TRM PARCEL	OWNER	SIZE (SQUARE FEET)	CURRENT ZONING	PROPOSED ZONING
80-4-(01)-4	SPRINGFIELD LAND LLC	18,309	C-8	PDC
80-4-(01)-5	SPRINGFIELD LAND LLC	19,741	C-8	PDC
80-4-(01)-6	SPRINGFIELD LAND LLC	33,153	C-8	PDC
TOTAL		71,203 S.F. 1.6346 ACRES		

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST SQ. FT.

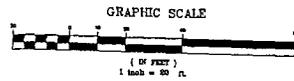
REVISION	DATE	DESCRIPTION
1	07/17/10	ISSUED FOR PERMITTING
2	07/17/10	ISSUED FOR PERMITTING
3	07/17/10	ISSUED FOR PERMITTING

Urban
 Planning Engineers Landscape Architects Land Strategists
 1000 N. 1st Street, Suite 200
 Chevy Chase, MD 20815
 Phone: 301.271.1100
 Fax: 301.271.1101
 www.urbanllc.com

GENERAL NOTES & DETAILS
SPRINGFIELD HOTEL
 CDP/FDP
 16B DISTRICT
 FAIRFAX COUNTY, VA
 CI: 31A
 DATE: JULY 2010
 SCALE AS NOTED
 SHEET
 2
 OF
 21
 ZMAP-12577



37B1



SOILS LEGEND						
SOIL NO. NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
37B1	BOLTSVILLE	FAR-P	MARU-P	GOOD	MOD	B

NOTE: ALL SOIL ON SITE IS 37B1.

030-3-01-0009
SHAHRAM YAVARI
CARE OF SHAHRAM YAVARI 2347
ROLLING RD, SPRINGFIELD VA 22151
DB 11952 PG 2012
ZONE: C-6

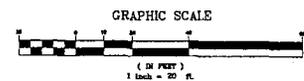
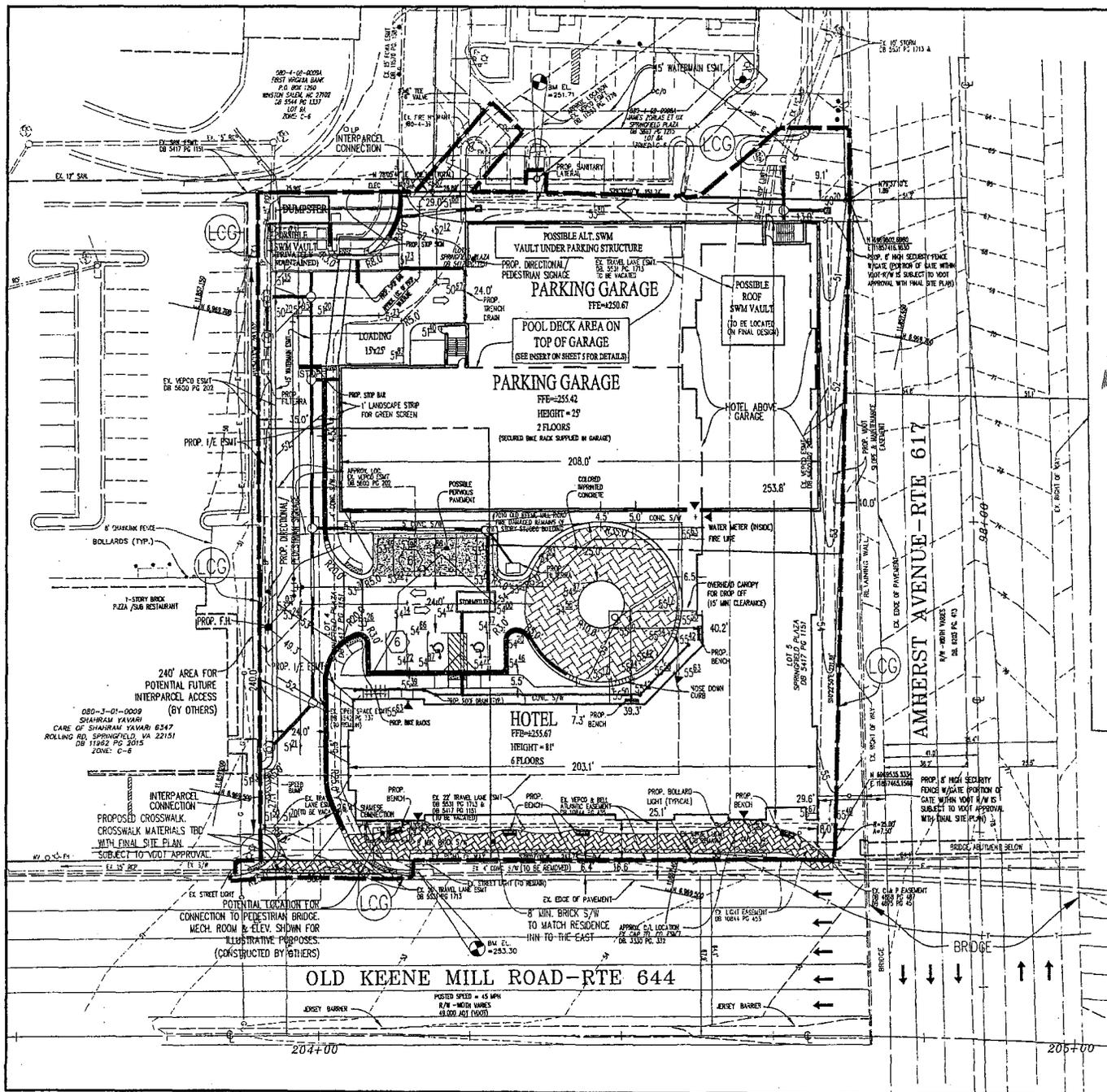
030-4-09-0008
FIRST MICHIGAN BANK
P.O. BOX 1290
NORTH SALEM, NC 27057
DB 5484 PG 1217
ZONE: C-6

OLD KEENE MILL ROAD-RTE 644

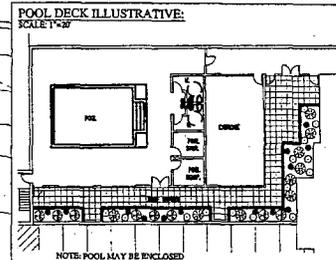
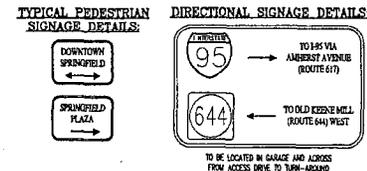
AMHERST AVENUE-RTE 617

FOR LEGEND SEE SHEET 5

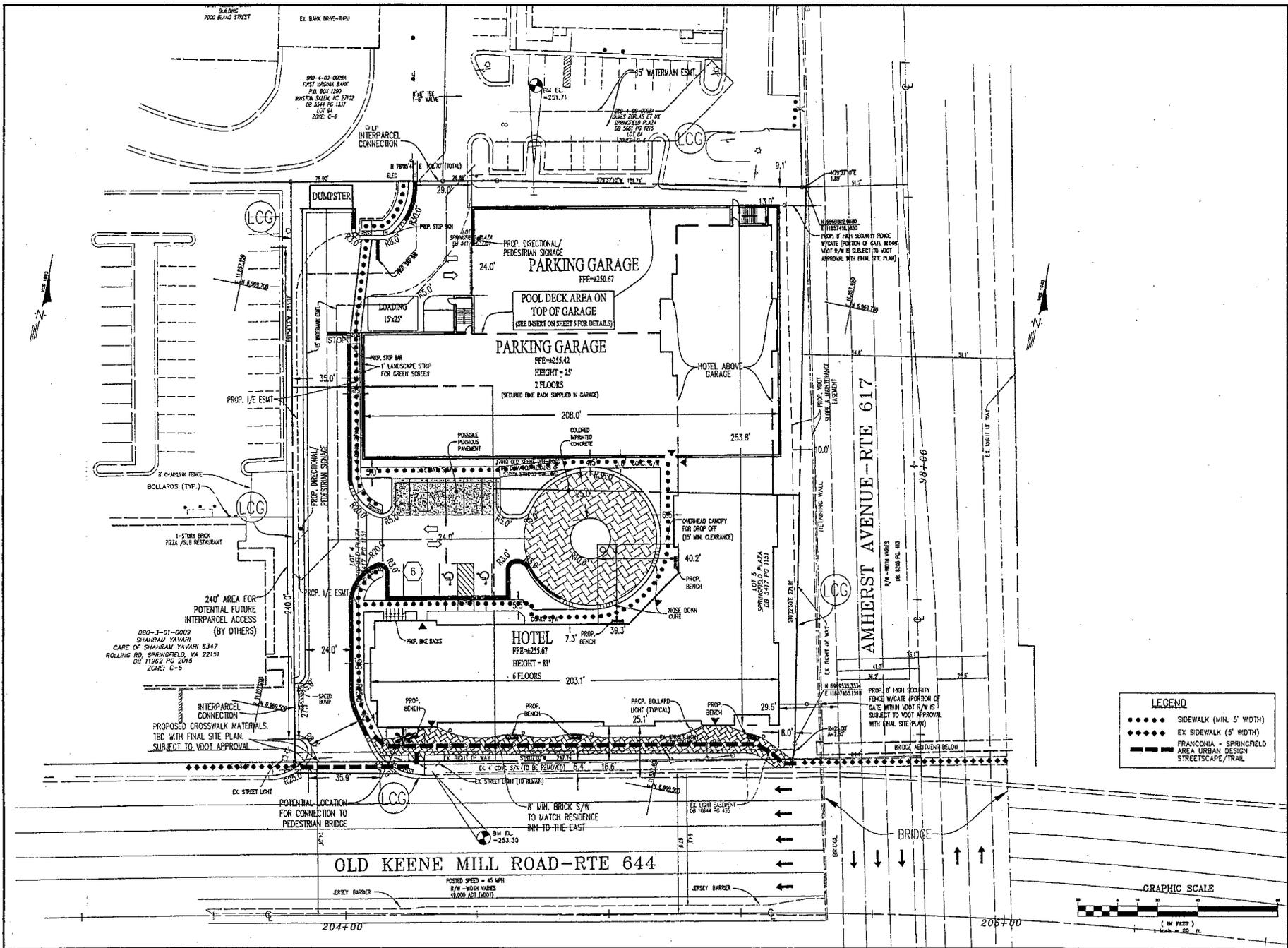
	PLAN DATE 7/29/10 8/27/10 12/27/10 01/27/11	DESCRIPTION NO. DATE
	SHEET 4 OF 21	
EXISTING CONDITIONS AND SOILS MAP SPRINGFIELD HOTEL CDP/FDP 3RD DISTRICT FAIRFAX COUNTY, VA CL:2		
DATE: JULY 2010 SCALE: 1"=20' ZMAP-12577		



- LEGEND:**
- PROPOSED STORM DRAIN
 - EXISTING STORM DRAIN
 - EXISTING CONTOUR
 - PROPOSED CONTOUR
 - EXISTING SANITARY SEWER
 - PROPOSED SANITARY SEWER
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - EXISTING TREE LINE
 - PROPOSED LIMITS OF CLEARING & GRADING
 - EX. POWER POLE
 - EX. LIGHT POLE
 - ROAD SIGN
 - EX. MANHOLE
 - EX. TRAFFIC SIGNAL POLE
 - RETAINING WALL
 - EXISTING FENCE
 - 25.5'
 - 425.80'
 - PROPOSED STORM DRAIN AND GUTTER
 - PROPOSED CC-12
 - STREET SIGN
 - STOP SIGN
 - WATER METER
 - DOUBLE ARM LIGHT
 - SINGLE ARM LIGHT
 - EXISTING MANHOLE
 - TEST PIT REQUIRED

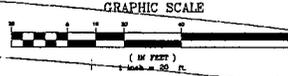


<p>DEVELOPMENT PLAN SPRINGFIELD HOTEL CDP/FDP LULU FAIRFAX COUNTY, VA</p> <p>SCALE: 1"=20'</p> <p>SHEET 9 21 ZMAP-12577</p>	<p>DATE: JULY 2010</p> <p>CL: 2</p> <p>REVISIONS</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table> <p>PLAN DATE: 7/29/10 BY: JTB CHECKED: JTB DATE: 07/29/10</p> <p>Urban Team: Engineers, Landscape Architects, Land Planners</p> <p>10400 L.L. ROBB DRIVE, SUITE 200 FAIRFAX COUNTY, VA 22031 TEL: 703.441.0000 WWW.URBANVA.COM</p> <p>FAIRFAX COUNTY PROFESSIONAL SEAL JTB 01/18/11</p>	NO.	DATE	DESCRIPTION			
NO.	DATE	DESCRIPTION					

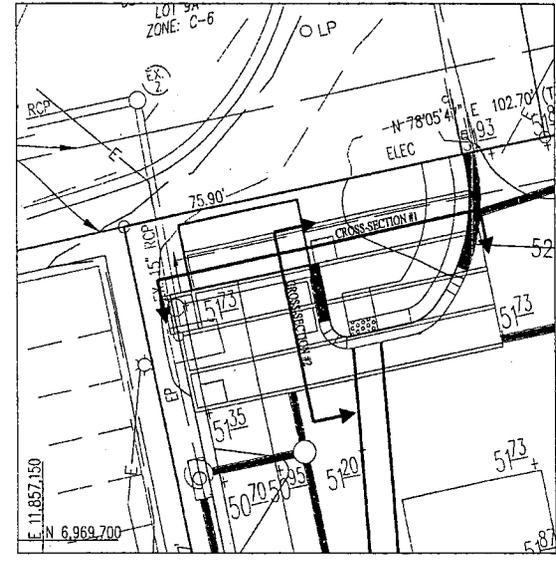
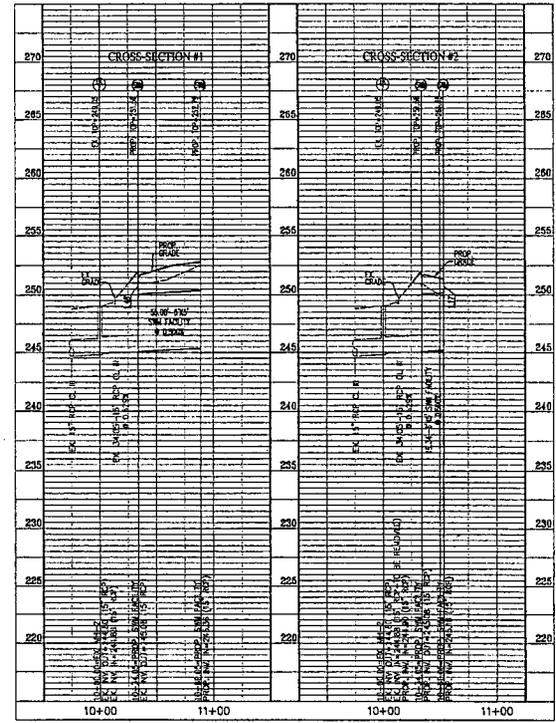


LEGEND

- SIDEWALK (MIN. 5' WIDTH)
- EX SIDEWALK (5' WIDTH)
- — — — — FRANCONIA - SPRINGFIELD AREA URBAN DESIGN
- — — — — STREETSCAPE/TRAIL



<p>PEDESTRIAN CIRCULATION PLAN SPRINGFIELD HOTEL CDP/FDP LEE DISTRICT FAIRFAX COUNTY, VA</p>		<p>DATE: JULY 2010 SCALE: 1"=20' SHEET: 6 OF 21 ZMAP-12577</p>
<p>PLAN DATE: 7/29/10 8/17/10 9/15/10 10/16/10</p>		<p>REVISIONS NO. DATE DESCRIPTION</p>
<p>Urban Quality Virginia Planning & Design 10000 Lee Highway, Suite 100 Fairfax, VA 22031 www.urbanva.com</p>		<p>CI-11/A</p>



PLAN VIEW - SCALE: 1"=10'

REVISIONS	
NO.	DATE

PLAN DATE
 1/27/10
 3/2/10
 5/7/10

Urban, Ltd.
 6000-Fairfax Court
 Suite 100
 Fairfax, VA 22030
 www.urbanllc.com

urban
 Planning Engineers Architects Land Services



SWM VAULT PROFILES
SPRINGFIELD HOTEL
 CDP/FDP
 LEE DISTRICT
 FAIRFAX COUNTY, VA

DATE: JULY 2010

SCALE 1"=50' (HP, 1"=2' (V)) CI: 2



DRAINAGE NARRATIVES

THIS SITE IS LOCATED ON FAIRFAX COUNTY TAX MAP #80-4 ((9)) PARCELS 4, 5, AND 6, WHICH IS LOCATED AT THE INTERSECTION OF OLD KEENE HILL ROAD AND AMHERST AVENUE. THE TOTAL SITE AREA BEING DISTURBED DURING CONSTRUCTION IS APPROXIMATELY 1.82 AC. THIS PLAN PROPOSES THE REDEVELOPMENT OF AN EXISTING SITE. THE IMPERVIOUS AREA DECREASES SLIGHTLY OVER THE PREVIOUS DEVELOPMENT. SWM FACILITIES ARE PROVIDED IN ORDER TO MATCH THE DESIGN OF THE EXISTING FACILITIES TO ENSURE THERE IS NO INCREASE IN STORM RUNOFF.

ADEQUATE OUTFALL NARRATIVE:

THE PROPOSED SITE IMPROVEMENTS HAVE BEEN ENGINEERED TO ADEQUATELY PROVIDE OVERLAND RELIEF OF STORM RUNOFF TO INLETS WHICH HAVE BEEN ADEQUATELY SIZED TO ACCEPT THE 10-YEAR STORM EVENT. THESE INLETS ARE CONNECTED TO AN UNDERGROUND STORM SEWER SYSTEM WHICH HAS ALSO BEEN ANALYZED. THE SUBJECT SITE HAS 2 MAIN OUTFALL POINTS LOCATED IN THE NORTHEAST AND NORTHWEST CORNERS OF THE SITE. BOTH LOCATIONS OUTFALL INTO EXISTING CLOSED CONDUIT SYSTEMS THAT HAVE ALSO BEEN ANALYZED TO DETERMINE THAT IT CAN ADEQUATELY CONVEY THE 10-YEAR STORM EVENT WITHOUT SURCHARGING THE SYSTEM'S HYDRAULIC GRADE LINE TO WITHIN 1-FOOT OF ESTABLISHED GRADE, AND NO MORE THAN 5-FEET ABOVE THE CROWN OF THE PIPE. THE NORTHEAST CONDUIT SYSTEM CONVEYS WATER NORTHWARD ALONG THE WESTERN SIDE OF AMHERST AVENUE WITHIN 15' PIPES UNTIL IT REACHES BLAND STREET. AT THAT POINT, A 24" PIPE CONVERGES WITH THE 15" PIPE. THAT 24" PIPE CONVEYS DRAINAGE FROM A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE CONDUIT SYSTEM UNDER REVIEW (PER FSM SECTION 6-0203.2A). THE COMBINED DOWNSTREAM 30" CONDUIT SYSTEM HAS BEEN FURTHER STUDIED FOR THE NEXT 150' AND FOUND TO MEET THE AFOREMENTIONED 10-YEAR STORM REQUIREMENTS. THE EXISTING CONDUIT SYSTEM EXITING THE SITE FROM THE NORTHWEST FLOWS NORTHWARD, BUT THEN WESTWARD AND THEN SOUTHWARD THROUGH THE PARCEL WITH AN EXISTING BANK AND THEN THROUGH THE PARCEL WITH AN EXISTING RESTAURANT BEFORE CROSSING BLAND STREET JUST TO THE NORTH OF OLD KEENE HILL ROAD. THE EXISTING PIPE NETWORK CONTINUES TO PICK UP ADDITIONAL DRAINAGE AREA AND THE EXISTING PIPES ALSO CONTINUE TO INCREASE IN SIZE UNTIL THE CONDUIT NETWORK IS JOINED BY A 66" PIPE. THE DRAINAGE AREA ASSOCIATED WITH THE 66" PIPE IS SIGNIFICANTLY LARGER THAN THE DRAINAGE AREA OF THE CONDUIT SYSTEM BEING STUDIED. THE COMBINED DOWNSTREAM 66" CONDUIT SYSTEM HAS BEEN FURTHER STUDIED FOR THE NEXT 150' AND FOUND TO MEET THE AFOREMENTIONED 10-YEAR STORM REQUIREMENTS. THE STUDY AREA IS SHOWN ON THIS SHEET AND THE CONDUIT COMPUTATIONS SHOWING DOWNSTREAM SYSTEM ADEQUACY ARE SHOWN ON SHEET #10.

IN ADDITION TO THE ANALYSIS OF THE DOWNSTREAM DRAINAGE SYSTEM USING THE METHOD ESTABLISHED BY FSM SECTION 6-0203.2A, A SEPARATE ANALYSIS WAS PERFORMED PER FSM SECTION 6-0203.2B, AS REQUIRED BY FAIRFAX COUNTY. ADDITIONAL DOWNSTREAM SYSTEMS HAVE BEEN STUDIED TO A POINT AT WHICH THE TOTAL DRAINAGE AREA IS 100 TIMES GREATER THAN THE CONTRIBUTING DRAINAGE AREA OF THE SITE. A SERIES OF CLOSED AND OPEN CONDUIT SYSTEMS, WHICH CONVEY STORMWATER RUNOFF FROM SPRING ROAD, TERRY DRIVE, UTICA STREET, SPRINGFIELD BOULEVARD, AMHERST AVENUE AND BACKLICK ROAD, ALL TIE INTO THE AFOREMENTIONED 66" CLOSED CONDUIT SYSTEM, ROUGHLY 1,500' DOWNSTREAM OF THE STUDY PERFORMED PER FSM SECTION 6.0203.2A. THIS SYSTEM HAS BEEN FOUND TO MEET THE 10-YEAR STORM REQUIREMENTS, AS THE DRAINAGE AREAS OF THESE SYSTEMS ARE SIGNIFICANTLY LARGER THAN THAT OF THE CONDUIT SYSTEM BEING STUDIED. THE STUDY AREA IS SHOWN ON THIS SHEET AND THE CONDUIT COMPUTATIONS SHOWING DOWNSTREAM SYSTEM ADEQUACY ARE SHOWN ON SHEET #10.

SWM NARRATIVE:

THERE ARE TWO STORMWATER MANAGEMENT DETENTION CONTROLS PROPOSED WITH THIS PROJECT. THE FIRST IS A CONCRETE VAULT WITHIN THE DRIVE AISLE NEAR THE BUILDING AND THE SECOND IS INCORPORATED WITHIN THE BUILDING AND DETAINS ROOF RUNOFF WITHIN THE CONFINES OF THE BUILDING. THE COMBINED SWM FACILITIES REDUCE THE COMBINED SITE RUNOFF TO LESS THAN THAT OF THE EXISTING CONDITIONS BEFORE THE PREVIOUS DEVELOPMENT (C-FACTOR OF 0.30) AS THE COMBINED RUNOFF IS SHOWN TO BE LESS THAN THE PRE-DEVELOPMENT RUNOFF FOR BOTH THE 2-YR AND 10-YR STORM EVEN (SEE SHEET #7).

IT IS IN THE OPINION OF URBAN ENGINEERS & ASSOCIATES, INC. THAT STORMWATER MANAGEMENT REQUIREMENTS HAVE BEEN MET FOR THE SITE AND THAT AN ADEQUATE OUTFALL EXISTS FOR THE OUTFALLS PROPOSED WITH THIS PROJECT.

NO.	DATE	DESCRIPTION
1	7/27/16	
2	11/27/16	
3	07/16/17	

Urban Engineers & Associates, Inc.

 1100 N. James Leakey, 5th Floor

 Charlottesville, VA 22902

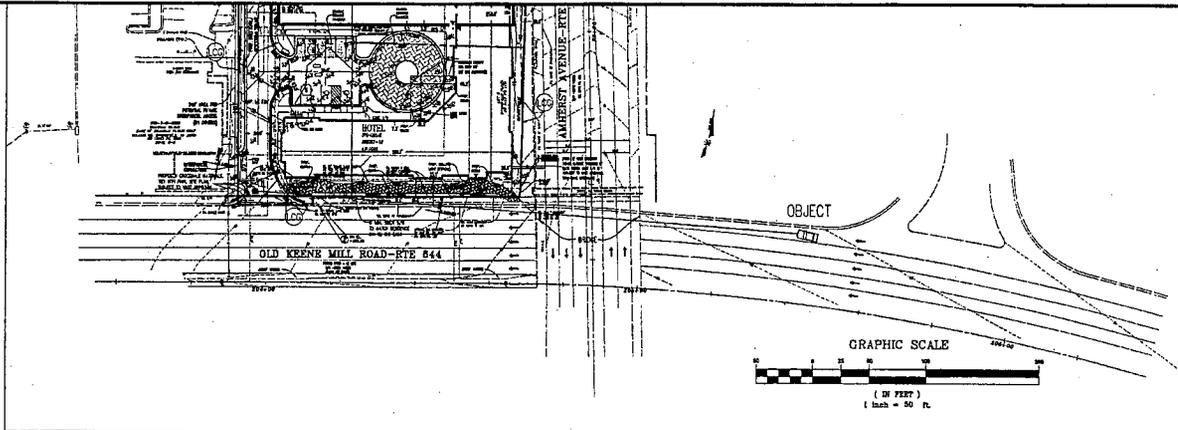
 Phone: 803.941.1100

 Fax: 803.941.1101

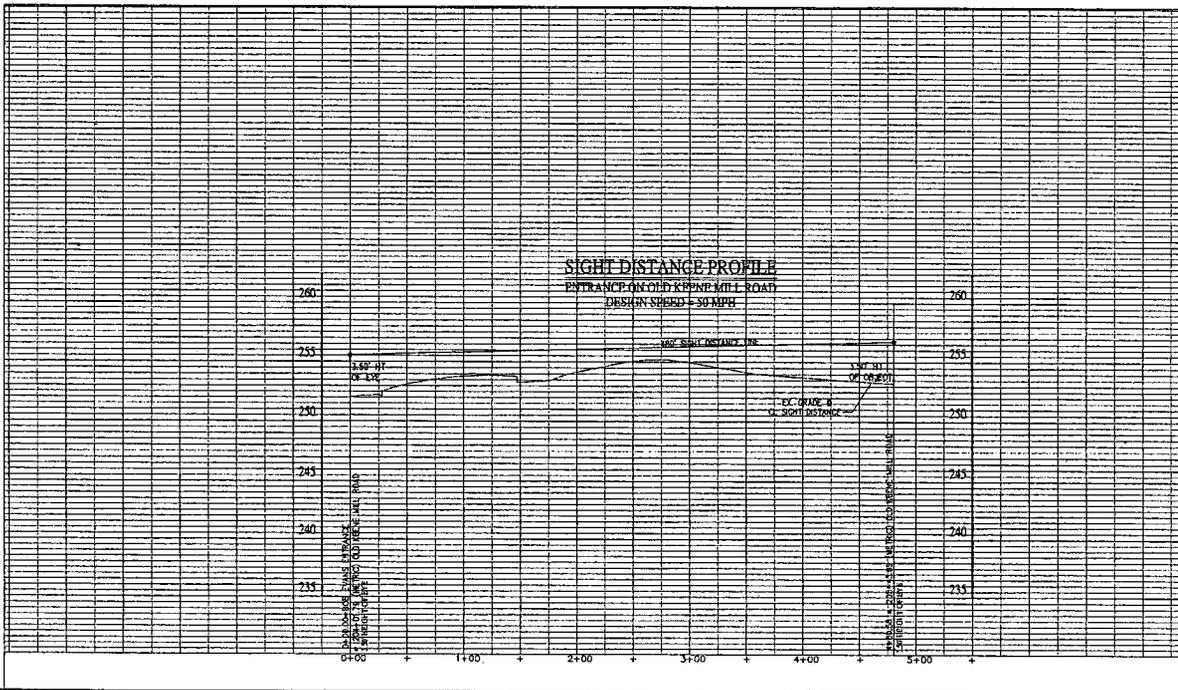
 www.urbanva.com

OUTFALL ANALYSIS
SPRINGFIELD HOTEL
 CDP/FDP
 LEB DISTRICT
 FAIRFAX COUNTY, VA
 SCALE: 1" = 250'
 SHEET
 10
 OF
 21
 ZMAP-12577

DATE: JULY 2010



OLD KEENE MILL ROAD
 POSTED SPEED = 45 MPH
 DESIGN SPEED = 50 MPH
 SIGHT DISTANCE REQUIRED (6 LANE MAJOR ROAD): 480'



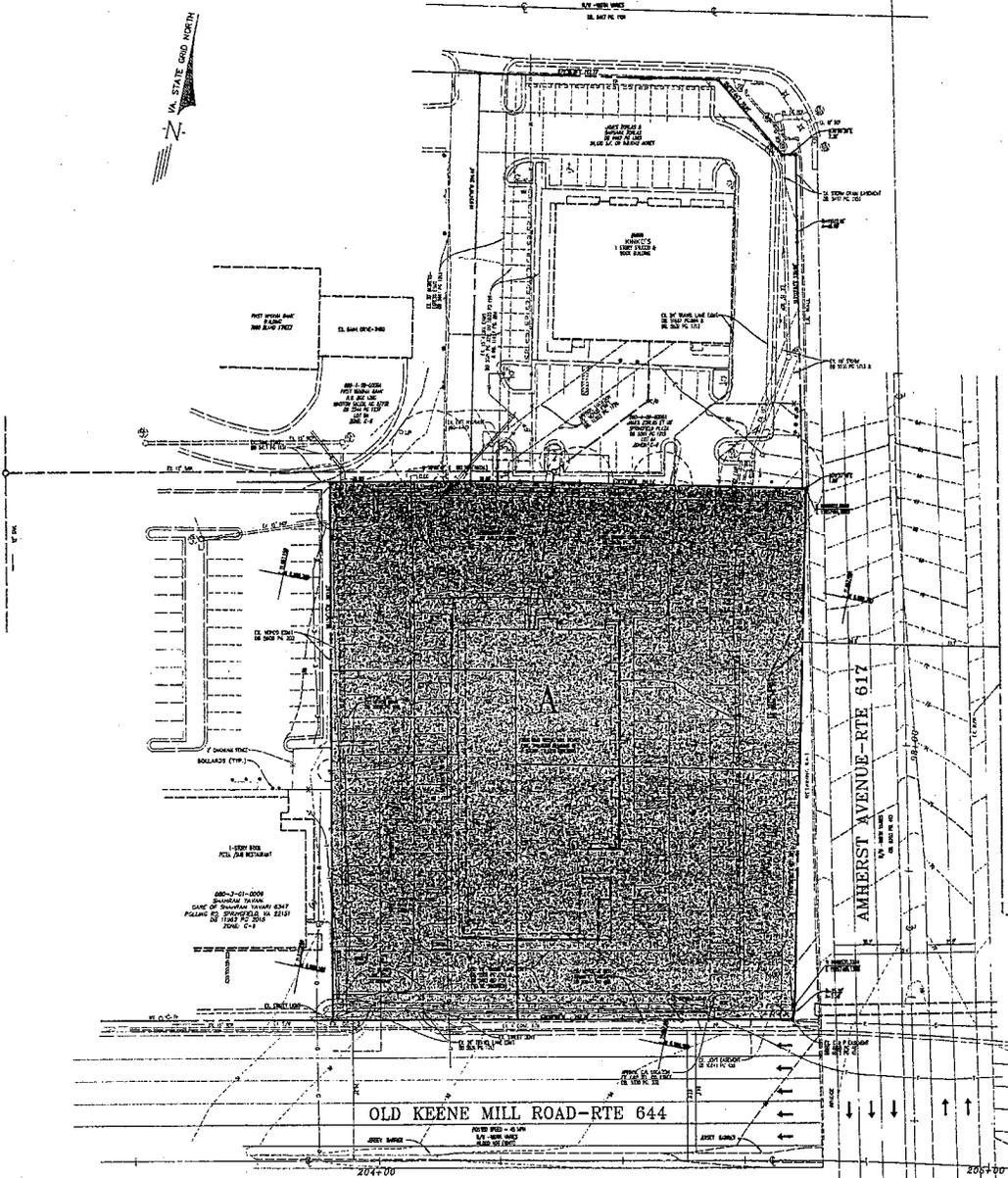
 Urban, LLC 1000 North Chesapeake Blvd Suite 100 Norfolk, VA 23502 www.urbanllc.com	REVISIONS No. DATE DESCRIPTION
	PLAN DATE 2/28/10 1/17/10 1/17/10 01/18/11
SHEET 11 OF 21 ZMAP-12577	DATE: JULY 2010 SCALE: 1"=50'(H), 1"=5'(V) CL: N/A SPRINGFIELD HOTEL CDP/EDP LEV DISTRICT FAIRFAX COUNTY, VA

BLAND STREET - ROUTE 1166

EXISTING VEGETATION SUMMARY

Symbol	Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
	Developed	Pin Oak (<i>Quercus palustris</i>) and Callery Pear (<i>Pyrus calleryana</i>)	n.a.	poor-br	1.53 ac.	This cover type exists as developed land and includes the remains of the site's former building's foundation, parking lot, and an overgrown lawn along the eastern boundary. A small cluster of Callery Pear (1" - 5" dbh) exists in the northwest corner of the site while three individual Pin Oaks (16" - 18" dbh) exist within the overgrown lawn area and one Callery Pear (22" dbh) stands on the southeast corner of the foundation remains.

*DBH = Diameter at Breast Height (measured 4.5 feet above the ground)
 NOTE: Existing vegetation data provided through field study on July 7, 2010



NO.	DATE	DESCRIPTION

PLANNED DATE
7/29/10
6/27/10
12/27/10
07/16/11



 urban

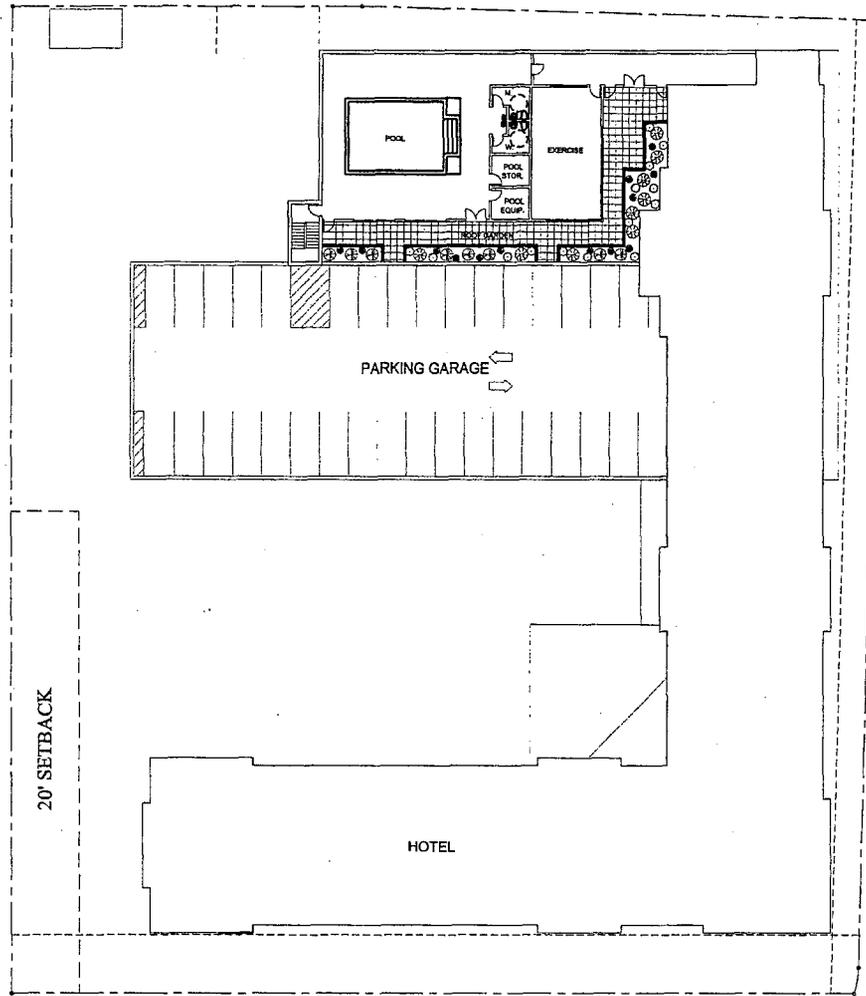
 From Urban to Suburban



 Environmental Science & Services



EXISTING VEGETATION MAP
SPRINGFIELD HOTEL
 CDP/FDP
 LEE DISTRICT
 FAIRFAX COUNTY, VA
 CL: N/A
 SCALE: AS NOTED
 DATE: JULY 2010



POOL DECK

POOL DECK MAY BE ENCLOSED

HOMWOOD SUITES

SPRINGFIELD, VIRGINIA



12/20/10

<p>urban <small>Urban Lab 4200 Parkway Court Springfield, VA 22151 703.427.2200 www.urbanlab.com</small></p>	
<p>PLAN DATE 12/10 12/10 12/10</p>	<p>REVISIONS</p>
<p>DATE: JULY 2010</p>	
<p>SCALE: N.T.S.</p>	
<p>SHEET 21 OF 21</p>	
<p>ZMAP-12577</p>	

FOR ILLUSTRATIVE PURPOSES ONLY