



# County of Fairfax, Virginia

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

April 27, 2011

Keith C. Martin  
Tramonte, Yeonas and Roberts, P.C.  
8221 Old Courthouse Road, Suite 300  
Vienna, VA 22182

RE: Rezoning Application RZ 2009-BR-015  
(Concurrent with Proffered Condition Amendment Application PCA C-083-02 and  
Special Exception Amendment Application SEA 87-A-086-02)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 26, 2011, granting Rezoning Application RZ 2009-BR-015 in the name of College Town Associates, L.P. The Board's action rezones certain property in the Braddock District from the R-1 District to permit commercial development associated with Proffered Condition Amendment Application PCA C-083-02 with an overall Floor Area Ratio (FAR) of 0.24. The subject property is located on the east side of Ox Road approximately 400 feet south of its intersection with Braddock Road on approximately 0.16 acres of land [Tax Map 68-1 (91) 9A], and is subject to the proffers dated April 5, 2011.

Sincerely,

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

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

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April 27, 2011

Cc: Chairman Sharon Bulova  
Supervisor John Cook, Braddock District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
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 26th day of April, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2009-BR-015  
(Concurrent with Proffered Condition Amendment Application PCA C-083-02 and  
Special Exception Amendment Application SEA 87-A-086-02)**

**WHEREAS**, College Town Associates, L.P., filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the C-6 District, and

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

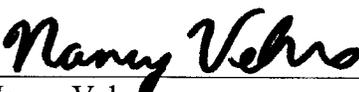
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-6 District, and said property is subject to the use regulations of said C-6 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 26<sup>th</sup> day of April, 2011.

  
\_\_\_\_\_  
Nancy Vehr  
Clerk to the Board of Supervisors



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

**April 5, 2011**

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

**GENERAL**

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA Plat") entitled "College Town Associates, L.P.....University Mall" (hereinafter referred to as GDP/SEA Plat), prepared by Bohler Engineering Inc., and dated June 19, 2009 as revised through March 11, 2011.

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

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

4. Architecture.

A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and section shown on sheets 24 through 32 of the GDP/SEA Plat.

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

C. The following colors and materials shall be used on the main shopping center building and shall be compatible with each other and with the illustrations shown on Sheets 24 to 32 of the GDP/SEA Plat as determined by the Department of Public Works and Environmental Services (DPWES):

Materials - Color Palette:

- Masonry – Rusty Red-browns
- EISF (Exterior Finish and Insulation System) – Earth Tones
  
- Aluminum Storefront and Curtain wall - Silver
- Fabric Awnings – Varied Accent Colors and Patterns
- Corrugated Metal - Gray
- Decorative metal work elements – Black and Silver

- Sidewalk Paving - Buff and Brown

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

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

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

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

6. Signage.

A. All signage shall comply with Article 12; however, all signage for Buildings A, B, C, D, E and F shall be subject to a Special Exception for waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact adjacent neighborhoods; Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development.

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

7. Building Height Increase. The accompanying Special Exception application seeks an increase in the allowable height in a C-6 district from 40 feet to allow four building accent towers (a 46 foot tower on Building A, 60 and 65 foot towers on Building C and a 54 foot

tower on Building D) as well as a 42 foot building height for a portion of Building C) as depicted on the GDP/SEA Plat.

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

### **GREEN BUILDING PRACTICES**

9. The applicant will include, as part of the site plan/subdivision plan submission and building plan submission for Buildings E, F and G1 to be constructed, a list of specific credits within the most current version of the U.S. Green Building Council's (USGBC's) Leadership in Energy and Environmental Design—Core and Shell rating system (LEED®-CS) that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

10. In addition, prior to site plan approval for Buildings E, F and G1, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

11. Prior to building plan approval for buildings E, F and G1, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the

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

12. As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

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

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

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

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

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

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

F. The use of low flow water closest, urinals and lavatories.

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

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

I. The use of highly reflective building roof to include an initial solar reflectivity index (SRI) equal to or greater than 78.

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

14. Prior to the issuance of any permits for building signs for Building G, verification shall be provided to DPZ that LED illumination shall be used within the signs. The use of LED illumination shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also licensed architect or engineer but not employed by the applicant.

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

- A. Consult a LEED accredited professional in the design of the addition;
- B. Provide space for storage and collection of recyclables within each building, including code-required paper and cardboard, and additional materials including but not limited to aluminum, plastic, and glass, and proof of a recycling commitment for these materials in the trash haul contract;
- C. Prohibit smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows;
- D. Design the addition to use insulated low e glass, or equivalent functioning glass; with a U factor of 0.35 or better;
- E. Utilize Energy Star (or equivalent) appliances; and
- F. Provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of the above five requirements prior to issuance of building permits for the proposed expansion areas.

## TRANSPORTATION

16. Reservation/Dedication for Ox Road and Braddock Road. The Applicant shall reserve for future dedication for public street purposes and conveyance in fee simple to the Board of Supervisors, for no additional consideration, monetary or otherwise, the right-of-way needed to widen Ox Road and Braddock Road across the Property's frontage as a grade separated interchange as shown on sheet 20 of the GDP/SEA Plat. The Applicant shall then dedicate the right-of-way as specified in Proffers 16B and 16C. Such right-of-way shall be of variable width, and shall be located within the Property in the areas as generally shown on Sheet 20 of the GDP/SEA Plat. The exact location and amount of right-of-way to be dedicated shall be determined in relation to the final engineering design of the Ox Road/Braddock Road Interchange as determined by DPWES and VDOT. Reservation and Dedication of such right-of-way shall be made as follows:

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

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

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

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

demand. The Applicant agrees to waive its condemnation award for its fee simple interests in the condemned right-of-way.

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

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

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

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

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

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

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

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

C. In the event that a traffic signal is not warranted by the signal warrant study or deemed necessary by VDOT, the right in/right out only entrance along Ox Road generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat may remain and those funds escrowed by the Applicant shall be returned with interest no later than 10 years after final bond release or at the time VDOT deems the traffic signal is not necessary.

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

20. Eastern Braddock Road Entrance. Prior to the issuance of the first new Non-RUP, the Applicant shall widen the entrance/exit along Braddock Road to provide a left turn exit, through exit and right turn exit lanes as shown on sheets 7, 8, 19 and 20 of the GDP/SEA Plat (at the intersection of Roanoke River Road and Braddock Road).

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

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

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

## **STORMWATER MANAGEMENT**

24. Stormwater Management ("SWM") Facilities. The Applicant will fulfill such requirements through the use of an underground system shown on the GDP/SEA Plat in accordance with the stormwater management narrative and Fairfax County requirements in the Public Facilities Manual. SWM and outfall shall be reviewed for adequacy by DPWES at the

time of site plan approval. If measures depicted on the GDP/ SEA Plat are determined not to be adequate, a PCA may be required.

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

## **LANDSCAPING**

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

27. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the GDP/SEA Plat. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP/SEA Plat and shall conform to the tree canopy calculations specified in the County Public Facility Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown the GDP/SEA Plat cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping

consisting of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFM.

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

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

29. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The owners of the Lots subject to the Amended Covenant dated September 15, 1984 as recorded in Deed Book 6040 at page 971 of the land records, the Braddock District Planning Commission and abutting Property Owners shall be invited to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of

clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

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

31. Tree Preservation Fencing.

A. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition Plan, as may be modified by the "Root Pruning" development condition below.

B. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is

determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

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

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

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

34. Bonding.

A. A professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan including both on-site trees and off-site trees 8 inches in diameter and greater, and 25 feet from the limits of clearing and grading. These trees and their value shall be identified on the tree preservation plan at the time of the first submission

of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

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

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

35. Native Trees. Native species of trees shall be used within the landscaping, streetscape and parking lot landscaping space areas as determined appropriate by the County

Urban Forester per the County PFM. Applicant shall remove, replace and maintain any dead trees in the parking lot landscaping.

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

## MISCELLANEOUS

37. Pedestrian Elements.

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

- Paver crossways connecting Buildings G1 and G2 and to sidewalk from Braddock Road entrance. See Area Detail "D" sheet 11.
- Paver crosswalk leading to Building C. See Area Detail "B" Sheet 11.
- A paver landing area with a knee wall at the center's entrance on Roanoke River Road aligned with the crosswalks from George Mason University connecting to the center's interval sidewalk system. See Sheet 10.
- A pedestrian sidewalk with a raised crosswalk connection to the neighborhood along the southern property line. See Area Detail "C" Sheet 11.

- Each pedestrian element shall be constructed concurrently during construction of the building in closest proximity, and the entire pedestrian circulation plan must be provided with the first phase of construction.

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

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

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

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

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

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

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

44. Escalator Clause; Escalation in Contribution Amounts. All proffers specifying contribution amounts, the contribution amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

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

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

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

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

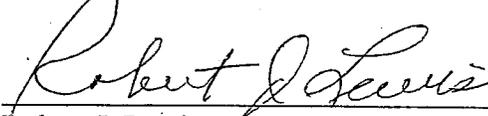
49. Applicant shall replace any on-site fencing that is removed or damaged during construction of the retaining wall next to the 50 foot buffer. The replacement fencing shall be the same type of material and same height as the original fencing.

College Town Associates Limited Partnership  
Applicant/Groundlessee

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

By:   
Richard C. Wolff, its President

**TITLE OWNERS/LESSOR**



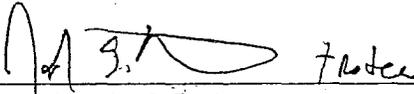
Robert J. Lewis, Trustee

John T. Whatley, Trustee

**TITLE OWNERS/LESSOR**

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Robert J. Lewis, Trustee

  
John T. Whatley, Trustee

## DEVELOPMENT CONDITIONS

SEA 87-A-086-02

March 23, 2011

If it is the intent of the Board of Supervisors to approve SEA 87-A-086-02 on Tax Maps 68-1((1)) 9A and 9 pt. previously approved for a child care center with the University Mall Shopping Center to permit a relocation of the child care center, a fast food restaurant with a drive-in, drive-in financial institutions, an increase in building height from 40 feet up to a maximum of 65 feet, a service station with a mini-mart, and other site modifications pursuant to Sect. 4-604 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site (those conditions carried forward from the previous approval are marked with an asterisk\*).

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

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

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

#### Child Care Center

10. The maximum daily enrollment shall be limited to 150 students.\*
11. The maximum number of staff for the child care center shall not exceed eighteen (18) persons on site at any one time.\*
12. The hours of operation of the child care center shall be limited to 6:00 AM to 7:00 PM, Monday through Friday.\*
13. The play area shall include a six foot tall wooden board on board fence as shown on the SEA Plat.
14. Cautionary signage shall be provided on or near Building F to enhance safety for pedestrian access to the child care center.
15. The parking area shall not be used for recreational purposes.
16. Based on the minimum required square footage of outdoor play area per child, no more than 50 children shall be in the outdoor play area at any one time.\*

#### Fast Food Restaurant with Drive-in

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

Building Heights

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

Service Station

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

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

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

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

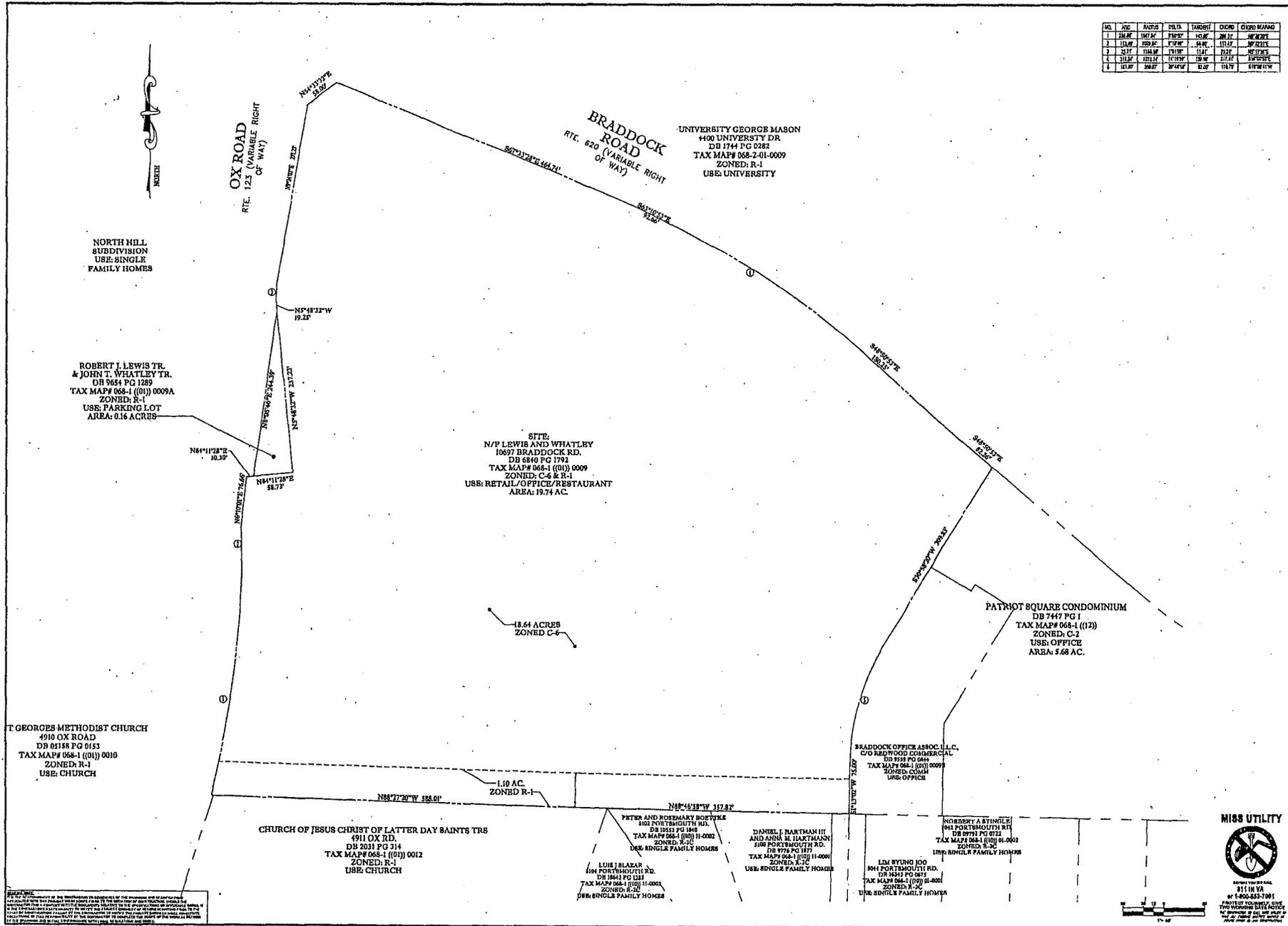








NO.	DATE	REVISION
1	12/16/07	ISSUE FOR PERMITTING
2	1/14/08	REVISED PER COUNTY COMMENTS
3	2/21/08	REVISED PER COUNTY COMMENTS
4	3/14/08	REVISED PER COUNTY COMMENTS
5	4/11/08	REVISED PER COUNTY COMMENTS



**BOHLER ENGINEERING**

1000 UNIVERSITY DRIVE  
FAIRFAX COUNTY, VIRGINIA 22031

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FAX: (703) 261-1112  
WWW.BOHLERENGINEERING.COM

REVISIONS

NO.	DATE	DESCRIPTION
1	12/16/07	ISSUE FOR PERMITTING
2	1/14/08	REVISED PER COUNTY COMMENTS
3	2/21/08	REVISED PER COUNTY COMMENTS
4	3/14/08	REVISED PER COUNTY COMMENTS
5	4/11/08	REVISED PER COUNTY COMMENTS

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: 080411  
 SHEET NO.: 2A  
 SCALE: 1"=50'  
 DATE: 3/11/08

GENERALIZED DEVELOPMENT PLAN  
 SPECIAL EXCEPTION  
 AMENDMENT PLAT

FOR  
 GENERALIZED DEVELOPMENT  
 PLAN #2-006-0006  
 PROPER CONDITION  
 AMENDMENT #24-C-04-02  
 SPECIAL EXCEPTION  
 AMENDMENT #24-C-04-02  
 COLLEGE TOWN  
 ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DAVID LOGAN  
 Lic. No. 42818  
 3/11/08

**D. B. LOGAN**

PROFESSIONAL ENGINEER  
 No. 42818  
 State of Virginia  
 License expires 12/31/08

MISS UTILITY

811 OR  
 1-800-553-7881

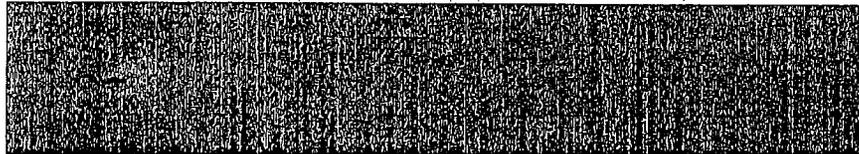
SHEET TITLE:  
**ZONING PLAT**

SHEET NUMBER:  
**2A**  
 OF 34

NOT TO SCALE  
 THIS PLAN IS A REPRESENTATION OF THE PROPOSED DEVELOPMENT AND IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ENGINEER HAS CONDUCTED A VISUAL GENERAL VERIFICATION OF THE INFORMATION PROVIDED BY THE CLIENT AND HAS FOUND NO APPARENT DISCREPANCIES. THE ENGINEER HAS NOT CONDUCTED A SURVEY OF THE PROPERTY AND HAS NOT VERIFIED THE EXISTING CONDITIONS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A GEOTECHNICAL ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A HYDROLOGICAL ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A TRAFFIC ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A NOISE ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A VISUAL QUALITY ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A CULTURAL RESOURCE ANALYSIS OF THE PROPERTY. THE ENGINEER HAS NOT CONDUCTED A HISTORIC PRESERVATION ANALYSIS OF THE PROPERTY.

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Charles Stappert Address: 10697 Braddock Rd Falls Church, VA Phone # (703) 708-2000  
 Plan Name: UNIVERSITY MALL Original # & Date: 10697 Braddock Rd Falls Church, VA Ter. Map # \_\_\_\_\_  
 Zoning: DC-1 Rezoning Case # \_\_\_\_\_ Projected: [X] Yes [ ] No Projected Use Restrictions (See Note 1 below) \_\_\_\_\_



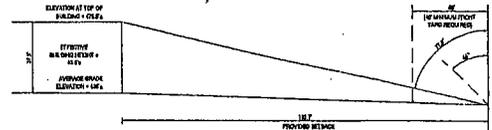
NO.	DESCRIPTION	USE	TYPE	AREA (SF)	HEIGHT (FT)	STORIES	EST. EMPLOYEES	EST. PARKING SPACES	REMARKS
A-10677	Braddock Road - Carve Zone	ILL	Shopping Center	1,600	120	-	-	-	4.0 Sp/1000 SF GFA
A-10681 & 10683	Braddock Road - Retail (Former VCA Vehicle)	ILL	Shopping Center	4,317	3,020	-	-	-	4.0 Sp/1000 SF GFA
A-10685	Braddock Road - Law's Market	ILL	Shopping Center	1,900	1,600	-	-	-	4.0 Sp/1000 SF GFA
A-10695	Braddock Road - Retail	ILL	Shopping Center	300	240	-	-	-	4.0 Sp/1000 SF GFA
A-Grand Food		ILL	Shopping Center	37,579	30,063	-	-	-	4.0 Sp/1000 SF GFA
A-NEW RETAIL - Addition to Building A (Hardware Store)		ILL	Shopping Center	18,818	14,814	-	-	-	4.0 Sp/1000 SF GFA
A-NEW OFFICE		ILL	Office	1,500	1,200	-	-	-	3.8 Sp/1000 SF GFA
A-Vacant area of Building A		ILL	Shopping Center	8,004	6,728	-	-	-	4.0 Sp/1000 SF GFA
B-10621	Braddock Road - Vacant	ILL	Shopping Center	2,081	1,666	-	-	-	4.0 Sp/1000 SF GFA
B-10629	Braddock Road - Best Deli	ILL	Shopping Center	2,081	1,666	-	-	-	4.0 Sp/1000 SF GFA
B-10633	Braddock Road - Dunkin' Donuts	ILL	Shopping Center	2,081	1,666	-	-	-	4.0 Sp/1000 SF GFA
B-10637	Braddock Road - Emily's Coffee	ILL	Shopping Center	2,081	1,666	-	-	-	4.0 Sp/1000 SF GFA
B-10645	Braddock Road - Orai Japanese House	ILL	Rest. Establishment	5,674	4,538	145	15	-	1 Space/4 Seats + 1 Space/2 Employees
B-10648-A	Braddock Road - Fast Food (Former McDonald's)	ILL	Shopping Center	4,781	3,833	-	-	-	4.0 Sp/1000 SF GFA
B-10648	Braddock Road - Domino's Pizza	ILL	Shopping Center	2,228	1,781	-	-	-	4.0 Sp/1000 SF GFA
B-10657	Braddock Road - Children's Medical Association/Artery/Throat Repair - DEMOLISHED AREA	ILL	Office	0	0	-	-	-	3.8 Sp/1000 SF GFA
B-10657	Braddock Road & Part of Bldg. B - DEMOLISHED AREA	ILL	Shopping Center	0	0	-	-	-	4.0 Sp/1000 SF GFA
B-ADDITION to Building B - Retail/Rest. Establishment		ILL	Shopping Center	1,371	1,097	-	-	-	4.0 Sp/1000 SF GFA

NO.	DESCRIPTION	USE	TYPE	AREA (SF)	HEIGHT (FT)	STORIES	EST. EMPLOYEES	EST. PARKING SPACES	REMARKS
C-10621	Braddock Road - ACT 9 Haircutters	ILL	Shopping Center	1,478	1,340	-	-	-	4.0 Sp/1000 SF GFA
C-10621	Braddock Road - Sports Gifts	ILL	Rest. Establishment	4,229	4,880	260	15	-	1 Space/4 Seats + 1 Space/2 Employees
C-10621	Braddock Road - Dale P. Shevlin, DC9	ILL	Office	1,474	1,179	-	-	-	3.8 Sp/1000 SF GFA
C-10621	Braddock Road - Farmer Park/Drum Associates	ILL	Office	2,088	1,688	-	-	-	3.8 Sp/1000 SF GFA
C-10621	Braddock Road - M. Academy	ILL	Office	2,704	2,140	-	-	-	3.8 Sp/1000 SF GFA
C-10621	Braddock Road - Registry Cleaners	ILL	Shopping Center	2,229	1,740	-	-	-	4.0 Sp/1000 SF GFA
C-10621	Braddock Road - State Farm Insurance	ILL	Office	744	693	-	-	-	3.8 Sp/1000 SF GFA
C-10621	Braddock Road - Tony Thai Restaurant	ILL	Rest. Establishment	1,800	1,240	80	8	-	1 Space/4 Seats + 1 Space/2 Employees
C-10669	Braddock Road - University Theatre	ILL	Shopping Center	5,619	7,840	-	-	-	4.0 Sp/1000 SF GFA
C-NEW EATING ESTABLISHMENTS - BUILDING C		ILL	Rest. Establishment	10,000	6,000	100	10	-	1 Space/4 Seats + 1 Space/2 Employees
C-NEW RETAIL - Addition to Building C		ILL	Shopping Center	14,462	11,206	-	-	-	4.0 Sp/1000 SF GFA
C-Vacant area of Building C		ILL	Shopping Center	2,600	2,100	-	-	-	4.0 Sp/1000 SF GFA
D-10621	Braddock Road - All Around Art	ILL	Shopping Center	1,867	1,248	-	-	-	4.0 Sp/1000 SF GFA
D-10621	Braddock Road - Sun Up LLC	ILL	Shopping Center	2,848	2,276	-	-	-	4.0 Sp/1000 SF GFA
D-10630 & 10643	Braddock Road - The Black Belt Academy	ILL	Shopping Center	4,202	3,362	-	-	-	4.0 Sp/1000 SF GFA
D-10647	Braddock Road - Power Comics & Toys	ILL	Shopping Center	2,873	2,088	-	-	-	4.0 Sp/1000 SF GFA
D-10661	Braddock Road - FedeWick's Cigars	ILL	Shopping Center	5,203	7,842	-	-	-	4.0 Sp/1000 SF GFA
D-10669	Braddock Road - Burke Florist	ILL	Shopping Center	2,863	2,314	-	-	-	4.0 Sp/1000 SF GFA
D-10671	Braddock Road - Hair & Nails Master Salon	ILL	Shopping Center	1,863	1,766	-	-	-	4.0 Sp/1000 SF GFA
D-10678	Braddock Road - Fat Tuesday's Restaurant	ILL	Rest. Establishment	2,570	2,056	90	6	-	1 Space/4 Seats + 1 Space/2 Employees
E-BUILDING E - New Retail		ILL	Retail	5,094	4,047	-	-	-	4.0 Sp/1000 SF GFA
F-BUILDING F - Office		ILL	Office	8,056	6,842	-	-	-	3.8 Sp/1000 SF GFA
F-BUILDING F - Daycare Facility		ILL	Shopping Center	7,807	6,008	-	-	-	4.0 Sp/1000 SF GFA
G-Existing Establishment with Drive Thru Portion		ILL	Rest. Establishment/ Fast Food	4,000	3,200	72	10	-	1 Space/4 Seats + 1 Space/2 Employees
G-Bank Portion		ILL	Shopping Center	3,000	2,400	-	-	-	4.0 Sp/1000 SF GFA
Existing Financial Institution H - 10627 Braddock Road - Future Retail		ILL	Shopping Center	2,291	2,230	-	-	-	4.0 Sp/1000 SF GFA
I-BUILDING I - Sunoco Gas Station		ILL	Service Station/Rest. Est.	2,236	1,862	-	-	-	8.6 Sp/1000 SF GFA
Existing Financial Institution J - 10685 Braddock Road - Future Retail or Existing Est. Establishment		ILL	Rest. Establishment	1,202	962	-	-	-	1 Space/4 Seats + 1 Space/2 Employees
								<b>TOTAL</b>	<b>842</b>

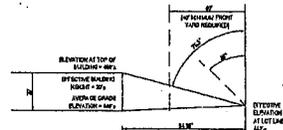
NOTE: J1 ASSUMES AN EATING ESTABLISHMENT USE BECAUSE IT YIELDS A HIGHER PARKING REQUIREMENT.

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED PER CHART ABOVE: 842 STANDARD SPACES  
 HANDICAP SPACES REQUIRED (501 TO 1000)  
 - 2% OF TOTAL  
 - TOTAL REQUIRED = 842 x 0.02 = 16.84 = 16 SPACES  
 TOTAL REQUIRED = 842 SPACES  
 TOTAL PARKING SPACES PROVIDED WITH THIS DEVELOPMENT:  
 STANDARD: 1,078  
 HANDICAP: 37  
 TOTAL: 1,115 SPACES PROVIDED WITH THIS PLAN



OX ROAD (RENOVATED GIANT) BULK PLANE DIAGRAM (NOT TO SCALE)



BRADDOCK ROAD (RETAIL, 16,180 SF) BULK PLANE DIAGRAM (NOT TO SCALE)

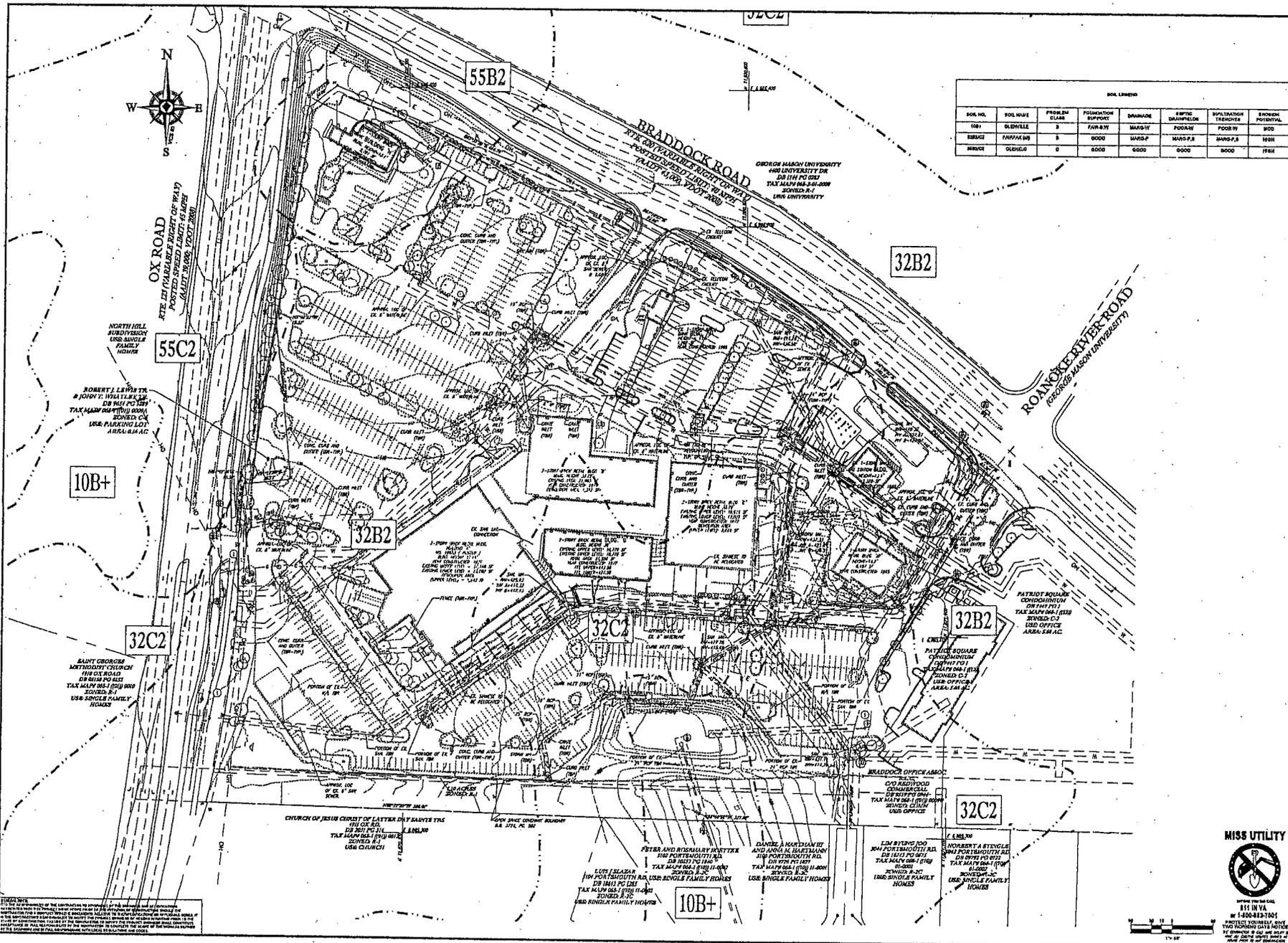
NOTICE: The responsibility of the construction of the proposed development and its compliance with applicable laws and regulations shall be the responsibility of the contractor. The engineer shall not be responsible for the construction of the proposed development or its compliance with applicable laws and regulations. The engineer shall not be responsible for the construction of the proposed development or its compliance with applicable laws and regulations.

**BOHLER ENGINEERING**  
 OFFICE: 1111 IN VA  
 PROJECT TO NUMBER: 1111 IN VA  
 PROJECT TO DATE: 11/11/11  
 PROJECT TO SHEET: 3 OF 34

REV	DATE	REVISIONS	BY
1	11/11/11	REVISED COUNTY COMMENTS	BA
2	11/11/11	REVISED COUNTY COMMENTS	BA
3	11/11/11	REVISED COUNTY COMMENTS	BA
4	11/11/11	REVISED COUNTY COMMENTS	BA
5	11/11/11	REVISED COUNTY COMMENTS	BA
6	11/11/11	REVISED COUNTY COMMENTS	BA
7	11/11/11	REVISED COUNTY COMMENTS	BA
8	11/11/11	REVISED COUNTY COMMENTS	BA

NOT APPROVED FOR CONSTRUCTION  
 PROJECT NO: 1111 IN VA  
 SHEET NO: 3 OF 34  
 GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT FOR GENERALIZED DEVELOPMENT PLAN RE-2008-018 PROPOSED CONDITION AMENDMENT PCA D-08-08 SPECIAL EXCEPTION AMENDMENT SEA #7-J-08-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL  
 BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA  
  
**D. B. LOGAN**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 10118  
 STATE OF VIRGINIA  
 SHEET TITLE: PARKING TABULATIONS & BULK PLANE DIAGRAMS  
 SHEET NUMBER: 3 OF 34



SOIL LEGEND							
SOIL NO.	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	SEWER DISCHARGE	POLLUTATION THRESHOLD	EROSION POTENTIAL
10B+	BLDWELE	S	FAIR-XY	MDSW	FOOD-W	FOOD-W	MOD
55C2	PARVAHS	S	GOOD	MDSW	MDSW-F	MDSW-F	MOD
32C2	GLEHGO	C	GOOD	GOOD	GOOD	GOOD	VERY

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 LICENSE NO. 11400-0001  
 STATE OF VIRGINIA

PROJECT: GENERALIZED DEVELOPMENT PLAN AMENDMENT  
 CLIENT: COLLEGE TOWN ASSOCIATES, L.P.

REV.	DATE	REVISIONS
1	01/18/11	ISSUE FOR ATTORNEY COMMENTS
2	01/24/11	REV. PER PRELIMINARY COMMENTS
3	02/01/11	REV. PER COUNTY COMMENTS
4	02/08/11	REV. PER COUNTY COMMENTS
5	02/15/11	REV. PER COUNTY COMMENTS
6	02/22/11	REV. PER COUNTY COMMENTS
7	02/29/11	REV. PER COUNTY COMMENTS
8	03/06/11	REV. PER COUNTY COMMENTS
9	03/13/11	REV. PER COUNTY COMMENTS

NOT APPROVED FOR CONSTRUCTION

DATE: 03/13/11	SCALE: AS SHOWN
DRAWN BY: J. LOGAN	CHECKED BY: D. B. LOGAN
DATE: 03/13/11	DATE: 03/13/11

GENERALIZED DEVELOPMENT PLAN  
 SPECIAL EXCEPTION  
 AMENDMENT PLAN  
 PLAN # 2008-08-018  
 PROPOSED CONSTRUCTION  
 AMENDMENT PCA # 2008-02  
 SPECIAL EXCEPTION  
 AMENDMENT SEA # 14-008-02  
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DAVID EDMAN  
 Lic. No. 43818  
 3/11/11  
 PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER  
 Lic. No. 43818  
 STATE OF VIRGINIA



MISS UTILITY

PROJECT TITLE: SOILS MAP

SHEET NUMBER: 4 OF 34

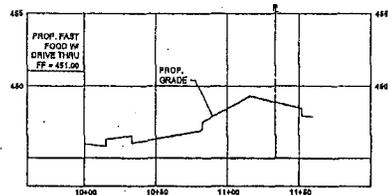
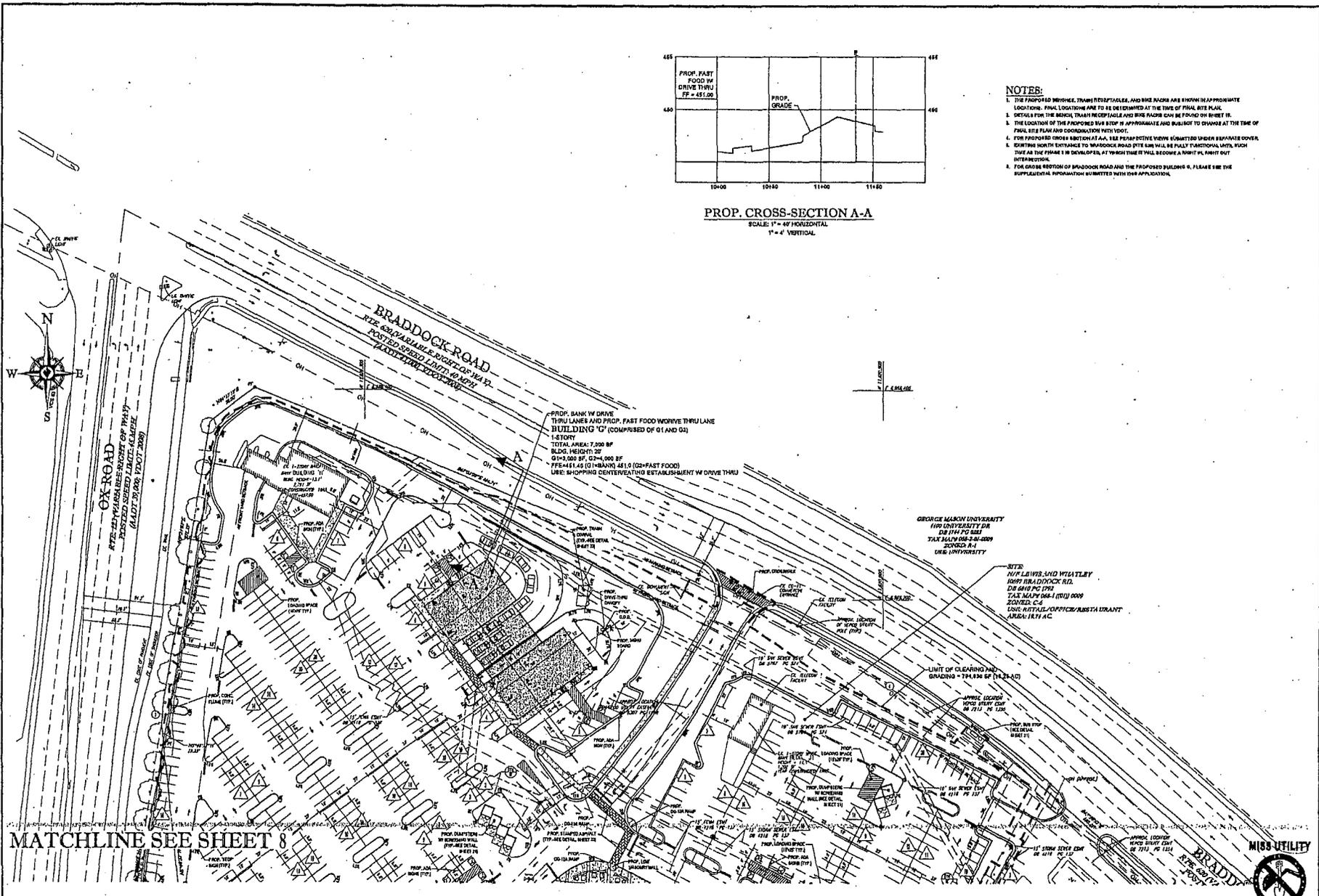
NOTICE: The information on this plan is for informational purposes only. It is not intended to be used for any other purpose. The user of this plan is responsible for verifying the accuracy of the information and for obtaining all necessary permits and approvals. The user of this plan is also responsible for obtaining all necessary insurance and bonding. The user of this plan is also responsible for obtaining all necessary professional services. The user of this plan is also responsible for obtaining all necessary legal advice. The user of this plan is also responsible for obtaining all necessary financial advice. The user of this plan is also responsible for obtaining all necessary medical advice. The user of this plan is also responsible for obtaining all necessary educational advice. The user of this plan is also responsible for obtaining all necessary recreational advice. The user of this plan is also responsible for obtaining all necessary cultural advice. The user of this plan is also responsible for obtaining all necessary religious advice. The user of this plan is also responsible for obtaining all necessary social advice. The user of this plan is also responsible for obtaining all necessary political advice. The user of this plan is also responsible for obtaining all necessary economic advice. The user of this plan is also responsible for obtaining all necessary environmental advice. The user of this plan is also responsible for obtaining all necessary technological advice. The user of this plan is also responsible for obtaining all necessary scientific advice. The user of this plan is also responsible for obtaining all necessary artistic advice. The user of this plan is also responsible for obtaining all necessary literary advice. The user of this plan is also responsible for obtaining all necessary musical advice. The user of this plan is also responsible for obtaining all necessary dramatic advice. The user of this plan is also responsible for obtaining all necessary cinematic advice. The user of this plan is also responsible for obtaining all necessary television advice. The user of this plan is also responsible for obtaining all necessary radio advice. The user of this plan is also responsible for obtaining all necessary internet advice. The user of this plan is also responsible for obtaining all necessary mobile phone advice. The user of this plan is also responsible for obtaining all necessary computer advice. The user of this plan is also responsible for obtaining all necessary software advice. The user of this plan is also responsible for obtaining all necessary hardware advice. The user of this plan is also responsible for obtaining all necessary network advice. The user of this plan is also responsible for obtaining all necessary security advice. The user of this plan is also responsible for obtaining all necessary privacy advice. The user of this plan is also responsible for obtaining all necessary intellectual property advice. The user of this plan is also responsible for obtaining all necessary trademark advice. The user of this plan is also responsible for obtaining all necessary copyright advice. The user of this plan is also responsible for obtaining all necessary patent advice. The user of this plan is also responsible for obtaining all necessary trademark advice. The user of this plan is also responsible for obtaining all necessary copyright advice. The user of this plan is also responsible for obtaining all necessary patent advice.









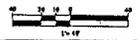


PROP. CROSS-SECTION A-A  
SCALE: 1" = 4' HORIZONTAL  
1" = 4' VERTICAL

- NOTES:**
1. THE PROPOSED DRIVEWAYS, TRANSITWAYS, AND SIDE WALKS ARE SHOWN IN APPROXIMATE LOCATION. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
  2. DETAILS FOR THE BRICK, TRANSITWAYS AND SIDE WALKS CAN BE FOUND ON SHEET 11.
  3. THE LOCATION OF THE PROPOSED BUS STOP IS APPROXIMATE AND SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN AND COORDINATION WITH VDOT.
  4. FOR PROPOSED CROSS SECTION AT A-A, SEE PLANS FOR THE DRIVEWAY UNDER SEPARATE COVER.
  5. DURING THE NORTH ENTRANCE TO BRADDOCK ROAD THE SIGN WILL BE FULLY FUNCTIONAL UNTIL SUCH TIME AS THE PHASE IS COMPLETED AT WHICH TIME IT WILL BECOME A SHORT-TERM DETOUR INTERSECTION.
  6. FOR CROSS SECTION OF BRADDOCK ROAD AND THE PROPOSED BUILDING, PLEASE SEE THE SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS APPLICATION.

NOT TO SCALE  
THESE PLANS AND SPECIFICATIONS ARE THE PROPERTY OF THE ENGINEER AND ARCHITECT. NO PART OF THESE PLANS OR SPECIFICATIONS IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND ARCHITECT.

REFER TO SHEET 2 FOR BULK PLANE REQUIREMENTS



**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
REGISTERED PROFESSIONAL ARCHITECT

1000 N. BRADDOCK ROAD  
SUITE 100  
FAIRFAX COUNTY, VIRGINIA 22031

PHONE: (703) 261-1111  
FAX: (703) 261-1112  
WWW.BOHLER-ENGINEERING.COM

REV.	DATE	DESCRIPTION	BY
1	01/10/11	REV FOR ATTORNEY COMMENTS	DLR
2	01/10/11	REV FOR JUNE LUTHE COMMENTS	DLR
3	01/10/11	REV FOR STAFF COMMENTS	DLR
4	01/10/11	REV FOR JUNE LUTHE COMMENTS	DLR
5	01/10/11	REV FOR COUNTY COMMENTS	DLR
6	01/10/11	REV FOR COUNTY COMMENTS	DLR
7	01/10/11	REV FOR COUNTY COMMENTS	DLR
8	01/10/11	REV FOR COUNTY COMMENTS	DLR
9	01/10/11	REV FOR COUNTY COMMENTS	DLR
10	01/10/11	REV FOR COUNTY COMMENTS	DLR

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.:  
DATE:  
SCALE:

**GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT**  
FOR GENERALIZED DEVELOPMENT PLAT ZONING OF 15  
PROPER CONDITION AMENDMENT PLAT CASE NO. 2010-0001  
SPECIAL EXCEPTION AMENDMENT SEA #1-084-01  
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DAVID LOGAN  
LIC. NO. 43618  
3/11/11  
PROFESSIONAL ENGINEER

**D. B. LOGAN**  
PROFESSIONAL ENGINEER  
1000 N. BRADDOCK ROAD  
SUITE 100  
FAIRFAX COUNTY, VIRGINIA 22031

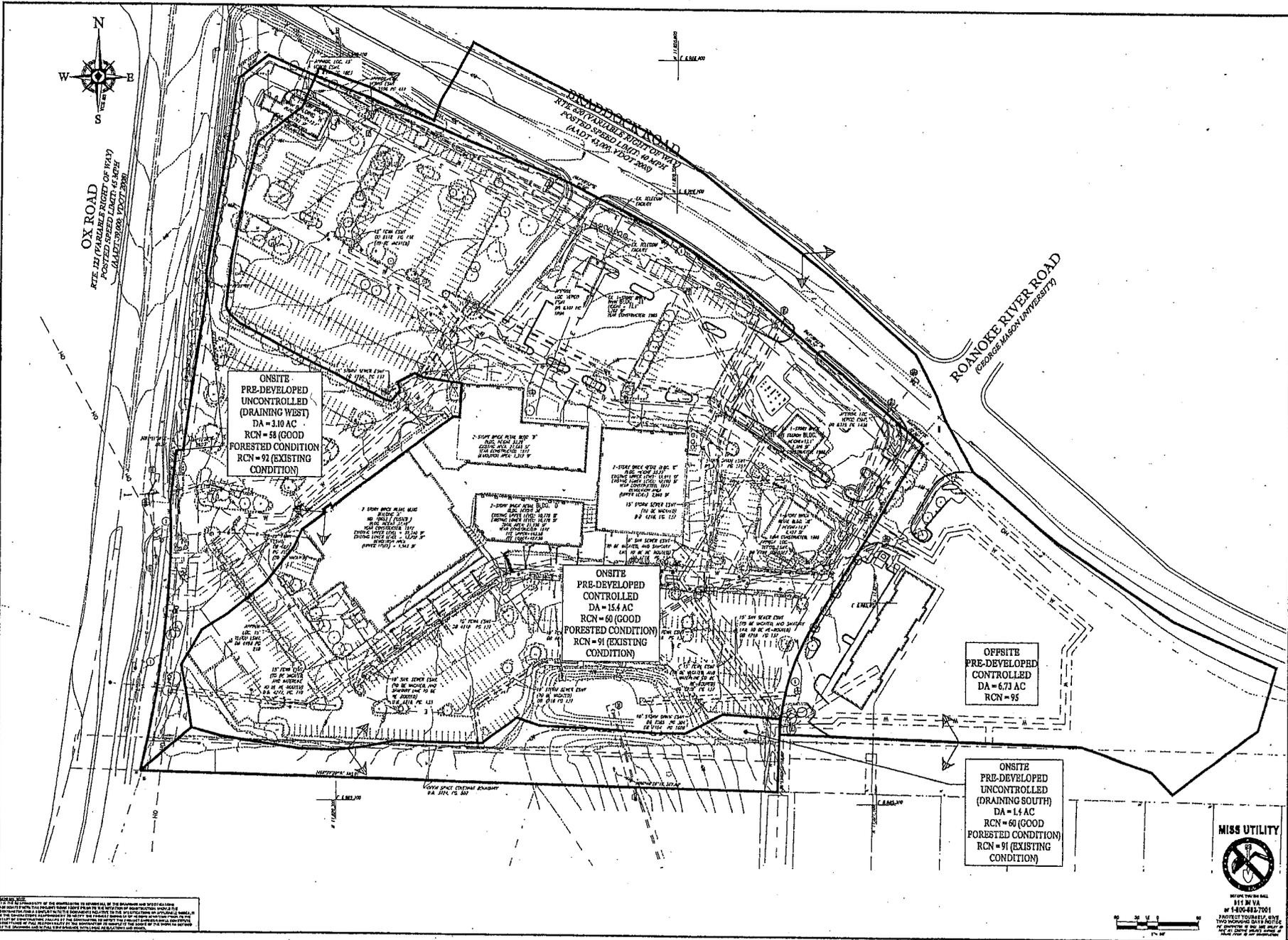
SHEET TITLE:  
**GDP/PC/SEA SHEET 2 - PHASE 1**  
SHEET NUMBER:

**9**  
OF 34









**BOHLER ENGINEERING**

OFFICE: 1000 N. ...

PROFESSIONAL ENGINEER: ...

NO.	DATE	REVISIONS	BY
1	08/10/11	REV FOR APPROVED COMMENTS	D.B.
2	08/10/11	REV FOR THE EXISTING COMMENTS	D.B.
3	08/10/11	REV FOR CITY COMMENTS	D.B.
4	08/10/11	REV FOR COUNTY AND STATE COMMENTS	D.B.
5	08/10/11	REV FOR COUNTY COMMENTS	D.B.
6	08/10/11	REV FOR COUNTY COMMENTS	D.B.
7	08/10/11	REV FOR COUNTY COMMENTS	D.B.
8	08/10/11	REV FOR COUNTY COMMENTS	D.B.
9	08/10/11	REV FOR COUNTY COMMENTS	D.B.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: ...

DESIGNED BY: ...

CHECKED BY: ...

DATE: ...

FOR GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT FOR GENERALIZED DEVELOPMENT PLAN RE ZONING DISTRICT PROFFER CONDITION AMENDMENT PCA 0-040-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-040-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

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

**D. B. LOGAN**

PROFESSIONAL ENGINEER  
No. 43818  
3/11/11

MISS UTILITY

BEFORE YOU DIG CALL 811 IN VA AT 1-800-487-7001

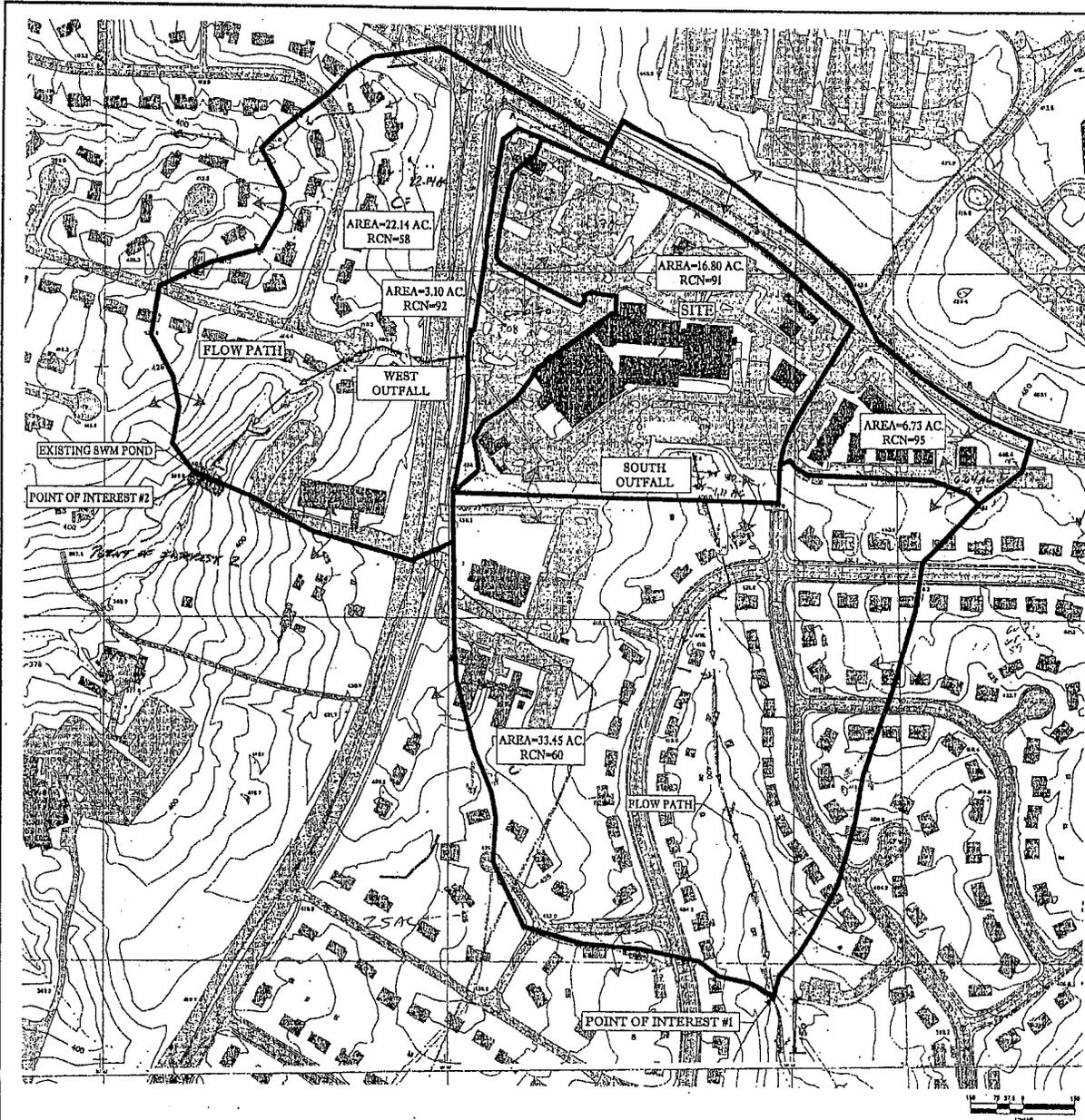
PROTECT YOURSELF, SAVE THE ENVIRONMENT, AND PROTECT YOUR NEIGHBORS

SHEET TITLE: PRE-DEVELOPED DRAINAGE DIVIDE MAP

SHEET NUMBER: 12 OF 34

THE ENGINEER HAS CONDUCTED A VISUAL INSPECTION OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED BY THE CLIENT IS ACCURATE AND COMPLETE. THE ENGINEER HAS NOT CONDUCTED ANY OTHER INVESTIGATION OR TESTING. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DRAINAGE DIVIDE MAP. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF ANY INFORMATION PROVIDED BY THE CLIENT OR ANY OTHER PARTY. THE ENGINEER'S LIABILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE DRAINAGE DIVIDE MAP.



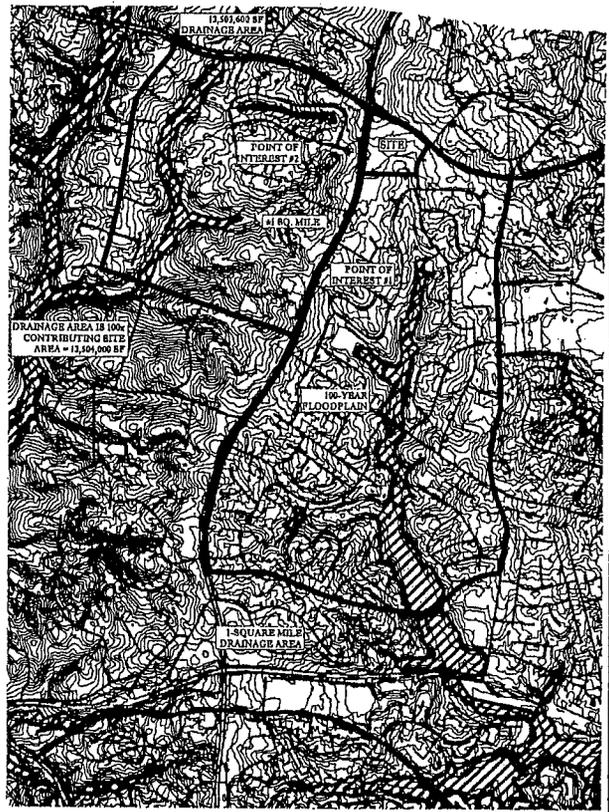


**ADEQUATE OUTFALL NARRATIVE**

THERE ARE TWO OUTFALL PATHS FOR THIS SITE. THE FIRST OUTFALL POINT OF INTEREST #1 STORM WATER RISEOFF FROM THE SITE IS CARRIED THROUGH A SYSTEM OF STORM DRAINAGE WITH AN OUTFALL DETENTION FACILITY. THE OUTFALL FROM THIS DETENTION FACILITY RELAYS SOUTH TO AN EXISTING SYSTEM OF STORM DRAINAGE IN THE VICINITY OF NEIGHBORHOODS. THE DRAINAGE SYSTEM FLOWS SOUTHWEST FOR APPROXIMATELY 1.4 MI COLLECTING ADDITIONAL DRAINAGE AS IT MOVES SOUTH. THEN OUTFALLS INTO A RECEIVING STREAM CHANNEL APPROXIMATELY 100 FT SOUTH OF THE SITE. THE RECEIVING STREAM IS WITHIN THE ONE YEAR FLOODPLAIN AND APPROXIMATELY 4.00 FEET SOUTH DOWN THE STREAM IT FORMS A DRAINAGE AREA OF 1.1 SQUARE MILE.

THE SECOND OUTFALL POINT OF INTEREST #2 STORM WATER RISEOFF FROM THE WESTERN PORTION OF THE SITE IS DISCHARGED THROUGH A SYSTEM OF ON-SITE STORM DRAINAGE. FROM PAVED HIGHWAY 66 ROAD INTO THE EXISTING STORM PIPE SYSTEM IN THE NORTH HILL SUBDIVISION. AND EVENTUALLY DISCHARGES INTO A RECEIVING STREAM 100 FT WEST OF THE SITE. THE STREAM CONTAINS FLOWING TO THE SOUTHWEST FOR APPROXIMATELY 1.4 MI TOWARD FORTY CREEK WHERE IT DISCHARGES A DRAINAGE AREA GREATER THAN ONE MILE THAN THE CONTRIBUTING SITE AREA. DR. 11, 10, 000 00 FT.

BASED ON DISCUSSION WITH COUNTY STAFF SINCE THERE ARE DOWNSTREAM DRAINAGE COMPLAINTS THE DETENTION METHOD HAS BEEN USED TO RETAIN THE 100 YEAR FLOOD PLANE.



**BOHLER ENGINEERING**

13300 WOODBURN ROAD, SUITE 100, FARMAS COUNTY, VIRGINIA 22431  
 TEL: 540-338-1111 FAX: 540-338-1112  
 WWW.BOHLER-ENGINEERING.COM

PROJECTS:
 

- CIVIL ENGINEERING
- SURVEYING
- ENVIRONMENTAL
- GEOTECHNICAL
- HYDROLOGICAL
- LANDSCAPE ARCHITECTURE
- PLANNING
- TRAFFIC ENGINEERING

NO.	DATE	REVISIONS	BY	CHKD.
1	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
2	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
3	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
4	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
5	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
6	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
7	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
8	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL
9	10/10/11	REV. PER CIVIL ENGINEERING	DL	DL

**NOT APPROVED FOR CONSTRUCTION**

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAT FOR GENERALIZED DEVELOPMENT PLAN FOR 2008-2010 PROPER CONDITION AMENDMENT PER 47-4-604-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

SHADDOCK DISTRICT FARMAS COUNTY, VIRGINIA

SEAL OF THE PROFESSIONAL ENGINEER  
 D. B. LOGAN  
 Lic. No. 65918  
 3/11/11  
 NATIONAL SOCIETY OF PROFESSIONAL ENGINEERS

**D. B. LOGAN**

PROFESSIONAL ENGINEER  
 13300 WOODBURN ROAD, SUITE 100, FARMAS COUNTY, VIRGINIA 22431  
 TEL: 540-338-1111 FAX: 540-338-1112

**MISS UTILITY**

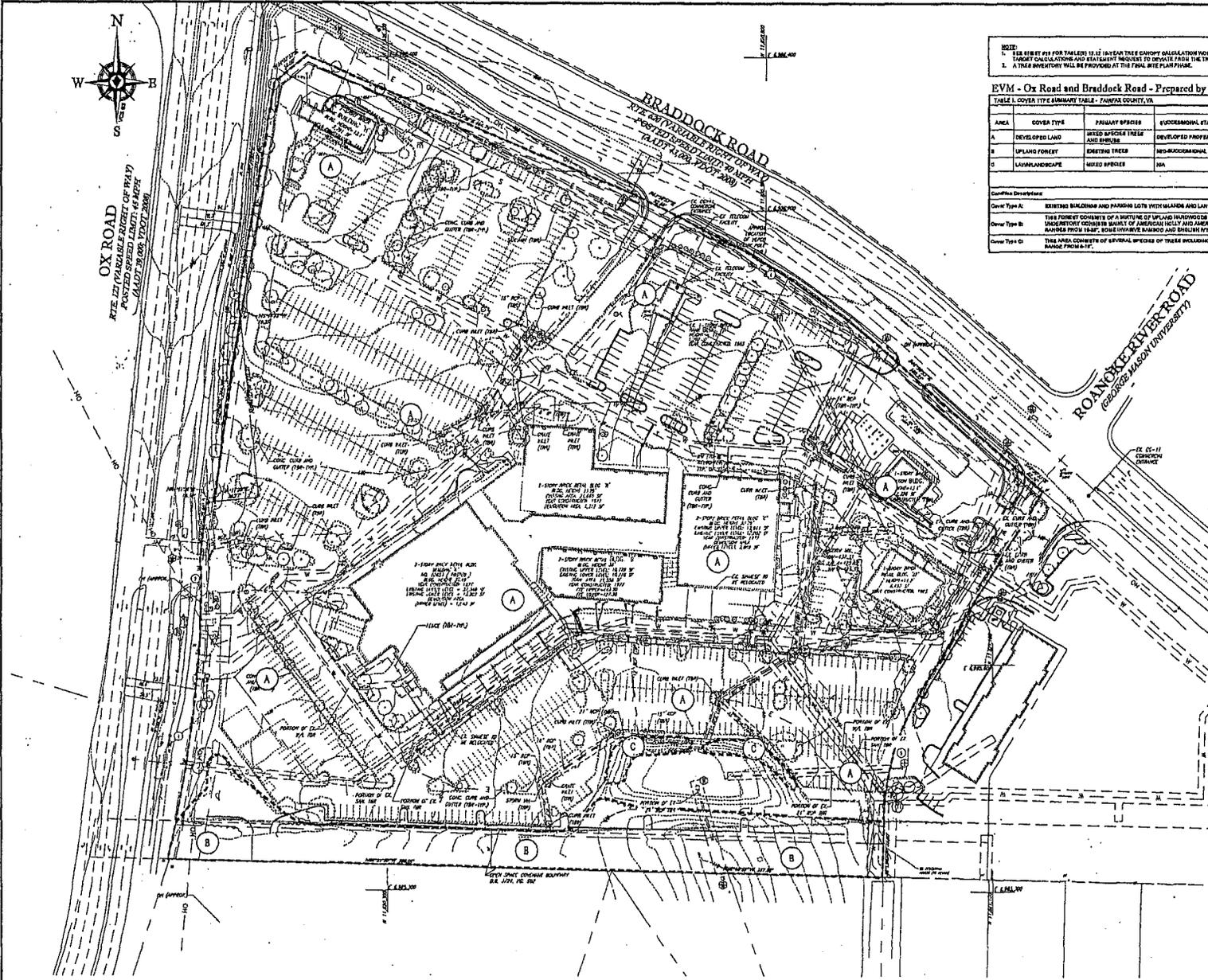
13300 WOODBURN ROAD, SUITE 100, FARMAS COUNTY, VIRGINIA 22431  
 TEL: 540-338-1111 FAX: 540-338-1112

SHEET TITLE: **ADEQUATE OUTFALL DRAINAGE DIVIDE MAP**

SHEET NUMBER: **14** OF 34

THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.





**NOTE:**  
 1. SEE 816 BY 816 TABLES FOR 10-YEAR TREE CANOPY CALCULATION MONITORING AND 10-YEAR PRESERVATION TARGET CALCULATIONS AND TREATMENT MODELS TO DERIVE FROM THE TREE PRESERVATION TARGET VALUE.  
 2. A TREE INVENTORY WILL BE PROVIDED AT THE FINAL SITE PLAN PHASE.

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

AREA	COVER TYPE	PLANTY SPECIES	ECOLOGICAL STATE	ACREAGE	PERCENTAGE OF SITE COVERED BY TREE CANOPY	COGESTION
A	DEVELOPED LAND	MIXED SPECIES TREES AND SHRUBS	DEVELOPED PROPERTY	11.29 AC.	1.8%	N/A
B	UPLAND FOREST	EMERGING TREES	INDUSTRIOUS	1.83 AC.	7.7%	WOOD
C	LAWN/LANDSCAPE	MIXED SPECIES	INDUSTRIOUS	8.11 AC.	9.8%	FAIR TO GOOD
<b>1999 TOTAL ACRES</b>				<b>12.23</b>	<b>12.1%</b>	

**Context Description:**  
 Cover Type A: EXISTING BUILDINGS AND PARKING LOTS WITH GRASS AND LANDSCAPED AREAS  
 Cover Type B: THIS FOREST CONSISTS OF A MIXTURE OF UPLAND INDIAN CHERRY, RED BAY, AND TULIP POPLAR TREES. THE UNDERSTORY CONSISTS MAINLY OF AMERICAN HOLLY AND AMERICAN WITCH TREES. UNDERSTORY HEIGHT OF OVERSTORY TREES RANGES FROM 15-20'. SOME UNMATURE BURNING AND BURNING ARE PRESENT SOUTH OF THE DRY STREAMBED POND.  
 Cover Type C: THIS AREA CONSISTS OF SEVERAL SPECIES OF TREES INCLUDING BURNING CHERRY, SLAUGH LOCUST AND RED MAPLE. DRY OF TALLEE RANGE FROM 10-15'.

**EXISTING VEGETATION LEGEND:**

--- COVER TYPE BOUNDARY

(A) DEVELOPED  
 (B) EMERGING TREES  
 (C) LAWN/LANDSCAPE

**BOHLER ENGINEERING**

OFFICE: 1000 N. UNIVERSITY AVENUE, SUITE 100, FAIRFAX COUNTY, VA 22031  
 PHONE: (703) 261-1111  
 FAX: (703) 261-1112  
 WWW: WWW.BOHLER-ENG.COM

PROJECT: UNIVERSITY MALL  
 LOCATION: FAIRFAX COUNTY, VA  
 DATE: 3/11/11

REV.	DATE	REVISIONS	BY
1	03/11/11	ISSUE FOR APPROVAL	DL
2	03/11/11	REVISED COMMENTS	DL
3	03/11/11	REVISED COMMENTS	DL
4	03/11/11	REVISED COMMENTS	DL
5	03/11/11	REVISED COMMENTS	DL
6	03/11/11	REVISED COMMENTS	DL
7	03/11/11	REVISED COMMENTS	DL
8	03/11/11	REVISED COMMENTS	DL
9	03/11/11	REVISED COMMENTS	DL
10	03/11/11	REVISED COMMENTS	DL

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: 080211  
 DRAWN BY: DL  
 CHECKED BY: DL  
 DATE: 03/11/11

**PROJECT:**  
 GENERALIZED DEVELOPMENT PLAN  
 SPECIAL EXCEPTION  
 AMENDMENT PLAT

**FOR:**  
 GENERALIZED DEVELOPMENT PLAN RE 2008-02-15  
 PROFFER CONDITION AMENDMENT P.C. 0808-02  
 SPECIAL EXCEPTION AMENDMENT SEA 47-A-08-02  
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

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

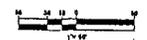
**D. B. LOGAN**

PROFESSIONAL ENGINEER  
 1000 N. UNIVERSITY AVENUE, SUITE 100, FAIRFAX COUNTY, VA 22031  
 PHONE: (703) 261-1111  
 FAX: (703) 261-1112  
 WWW: WWW.BOHLER-ENG.COM



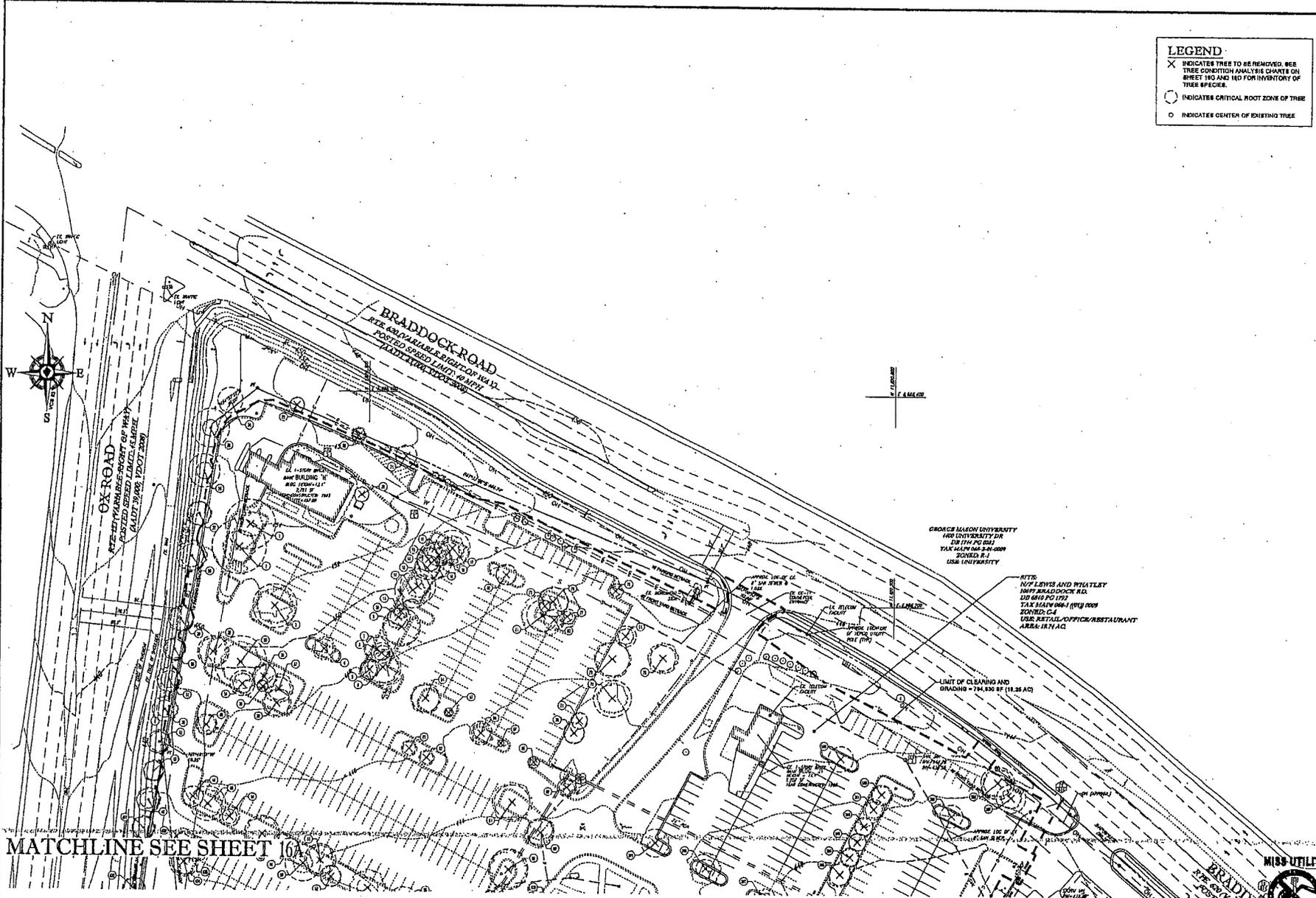
**SHEET TITLE:**  
 EXISTING VEGETATION MAP

**SHEET NUMBER:**  
 16 OF 34



**NOTICE:**  
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**LEGEND**

- ✕ INDICATES TREE TO BE REMOVED. SEE TREE CONDITION ANALYSIS CHARTS ON SHEET 160 AND 161 FOR INVENTORY OF TREE SPECIES.
- INDICATES CRITICAL ROOT ZONE OF TREE
- INDICATES CENTER OF EXISTING TREE

**MATCHLINE SEE SHEET 160**

**BOHLER ENGINEERING**

1000 COMMONWEALTH BLVD. SUITE 200  
 FAYETTEVILLE, VA 22030  
 TEL: 703-790-1100  
 FAX: 703-790-1101  
 WWW.BOHLENER.COM

**PROJECT MANAGER**  
 PROJECT ARCHITECT  
 LANDSCAPE ARCHITECT

**OFFICE**

- CIVIL
- ELECTRICAL
- MECHANICAL
- PLUMBING
- STRUCTURAL
- SURVEYING
- TRAFFIC
- WATER

REV.	DATE	DESCRIPTION	BY
1	07/14/11	REVISED PER APPROVED COMMENTS	DLB
2	07/14/11	REVISED PER PRELIMINARY COMMENTS	DLB
3	07/14/11	REVISED PER STUDY COMMENTS	DLB
4	07/14/11	REVISED PER FIELD SITE VISITATION COMMENTS	DLB
5	07/14/11	REVISED PER COUNTY COMMENTS	DLB
6	07/14/11	REVISED PER COUNTY COMMENTS	DLB
7	07/14/11	REVISED PER COUNTY COMMENTS	DLB
8	07/14/11	REVISED PER COUNTY COMMENTS	DLB
9	07/14/11	REVISED PER COUNTY COMMENTS	DLB

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.	000111
DATE:	07/14/11
SCALE:	AS SHOWN
DRAWN BY:	DLB
CHECKED BY:	DLB
DATE:	07/14/11

**GENERAL DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAN**

FOR GENERALIZED DEVELOPMENT PLAN RZ 2005 BR-15 PROPER CONDITION AMENDMENT PCS-02-02 SPECIAL EXCEPTION AMENDMENT RES. 11-008-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

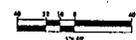
SEAL OF THE PROFESSIONAL ENGINEER  
 DAVID LOGAN  
 Lic. No. 43618  
 3/11/11  
 NATIONAL BOARD OF PROFESSIONAL ENGINEERS

**D. B. LOGAN**

PROFESSIONAL ENGINEER  
 1000 COMMONWEALTH BLVD. SUITE 200  
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 WWW.BOHLENER.COM

**TREE CONDITION ANALYSIS**

SHEET NUMBER: **16B**  
 OF 34



**MISS-UTILITY**

NO ONE SHALL  
 DIG OR  
 DISTURB  
 ANY  
 UTILITIES  
 WITHOUT  
 THE  
 PROPER  
 PERMITS  
 AND  
 PROCEDURES  
 AS  
 SET  
 FORTH  
 IN  
 THE  
 CITY  
 OF  
 FAYETTEVILLE  
 CODE  
 OF  
 ORDINANCES

GEORGE MASON UNIVERSITY  
 1000 UNIVERSITY DR.  
 DM 174 PG 001  
 FAX: 703-924-5000  
 ZONED R-1  
 USE UNIVERSITY

RITE SUPPLIES AND PRINTLEY  
 1007 BRADDOCK RD.  
 DM 001 PG 001  
 ZONED C-4  
 USE RETAIL OFFICE/RESTAURANT  
 AREA: 18,714 SQ. FT.

LIMIT OF CLEARING AND GRADING = 714.830 SF (18.25 AC)

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Response Rating (%)	Preserve or Remove Type	CRZ (feet)
1	Beach	24	80%	80%	Remove	24
2	Red Oak	21	80%	80%	Remove	21
3	Red Oak	21	80%	80%	Remove	21
4	Green Ash (Dead)	8	0%	80%	Remove	8
5	Beach	8	80%	80%	Remove	8
6	Red Maple	17	70%	80%	Remove	17
7	Red Maple	11	80%	80%	Remove	11
8	Beverly	18	70%	80%	Remove	18
9	White Pine	18	70%	70%	Remove	18
10	Virginia Pine	18	70%	70%	Remove	18
11	Virginia Pine	10	70%	70%	Remove	10
12	Beach	17	70%	80%	Remove	17
13	Honey Locust	17	80%	70%	Remove	17
14	White Oak	18	70%	80%	Remove	18
15	Beach	11	70%	80%	Remove	11
16	Red Oak	17	80%	80%	Remove	17
17	Cherry (Remnant)	7	80%	70%	Remove	7
18	American Holly	18	70%	70%	Remove	18
19	Hickory	11	80%	80%	Remove	11
20	Adirondack Pear	7	70%	70%	Remove	7
21	Adirondack Pear	7	70%	70%	Remove	7
22	Adirondack Pear	7	70%	70%	Remove	7
23	Adirondack Pear	7	70%	70%	Remove	7
24	Adirondack Pear	7	70%	70%	Remove	7
25	Adirondack Pear	12	40%	30%	Preserve	12
26	Sherry Laurel	18	70%	70%	Remove	18
27	Honey Locust	18	80%	70%	Remove	18
28	Honey Locust	11	70%	70%	Remove	11
29	Honey Locust	11	80%	70%	Remove	11
30	Honey Locust	8	80%	70%	Remove	8
31	Honey Locust	8	70%	70%	Remove	8
32	Holly	16	70%	80%	Remove	16
33	White Oak	25	80%	80%	Remove	24
34	Adirondack Pear	12	70%	70%	Remove	12
35	Adirondack Pear	8	70%	70%	Remove	8
36	Adirondack Pear	11	70%	70%	Remove	11
37	Hickory	11	80%	80%	Remove	11
38	Adirondack Pear	12	70%	70%	Remove	12
39	Honey Locust	8	80%	70%	Remove	8
40	Honey Locust	18	70%	70%	Remove	18
41	Honey Locust	8	80%	70%	Remove	8
42	Honey Locust	8	80%	70%	Remove	8
43	Honey Locust	8	70%	70%	Remove	8
44	Honey Locust	18	70%	70%	Remove	18
45	White Pine	11	70%	70%	Remove	17

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Response Rating (%)	Preserve or Remove Type	CRZ (feet)
136	Red Oak	17	70%	80%	Preserve	17
137	Beach	8	70%	80%	Remove	8
138	Cherry	17	80%	80%	Remove	17
139	Yellow Poplar	13	80%	80%	Remove	13
140	Beach	22	80%	80%	Remove	22
141	Yellow Poplar	18	80%	80%	Preserve	18
142	Yellow Poplar	18	80%	80%	Preserve	18
143	Yellow Poplar	13	80%	80%	Preserve	13
144	Beach	8	80%	80%	Preserve	8
145	Red Maple	8	80%	80%	Preserve	8
146	Red Oak	8	80%	80%	Remove	8
147	Red Oak	8	80%	80%	Remove	8
148	Beach	21	80%	80%	Preserve	21
149	Beach	18	70%	80%	Preserve	18
150	Honey Locust	13	80%	80%	Preserve	13
151	Virginia Pine	14	80%	70%	Remove	14
152	Virginia Pine	18	80%	70%	Remove	18
153	Beach	18	80%	80%	Remove	18
154	Red Maple	18	80%	80%	Remove	18
155	Red Oak	11	80%	80%	Remove	11
156	Red Oak	18	70%	80%	Remove	18
157	Red Maple	8	70%	80%	Remove	8
158	Virginia Pine	18	70%	70%	Remove	18
159	Dead - Hazard	0	0%	0%	Remove	0
160	Yellow Poplar	23	80%	80%	Preserve	23
161	Virginia Pine	17	80%	70%	Remove	17
162	Red Maple	14	80%	80%	Remove	14
163	Red Oak	14	70%	80%	Remove	14
164	Beach	24	70%	80%	Preserve	16
165	Beach	8	80%	80%	Preserve	8
166	White Pine	8	80%	80%	Remove	8
167	Red Oak	17	80%	80%	Remove	17
168	Beach	16	70%	80%	Remove	16
169	Red Maple	18	70%	80%	Remove	18
170	Yellow Poplar	23	70%	80%	Remove	23
171	Dead - Hazard	0	0%	0%	Remove	0
172	Dead - Hazard	0	0%	0%	Remove	0
173	Beach	18	80%	80%	Remove	18
174	Yellow Poplar	16	70%	80%	Remove	16
175	Red Maple	18	80%	80%	Remove	18
176	Yellow Poplar	21	70%	80%	Remove	21
177	Dead - Hazard	0	0%	0%	Remove	0
178	Red Oak	15	80%	80%	Preserve	15
179	Yellow Poplar	22	70%	80%	Remove	22
180	Dead - Hazard	0	0%	0%	Remove	0

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Response Rating (%)	Preserve or Remove Type	CRZ (feet)
46	Honey Locust	17	70%	70%	Remove	17
47	White Oak	17	70%	70%	Remove	17
48	Red Maple	8	80%	80%	Remove	8
49	Virginia Pine	8	80%	70%	Remove	8
50	White Oak	17	70%	80%	Remove	17
51	White Oak	15	70%	80%	Remove	15
52	Beverly	10	70%	80%	Remove	10
53	Red Oak - Small	8	70%	80%	Remove	8
54	White Oak	18	70%	80%	Remove	18
55	White Oak	16	70%	80%	Remove	16
56	Adirondack Pear	16	80%	80%	Remove	16
57	White Oak	18	80%	80%	Remove	18
58	Adirondack Pear	16	70%	70%	Remove	16
59	Adirondack Pear	19	70%	70%	Remove	19
60	Adirondack Pear	15	70%	70%	Remove	15
61	Adirondack Pear	17	80%	70%	Remove	17
62	Adirondack Pear	8	70%	70%	Remove	8
63	Adirondack Pear	8	70%	70%	Remove	8
64	Adirondack Pear	13	70%	70%	Remove	13
65	Adirondack Pear	9	70%	70%	Remove	9
66	Adirondack Pear	11	80%	70%	Remove	11
67	Adirondack Pear	3	70%	70%	Remove	3
68	Adirondack Pear	3	70%	70%	Remove	3
69	Adirondack Pear	8	80%	70%	Remove	8
70	White Oak	19	70%	70%	Remove	19
71	White Oak	4	70%	70%	Remove	4
72	White Pine	18	70%	70%	Remove	18
73	White Pine	16	80%	70%	Remove	16
74	White Pine	10	70%	70%	Remove	10
75	White Pine	13	80%	70%	Remove	13
76	Adirondack Pear	3	80%	70%	Remove	3
77	Ornamental	8	80%	80%	Remove	8
78	Red Oak	14	80%	80%	Remove	14
79	Red Oak	11	80%	80%	Remove	11
80	Red Oak	10	80%	80%	Remove	10
81	Beach	16	70%	80%	Remove	16
82	Ornamental	10	80%	80%	Remove	10
83	Red Oak	16	70%	80%	Remove	16
84	White Oak	17	70%	80%	Remove	17
85	Beach	17	70%	80%	Remove	17
86	Dead - Hazard	0	0%	0%	Remove	0
87	Padlock	8	70%	70%	Remove	8
88	Red Maple	10	70%	80%	Preserve	10
89	Red Oak	8	70%	80%	Remove	8
90	Yellow Poplar	18	70%	80%	Remove	18

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Response Rating (%)	Preserve or Remove Type	CRZ (feet)
181	Yellow Poplar	19	80%	80%	Remove	19
182	Yellow Poplar	18	80%	80%	Remove	18
183	Beach	16	80%	80%	Remove	16
184	Yellow Poplar	18	70%	80%	Remove	18
185	Red Oak	18	70%	80%	Remove	18
186	Red Maple	8	80%	80%	Remove	8
187	Red Maple	18	70%	80%	Remove	18
188	Yellow Poplar	18	70%	80%	Remove	18
189	Red Oak	18	70%	80%	Remove	18
190	Yellow Poplar	8	80%	80%	Remove	8
191	Dead - Hazard	0	0%	0%	Remove	0
192	White Oak	13	80%	80%	Remove	13
193	Yellow Poplar	22	80%	80%	Remove	22
194	Yellow Poplar	11	80%	80%	Remove	11
195	Red Oak	17	70%	80%	Remove	17
196	Red Oak	8	80%	80%	Remove	8
197	Beach	16	70%	80%	Remove	16
198	Yellow Poplar	18	70%	80%	Remove	18
199	Beach	15	70%	80%	Remove	15
200	Yellow Poplar	11	70%	80%	Remove	11
201	Red Oak	19	70%	80%	Remove	19
202	Yellow Poplar	21	80%	80%	Remove	21
203	Red Oak	21	80%	80%	Remove	21
204	Beverly	8	80%	80%	Remove	8
205	Red Maple	10	70%	80%	Remove	10
206	Red Oak	18	80%	80%	Remove	18
207	Red Maple	11	70%	80%	Remove	11
208	Yellow Poplar	10	80%	80%	Remove	10
209	White Pine	8	80%	70%	Remove	8
210	Red Maple	8	70%	80%	Remove	8
211	Red Oak	17	70%	80%	Remove	17
212	Beach	10	70%	80%	Remove	10
213	Red Oak	18	80%	80%	Remove	18
214	Red Oak	11	80%	70%	Remove	11
215	Red Oak	17	70%	80%	Remove	17
216	Yellow Poplar	23	80%	80%	Remove	23
217	Red Maple	16	80%	80%	Remove	16
218	Yellow Poplar	11	80%	80%	Remove	11
219	Red Maple	18	80%	80%	Remove	18
220	Yellow Poplar	8	80%	80%	Remove	8
221	Yellow Poplar	8	80%	80%	Remove	8
222	Yellow Poplar	18	80%	80%	Remove	18
223	Yellow Poplar	8	80%	80%	Remove	8
224	Beach	8	80%	80%	Remove	8

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)						
#	Species	Size (DBH in inches)	Condition Rating (%)	Response Rating (%)	Preserve or Remove Type	CRZ (feet)
81	Red Oak	8	80%	80%	Remove	8
82	Dead - Hazard	0	0%	0%	Remove	0
83	Virginia Pine	8	70%	70%	Remove	8
84	Dead - Hazard	0	0%	0%	Remove	0
85	White Oak	10	70%	80%	Remove	10
86	White Oak	10	70%	80%	Remove	10
87	Dead - Hazard	0	0%	0%	Remove	0
88	Yellow Poplar	11	70%	80%	Remove	11
89	Dead - Hazard	0	0%	0%	Remove	0
90	Red Maple	8	70%	80%	Remove	8
91	Virginia Pine	15	70%	70%	Remove	15
92	Red Maple	15	70%	80%	Remove	15
93	Beach	11	70%	80%	Remove	11
94	Virginia Pine	18	70%	70%	Remove	18
95	Yellow Poplar	10	70%	80%	Remove	10
96	Yellow Poplar	10	70%	80%	Remove	10
97	Red Oak	8	70%	80%	Remove	8
98	Beach	14	70%	80%	Remove	14
99	White Oak	10	70%	80%	Remove	10
100	Yellow Poplar	10	70%	80%	Remove	10
101	Yellow Poplar	10	70%	80%	Remove	10
102	Yellow Poplar	10	70%	80%	Remove	10
103	Red Oak	8	70%	80%	Remove	8
104	Beach	14	70%	80%	Remove	14
105	White Oak	10	70%	80%	Remove	10
106	White Oak	10	70%	80%	Remove	10
107	Yellow Poplar	10	70%	80%	Remove	10
108	Yellow Poplar	10	70%	80%	Remove	10
109	Yellow Poplar	10	70%	80%	Remove	10
110	Yellow Poplar	10	70%	80%	Remove	10
111	Yellow Poplar	10	70%	80%	Remove	10
112	Beach	8	70%	80%	Remove	8
113	Dead - Hazard	0	0%	0%	Remove	0
114	Red Oak	10	70%	80%	Remove	10
115	Red Oak	10	70%	80%	Remove	10
116	Red Maple	8	70%	80%	Remove	8
117	Red Oak	14	70%	80%	Remove	14
118</						

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0004)							
#	Species	Tree Condition Analysis Performed by Nicholas Geopets, ISA Certified Arborist IA-6081A on 5/28/10		Preserve or Remove Tree	Remarks	CRZ (Feet)	
		DBH (inches)	Condition Rating (%)				
272	Yellow Poplar	9	80%	80%	Remove	Estimated DBH, Area Inaccessible	8
273	Black Locust	11	84%	85%	Remove	Estimated DBH, Area Inaccessible	11
274	Yellow Poplar	9	80%	80%	Remove	Estimated DBH, Area Inaccessible	8
275	Red Maple	9	82%	80%	Remove	Estimated DBH, Area Inaccessible	9
276	Yellow Poplar	9	80%	80%	Remove	Estimated DBH, Area Inaccessible	8
277	Black Locust	9	80%	80%	Remove	Estimated DBH, Area Inaccessible	8
278	Red Maple	11	84%	80%	Remove		11
279	Yellow Poplar	9	80%	80%	Remove		8
280	Black Locust	9	72%	84%	Remove		8
281	White Oak	21	73%	80%	Remove		21
282	White Oak	18	72%	80%	Remove		18
283	White Oak	18	70%	80%	Remove		18
284	White Oak	10	78%	80%	Remove		10
285	Red Maple	11	70%	80%	Remove		11
286	White Pine	8	68%	70%	Remove		8
287	White Pine	8	68%	70%	NA	Outside property line	8
288	White Pine	8	68%	70%	NA	Outside property line	8
289	White Pine	8	72%	76%	NA	Outside property line	8
290	White Pine	8	68%	70%	NA	Outside property line	8
291	White Pine	8	68%	70%	NA	Outside property line	8
292	White Pine	8	70%	72%	NA	Outside property line	8
293	White Pine	8	63%	70%	NA	Outside property line	8
294	White Oak	18	62%	80%	NA	Outside property line	18
295	Zelkova	11	70%	72%	NA	Outside property line	11
296	Zelkova	11	74%	72%	NA	Outside property line	11
297	Zelkova	8	80%	76%	NA	Outside property line	8
298	Zelkova	8	80%	74%	NA	Outside property line	8
299	Zelkova	8	80%	74%	NA	Outside property line	8
300	Zelkova	8	80%	74%	NA	Outside property line	8
301	Zelkova	8	80%	74%	NA	Outside property line	8
302	Zelkova	11	80%	72%	NA	Outside property line	11
303	Zelkova	10	74%	76%	NA	Outside property line	10
304	Zelkova	10	74%	76%	NA	Outside property line	10
305	Zelkova	10	74%	76%	Remove		10
306	Zelkova	8	70%	70%	Remove		8
307	Zelkova	7	70%	74%	Remove		7
308	Additional Pear	7	80%	80%	Remove		7
309	Red Maple	18	74%	80%	Remove		18
310	Honey Locust	12	78%	84%	Remove		12
311	Additional Pear	17	74%	80%	Remove		17
312	Additional Pear	8	80%	80%	Remove		8
313	Additional Pear	18	80%	80%	Remove		18
314	Additional Pear	4	80%	80%	Remove		4
315	Additional Pear	7	70%	80%	Remove		7

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0004)							
#	Species	Tree Condition Analysis Performed by Nicholas Geopets, ISA Certified Arborist IA-6081A on 5/28/10		Preserve or Remove Tree	Remarks	CRZ (Feet)	
		DBH (inches)	Condition Rating (%)				
317	Honey Locust	11	74%	70%	Remove		11
318	Honey Locust	10	72%	70%	Remove		10
319	Additional Pear	13	84%	80%	Remove		13
320	Green Ash	8	80%	80%	Remove		8
321	Green Ash	8	80%	80%	Remove		8
322	Additional Pear	7	80%	80%	Remove		7
323	Additional Pear	7	80%	80%	Remove		7
324	Additional Pear	8	80%	80%	Remove		8
325	Additional Pear	10	80%	80%	Remove		10
326	Additional Pear	17	80%	80%	Remove		17
327	Additional Pear	12	88%	80%	Remove		12
328	Additional Pear	6	80%	80%	Remove		6
329	Additional Pear	6	80%	80%	Remove		6
330	Beech	10	74%	80%	Remove		10
331	Additional Pear	8	84%	80%	Remove		8
332	Additional Pear	7	80%	80%	Remove		7
333	Additional Pear	8	84%	80%	Remove		8
334	Additional Pear	7	84%	80%	Remove		7
335	Additional Pear	8	84%	80%	Remove		8
336	Additional Pear	11	84%	80%	Remove		11
337	Additional Pear	22	80%	80%	Remove		22
338	Additional Pear	16	82%	80%	Remove		16
339	Additional Pear	6	72%	80%	Remove		6
340	Additional Pear	8	84%	80%	Remove		8
341	White Pine	18	74%	70%	Remove		18
342	Honey Locust	8	78%	70%	Remove		8
343	Honey Locust	8	78%	70%	Remove		8
344	Additional Pear	4	70%	80%	Remove		4
345	Additional Pear	7	70%	80%	Remove		7
346	Additional Pear	7	84%	80%	Remove		7
347	Beech	10	70%	80%	Remove		10
348	Beech	10	70%	80%	Remove		10
349	Maple	8	80%	80%	Remove		8
350	Red Oak	11	70%	80%	Remove		11
351	Pin Oak	8	70%	80%	Remove		8
352	Beech	8	80%	80%	Remove		8
353	White Pine	18	70%	70%	Remove		18
354	Black Locust	8	70%	80%	Remove		8
355	Black Locust	9	70%	80%	Remove		9
356	Red Oak	10	70%	80%	Remove		10
357	White Oak	11	70%	80%	Remove		11
358	Black Locust	8	70%	80%	Remove		8
359	Beech	18	70%	80%	Remove		18
360	Red Oak	10	70%	80%	Remove		10
361	Red Oak	11	70%	80%	Remove		11

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)							
#	Species	Tree Condition Analysis Performed by Nicholas Geopets, ISA Certified Arborist IA-6081A on 5/28/10		Preserve or Remove Tree	Remarks	CRZ (Feet)	
		DBH (inches)	Condition Rating (%)				
362	Beech	16	70%	80%	Remove		16
363	Yellow Poplar	16	70%	80%	Remove		16
364	Dead - Hazard	8	0%	0%	Remove		8
365	Black Locust	10	80%	80%	Remove		10
366	Black Locust	13	80%	80%	Remove		13
367	Black Locust	13	80%	80%	Remove		13
368	Black Locust	13	80%	80%	Remove		13
369	Black Locust	13	80%	80%	Remove		13
370	Pin Oak	8	80%	80%	Remove		8
371	Green Ash	8	80%	80%	Remove		8
372	Dead - Hazard	0	0%	0%	Remove		0
373	Virginia Pine	14	83%	70%	Remove		14
374	Pin Oak	7	70%	70%	Remove		7
375	Pin Oak	12	70%	70%	Remove		12
376	Additional Pear	7	64%	80%	Remove		7
377	Additional Pear	11	62%	80%	Remove		11
378	Additional Pear	3	70%	80%	Remove		3
379	Additional Pear	8	62%	80%	Remove		8
380	Additional Pear	8	70%	80%	Remove		8
381	Dead - Hazard	18	0%	0%	Remove		18
382	White Pine	8	64%	70%	Remove		8
383	Additional Pear	9	80%	80%	Remove		9
384	White Pine	11	70%	70%	Remove		11
385	White Pine	10	60%	70%	Remove		10
386	Additional Pear	11	84%	80%	Remove		11
387	Virginia Pine	14	83%	70%	Remove		14
388	Additional Pear	18	70%	70%	Remove		18
389	Additional Pear	8	64%	80%	Remove		8
390	White Pine	10	70%	70%	Remove		10
391	White Pine	10	70%	70%	Remove		10
392	White Pine	8	70%	70%	Remove		8
393	White Pine	8	70%	70%	Remove		8
394	Additional Pear	10	80%	80%	Remove		10
395	Additional Pear	13	80%	80%	Remove		13
396	Additional Pear	8	84%	80%	Remove		8
397	Additional Pear	5	64%	80%	Remove		5
398	Additional Pear	13	84%	80%	Remove		13
399	Additional Pear	13	84%	80%	Remove		13
400	Disposed	6	70%	70%	Remove		6
401	White Oak	17	70%	80%	Remove		17
402	White Oak	9	70%	80%	Remove		9
403	Additional Pear	11	80%	80%	Remove		11
404	Additional Pear	18	84%	80%	Remove		18
405	Additional Pear	12	84%	80%	Remove		12
406	Additional Pear	6	80%	80%	Remove		6

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)							
#	Species	Tree Condition Analysis Performed by Nicholas Geopets, ISA Certified Arborist IA-6081A on 5/28/10		Preserve or Remove Tree	Remarks	CRZ (Feet)	
		DBH (inches)	Condition Rating (%)				
407	Pin Oak	8	70%	70%	Remove		8
408	White Pine	7	68%	70%	Remove		7
409	White Oak	17	72%	80%	Remove		17
410	White Oak	17	72%	80%	Remove		17
411	White Oak	22	72%	80%	Remove		22
412	White Oak	22	72%	80%	Remove		22
413	Red Maple - Hill	13	72%	80%	Remove		13
414	Red Maple - Hill	13	72%	80%	Remove		13
415	Honey Locust	11	72%	70%	Remove		11
416	Honey Locust	11	80%	70%	Remove		11
417	Red Oak	41	72%	80%	Remove		41
418	Black Locust	10	64%	80%	Remove		10
419	Black Locust	11	64%	80%	Remove		11
420	Black Locust	10	64%	80%	Remove		10
421	Honey Locust	13	72%	70%	Remove		13
422	Honey Locust	13	72%	70%	Remove		13
423	Honey Locust	14	72%	70%	Remove		14
424	Additional Pear	11	84%	80%	Remove		11
425	Additional Pear	10	84%	80%	Remove		10
426	Additional Pear	8	70%	70%	Remove		8
427	Honey Locust	12	72%	70%	Remove		12
428	Additional Pear	12	80%	80%	Remove		12
429	Additional Pear	9	70%	80%	Remove		9
430	Additional Pear	8	70%	80%	Remove		8

**BOHLER ENGINEERING**

CONSULTING ENGINEERS

ARCHITECTURE  
INTERIOR DESIGN  
LANDSCAPE ARCHITECTURE  
CONSTRUCTION MANAGEMENT

1000 COMMONWEALTH DRIVE  
FAIRFAX COUNTY, VA 22031  
TEL: 703-261-1111  
WWW.BOHLER-ENGINEERING.COM

REV	DATE	REVISIONS	BY
1	07/08	REV PER ATTYNEY CONSULT	BA
2	08/08	REV PER PER SUPPLIER CONSULT	BA
3	08/08	REV PER PER SUPPLIER CONSULT	BA
4	08/08	REV PER PER SUPPLIER CONSULT	BA
5	08/08	REV PER PER SUPPLIER CONSULT	BA
6	08/08	REV PER PER SUPPLIER CONSULT	BA
7	08/08	REV PER PER SUPPLIER CONSULT	BA
8	08/08	REV PER PER SUPPLIER CONSULT	BA
9	08/08	REV PER PER SUPPLIER CONSULT	BA
10	08/08	REV PER PER SUPPLIER CONSULT	BA
11	08/08	REV PER PER SUPPLIER CONSULT	BA
12	08/08	REV PER PER SUPPLIER CONSULT	BA
13	08/08	REV PER PER SUPPLIER CONSULT	BA
14	08/08	REV PER PER SUPPLIER CONSULT	BA
15	08/08	REV PER PER SUPPLIER CONSULT	BA
16	08/08	REV PER PER SUPPLIER CONSULT	BA
17	08/08	REV PER PER SUPPLIER CONSULT	BA
18	08/08	REV PER PER SUPPLIER CONSULT	BA
19	08/08	REV PER PER SUPPLIER CONSULT	BA
20	08/08	REV PER PER SUPPLIER CONSULT	BA
21	08/08	REV PER PER SUPPLIER CONSULT	BA
22	08/08	REV PER PER SUPPLIER CONSULT	BA
23	08/08	REV PER PER SUPPLIER CONSULT	BA
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25	08/08	REV PER PER SUPPLIER CONSULT	BA
26	08/08	REV PER PER SUPPLIER CONSULT	BA
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31	08/08	REV PER PER SUPPLIER CONSULT	BA
32	08/08	REV PER PER SUPPLIER CONSULT	BA
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42	08/08	REV PER PER SUPPLIER CONSULT	BA
43	08/08	REV PER PER SUPPLIER CONSULT	BA
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45	08/08	REV PER PER SUPPLIER CONSULT	BA
46	08/08	REV PER PER SUPPLIER CONSULT	BA
47	08/08	REV PER PER SUPPLIER CONSULT	BA
48	08/08	REV PER PER SUPPLIER CONSULT	BA
49	08/08	REV PER PER SUPPLIER CONSULT	BA
50	08/08	REV PER PER SUPPLIER CONSULT	BA
51	08/08	REV PER PER SUPPLIER CONSULT	BA
52	08/08	REV PER PER SUPPLIER CONSULT	BA
53	08/08	REV PER PER SUPPLIER CONSULT	



**COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE**

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-202 FURNACE PARKING LOT LANDSCAPING	IF ANY PARKING LOT CONTAINS 20 OR MORE SPACES AND TRANSITIONAL SCREENING IS NOT REQUIRED BY SECTION 301 AND 302, THEN PERIPHERAL PARKING LOT LANDSCAPING SHALL BE REQUIRED AS FOLLOWS: 1. WHEN A PROPERTY LINE ADJUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ADJUTING PROPERTY LINE, EXCEPT WHERE DRIVEWAYS OR OTHER OPENINGS MAY NECESSITATE OTHER TREATMENT. B. AT LEAST ONE TREE SHALL BE PLANTED FOR EACH FIFTY FEET WITHIN THE LANDSCAPING STRIP. 2. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10 FEET IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	PROPOSED USE: COMMERCIAL REQUIRED: A LANDSCAPE STRIP ALONG PROPERTY LINE, ONE (1) TREE PER 100 LINEAR FEET. EAST PROPERTY LINE = 100 LF / 50 = 2 PROVIDED: ADJUTING PROPERTY CONTAINS A FOUR (4) LANDSCAPE STRIP BETWEEN THE EXISTING DRIVE ABLE AND THE PROPERTY LINE. TEN (10) EXISTING TREES WILL REMAIN TO MEET THE COUNTY REQUIREMENT OF TEN (10) TREES. 10' LANDSCAPE STRIP ALONG R.O.W. OF ONE (1) TREE PER 100 LINEAR FEET.	COMPLIES
	3. WHERE A PROPERTY LINE ADJUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10 FEET IN WIDTH, WHICH SHALL NOT INCLUDE A SIDEWALK OR TRAIL, SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. B. AT LEAST ONE TREE FOR EVERY 40' SHALL BE PLANTED WITHIN THE LANDSCAPING STRIP.	REQUIRED: BRADDOCK ROAD 1.50' WAD = 28 TREES FRANKLIN ROAD 8 CATEGORY II DECID. TREES 168 EVERGREEN SHRUBS NOTE: DUE TO THE PRESENCE OF TRANSMISSION UTILITY LINES, UNDERGROUND UTILITIES, AND OVERHEAD TRANSMISSION LINES ALONG BRADDOCK ROAD, THE REQUIRED 28 TREES CANNOT BE PROVIDED ADJACENT TO THE RIGHT-OF-WAY. A CONTINUOUS PLANTING OF EVERGREEN SHRUBS HAS BEEN PROPOSED IN PLACES WHERE TREE PLANTING IS NOT PERMISSIBLE. REQUIRED: OX ROAD: 84' WAD = 24 TREES DIX ROAD: 7 EXISTING TREES 4 CATEGORY II DECID. TREES 13 CATEGORY II DECID. TREES 82 EVERGREEN SHRUBS NOTE: 12' LANDSCAPE STRIP NOT FULFILLED ALONG 247' OF OX ROAD. NOTE: DUE TO THE PRESENCE OF VARIOUS EXISTING UTILITY LINES ALONG OX ROAD, A MIXTURE OF EXISTING TREES, CATEGORY II, AND CATEGORY II DECIDUOUS TREES, AND EVERGREEN SHRUBS HAS BEEN PROVIDED ADJACENT TO THE RIGHT-OF-WAY. THESE TREES HAVE NOT BEEN COUNTED FOR 10-YEAR CANOPY COVER DUE TO BASEMENTS IN THE PLANTING AREA.	MODIFICATION REQUESTED FOR REDUCTION OF TREE PLANTING REQUIREMENT
13-301 TRANSITIONAL KOREAN REDEVELOPMENT	C. TRANSITIONAL SCREENING 3 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 40 FEET WIDE PLANTED WITH: 1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVES A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE (75) PERCENT OR GREATER. 2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN TREE; AND 3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA.	REQUIRED: SCREENING 3, BARRIER 5 - 4 FT. HIGH BLOCK WALL. SOUTH PROPERTY LINE - 808 LF. 808 X 50 = 40,400 X .75 (REQ. CANOPY) = 30,300 34,056 SF OF TREE CANOPY PROVIDED: 4 FT. HIGH BLOCK WALL 37,000 SF OF EXISTING VEGETATION	COMPLIES
	ZONING DISTRICT: COMMERCIAL BITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES

**TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT**

LETTER	DESCRIPTION	VALUE
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	106,138
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	12.1%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR BITE (SEE TABLE 12.1)	10%
D	PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	12.1%
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	42.8%
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE OF THE JUSTIFICATIONS LISTED IN 12-050.2	N/A
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-050.4	
I	PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.12	

**TABLE 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET**

STEP	DESCRIPTION	TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATION		
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	894,444
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	168,444
B4	ADJUSTED GROSS SITE AREA (B1-B2-B3) =	726,000
B5	IDENTIFY SITES ZONING AND USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 X B6) =	72,600
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED =	NO
B9	IF YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUESTED =	NO
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	10,514
C2	TOTAL CANOPY AREA MEETING STANDARDS OF 12-020-00 =	37,080
C3	C2 X 1.25 =	46,225
C4	TOTAL CANOPY AREA PROVIDED BY UNROD OR WALL-MOUNTED FOREST OR WOODLAND COMMUNITIES =	0
C5	C4 X 1.1 =	50,848
C6	TOTAL CANOPY AREA PROVIDED BY "MANTAGE," "MEMORIAL," "SPECTACULAR," OR "TREES" TREES =	0
C7	C6 X 1.5 =	0
C8	CANDOPY AREA OF TREES WITH RESOURCE PROTECTION AREA 1 AND 100-YEAR FLOODPLAIN =	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	48,238
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	40,518
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	X 1.8 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	X 1.8 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D7	X 1.8 =	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES =	6,200
D9	X 1.8 =	6,200
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D11	X 1.25 =	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLING =	0
D13	X 1.0 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY BERRIES =	0
D15	X 1.8 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
D17	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA =	32,850
D18	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	42,150
D19	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D20	CANDOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE PLANTING =	0
D21	AMOUNT TO BE DEPOSITED INTO THE TREE PRESERVATION AND PLANTING FUND =	0
E. TOTAL OF 10-YEAR TREE CANOPY PROVIDED		
E1	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PRESERVATION (C10) =	48,238
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D18) =	42,150
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D20) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	90,388
F. PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED = 12.3%		

NOTE: SEE SHEETS 18-180 FOR EVM AND EXISTING TREE CONDITION ANALYSIS

**LANDSCAPE SCHEDULE**

KEY	SITY	SIZE	STOCK TYPE	FORM/AGE	10-YEAR TREE CANOPY (SF)	SUB-TOTAL (SF)	10-YEAR TREE CANOPY
CATEGORY I DECIDUOUS TREES							
1	100	2 1/2'-3" CAL.	B-18		200	34,000	
2	10	2 1/2'-3" CAL.	B-18	NATIVE	200	3,000	
3	11	2 1/2'-3" CAL.	B-18				37,000
CATEGORY II DECIDUOUS TREES							
4	20	2 1/2'-3" CAL.	B-18	NATIVE	150	3,000	
5	25	2 1/2'-3" CAL.	B-18		150	2,250	
CATEGORY III EVERGREEN TREES							
6	15	2 1/2'-3" CAL.	B-18				2,250
CATEGORY IV EVERGREEN TREES							
7	22	5'-12"	B-18		80	2,800	
8	8	5'-12"	B-18				2,800
EVERGREEN SHRUBS							
9	247	30-36"					

NOTE: SEE TABLE 12.13 ON SHEET 18 FOR OVERALL 10-YEAR CANOPY TOTAL

1. DAYCARE TENANT TO PROVIDE AMENITIES IN OUTDOOR PLAY AREA DETAILS TO BE PROVIDED AT SITE PLAN

2. PRIOR TO ANY PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR IS REQUIRED TO PROVIDE A LETTER TO THE FAIRFAX COUNTY URBAN FORESTRY MANAGEMENT DIVISION CERTIFYING THAT ALL TREES MARKED AS NATIVE SPECIES ON THIS PLAN HAVE BEEN PROPAGATED FROM SEED OR NON-GENETICALLY MODIFIED GERMPLASM COLLECTED WITHIN THE MID-ATLANTIC REGION.

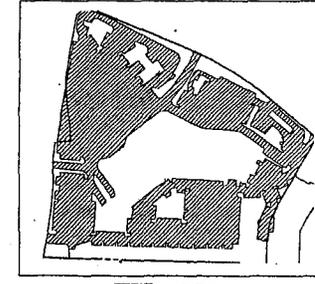
**LANDSCAPE LEGEND**

- CATEGORY I DECIDUOUS TREE (200 SF CANOPY CREDIT)
- CATEGORY II DECIDUOUS TREE (150 SF CANOPY CREDIT)
- CATEGORY III DECIDUOUS TREE (100 SF CANOPY CREDIT)
- CATEGORY IV DECIDUOUS TREE (80 SF CANOPY CREDIT)
- CATEGORY V EVERGREEN TREE (100 SF CANOPY CREDIT)
- CATEGORY VI EVERGREEN TREE (80 SF CANOPY CREDIT)
- CATEGORY VII EVERGREEN TREE (60 SF CANOPY CREDIT)
- CATEGORY VIII EVERGREEN TREE (40 SF CANOPY CREDIT)
- CATEGORY IX EVERGREEN TREE (20 SF CANOPY CREDIT)
- EVERGREEN SHRUB
- VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 10-YEAR TREE CANOPY

**TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS**

AREA TO BE COUNTED	10-YEAR TREE CANOPY (SF)
INTERIOR LANDSCAPING REQUIRED (10% OF 28,472 SF)	2,847
TOTAL SHADE TREE CANOPY PROVIDED:	
100 TREES @ 200 SF EACH	20,000
20 TREES @ 100 SF EACH	2,000
TOTAL AREA PROVIDED =	22,000
TOTAL AREA REQUIRED =	2,847

**INTERIOR PARKING LOT CALCULATIONS**



13,058 SF OF PROPOSED CANOPY

**COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL**

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-013 INTERIOR PARKING LOT LANDSCAPING	12-013.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 10 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 1% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET	COMPLIES
	12-013.4 PLANT DIVERSITY TO COUNTER THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 10 PERCENT OF THE TREES REQUIRED TO BE PLANTED ON-SITE SHALL BE OF ONE SPECIES.	A DIVERSE MIXTURE OF PLANT MATERIAL WILL BE PROVIDED THAT DOES NOT CONTAIN MORE THAN 10% OF A GIVEN SPECIES FOR REQUIRED PLANT MATERIAL.	
12-014 LANDSCAPE PLANS	12-014.4 TREE COVER CALCULATIONS ALL REQUIRED CALCULATIONS FOR TREE COVER SHALL BE PROVIDED ON THE LANDSCAPE PLAN SHEET IN A TABLE SIMILAR TO TABLE 12.12.	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES

**BOHLER ENGINEERING**

REGISTERED PROFESSIONAL ENGINEER  
 CIVIL ENGINEERING  
 LANDSCAPE ARCHITECTURE  
 SURVEYING  
 ELECTRICAL ENGINEERING  
 MECHANICAL ENGINEERING  
 CHEMICAL ENGINEERING  
 INDUSTRIAL ENGINEERING  
 METALLURGICAL ENGINEERING  
 NUCLEAR ENGINEERING  
 AERONAUTICAL ENGINEERING  
 AGRICULTURAL ENGINEERING  
 ARCHITECTURE  
 CIVIL ENGINEERING  
 ELECTRICAL ENGINEERING  
 ENVIRONMENTAL ENGINEERING  
 INDUSTRIAL ENGINEERING  
 METALLURGICAL ENGINEERING  
 MECHANICAL ENGINEERING  
 NUCLEAR ENGINEERING  
 SURVEYING

REV	DATE	REVISION	BY
1	07/18/18	REVISED PER COMMENTS	DL
2	08/01/18	REVISED PER COMMENTS	DL
3	08/01/18	REVISED PER COMMENTS	DL
4	08/01/18	REVISED PER COMMENTS	DL
5	08/01/18	REVISED PER COMMENTS	DL
6	08/01/18	REVISED PER COMMENTS	DL
7	08/01/18	REVISED PER COMMENTS	DL
8	08/01/18	REVISED PER COMMENTS	DL
9	08/01/18	REVISED PER COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PREPARED BY: [Signature]  
 CHECKED BY: [Signature]  
 DATE: 08/01/18

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAN FOR GENERALIZED DEVELOPMENT PLAN RZ 2008-8R-018 PROPER COORDINATION AMENDMENT PCA C-089-02 SPECIAL EXCEPTION AMENDMENT BEA 87-A-089-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA

DAVID LOGAN  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 43418

**D. B. LOGAN**

PROFESSIONAL ENGINEER  
 LICENSE NO. 43418

MISS UTILITY

LANDSCAPE DETAILS

SHEET NUMBER: 18 OF 34



PROP. BANK W/ DRIVE THRU LANES AND PROP. FAST FOOD W/DRIVE THRU LANE  
 BLDG. 'C' (COMPRESSOR OF G1 AND G2)  
 1-STORY  
 TOTAL AREA: 7,000 SF  
 BLDG. HEIGHT: 20'  
 G1=2,000 SF, G2=4,000 SF  
 PFE=481.40 (G1+BLANK) 481.40 (FAST FOOD)  
 USE: SHOPPING CENTER/ENTERTAINMENT W/ DRIVE THRU

SITE: N/F LEWIS AND WHATLEY  
 10697 BRADDOCK RD.  
 DB 5440 PG 1702  
 TAX MAP# 068-1 (01) 0009  
 ZONED: C-6  
 USE: RETAIL/OFFICE/RESTAURANT  
 AREA: 19.74 AC.

**INTERIOR PARKING LOT LANDSCAPING CALCULATIONS**

AREA TO BE COUNTED: 63,209 S.F.  
 INTERIOR LANDSCAPING REQUIRED (5%): 3,160 S.F.  
 TOTAL SHADE TREE CANOPY PROVIDED:  
 112 TREES @ 200 S.F. EACH: 22,400 S.F.  
 18 TREES @ 100 S.F. EACH: 1,800 S.F.  
 TOTAL AREA PROVIDED = 24,200 S.F.  
 \*NOTE: NO MULTIPLIER APPLIED TO ANY INTERIOR PARKING LOT TREES.

**10% TREE CANOPY CALCULATIONS**

SITE AREA: 632,630 S.F.  
 CANOPY REQUIRED (10%): 63,263 S.F.  
 TOTAL TREE CANOPY PROVIDED:  
 138 TREES @ 200 S.F. EACH: 27,600 S.F.  
 39 TREES @ 100 S.F. EACH: 3,900 S.F.  
 28 TREES @ 50 S.F. EACH: 1,400 S.F.  
 \*EXISTING CANOPY FROM G1 ON SHEET 17A: 49,200 S.F.  
 TOTAL AREA PROVIDED = 84,715 S.F.  
 \*NOTE: MULTIPLIER TAKEN ONLY FOR THE EXISTING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

**MAJOR VDOT IMPROVEMENTS**

1. PROVIDE 4 LANES FOR BRADDOCK ROAD AND ROUTE 123.
2. PROVIDE 2 LEFT TURN LANES INTO GEORGE MASON ON ROANOKE RIVER ROAD.
3. PROVIDE RIGHT TURN LANE INTO UNIVERSITY MALL ON EAST BOUND BRADDOCK ROAD.
4. PROVIDE 2 LEFT TURN LANES AND 1 RIGHT TURN LANE ON NORTH BOUND ROUTE 123 AT BRADDOCK ROAD INTERSECTION.
5. CLOSE RIGHT ENTRANCE TO EXISTING GAS STATION ON BRADDOCK ROAD.

**UNIVERSITY MALL PARKING TABULATIONS (OVERALL)**

PHASE	STANDARD SPACES	ADA SPACES	TOTAL SPACES
1. EXISTING	803	18	847
2. PHASE 2	1,350	31	1,381 (+151 NET)
3. REQUIRED WITH THE GOPPC/MSA	623	15	642

STARTING SITE AREA (SF)	SEEDING AREA (SF)	BRUSHING AREA (SF)	OPEN SPACE AREA PROVIDED (SF)	OPEN SPACE REQUIRED (SF)
PHASE 1 (EXISTING)	18,876	89,402 (26.24%)	132,024	132,024
PHASE 2 (NEW)	12,840	52,251	217,347 (21.71%)	132,024

**NOTES:**  
 1. ALL PROPOSED PHASE 2 AND PHASE 3 LANDSCAPING PLANTING MUST CURRENTLY TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVE THE RIGHT TO ADD PLANTING TO SUPPLEMENT REQUIREMENTS.  
 2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 10/04/08 SHOWING THE CURRENT PLAN FOR INTERSECTION 'B' IMPROVEMENTS.  
 3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 2 AND/OR PHASE 3.

**BOHLER ENGINEERING**

OFFICES:  
 CHARLOTTE, NC  
 RALEIGH, NC  
 WASHINGTON, DC  
 FARMACOUNTY, VA  
 GREENSBORO, NC  
 WILMINGTON, NC

PROJECTS:  
 AIRPORTS  
 INDUSTRIAL FACILITIES  
 LANDSCAPE ARCHITECTURE  
 PORTALS  
 TRANSPORTATION  
 WATER TREATMENT PLANTS

REV	DATE	REVISIONS	BY
1	01/10/11	REV FOR ZONING COMMENTS	DL
2	01/10/11	REV FOR PRELIMINARY COMMENTS	DL
3	01/10/11	REV FOR PLANTING COMMENTS	DL
4	01/10/11	REV FOR CLEARANCE AND EXISTING COMMENTS	DL
5	01/10/11	REV FOR COUNTY COMMENTS	DL
6	01/10/11	REV FOR COUNTY COMMENTS	DL
7	01/10/11	REV FOR COUNTY COMMENTS	DL
8	01/10/11	REV FOR COUNTY COMMENTS	DL
9	01/10/11	REV FOR COUNTY COMMENTS	DL

**NOT APPROVED FOR CONSTRUCTION**

DATE: 01/10/11

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT FLAT FOR GENERALIZED DEVELOPMENT PLAN #2 2008-BL-615 PROJECT CONDITION AMENDMENT FLAT, COR-02 SPECIAL EXCEPTION AMENDMENT BCK #7-08-02 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL  
 BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

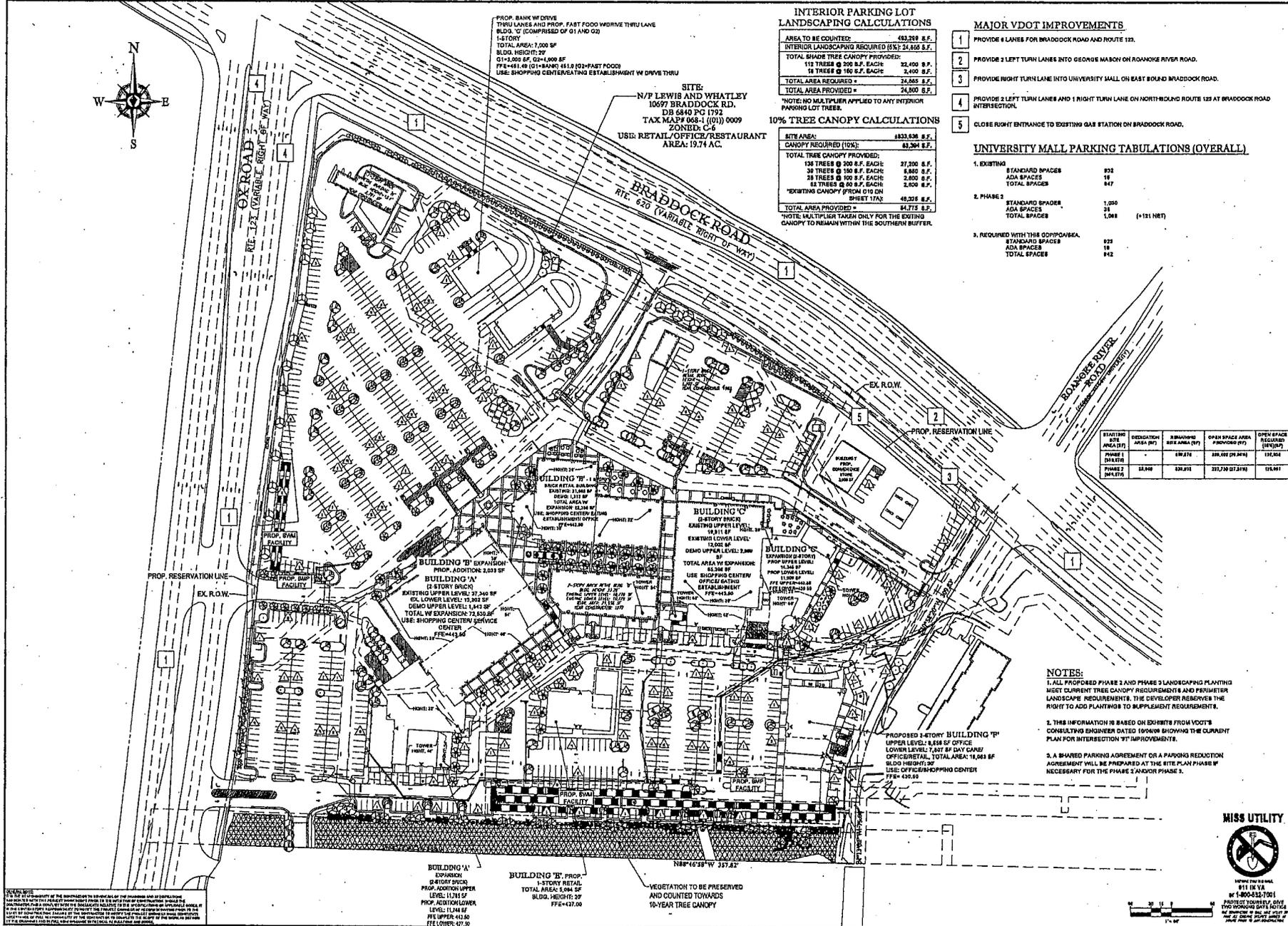


**D. B. LOGAN**  
 PROFESSIONAL ENGINEER  
 LICENSE NO. 42818  
 EXPIRES 03/31/11

**MISS UTILITY**

PHASE 2 PLAN

SHEET NUMBER: 19 OF 24



**NOTES:**  
 1. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT IS 1,000,000 SF.  
 2. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT IS 1,000,000 SF.  
 3. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT IS 1,000,000 SF.  
 4. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT IS 1,000,000 SF.  
 5. THE TOTAL AREA OF THE PROPOSED DEVELOPMENT IS 1,000,000 SF.



PROP. BANK W/ DRIVE THRU LANES AND PROP. FAST FOOD W/ DRIVE THRU BLDG. 'C' (COMPRISED OF D1 AND C2) 1-STORY TOTAL AREA: 7,000 SF BLDG. HEIGHT: 20' Q1=1,000 SF Q2=4,000 SF FFE=41.40 (Q1+8A+80) 45 LB (Q2+FAST FOOD) USE: SHOPPING CENTER/VEGETABLE ESTABLISHMENT W/ DRIVE THRU

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

**INTERIOR PARKING LOT LANDSCAPING CALCULATIONS**

AREA TO BE COUNTED:	429,801 S.F.
INTERIOR LANDSCAPING REQUIRED (1%):	21,490 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	20,000 S.F.
100 TREES @ 200 S.F. EACH:	20,000 S.F.
10 TREES @ 150 S.F. EACH:	1,500 S.F.
TOTAL AREA REQUIRED =	21,490 S.F.
TOTAL AREA PROVIDED =	22,000 S.F.

NOTING MULTIPLES APPLIED TO ANY INTERIOR PARKING LOT TREES.

**10% TREE CANOPY CALCULATIONS**

SITE AREA:	4769,292 S.F.
CANOPY REQUIRED (10%):	75,625 S.F.
TOTAL TREE CANOPY PROVIDED:	75,625 S.F.
121 TREES @ 200 S.F. EACH:	24,200 S.F.
38 TREES @ 180 S.F. EACH:	6,840 S.F.
21 TREES @ 100 S.F. EACH:	2,100 S.F.
82 TREES @ 50 S.F. EACH:	4,100 S.F.
"SOFTEN" CANOPY:	4,185 S.F.
TOTAL AREA PROVIDED =	76,110 S.F.

NOTE: MULTIPLES TAKEN DAILY FOR THE REMAINING SOFTENING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

**MAJOR VDOT IMPROVEMENTS**

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

**UNIVERSITY MALL PARKING TABULATIONS (OVERALL)**

1. EXISTING	STANDARD SPACES	852
	ADA SPACES	16
	TOTAL SPACES	867
2. PHASE 1		
	STANDARD SPACES	858
	ADA SPACES	34
	TOTAL SPACES	892
3. REQUIRED WITH THIS DEVELOPER		
	STANDARD SPACES	911
	ADA SPACES	18
	TOTAL SPACES	929

(378 NET-POTENTIAL SHARED PARKING AGREEMENT NEEDED)

STAFFING SITE AREA (SQ FT)	REGISTRATION AREA (SQ FT)	REMAINING SITE AREA (SQ FT)	OFFICE SPACE AREA PROVIDED (SQ FT)	OFFICE SPACE REQUIRED (SQ FT)
PHASE 1 (361,470)	24,000	83,670	107,790 (21.51%)	138,000
PHASE 2 (264,810)	27,000	74,810	126,810 (24.44%)	113,000

**NOTE:**  
1. ALL PROPOSED PHASE 1 AND PHASE 2 LANDSCAPING PLANTING MEET CURRENT TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO ADD PLANTING TO SUPPLEMENT REQUIREMENTS.  
2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 1/20/08 SHOWING THE CURRENT PLAN FOR INTERSECTION 'H' IMPROVEMENTS.  
3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 1 AND/OR PHASE 2 PLAN PHASES.

**BOHLER ENGINEERING**

OFFICE: 811 3rd Ave, University Mall, Braddock, VA 23061  
 PHONE: (804) 693-1111  
 FAX: (804) 693-1112  
 WWW: www.bohlereng.com

REV	DATE	DESCRIPTION	BY
1	01/11/08	REVISED BY PERMITTED	R.D.
2	02/04/08	REVISED PER 45707 COMMENTS	R.D.
3	02/04/08	REVISED PER 45707 COMMENTS	R.D.
4	02/04/08	REVISED PER 45707 COMMENTS	R.D.
5	02/04/08	REVISED PER 45707 COMMENTS	R.D.
6	02/04/08	REVISED PER 45707 COMMENTS	R.D.
7	02/04/08	REVISED PER 45707 COMMENTS	R.D.
8	02/04/08	REVISED PER 45707 COMMENTS	R.D.
9	02/04/08	REVISED PER 45707 COMMENTS	R.D.

**NOT APPROVED FOR CONSTRUCTION**

PROJECT NO.: 060111  
 SHEET NO.: 20 OF 34  
 DATE: 01/11/08

PROJECT: GENERALIZED DEVELOPMENT PLAN SPECIAL EXCEPTION AMENDMENT PLAN FOR COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT FAIRFAX COUNTY, VIRGINIA



**D.B. LOGAN**

PROFESSIONAL ENGINEER  
 License No. 42818  
 State of Virginia

SHEET TITLE: **PHASE 3 PLAN**

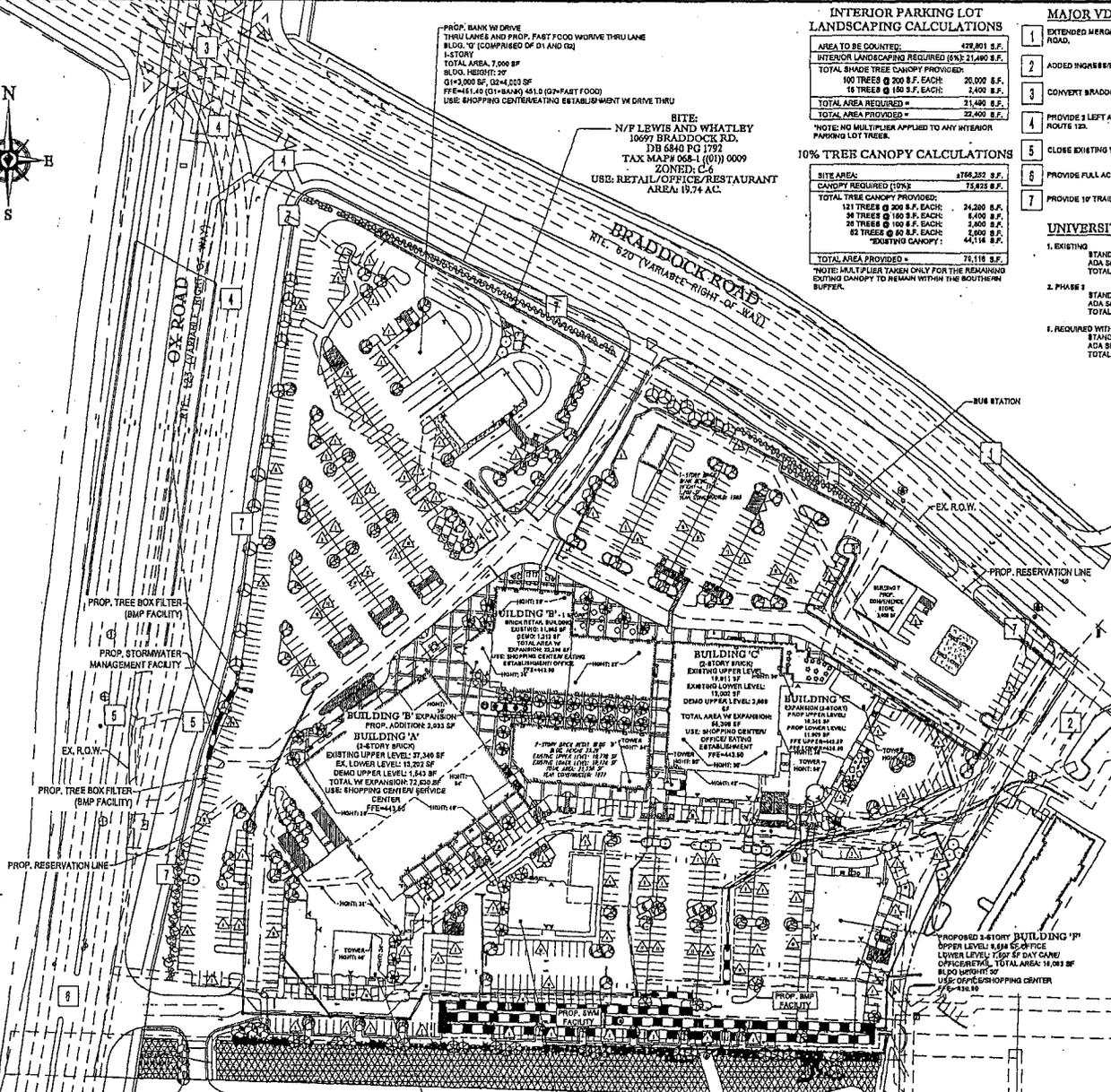
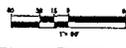
SHEET NUMBER: **20**

OF 34

MISS UTILITY



811 3rd Ave  
 University Mall  
 Braddock, VA 23061  
 Phone: (804) 693-1111  
 Fax: (804) 693-1112  
 www.bohlereng.com



**BUILDING 'A'** EXPANSION (2-STORY BRICK) PROP. ADDITION UPPER LEVEL: 11,268 SF PROP. ADDITION LOWER LEVEL: 11,748 SF TOTAL: 23,016 SF

**BUILDING 'B'** PROP. 1-STORY RETAIL TOTAL AREA: 6,004 SF BLDG. HEIGHT: 20' FFE=37.00

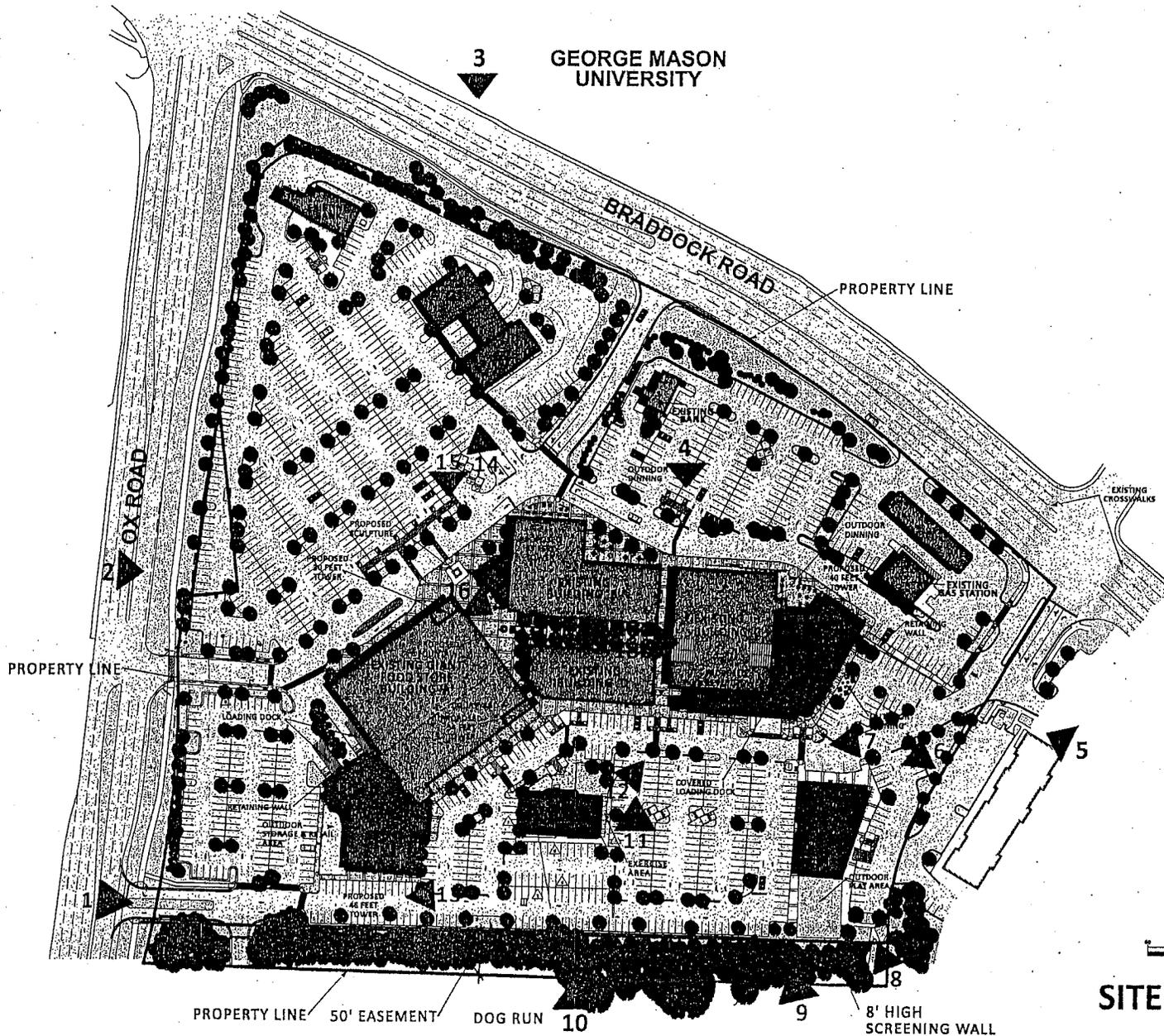
VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 10-YEAR TREE CANOPY

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3  
 GEORGE MASON  
 UNIVERSITY

BRADDOCK ROAD

PROPERTY LINE

OX ROAD

PROPERTY LINE

EXISTING  
 CROSSWALKS

5

N



SITE PLAN

PROPERTY LINE 50' EASEMENT

DOG RUN 10

8' HIGH  
 SCREENING WALL

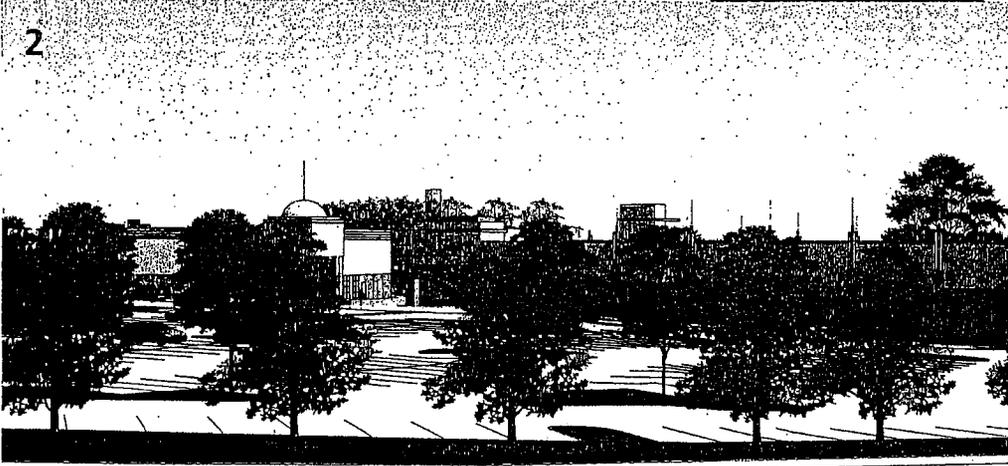
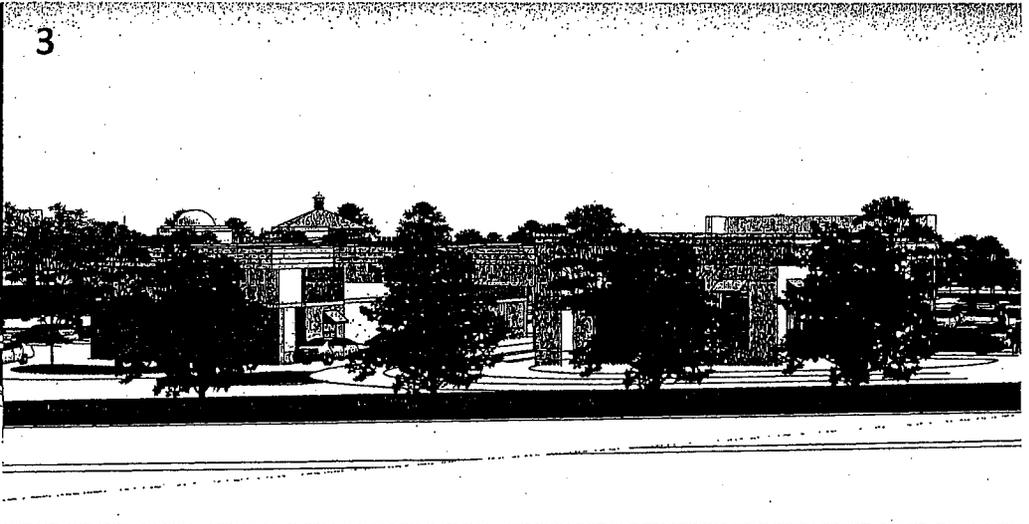
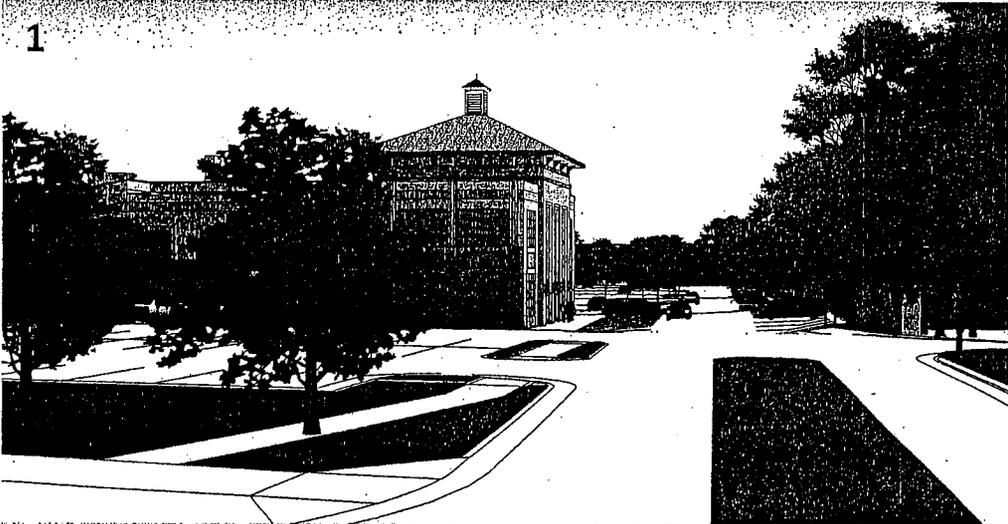
COLLEGE TOWN ASSOCIATES LP SAMAHA



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MARCH 11, 2011

Sheet 24 of 34

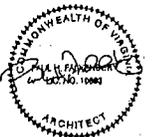


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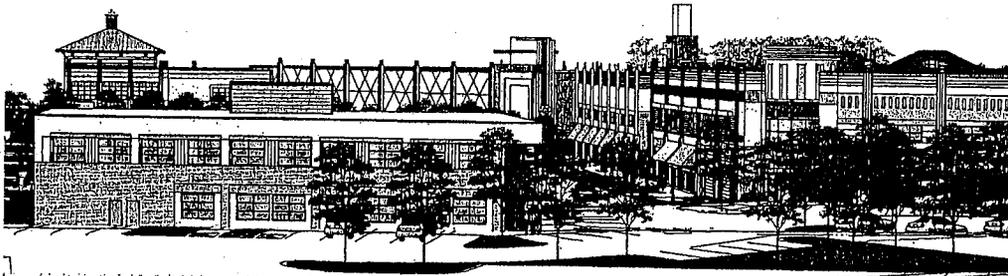
COLLEGE TOWN ASSOCIATES LP SAMAHA

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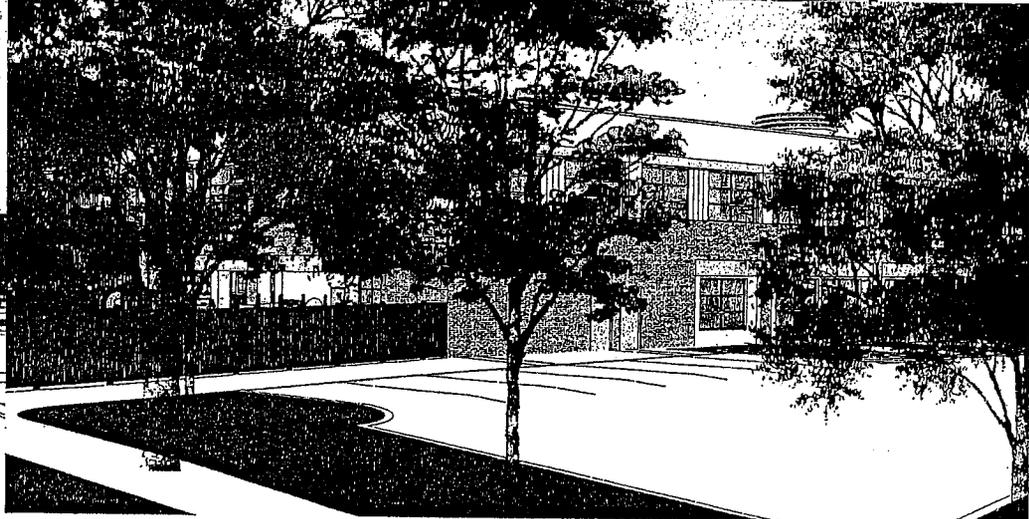
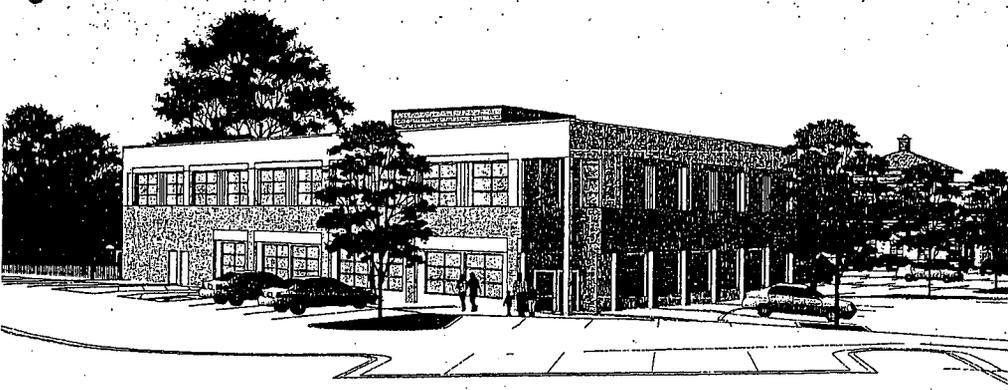
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7



6



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COLLEGE TOWN ASSOCIATES LP  SAMAHA

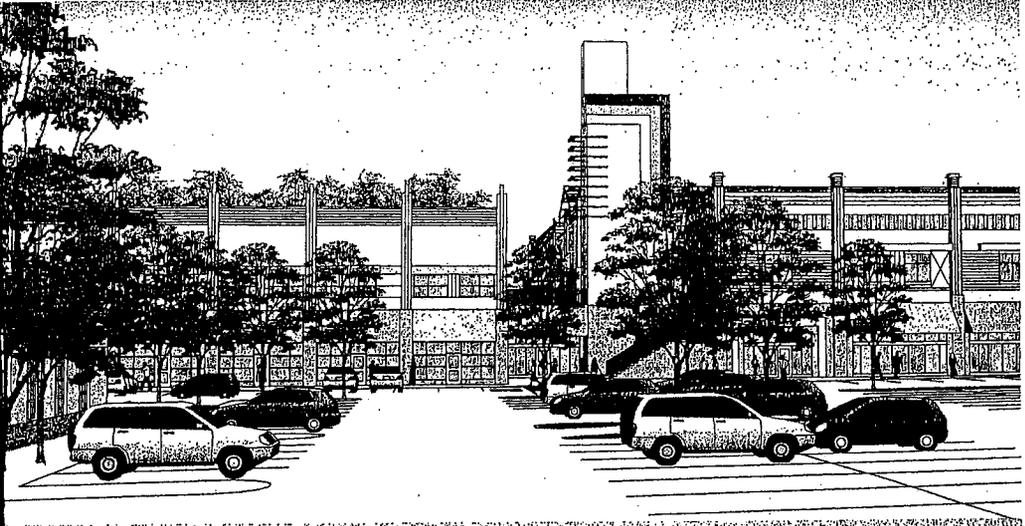
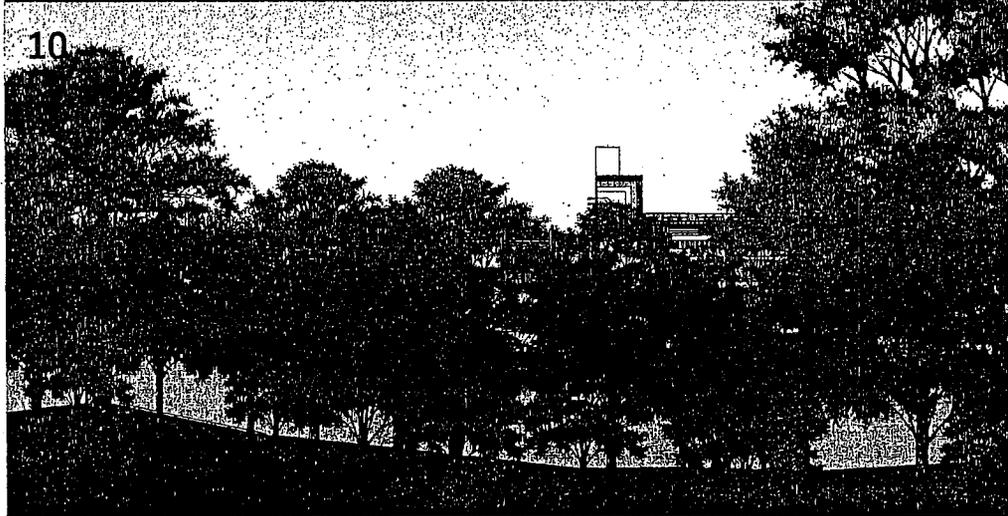
MARCH 11, 2011 PAGE 3

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10



12



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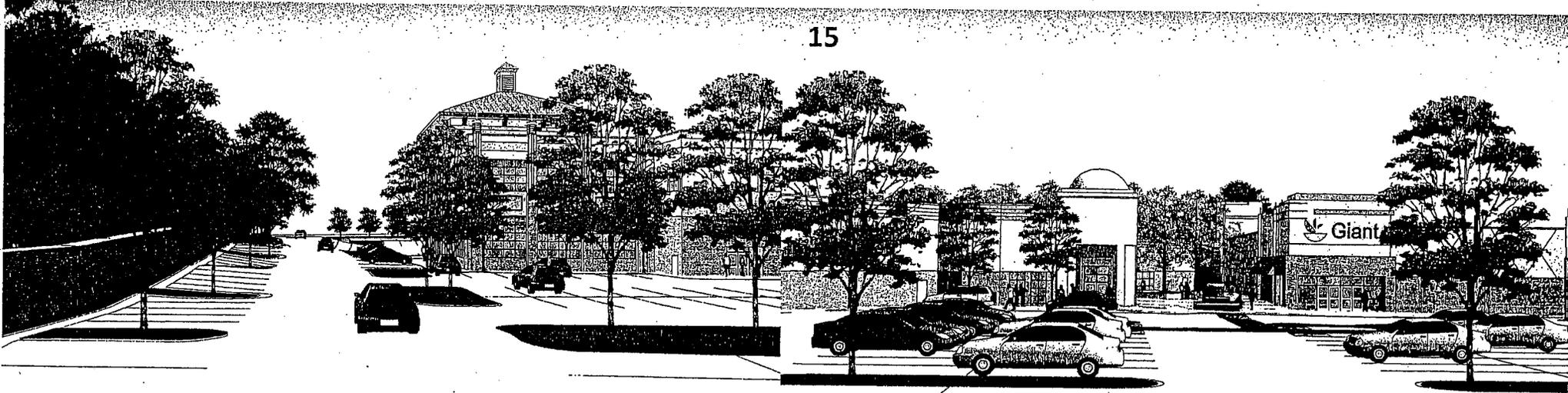
COLLEGE TOWN ASSOCIATES LP SAMAHA

Sheet 27 of 34

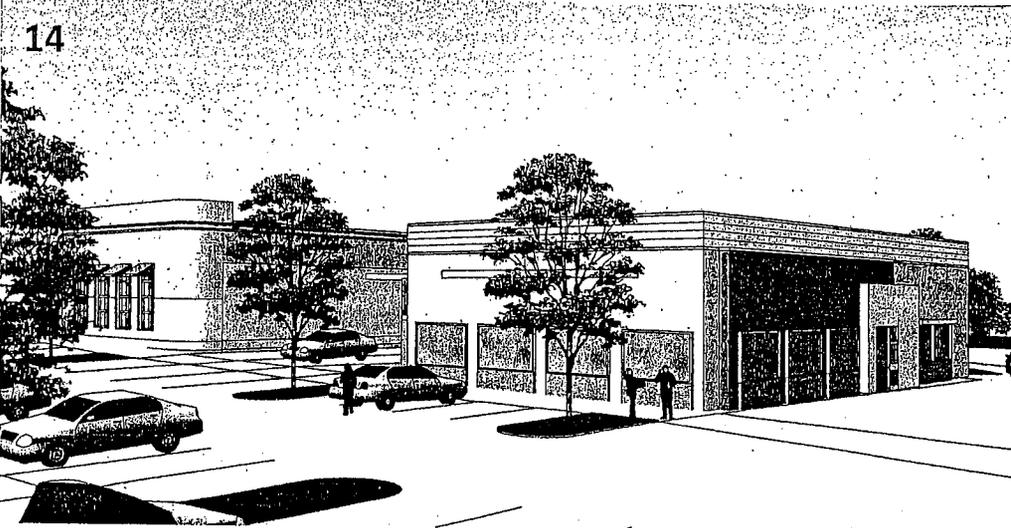
MARCH 11, 2011 PAGE 4



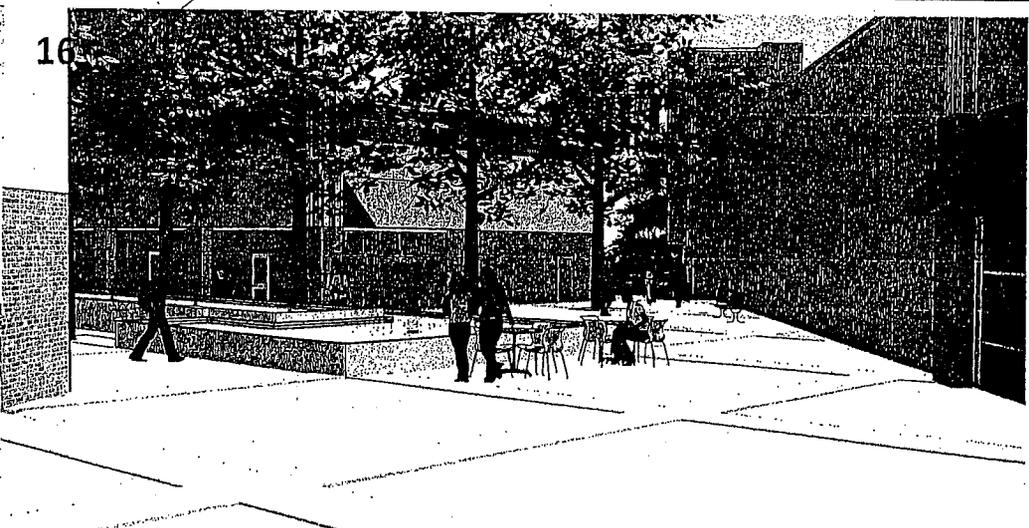
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14



16



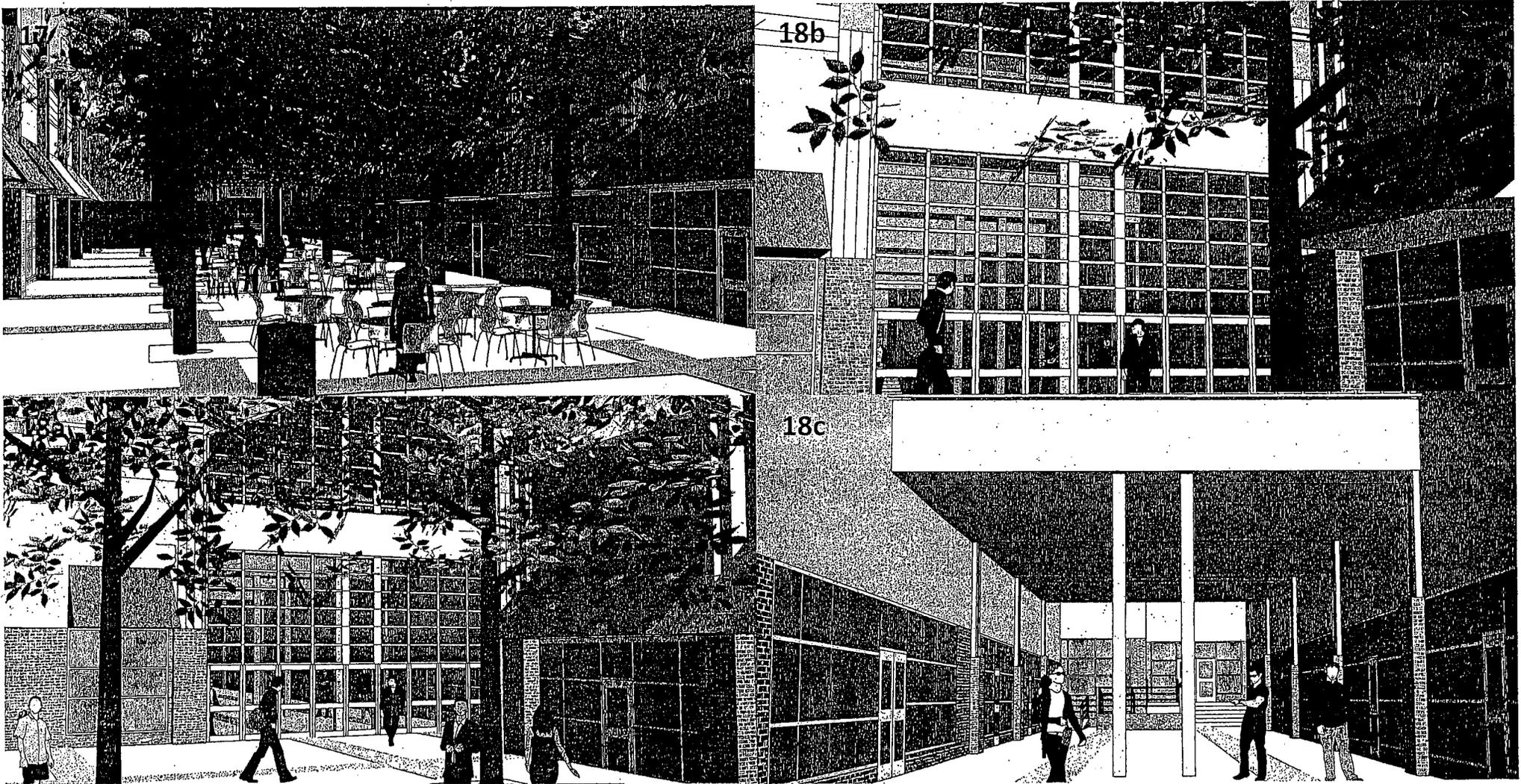
COLLEGE TOWN ASSOCIATES LP SAMAHA

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Sheet 28 of 34

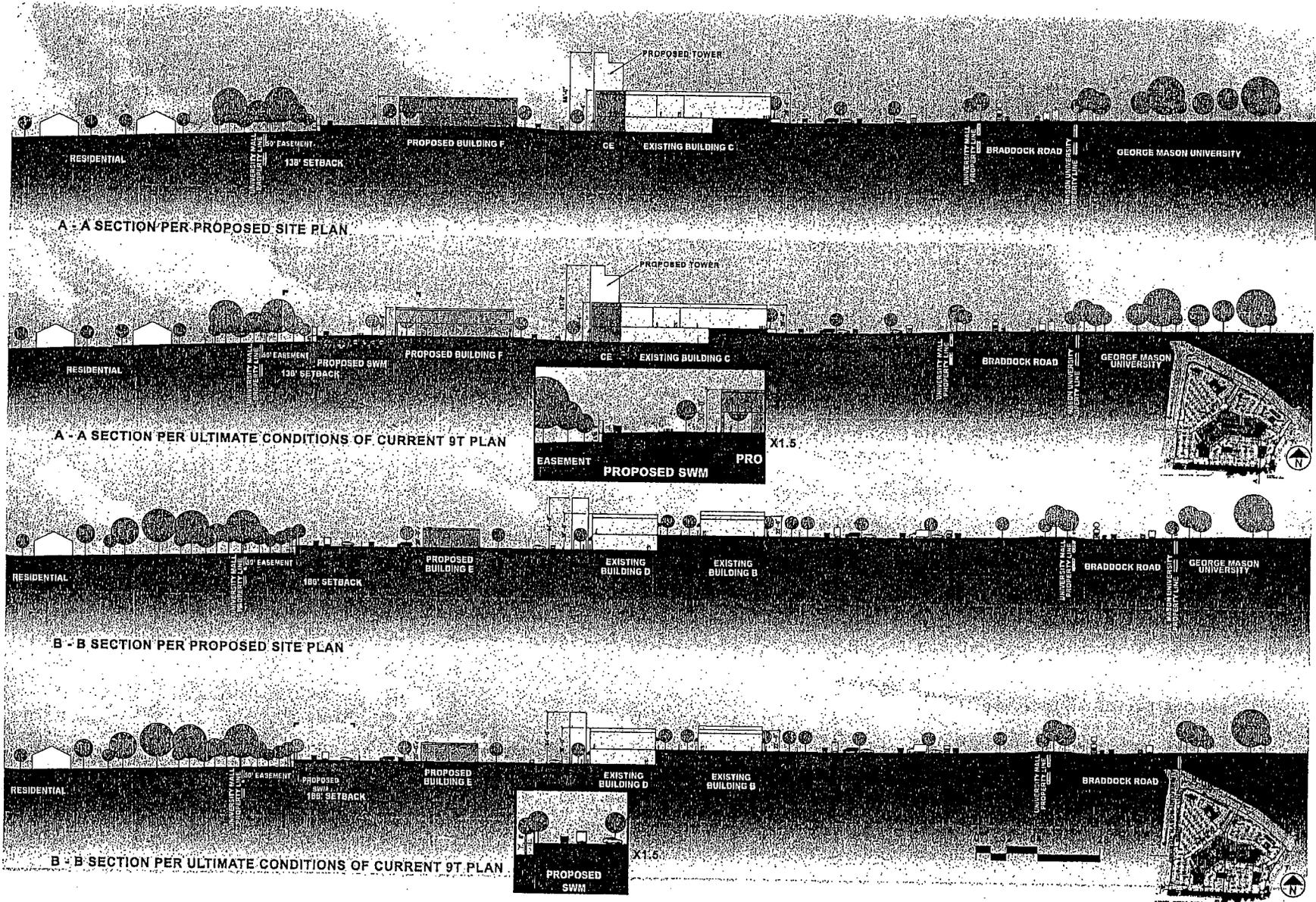
MARCH 11, 2011 PAGE 5





18b

18c

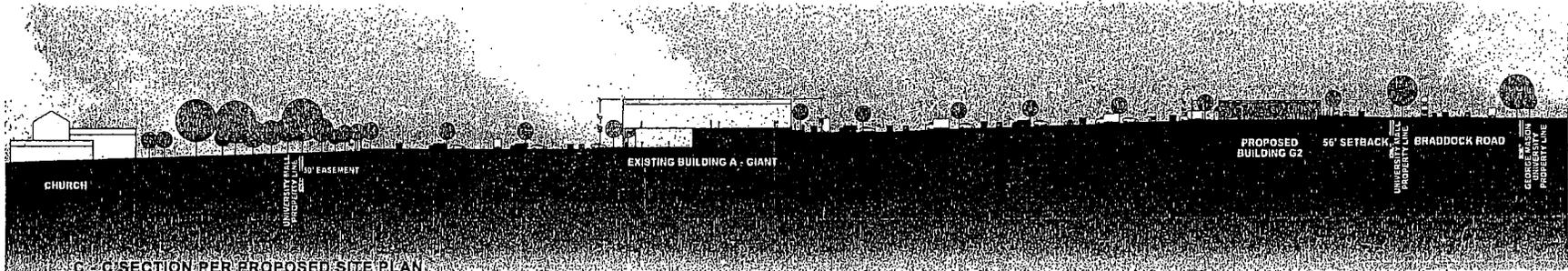


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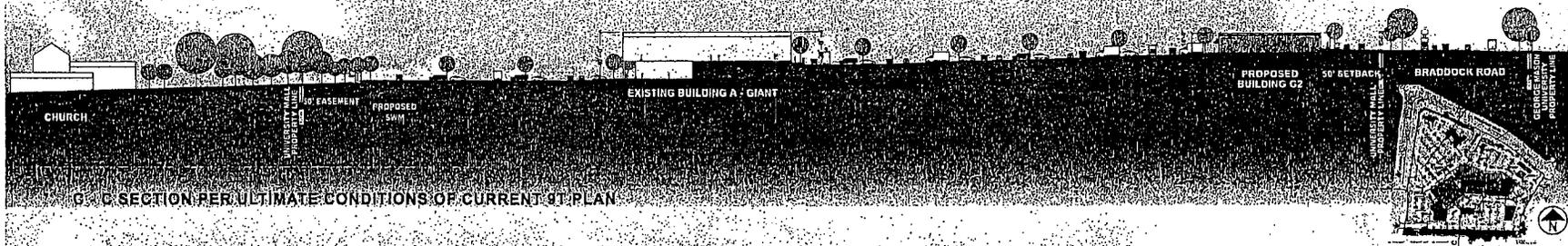
COLLEGE TOWN ASSOCIATES LP SAMAHA

SITE SECTIONS

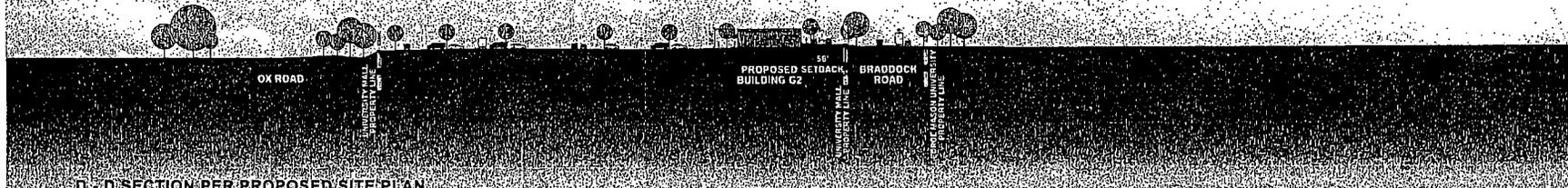




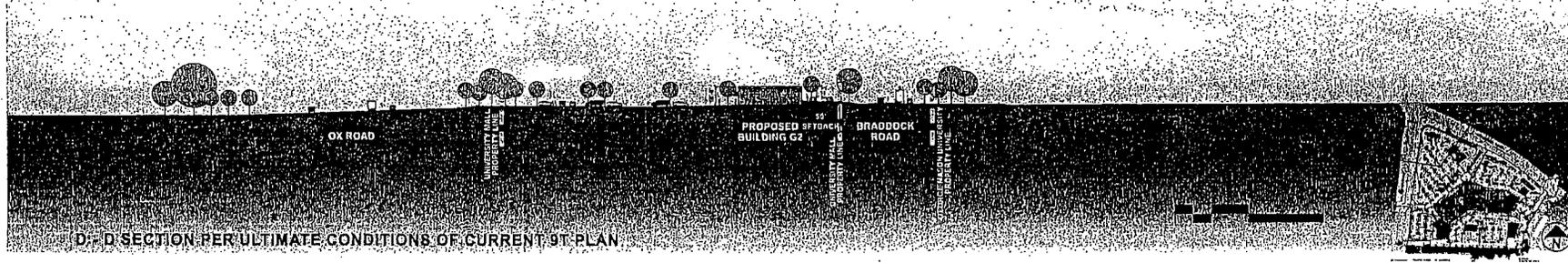
C - C SECTION PER PROPOSED SITE PLAN



C - C SECTION PER ULTIMATE CONDITIONS OF CURRENT SITE PLAN



D - D SECTION PER PROPOSED SITE PLAN



D - D SECTION PER ULTIMATE CONDITIONS OF CURRENT SITE PLAN



SITE SECTIONS

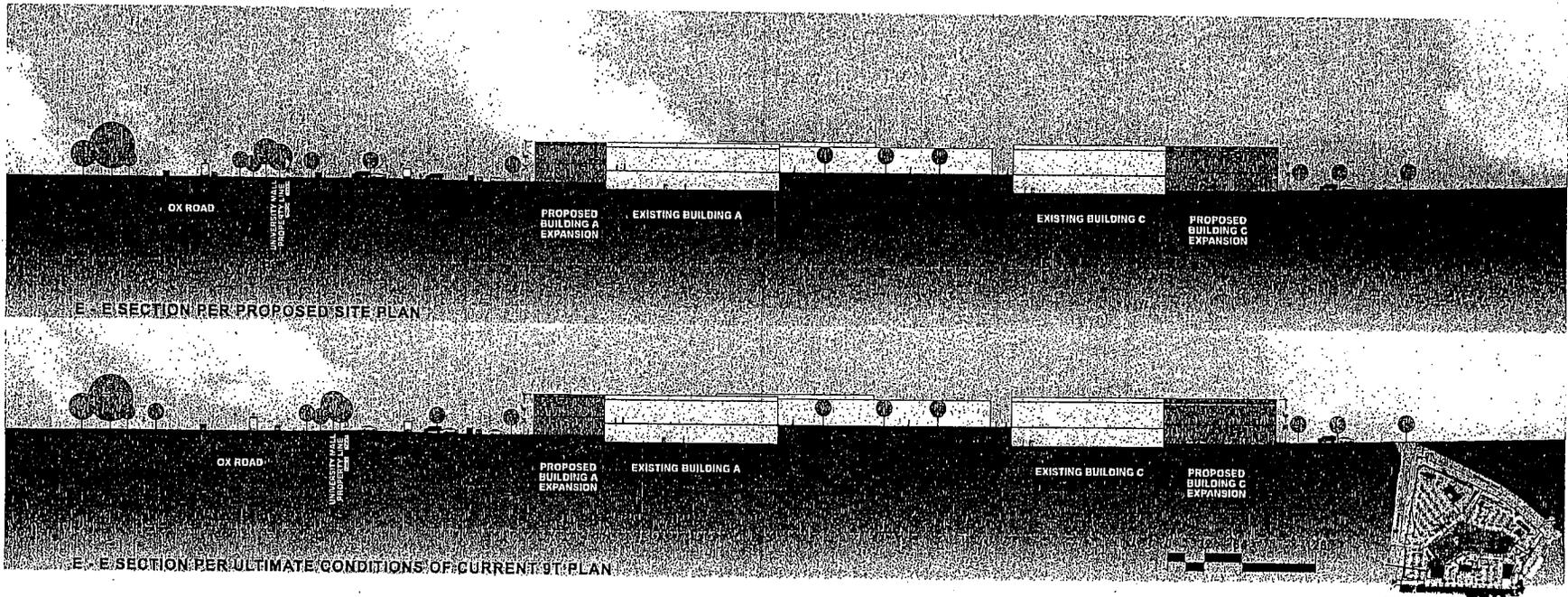
COLLEGE TOWN ASSOCIATES LP SAMAHA

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Sheet 31 of 34





# SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP  SAMAHA

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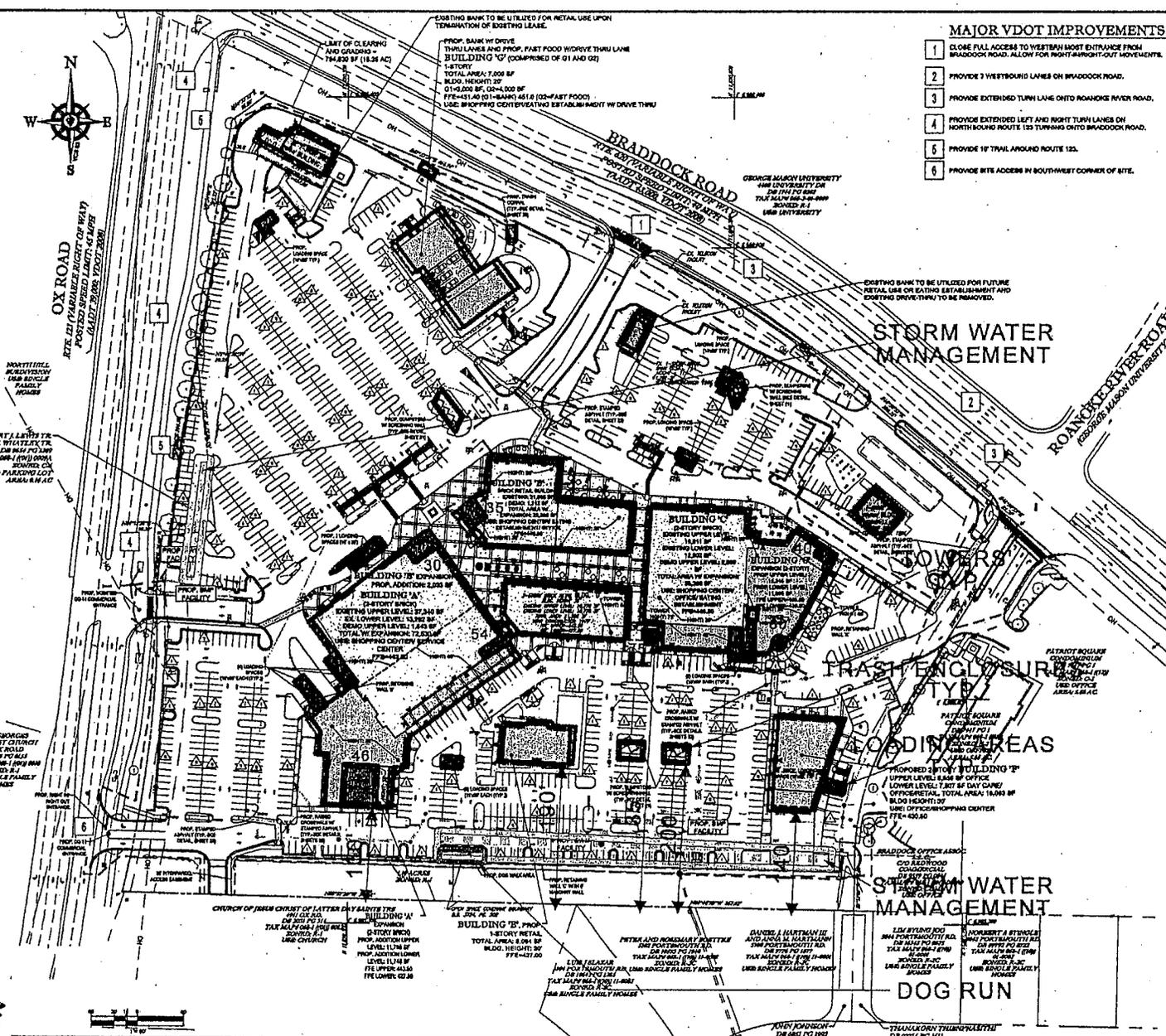


OX ROAD  
 ATR. 121 (PARALLEL RIGHT OF WAY)  
 POSTED SPEED LIMIT 35 MPH  
 (LIMIT 30 MPH 1992-2001)

MORTIMER K. ROYBURN  
 150 SINGLE FAMILY HOMES

ROBERT J. LAYTON JR.  
 4 JOHN T. WHITFIELD DR  
 150 SINGLE FAMILY HOMES

SHERI GRIGGS  
 150 SINGLE FAMILY HOMES



**MAJOR VDOT IMPROVEMENTS**

- 1 CLOSE RAIL ACCESS TO WESTERN MOST ENTRANCE FROM BRADDOCK ROAD. ALLOW FOR NIGHT-WORKOUT MOVEMENTS.
- 2 PROVIDE 3 WESTBOUND LANES ON BRADDOCK ROAD.
- 3 PROVIDE EXTENDED TURN LANES ONTO ROANOKE RIVER ROAD.
- 4 PROVIDE EXTENDED LEFT AND RIGHT TURN LANES ON NORTH BOUND ROUTE 123 TURNING ONTO BRADDOCK ROAD.
- 5 PROVIDE 10' TRAIL AROUND ROUTE 123.
- 6 PROVIDE BITE ADDRESS IN SOUTHWEST CORNER OF SITE.

PROPOSED ADDITION	PROPOSED CONDITION
BUILDING 1 TOTAL	BUILDING 1 TOTAL
BUILDING 2 TOTAL	BUILDING 2 TOTAL
BUILDING 3 TOTAL	BUILDING 3 TOTAL
BUILDING 4 TOTAL	BUILDING 4 TOTAL
BUILDING 5 TOTAL	BUILDING 5 TOTAL
BUILDING 6 TOTAL	BUILDING 6 TOTAL
BUILDING 7 TOTAL	BUILDING 7 TOTAL
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BUILDING 96 TOTAL	BUILDING 96 TOTAL
BUILDING 97 TOTAL	BUILDING 97 TOTAL
BUILDING 98 TOTAL	BUILDING 98 TOTAL
BUILDING 99 TOTAL	BUILDING 99 TOTAL
BUILDING 100 TOTAL	BUILDING 100 TOTAL

TOTAL PROPOSED BUILDING AREA 502,528 SF

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

**LEGEND:**

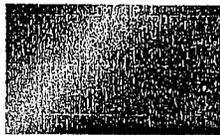
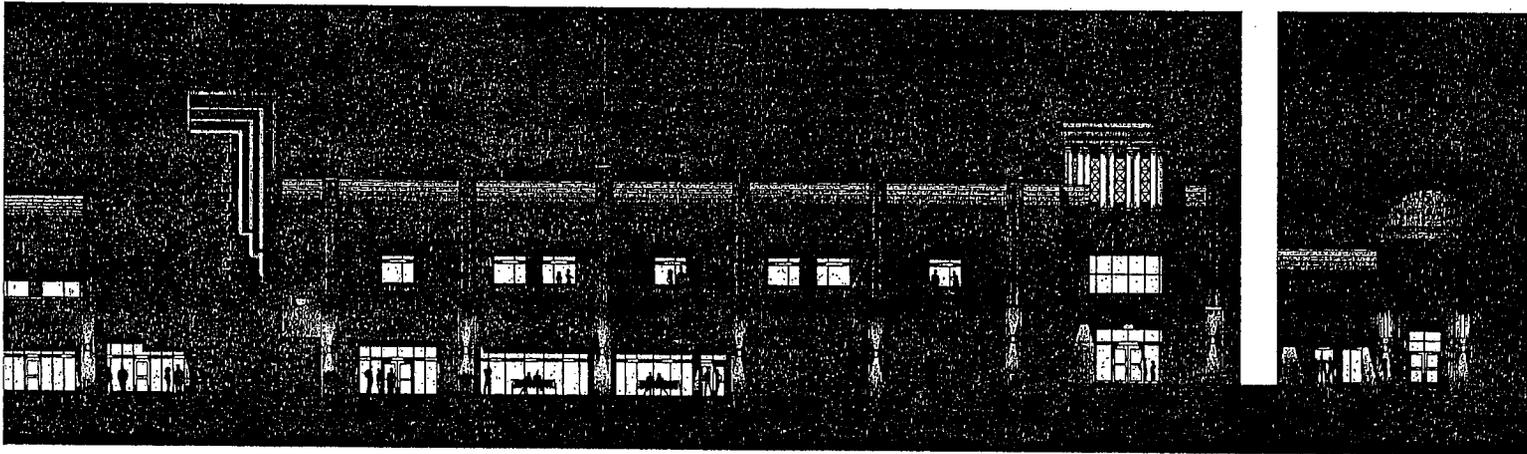
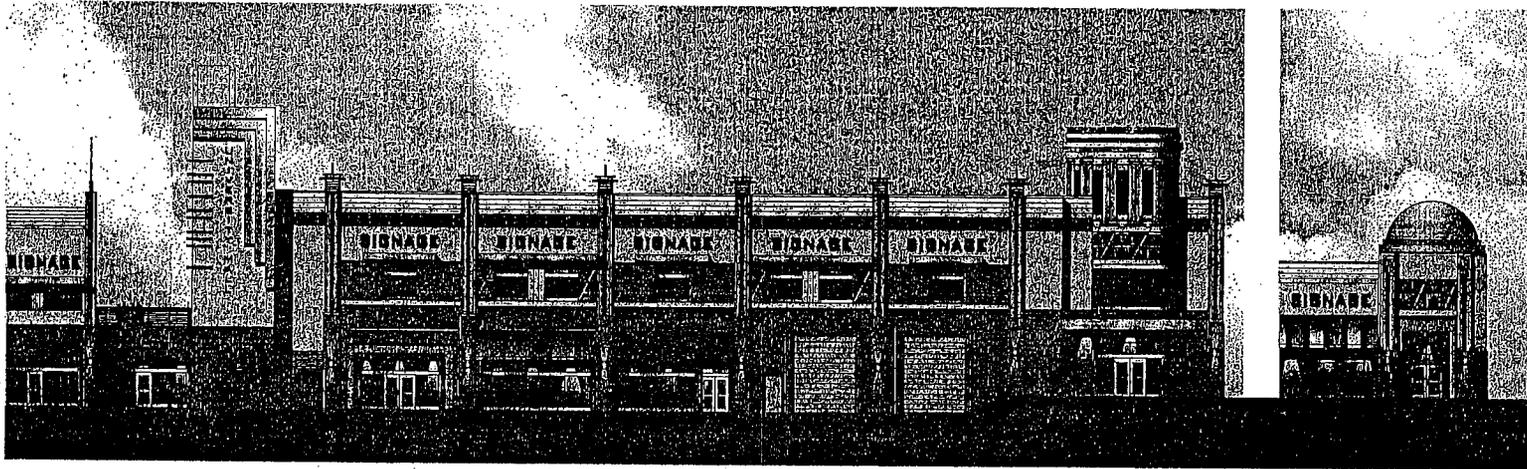
- EXISTING BUILDING
- PROPOSED OFF-CAMPUS BUILDING



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COLLEGE TOWN ASSOCIATES LP SAMAHA





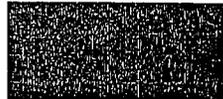
CLEAR ANODIZED ALUMINUM



HONEY



CHOCOLATE



CLEAR ANODIZED ALUMINUM



RED CLAY 356



MOSS 478



LAKWOOD 480A



SUEDE 105



BUCKSKIN 449



COLONADE 4856 GASTON 4975 PLUM FANCY 4909