



APPLICATION ACCEPTED: August 25, 2010
PLANNING COMMISSION PUBLIC HEARING: June 23, 2011
PLANNING COMMISSION DECISION ONLY: July 20, 2011
BOARD OF SUPERVISORS: July 26, 2011 @ 3:30 p.m.

County of Fairfax, Virginia

July 13, 2011

STAFF REPORT ADDENDUM

APPLICATION RZ 2010-MV-011

MOUNT VERNON DISTRICT

CRD

APPLICANT: Memorial Venture, LLC

PRESENT ZONING: PRM, HC, CRD

REQUESTED ZONING: C-8, HC, CRD

PARCEL: 93-1 ((18)) (D) 117, 126, 130 and 138

ACREAGE: 1.23 Acres

FAR: 0.11

PLAN MAP: Office and Retail

PROPOSAL: To rezone from the PRM, HC and CRD District to the C-8, HC and CRD District to permit development of a 6,000 SF shopping center use and modifications and waivers in a CRD.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-MV-011 subject to the execution of proffers consistent with those found in Attachment 1 of this addendum.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the eastern and southern property lines.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirements in favor of the landscaping shown on the Generalized Development Plan (GDP).

Kelli Goddard-Sobers

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



Staff recommends approval of a modification of the Richmond Highway Commercial Revitalization District streetscape requirements along Richmond Highway and East Lee Avenue in favor of that shown on the GDP.

Staff recommends approval of a deviation from the tree preservation target requirement to that shown on the GDP.

Staff recommends approval of a waiver of the minimum lot width requirement.

Staff recommends approval of a waiver of construction of the service drive required along Richmond Highway.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

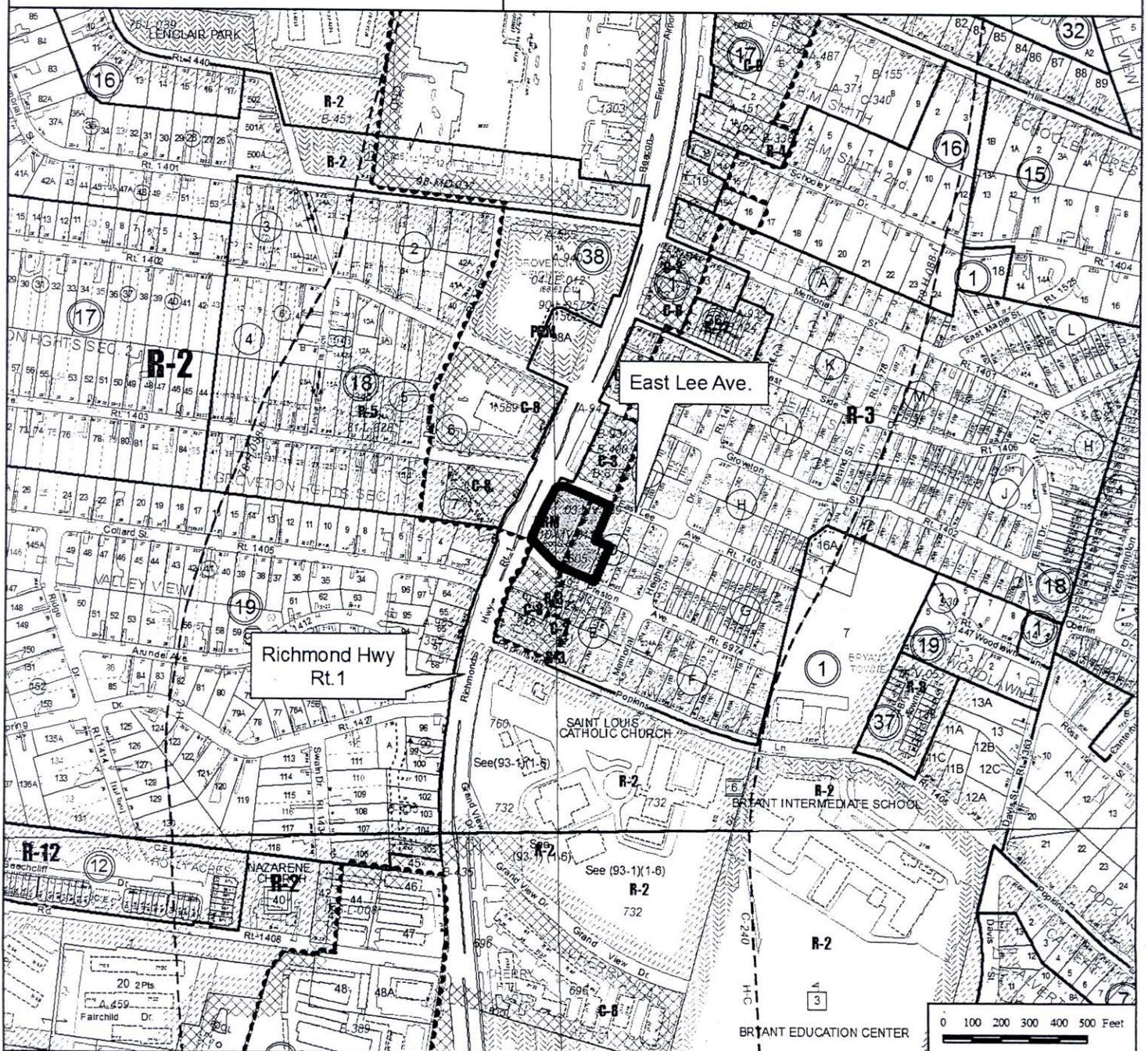
RZ 2010-MV-011

Applicant: MEMORIAL VENTURE, LLC
Accepted: 08/25/2010
Proposed: COMMERCIAL
Area: 1.23 AC OF LAND; DISTRICT - MOUNT VERNON



Located: SOUTHEAST QUADRANT OF THE INTERSECTION OF RICHMOND HIGHWAY AND EAST LEE AVENUE

Zoning: FROM PRM TO C- 8
Overlay Dist: CRD HC
Map Ref Num: 093-1- /18/D /0117 /18/D /0126 /18/D /0130 /18/D /0138



BACKGROUND

The applicant, Memorial Venture, LLC, is proposing to rezone the subject property from the PRM (Planned Residential Mixed) District, HC (Highway Corridor) Overlay District, and CRD (Commercial Revitalization District) to the C-8 (Highway Commercial) District, HC District, and CRD District in order to develop a 6,000 square foot (SF), one-story shopping center comprised of either two 3,000 SF buildings or one 6,000 SF building with a floor area ratio (FAR) of 0.11. The height of the proposed structure(s) is 18 feet, approximately 49% open space is proposed (15% is required). The proposed shopping center would have vehicular access from East Lee Avenue. The original staff report published on June 10, 2011 recommended denial of the site designs depicted on Exhibits 1a and 1b below.



Exhibit 1a: Proposed Site Design for Two Buildings



Exhibit 1b: Proposed Site Design for Single Building

In its first report, staff recommended denial of the proposed development for the following reasons:

Comprehensive Plan Issues

- Buildings and parking are not oriented to encourage pedestrian traffic;
- The development is not adequately screened and buffered from the adjacent residential neighborhood in accordance with zoning regulations;
- The development does not provide compatible architecture treatments to avoid creating an adverse visual impact on adjacent residential development; and
- The application does not commit to achieve at least a 50% phosphorous removal to improve stormwater quality;

Proffer Concerns

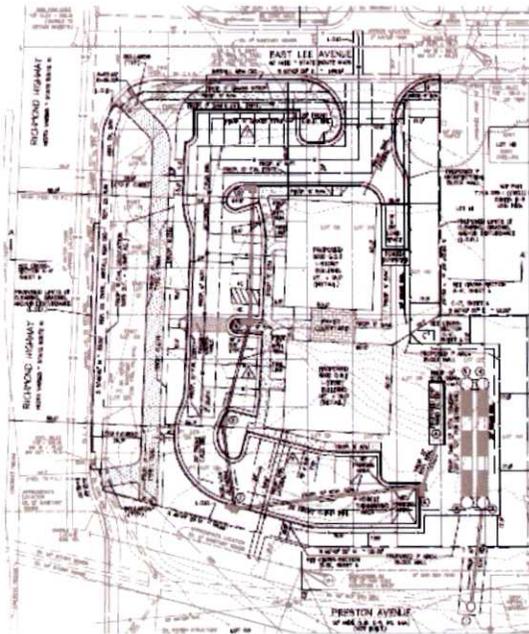
- A commitment has not been made to retain a LEED AP as part of the project's design and construction team; and
- Inadequate dedication of ROW for the future widening of Richmond Highway.

Transportation Concerns

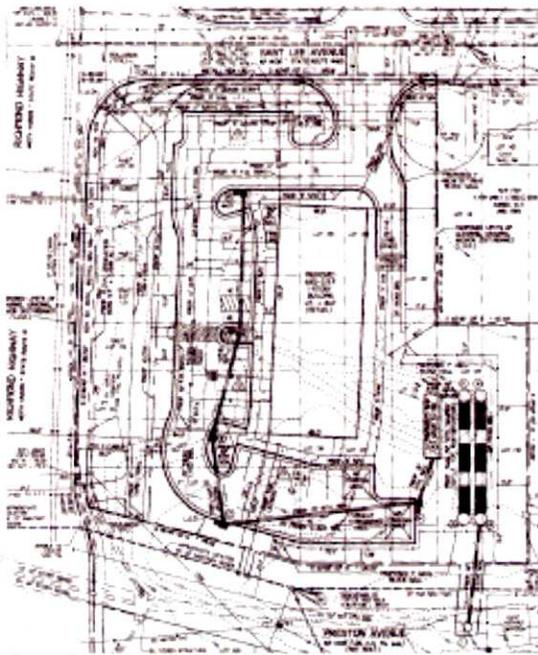
- Outstanding waiver request for construction of a right turn lane on Richmond Highway; and
- Outstanding Access Management Exception request.

On June 23, 2011, the Planning Commission public hearing was held and the decision was deferred to July 20, 2011, to allow the applicant time to formally submit a revised GDP and proffers to address the issues raised by staff and others during the public hearing. This addendum discusses the revisions that were made to the GDP and proffers. Revised proffers and a reduction of the revised GDP are contained in Attachments 1 and 3 respectively.

ANALYSIS



Revised GDP – Two building option



Revised GDP – Single building option

The applicants submitted a GDP, as revised through July 8, 2011, with the following revisions:

- Dedication of right-of-way for future road improvements has increased from 80 feet to 88 feet in conformance with the Richmond Highway guidelines in the Comprehensive Plan.
- The proposed building is now located 64.5 feet from the Richmond Highway right-of-way.
- Proposed number of parking spaces has been reduced from 37 spaces to 25 spaces.
- A single row of parking is shown parallel to Richmond Highway, rather than the double row of parking shown on the previously proposed site design.
- The width of the on-site landscaping along the Richmond Highway frontage has been increased to now range from five to ten feet in width resulting in up to 13 feet of streetscape width between the 10 foot wide trail and the travel way.

These changes are discussed below.

Right-of-Way Dedication

In the staff report published on June 10, 2011, staff stated that the applicant proposed to dedicate an insufficient amount of right-of-way for future road improvements on Richmond Highway. The revised GDP increases the proposed right-of-way from 80 feet to 88 feet. This issue is now resolved.

Parking

Previously, the applicant proposed 37 parking spaces with the majority of the parking located at the front of the site between the building and the Richmond Highway frontage. Staff advised the applicant to consider a number of design modifications to include reducing the amount of parking; moving more of the parking spaces to the rear; and shifting the building closer to the front of the site to make it more attractive for pedestrians to access the building, to reduce the potential for pedestrian and vehicular conflicts, and to create an overall pedestrian-friendly environment, as recommended by the Comprehensive Plan. The revised GDP reduces the number of parking spaces from 37 to 25, thereby reducing the parking along Richmond Highway to a single row. While 11 parking spaces are still located at the front of the site, the applicant has increased the width of the landscaped strip along the Richmond Highway frontage, resulting in an approximately 50 foot building setback to this landscaped area. With these design changes, this issue has been addressed.

Proffers

Stormwater Management/Best Management Practices

Staff advised the applicant to commit to a minimum 50% phosphorous removal to conform to the recommendations of the Comprehensive Plan. The applicant has revised the stormwater management proffer to reflect such a commitment. Therefore, this concern has been addressed.

Green Building Practices

It was noted in the staff report that a commitment had not been made to retain a LEED accredited or equivalent accredited professional as part of the project's design team. The applicant has revised the green building proffer to reflect this commitment.

Transportation

As stated earlier in this report, previously the applicant proposed to dedicate an insufficient amount of right-of-way for future road improvements on Richmond Highway. The revised GDP increases the proposed right-of-way from 80 feet to 88 feet from the centerline of Richmond Highway. Transportation proffer 2a has been revised to reflect this increase.

VDOT requested that the applicant provide a right turn lane along Richmond Highway. The applicant submitted a waiver request to VDOT and also proposed that if the waiver request is not approved, that the right turn lane would be constructed within the 88 feet of right-of-way proposed for dedication. VDOT is in the process of reviewing the applicant's waiver request. Staff advised the applicant to revise proffer 2c to state that if the applicant's turn lane waiver request is not approved by VDOT prior to site plan approval, and the applicant is unable to provide alternatives that are in substantial conformance with the GDP and are acceptable to VDOT, then a proffered condition amendment would be required. The applicant has revised the proffer to reflect this commitment. Staff feels that it is acceptable to proceed to the site plan process with the current proffer.

Design

The applicant submitted to staff an architectural exhibit and revised proffers to address the Comprehensive Plan provision regarding the proposed development providing compatible architecture treatments to avoid creating an adverse visual impact on the adjacent residential development. Proffer 3 was revised to include language which states that the building shall be in substantial conformance with the general type, quality, and proportion of materials and will include awnings as depicted in the illustrative elevation attached to the proffers. It also states that the building(s) shall be constructed of masonry and pre-cast concrete on all four (4) sides. Further, it states that mechanical equipment shall be screened from

view on all sides. Staff notes that the architectural style of a previous exhibit (see Attachment 3) would better enhance the image and aesthetics of the built environment along the Richmond Highway corridor than the exhibit attached to the proffers.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As previously discussed, this application is a request to rezone the subject property from the PRM (Planned Residential Mixed) District, HC (Highway Corridor) Overlay District, and CRD (Commercial Revitalization District) to the C-8 (Highway Commercial) District, HC District, and CRD District in order to develop a 6,000 square foot (SF), one-story shopping center comprised of either two 3,000 SF buildings or one 6,000 SF building with a floor area ratio (FAR) of 0.11.

The revisions that have been made to the GDP and to the proffers are sufficient to staff to recommend approval of the proposed rezoning. However, the following feature of the proposal could be improved:

- Additional screening and buffering to the adjacent residential neighborhood.

Recommendations

Staff recommends approval of RZ 2010-MV-011 subject to the execution of proffers consistent with those found in Attachment 1 of this addendum.

Staff recommends approval of a modification of the transitional screening and barrier requirements along the eastern and southern property lines.

Staff recommends approval of a modification of the peripheral parking lot landscaping requirements in favor of the landscaping shown on the Generalized Development Plan (GDP).

Staff recommends approval of a modification of the Richmond Highway Commercial Revitalization District streetscape requirements along Richmond Highway and East Lee Avenue in favor of that shown on the GDP.

Staff recommends approval of a deviation from the tree preservation target requirement to that shown on the GDP.

Staff recommends approval of a waiver of the minimum lot width requirement.

Staff recommends approval of a waiver of construction of the service drive required along Richmond Highway.

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

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

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

ATTACHMENTS

1. Revised Proffers
2. Revised GDP
3. Office of Community Revitalization and Reinvestment Analysis and Architectural Exhibit

DRAFT PROFFERS**RZ 2010-MV-011****Memorial Venture, LLC****July 12, 2011**

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Memorial Venture, LLC, (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2010-MV-011 filed for property identified as Tax Map 93-1 ((18)) (D) 117, 126, 130, and 138 (hereinafter referred to as the "Application Property") hereby proffers that the development of the Application Property shall be in accordance with the following proffers, provided that the Board of Supervisors approves RZ 2010-MV-011. These proffers shall supersede and replace all previously approved proffers applicable to the Application Property.

1. GENERAL

- a. Generalized Development Plan. Subject to the provisions of 18-204 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 generalized development plan ("GDP") consisting of eight (8) sheets, prepared by Dominion Surveyors, Inc. dated July 8, 2011.
- b. Minor Modifications. Minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to modify the layout shown on the GDP at time of site plan based on final engineering and design provided that there is no decrease in the amount or location of open space or landscaping, or distances to peripheral lot lines as shown on the GDP.
- c. Uses. As shown on the GDP, the Application Property shall be developed as a shopping center. Development on the Application Property shall include a maximum of 6,000 square feet of gross floor area ("GFA"). The Applicant shall not exceed a single fast food restaurant use on the Application Property. No more than six (6) tenant spaces shall be permitted on the Application Property.

Permitted uses shall include the following:

- Business service and supply service establishments;
- Eating establishments;
- Fast food restaurant that complies with the provisions of Section 4-805 of the Zoning Ordinance;
- Financial institutions;
- Garment cleaning establishments;
- Health clubs;

- Offices;
- Personal service establishments;
- Public uses;
- Private schools of special education;
- Quick service food stores that comply with the provisions of Section 4-805 of the Zoning Ordinance;
- Repair service establishments;
- Retail sales establishments.

- d. Special Exceptions. The Applicant shall request special exception approval for any fast food restaurant or quick service food store that does not meet the limitations of Section 4-805 of the Zoning Ordinance. As determined by the Zoning Administrator, a special exception application shall not require a proffered condition amendment provided that there is no decrease in the amount or location of open space, landscaping, distance to peripheral lot lines, or increase in the total square footage as shown on the GDP.
- e. Density Credit. Density credit is reserved consistent with Section 2-308 of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or the Virginia Department of Transportation (VDOT) pursuant to the Public Facilities Manual (PFM), at or prior to time of site plan approval.

2. TRANSPORTATION

- a. Richmond Highway. The Applicant shall dedicate right-of-way for public street purposes up to 88 feet from the centerline of Richmond Highway along the entire site frontage in fee simple without encumbrances to the Board of Supervisors, as shown on the GDP, prior to site plan approval or upon demand, whichever shall occur first.
- b. East Lee Avenue. Prior to the issuance of a Non-Residential Use Permit (non-RUP), the Applicant shall construct a five (5) foot sidewalk on East Lee Avenue as shown on the GDP.
- c. Right Turn Lane/Access Management. The Applicant shall obtain approval of a turn lane waiver and access management request by VDOT prior to site plan approval. If the necessary approvals are not obtained, or alternatives acceptable to VDOT and in substantial conformance with the GDP are not provided, then approval of a proffered condition amendment shall be required.

3. DESIGN

- a. The Applicant shall be permitted to develop the Application Property with one (1) building consisting of a maximum of 6,000 square feet or two (2) buildings that total a maximum of 6,000 square feet. The Applicant reserves the right to shift

square footage between the buildings provided there is no decrease in open space and/or building setbacks.

- b. The Applicant shall ensure that the final architectural design of the building(s) shall be in substantial conformance with the general type, quality, and proportion of materials depicted in the illustrative elevation attached to these proffers. The building(s) shall be constructed of masonry and pre-cast concrete on all four (4) sides of the building(s). The building(s) shall include awnings.
- c. The Applicant shall screen all mechanical equipment from view on all sides.

4. GREEN BUILDING PRACTICES

- a. The Applicant shall include, as part of the site plan submission and building plan submission for the Application Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council (USGBC), or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining.
- b. A LEED accredited or equivalent-accredited professional shall be included as part of the design team. A LEED or equivalent-accredited professional shall provide certification statements at the time of site plan review and building plan submission confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the project.

Prior to site plan approval, the Applicant shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the project is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC certification

- c. Prior to approval of the site plan for each building, the Applicant will 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 \$12,000. 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—New Construction (LEED®-NC) rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to the building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the

Applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within three (3) years of issuance of the non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

- d. Prior to site plan approval, the Applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- e. If the Applicant provides to the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the non-RUP for the building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three (3) points of attainment of LEED certification, 50% of the escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.
- f. If the Applicant fails to provide, within three (3) years of issuance of the non-RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- g. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch 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, the proffered time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

The Applicant shall provide Stormwater Management (SWM) and Best Management Practices (BMP) in the locations as generally shown on the GDP. Said facilities shall be designed in accordance with the PFM and the Chesapeake Bay Preservation Ordinance, unless modified by DPWES. All or a portion of the SWM/BMPs may be provided underground, on-site in a location and manner acceptable to DPWES. The Applicant shall achieve at least 50% phosphorus removal to improve stormwater quality.

6. STREETScape

- a. The Applicant shall install a streetscape generally consisting of landscaping, a trail, and a browsing strip along the Application Property's Richmond Highway frontage as shown on the GDP. Subject to approval by Urban Forest Management (UFM), in addition to what is shown on the GDP, the Applicant shall install ground cover, shrubs, and flowers along the Richmond Highway frontage. The Applicant shall coordinate the installation of the proposed streetscape with VDOT. The Applicant reserves the right to make minor modifications to landscaping to reasonably accommodate utility lines, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the GDP.
- b. The Applicant shall install a streetscape generally consisting of landscaping and a sidewalk along the Application Property's East Lee Avenue frontage as shown on the GDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT. The Applicant reserves the right to make minor modifications to landscaping to reasonably accommodate utility lines, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the GDP.

7. LANDSCAPING AND SCREENING

- a. Peripheral parking lot landscaping shall be provided as generally shown on the GDP.
- b. Transitional screening and barriers shall be provided as generally shown on the GDP.
- c. The Applicant shall provide a seven (7) foot wall, as generally shown on the GDP, provided that the distance from the wall to the eastern and southern property lines is not reduced from that shown on the GDP. The Applicant shall determine the final location of the wall at time of site plan to accommodate screening to the greatest extent possible. The wall shall be constructed of architectural block or masonry materials.

8. HERITAGE RESOURCES

Prior to any land disturbing activities on the Application Property, Applicant shall conduct a Phase I archaeological study of the undisturbed areas of the Application Property, and provide the results of such study to the Park Authority Cultural Resources Management and Protection Section (CRMPS). The study shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS within a reasonable time period so as to not delay construction. The Phase I study shall be performed in accordance with a scope provided by CRMPS.

There shall be no land disturbing activities on the Application Property until the Phase I study has been reviewed and approved by CRMPS. If any archeological resources are found by the Phase I study and determined to be potentially significant, then the Applicant shall conduct a Phase II archeological study. The Phase II study data recovery shall be performed in accordance with a scope provided by CRMPS. Archeological reports produced as a result of the Phase I and/or Phase II studies shall be submitted for approval to CRMPS. Said approval process shall be completed within a reasonable time period so as to not delay construction.

9. SUCCESSORS AND ASSIGNS

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

{A0226695.DOC / 1 Draft Proffers - 7-12-11 (cfn) 006807 000002}

[SIGNATURE BEGINS ON NEXT PAGE]

Applicant/Title Owner of Tax Map 93-1 ((18)) (D) 117,
126, 130, 138

MEMORIAL VENTURE, LLC

By: Erik J. Dorn
Its: Managing Member

[SIGNATURE ENDS]



800-611-1111
 703-619-5555
 703-619-5555
 ALBANY, VIRGINIA 23009
DOMINION
 SURVEYORS INC.

Mr. Michael Kempf, Director
 Forestry Management Division - DPWES
 12555 Lee Highway
 Fairfax, VA 22035
 RE: 82-2010-DAY-011, Memorial Heights
 Lots 117, 130, 134-140, Block D, Memorial Heights
 The Preservation Target Area Deviation

Date: 06/20/2011

This letter request is submitted at the request of Mr. Jessica Stricker, of your staff, in connection with the proposed zoning of the above referenced project. The project was previously reviewed in 2006 in "TRM-06-001" and approved by the Board of Supervisors. The project approved Development Plan presented no trees on the property.

As part of the current Urban Facilities Manual, Chapter 12, Tree Conservation, a Preservation Area Target is required. This letter request is for the approval of the "shrubland" and "deciduous" and "deciduous" in the Preservation Area Target.

In accordance with 62M 12.008.3.A.1, it is the opinion of the developer and approved by the Board of Supervisors that meeting the Tree Preservation Target would provide the use of the site as planned zoning density. The proposed zoning provides a "C-3" zoning district with an FAR of 0.1125. The number of parking spaces is increased from 10 to 15 parking spaces per lot.

The proposed building footprints and locations for the site are severely constrained by the large amount of existing trees on the site. The proposed building footprints are located to the west of the site, requiring a 7-foot setback from the site topography. The proposed building footprints are located to the west of the site, requiring a 7-foot setback from the site topography.

The area of existing canopy on the site is relatively small and based on the zoning of the property the estimated remaining target area is only 81 square feet. There are only nine (9) trees that meet the size criteria on Lot 2 and Lot 3, of this site. The location of the existing trees, including the proposed building footprints, is shown on the attached site plan.

Items 1 & 2 - These trees are located in the driveway at the entrance to the site. This is the only allowable location for trees on the site. The trees are located in the driveway at the entrance to the site. This is the only allowable location for trees on the site.

Items 3 & 4 - These trees are located within the building envelope of one of the proposed buildings. The trees are located within the building envelope of one of the proposed buildings.

Item 5 - This tree is located approximately 7 feet from the proposed building wall. This tree is located approximately 7 feet from the proposed building wall.

Item 6 - This tree is located immediately adjacent to a proposed building and within the path of the entry sidewalk. This tree is located immediately adjacent to a proposed building and within the path of the entry sidewalk.

Item 7 - This tree is located adjacent to the parking lot and within the path of the entry sidewalk. This tree is located adjacent to the parking lot and within the path of the entry sidewalk.

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Item 30 - This tree is located adjacent to the parking lot and within the path of the entry sidewalk. This tree is located adjacent to the parking lot and within the path of the entry sidewalk.

NO.	REVISION DESCRIPTION	DATE
1	ORIGINAL PLAN, ACCEPTED FOR REVIEW	8/12/10
2	REVISED PER COUNTY COMMENTS	3/22/11
3	REVISED PER COUNTY COMMENTS	4/28/11
4	REVISED PER COUNTY COMMENTS	5/2/11
5	REVISED PER COUNTY COMMENTS	5/2/11
6	REVISED PER COUNTY COMMENTS	5/2/11
7	REVISED PER COUNTY COMMENTS	7/20/11
8	REVISED PER COUNTY COMMENTS	7/20/11
9	REVISED PER COUNTY COMMENTS	7/20/11
10	REVISED PER COUNTY COMMENTS	7/20/11
11	REVISED PER COUNTY COMMENTS	7/20/11
12	REVISED PER COUNTY COMMENTS	7/20/11
13	REVISED PER COUNTY COMMENTS	7/20/11
14	REVISED PER COUNTY COMMENTS	7/20/11
15	REVISED PER COUNTY COMMENTS	7/20/11
16	REVISED PER COUNTY COMMENTS	7/20/11
17	REVISED PER COUNTY COMMENTS	7/20/11
18	REVISED PER COUNTY COMMENTS	7/20/11
19	REVISED PER COUNTY COMMENTS	7/20/11
20	REVISED PER COUNTY COMMENTS	7/20/11
21	REVISED PER COUNTY COMMENTS	7/20/11
22	REVISED PER COUNTY COMMENTS	7/20/11
23	REVISED PER COUNTY COMMENTS	7/20/11
24	REVISED PER COUNTY COMMENTS	7/20/11
25	REVISED PER COUNTY COMMENTS	7/20/11
26	REVISED PER COUNTY COMMENTS	7/20/11
27	REVISED PER COUNTY COMMENTS	7/20/11
28	REVISED PER COUNTY COMMENTS	7/20/11
29	REVISED PER COUNTY COMMENTS	7/20/11
30	REVISED PER COUNTY COMMENTS	7/20/11

EXISTING CONDITIONS - EXISTING VEGETATION MAP
 BLOCK "D"
 MEMORIAL HEIGHTS
 FAIRFAX COUNTY, VIRGINIA
 LOTS 117 THROUGH 130, 134 THROUGH 140

SCALE: 1" = 20'

DATE: 6 JULY 2011

DRAWN BY: A.R.D.

DESIGNED BY: A.R.D.

JOB NO. 1001022

P.L.E. NO. 56-04

SHEET 2 OF 6

GRAPHIC SCALE

40' HIDE STATE ROUTE MARK

MEMORIAL HEIGHTS DRIVE

PRESTON AVENUE

RICHMOND HIGHWAY

EAST LEE AVENUE

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

LOT 136

LOT 137

COVER TYPE	PRIVATE SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
DEVELOPED LAND	LOCUST, OAK, CATALPA AND CEDAR	N/A	GOOD	0.22 AC.	SHADE AND EVERGREEN TREES WITH GRASS AND UNDERSTORY
DEVELOPED LAND	NONE	N/A	N/A	0.39 AC.	PAVED, GRAVEL, WALKS AND STRUCTURES
DEVELOPED LAND	NONE	N/A	N/A	0.41 AC.	GRASS / BUSH COVER

VEGETATIVE COVER SUMMARY TABLE

SCALE: 1" = 20'

DATE: 6 JULY 2011

DRAWN BY: A.R.D.

DESIGNED BY: A.R.D.

JOB NO. 1001022

P.L.E. NO. 56-04

SHEET 2 OF 6

GRAPHIC SCALE

40' HIDE STATE ROUTE MARK

MEMORIAL HEIGHTS DRIVE

PRESTON AVENUE

RICHMOND HIGHWAY

EAST LEE AVENUE

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

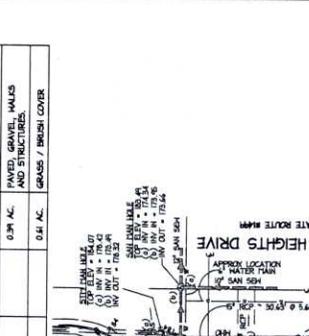
LOT 133

LOT 134

LOT 135

LOT 136

LOT 137



VEGETATIVE COVER SUMMARY TABLE

SCALE: 1" = 20'

DATE: 6 JULY 2011

DRAWN BY: A.R.D.

DESIGNED BY: A.R.D.

JOB NO. 1001022

P.L.E. NO. 56-04

SHEET 2 OF 6

GRAPHIC SCALE

40' HIDE STATE ROUTE MARK

MEMORIAL HEIGHTS DRIVE

PRESTON AVENUE

RICHMOND HIGHWAY

EAST LEE AVENUE

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

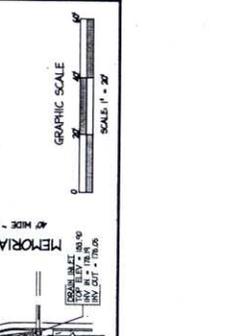
LOT 133

LOT 134

LOT 135

LOT 136

LOT 137



VEGETATIVE COVER SUMMARY TABLE

SCALE: 1" = 20'

DATE: 6 JULY 2011

DRAWN BY: A.R.D.

DESIGNED BY: A.R.D.

JOB NO. 1001022

P.L.E. NO. 56-04

SHEET 2 OF 6

GRAPHIC SCALE

40' HIDE STATE ROUTE MARK

MEMORIAL HEIGHTS DRIVE

PRESTON AVENUE

RICHMOND HIGHWAY

EAST LEE AVENUE

LOT 117

LOT 118

LOT 119

LOT 120

LOT 121

LOT 122

LOT 123

LOT 124

LOT 125

LOT 126

LOT 127

LOT 128

LOT 129

LOT 130

LOT 131

LOT 132

LOT 133

LOT 134

LOT 135

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LOT 137

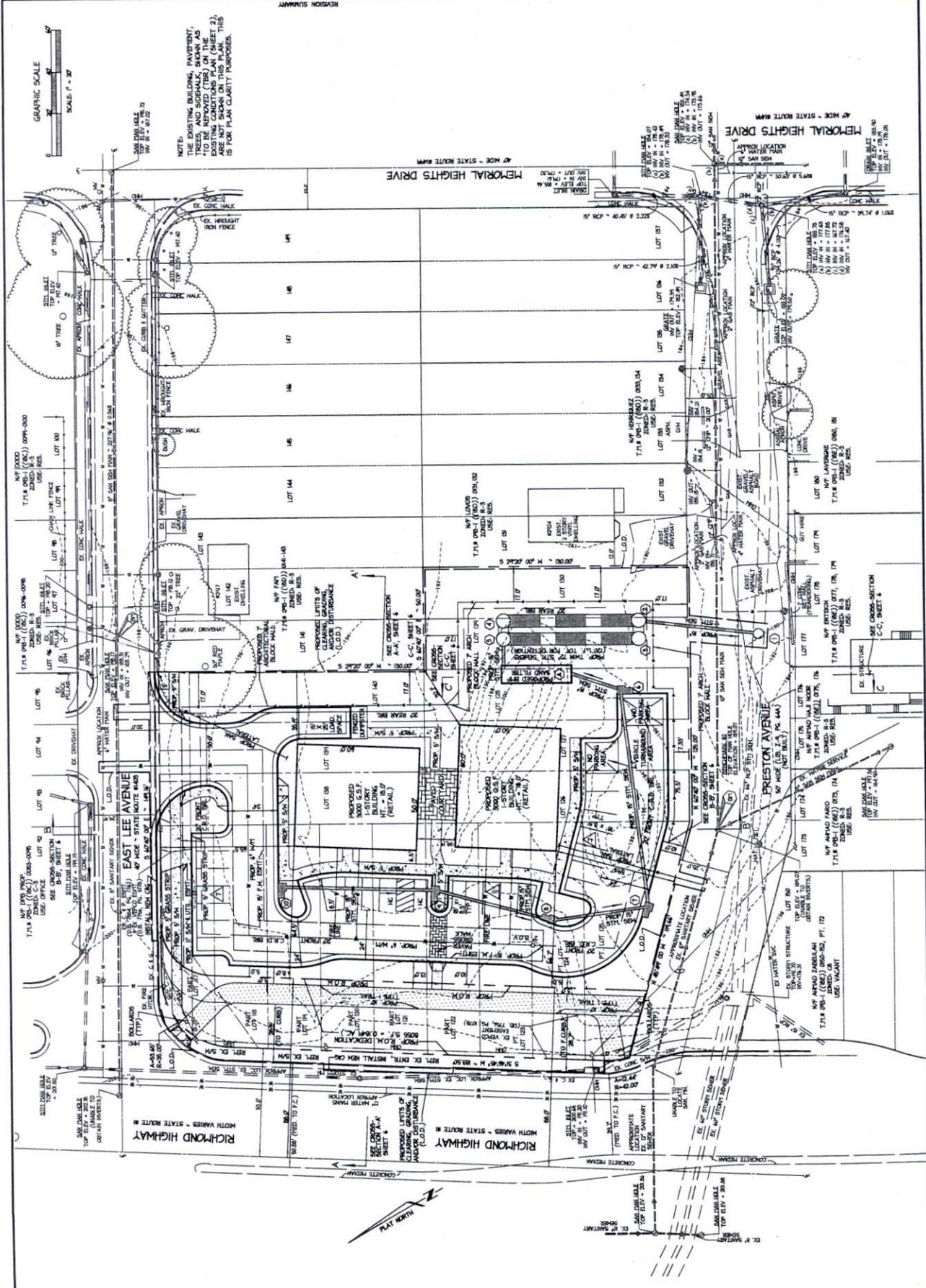


SCALE: 1" = 20'
 DATE: 9 JULY 2011
 DRAWN BY: A.R.D.
 DESIGNED BY: A.R.D.

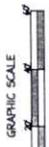
GENERALIZED DEVELOPMENT PLAN
 BLOCK 12^A
 MEMORIAL HEIGHTS
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER NO.	REVISION DESCRIPTION
7/26/11	A.R.D.	7 REVERSE FRONT PARKING
8/23/11	A.R.D.	8 L.M. FR. PARK. DR. FROM DISSECTION
11/22/11	A.R.D.	9 REVERSE PERI COUNTY COMMENTS
3/22/11	A.R.D.	4 REVERSE PERI COUNTY COMMENTS
2/27/11	A.R.D.	3 REVERSE PERI COUNTY COMMENTS
2/27/11	A.R.D.	2 REVERSE PERI COUNTY COMMENTS
8/17/10	A.R.D.	1 ORIGINAL PLAN ACCEPTED FOR REVIEW

DOMINION SURVEYORS INC.
 8808-H PEAR TREE VILLAGE COURT
 ALEXANDRIA, VIRGINIA 22309
 703-619-5555
 FAX 703-799-6412



NOTE:
 THE EXISTING BUILDING, PAVEMENT,
 TREES, AND SIGNALS, SHOWN AS
 DASHED LINES, ARE TO REMAIN IN
 EXISTING CONDITIONS (SHEET 2).
 ITEMS NOT SHOWN ON THIS PLAN, THIS
 IS FOR PLAN CLARITY PURPOSES.



REVISION SUMMARY

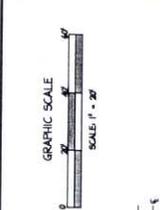
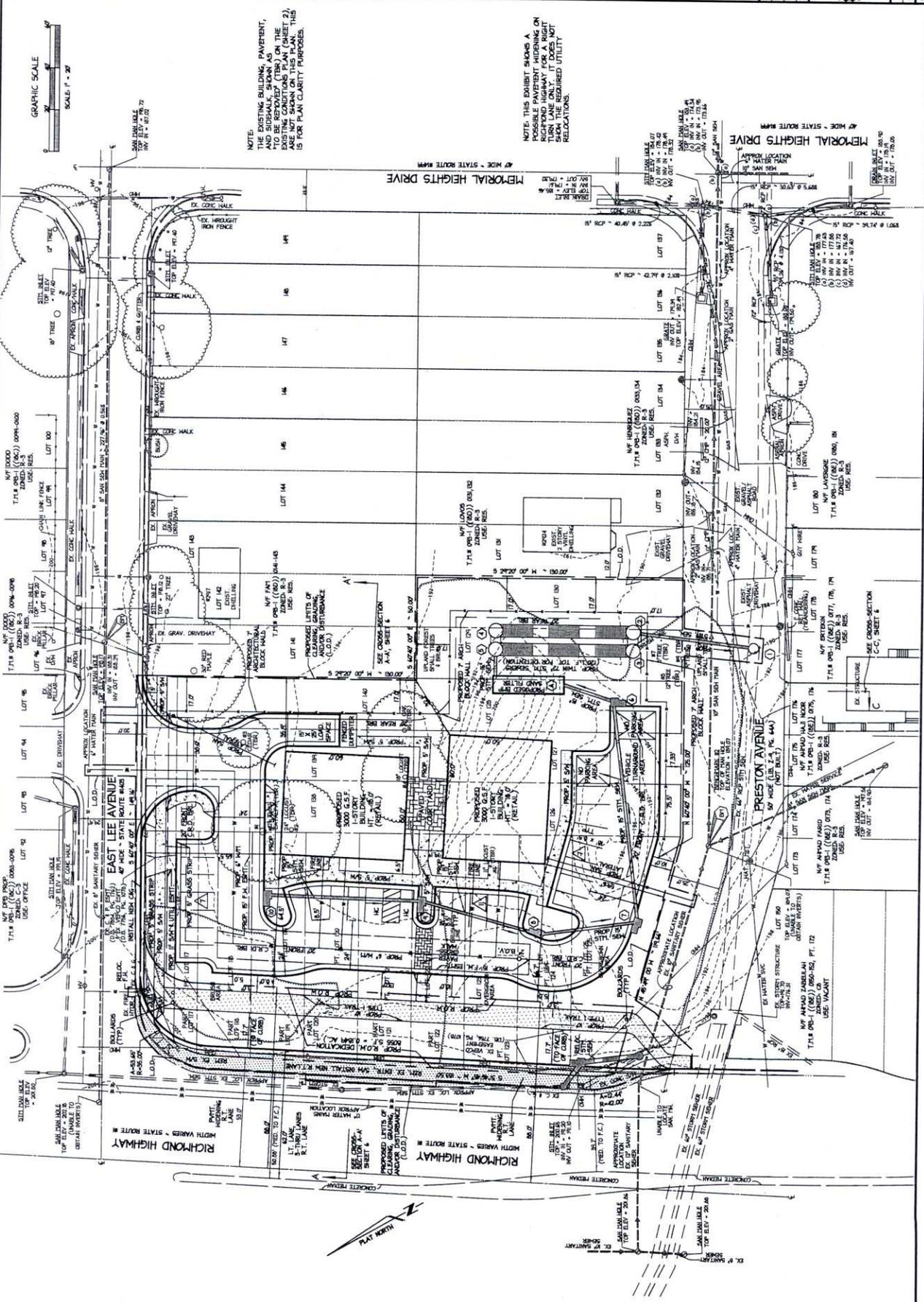
DATE	DESIGNER NO.	REVISION DESCRIPTION
8/13/10	A.R.D. 1	ORIGINAL PLAN ACCEPTED FOR REVIEW
8/13/10	A.R.D. 2	REVISED PER COUNTY COMMENTS
8/13/10	A.R.D. 3	REVISED PER COUNTY COMMENTS
8/13/10	A.R.D. 4	REVISED PER COUNTY COMMENTS
8/13/10	A.R.D. 5	REVISED PER COUNTY COMMENTS
8/13/10	A.R.D. 6	REVISED PER COUNTY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

NOTE: THIS EXHIBIT SHOWS A POSSIBLE PAVEMENT MIXING ON TURN LANE ONLY. IT DOES NOT SHOW THE REQUIRED UTILITY RELOCATIONS.

GP EXHIBIT WITH POSSIBLE RIGHT TURN LANE
 LOTS 117 THROUGH 130, 136 THROUGH 140
 BLOCK "D"
 MEMORIAL HEIGHTS
 FAIRFAX COUNTY, VIRGINIA
 DRAWN BY: A.R.D.
 DESIGNED BY: A.R.D.
 DATE: 8 JULY 2011
 SCALE: 1" = 20'

PLAT NO. 8/18/2011
 PLAN R. DUDLEY
 LIC. NO. 17708
 Seal: Alan R. Dudley

JOB NO. 0001022
 FILE NO. 98-09
 SHEET 30 OF 6



NOTE: THE EXISTING BUILDINGS, PAVEMENT, AND SUBURBAN SHOWN AS SHOWN ON THE PLAN. THE EXISTING CONDITIONS SHOWN ON THIS PLAN ARE NOT SHOWN ON THIS PLAN. THIS IS FOR PLAN CLARITY PURPOSES.

NOTE: THIS EXHIBIT SHOWS A POSSIBLE PAVEMENT MIXING ON TURN LANE ONLY. IT DOES NOT SHOW THE REQUIRED UTILITY RELOCATIONS.

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DATE	DESIGNER NO.	REVISION DESCRIPTION
7/17/20	1	ORIGINAL PLAN, ACCEPTED FOR REVIEW
7/22/20	2	REVISED PER COUNTY COMMENTS
7/27/20	3	REVISED PER COUNTY COMMENTS
8/11/20	4	REVISED PER COUNTY COMMENTS
8/24/21	5	REVISED PER COUNTY COMMENTS
9/2/21	6	ELIM. FR. PARK. AND SIGN. FROM DEEDICATION
7/08/21	7	REVISE FRONT PARKING

TREE COVER & LANDSCAPING SUMMARY:
 THIS PLAN PROPOSES C-4 ZONING AND RETAIL BUILDING USES. THE PROPOSED LANDSCAPING AND TREE COVER FOR THE SITE AS PART OF ZONING AND LANDSCAPING PLAN APPROVED BY THE COUNTY URBAN FORESTRY DEPARTMENT.
 NOTE: PROPOSED TREES IN THE ROUTE 1 ROAD, ARE NOT COUNTED.
 PROPOSED LANDSCAPING AND TREE COVER:
 - 100' WIDE BUFFER ZONE ALONG THE ROUTE 1 ROAD.
 - 4' WIDE BUFFER ZONE ALONG THE EAST SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE WEST SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE SOUTH SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE NORTH SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE EAST SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE WEST SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE SOUTH SIDE OF THE PROPERTY.
 - 4' WIDE BUFFER ZONE ALONG THE NORTH SIDE OF THE PROPERTY.

PROPOSED TREES:
 100' WIDE BUFFER ZONE ALONG THE ROUTE 1 ROAD:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE EAST SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE WEST SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE SOUTH SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

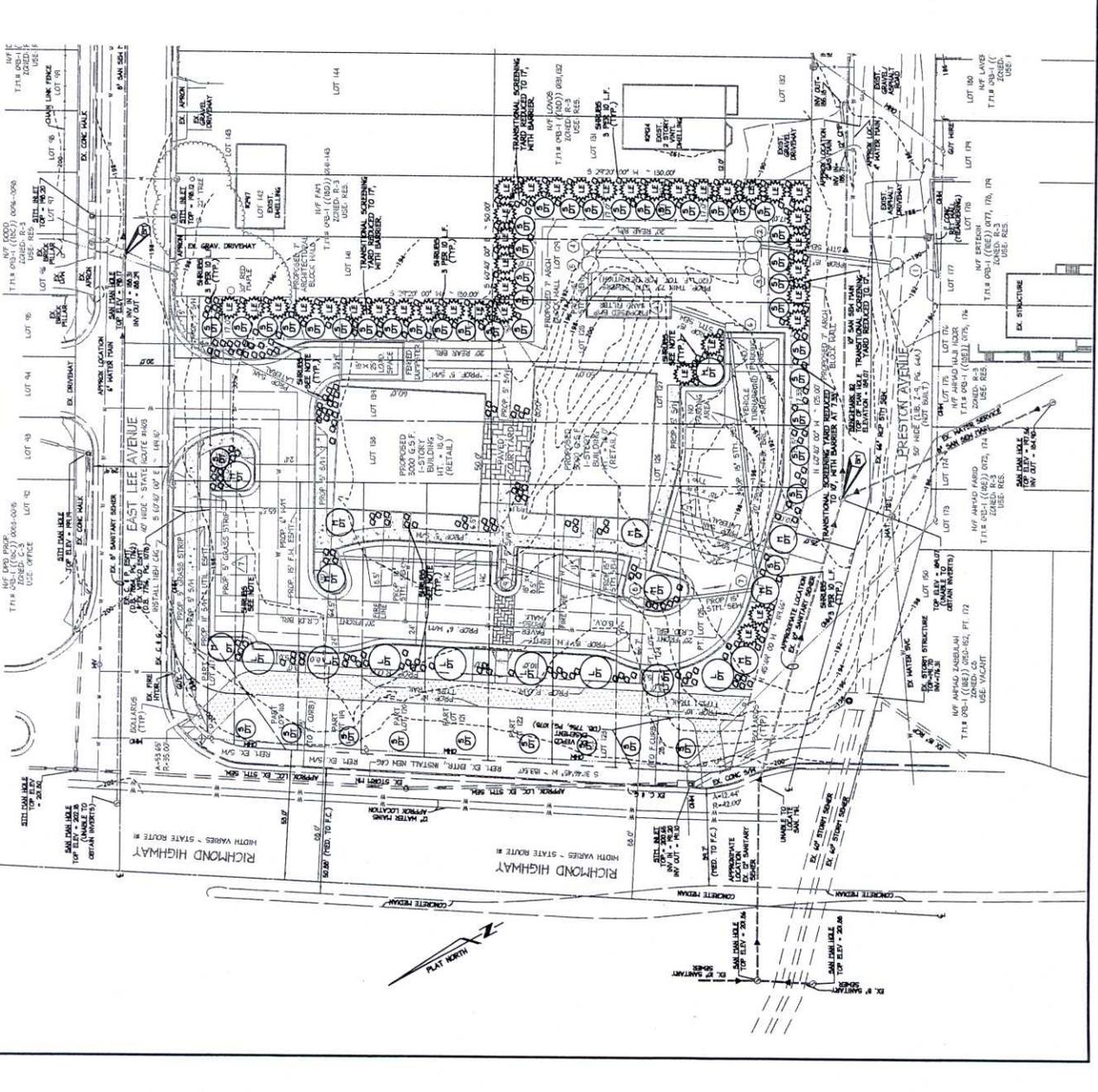
PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE NORTH SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

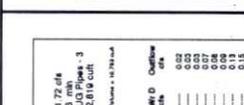
PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE EAST SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE WEST SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE SOUTH SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)

PROPOSED TREES:
 4' WIDE BUFFER ZONE ALONG THE NORTH SIDE OF THE PROPERTY:
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)
 7 TREES (THANK SCORN, LARGE DECIDUOUS)
 7 TREES (THANK SCORN, SMALL DECIDUOUS)





PRELIMINARY STORMWATER MANAGEMENT NARRATIVE
STORMWATER DETENTION AND WATER QUALITY IMPROVEMENTS (WQI) WILL BE PROVIDED FOR AN OVERSIZED, UNDERGROUND PIPE SYSTEM, AND BAYS WILL BE PROVIDED BY A SAND FILTER. PRELIMINARY DESIGN CALCULATIONS ARE SET FORTH BELOW.

EXISTING CONDITIONS:
PEAK DISCHARGE RATES FOR THE EXISTING SITE CONDITIONS WERE CALCULATED USING WQTR-66.
SITE AREA = 10,360 S.F. (0.23 AC)
ATYARD PERIMETER AREA = 26,544 S.F. (0.606 AC.)
WQI DISTRIBUTION, 24 HR. STORM
TYPE I DISTRIBUTION, 24 HR. STORM
2 YEAR STORM - 3.2 INCHES
6 YEAR STORM - 4.52 INCHES
PEAK DISCHARGE (TO BAY FACILITY)
2 YEAR STORM - 1.2 CFS
6 YEAR STORM - 1.8 CFS

PROPOSED CONDITIONS:
PEAK DISCHARGE RATES FOR THE PROPOSED SITE CONDITIONS WERE CALCULATED USING WQTR-66.
SITE AREA = 10,360 S.F. (0.23 AC)
ATYARD PERIMETER AREA = 26,544 S.F. (0.606 AC.)
WQI DISTRIBUTION, 24 HR. STORM
TYPE I DISTRIBUTION, 24 HR. STORM
2 YEAR STORM - 3.2 INCHES
6 YEAR STORM - 4.52 INCHES
PEAK DISCHARGE (TO BAY FACILITY)
2 YEAR STORM - 1.2 CFS
6 YEAR STORM - 1.8 CFS

THE SITE GRADING SHALL DIRECT SITE RUNOFF TO THE ON-SITE INLET / PUMP NETWORK. RUNOFF SHALL NOT BE ALLOWED TO EXIST ON THE SITE. ALL EXISTING AND PROPOSED IMPROVEMENTS SHALL NOT BLOCK THROUGH THE SITE. DETENTION IS PROVIDED BY AN OVERSIZED STORM-SUCKER NETWORK. THE OUTLET MALL FILL TO THE DISCHARGE TO THE EXISTING CONDITIONS, STORM-SUCKER NETWORK. THE SITE RUNOFF WILL BE DISCHARGED INTO THE EXISTING FANPAC COUNTY MAINTAINED PUBLIC STORM SINKER SYSTEM LOCATED IN THE PRESTON AVENUE RIGHT-OF-WAY.

DETENTION IMPROVEMENTS:
TOTAL PIPE DETENTION LENGTH = 100 FEET
PIPE DIAMETER = 72" (6.7)
PIPE SLOPE = 0.015
OUTLET CONTROL = 1.5 CFS
IF DA ORANGE AT BAY ELEV.
IF DA ORANGE AT BAY ELEV.

DETENTION NETWORK:
THE POST-DEVELOPMENT IMPROVEMENTS PROPOSED FOR THIS PROJECT WERE INPUT INTO THE POST-DEVELOPMENT NETWORK AND THE NETWORK THAT SOFTWARE ARE INCLUDED ON THIS SHEET.
THE PEAK DISCHARGE FROM THE DETENTION SYSTEM ARE:
DESIGN STORM: DETENTION DISCHARGE: 0.43 CFS
2 YEAR STORM: 0.28 CFS
6 YEAR STORM: 0.43 CFS

PEAK DISCHARGE RATES FOR THE EXISTING AND PROPOSED NETWORKS:
EXISTING NETWORK: 1.2 CFS (2 YEAR STORM), 1.8 CFS (6 YEAR STORM)
PROPOSED NETWORK: 0.43 CFS (DESIGN STORM), 0.28 CFS (2 YEAR STORM), 0.43 CFS (6 YEAR STORM)

PROPOSED UNDERGROUND DETENTION PIPING
(NOTE: THE PIPING IS CHOSSESS AS A "HONEY" BY THE SOFTWARE.)

NO.	DATE	DESCRIPTION
1	8/27/11	PRELIMINARY PLAN, ASSESSED FOR REVIEW
2	9/27/11	REVISED PER COUNTY COMMENTS
3	10/27/11	REVISED PER COUNTY COMMENTS
4	11/27/11	REVISED PER COUNTY COMMENTS
5	12/27/11	REVISED PER COUNTY COMMENTS
6	1/27/12	FINAL PLAN, PREPARED FOR SUBMITTAL

NO.	DATE	DESCRIPTION
1	8/27/11	PRELIMINARY PLAN, ASSESSED FOR REVIEW
2	9/27/11	REVISED PER COUNTY COMMENTS
3	10/27/11	REVISED PER COUNTY COMMENTS
4	11/27/11	REVISED PER COUNTY COMMENTS
5	12/27/11	REVISED PER COUNTY COMMENTS
6	1/27/12	FINAL PLAN, PREPARED FOR SUBMITTAL

NO.	DATE	DESCRIPTION
1	8/27/11	PRELIMINARY PLAN, ASSESSED FOR REVIEW
2	9/27/11	REVISED PER COUNTY COMMENTS
3	10/27/11	REVISED PER COUNTY COMMENTS
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PRELIMINARY STORMWATER MANAGEMENT PLAN / OUTFALL NARRATIVE
BLOCK 10¹
LOTS 117 THROUGH 130, 136 THROUGH 140
MEDICAL HEIGHTS
FAIRFAX COUNTY, VIRGINIA

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SCALE: 1/4" = 1'-0"
DATE: _____
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.

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FILE NO. 54-24
JOB NO. 1001022
DATE: 10/27/11

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REVISION BLOCK	
NO.	DESCRIPTION
1	ADD SHEET #
2	REVISED PER COUNTY COMMENTS
3	REVISED PER COUNTY COMMENTS
4	REVISED PER COUNTY COMMENTS
5	REVISED PER COUNTY COMMENTS
6	ELIM. PER COUNTY COMMENTS
7	REVERSE FRONT FACING
8	ELIM. PER COUNTY COMMENTS

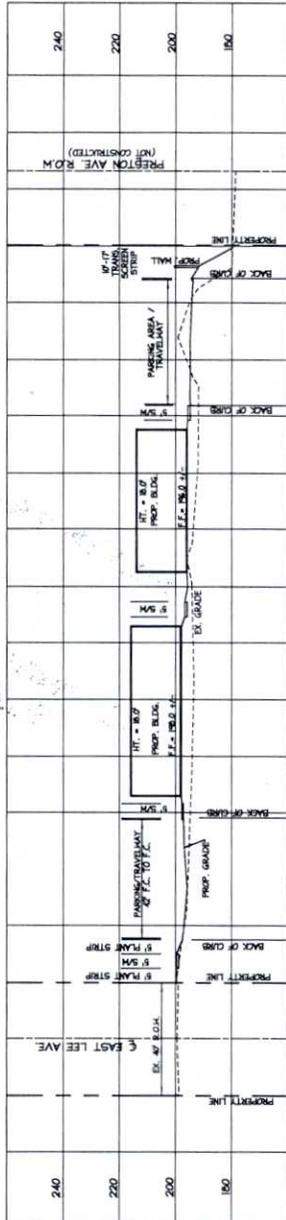
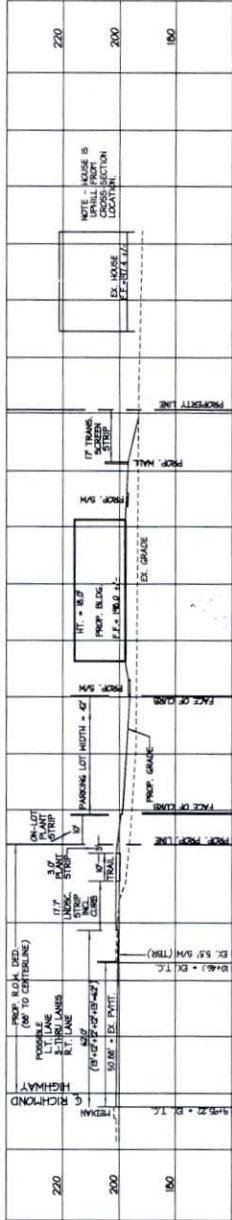
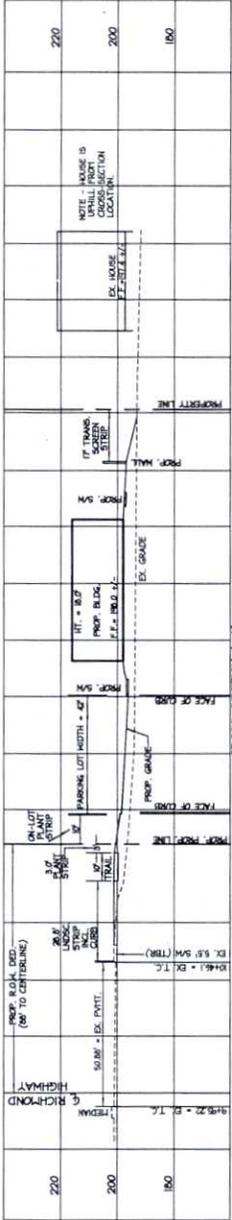
CROSS SECTIONS
BLOCK 'D'
MEMORIAL HEIGHTS
MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA
LOTS 117 THROUGH 130, 136 THROUGH 140

SCALE: HORIZ. 1"=20'
VERT. 1"=20'

DATE: 6 JULY 2011
DRAWN BY: A.R.D.
DESIGNED BY: A.R.D.

PROF. R. BULLOCK
REGISTERED PROFESSIONAL SURVEYOR
VIRGINIA LICENSE NO. 11788

JOB NO. 09010022
FILE NO. 56-201
SHEET 6 OF 6



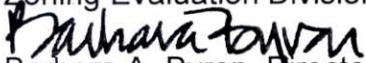


County of Fairfax, Virginia

MEMORANDUM

DATE: July 11, 2011

TO: Barbara Berlin, Director
Zoning Evaluation Division

FROM: 
Barbara A. Byron, Director
Office of Revitalization and Reinvestment (OCRR)

SUBJECT: RZ 2010-MV-011, Memorial Venture, LLC

The Office of Community Revitalization and Reinvestment (OCRR) has reviewed the Generalized Development Plan dated July 8, 2011 and proffers related to the above referenced rezoning.

This application provides additional landscaping along the Richmond Highway frontage, providing for an improved streetscape. Also, the proffer to screen all mechanical equipment should ensure that such equipment is not visible from any direction. Lastly, the proffer to construct the building(s) of masonry and pre-cast concrete on all four sides of the building(s) ensures quality materials will be used on all four sides. However, a previous rendering using these materials in a different architectural style (see attachment) would better enhance the image and aesthetics of the built environment in the Richmond Highway Corridor than the illustrative elevation attached to the proffers.

cc. Kelli-Mae Goddard-Sobers
OCRR files



