COLLEGE TOWN ASSOCIATES, L.P.

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

UNIVERSITY MALL

BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA

TAX MAP# 068-1 ((1)) 0009 & 0009A

LEGEND

FOR ENTIRE PLAN SET (NOT TO SCALE)

EXISTING		PROPOSED
EXISTING NOTE	TYPICAL NOTE TEXT	PROPOSED NOTE
	ONSITE PROPERTY LINE / R.O.W. LINE	
	NEIGHBORING PROPERTY LINE / INTERIOR PARCEL LINE	
	EASEMENT LINE	
	SETBACK LINE	
	CONCRETE CURB & GUTTER	CURB AND GUTTER; SPILL CURB; TRANSITION CURB; DEPRESSED CURB AND GUTTER
	TYPICAL LIGHT	
	ACORN LIGHT	
	TYPICAL SIGN	
	PARKING COUNTS	
123	CONTOUR LINE	123
TC 516.4 OR 516.4	SPOT ELEVATIONS	TC 516.80 OR 516.80
	SANITARY LABEL	
	STORM LABEL	
S	SANITARY SEWER LATERAL	S
W	UNDERGROUND WATER LINE	W
E	UNDERGROUND ELECTRIC LINE	E
G	UNDERGROUND GAS LINE	G
OH	OVERHEAD WIRE	OH
T	UNDERGROUND TELEPHONE LINE	T
	UNDERGROUND CABLE LINE	C
	STORM SEWER	
	SANITARY SEWER MAIN	
	HYDRANT	
S	SANITARY MANHOLE	
D	STORM MANHOLE	
WM	WATER METER	
	WATER VALVE	
GV	GAS VALVE	
GM	GAS METER	
	TYPICAL END SECTION	
	HEADWALL OR ENDWALL	
	YARD INLET	
	CURB INLET	
	CLEAN OUT	
E	ELECTRIC MANHOLE	
T	TELEPHONE MANHOLE	
EB	ELECTRIC BOX	
EP	ELECTRIC PEDESTAL	
	MONITORING WELL	
	TEST PIT	TP
	BENCHMARK	
	BORING	
	UTILITY POLE W/LIGHT	
	POLE LIGHT	
	TRAFFIC LIGHT	
	UTILITY POLE	
	LIMITS OF DISTURBANCE	

GENERAL NOTE:
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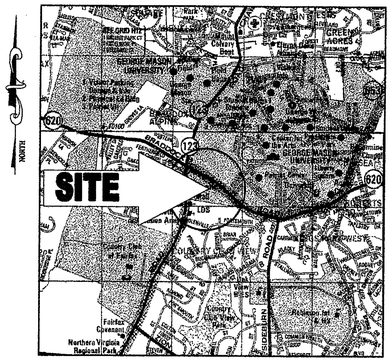

LOCATION MAP
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SCALE: 1"=2000'

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

PREPARED BY:

BOHLER ENGINEERING

22630 DAVIS DRIVE
SUITE 200
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FALLS CHURCH, VA 22042
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DOMINION VIRGINIA POWER
11133 MAIN STREET
FAIRFAX, VA 22030
CONTACT: STEVE GALLAGHAN
(703) 490-2893

GAS
WASHINGTON GAS
6801 INDUSTRIAL ROAD
SPRINGFIELD, VA 22151
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12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
CONTACT: ROBERT CARTER
(703) 324-5015 x45016

WATER
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8560 ARLINGTON BOULEVARD
MERRIFIELD, VA 22116
CONTACT: MIKE JENKINS
(703) 289-6358

DRAINAGE & STORMWATER
FAIRFAX COUNTY DPWES
12055 GOVERNMENT CENTER PKWY.
SUITE 358
FAIRFAX, VA 22035
(703) 324-5500

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RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ODP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 1 of 40

RECEIVED
Department of Planning & Zoning
JUN 30 2011
Zoning Evaluation Division

MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

BOHLER ENGINEERING
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9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	N/A
CAD I.D.:	CD9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17200
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE0040572
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34351

SHEET TITLE:
COVER SHEET

SHEET NUMBER:
1
OF 34

NOTES

1. TAX MAP: 068-1 ((01)) 0009
   ZONING: C-6
   TAX MAP: 068-1 ((01)) 0009A
   ZONING: R-1

2. OWNER:

   COLLEGE TOWN ASSOCIATES, L.P.
   C/O GEO.H. RUCKER REALTY CORPORATION
   2911 HUNTER MILL ROAD, SUITE 300
   OAKTON, VA 22124
   DB. 6840, PG 1792

   DEVELOPER:

   COLLEGE TOWN ASSOCIATES, L.P.
   C/O GEO.H. RUCKER REALTY CORPORATION
   2911 HUNTER MILL ROAD, SUITE 300
   OAKTON, VA 22124

3. THIS SITE IS LOCATED IN FAIRFAX COUNTY IN THE BRADDOCK DISTRICT.

4. BOUNDARY AND FIELD RUN TOPOGRAPHIC SURVEY COMPLETED BY LOIEDERMAN SOLTESZ ASSOCIATES, INC., MARCH, 2006.

5. CONTOUR INTERVAL: 2 FEET.

6. THE SITE IS TO BE SERVED BY PUBLIC WATER AND SANITARY SEWER.

7. THERE ARE NO KNOWN WELLS ON THE SITE.

8. THERE ARE NO BURIAL STRUCTURES OR GRAVE SITES KNOWN TO EXIST ON SITE.

9. LANDSCAPING, PROPOSED UTILITIES, DRIVE AISLES, AND PARKING SHOWN ARE CONCEPTUAL AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND SITE PLAN.

10. THE PROPERTY IS NOT IMPACTED BY FEMA'S 100-YEAR FLOODPLAIN. THE SITE IS SITUATED WITHIN ZONE X ACCORDING TO FEMA FLOOD INSURANCE RATE MAP 5155250 125D, EFFECTIVE MARCH 5, 1990.

11. THE SITE DOES CONTAIN UNDERGROUND UTILITY EASEMENTS HAVING A WIDTH OF 25' OR GREATER.

12. DEVELOPMENT IS SCHEDULED TO COMMENCE ONCE SITE PLAN APPROVAL IS OBTAINED.

13. THIS DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS WAIVED OR MODIFIED.

14. SIGNS SHALL COMPLY WITH PERTINENT FAIRFAX COUNTY SIGN REGULATIONS.

15. THERE ARE NO KNOWN HAZARDOUS MATERIALS ON THE SITE. THE PROPOSED DEVELOPMENT SHALL NOT GENERATE ANY HAZARDOUS MATERIALS.

16. THERE ARE NO NATURAL OR SCENIC ASSETS WORTHY OF SPECIAL PRESERVATION.

17. STORMWATER MANAGEMENT FACILITIES SHALL CONFORM TO ALL DPWES AND PFM REQUIREMENTS, UNLESS WAIVED.

18. DEVELOPER RESERVES THE RIGHT TO LOCATE TEMPORARY CONSTRUCTION/SALES/LEASING TRAILERS ON THE SITE IN ACCORDANCE WITH COUNTY REQUIREMENTS.

19. IN ACCORDANCE WITH PARAGRAPH 5 OF SECTION 18-204 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, AND/OR FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIDEWALKS, RETAINING WALLS, TRAILS, UTILITIES AND STORM WATER MANAGEMENT FACILITIES MAY OCCUR WITH FINAL SITE ENGINEERING WITHOUT REQUIRING AN AMENDMENT TO THIS PCA/SEA PLAN.

20. THE ADJACENT PROPERTIES WILL NOT BE ADVERSELY AFFECTED BY THIS PROPOSED DEVELOPMENT. THE PROPERTIES TO THE IMMEDIATE SOUTH AND SOUTHEAST HAVE EXISTING TREES BETWEEN THEM AND THE SUBJECT SITE.

21. EXISTING STORM SHOWN AS "TO REMAIN" ON THIS PLAN IS PER PLAN ENTITLED, "UNIVERSITY MALL ADDITION" PREPARED BY:

    DEWBERRY DAVIS
    PROJECT#: SP1160
    REVISED: 1/27/83
    APPROVED: 5/29/85

22. MODIFICATION OF MIN. PARKING SETBACK FOR PARKING ALONG THE WESTERN PROPERTY LINE (OX ROAD) IS BEING REQUESTED AS PART OF THIS PLAN.

23. AREA OF SPECIAL EXCEPTION IS 18.80 ACRES
    AREA OF REZONING IS 0.16 ACRES
    AREA OF PCA IS 19.90 ACRES

LOADING SPACE CALCULATIONS

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

LOADING SPACE DIMENSIONS
15' WIDE x 25' LONG - PRIMARY SPACES
12' WIDE x 25' LONG - CONTIGUOUS SECONDARY SPACES

BUILDING 'A'
PROP. UPPER LEVEL - 47,582 SF
PROP. LOWER LEVEL - 24,948 SF
72,530 SF

BUILDING 'B'
PROP. AREA - 22,386 SF

BUILDING 'C'
PROP. UPPER LEVEL - 32,387 SF
PROP. LOWER LEVEL - 23,011 SF
55,398 SF

BUILDING 'D'
PROP. UPPER LEVEL - 10,778 SF
PROP. LOWER LEVEL - 10,778 SF
21,556 SF

BUILDING 'E'
PROP. AREA - 5,084 SF

BUILDING 'F'
PROP. UPPER LEVEL - 8,556 SF
PROP. LOWER LEVEL - 7,507 SF
16,063 SF

BUILDING 'G'
PROP. AREA - 7,000 SF

BUILDING 'H'
PROP. AREA - 2,791 SF

BUILDING 'I'
PROP. AREA - 2,328 SF

BUILDING 'J1'
PROP. AREA - 1,202 SF

BUILDING 'J2'
PROP. AREA - 0 SF

TOTAL AREA = 206,338 SF

ZONING REQUIREMENTS FOR C-6 COMMERCIAL

MINIMUM YARD REQUIREMENTS (C-6 ZONING)

FRONT: 45° ANGLE OF BULK PLANE, BUT NOT LESS THAN 40'*

SIDE: NO REQUIREMENT

REAR: 20'

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

SHOPPING CENTER TABULATION	PARCEL 9	PARCEL 9A
EXISTING ZONING	C-6 & R-1	R-1
PROPOSED ZONING	C-6 & R-1	C-6
GROSS SITE AREA = 859,878 SF	19.74 AC	0.16 AC
C-6 = 18.64 AC		
R-1 = 1.10 AC		
FUTURE PUBLIC RIGHT-OF-WAY DEDICATION		
OX ROAD	NA	NA
BRADDOCK ROAD	NA	NA
NET SITE AREA	19.74 AC	0.16 AC
FLOOR AREA RATIO (F.A.R.)		
F.A.R. PERMITTED (C-6 ZONE)	0.40 (0.40 x 18.64 AC = 7.46 AC) (7.46 x 43,560 SF/AC = 324,958 SF)	0.40 (0.4 x 0.16 AC = 0.06 AC) (0.06 x 43,560 SF/AC = 2,614 SF)

EXISTING CONDITIONS	PROPOSED ADDITIONS	PROPOSED CONDITIONS	MAXIMUM HEIGHTS
BUILDING 'A' EXISTING: UPPER LEVEL - 37,340 SF LOWER LEVEL - 13,202 SF DEMO: UPPER LEVEL - 1,543 SF TOTAL 48,999 SF	BUILDING 'A' ADDITION: UPPER LEVEL - 11,785 SF LOWER LEVEL - 11,746 SF TOTAL 23,531 SF	BUILDING 'A' TOTAL 72,530 SF	BUILDING 'A' 46' - EXPANSION A TOWER SEE SHEET 7 28' - EXISTING 40' - EXISTING 32',34' - PROPOSED EXPANSION
BUILDING 'B' EXISTING: 21,665 SF DEMO: 1,312 SF TOTAL 20,353 SF	BUILDING 'B' ADDITION: 2,033 SF	BUILDING 'B' TOTAL 22,386 SF	BUILDING 'B' 36' - EXPANSION B TOWER 22' - EXISTING 26' - EXISTING
BUILDING 'C' EXISTING: UPPER LEVEL - 19,911 SF LOWER LEVEL - 12,002 SF DEMO: UPPER LEVEL - 2,869 SF TOTAL 29,044 SF	BUILDING 'C' ADDITION: UPPER LEVEL - 15,345 SF LOWER LEVEL - 11,009 SF TOTAL 26,354 SF	BUILDING 'C' TOTAL 55,398 SF	BUILDING 'C' 60' - EXPANSION C TOWER 65' - EXPANSION C TOWER SEE SHEET 7 30' - EXISTING 38',42' - PROPOSED EXPANSION
BUILDING 'D' EXISTING: UPPER LEVEL - 10,778 SF LOWER LEVEL- 10,778 SF TOTAL 21,556 SF	BUILDING 'D' ADDITION: NONE	BUILDING 'D' TOTAL 21,556 SF	BUILDING 'D' 54' - EXPANSION D TOWER SEE SHEET 7 38' - EXISTING
BUILDING 'E' (NEW BUILDING) N/A	BUILDING 'E' ADDITION: 5,084 SF	BUILDING 'E' TOTAL 5,084 SF	BUILDING 'E' 20' - PROPOSED
BUILDING 'F' (NEW BUILDING) N/A	BUILDING 'F' ADDITION: UPPER LEVEL - 8,556 SF LOWER LEVEL - 7,507 SF TOTAL 16,063 SF	BUILDING 'F' TOTAL 16,063 SF	BUILDING 'F' 30' - PROPOSED
BUILDING 'G' (NEW BUILDING) N/A	BUILDING 'G' ADDITION: 7,000 SF	BUILDING 'G' TOTAL 7,000 SF	BUILDING 'G1' & 'G2' 20'
BUILDING 'H' EXISTING: 2,791 SF	BUILDING 'H' ADDITION: NONE	BUILDING 'H' TOTAL 2,791 SF	BUILDING 'H' 13.1' - EXISTING
BUILDING 'I' EXISTING: 2,328 SF	BUILDING 'I' ADDITION: NONE	BUILDING 'I' TOTAL 2,328 SF	BUILDING 'I' 13.1' - EXISTING
BUILDING 'J1' EXISTING: 1,202 SF	BUILDING 'J1' ADDITION: NONE	BUILDING 'J1' TOTAL 1,202 SF	BUILDING 'J1' 11.1' - EXISTING
BUILDING 'J2' EXISTING: 6,457 SF DEMO: 6,457 SF TOTAL: 0 SF	BUILDING 'J2' ADDITION: NONE	BUILDING 'J2' TOTAL 0 SF	BUILDING 'J2' N/A NOTE: 40' MAXIMUM HEIGHT ALLOWED PER ZO 4-607(1).

TOTAL EXISTING AREA: 138,454 SF
TOTAL DEMO AREA: 12,181 SF
TOTAL PROPOSED ADDITIONS: 80,065 SF
TOTAL AREA: 206,338 SF

PROPOSED FAR: 206,338 SF = 4.737 AC/ 19.74 AC = 0.240

OPEN SPACE
OPEN SPACE REQUIRED (15%)
GROSS SITE AREA X 0.15 = (19.74 AC x 0.15 = 2.96 AC or 128,938 SF) (0.16 AC x 0.15 = 0.02 AC or 871 SF)

OPEN SPACE PROVIDED:	LOT 9	LOT 9A
PROPOSED BUILDING COVERAGE (LOWER LEVEL OR GROUND FLOOR ONLY)	106,555 SF	N/A
AREA OF PROPOSED PARKING AND VEHICULAR TRAVEL WAYS	524,921 SF	6,660 SF OR 0.15 AC
TOTAL: BUILDING COVERAGE AND PARKING	631,476 SF	6,660 SF OR 0.15 AC

OPEN SPACE PROVIDED: (859,878 - 631,476 = 228,402 SF OR 5.24 AC) (6,970 - 6,660 = 310 SF OR 0.01 AC)

OPEN SPACE %: (228,402 / 859,878) x 100 = 26.56% (310 / 6,970) x 100 = 4.45%

PARKING:
SEE SHEET 3 FOR PARKING TABULATIONS.

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CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS
OFFICES:
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CHECKED BY:	DBL
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SCALE:	N/A
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UNIVERSITY MALL

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FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
NOTES & CALCULATIONS

SHEET NUMBER:
2
OF 34

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	286.66'	1697.94'	9°40'50"	143.68'	286.31'	N8°28'26"E
2	113.49'	1029.94'	6°18'49"	56.80'	113.43'	N0°23'31"E
3	23.21'	1288.55'	1°01'55"	11.61'	23.21'	N5°17'35"E
4	316.24'	1272.14'	14°15'09"	159.96'	317.41'	S56°00'53"E
5	181.80'	350.07'	29°45'18"	93.00'	179.76'	S16°05'41"W

NORTH

OX ROAD
RTE. 123 (VARIABLE RIGHT OF WAY)

BRADDOCK ROAD
RTE. 620 (VARIABLE RIGHT OF WAY)

N5°48'32"E 58.00'

N9°41'09"E 271.23'

S67°33'28"E 464.74'

S63°10'53"E 92.66'

S48°50'53"E 180.25'

S48°50'53"E 82.26'

S09°39'20"W 309.83'

S1°13'02"W 75.00'

N5°48'32"W 19.25'

N8°05'46"E 244.39'

N5°48'32"W 237.23'

N84°11'28"E 10.30'

N84°11'28"E 58.73'

N6°10'01"E 76.66'

N88°27'20"W 588.01'

N88°46'58"W 357.82'

1.10 AC.
ZONED R-1

18.64 ACRES
ZONED C-6

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

UNIVERSITY GEORGE MASON
4400 UNIVERSTY DR
DB 1744 PG 0282
TAX MAP# 068-2-01-0009
ZONED: R-1
USE: UNIVERSITY

NORTH HILL
SUBDIVISION
USE: SINGLE
FAMILY HOMES

ROBERT J. LEWIS TR.
& JOHN T. WHATLEY TR.
DB 9654 PG 1289
TAX MAP# 068-1 ((01)) 0009A
ZONED: R-1
USE: PARKING LOT
AREA: 0.16 ACRES

T GEORGES METHODIST CHURCH
4910 OX ROAD
DB 05158 PG 0153
TAX MAP# 068-1 ((01)) 0010
ZONED: R-1
USE: CHURCH

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS TRS
4911 OX RD.
DB 2031 PG 314
TAX MAP# 068-1 ((01)) 0012
ZONED: R-1
USE: CHURCH

PETER AND ROSEMARY BOETTKE
5102 PORTSMOUTH RD.
DB 10853 PG 1840
TAX MAP# 068-1 ((10)) 11-0002
ZONED: R-2C
USE: SINGLE FAMILY HOMES

LUIS J SLAZAR
5104 PORTSMOUTH RD.
DB 18643 PG 1285
TAX MAP# 068-1 ((10)) 11-0003
ZONED: R-2C
USE: SINGLE FAMILY HOMES

DANIEL J. HARTMAN III
AND ANNA M. HARTMANN
5100 PORTSMOUTH RD.
DB 9776 PG 1877
TAX MAP# 068-1 ((10)) 11-0001
ZONED: R-2C
USE: SINGLE FAMILY HOMES

LIM BYUNG JOO
5044 PORTSMOUTH RD.
DB 16343 PG 0675
TAX MAP# 068-1 ((10)) 01-0001
ZONED: R-2C
USE: SINGLE FAMILY HOMES

NORBERT A STINGLE
5042 PORTSMOUTH RD.
DB 09792 PG 0722
TAX MAP# 068-1 ((10)) 01-0002
ZONED: R-2C
USE: SINGLE FAMILY HOMES

BRADDOCK OFFICE ASSOC. I, L.L.C.,
C/O REDWOOD COMMERCIAL
DB 9559 PG 0844
TAX MAP# 068-1 ((01)) 0009B
ZONED: COMM
USE: OFFICE

PATRIOT SQUARE CONDOMINIUM
DB 7447 PG 1
TAX MAP# 068-1 ((12))
ZONED: C-2
USE: OFFICE
AREA: 5.68 AC.

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 3 of 40

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60 30 15 0 60
1"= 60'

MISS UTILITY
BEFORE YOU DIG CALL
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or 1-800-552-7001
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THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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8	02/23/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	B082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1"=60'
CAD I.D.:	ZP9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION
AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT
PLAN RZ 2009-BR-015
PROFFER CONDITION
AMENDMENT PCA C-083-02
SPECIAL EXCEPTION
AMENDMENT SEA 87-A-088-02
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
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D. B. LOGAN
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WEST VIRGINIA LICENSE No. 17292
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE 004572
NORTH CAROLINA LICENSE No. 034105
MARYLAND LICENSE No. 34881

SHEET TITLE:
ZONING PLAT

SHEET NUMBER:
2A
OF 34

PROPOSED SITE PLAN USE AND PARKING TABULATION REVISION

Engineer: Chelsea Sheppard
Plan Name: University Mall
Zoning: C - 6
Rezoning Case #

Address: 10697 Braddock Rd Falls Church, VA
Original Site Plan #
Proffered: [X] Yes [ ] No

Phone # (703) 709 - 9500
Tax Map #
Proffered Use Restrictions (See Note 1 below) none

Address	[illegible]	Suite #	Use	Use Permitted By: [illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
A - 10677 Braddock Road - Dance Zone	1-LL	-	Shopping Center	X			1,650	1,320	-	-	-	-	-	-	4.0 Space/1000 SF GFA	6.6
A - 10681 & 10683 Braddock Road - Retail (Former VCA Veterinary)	1-LL	-	Shopping Center	X			4,377	3,502	-	-	-	-	-	-	4.0 Space/1000 SF GFA	17.5
A - 10685 Braddock Road - Lee's Market	1-LL	G	Shopping Center	X			1,950	1,560	-	-	-	-	-	-	4.0 Space/1000 SF GFA	7.8
A - 10695 Braddock Road - Nextel	1-LL	-	Shopping Center	X			300	240	-	-	-	-	-	-	4.0 Space/1000 SF GFA	1.2
A - Giant Food	1-UL		Shopping Center	X			37,579	30,063	-	-	-	-	-	-	4.0 Space/1000 SF GFA	150.3
A - NEW RETAIL - Addition to Building A (Hardware Store)	1-UL		Shopping Center	X			18,518	14,814	-	-	-	-	-	-	4.0 Space/1000 SF GFA	74.1
A - NEW OFFICE	1-LL		Office	X			1,500	1,200							3.6 Space/1000 SF GFA	5.4
A - Vacant area of Building A			Shopping Center	X			6,656	5,325	-	-	-	-	-	-	4.0 Space/1000 SF GFA	26.6
B - 10621 Braddock Road - Vacant	1-UL	-	Shopping Center	X			2,081	1,665	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.3
B - 10629 Braddock Road - Best Deli	1-UL	-	Shopping Center	X			2,081	1,665	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.3
B - 10633 Braddock Road - Dunkin Donuts	1-UL	-	Shopping Center	X			2,081	1,665	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.3
B - 10637 Braddock Road - Saxby's Coffee	1-UL	-	Shopping Center	X			2,081	1,665	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.3
B - 10645 Braddock Road - Otani Japanese House	1-UL	B	Eating Establishment	X			5,674	4,539	145	-	-	15	-	-	1 Space/4 Seats + 1 Space/2 Employee	43.8
B - 10645-A Braddock Road - Fast Food (Former McDonalds)	1-UL	A	Shopping Center	X			4,791	3,833	-	-	-	-	-	-	4.0 Space/1000 SF GFA	19.2
B - 10649 Braddock Road - Domino's Pizza	1-UL	A	Shopping Center	X			2,226	1,781	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.9
B - 10657 Braddock Road - Children's Medical Association/Jewelry/Shoe Repair - DEMOLISHED AREA	1-UL	-	Office	X			0	0	-	-	-	-	-	-	3.6 Space/1000 SF GFA	0.0
B - 10657 Braddock Road & Part of Bldg. B - DEMOLISHED AREA	1-UL	-	Shopping Center	X			0	0	-	-	-	-	-	-	4.0 Space/1000 SF GFA	0.0
B - ADDITION to Building B - Retail/Eating Establishment			Shopping Center	X			1,371	1,097	-	-	-	-	-	-	4.0 Space/1000 SF GFA	5.5
C - 10621 Braddock Road - ACT II Haircutters	1-UL	G	Shopping Center	X			1,679	1,343	-	-	-	-	-	-	4.0 Space/1000 SF GFA	6.7
C - 10621 Braddock Road - Brion's Grille	1-UL	E	Eating Establishment	X			6,229	4,983	265	-	-	15	-	-	1 Space/4 Seats +1 Space/2 Employee	73.8
C - 10621 Braddock Road - Dale P. Shewmaker, DDS	1-UL	K2	Office	X			1,474	1,179	-	-	-	-	-	-	3.6 Space/1000 SF GFA	5.3
C - 10621 Braddock Road - Fairfax Periodontal Associates	1-UL	D	Office	X			2,069	1,655	-	-	-	-	-	-	3.6 Space/1000 SF GFA	7.4
C - 10621 Braddock Road - Mt. Academy	1-UL	A	Office	X			2,704	2,163	-	-	-	-	-	-	3.6 Space/1000 SF GFA	9.7
C - 10621 Braddock Road - Regency Cleaners	1-UL	F	Shopping Center	X			2,229	1,783	-	-	-	-	-	-	4.0 Space/1000 SF GFA	8.9
C - 10621 Braddock Road - State Farm Insurance	1-UL	K1	Office	X			744	595	-	-	-	-	-	-	3.6 Space/1000 SF GFA	2.7
C - 10621 Braddock Road -Tong Thai Restaurant	1-UL	H	Eating Establishment	X			1,550	1,240	60	-	-	8	-	-	1 Space/4 Seats +1 Space/2 Employee	19.0
C - 10659 Braddock Road - University Theatre	1-LL	-	Shopping Center	X			9,613	7,690	-	-	-	-	-	-	4.0 Space/1000 SF GFA	38.5
C - NEW EATING ESTABLISHMENTS - BUILDING C	1-LL	B	Eating Establishment	X			10,000	8,000	150	-	-	15	-	-	1 Space/4 Seats +1 Space/2 Employee	45.0
C - NEW RETAIL - Addition to Building C			Shopping Center	X			14,482	11,586	-	-	-	-	-	-	4.0 Space/1000 SF GFA	57.9
C - Vacant area of Building C			Shopping Center	X			2,625	2,100	-	-	-	-	-	-	4.0 Space/1000 SF GFA	10.5
D - 10621 Braddock Road - All Around Art	1-UL	-	Shopping Center	X			1,583	1,266	-	-	-	-	-	-	4.0 Space/1000 SF GFA	6.3
D - 10631 Braddock Road - Suit Up LLC	1-UL	-	Shopping Center	X			2,848	2,278	-	-	-	-	-	-	4.0 Space/1000 SF GFA	11.4
D - 10639 & 10643 Braddock Road - The Black Belt Academy	1-UL	-	Shopping Center	X			4,203	3,362	-	-	-	-	-	-	4.0 Space/1000 SF GFA	16.8
D - 10647 Braddock Road - Phoenix Comics & Toys	1-UL	-	Shopping Center	X			2,573	2,058	-	-	-	-	-	-	4.0 Space/1000 SF GFA	10.3
D - 10661 Braddock Road - FedEx/Kinko's Copies	1-LL	-	Shopping Center	X			3,303	2,642	-	-	-	-	-	-	4.0 Space/1000 SF GFA	13.2
D - 10669 Braddock Road - Burke Florist	1-LL	-	Shopping Center	X			2,893	2,314	-	-	-	-	-	-	4.0 Space/1000 SF GFA	11.6
D - 10671 Braddock Road - Hair & Nails Master Salon	1-LL	-	Shopping Center	X			1,583	1,266	-	-	-	-	-	-	4.0 Space/1000 SF GFA	6.3
D - 10673 Braddock Road - Fat Tuesday's Restaurant	1-LL	-	Eating Establishment	X			2,570	2,056	90	-	-	6	-	-	1 Space/4 Seats +1 Space/2 Employee	25.5
E - BUILDING E - New Retail	1	-	Retail	X			5,084	4,067	-	-	-	-	-	-	4.0 Space/1000 SF GFA	20.3
F - BUILDING F - Office	2	-	Office	X			8,556	6,845	-	-	-	-	-	-	3.6 Space/1000 SF GFA	30.8
F - BUILDING F - Daycare Facility	1		Shopping Center	X			7,507	6,006	-	-	-	-	-	-	4.0 Space/1000 SF GFA	30.0
G - Eating Establishment with Drive Thru Portion	1	-	Eating Establishment/ Fast Food			X	4,000	3,200	72	-	-	10	-	-	1 Space/4 Seats +1 Space/2 Employee	23.0
G - Bank Portion			Shopping Center	X			3,000	2,400	-	-	-	-	-	-	4.0 Space/1000 SF GFA	12.0
Existing Financial Institution H - 10697 Braddock Road - Future Retail	1	-	Shopping Center			X	2,791	2,233	-	-	-	-	-	-	4.0 Space/1000 SF GFA	11.2
I - BUILDING I - Sunoco Gas Station	1	-	Service Station/Mini-Mart			X	2,328	1,862	-	-	-	-	-	-	6.5 Space/1000 SF GFA	15.1
Existing Financial Institution J1 - 10695 Braddock Road - Future Retail or Eating Establishment	1	-	Eating Establishment			X	1,202	962	-	-	-	-	-	-	1 Space/4 Seats + 1 Space/2 Employee	13.0
															TOTAL	942

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

PARKING REQUIREMENTS

TOTAL PARKING REQUIRED PER CHART ABOVE: 955 STANDARD SPACES

HANDICAP SPACES REQUIRED (501 TO 1000)
- 2% OF TOTAL
- TOTAL REQUIRED = 942 x 0.02 = 18.84 = 19 SPACES

TOTAL REQUIRED = 942 SPACES

TOTAL PARKING SPACES PROVIDED WITH THIS GDP/PCA/SEA::
STANDARD: 1,078
HANDICAP: 37
TOTAL: 1,115 SPACES PROPOSED 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)

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 4 of 40

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	NOT TO SCALE
CAD I.D.:	CD9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02

COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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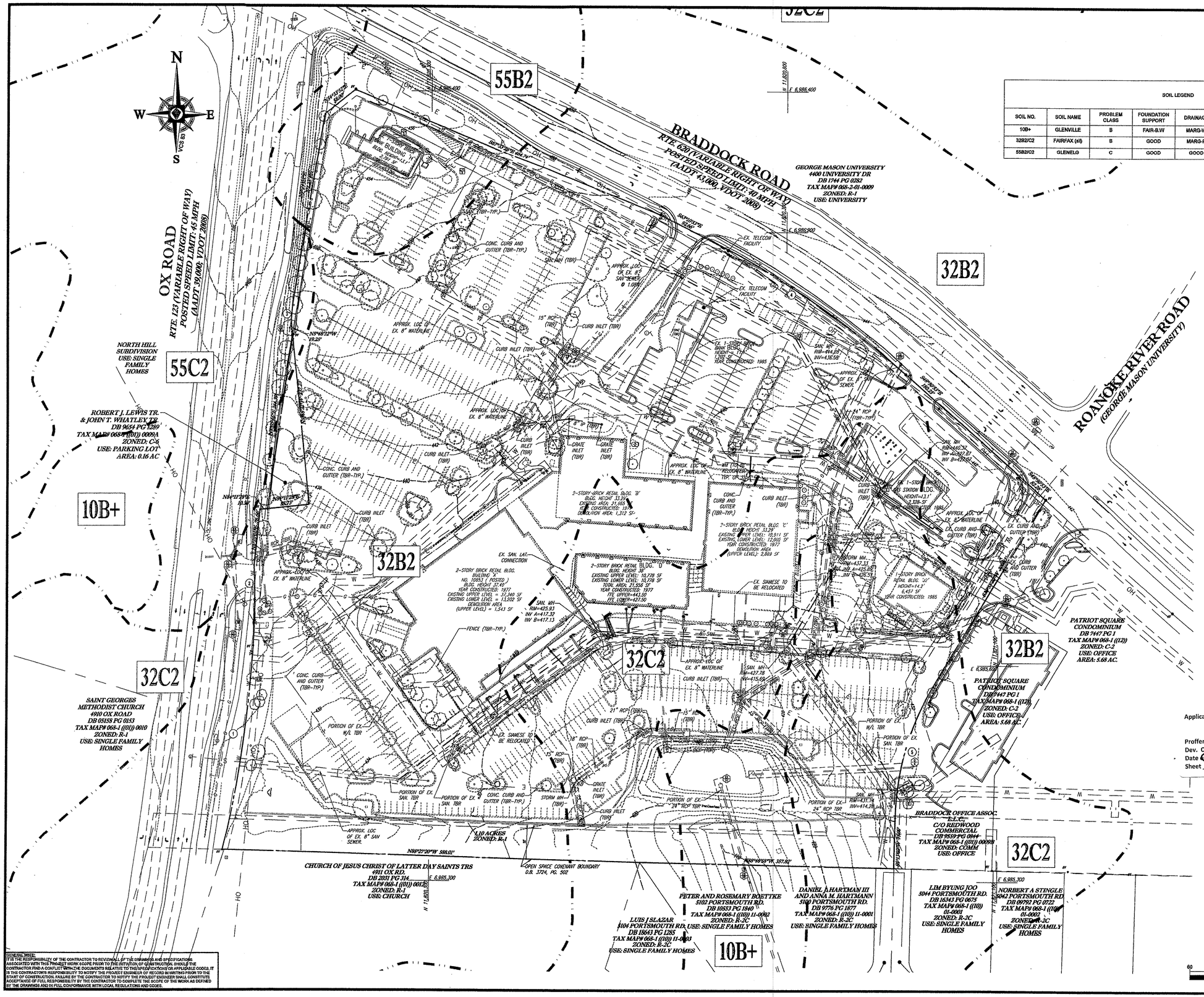
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34891

SHEET TITLE:
PARKING TABULATIONS & BULK PLANE DIAGRAMS

SHEET NUMBER:
3
OF 34



SOIL LEGEND

SOIL NO.	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	SEPTIC DRAINFIELDS	INFILTRATION TRENCHES	EROSION POTENTIAL
10B+	GLENVILLE	B	FAIR-B,W	MARG-W	POOR-W	POOR-W	MOD
32B2/C2	FAIRFAX (all)	B	GOOD	MARG-P	MARG-P,S	MARG-P,S	HIGH
55B2/O2	GLENELG	C	GOOD	GOOD	GOOD	GOOD	HIGH

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◆ ALBANY, NY
◆ PORTLAND, ME
◆ PITTSBURGH, PA
◆ PORTSMOUTH, NH
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PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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(DP) (GDP) (ODP) (FDP) SEA Plat
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Sheet 5 of 40

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43816
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
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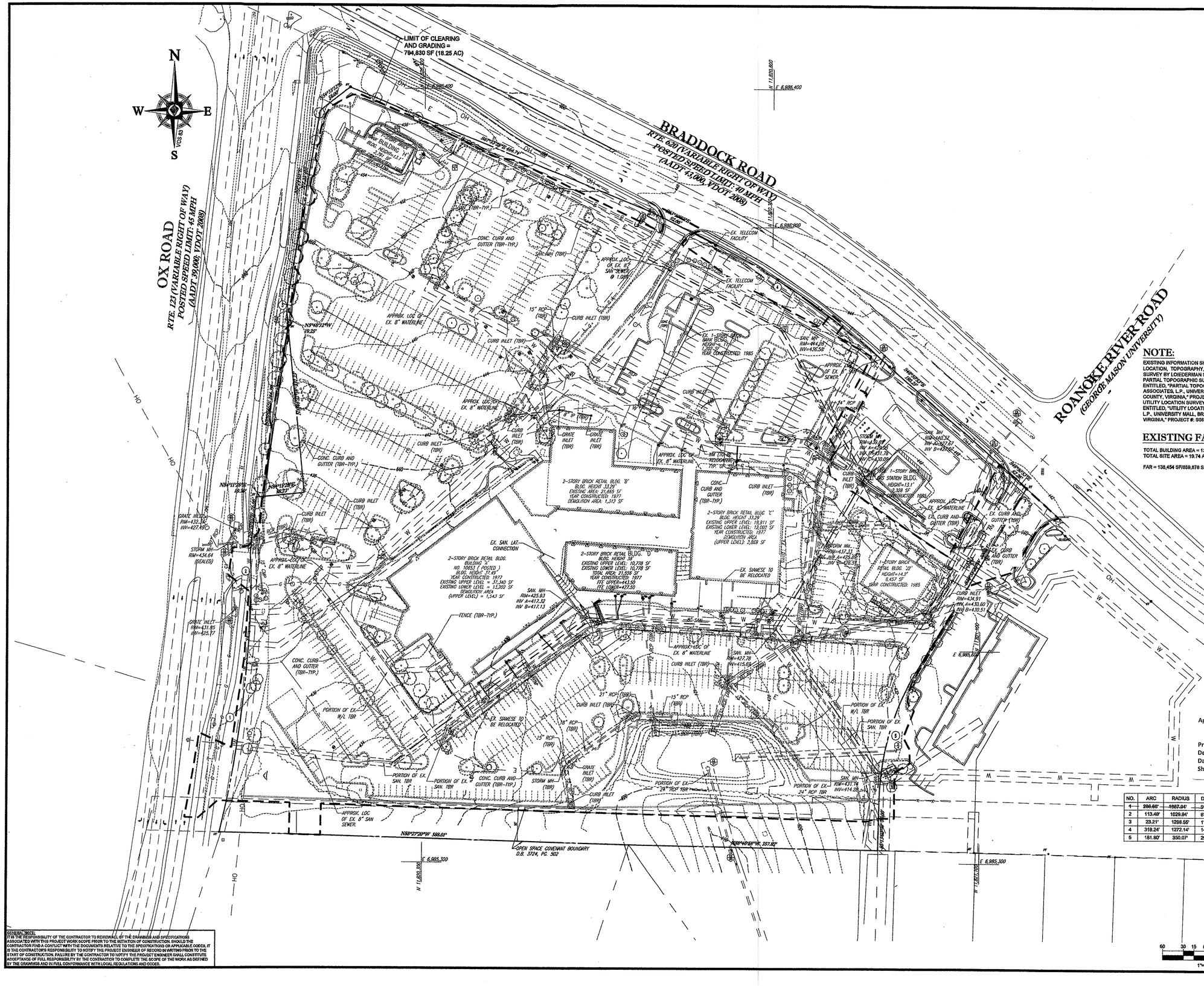
SHEET TITLE:
SOILS MAP

SHEET NUMBER:
4
OF 34



EXISTING CONDITIONS

BUILDING 'A'		
EXISTING:	UPPER LEVEL -	37,340 SF
	LOWER LEVEL -	13,202 SF
DEMO:	UPPER LEVEL -	1,543 SF
TOTAL		49,999 SF
BUILDING 'B'		
EXISTING:		21,665 SF
DEMO:		1,312 SF
TOTAL		20,353 SF
BUILDING 'C'		
EXISTING:	UPPER LEVEL -	19,911 SF
	LOWER LEVEL -	12,002 SF
DEMO:	UPPER LEVEL -	2,869 SF
TOTAL		29,044 SF
BUILDING 'D'		
EXISTING:	UPPER LEVEL -	10,778 SF
	LOWER LEVEL-	10,778 SF
TOTAL		21,556 SF
BUILDING 'E' (NEW BUILDING)		N/A
BUILDING 'F' (NEW BUILDING)		N/A
BUILDING 'G1' (NEW BUILDING)		N/A
BUILDING 'G2' (NEW BUILDING)		N/A
BUILDING 'H' EXISTING:		2,791 SF
BUILDING 'I' EXISTING:		2,328 SF
BUILDING 'J1' EXISTING:		1,202 SF
BUILDING 'J2' EXISTING:		6,457 SF
DEMO:		6,457 SF
TOTAL:		0 SF

NOTE:

EXISTING INFORMATION SHOWN ON THIS PLAN (INCLUDING BUILDING LOCATION, TOPOGRAPHY, FIRST FLOOR ELEVATIONS, ETC.) IS FROM A SURVEY BY LOIEDERMAN SOLTESZ ASSOCIATES, 2008, AS WELL AS A PARTIAL TOPOGRAPHIC SURVEY PREPARED BY BOHLER ENGINEERING ENTITLED, "PARTIAL TOPOGRAPHIC SURVEY, COLLEGETOWN ASSOCIATES, L.P., UNIVERSITY MALL, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA," PROJECT #: S082174.SR, DATED: 06/01/10, AND A UTILITY LOCATION SURVEY PREPARED BY BOHLER ENGINEERING ENTITLED, "UTILITY LOCATION SURVEY, COLLEGETOWN ASSOCIATES, L.P., UNIVERSITY MALL, BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA," PROJECT #: S082174.SR, DATED: 06/01/10.

EXISTING FAR

TOTAL BUILDING AREA = 138,454 SF
TOTAL SITE AREA = 19.74 AC x 43,560 SF/AC = 859,878 SF

FAR = 138,454 SF/859,878 SF = 0.161

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	286.66'	1667.04'	9°50'50"	143.68'	286.31'	N8°26'20"E
2	113.49'	1029.94'	6°18'49"	56.80'	113.43'	N0°23'31"E
3	23.21'	1298.65'	1°01'55"	11.61'	23.21'	N5°17'35"E
4	318.24'	1272.14'	14°19'59"	159.99'	317.41'	S5°50'05"E
5	181.80'	350.07'	29°45'18"	93.00'	179.76'	S16°05'41"W

GENERAL NOTE:
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RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-088-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (PDP) (FDP) SEA Plat
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 6 of 40

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
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VIRGINIA LICENSE No. 043616
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8	02/23/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT

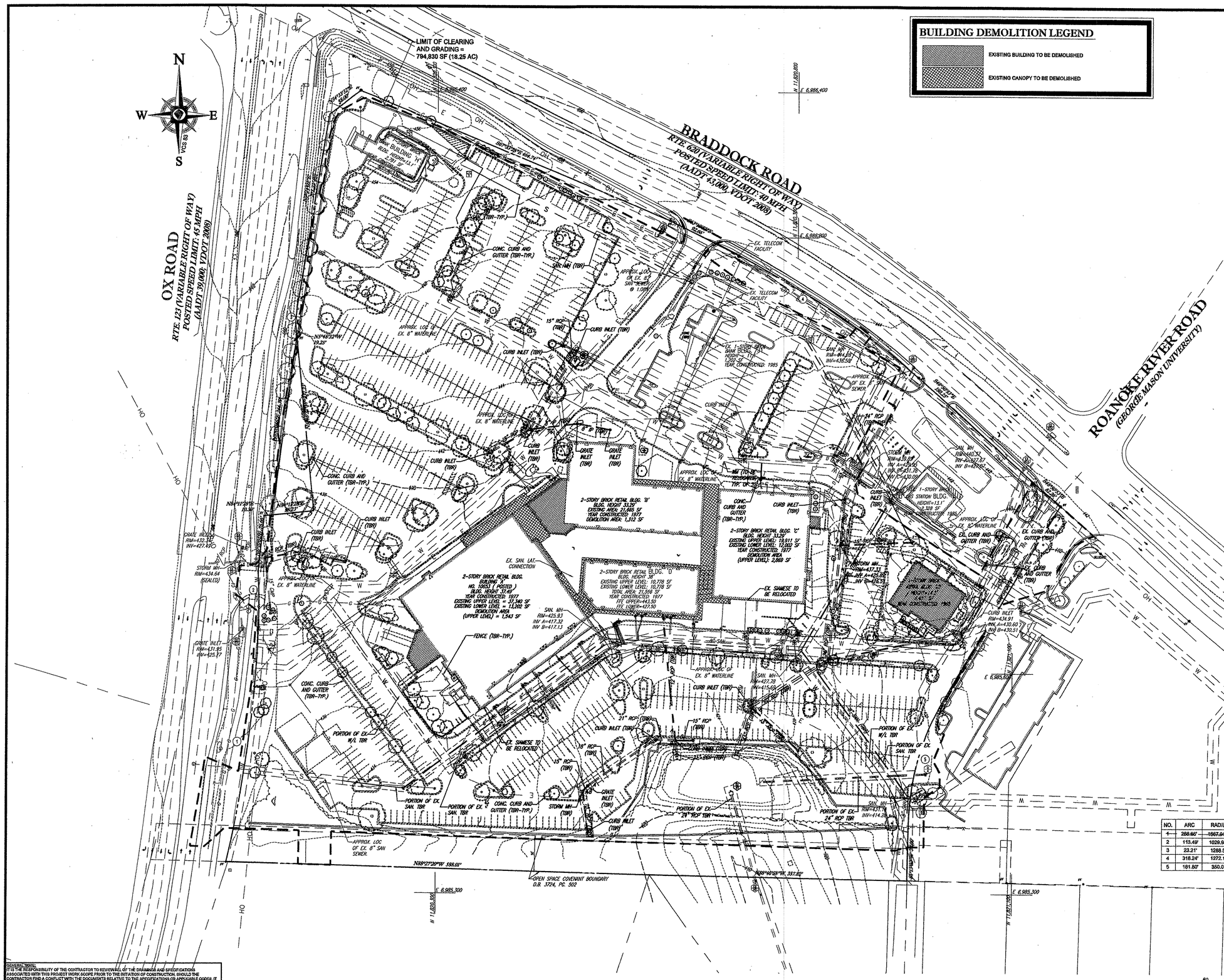
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET TITLE:
EXISTING CONDITIONS PLAN

SHEET NUMBER:
5
OF 34



BUILDING DEMOLITION LEGEND

- EXISTING BUILDING TO BE DEMOLISHED
- EXISTING CANOPY TO BE DEMOLISHED

EXISTING CONDITIONS

BUILDING 'A'		
EXISTING:	UPPER LEVEL -	37,340 SF
	LOWER LEVEL -	13,202 SF
DEMO:	UPPER LEVEL -	1,543 SF
TOTAL		48,999 SF
BUILDING 'B'		
EXISTING:		21,665 SF
DEMO:		1,312 SF
TOTAL		20,353 SF
BUILDING 'C'		
EXISTING:	UPPER LEVEL -	19,911 SF
	LOWER LEVEL -	12,002 SF
DEMO:	UPPER LEVEL -	2,869 SF
TOTAL		29,044 SF
BUILDING 'D'		
EXISTING:	UPPER LEVEL -	10,778 SF
	LOWER LEVEL -	10,778 SF
TOTAL		21,556 SF
BUILDING 'E' (NEW BUILDING)		N/A
BUILDING 'F' (NEW BUILDING)		N/A
BUILDING 'G1' (NEW BUILDING)		N/A
BUILDING 'G2' (NEW BUILDING)		N/A
BUILDING 'H' EXISTING:		2,791 SF
BUILDING 'I' EXISTING:		2,328 SF
BUILDING 'J1' EXISTING:		1,202 SF
BUILDING 'J2'		
EXISTING:		6,457 SF
DEMO:		6,457 SF
TOTAL:		0 SF

NO.	ARC	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
1	288.66'	1667.04'	9°55'50"	143.88'	288.31'	N8°28'20"E
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3	23.21'	1288.55'	1°01'55"	11.61'	23.21'	N5°17'35"E
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RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
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(DP) (GDP) (SDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
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Sheet 7 of 40

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/15/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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

D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17190
VIRGINIA LICENSE No. 043818
DISTRICT OF COLUMBIA LICENSE No. PE904972
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
DEMOLITION PLAN

SHEET NUMBER:
6
OF 34

MAJOR VDOT IMPROVEMENTS

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

PROPOSED ADDITIONS			PROPOSED CONDITIONS	
BUILDING 'A' ADDITION:	UPPER LEVEL - 11,785 SF LOWER LEVEL - 11,746 SF	TOTAL 23,531 SF	BUILDING 'A' TOTAL	72,530 SF
BUILDING 'B' ADDITION:		2,033 SF	BUILDING 'B' TOTAL	22,386 SF
BUILDING 'C' ADDITION:	UPPER LEVEL - 15,345 SF LOWER LEVEL - 11,009 SF	TOTAL 26,354 SF	BUILDING 'C' TOTAL	55,398 SF
BUILDING 'D' ADDITION:		NONE	BUILDING 'D' TOTAL	21,556 SF
BUILDING 'E' ADDITION:		5,084 SF	BUILDING 'E' TOTAL	5,084 SF
BUILDING 'F' ADDITION:	UPPER LEVEL - 8,556 SF LOWER LEVEL - 7,507 SF	TOTAL 16,063 SF	BUILDING 'F' TOTAL	16,063 SF
BUILDING 'G' ADDITION: (G1 = 3,000 SF, G2 = 4,000 SF)		7,000 SF	BUILDING 'G' TOTAL (G1 = 3,000 SF, G2 = 4,000 SF)	7,000 SF
BUILDING 'H' ADDITION:		NONE	BUILDING 'H' TOTAL	2,791 SF
BUILDING 'I' ADDITION:		NONE	BUILDING 'I' TOTAL	2,328 SF
BUILDING 'J1' ADDITION:		NONE	BUILDING 'J1' TOTAL	1,202 SF
BUILDING 'J2' ADDITION:		NONE	BUILDING 'J2' TOTAL	0 SF

TOTAL PROPOSED BUILDING AREA: 206,338 SF

NOTE:

1. LETTER OF PERMISSION FOR OFFSITE GRADING SHALL BE OBTAINED PRIOR TO IMPROVEMENTS TO PEDESTRIAN ENTRANCE AND PARKING AT GADSEN 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.

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
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(DP) (GDP) (CDP) (FDP) (SEA Plat)
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Sheet 8 of 40

LEGEND:
- EXISTING BUILDING
- PROPOSED EXPANSION/NEW BUILDING

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60 30 15 0 60
1" = 60'

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9	03/11/11	REV. PER COUNTY COMMENTS	BJS

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PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

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VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
OVERALL SITE PLAN PHASE 1

SHEET NUMBER:
7
OF 34

MATCHLINE SEE SHEET 9

EASEMENT LEGEND

- (SI/DIM) DENOTES SIGHT DISTANCE EASEMENT
- (STM/DIM) DENOTES STORM DRAIN EASEMENT
- (SS/DIM) DENOTES SANITARY SEWER EASEMENT
- (W/DIM) DENOTES WATER EASEMENT
- (PA/DIM) DENOTES PUBLIC ACCESS EASEMENT
- (CSE/DIM) DENOTES COMMON SHARED EASEMENT
- (IE/DIM) DENOTES INGRESS-EGRESS EASEMENT
- (PU/DIM) DENOTES PUBLIC UTILITY EASEMENT
- (VAR) DENOTES VARIABLE WIDTH EASEMENTS

NOTES:

1. THE PROPOSED BENCHES, TRASH RECEPTACLES, AND BIKE RACKS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
2. DETAILS FOR THE BENCH, TRASH RECEPTACLE AND BIKE RACKS CAN BE FOUND ON SHEET 21.
3. THE PROP. WATER FEATURE SIZE AND LOCATION ARE APPROXIMATE AND SUBJECT TO CHANGE. EXACT DIMENSIONS & DETAILS ARE TO BE DETERMINED AT FINAL SITE PLAN.
4. ALL EXISTING SITE AMENITIES WITHIN THE FIRST FLOOR COURTYARD ARE TO BE REMOVED.
5. PROPOSED SOUTHWEST ENTRANCE ONTO OX ROAD WILL BE RIGHT-IN/RIGHT-OUT UNTIL SUCH A TIME AS THE PHASE 3 IS DEVELOPED. IT WILL THEN BECOME A FULLY FUNCTIONAL SIGNALIZED INTERSECTION.
6. EXISTING WESTERN ENTRANCE ONTO OX ROAD WILL REMAIN A FULL FUNCTIONING INTERSECTION UNTIL SUCH A TIME AS THE PHASE 3 IS DEVELOPED, WHEN IT WILL BECOME A RIGHT-IN/RIGHT-OUT ENTRANCE.
7. PER CONVERSATION WITH WILLIAM O'DONNELL ON 10/04/10, THE LIMITS OF CLEARING AND GRADING MAY EXTEND 5' INTO THE OPEN SPACE EASEMENT TEMPORARILY FOR THE CONSTRUCTION OF RETAINING WALL 'C' AND WILL BE REPLANTED UPON COMPLETION.
8. FUTURE MONUMENT SIGN FOR WHEN OTHER ENTRANCES ARE CLOSED OR A SPECIAL EXCEPTION FOR A COMPREHENSIVE SIGN PLAN IS SUBMITTED.

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REFER TO SHEET 2 FOR BULK PLANE REQUIREMENTS

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Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
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Sheet 9 of 40

40 20 10 0 40
1"= 40'

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PROJECT No.:	S082174
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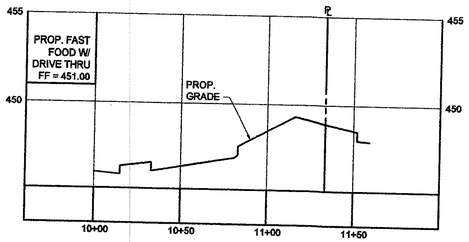
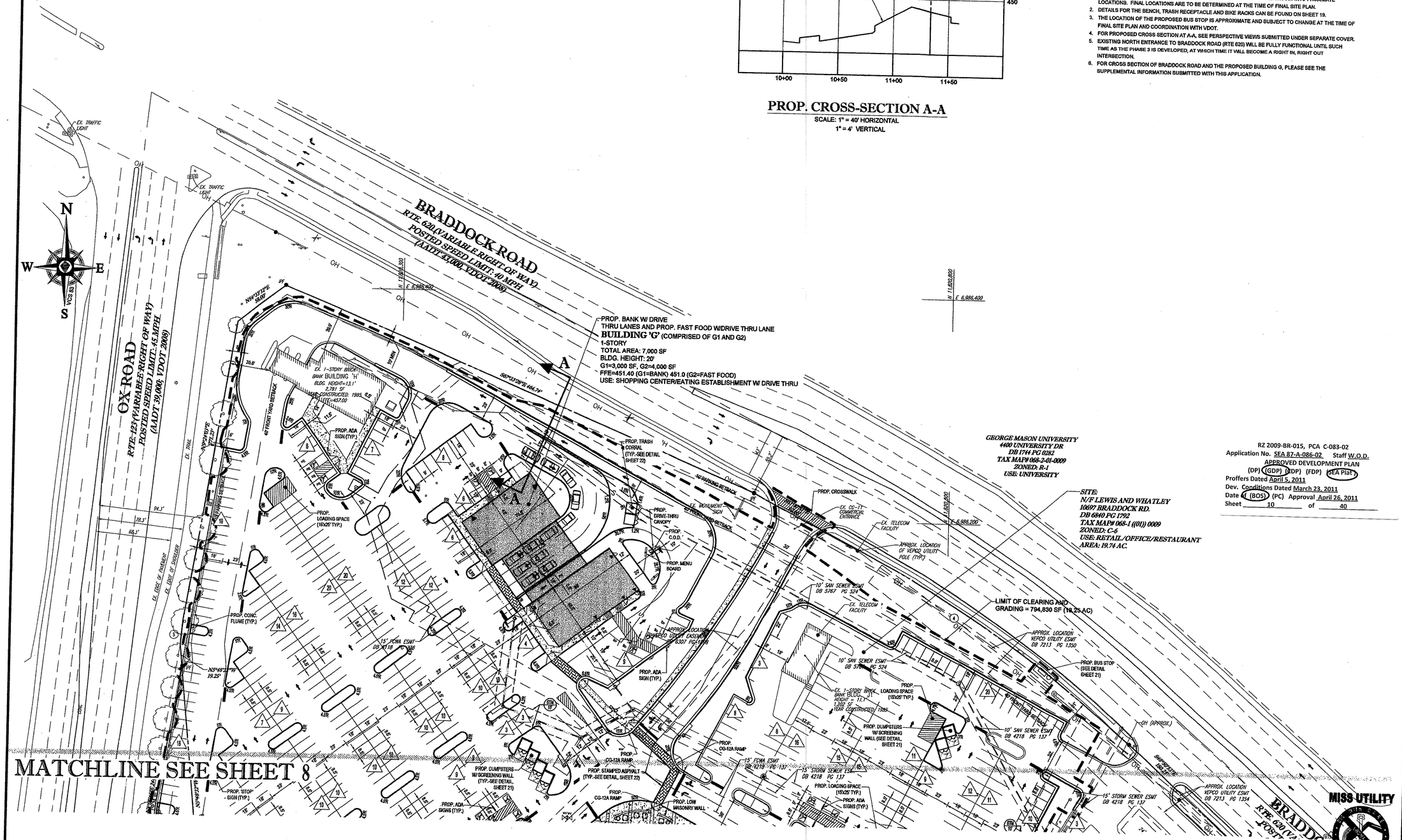
SHEET TITLE:
GDP/PCA/SEA
SHEET 1 - PHASE 1

SHEET NUMBER:
8
OF 34



NOTES:

1. THE PROPOSED BENCHES, TRASH RECEPTACLES, AND BIKE RACKS ARE SHOWN IN APPROXIMATE LOCATIONS. FINAL LOCATIONS ARE TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
2. DETAILS FOR THE BENCH, TRASH RECEPTACLE AND BIKE RACKS CAN BE FOUND ON SHEET 19.
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 PERSPECTIVE VIEWS SUBMITTED UNDER SEPARATE COVER.
5. EXISTING NORTH ENTRANCE TO BRADDOCK ROAD (RTE 620) WILL BE FULLY FUNCTIONAL UNTIL SUCH TIME AS THE PHASE 3 IS DEVELOPED, AT WHICH TIME IT WILL BECOME A RIGHT IN, RIGHT OUT INTERSECTION.
6. FOR CROSS SECTION OF BRADDOCK ROAD AND THE PROPOSED BUILDING G, PLEASE SEE THE SUPPLEMENTAL INFORMATION SUBMITTED WITH THIS APPLICATION.



RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (PDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 10 of 40

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or 1-800-552-7001
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40 20 10 0 40
1"= 40'

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3	09/09/10	REV. PER STAFF COMMENTS	BJS
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7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/02/11	REV. PER COUNTY COMMENTS	BJS
9	03/10/11	REV. PER COUNTY COMMENTS	BJS

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PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 40'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN ASSOCIATES, L.P.

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BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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DAVID LOGAN
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VIRGINIA LICENSE No. 043616
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NORTH CAROLINA LICENSE No. 024106
MARYLAND LICENSE No. 34601

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

SHEET NUMBER:
9
OF 34

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
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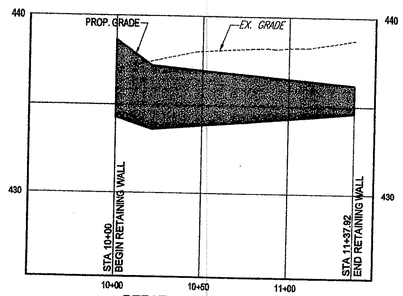
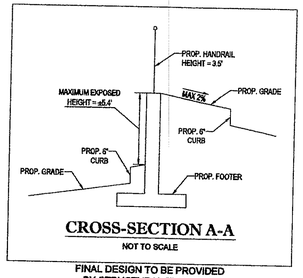


RETAINING WALL PROFILE A

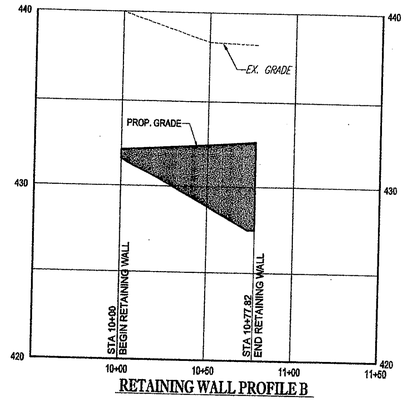
SCALE: 1"=40' HORIZONTAL
1"= 4' VERTICAL



CROSS-SECTION A-A

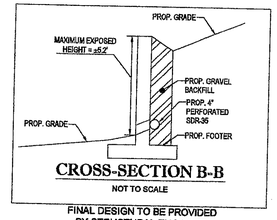
NOT TO SCALE

FINAL DESIGN TO BE PROVIDED
BY STRUCTURAL ENGINEER.



RETAINING WALL PROFILE B

SCALE: 1"=40' HORIZONTAL
1"= 4' VERTICAL

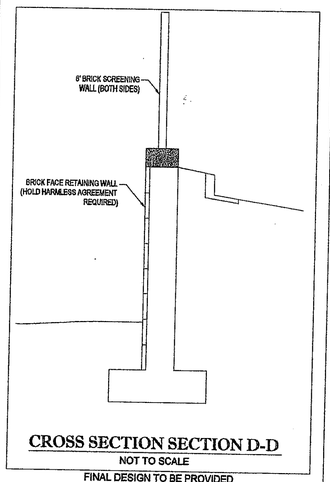


CROSS-SECTION B-B

NOT TO SCALE

FINAL DESIGN TO BE PROVIDED
BY STRUCTURAL ENGINEER.

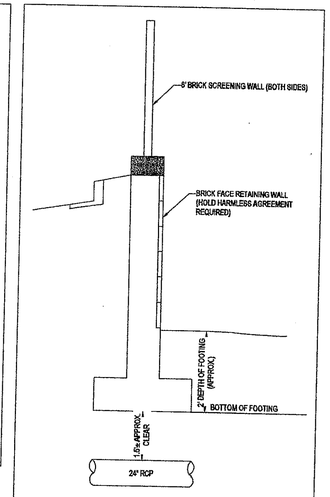
THESE RETAINING WALL PROFILES ARE FOR SCHEMATIC PURPOSES ONLY AND ELEVATIONS SUBJECT TO CHANGE AT THE TIME OF FINAL SITE PLAN



CROSS SECTION SECTION D-D

NOT TO SCALE

FINAL DESIGN TO BE PROVIDED
BY STRUCTURAL ENGINEER.



CROSS SECTION SECTION C-C

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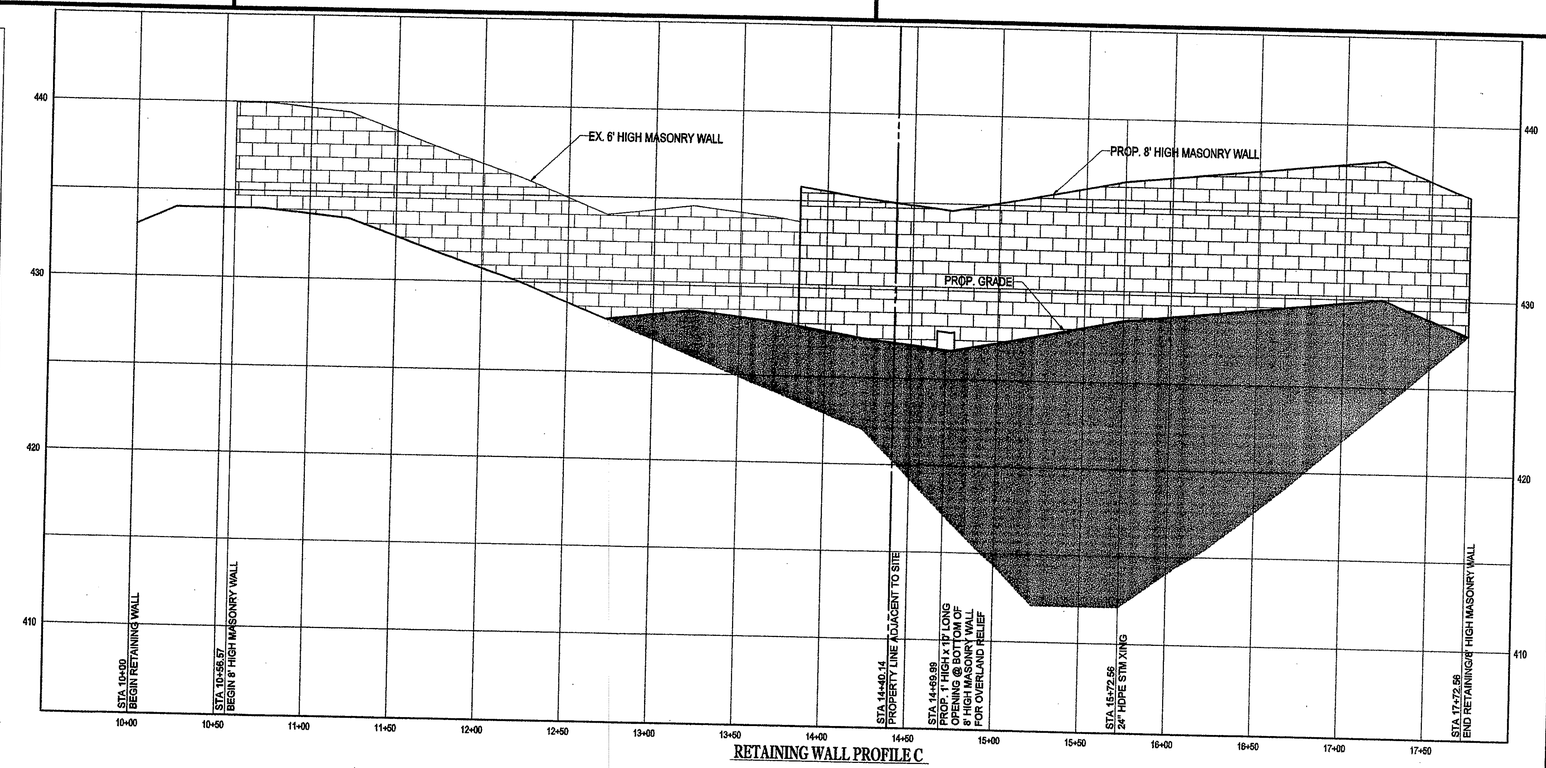

RETAINING WALL PROFILE C

SCALE: 1"=40' HORIZONTAL
1"= 4' VERTICAL

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9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	N/A
CAD I.D.:	CD9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION
AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT
PLAN RZ 2009-BR-015
PROFFER CONDITION
AMENDMENT PCA C-083-02
SPECIAL EXCEPTION
AMENDMENT SEA 87-A-086-02
COLLEGE TOWN
ASSOCIATES, L.P.

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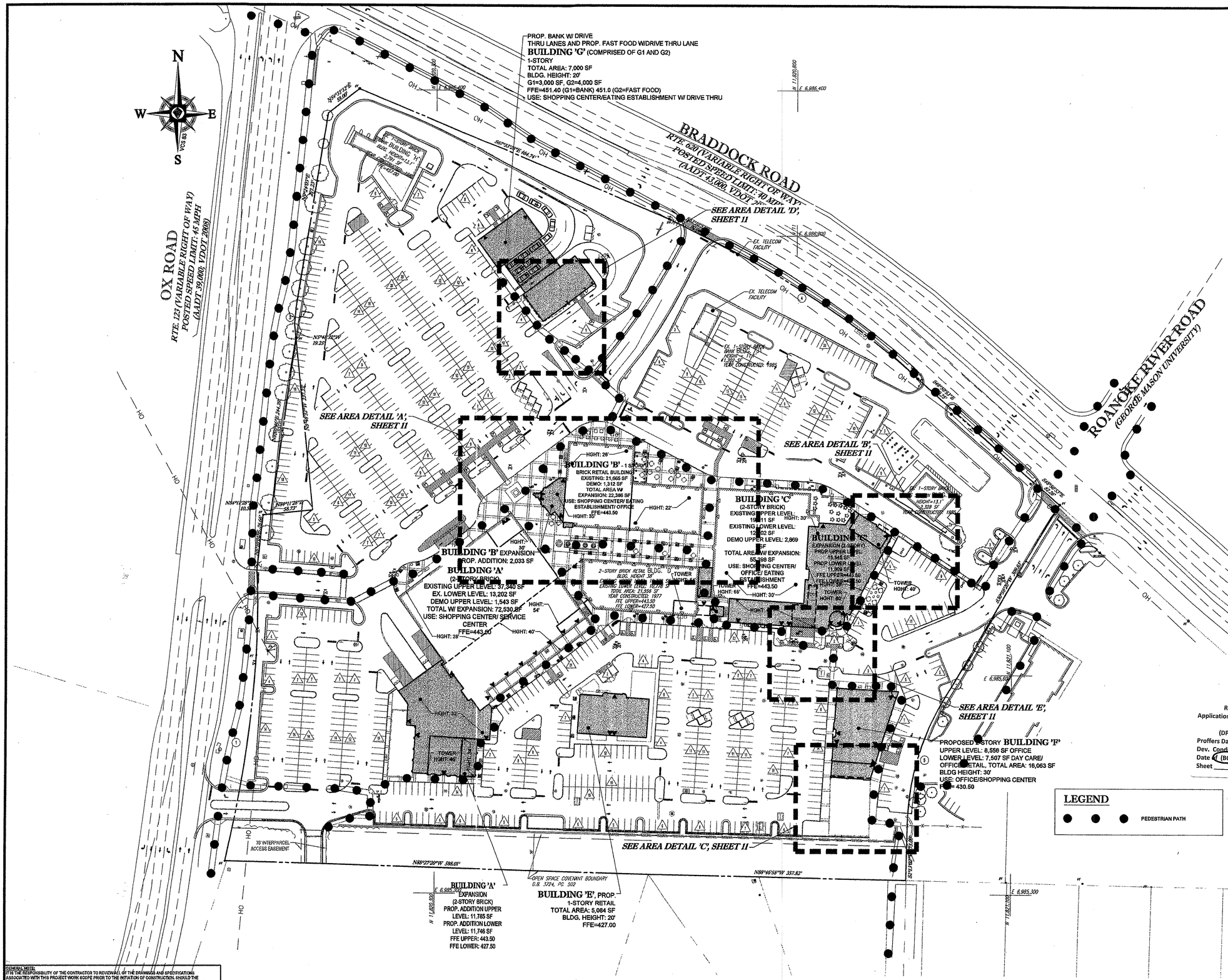
MARYLAND LICENSE No. 34601

SHEET TITLE:
RETAINING WALL CROSS-SECTIONS AND PROFILES

SHEET NUMBER:
9A
OF 34



RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (PDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 12 of 40

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8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

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PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SEP

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

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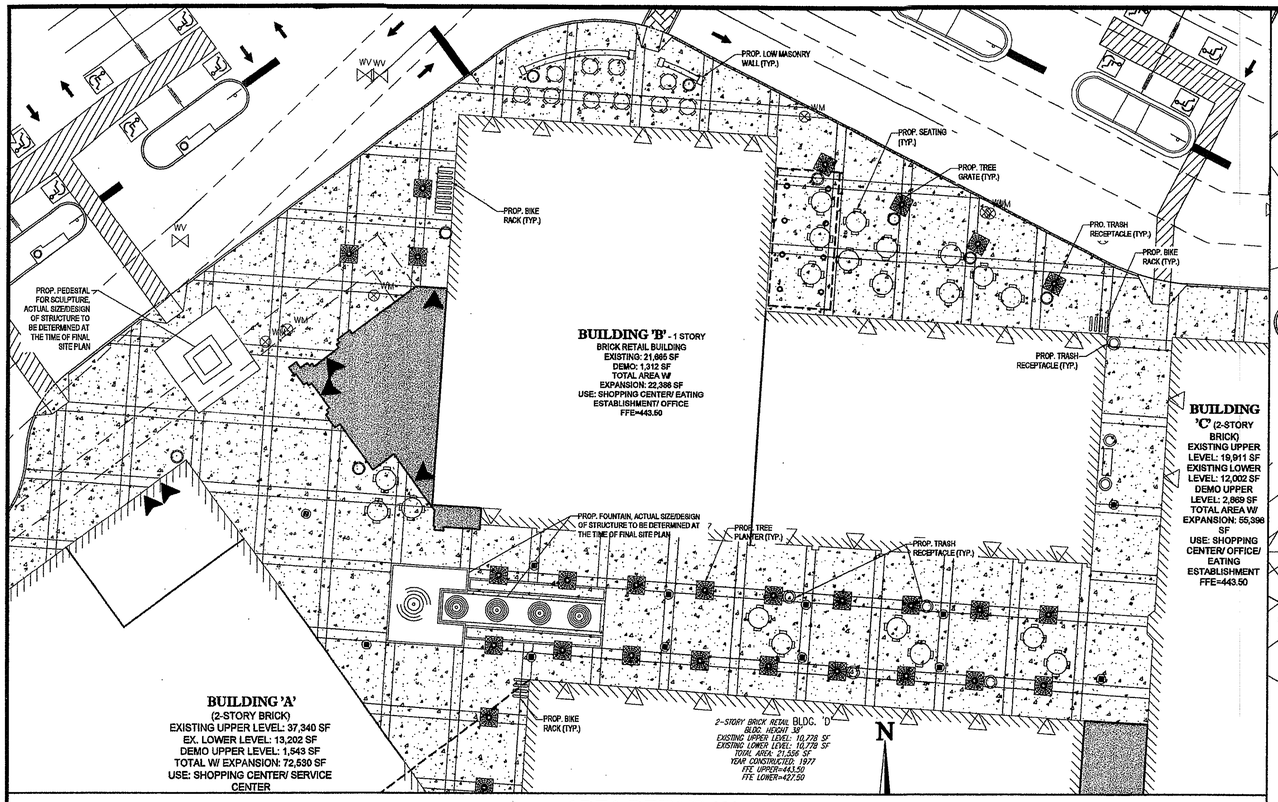
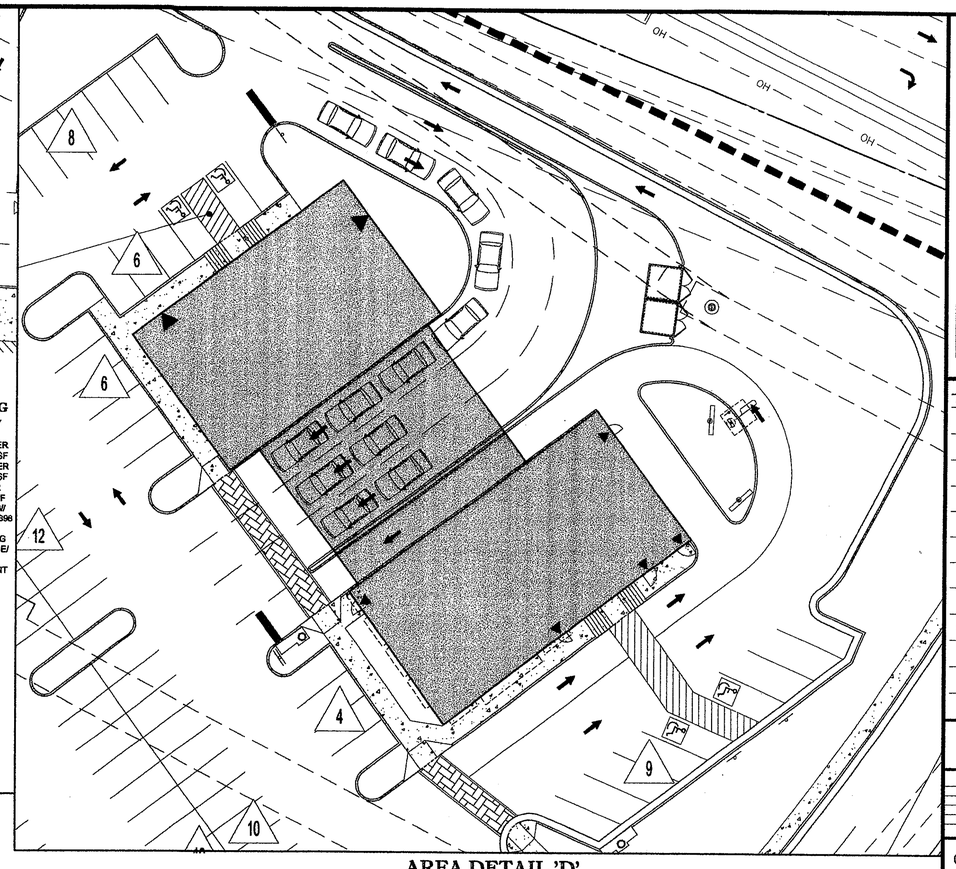
NORTH CAROLINA LICENSE No. 034109
MARYLAND LICENSE No. 34661

SHEET TITLE:
PEDESTRIAN ACCESS PLAN

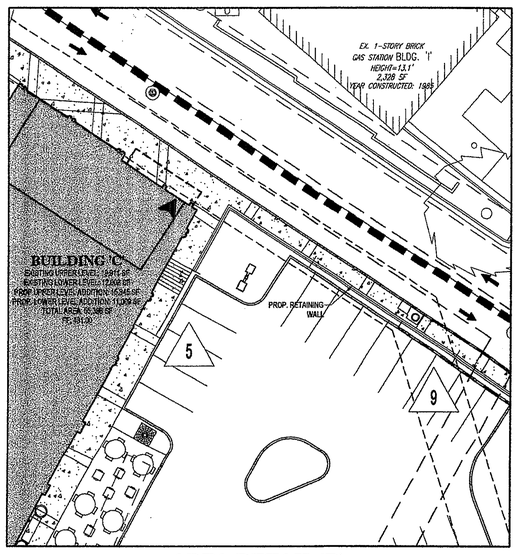
SHEET NUMBER:
10
OF 34



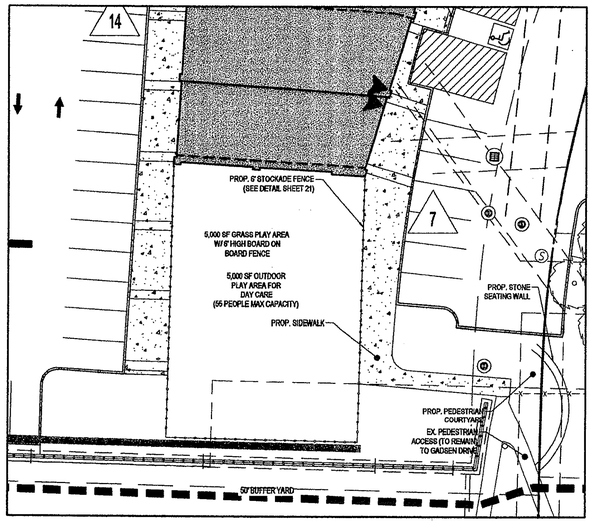
AREA DETAIL 'A'
1" = 20'



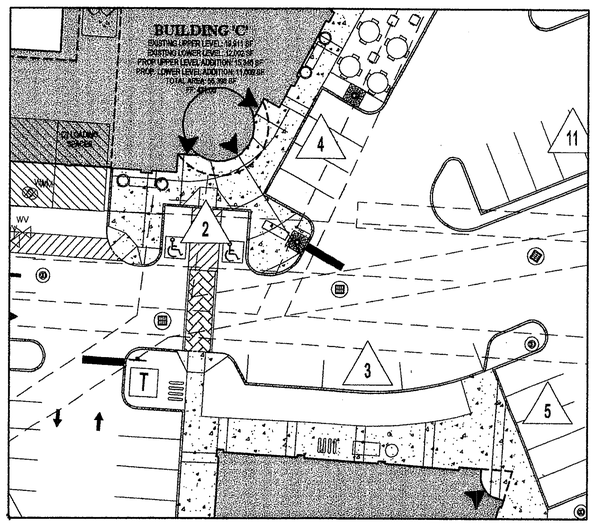
AREA DETAIL 'D'
1" = 20'



AREA DETAIL 'B'
1" = 20'



AREA DETAIL 'C'
1" = 20'



AREA DETAIL 'E'
1" = 20'

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Sheet 13 of 40

20 10 5 0 20
1"= 20'

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PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 20'
CAD I.D.:	SEB

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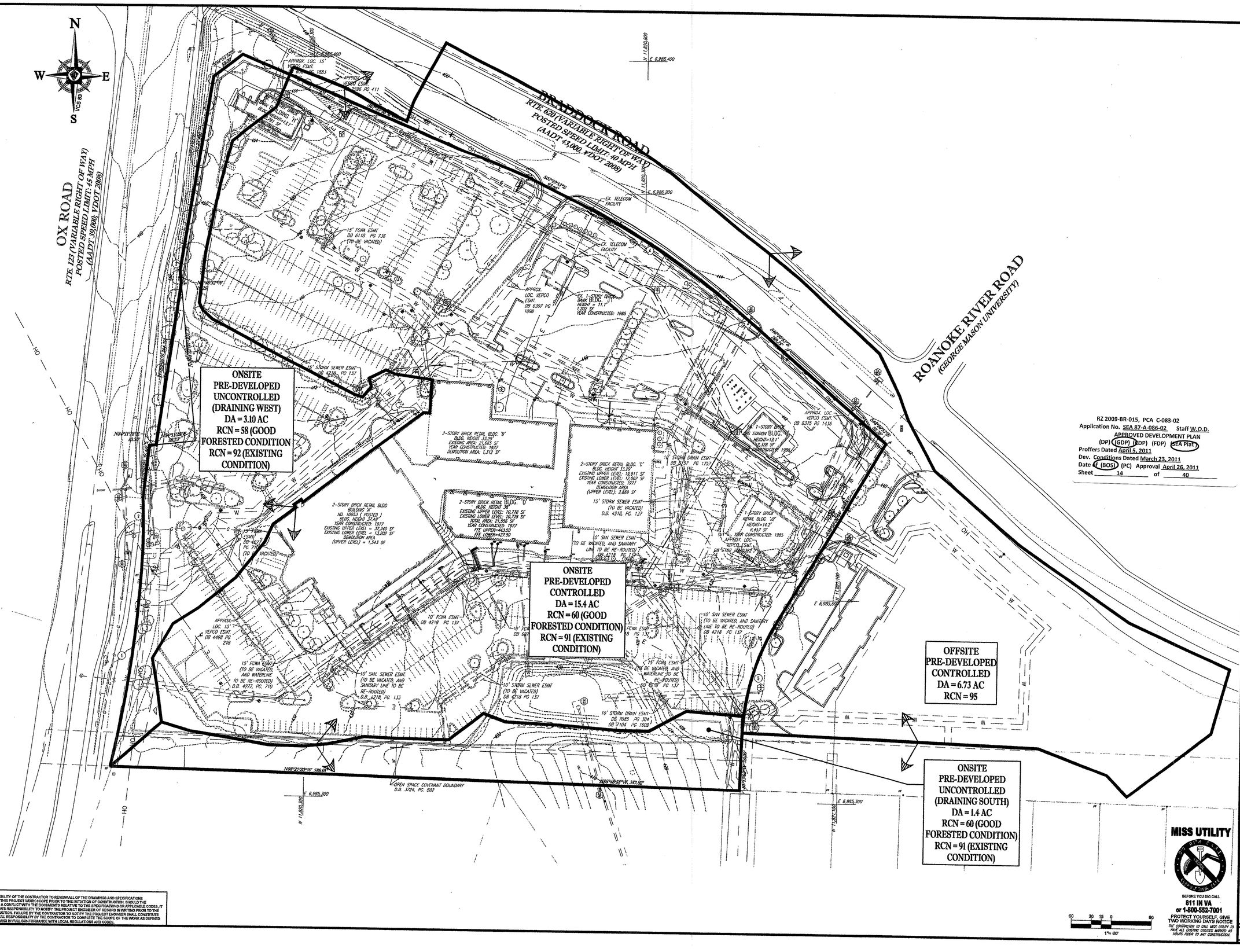
MARYLAND LICENSE No. 34881

SHEET TITLE:
PEDESTRIAN ACCESS DETAILS

SHEET NUMBER:
11
OF 34



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CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

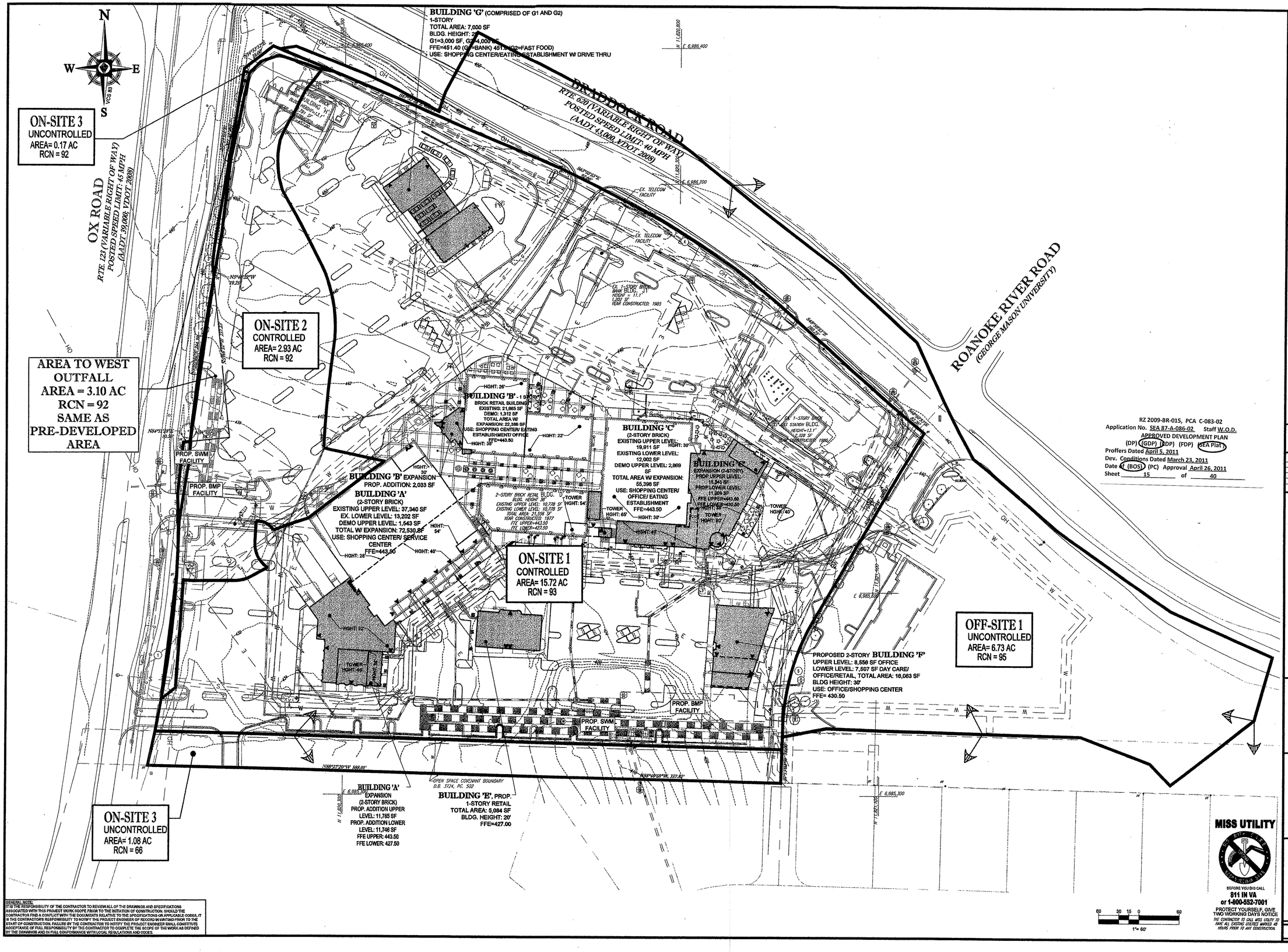
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43816
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17290
VIRGINIA LICENSE No. 043816
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034100
MARYLAND LICENSE No. 34881

SHEET TITLE:
PRE-DEVELOPED DRAINAGE DIVIDE MAP

SHEET NUMBER:
12
OF 34



RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (IDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 15 of 40

GENERAL NOTE:
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MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
2	09/04/09	REV. PER PRE-STAFFING COMMENTS	BLG
3	03/05/10	REV. PER STAFF COMMENTS	BJS
4	07/23/10	REV. PER CLIENT AND STAFF COMMENTS	BJS
5	09/07/10	REV. PER COUNTY COMMENTS	BJS
6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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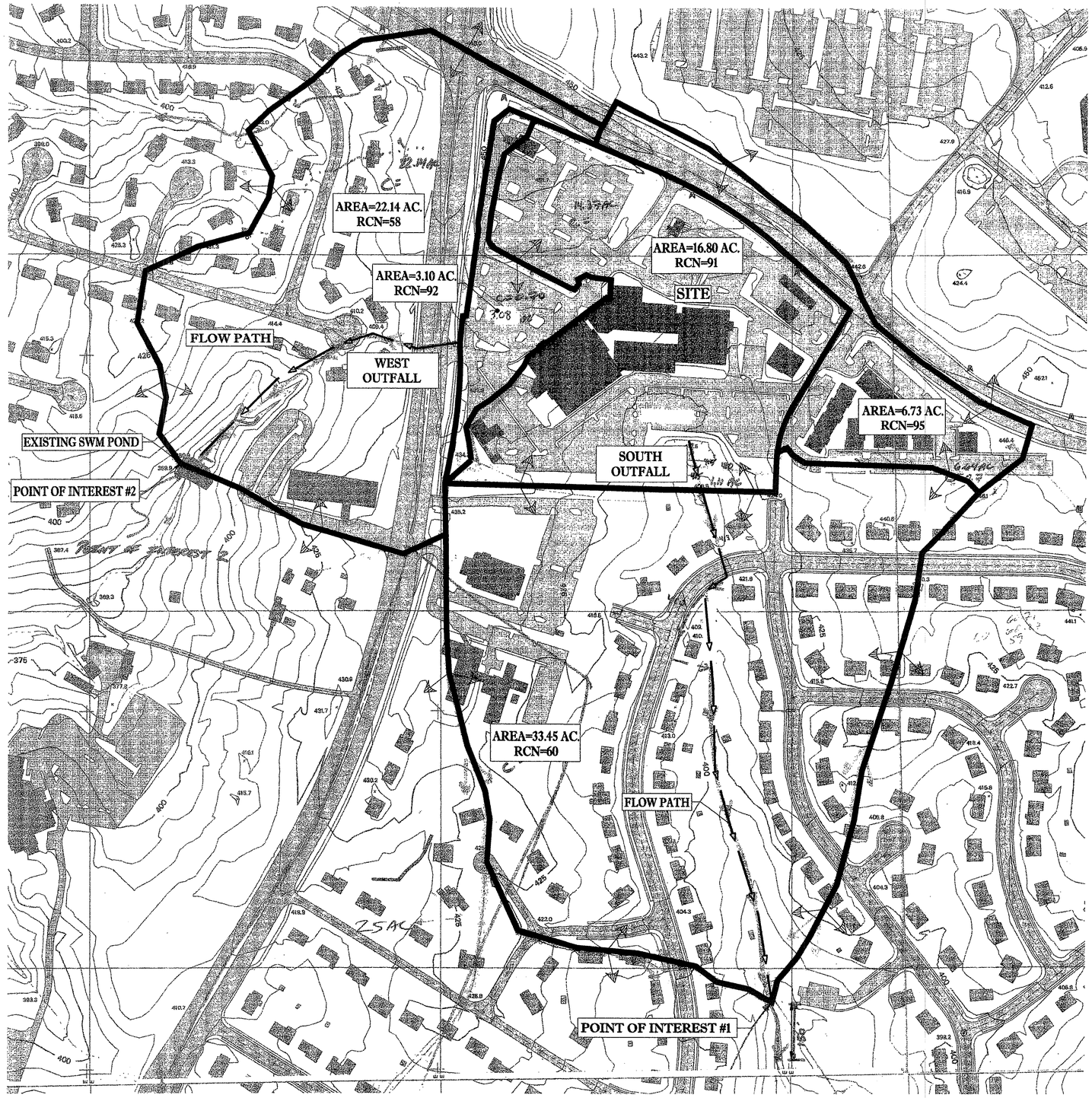
VIRGINIA LICENSE No. 043816
DISTRICT OF COLUMBIA LICENSE No. PE504672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
POST-DEVELOPED DRAINAGE DIVIDE MAP

SHEET NUMBER:
13
OF 34

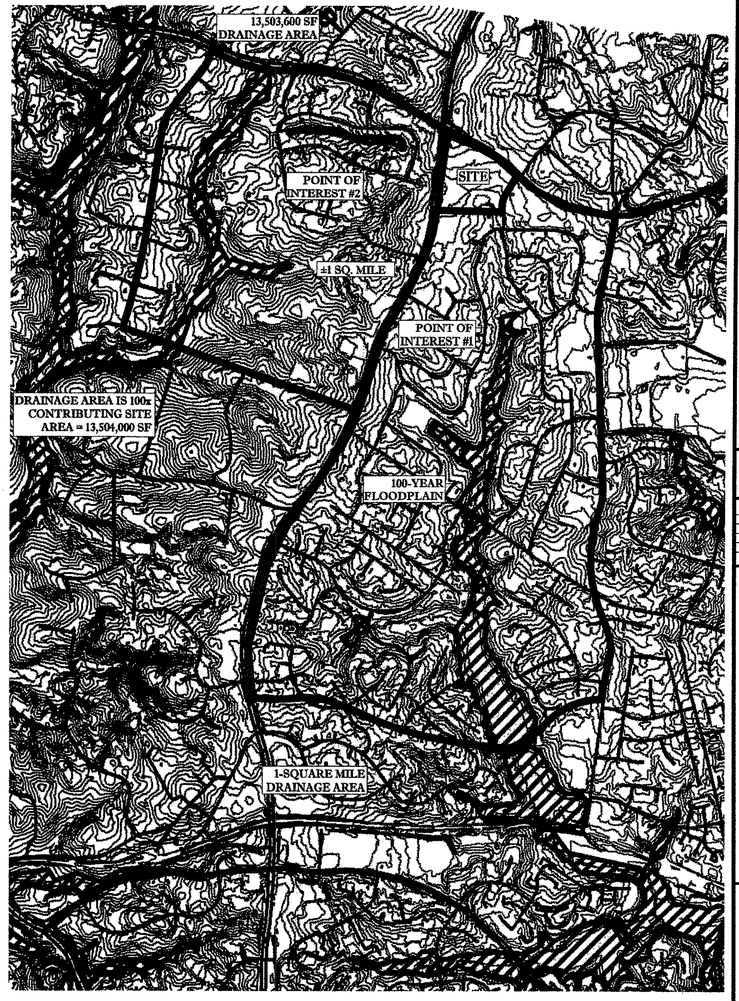


ADEQUATE OUTFALL NARRATIVE

THERE ARE TWO OUTFALL PATHS FOR THIS SITE. THE FIRST OUTFALL (POINT OF INTEREST 1), STORM WATER RUNOFF FROM THE SITE IS CARRIED THROUGH A SYSTEM OF STORM DRAINS INTO AN ON-SITE DETENTION FACILITY. THE OUTFALL FROM THIS DETENTION FACILITY RELEASES SOUTH TO AN EXISTING SYSTEM OF STORM DRAINS (IN THE ADJACENT NEIGHBORHOOD). THE DRAINAGE SYSTEM FLOWS SOUTHWARD FOR APPROXIMATELY 1,460' COLLECTING ADDITIONAL DRAINAGE AS IT MOVES SOUTH, THEN OUTFALLS INTO A RECEIVING STREAMCHANNEL APPROXIMATELY 1500 FT SOUTH OF THE SITE. THE RECEIVING STEAM IS WITHIN THE 100-YEAR FLOODPLAIN AND APPROXIMATELY 6,000 FEET SOUTH DOWN THE STEAM IT PICKS UP A DRAINAGE AREA OF 1 SQUARE MILE.

THE SECOND OUTFALL (POINT OF INTEREST #2), STORM WATER RUNOFF FROM THE WESTERN PORTION OF THE SITE IS DISCHARGED THROUGH A SYSTEM OF ON-SITE STORM DRAINS, THEN PASSES UNDER OX ROAD INTO THE EXISTING STORM PIPE SYSTEM IN THE NORTH HILL SUBDIVISION, AND EVENTUALLY DISCHARGES INTO A RECEIVING STREAM 800 FT WEST OF THE SITE. THE STREAM CONTINUES FLOWING TO THE SOUTHWEST FOR APPROXIMATELY 4,100 FEET TOWARDS POPES CREEK WHERE IT REACHES A DRAINAGE AREA GREATER THAN 100 TIMES THAN THE CONTRIBUTING SITE AREA, OR 13,504,000 SF.

BASED ON DISCUSSIONS WITH COUNTY STAFF SINCE THEIR ARE DOWNSTREAM DRAINAGE COMPLAINTS THE DETENTION METHOD HAS BEEN USED TO DETAIN THE 1-YR 24 HOUR STORM.



RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (ZDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 16 of 40

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8	03/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/18/09
SCALE:	AS NOTED
CAD I.D.:	CD9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/
SPECIAL EXCEPTION
AMENDMENT PLAT

FOR
GENERALIZED DEVELOPMENT
PLAN RZ 2009-BR-015
PROFFER CONDITION
AMENDMENT PCA C-083-02
SPECIAL EXCEPTION
AMENDMENT SEA 87-A-086-02
COLLEGE TOWN
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
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D. B. LOGAN
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VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE0016072
NORTH CAROLINA LICENSE No. 034100
MARYLAND LICENSE No. 34691

SHEET TITLE:
ADEQUATE OUTFALL
DRAINAGE DIVIDE MAP

SHEET NUMBER:
14
OF 34

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UNDERGROUND BASIN PLAN VIEW

1" = 30'

WEST OUTFALL - 1-YEAR 24 HOUR DETENTION

```
Type.... Time vs. Volume                                   Page 5.07
Name.... UNIVER POND  OUT   Tag: 1                         Event: 1 yr
File.... H:\08\Geo H. Rucker Realty Corp\S082174\Engineer\Pond Pack\S082174 UNIVERSITY MAL
Storm... 1   Tag: 1
```

TIME vs. VOLUME (ac-ft)

Time hrs	Output Time increment = .0167 hrs. Time on left represents time for first value in each row.				
21.9171	.014	.014	.014	.014	.014
22.0004	.014	.014	.014	.014	.014
22.0838	.014	.014	.014	.014	.014
22.1671	.014	.014	.014	.014	.014
22.2504	.014	.014	.014	.014	.014
22.3338	.014	.014	.013	.013	.013
22.4171	.013	.013	.013	.013	.013
22.5005	.013	.013	.013	.013	.013
22.5838	.013	.013	.013	.013	.013
22.6671	.013	.013	.013	.013	.013
22.7505	.013	.013	.013	.013	.013
22.8338	.013	.013	.013	.012	.012
22.9171	.012	.012	.012	.012	.012
23.0005	.012	.012	.012	.012	.012
23.0838	.012	.012	.012	.012	.012
23.1671	.012	.012	.012	.012	.012
23.2505	.012	.012	.012	.012	.012
23.3338	.012	.012	.012	.012	.011
23.4171	.011	.011	.011	.011	.011
23.5005	.011	.011	.011	.011	.011
23.5838	.011	.011	.011	.011	.011
23.6671	.011	.011	.011	.011	.011
23.7505	.011	.011	.011	.011	.011
23.8338	.011	.011	.011	.011	.011
23.9171	.011	.010	.010	.010	.010
24.0005	.010	.010	.010	.010	.010
24.0838	.010	.010	.010	.010	.010
24.1672	.010	.010	.010	.010	.010
24.2505	.010	.010	.010	.010	.010
24.3338	.010	.010	.010	.010	.010
24.4172	.010	.010	.010	.010	.009
24.5005	.009	.009	.009	.009	.009
24.5838	.009	.009	.009	.009	.009
24.6672	.009	.009	.009	.009	.009
24.7505	.009	.009	.009	.009	.009
24.8338	.009	.009	.009	.009	.009
24.9172	.009	.009	.009	.009	.009
25.0005	.009	.009	.009	.009	.008
25.0838	.008	.008	.008	.008	.008
25.1672	.008	.008	.008	.008	.008
25.2505	.008	.008	.008	.008	.008
25.3338	.008	.008	.008	.008	.008
25.4172	.008	.008	.008	.008	.008
25.5005	.008	.008	.008	.008	.008

SOUTH OUTFALL - 1-YEAR 24 HOUR DETENTION

```
Type.... Time vs. Volume                                   Page 6.07
Name.... UNIVER POND  OUT   Tag: 1                         Event: 1 yr
File.... H:\08\Geo H. Rucker Realty Corp\S082174\Engineer\Pond Pack\S082174 UNIVERSITY MAL
Storm... 1   Tag: 1
```

TIME vs. VOLUME (ac-ft)

Time hrs	Output Time increment = .0167 hrs. Time on left represents time for first value in each row.				
21.9171	.434	.434	.433	.433	.433
22.0004	.432	.432	.432	.432	.431
22.0838	.431	.431	.430	.430	.430
22.1671	.429	.429	.429	.429	.428
22.2504	.428	.428	.427	.427	.427
22.3338	.427	.426	.426	.426	.425
22.4171	.425	.425	.425	.424	.424
22.5005	.424	.423	.423	.423	.423
22.5838	.422	.422	.422	.421	.421
22.6671	.421	.421	.420	.420	.420
22.7505	.419	.419	.419	.419	.418
22.8338	.418	.418	.417	.417	.417
22.9171	.416	.416	.416	.416	.415
23.0005	.415	.415	.414	.414	.414
23.0838	.414	.413	.413	.413	.412
23.1671	.412	.412	.412	.411	.411
23.2505	.411	.410	.410	.410	.410
23.3338	.409	.409	.409	.408	.408
23.4171	.408	.408	.407	.407	.407
23.5005	.406	.406	.406	.406	.405
23.5838	.405	.405	.404	.404	.404
23.6671	.404	.403	.403	.403	.402
23.7505	.402	.402	.402	.401	.401
23.8338	.401	.400	.400	.400	.400
23.9171	.399	.399	.399	.398	.398
24.0005	.398	.398	.397	.397	.397
24.0838	.396	.396	.396	.396	.395
24.1672	.395	.395	.394	.394	.394
24.2505	.394	.393	.393	.393	.392
24.3338	.392	.392	.392	.391	.391
24.4172	.391	.390	.390	.390	.390
24.5005	.389	.389	.389	.388	.388
24.5838	.388	.388	.387	.387	.387
24.6672	.387	.386	.386	.386	.385
24.7505	.385	.385	.385	.384	.384
24.8338	.384	.383	.383	.383	.383
24.9172	.382	.382	.382	.381	.381
25.0005	.381	.381	.380	.380	.380
25.0838	.379	.379	.379	.379	.378
25.1672	.378	.378	.377	.377	.377
25.2505	.377	.376	.376	.376	.376
25.3338	.375	.375	.375	.374	.374
25.4172	.374	.374	.373	.373	.373
25.5005	.372	.372	.372	.372	.371

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BMP FACILITY DESIGN CALCULATIONS
Project: Geo H. Rucker - University Mall - Fairfax S082174 — Date: 10/7/2010
BMP Name: BMP for Redevelopment — By: CMB

PHOSPHORUS REMOVAL FOR NEW DEVELOPMENT - POHICK CREEK - (SOUTH OUTFALL)

$P_{removal}$ = 40 %

PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"
PART 1: Compute the Weighted Average "C" Factor for the Site

(A) Area of Site (a) = 16.80 Ac.

(B) SUBAREA DESIGNATION

(1)	"C" (2)	ACRES (3)	PRODUCT (4)
ONSITE, CONTROLLED TO BASIN	0.90	14.52	13.07
ONSITE, UNCONTROLLED, SOUTH OUTFALL (UNDISTURBED OPEN SPACE)	0.35	0.11	0.04
ONSITE, UNCONTROLLED, SOUTH OUTFALL (DISTURBED)	0.75	0.05	0.04
ONSITE, UNCONTROLLED, SOUTH OUTFALL (UNDISTURBED OPEN SPACE)	0.35	0.92	0.32
ONSITE, UNCONTROLLED TO BASIN	0.90	1.20	1.08
(b) =		Total	14.55

(C) Weighted average "C" factor (b) / (a) = (c) = 0.87

PART 2: Compute the Total Phosphorus Removal for the Site

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
ONSITE, CONTROLLED TO BASIN	STORMFILTER*	50	0.86	1.03	44.70
ONSITE, UNCONTROLLED, SOUTH OUTFALL (UNDISTURBED OPEN SPACE)	OPEN SPACE*	100.00	0.01	0.40	0.26
ONSITE, UNCONTROLLED, SOUTH OUTFALL (UNDISTURBED OPEN SPACE)	OPEN SPACE*	100.00	0.05	0.40	2.20
	*OR EQUIVALENT	(a) Total	47.16 %		

DETERMINING THE COMPLIANCE WITH PHOSPHORUS REMOVAL REQ.

Select Requirement 40.00 %

% Removal 47.16 %

BMP FACILITY DESIGN CALCULATIONS
Project: Geo H. Rucker - University Mall - Fairfax S082174 — Date: 10/7/2010
BMP Name: BMP for Redevelopment — By: CMB

PHOSPHORUS REMOVAL FOR POPES HEAD WATERSHED - WSPOD - (WEST OUTFALL)

$P_{removal}$ = 50%

PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"
PART 1: Compute the Weighted Average "C" Factor for the Site

(A) Area of Site (a) = 3.10 Ac.

(B) SUBAREA DESIGNATION

(1)	"C" (2)	ACRES (3)	PRODUCT (4)
	0.90	0.17	0.15
	0.90	0.81	0.73
	0.90	0.62	0.56
	0.90	0.17	0.15
	0.90	0.41	0.37
	0.90	0.16	0.14
	0.90	0.59	0.53
Uncontrolled to Ox Road	0.90	0.17	0.15
(b) =		Total	2.79

(C) Weighted average "C" factor (b) / (a) = (c) = 0.9

PART 2: Compute the Total Phosphorus Removal for the Site

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
	SANDFILTER*	60.00	0.05	1.00	3.29
	SANDFILTER*	60.00	0.26	1.00	15.66
	SANDFILTER*	60.00	0.20	1.00	12.00
	SANDFILTER*	60.00	0.05	1.00	3.29
	SANDFILTER*	60.00	0.13	1.00	7.94
	SANDFILTER*	60.00	0.05	1.00	3.10
	SANDFILTER*	60.00	0.19	1.00	11.42
	*OR EQUIVALENT	(a) Total	56.72 %		

DETERMINING THE COMPLIANCE WITH PHOSPHORUS REMOVAL REQ.

Select Requirement 50.00 %

% Removal 56.72 %

UNDERGROUND BASIN PLAN VIEW

1" = 30'

(SOUTH SWM BASIN)
SWM FACILITY CROSS SECTION A-A

NOT TO SCALE

(WEST SWM BASIN)
SWM FACILITY CROSS SECTION B-B

NOT TO SCALE

BMP NARRATIVE

THE SITE OUTFALLS TO TWO (2) DIFFERENT WATERSHEDS, POPES HEAD TO THE WEST AND POHICK CREEK TO THE SOUTH. SINCE THE SITE AREA DRAINING TO POPES HEAD, 3.10 ACRES, IS WITHIN A WSPOD, 50% PHOSPHOROUS REMOVAL EFFICIENCY IS REQUIRED. THE REMAINING 16.80 ACRES DRAINING TO POHICK CREEK WILL NEED TO PROVIDE A MINIMUM 40% PHOSPHOROUS REMOVAL EFFICIENCY. PHOSPHOROUS REMOVAL WILL BE PROVIDED FOR THE POHICK CREEK OUTFALL BY USING A STORMFILTER DEVICE OR EQUIVALENT THAT HAS A 50% REMOVAL EFFICIENCY. THE POPES HEAD OUTFALL WILL PROVIDE THE REQUIRED PHOSPHOROUS REMOVAL EFFICIENCY BY USING A SANDFILTER DEVICE OR EQUIVALENT THAT HAS A 60% REMOVAL EFFICIENCY. SEE BMP COMPUTATIONS ON THIS SHEET FOR PHOSPHOROUS REMOVAL PROVIDED FOR EACH OUTFALL.

ADEQUATE OUTFALL NARRATIVE

THERE ARE TWO OUTFALL PATHS FOR THIS SITE. FOR THE FIRST OUTFALL (POINT OF INTEREST 1), STORM WATER RUNOFF FROM THE SITE IS CARRIED THROUGH A SYSTEM OF STORM DRAINS INTO AN ON-SITE DETENTION FACILITY. THE OUTFALL FROM THIS DETENTION FACILITY RELEASES SOUTH INTO ANOTHER SYSTEM OF STORM DRAINS (IN THE ADJACENT NEIGHBORHOOD) FLOWS SOUTHWARD FOR APPROX. 1,400', THEN OUTFALLS INTO A RECEIVING STREAM/CHANNEL APPROXIMATELY 1500 FT SOUTH OF THE SITE. THE MOUTH OF THIS STREAM IS ALSO AT THE LIMITS OF A FLOODPLAIN WHICH DRAINS AT LEAST AN AREA OF 1 SQUARE MILE.

THE ADEQUATE OUTFALL REQUIREMENTS OF THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL WILL BE SATISFIED PER SECTION 6-0203.4C BY PROVIDING 24 HOUR EXTENDED DETENTION OF THE 1-YEAR STORM AND REDUCING THE 2-YEAR AND 10-YEAR DISCHARGE RATE FROM THE SITE BELOW THE RESPECTIVE PEAK RATES FOR THE SITE IN GOOD FORESTED CONDITION. OVERLAND RELIEF HAS ALSO BEEN REVIEWED, AND HAS BEEN DETERMINED TO BE ADEQUATE TO HANDLE THE 100 YEAR STORM. A MORE DETAILED ANALYSIS OF 100 YEAR OVERLAND RELIEF AND DOWNSTREAM ADEQUACY PATH WILL BE ADDRESSED AT TIME OF FINAL SITE PLAN PREPARATION TO VERIFY COMPLIANCE.

THE SECOND OUTFALL (POINT OF INTEREST #2), STORM WATER RUNOFF FROM THE WESTERN PORTION OF THE SITE IS DISCHARGED THROUGH A SYSTEM OF ON-SITE STORM DRAINS, THEN PASSES UNDER OX ROAD INTO THE EXISTING STORM PIPE SYSTEM IN THE NORTH HILL SUBDIVISION, AND EVENTUALLY DISCHARGES INTO A RECEIVING STREAM 800 FT WEST OF THE SITE. THE STREAM CONTINUES FLOWING TO THE SOUTHWEST FOR APPROXIMATELY 4,100 FEET TOWARDS POPES CREEK WHERE IT REACHES A DRAINAGE AREA GREATER THAN 100 TIMES THAN THE CONTRIBUTING SITE AREA, OR 13,504,000 SF.

STORMWATER MANAGEMENT NARRATIVE

THE PROPOSED DEVELOPMENT INCLUDES THE ADDITION OF THREE FREESTANDING STRUCTURES AND BUILDING ADDITIONS/RENOVATIONS TO TWO EXISTING STRUCTURES, IT ALSO INCLUDES THE RECONSTRUCTION OF PARKING AREAS LOCATED WITHIN THE UNIVERSITY MALL SHOPPING CENTER AT THE INTERSECTION OF BRADDOCK ROAD AND OX ROAD IN FAIRFAX. THE PROPOSED IMPROVEMENTS INCLUDE THE CONSTRUCTION OF STORM SEWER, REMOVAL OF EXISTING STORM SEWER, REUSE OF PORTIONS OF THE EXISTING STORM SEWER SYSTEM, AND REVISIONS TO SOME OF THE EXISTING STORM INLETS AND MANHOLES. THIS DEVELOPMENT ALSO PROPOSES TO REPLACE THE EXISTING ABOVE-GROUND STORMWATER MANAGEMENT BASIN WITH AN UNDERGROUND DETENTION BASIN IN THE SOUTHERN AND WESTERN PORTIONS OF THE SITE. THE EXISTING STORMWATER MANAGEMENT FACILITY PROVIDES STORMWATER MANAGEMENT FOR THE OFFSITE DEVELOPMENT AND A EXECUTED MAINTENANCE AGREEMENT THAT RUNS WITH THE LAND EXISTS. AN UPSTREAM OVERFLOW WEIR STRUCTURE AND BYPASS PIPE HAS BEEN ADDED TO THE THIS SYSTEM TO PRECLUDE BACKUP ON TO THE OFFSITE PROPERTY. DUE TO OUTFALL COMPLAINTS IN BOTH WATERSHEDS, STORMWATER MANAGEMENT WILL BE PROVIDED PER PFM SECTION 6-0203.4C AS EXPLAINED ABOVE.

IN THE PRE-DEVELOPMENT CONDITION, STORMWATER RUNOFF FROM THE MAJORITY OF THE SUBJECT SITE, AS WELL AS THE ADJACENT PARCEL EAST OF THE SITE AND PORTIONS OF BRADDOCK ROAD, DRAIN TO AN EXISTING ABOVE-GROUND STORMWATER MANAGEMENT FACILITY LOCATED AT THE SOUTH END OF THE SITE. RUNOFF CREATED FROM THE WESTERN PORTION OF THE SITE DRAINS WEST VIA STORM SEWER CROSSING OX ROAD. THE REMAINDER OF RUNOFF CREATED FROM THE SITE, WHICH CONSISTS OF THE OPEN SPACE EASEMENT, DRAINS SOUTH UNCONTROLLED.

THE POST-DEVELOPMENT CONDITION RESULTS IN AN INCREASE IN RUNOFF DRAINING TO THE BASIN AND ACROSS OX ROAD TO THE WEST FROM THE EXISTING CONDITION. IN ORDER TO DETERMINE THE STORAGE REQUIRED FOR RUNOFF BEING DETAINED BY THE PROPOSED UNDERGROUND BASINS, IT IS ASSUMED THAT THE BASINS MUST BE SIZED TO REDUCE RUNOFF TO THE RATE PRODUCED FROM THE UNDEVELOPED GOOD FORESTED CONDITION FOR THE 2 AND 10 YEAR STORMS AND DETAIN THE 1-YEAR STORM OVER A PERIOD OF 24 HOURS. THE PRE-DEVELOPED SITE (19.90 ACRES) IN GOOD FORESTED CONDITION HAS A 15-MINUTE TIME OF CONCENTRATION FLOWING SOUTH AND A 10 MINUTE TIME OF CONCENTRATION FLOWING WEST PER PFM PLATE 4-8. THE ENTIRE SITE POST-DEVELOPED AS WELL AS OFF-SITE AREA HAS A 5-MINUTE TIME OF CONCENTRATION.

PRE-DEVELOPMENT (SOUTH)
Onsite = 16.80 ACRES
Offsite = 6.73 ACRES
Q_1 RCN = 91 (EXISTING CONDITION)
Q_2 AND Q_{10} RCN ONSITE = 60 (GOOD FORESTED CONDITION); RCN OFFSITE = 95
Tc = 15 MINUTES ON-SITE; Tc = 5 MINUTES OFF-SITE
Q_1 = 36.84 CFS (ON-SITE)
Q_2 = 3.45 CFS (ON-SITE) Q_2 = 20.85 CFS (OFF-SITE)
Q_{10} = 17.88 CFS (ON-SITE) Q_{10} = 35.33 CFS (OFF-SITE)

PRE-DEVELOPMENT (WEST)
Onsite = 3.10 ACRES
Q_1 RCN = 92 (EXISTING CONDITION)
Q_2 AND Q_{10} RCN = 58 (GOOD FORESTED CONDITION)
Tc = 10 MINUTES
Q_1 = 7.08 CFS
Q_2 = 0.61 CFS
Q_{10} = 3.67 CFS

ALLOWABLE RATE OF RELEASE FROM SOUTH BASIN: Q_2 = 3.45 CFS - 0.77 CFS = 2.68 CFS
Q_{10} = 17.88 CFS - 2.50 CFS = 15.38 CFS

ALLOWABLE RATE OF RELEASE FROM WEST BASIN: Q_2 = 0.61 CFS - 0.49 CFS = 0.12 CFS
Q_{10} = 3.67 CFS - 0.87 CFS = 2.80 CFS

THE STORAGE VOLUME PROVIDED IN THE PROPOSED SOUTH UNDERGROUND FACILITY TO REDUCE THE POST-DEVELOPMENT PEAK RUNOFF RATES TO PRE-DEVELOPED GOOD FORESTED CONDITION IS APPROXIMATELY 124,000 CF. THIS STORAGE IS PROVIDED BY APPROXIMATELY 1,575 LINEAR FEET OF 120" CMP.

THE STORAGE VOLUME PROVIDED IN THE PROPOSED WEST UNDERGROUND FACILITY TO REDUCE THE POST-DEVELOPMENT PEAK RUNOFF RATES TO PRE-DEVELOPED GOOD FORESTED CONDITION IS APPROXIMATELY 9,060 CF. THIS STORAGE IS PROVIDED BY APPROXIMATELY 320 LINEAR FEET OF 72" CMP.

STORMWATER MANAGEMENT CALCULATIONS - POST DEVELOPMENT

	POST-DEVELOPMENT	
ONSITE CONTROLLED (DRAINING TO SOUTH SWM BASIN)	AREA = 15.72 ACRES RCN = 93	Q(1) = 37.38 CFS Q(2) = 46.01 CFS Q(10) = 60.26 CFS
OFFSITE CONTROLLED (DRAINING TO SOUTH SWM BASIN)	AREA = 6.73 ACRES RCN = 95	Q(1) = 17.20 CFS Q(2) = 20.85 CFS Q(10) = 35.33 CFS
ONSITE UNCONTROLLED (DRAINING SOUTH)	AREA = 1.08 ACRES RCN = 66	Q(1) = 0.44 CFS Q(2) = 0.77 CFS Q(10) = 2.50 CFS
ONSITE CONTROLLED (DRAINING WEST ACROSS RTE. 123)	AREA = 2.93 ACRES RCN = 92	Q(1) = 6.70 CFS Q(2) = 8.31 CFS Q(10) = 14.72 CFS
ONSITE UNCONTROLLED (DRAINING WEST ACROSS RTE. 123	AREA = 0.17 ACRES RCN = 92	Q(1) = 0.39 CFS Q(2) = 0.49 CFS Q(10) = 0.87 CFS

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:

Special Permits (8-011 2J & 2L)	Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N)	Commercial Revitalization Districts (9-622 2A (12)&(14))
Development Plans PRC District (16-302 2 & 4L)	PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) 916-502 1F & 1Q)	Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100).

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 15

☑ 3. Provide:

Facility Name/ Type & No.	On-Site area served (acres)	Off-Site are served (acres)	Drainage area (acres)	Footprint area (sf.)	Storage Volume (cf.)	If pond, dam height (ft.)
UNDERGROUND BASIN (SOUTH) (e.g. dry pond A, infil. Trench, underground valt, etc.)	15.72 AC	6.73 AC	22.45 AC	19,000 SF	124,000 CF	N/A
STORMFILTER (SOUTH)	14.52 AC	0 AC	14.52 AC	770 SF	6,150 CF	—
UNDERGROUND BASIN (WEST)	2.93 AC	0 AC	2.93 AC	2,400 SF	9,060 CF	N/A
SANDFILTER (WEST)	2.93 AC	0 AC	2.93 AC	530 SF	4,230 CF	—

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 8-9 ___.

☑ 5. Maintenance accesses (road) to stormwater management facility(ies) are shown on Sheet N/A

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 17

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 15

☑ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 14

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 14, 15

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 5

N/A ☐ 11. A submission waiver is requester for __________.

N/A ☐ 12. Stormwater management is not required because __________.

14

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 17 of 40

MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	NOT TO SCALE
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
— FOR —
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN

FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17390
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
BMP AND SWM CALCULATIONS/ ADEQUATE OUTFALL NARRATIVE

SHEET NUMBER:
15
OF 34

NOTE:
1. SEE SHEET #18 FOR TABLE(S) 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET AND 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET VALUE.
2. A TREE INVENTORY WILL BE PROVIDED AT THE FINAL SITE PLAN PHASE.

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

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

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACREAGE	PERCENTAGE OF SITE COVERED BY TREE CANOPY	CONDITION
A	DEVELOPED LAND	MIXED SPECIES TREES AND SHRUBS	DEVELOPED PROPERTY	18.23 AC.	3.8%	N/A
B	UPLAND FOREST	EXISTING TREES	MID-SUCCESSIONAL	1.53 AC.	7.7%	GOOD
C	LAWN/LANDSCAPE	MIXED SPECIES	N/A	0.13 AC.	0.6%	FAIR TO GOOD
				19.89 TOTAL ACRES	12.1%	

Condition Descriptions:

Cover Type A:	EXISTING BUILDINGS AND PARKING LOTS WITH ISLANDS AND LANDSCAPED AREAS
Cover Type B:	THIS FOREST CONSISTS OF A MIXTURE OF UPLAND HARDWOODS INCLUDING WHITE OAK, RED MAPLE, AND TULIP POPLAR TREES. THE UNDERSTORY CONSISTS MAINLY OF AMERICAN HOLLY AND AMERICAN BEECH TREES. DIAMETER BREAST HEIGHT OF OVERSTORY TREES RANGES FROM 18-25". SOME INVASIVE BAMBOO AND ENGLISH IVY ARE PRESENT SOUTH OF THE DRY STORMWATER POND.
Cover Type C:	THIS AREA CONSISTS OF SEVERAL SPECIES OF TREES INCLUDING BLACK CHERRY, ELM, BLACK LOCUST AND RED MAPLES. DBH OF TREES RANGE FROM 6-16".

EXISTING VEGETATION LEGEND:

- — — — — COVER TYPE BOUNDARY
- (A) DEVELOPED
- (B) EXISTING TREES
- (C) LAWN LANDSCAPE

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Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 18 of 40

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60 30 15 0 60
1" = 60'

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PROJECT No.:	S082174
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SCALE:	1" = 60'
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GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

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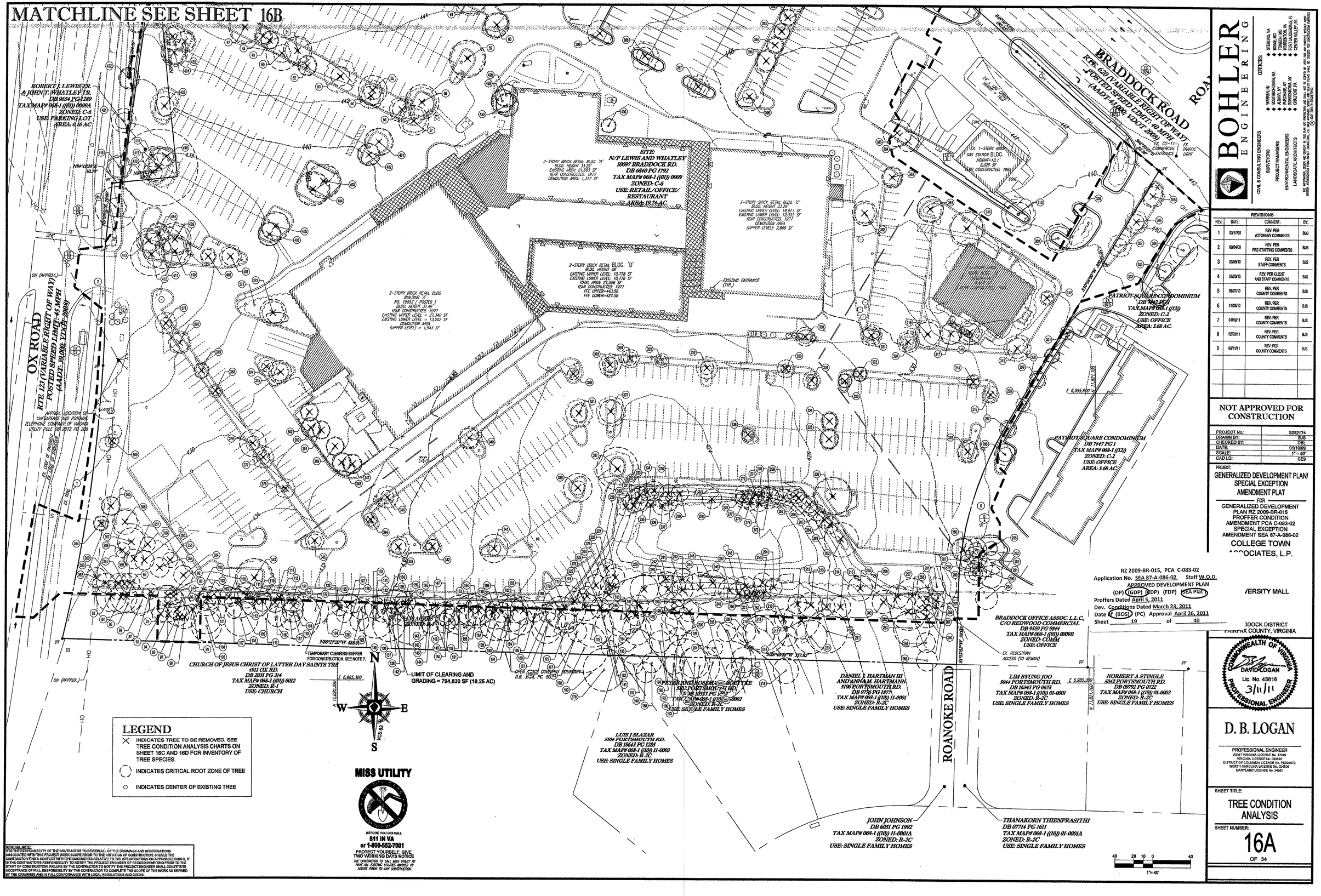
SHEET TITLE:
EXISTING VEGETATION MAP

SHEET NUMBER:
16
OF 34

MATCHLINE SEE SHEET 16B



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CHECKED BY:	DBL
DATE:	01/18/09
SCALE:	1" = 40'
CAD I.D.:	SE9

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COLLEGE TOWN ASSOCIATES, L.P.

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Sheet 19 of 40

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FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43816
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
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VIRGINIA LICENSE No. 043816
DISTRICT OF COLUMBIA LICENSE No. PE20040712
NORTH CAROLINA LICENSE No. 024106
MARYLAND LICENSE No. 34881

SHEET TITLE:
TREE CONDITION ANALYSIS

SHEET NUMBER:
16A
OF 34

LEGEND

- X — INDICATES TREE TO BE REMOVED. SEE TREE CONDITION ANALYSIS CHARTS ON SHEET 16C AND 16D FOR INVENTORY OF TREE SPECIES.
- (dashed circle) — INDICATES CRITICAL ROOT ZONE OF TREE
- ○ — INDICATES CENTER OF EXISTING TREE

N
W E
S

BRADDOCK ROAD
RTE. 620 (VARIABLE RIGHT-OF WAY)
POSTED SPEED LIMIT: 40 MPH
(AADT=43,000, VDOT 2008)

OX ROAD
RTE. 123 (VARIABLE RIGHT-OF WAY)
POSTED SPEED LIMIT: 45 MPH
(AADT 39,000, VDOT 2008)

EX. TRAFFIC LIGHT

EX. TRAFFIC LIGHT

N 11,820,800
E 6,986,400

GEORGE MASON UNIVERSITY
4400 UNIVERSITY DR
DB 1744 PG 0282
TAX MAP# 068-2-01-0009
ZONED: R-1
USE: UNIVERSITY

SITE:
N/F LEWIS AND WHATLEY
10697 BRADDOCK RD.
DB 6840 PG 1792
TAX MAP# 068-1 ((01)) 0009
ZONED: C-5
USE: RETAIL/OFFICE/RESTAURANT
AREA: 19.74 AC.

EX. 1-STORY BRICK BANK BUILDING "H"
BLDG. HEIGHT=13.1'
2,791 SF
YEAR CONSTRUCTED: 1985
FF ELEV.=457.00

EX. 1-STORY BRICK BANK BLDG.
HEIGHT = 11.1'
1,016 SF
YEAR CONSTRUCTED: 1985

EX. MONUMENT SIGN - TYP.

10' PARKING SETBACK

40' FRONT YARD SETBACK

EX. CG-11 COMMERCIAL ENTRANCE

EX. TELECOM FACILITY

APPROX. LOC. OF EX. 8" SAN. SEWER @ 1.00%

APPROX. LOCATION OF VEPCO UTILITY POLE (TYP.)

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

EX. TELECOM FACILITY

SAN. MH RIM=444.28 INV=438.58

APPROX. LOC OF EX. 8" SAN. SEWER

STORM MH RIM=439.05

OH (APPROX.)

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MATCHLINE SEE SHEET 16A

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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
2	08/04/09	REV. PER PRE-STAFFING COMMENTS	BLG
3	03/05/10	REV. PER STAFF COMMENTS	BJS
4	07/23/10	REV. PER CLIENT AND STAFF COMMENTS	BJS
5	09/07/10	REV. PER COUNTY COMMENTS	BJS
6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 40'
CAD I.D.:	SEG

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43816
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17200
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE0040572
NORTH CAROLINA LICENSE No. 034101
MARYLAND LICENSE No. 34881

SHEET TITLE:
TREE CONDITION ANALYSIS

SHEET NUMBER:
16B
OF 34

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
1	Beech	24	90%	85%	Remove		24
2	Red Oak	26	80%	80%	Remove		26
3	Red Oak	21	80%	80%	Remove		21
4	Green Ash (Dead)	10	0%	60%	Remove		10
5	Beech	9	70%	85%	Remove		9
6	Red Maple	17	70%	80%	Remove		17
7	Sweetgum	11	65%	80%	Remove		11
8	Sweetgum	10	70%	80%	Remove		10
9	White Pine	10	75%	70%	Remove		10
10	Virginia Pine	18	70%	70%	Remove		18
11	Virginia Pine	10	70%	70%	Remove		10
12	Beech	17	75%	85%	Remove		17
13	Honey Locust	17	65%	70%	Remove		17
14	White Oak	12	75%	80%	Remove		12
15	Beech	11	75%	85%	Remove		11
16	Red Oak	17	80%	80%	Remove		17
17	Cherry (Kwanzan)	7	50%	70%	Remove		7
18	American Holly	10	70%	75%	Remove		10
19	Hornbeam	11	65%	80%	Remove		11
20	Aristocrat Pear	7	75%	30%	Preserve		7
21	Aristocrat Pear	7	75%	30%	Preserve		7
22	Aristocrat Pear	6	75%	30%	Preserve		6
23	Aristocrat Pear	6	75%	30%	Preserve		6
24	Aristocrat Pear	12	45%	30%	Preserve		12
25	Honey Locust	18	70%	70%	Preserve		18
26	Honey Locust	15	65%	70%	Preserve		15
27	Honey Locust	11	70%	70%	Preserve		11
28	Honey Locust	11	65%	70%	Preserve		11
29	Honey Locust	11	75%	70%	Preserve		11
30	Honey Locust	9	65%	70%	Preserve		9
31	Honey Locust	8	70%	70%	Preserve		8
32	Tulip Poplar	15	70%	80%	Remove		15
33	White Oak	25	65%	80%	Remove		25
34	Aristocrat Pear	12	75%	30%	Remove		12
35	Aristocrat Pear	5	70%	30%	Remove		5
36	Aristocrat Pear	11	55%	30%	Remove		11
37	Hornbeam	11	60%	80%	Remove		11
38	Aristocrat Pear	12	70%	30%	Remove		12
39	Honey Locust	8	65%	70%	Remove		8
40	Honey Locust	10	75%	70%	Remove		10
41	Honey Locust	9	65%	70%	Preserve		9
42	Honey Locust	9	65%	70%	Preserve		9
43	Honey Locust	8	70%	70%	Preserve		8
44	Honey Locust	10	70%	70%	Remove		10
45	White Pine	17	75%	70%	Remove		17

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
46	Honey Locust	7	65%	70%	Remove		7
47	White Oak	17	75%	80%	Remove		17
48	Red Maple	8	60%	80%	Remove		8
49	Virginia Pine	9	60%	70%	Remove		9
50	White Oak	17	75%	80%	Remove		17
51	White Oak	15	70%	80%	Remove		15
52	Sweetgum	10	70%	80%	Remove		10
53	Red Oak - Multi	9	75%	80%	Remove		9
54	White Oak	15	75%	80%	Remove		15
55	White Oak	15	75%	80%	Remove		15
56	Aristocrat Pear	10	65%	30%	Remove		10
57	White Oak	16	40%	80%	Remove		16
58	Aristocrat Pear	18	75%	30%	Remove		18
59	Aristocrat Pear	19	70%	30%	Remove		19
60	Aristocrat Pear	13	75%	30%	Remove		13
61	Aristocrat Pear	17	65%	30%	Remove		17
62	Aristocrat Pear	6	75%	30%	Remove		6
63	Aristocrat Pear	6	75%	30%	Remove		6
64	Aristocrat Pear	13	70%	30%	Remove		13
65	Aristocrat Pear	3	75%	30%	Remove		3
66	Aristocrat Pear	11	65%	30%	Remove		11
67	Aristocrat Pear	3	75%	30%	Remove		3
68	Aristocrat Pear	3	75%	30%	Remove		3
69	Aristocrat Pear	9	65%	30%	Remove		9
70	White Pine	10	75%	70%	Remove		10
71	White Fir	8	75%	75%	Remove		8
72	White Pine	18	75%	70%	Remove		18
73	White Pine	16	65%	70%	Remove		16
74	White Pine	10	75%	70%	Remove		10
75	White Pine	12	65%	70%	Remove		12
76	Aristocrat Pear	5	65%	30%	Remove		5
77	Green Ash	5	25%	60%	Remove		5
78	Red Oak	14	80%	80%	Remove		14
79	Red Oak	12	80%	80%	Remove		12
80	Red Oak	10	80%	80%	Remove		10
81	Beech	15	75%	85%	Remove		15
82	Green Ash	10	50%	60%	Remove		10
83	Red Oak	16	75%	80%	Remove		16
84	White Oak	17	75%	80%	Remove		17
85	Beech	17	75%	85%	Remove		17
86	Dead - Hazard	0	0%		Remove		0
87	Perisimmon	8	75%	75%	Remove		8
88	Red Maple	10	75%	80%	Preserve		10
89	Red Oak	8	75%	80%	Remove		8
90	Yellow Poplar	19	75%	80%	Remove		19

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
91	Red Oak	9	60%	80%	Remove		9
92	Dead - Hazard	0	0%		Remove		0
93	Virginia Pine	9	75%	70%	Remove		9
94	Dead - Hazard	0	0%		Remove		0
95	White Oak	13	75%	80%	Remove		13
96	White Oak	12	75%	80%	Remove		12
97	Dead - Hazard	0	0%		Remove		0
98	Yellow Poplar	12	75%	80%	Remove		12
99	Dead - Hazard	0	0%		Remove		0
100	Red Maple	6	75%	80%	Remove		6
101	Virginia Pine	12	75%	70%	Preserve		12
102	Red Maple	10	75%	80%	Remove		10
103	Beech	11	75%	85%	Remove		11
104	Virginia Pine	16	75%	70%	Preserve		16
105	Yellow Poplar	16	75%	80%	Preserve		16
106	Yellow Poplar	10	75%	80%	Remove		10
107	Red Oak	8	75%	80%	Preserve		8
108	Beech	18	75%	85%	Preserve		18
109	White Oak	16	75%	80%	Remove		16
110	Virginia Pine	16	75%	70%	Remove		16
111	Virginia Pine	13	75%	70%	Remove		13
112	Beech	9	75%	85%	Preserve		9
113	Dead - Hazard	0	0%		Remove		0
114	Red Oak	10	75%	80%	Remove		10
115	Red Maple	9	75%	80%	Remove		9
116	Red Oak	18	75%	80%	Preserve		18
117	Red Oak	10	70%	80%	Preserve		10
118	Virginia Pine	24	70%	70%	Preserve		24
119	Beech	11	70%	85%	Preserve		11
120	Holly	9	65%	75%	Remove		9
121	Beech	12	65%	85%	Remove		12
122	Beech	14	65%	85%	Preserve		14
123	Dead - Hazard	0	70%		Remove		0
124	Dead - Hazard	0	70%		Remove		0
125	Beech	8	70%	85%	Remove		8
126	Red Oak	8	75%	80%	Preserve		8
127	Red Maple	8	75%	80%	Remove		8
128	Dead - Hazard	0	0%		Remove		0
129	Beech	10	75%	85%	Preserve		10
130	Oak	11	70%	80%	Preserve		11
131	Oak	11	75%	80%	Remove		11
132	Dead - Hazard	0	0%		Remove		0
133	Black Locust	19	50%	65%	Preserve		19
134	Red Maple	10	70%	80%	Preserve		10
135	Red Maple	11	70%	80%	Preserve		11

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
136	Red Oak	17	70%	80%	Preserve		17
137	Beech	9	70%	85%	Preserve		9
138	Catalpa	13	50%	50%	Remove		13
139	Yellow Poplar	11	55%	80%	Remove		11
140	Beech	22	50%	85%	Preserve		22
141	Yellow Poplar	10	55%	80%	Preserve		10
142	Yellow Poplar	10	55%	80%	Preserve		10
143	Yellow Poplar	13	55%	80%	Preserve		13
144	Beech	9	60%	85%	Preserve		9
145	Red Maple	8	65%	80%	Preserve		8
146	Red Oak	9	60%	80%	Remove		9
147	Red Oak	9	60%	80%	Preserve		9
148	Beech	21	65%	85%	Preserve		21
149	Beech	16	70%	85%	Preserve		16
150	Black Locust	12	55%	65%	Preserve		12
151	Virginia Pine	15	50%	70%	Remove		15
152	Virginia Pine	16	50%	70%	Preserve		16
153	Beech	16	55%	85%	Remove		16
154	Red Maple	16	55%	80%	Remove		16
155	Red Oak	11	65%	80%	Preserve		11
156	Red Oak	19	70%	80%	Remove		19
157	Red Maple	8	70%	80%	Remove		8
158	Virginia Pine	16	75%	70%	Preserve		16
159	Dead - Hazard	0	0%		Remove		0
160	Yellow Poplar	23	65%	80%	Preserve		23
161	Virginia Pine	17	65%	70%	Preserve		17
162	Red Maple	14	65%	80%	Remove		14
163	Red Oak	14	70%	80%	Remove		14
164	Beech	14	75%	85%	Preserve		14
165	Beech	8	60%	85%	Preserve		8
166	Maple	9	65%	80%	Preserve		9
167	Oak	17	50%	80%	Preserve		17
168	Beech	16	75%	85%	Remove		16
169	Red Maple	16	75%	80%	Preserve		16
170	Yellow Poplar	23	75%	80%	Remove		23
171	Dead - Hazard	0	0%		Remove		0
172	Dead - Hazard	0	0%		Remove		0
173	Beech	10	60%	85%	Preserve		10
174	Yellow Poplar	14	75%	80%	Remove		14
175	Red Maple	19	80%	80%	Remove		19
176	Yellow Poplar	21	75%	80%	Preserve		21
177	Dead - Hazard	0	0%		Remove		0
178	Red Oak	25	80%	80%	Preserve		25
179	Yellow Poplar	22	75%	80%	N/A	Estimated Size; Outside Property Line	22
180	Dead - Hazard	0	0%		N/A	Estimated Size; Outside Property Line	0

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
182	Yellow Poplar	19	65%	80%	Preserve		19
183	Yellow Poplar	15	65%	80%	Preserve		15
184	Beech	15	60%	85%	Preserve		15
185	Yellow Poplar	18	75%	80%	Preserve		18
186	Red Oak	18	70%	80%	Remove		18
187	Red Maple	8	60%	80%	Remove		8
188	Yellow Poplar	10	75%	80%	Remove		10
189	Red Oak	16	75%	80%	N/A	Estimated Size; Outside Property Line	16
190	Yellow Poplar	8	60%	80%	N/A	Estimated Size; Outside Property Line	8
191	Dead - Hazard	0	0%		N/A	Estimated Size; Outside Property Line	0
192	White Oak	13	65%	80%	N/A	Estimated Size; Outside Property Line	13
193	Yellow Poplar	22	65%	80%	N/A	Estimated Size; Outside Property Line	22
194	Yellow Poplar	11	65%	80%	Preserve		11
195	Red Oak	17	70%	80%	Preserve		17
196	Red Oak	9	65%	80%	Preserve		9
197	Beech	15	70%	85%	Preserve		15
198	Yellow Poplar	15	75%	80%	Remove		15
199	Beech	15	75%	85%	Remove		15
200	Yellow Poplar	11	70%	80%	Remove		11
201	Red Oak	16	70%	80%	N/A	Estimated Size; Outside Property Line	16
202	Yellow Poplar	21	55%	80%	N/A	Estimated Size; Outside Property Line	21
203	Red Oak	41	60%	80%	N/A	Estimated Size; Outside Property Line	41
204	Yellow Poplar	8	65%	80%	Preserve		8
205	Red Maple	10	70%	80%	N/A	Estimated Size; Outside Property Line	10
206	Beech	13	65%	85%	N/A	Estimated Size; Outside Property Line	13
207	Red Maple	11	70%	80%	N/A	Estimated Size; Outside Property Line	11
208	Beech	10	65%	85%	Preserve		10
209	White Pine	8	65%	70%	Preserve		8
210	Red Maple	9	70%	80%	Preserve		9
211	Red Oak	9	65%	80%	Preserve		9
212	Beech	10	70%	85%	Remove		10
213	Virginia Pine	13	65%	70%	Remove		13
214	Red Maple	9	70%	80%	N/A	Estimated Size; Area Inaccessible	9
215	Beech	11	70%	85%	Remove		11
216	Yellow Poplar	12	55%	80%	N/A	Estimated Size; Area Inaccessible	12
217	Black Locust	19	55%	65%	Remove		19
218	Red Oak	10	60%	80%	Preserve		10
219	White Pine	11	65%	70%	Remove		11
220	Red Oak	17	70%	80%	Preserve		17
221	Oak	22	50%	80%	Preserve		22
222	Yellow Poplar	15	55%	80%	Remove		15
223	Red Maple	11	55%	80%	Remove		11
224	Yellow Poplar	19	60%	80%	Remove		19
225	Yellow Poplar	10	65%	80%	Remove		10
226	Beech	8	70%	85%	Remove		8

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
227	Red Maple	10	80%	80%	Remove		10
228	Yellow Poplar	15	55%	80%	Remove		15
229	Virginia Pine	10	55%	70%	Remove	Estimated Size; Area Inaccessible	10
230	Virginia Pine	8	60%	70%	Remove	Estimated Size; Area Inaccessible	8
231	Yellow Poplar	12	55%	80%	Remove	Estimated Size; Area Inaccessible	12
232	Red Maple	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
233	Red Maple	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
234	Red Maple	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9
235	Dead - Hazard	0	0%		Remove	Estimated Size; Area Inaccessible	0
236	Red Maple	10	70%	80%	Remove	Estimated Size; Area Inaccessible	10
237	Syacamore	10	55%	80%	Remove	Estimated Size; Area Inaccessible	10
238	Virginia Pine	9	60%	70%	Remove	Estimated Size; Area Inaccessible	9
239	Red Maple	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9
240	Red Maple	13	55%	80%	Remove		13
241	Beech	11	65%	85%	Remove		11
242	Sweetgum	8	70%	80%	Remove		8
243	Yellow Poplar	11	55%	80%	Remove		11
244	Yellow Poplar	16	60%	80%	Remove		16
245	Sweetgum	13	65%	80%	Remove		13
246	Yellow Poplar	12	65%	80%	Remove		12
247	Yellow Poplar	12	65%	80%	Remove		12
248	Yellow Poplar	10	70%	80%	Remove		10
249	Sweetgum	8	65%	80%	Remove		8
250	Sweetgum	8	65%	80%	Remove		8
251	Sweetgum	8	50%	80%	Preserve		8
252	Sweetgum	8	55%	80%	Preserve		8
253	Virgina Pine	10	65%	70%	Remove		10
254	Red Maple	9	65%	80%	Remove		9
255	Red Oak	13	65%	80%	Remove		13
256	Dead - Hazard	0	0%		Remove		0
257	Red Oak	12	70%	80%	Remove		12
258	Black Locust	18	50%	65%	Remove		18
259	Red Oak	14	55%	80%	Remove		14
260	Red Oak	18	55%	80%	Preserve		18
261	Red Oak	19	55%	80%	Remove		19
262	Black Locust	18	65%	65%	Remove	Estimated Size; Area Inaccessible	18
263	Yellow Poplar	9	75%	80%	Remove	Estimated Size; Area Inaccessible	9
264	Yellow Poplar	9	80%	80%	Remove	Estimated Size; Area Inaccessible	9
265	Yellow Poplar	9	55%	80%	Remove	Estimated Size; Area Inaccessible	9
266	Yellow Poplar	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
267	Yellow Poplar	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
268	Yellow Poplar	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9
269	Red Maple	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
270	Yellow Poplar	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
271	Yellow Poplar	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9

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REVISIONS

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1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
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3	03/05/10	REV. PER STAFF COMMENTS	BJS
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6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	AS NOTED
CAD I.D.:	CD9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 21 of 40

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17390
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
TREE CONDITION ANALYSIS

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16C
OF 34

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
272	Yellow Poplar	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
273	Black Locust	11	55%	65%	Remove	Estimated Size; Area Inaccessible	11
274	Yellow Poplar	9	60%	80%	Remove	Estimated Size; Area Inaccessible	9
275	Red Maple	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9
276	Yellow Poplar	9	65%	80%	Remove	Estimated Size; Area Inaccessible	9
277	Black Locust	9	60%	65%	Remove		9
278	Red Maple	11	65%	80%	Remove		11
279	Yellow Poplar	8	60%	80%	Remove		8
280	Black Locust	9	70%	65%	Remove		9
281	White Oak	21	75%	80%	Remove		21
282	White Oak	19	70%	80%	Remove		19
283	White Oak	19	70%	80%	Preserve		19
284	White Oak	10	75%	80%	Preserve		10
285	Red Maple	11	70%	80%	Remove		11
286	White Pine	8	65%	70%	Remove		8
287	White Pine	8	55%	70%	N/A	Outside property line	8
288	White Pine	8	55%	70%	N/A	Outside property line	8
289	White Pine	8	70%	70%	N/A	Outside property line	8
290	White Pine	8	65%	70%	N/A	Outside property line	8
291	White Pine	8	65%	70%	N/A	Outside property line	8
292	White Pine	8	70%	70%	N/A	Outside property line	8
293	White Pine	8	65%	70%	N/A	Outside property line	8
294	White Oak	15	65%	80%	N/A	Outside property line	15
295	Zelkova	11	70%	75%	N/A	Outside property line	11
296	Zelkova	11	75%	75%	N/A	Outside property line	11
297	Zelkova	9	50%	75%	N/A	Outside property line	9
298	Zelkova	4	60%	75%	N/A	Outside property line	4
299	Zelkova	9	60%	75%	N/A	Outside property line	9
300	Zelkova	8	60%	75%	N/A	Outside property line	8
301	Zelkova	4	60%	75%	N/A	Outside property line	4
302	Zelkova	11	60%	75%	N/A	Outside property line	11
303	Zelkova	10	75%	75%	N/A	Outside property line	10
304	Zelkova	10	75%	75%	N/A	Outside property line	10
305	Zelkova	10	75%	75%	Remove		10
306	Zelkova	8	70%	75%	Remove		8
307	Zelkova	7	70%	75%	Remove		7
308	Aristocrat Pear	7	55%	30%	Preserve		7
309	Red Maple	15	75%	80%	Preserve		15
310	Honey Locust	13	75%	65%	Preserve		13
311	Aristocrat Pear	17	75%	30%	Remove		17
312	Aristocrat Pear	6	65%	30%	Remove		6
313	Aristocrat Pear	18	65%	30%	Remove		18
314	Aristocrat Pear	6	65%	30%	Remove		6
315	Aristocrat Pear	7	70%	30%	Remove		7

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
407	Fir	9	70%	75%	Remove		9
408	White Pine	7	65%	70%	Remove		7
409	White Oak	17	75%	80%	Remove		17
410	White Oak	17	75%	80%	Remove		17
411	White Oak	22	75%	80%	Remove		22
412	White Oak	22	75%	80%	Remove		22
413	Red Maple - Multi	13	75%	80%	Remove		13
414	Red Maple - Multi	12	75%	80%	Remove		12
415	Honey Locust	15	70%	70%	Remove		15
416	Honey Locust	13	65%	70%	Remove		13
417	Red Oak	41	75%	80%	Remove		41
418	Black Locust	10	65%	65%	Remove		10
419	Black Locust	11	65%	65%	Remove		11
420	Black Locust	10	65%	65%	Remove		10
421	Honey Locust	13	75%	70%	Remove		13
422	Honey Locust	12	75%	70%	Remove		12
423	Honey Locust	10	75%	70%	Remove		10
424	Aristocrat Pear	14	65%	30%	Remove		14
425	Aristocrat Pear	10	65%	30%	Remove		10
426	Honey Locust	9	70%	70%	Remove		9
427	Honey Locust	10	70%	70%	Remove		10
428	Aristocrat Pear	10	0%	30%	Remove		10
429	Aristocrat Pear	9	0%	30%	Remove		9
430	Aristocrat Pear	8	0%	30%	Remove		8

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
317	Honey Locust	11	75%	70%	Remove		11
318	Honey Locust	10	70%	70%	Remove		10
319	Aristocrat Pear	13	65%	30%	Remove		13
320	Green Ash	9	50%	60%	Remove		9
321	Green Ash	9	50%	60%	Remove		9
322	Aristocrat Pear	7	65%	30%	Remove		7
323	Aristocrat Pear	7	65%	30%	Remove		7
324	Aristocrat Pear	8	60%	30%	Remove		8
325	Aristocrat Pear	10	60%	30%	Remove		10
326	Aristocrat Pear	17	60%	30%	Remove		17
327	Aristocrat Pear	12	65%	30%	Remove		12
328	Aristocrat Pear	6	60%	30%	Remove		6
329	Aristocrat Pear	5	65%	30%	Remove		5
330	Beech	10	75%	85%	Remove		10
331	Aristocrat Pear	9	55%	30%	Remove		9
332	Aristocrat Pear	7	60%	30%	Remove		7
333	Aristocrat Pear	5	65%	30%	Remove		5
334	Aristocrat Pear	7	65%	30%	Remove		7
335	Aristocrat Pear	8	65%	30%	Remove		8
336	Aristocrat Pear	11	65%	30%	Remove		11
337	Aristocrat Pear	22	65%	30%	Remove		22
338	Aristocrat Pear	15	65%	30%	Remove		15
339	Aristocrat Pear	6	70%	30%	Remove		6
340	Aristocrat Pear	8	65%	30%	Remove		8
341	White Pine	15	75%	70%	Remove		15
342	Honey Locust	7	0%	70%	Remove		7
343	Honey Locust	9	75%	70%	Remove		9
344	Aristocrat Pear	4	70%	30%	Remove		4
345	Aristocrat Pear	7	70%	30%	Remove		7
346	Aristocrat Pear	7	65%	30%	Remove		7
347	Beech	10	0%	85%	Remove		10
348	Beech	10	0%	85%	Remove		10
349	Maple	9	0%	80%	Remove		9
350	Red Oak	11	0%	80%	Remove		11
351	Pin Oak	9	0%	80%	Remove		9
352	Beech	9	0%	85%	Remove		9
353	White Pine	18	70%	70%	Remove		18
354	Black Locust	9	0%	65%	Remove		9
355	Black Locust	9	0%	65%	Remove		9
356	Red Oak	19	0%	80%	Remove		19
357	White Oak	11	0%	80%	Remove		11
358	Black Locust	9	0%	65%	Remove		9
359	Beech	15	0%	85%	Remove		15
360	Red Oak	18	0%	80%	Remove		18
361	Red Oak	18	0%	80%	Remove		18

Tree Condition Analysis for University Mall (Fairfax County Parcel ID: 068-1-0009)

Tree Condition Analysis Performed by Nicholas Georgas, ISA Certified Arborist MA-5061A on 3/26/10

#	Species	Size (DBH in inches)	Condition Rating (%)	Species Rating (%)	Preserve or Remove Tree	Remarks	CRZ (feet)
362	Beech	14	0%	85%	Remove		14
363	Yellow Poplar	16	0%	80%	Remove		16
364	Dead - Hazard	0	0%		Remove		0
365	Black Locust	15	0%	65%	Remove		15
366	Bradford Pear	13	55%	30%	Remove		13
367	Bradford Pear	13	0%	30%	Remove		13
368	Bradford Pear	13	0%	30%	Remove		13
369	Fir	6	0%	65%	Remove		6
370	Green Ash	10	25%	60%	Remove		10
371	Green Ash	6	0%	60%	Remove		6
372	Dead - Hazard	0	0%		Remove		0
373	Virginia Pine	14	65%	70%	Remove		14
374	Fir	7	0%	75%	Remove		7
375	Fir	12	75%	75%	Remove		12
376	Aristocrat Pear	7	65%	30%	Remove		7
377	Aristocrat Pear	11	65%	30%	Remove		11
378	Aristocrat Pear	3	0%	30%	Remove		3
379	Aristocrat Pear	8	55%	30%	Remove		8
380	Aristocrat Pear	5	0%	30%	Remove		5
381	Dead - Hazard	13	65%	30%	Remove		13
382	White Fir	8	55%	75%	Remove		8
383	Aristocrat Pear	9	60%	30%	Remove		9
384	White Pine	11	70%	70%	Remove		11
385	White Pine	15	65%	70%	Remove		15
386	Aristocrat Pear	11	65%	30%	Remove		11
387	Virginia Pine	14	65%	70%	Remove		14
388	Virginia Pine	16	70%	70%	Remove		16
389	Aristocrat Pear	9	65%	30%	Remove		9
390	White Pine	10	70%	70%	Remove		10
391	White Pine	10	70%	70%	Remove		10
392	White Pine	9	70%	70%	Remove		9
393	White Pine	8	70%	70%	Remove		8
394	White Pine	9	70%	70%	Remove		9
395	Aristocrat Pear	10	85%	30%	Remove		10
396	Aristocrat Pear	13	60%	30%	Remove		13
397	Aristocrat Pear	8	65%	30%	Remove		8
398	Aristocrat Pear	9	65%	30%	Remove		9
399	Aristocrat Pear	13	65%	30%	Remove		13
400	Dogwood	8	75%	70%	Remove		8
401	White Oak	17	70%	80%	Remove		17
402	White Oak	9	70%	80%	Remove		9
403	Aristocrat Pear	11	60%	30%	Remove		11
404	Aristocrat Pear	15	65%	30%	Remove		15
405	Aristocrat Pear	12	65%	30%	Remove		12
406	Aristocrat Pear	8	65%	30%	Remove		8

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 22 of 40

MISS UTILITY

BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
2	09/04/09	REV. PER PRE-STAFFING COMMENTS	BLG
3	03/05/10	REV. PER STAFF COMMENTS	BJS
4	07/23/10	REV. PER CLIENT AND STAFF COMMENTS	BJS
5	09/07/10	REV. PER COUNTY COMMENTS	BJS
6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	AS NOTED
CAD I.D.:	CD9

PROJECT:

GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT

FOR

GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02

COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN

PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17390
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:

TREE CONDITION ANALYSIS

SHEET NUMBER:

16D

OF 34

NOTE:
SEE SHEETS 16-16D FOR EVM AND EXISTING TREE CONDITION ANALYSIS

LANDSCAPE SCHEDULE

KEY	QTY	SIZE	STOCK TYPE	REMARKS	10 YR. TREE CANOPY (SF)	SUB-TOTAL (SF) 10 YEAR TREE CANOPY
CATEGORY IV DECIDUOUS TREES						
	120	2 1/2-3" CAL.	B+B	-	200	24,000
	16	2 1/2-3" CAL.	B+B	NATIVE	200	3,200
	81	2 1/2-3" CAL.	B+B	-	-	-
	217					27,200
CATEGORY III DECIDUOUS TREES						
	20	2 1/2-3" CAL.	B+B	NATIVE	150	3,000
	23	2 1/2-3" CAL.	B+B	-	150	3,450
						6,450
CATEGORY II DECIDUOUS TREES						
	13	2 1/2-3" CAL.	B+B	-	-	-
CATEGORY II EVERGREEN TREES						
	28	2 1/2-3" CAL.	B+B	-	100	2,800
CATEGORY I EVERGREEN TREES						
	52	8-10'	B+B	-	50	2,600
	6	6-7'	B+B	-	-	-
EVERGREEN SHRUBS						
	247	30-36"	TO BE DETERMINED AT TIME OF SITE PLAN			

*39,050 SF OF PROPOSED CANOPY
NOTE: SEE TABLE 12.12 ON SHEET 18 FOR OVERALL 10 YEAR CANOPY TOTAL

NOTES:

1. *SEE SHEET 18 FOR COMPLIANCE CHARTS
2. DAYCARE TENANT TO PROVIDE AMENITIES IN OUTDOOR PLAY AREA DETAILS TO BE PROVIDED AT SITE PLAN.
3. 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 GEMNOPLASM COLLECTED WITHIN THE MID-ATLANTIC REGION.

LANDSCAPE LEGEND

- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (INTERIOR PARKING LOT (PRIMARILY))
- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (PERIMETER LANDSCAPE (PRIMARILY))
- CATEGORY IV DECIDUOUS TREE (NO CANOPY CREDIT TAKEN) (PLANTER BOX TREE/TREE IN EASEMENT)
- CATEGORY III DECIDUOUS TREE (150 SF CANOPY CREDIT) (INTERIOR PARKING LOT)
- CATEGORY III DECIDUOUS TREE (150 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY II DECIDUOUS TREE (NO CANOPY CREDIT) (PERIMETER LANDACAPE)
- CATEGORY II EVERGREEN TREE (100 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTINGS)
- CATEGORY I EVERGREEN TREE (50 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTINGS)
- CATEGORY I EVERGREEN TREE (NO CANOPY CREDIT TAKEN) (SCREENING BUFFER)
- EVERGREEN SHRUB
- VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 10-YEAR TREE CANOPY

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 23 of 40

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTORS RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

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6	11/29/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/23/11	REV. PER COUNTY COMMENTS	BJS
9	03/16/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SEG

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
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DISTRICT OF COLUMBIA LICENSE No.: PE904972
NORTH CAROLINA LICENSE No. 034100
MARYLAND LICENSE No. 34581

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
17
OF 34

COMPLIANCE CHART FOR THE FAIRFAX COUNTY ZONING ORDINANCE

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
13-202 PERIPHERAL 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 ABUTS LAND NOT IN THE R.O.W. OF A STREET: A. A LANDSCAPING STRIP FOUR FEET IN WIDTH SHALL BE LOCATED BETWEEN THE PARKING LOT AND THE ABUTTING PROPERTY LINES, 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	PROPOSED USE: COMMERCIAL REQUIRED: 4' LANDSCAPE STRIP ALONG PROPERTY LINE, ONE (1) TREE PER 50 LINEAR FEET. EAST PROPERTY LINE - 490 L.F./50 = 10 PROVIDED: ADJACENT PROPERTY CONTAINS A FOUR (4') LANDSCAPE STRIP BETWEEN THE EXISTING DRIVE AISLE AND THE PROPERTY LINE. TEN (10) EXISTING TREES WILL REMAIN TO MEET THE QUANTITY REQUIREMENT OF TEN (10) TREES.	COMPLIES
	2. WHERE A PROPERTY LINE ABUTS THE R.O.W. OF A STREET: A. A LANDSCAPE STRIP 10' 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.	10' LANDSCAPE STRIP ALONG R.O.W.'S, ONE (1) TREE PER 40 LINEAR FEET. REQUIRED: BRADDOCK ROAD 1,150'/40 = 29 TREES PROVIDED: BRADDOCK ROAD - 8 CATEGORY IV DECID. TREES 165 EVERGREEN SHRUBS NOTE: DUE TO THE PRESENCE OF VARIOUS EXISTING UTILITY EASEMENTS, UNDERGROUND UTILITIES, AND OVERHEAD TRANSMISSION LINES ALONG BRADDOCK ROAD, THE REQUIRED 29 TREES CAN NOT 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.	*MODIFICATION REQUESTED FOR REDUCTION OF TREE PLANTING REQUIREMENT
		REQUIRED: OX ROAD- 966'/40 = 24 TREES PROVIDED: *OX ROAD- 7 EXISTING TREES 4 CATEGORY IV DECID. TREES 13 CATEGORY II DECID. TREES 82 EVERGREEN SHRUBS NOTE: 10' LANDSCAPE STRIP NOT FULFILLED ALONG 243' OF OX ROAD. NOTE: DUE TO THE PRESENCE OF VARIOUS EXISTING UTILITY EASEMENTS AND OVERHEAD UTILITY LINES ALONG OX ROAD, A MIXTURE OF EXISTING TREES, CATEGORY IV, 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 EASEMENTS IN THE PLANTING AREA.	*WAIVER/ MODIFICATION REQUESTED FOR REDUCTION IN LANDSCAPE STRIP WIDTH AND TREE PLANTING REQUIREMENT
13-302 TRANSITIONAL SCREENING REQUIREMENTS	C. TRANSITIONAL SCREENING 3 SHALL CONSIST OF AN UNBROKEN STRIP OF OPEN SPACE A MINIMUM OF 50 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 E - 6 FT. HIGH BLOCK WALL SOUTH PROPERTY LINE - 908 LF. 908 X 50 = 45,400 X .75 (REQ. CANOPY) = 34,050 34,050 SF OF TREE CANOPY REQUIRED PROVIDED: 6 FT. HIGH BLOCK WALL 37,060 SF OF EXISTING VEGETATION	COMPLIES
13-401 TREE COVER REQUIREMENTS	ZONING DISTRICT: COMMERCIAL SITE SHALL HAVE 10% COVERAGE OF TREE CANOPY	SEE TREE COVER CALCULATIONS CHART ON THIS SHEET	COMPLIES

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THE WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	105,138
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	12.1%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10%
D	PERCENTAGE OF THE 10-TEAR 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 12-0507.3	N/A
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 12-0507.4	
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		TOTALS
A. TREE PRESERVATION TARGET AND STATEMENT		
A 1	PLACE THE TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT HERE PRECEDING THE 10-YEAR TREE CANOPY CALCULATIONS	
B. TREE CANOPY REQUIREMENT		
B1	IDENTIFY GROSS SITE AREA =	866,444
B2	SUBTRACT AREA DEDICATED TO PARKS AND ROAD FRONTAGE =	0
B3	SUBTRACT AREA OF EXEMPTIONS =	-
B4	ADJUSTED GROSS SITE AREA (B1-B2) =	866,444
B5	IDENTIFY SITES ZONING AND OR USE =	COMMERCIAL
B6	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED =	10%
B7	AREA OF 10-YEAR TREE CANOPY REQUIRED (B4 x B5) =	86,644
B8	MODIFICATION OF 10-YEAR TREE CANOPY REQUIREMENTS REQUESTED?	NO
B9	IF B8 YES, THEN LIST PLAN SHEET WHERE MODIFICATION REQUEST IS LOCATED	N/A
C. TREE PRESERVATION		
C1	TREE PRESERVATION TARGET AREA =	10,514
C2	TOTAL CANOPY AREA MEETING STANDARDS OF § 12-0200 =	37,060
C3	C2 X 1.25 =	46,325
C4	TOTAL CANOPY AREA PROVIDED BY UNIQUE OR VALUABLE FOREST OR WOODLAND COMMUNITIES =	0
C5	C4 X 1.5	0
C6	TOTAL CANOPY AREA PROVIDED BY "HERITAGE," "MEMORIAL," "SPECIMEN," OR "STREET" TREES =	0
C7	C6 X 1.5 TO 3.0 =	0
C8	CANOPY AREA OF TREES WITHIN RESOURCE PROTECTION AREAS AND 100-YEAR FLOODPLAINS =	0
C9	C8 X 1.0 =	0
C10	TOTAL OF C3, C5, C7, AND C9 =	46,325
D. TREE PLANTING		
D1	AREA OF CANOPY TO BE MET THROUGH TREE PLANTING (B7-C10) =	40,319
D2	AREA OF CANOPY PLANTED FOR AIR QUALITY BENEFITS =	0
D3	X 1.5 =	0
D4	AREA OF CANOPY PLANTED FOR ENERGY CONSERVATION =	0
D5	X 1.5 =	0
D6	AREA OF CANOPY PLANTED FOR WATER QUALITY BENEFITS =	0
D7	X 1.5 =	0
D8	AREA OF CANOPY PROVIDED BY NATIVE TREES =	6,200
D9	X 1.5 =	9,300
D10	AREA OF CANOPY PROVIDED BY IMPROVED CULTIVARS AND VARIETIES =	0
D11	X 1.25=	0
D12	AREA OF CANOPY PROVIDED THROUGH TREE SEEDLINGS =	0
D13	X 1.0 =	0
D14	AREA OF CANOPY PROVIDED THROUGH NATIVE SHRUBS OR WOODY SEED MIX =	0
D15	X 1.0 =	0
D16	PERCENTAGE OF D14 REPRESENTED BY D15 =	0
	AREA OF CANOPY NOT MEETING MULTIPLIER CRITERIA	32,850
D17	TOTAL CANOPY AREA PROVIDED THROUGH TREE PLANTING =	42,150
D18	IS AN OFFSITE PLANTING RELIEF REQUESTED?	NO
D19	TREE BANK OR TREE FUND?	N/A
D20	CANOPY AREA REQUESTED TO BE PROVIDED THROUGH OFFSITE BANKING OR TREE FUND =	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) =	46,325
E2	TOTAL OF CANOPY AREA PROVIDED THROUGH TREE PLANTING (D17) =	42,150
E3	TOTAL OF CANOPY AREA PROVIDED THROUGH OFFSITE MECHANISM (D19) =	0
E4	TOTAL OF 10-YEAR TREE CANOPY PROVIDED =	88,475
	PERCENTAGE OF 10-YEAR TREE CANOPY PROVIDED =	10.21%

NOTE:
SEE SHEETS 16-16D FOR EVM AND EXISTING TREE CONDITION ANALYSIS

LANDSCAPE SCHEDULE

KEY	QTY	SIZE	STOCK TYPE	REMARKS	10 YR. TREE CANOPY (SF)	SUB-TOTAL (SF) 10 YEAR TREE CANOPY
CATEGORY IV DECIDUOUS TREES						
	120	2 1/2-3" CAL.	B+B	-	200	24,000
	16	2 1/2-3" CAL.	B+B	NATIVE	200	3,200
	81	2 1/2-3" CAL.	B+B	-	-	-
	217					27,200
CATEGORY III DECIDUOUS TREES						
	20	2 1/2-3" CAL.	B+B	NATIVE	150	3,000
	23	2 1/2-3" CAL.	B+B	-	150	3,450
						6,450
CATEGORY II DECIDUOUS TREES						
	13	2 1/2-3" CAL.	B+B	-	-	-
CATEGORY II EVERGREEN TREES						
	28	2 1/2-3" CAL.	B+B	-	100	2,800
CATEGORY I EVERGREEN TREES						
	52	8-10'	B+B	-	50	2,600
	6	6-7'	B+B	-	-	-
EVERGREEN SHRUBS						
	247	30-36"	TO BE DETERMINED AT TIME OF SITE PLAN			

*39,050 SF OF PROPOSED CANOPY

NOTE: SEE TABLE 12.12 ON SHEET 18 FOR OVERALL 10 YEAR CANOPY TOTAL

NOTES:

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 GEMNOPLASM COLLECTED WITHIN THE MID-ATLANTIC REGION.

LANDSCAPE LEGEND

- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (INTERIOR PARKING LOT (PRIMARILY))
- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (PERIMETER LANDSCAPE (PRIMARILY))
- CATEGORY IV DECIDUOUS TREE (NO CANOPY CREDIT TAKEN) (PLANTER BOX TREE/TREE IN EASEMENT)
- CATEGORY III DECIDUOUS TREE (150 SF CANOPY CREDIT) (INTERIOR PARKING LOT)
- CATEGORY III DECIDUOUS TREE (150 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY II DECIDUOUS TREE (NO CANOPY CREDIT) (PERIMETER LANDACAPE)
- CATEGORY II EVERGREEN TREE (100 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTINGS)
- CATEGORY I EVERGREEN TREE (50 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTINGS)
- CATEGORY I EVERGREEN TREE (NO CANOPY CREDIT TAKEN) (SCREENING BUFFER)
- EVERGREEN SHRUB
- VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 10-YEAR TREE CANOPY

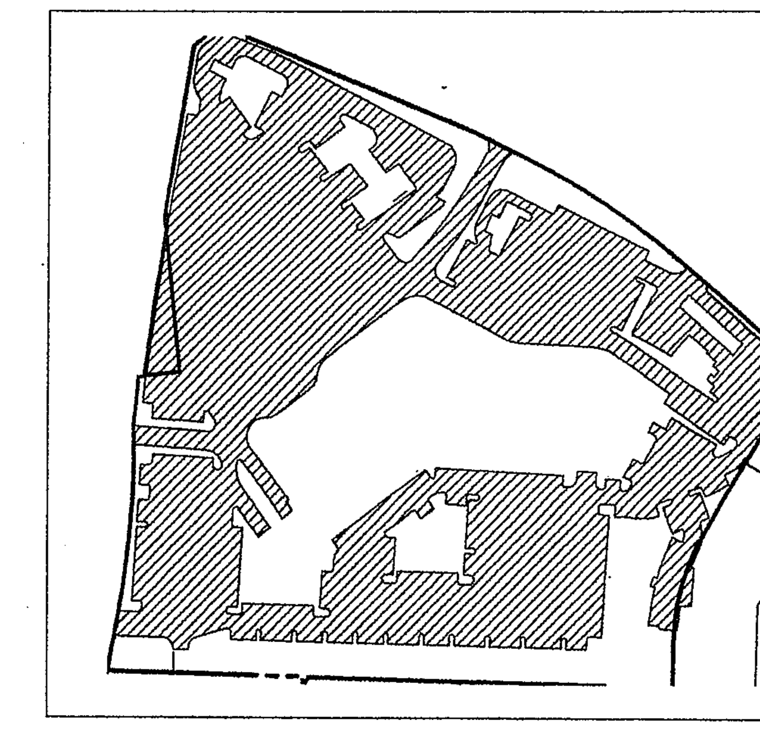
COMPLIANCE CHART FOR THE PUBLIC FACILITIES MANUAL

SECTION	REQUIREMENTS	CALCULATIONS (REQUIRED/PROPOSED)	COMPLIANCE
12-0513 INTERIOR PARKING LOT LANDSCAPING	12-0513.1 REQUIREMENT AS STATED IN ARTICLE 13 OF THE ZONING ORDINANCE, ALL PARKING LOTS WITH 20 OR MORE SPACES ARE REQUIRED TO PROVIDE INTERIOR PARKING LOT LANDSCAPING THAT COVERS NO LESS THAN 5% OF THE TOTAL AREA OF THE PARKING LOT.	SEE TABLE 12.13 ON THIS SHEET	COMPLIES
12-0514 LANDSCAPE PLANS	12-0514.1L PLANT DIVERSITY. TO CURTAIL THE SPREAD OF DISEASE OR INSECT INFESTATION IN A PLANT SPECIES, NO MORE THAN 10 PERCENT OF THE TREES REQUIRED TO BE PLANTED ONSITE 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.	COMPLIES
	12-0514.4 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

TABLE 12.13 INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	510,398 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	25,520 S.F.
TOTAL SHADE TREE CANOPY PROVIDED: 120 TREES @ 200 S.F. EACH: 20 TREES @ 150 S.F. EACH:	 24,000 S.F. 3,000 S.F.
TOTAL AREA REQUIRED =	25,520 S.F.
TOTAL AREA PROVIDED =	27,000 S.F.

INTERIOR PARKING LOT CALCULATIONS



N W E S

PARKING LOT AREA TO BE COUNTED (510,398 S.F.)

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 24 of 40

MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY TO HAVE ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS

OFFICES:
◆ WARREN, NJ ◆ STERLING, VA
◆ SOUTHBOROUGH, MA ◆ BOWIE, MD
◆ ALBANY, NY ◆ TOWSON, MD
◆ PURCHASE, NY ◆ WARRENTON, VA
◆ RONKONKOMA, NY ◆ FORT LAUDERDALE, FL
◆ CHALFONT, PA ◆ CENTER VALLEY, PA

THE INFORMATION, DESIGN AND CONTENT OF THIS PLAN ARE PROPRIETARY AND SHALL NOT BE COPIED OR USED FOR ANY PURPOSE WITHOUT PRIOR WRITTEN AUTHORIZATION FROM BOHLER ENGINEERING, P.C. ONLY APPROVED, SIGNED AND SEALED PLANS SHALL BE UTILIZED FOR CONSTRUCTION PURPOSES © 2007 BOHLER ENGINEERING

REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
2	09/04/09	REV. PER PRE-STAFFING COMMENTS	BLG
3	03/05/10	REV. PER STAFF COMMENTS	BJS
4	07/23/10	REV. PER CLIENT AND STAFF COMMENTS	BJS
5	08/07/10	REV. PER COUNTY COMMENTS	BJS
6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	N.T.S.
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02

COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

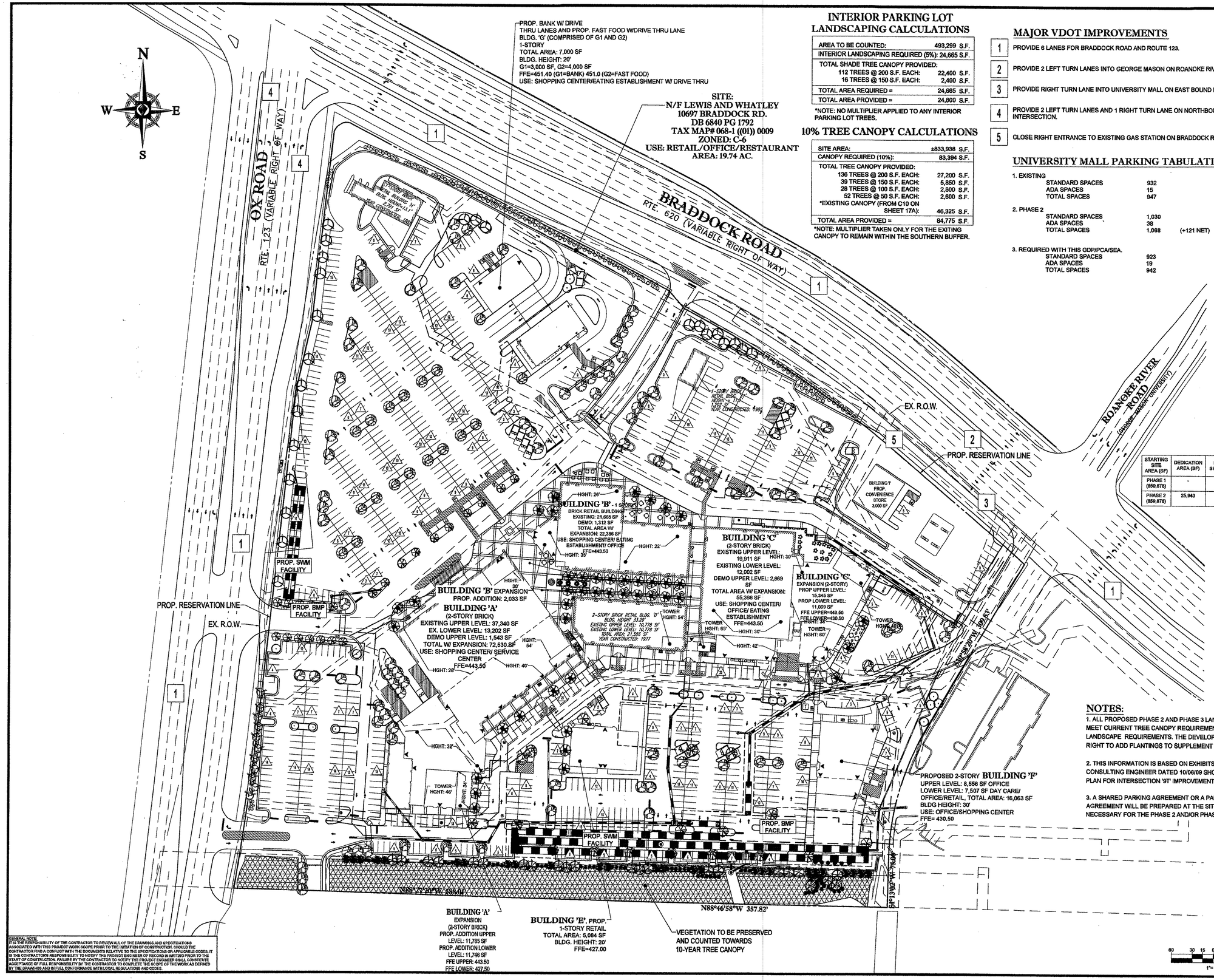
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17300
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE904672
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

SHEET TITLE:
LANDSCAPE DETAILS

SHEET NUMBER:
18
OF 34



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	493,299 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	24,665 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	
112 TREES @ 200 S.F. EACH:	22,400 S.F.
16 TREES @ 150 S.F. EACH:	2,400 S.F.
TOTAL AREA REQUIRED =	24,665 S.F.
TOTAL AREA PROVIDED =	24,800 S.F.

*NOTE: NO MULTIPLIER APPLIED TO ANY INTERIOR PARKING LOT TREES.

10% TREE CANOPY CALCULATIONS

SITE AREA:	±833,938 S.F.
CANOPY REQUIRED (10%):	83,394 S.F.
TOTAL TREE CANOPY PROVIDED:	
136 TREES @ 200 S.F. EACH:	27,200 S.F.
39 TREES @ 150 S.F. EACH:	5,850 S.F.
28 TREES @ 100 S.F. EACH:	2,800 S.F.
52 TREES @ 50 S.F. EACH:	2,600 S.F.
*EXISTING CANOPY (FROM C10 ON SHEET 17A):	46,325 S.F.
TOTAL AREA PROVIDED =	84,775 S.F.

*NOTE: MULTIPLIER TAKEN ONLY FOR THE EXITING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

MAJOR VDOT IMPROVEMENTS

1. PROVIDE 6 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 NORTHBOUND ROUTE 123 AT BRADDOCK ROAD INTERSECTION.
5. CLOSE RIGHT ENTRANCE TO EXISTING GAS STATION ON BRADDOCK ROAD.

UNIVERSITY MALL PARKING TABULATIONS (OVERALL)

1. EXISTING
   - STANDARD SPACES 932
   - ADA SPACES 15
   - TOTAL SPACES 947
2. PHASE 2
   - STANDARD SPACES 1,030
   - ADA SPACES 38
   - TOTAL SPACES 1,068 (+121 NET)
3. REQUIRED WITH THIS GDP/PCA/SEA.
   - STANDARD SPACES 923
   - ADA SPACES 19
   - TOTAL SPACES 942

STARTING SITE AREA (SF)	DEDICATION AREA (SF)	REMAINING SITE AREA (SF)	OPEN SPACE AREA PROVIDED (SF)	OPEN SPACE REQUIRED (15%)(SF)
PHASE 1 (859,678)	-	859,678	228,402 (26.56%)	128,938
PHASE 2 (859,678)	25,940	833,938	227,730 (27.31%)	125,091

NOTES:

1. ALL PROPOSED PHASE 2 AND PHASE 3 LANDSCAPING PLANTING MEET CURRENT TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO ADD PLANTINGS TO SUPPLEMENT REQUIREMENTS.
2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 10/06/09 SHOWING THE CURRENT PLAN FOR INTERSECTION '9T' 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.

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60 30 15 0 60
1"= 80'

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SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BJG
2	09/04/09	REV. PER PRE-STAFFING COMMENTS	BJG
3	03/05/10	REV. PER STAFF COMMENTS	BJS
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7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/03/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	CBL
DATE:	01/15/09
SCALE:	1"=60'
CAD I.D.:	INT - 9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015
PROFFER CONDITION AMENDMENT PCA C-083-02
SPECIAL EXCEPTION AMENDMENT SEA 87-A-088-02
COLLEGE TOWN
SSOCIATES, L.P.

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 25 of 40

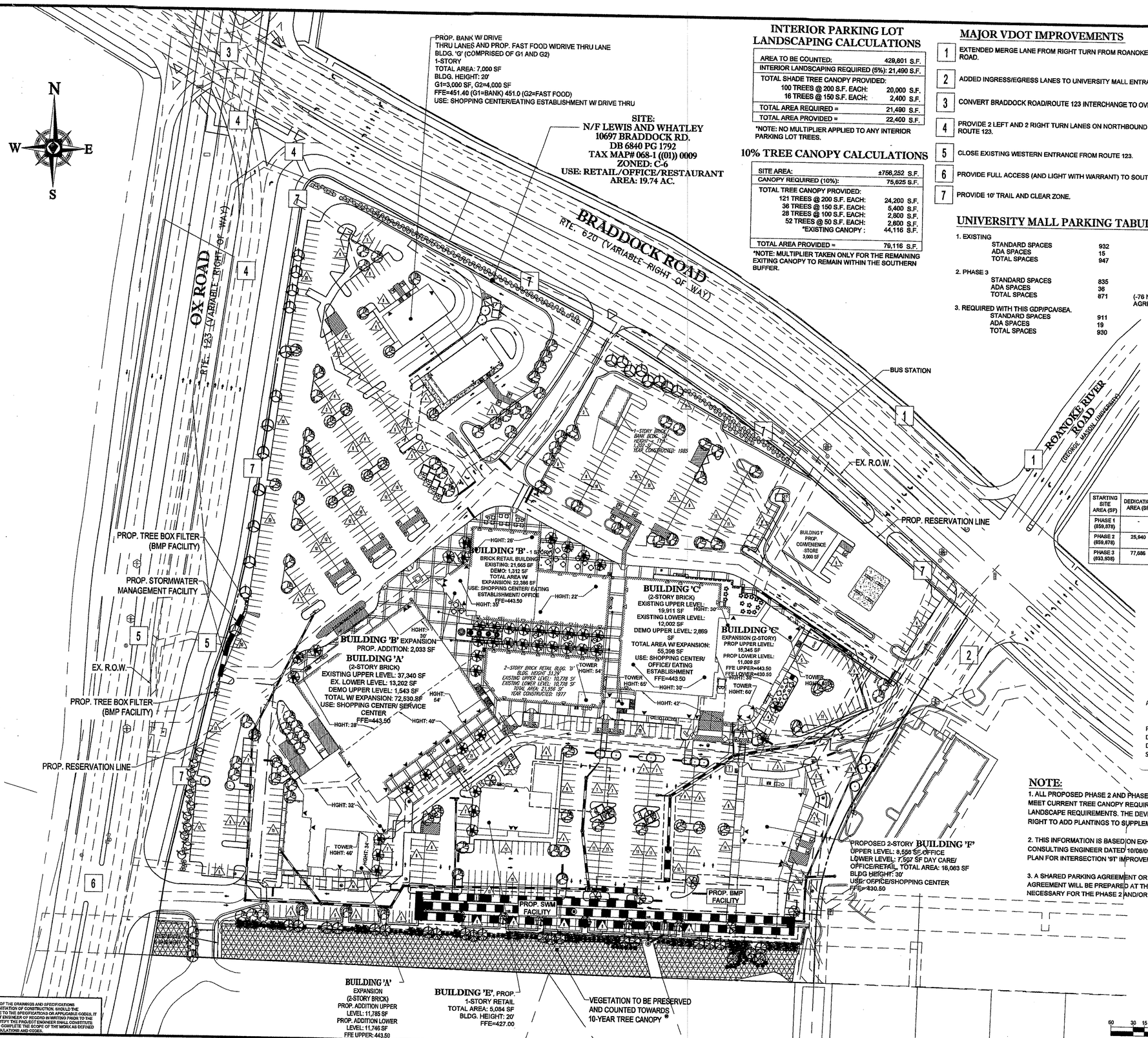
RSITY MALL
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
VIDET VIRGINIA LICENSE No. 17306
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE004972
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34581

SHEET TITLE:
PHASE 2 PLAN

SHEET NUMBER:
19
OF 34



INTERIOR PARKING LOT LANDSCAPING CALCULATIONS

AREA TO BE COUNTED:	428,801 S.F.
INTERIOR LANDSCAPING REQUIRED (5%):	21,490 S.F.
TOTAL SHADE TREE CANOPY PROVIDED:	
100 TREES @ 200 S.F. EACH:	20,000 S.F.
16 TREES @ 150 S.F. EACH:	2,400 S.F.
TOTAL AREA REQUIRED =	21,490 S.F.
TOTAL AREA PROVIDED =	22,400 S.F.

*NOTE: NO MULTIPLIER APPLIED TO ANY INTERIOR PARKING LOT TREES.

10% TREE CANOPY CALCULATIONS

SITE AREA:	±756,252 S.F.
CANOPY REQUIRED (10%):	75,625 S.F.
TOTAL TREE CANOPY PROVIDED:	
121 TREES @ 200 S.F. EACH:	24,200 S.F.
36 TREES @ 150 S.F. EACH:	5,400 S.F.
28 TREES @ 100 S.F. EACH:	2,800 S.F.
52 TREES @ 50 S.F. EACH:	2,800 S.F.
*EXISTING CANOPY :	44,116 S.F.
TOTAL AREA PROVIDED =	79,116 S.F.

*NOTE: MULTIPLIER TAKEN ONLY FOR THE REMAINING EXITING CANOPY TO REMAIN WITHIN THE SOUTHERN BUFFER.

MAJOR VDOT IMPROVEMENTS

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

UNIVERSITY MALL PARKING TABULATIONS (OVERALL)

1. EXISTING
   - STANDARD SPACES 932
   - ADA SPACES 15
   - TOTAL SPACES 947
2. PHASE 3
   - STANDARD SPACES 835
   - ADA SPACES 36
   - TOTAL SPACES 871 (-76 NET-POTENTIAL SHARED PARKING AGREEMENT NEEDED)
3. REQUIRED WITH THIS GDP/PCA/SEA.
   - STANDARD SPACES 911
   - ADA SPACES 19
   - TOTAL SPACES 930

STARTING SITE AREA (SF)	DEDICATION AREA (SF)	REMAINING SITE AREA (SF)	OPEN SPACE AREA PROVIDED (SF)	OPEN SPACE REQUIRED (15%)(SF)
PHASE 1 (859,878)	-	859,878	228,402 (26.56%)	128,936
PHASE 2 (859,878)	25,940	833,938	227,730 (27.31%)	125,091
PHASE 3 (833,938)	77,686	756,252	230,521 (30.48%)	113,438

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (SDP) (FDP) (SEA Plat)
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Sheet 26 of 40

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTE:

1. ALL PROPOSED PHASE 2 AND PHASE 3 LANDSCAPING PLANTING MEET CURRENT TREE CANOPY REQUIREMENTS AND PERIMETER LANDSCAPE REQUIREMENTS. THE DEVELOPER RESERVES THE RIGHT TO ADD PLANTINGS TO SUPPLEMENT REQUIREMENTS.
2. THIS INFORMATION IS BASED ON EXHIBITS FROM VDOT'S CONSULTING ENGINEER DATED 10/06/09 SHOWING THE CURRENT PLAN FOR INTERSECTION '91' IMPROVEMENTS.
3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 2 AND/OR PHASE 3 PLAN PHASES.

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9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/08
SCALE:	1"=60'
CAD I.D.:	ULT - 9

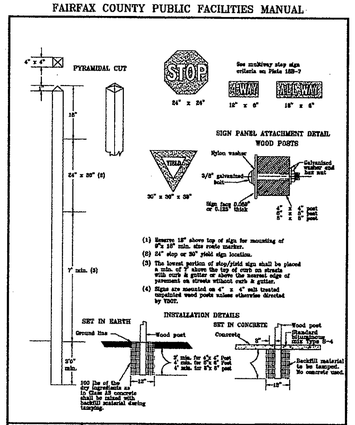
PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

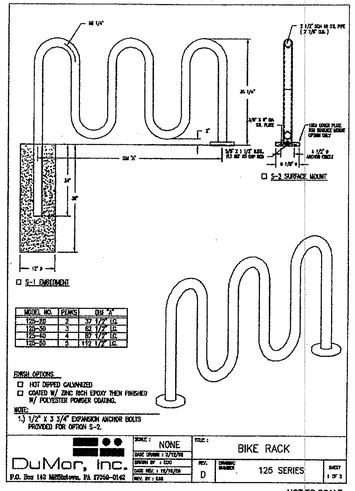
COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

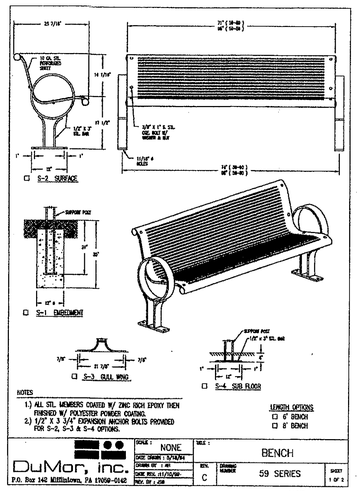
D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17290
VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE0040572
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34881

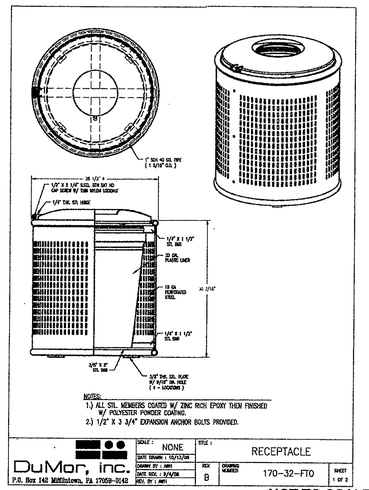
SHEET TITLE:
PHASE 3 PLAN

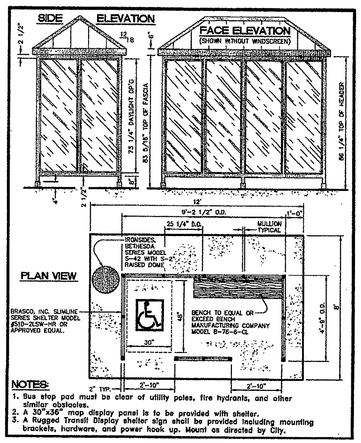
SHEET NUMBER:
20
OF 34

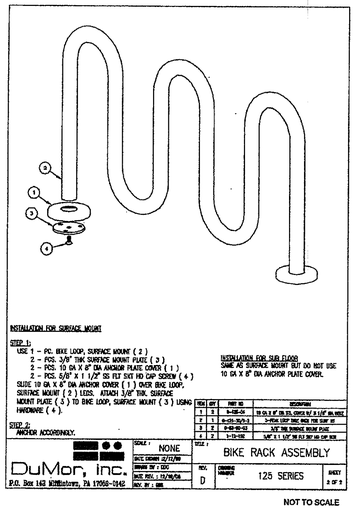


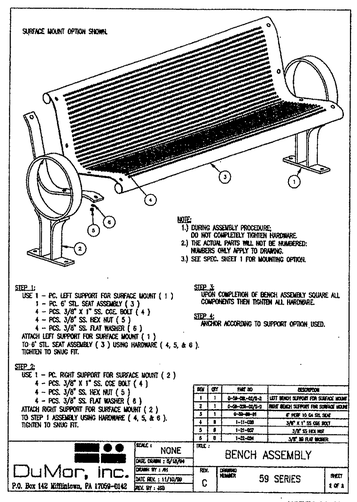


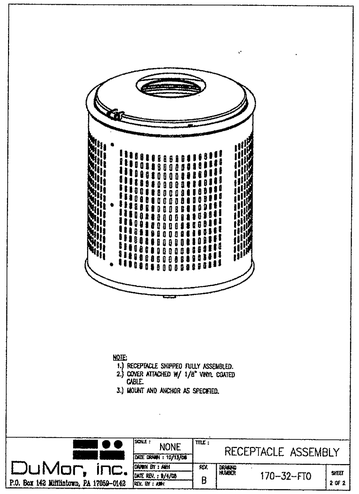


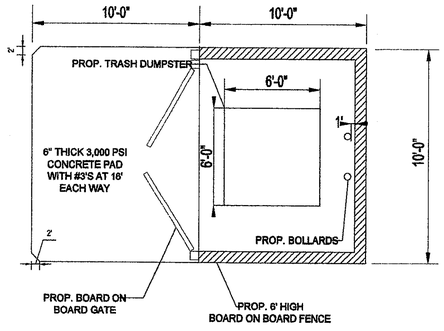


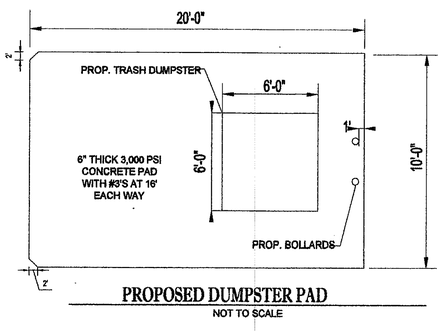


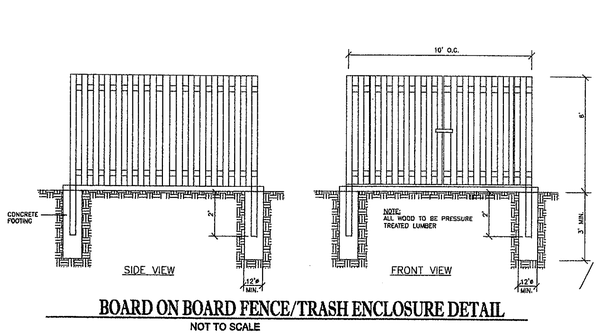












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NOTE:
ARCHITECTURAL REFERENCES AND MATERIAL SPECIFICATIONS PROVIDED UNDER SEPARATE COVER.

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NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	N/A
CAD I.D.:	CD9

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FOR
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COLLEGE TOWN ASSOCIATES L.P.
COLUMBIA, HOWARD COUNTY, MARYLAND

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (PDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
Date of (BOS) (PC) Approval April 26, 2011
Sheet 27 of 40

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43616
3/11/11
PROFESSIONAL ENGINEER

D. B. LOGAN
PROFESSIONAL ENGINEER
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VIRGINIA LICENSE No. 043616
DISTRICT OF COLUMBIA LICENSE No. PE830457Z
NORTH CAROLINA LICENSE No. 034106
MARYLAND LICENSE No. 34861

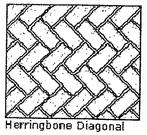
SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
21
OF 34

Pattern Paving Products

Creating Decorative Surfacing Solutions for Asphalt and Concrete

Stamped Asphalt
Generic Specification



Herringbone Diagonal

5.0 Surface Preparation

5.1 Cleaning

Broom using mechanical brooming device, or stiff bristle hand broom. Scrape and blow fine sand and debris off of surface. Pressure washing may be necessary to remove bonded debris. Use a non-solvent based degreaser to remove stains. Spray degreaser on stained area and let stand for 15 minutes. Using a stiff broom or brush, agitate the stained area to remove stain and rinse with water. Repeat this procedure on severe stains. Thoroughly rinse the area and let dry for 24 hours.

5.2 Repair Damaged Asphalt

Damaged and cracked asphalt shall be repaired by heating damaged area until the asphalt cement is in a liquid state (ensuring asphalt does not exceed 375° F), turning over and mixing in new fresh asphalt if necessary to ensure repair is level with adjacent area. Infrared type heating mechanisms are the recommended tool for this procedure.

5.3 Preparation of New Asphalt

New asphalt surfaces shall be allowed to cool after final compaction roll to less than 140° F before applying coating. Asphalt mix design shall specified by a qualified Pavement Engineer and shall be designed for the purpose of the application.

6.0 Coating Application

6.1 Environmental Conditions

Surfaces should be dry for at least 24 hours prior to applying Stamped Asphalt coatings. 50°F and rising, is the recommended minimum air and surface temperature. The temperature of the asphalt surface must be at least 5°F above the dew point temperature during and after applying coating. Coating application must be complete at least two hours before sunset to allow for proper cure.

6.2 Masking

Mask all adjacent areas using paint-grade masking tape. Use duct taped on concrete and asphalt surfaces. Building paper extended a minimum of 48 inches beyond the edge of coated area is required to prevent over-spray of coatings onto adjacent areas.

6.3 Spray Equipment

Spray texture gun (Graco RTX1500 TexSpayer).
or Benron "EZ-TEX DX" sprayers.

The coating manufacturer shall approve spray gun settings and alternative spray equipment.

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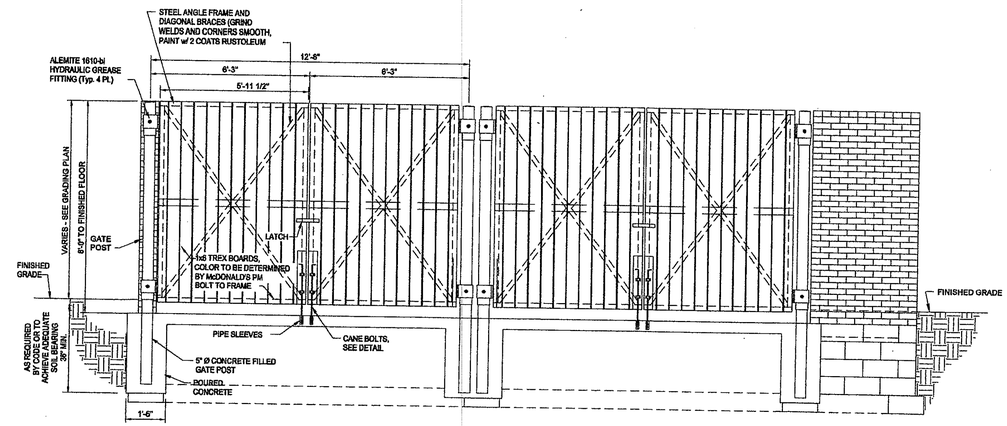
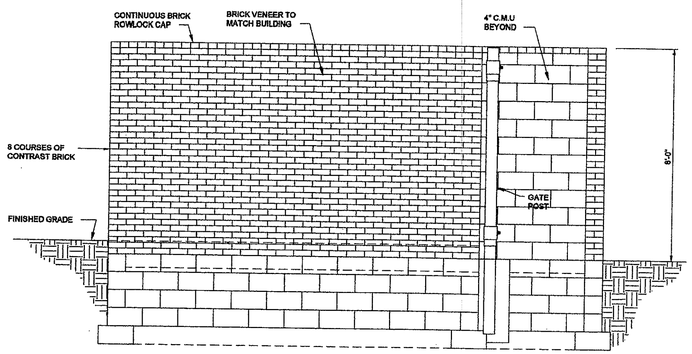
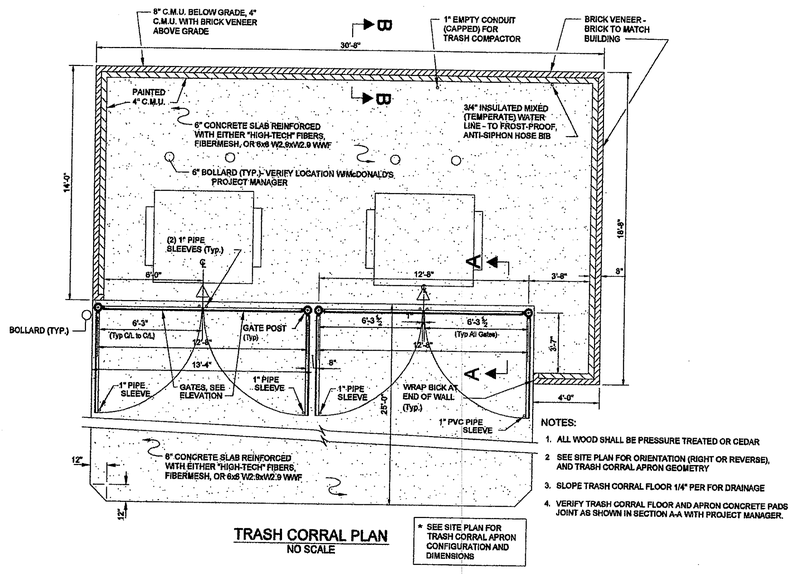


FRONT ELEVATION
NO SCALE



LEFT ELEVATION



TRASH CORRAL PLAN
NO SCALE

* SEE SITE PLAN FOR TRASH CORRAL APRON CONFIGURATION AND DIMENSIONS

NOTES:
1. ALL WOOD SHALL BE PRESSURE TREATED OR CEDAR
2. SEE SITE PLAN FOR ORIENTATION (RIGHT OR REVERSE), AND TRASH CORRAL APRON GEOMETRY
3. SLOPE TRASH CORRAL FLOOR 1/4" PER FOR DRAINAGE
4. VERIFY TRASH CORRAL FLOOR AND APRON CONCRETE PADS JOINT AS SHOWN IN SECTION A-A WITH PROJECT MANAGER.

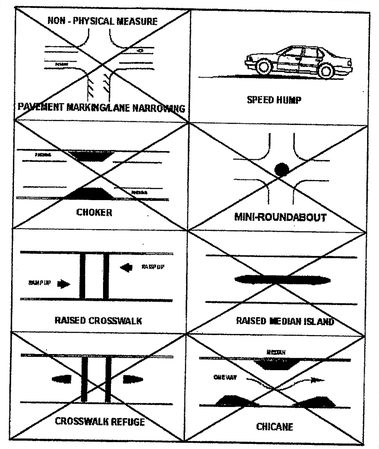


Figure 2. Typical Physical and Non-Physical Traffic Calming Measures

DESCRIPTIONS:

1. RAISED CROSSWALK: A RAISED HUMP IN THE ROADWAY WITH A 10-FOOT FLAT TOP, EXTENDING ACROSS THE ROAD AT RIGHT ANGLES TO THE DIRECTION OF TRAFFIC FLOW.

2. SPEED HUMP: A RAISED HUMP IN THE ROADWAY WITH A PARABOLIC TOP, EXTENDING ACROSS THE ROAD AT RIGHT ANGLES TO THE TRAFFIC.

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP) (SEA Plat)
Proffers Dated April 5, 2011
Dev. Conditions Dated March 23, 2011
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Sheet 28 of 40

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OFFICES: STERLING, VA; BOWIE, MD; WORCESTER, MA; WORRISTOWN, VA; PURCHASE, NY; RONKONKOMA, NY; PORT LAUDERDALE, FL; CENTER VALLEY, PA

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UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

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NORTH CAROLINA LICENSE No. 034109
MARYLAND LICENSE No. 34451

SHEET TITLE:
SITE DETAILS

SHEET NUMBER:
22
OF 34

SEQUENCE OF CONSTRUCTION FOR SEDIMENT BASIN

STORMWATER MANAGEMENT POND PHASING WILL BEGIN BY COORDINATING WITH FAIRFAX COUNTY PRIOR TO THE START OF CONSTRUCTION. AFTER COORDINATION WITH THE COUNTY, PERIMETER CONTROLS WILL BE INSTALLED AND THEN THE SEDIMENT BASIN WILL BE GRADED OUT FROM THE EXISTING STORMWATER MANAGEMENT POND.

THIS PLAN IS CONCEPTUAL AND SUBJECT TO REVISIONS AT SITE PLAN PHASE OR BY EROSION AND SEDIMENT CONTROL INSPECTOR IN THE FIELD.

ONCE THE SEDIMENT BASIN IS GRADED OUT, THE PERMANENT DOGHOUSE STRUCTURE WILL BE INSTALLED OVER THE EXISTING OUTFALL PIPE, AND A TEMPORARY RISER STRUCTURE WILL BE INSTALLED (AND A TEMPORARY FLEXIBLE OUTFALL PIPE INSTALLED) TO OUTFALL THE BASIN TO THE NEWLY INSTALLED STRUCTURE, WHICH IS THE EXISTING OUTFALL OF THE SITE.

ONCE THE SEDIMENT BASIN AND TEMPORARY RISER STRUCTURE ARE IN PLACE, AND TEMPORARY OUTFALL ESTABLISHED, A PORTION OF THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY (NOT BMP PORTION) WILL BE INSTALLED.

ONCE THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT PIPES ARE INSTALLED, INSPECTED AND APPROVED, THE PERMANENT STORMWATER MANAGEMENT FACILITY WILL BE CONNECTED TO THE PERMANENT SITE OUTFALL, AND THE OUTFALL OF THE SEDIMENT BASIN WILL BE CONNECTED TO THE STORMWATER MANAGEMENT FACILITY THROUGH A TEMPORARY STORM PIPE INTO A TEMPORARY MANHOLE (AND ONWARD TO THE STORM WATER MANAGEMENT FACILITY). THE CONNECTION OF THE PERMANENT STORM WATER FACILITY TO THE EXISTING OUTFALL AND THE CONNECTION OF THE SEDIMENT BASIN TO THE TEMPORARY MANHOLE LEADING TO THE STORM WATER FACILITY WILL BE A SIMULTANEOUS PROCESS. ONCE THIS IS COMPLETE, THE REST OF THE UNDERGROUND STORMWATER MANAGEMENT FACILITY CAN BE CONSTRUCTED (NOT BMP FACILITY AT THIS POINT).

ONCE THE TEMPORARY BYPASS PIPES FROM THE SEDIMENT BASIN TO THE PERMANENT UNDERGROUND STORM WATER MANAGEMENT FACILITY HAVE BEEN INSTALLED, THE SEDIMENT BASIN FACILITY CAN BE REDUCED IN SIZE TO HANDLE THE APPROPRIATE CONSTRUCTION ACTIVITIES AS INDICATED ON THE EROSION & SEDIMENT CONTROL PHASING PLAN. A SECONDARY SEDIMENT TRAP SHALL BE INSTALLED WEST OF THE PROPOSED STORM WATER MANAGEMENT FACILITY TO ACCOMMODATE ADDITIONAL CONSTRUCTION ACTIVITIES AS IDENTIFIED WITH THE E&S PHASING PLAN.

THE SEDIMENT BASIN (AND TRAP) SHALL BE REMOVED ONCE CONSTRUCTION ON THE SOUTH SIDE OF UNIVERSITY MALL IS COMPLETE. ONCE THE SEDIMENT BASIN (AND TRAP) ARE REMOVED, PERMANENT BMP PRE-FILTER FACILITIES WILL BE INSTALLED. IT IS ANTICIPATED THAT ONCE THE PERMANENT BMP FACILITIES ARE ONLINE AND CONNECTED TO THE PERMANENT UNDERGROUND STORAGE FACILITY, SEPARATE EROSION AND SEDIMENT CONTROL MEASURES WILL BE UTILIZED DURING THE REMAINING PHASES OF DEVELOPMENT WITHIN THE PROJECT.

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

BRADDOCK ROAD
RTE. 620 (VARIABLE RIGHT OF WAY)
POSTED SPEED LIMIT: 40 MPH
(AADT 43,000, VDOT 2008)

OX ROAD
RTE. 123 (VARIABLE RIGHT OF WAY)
POSTED SPEED LIMIT: 45 MPH
(AADT 39,000, VDOT 2008)

ROANOKE RIVER ROAD
(GEORGE MASON UNIVERSITY)

GEORGE MASON UNIVERSITY
4400 UNIVERSITY DR
DB 1744 PG 1262
TAX MAP# 068-2-01-0009
ZONED: R-4
USE: UNIVERSITY

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

NORTH HILL SUBDIVISION
USE: SINGLE FAMILY HOMES

ROBERT J. LEWIS TR. & JOHN T. WHATLEY TR.
DB 9654 PG 1289
TAX MAP# 068-1 ((01)) 0009A
ZONED: C-6
USE: PARKING LOT
AREA: 0.16 AC

SAINT GEORGES METHODIST CHURCH
4910 OX ROAD
DB 6185 PG 1953
TAX MAP# 068-1 ((01)) 0010
ZONED: R-1
USE: SINGLE FAMILY HOMES

CHURCH OF JESUS CHRIST OF LATTER DAY SAINTS TRS
4911 OX RD.
DB 1931 PG 314
TAX MAP# 068-1 ((01)) 0012
ZONED: R-1
USE: CHURCH

1.10 ACRES ZONED: R-1

OPEN SPACE COVENANT BOUNDARY D.B. 3724, PG. 502

PATRIOT SQUARE CONDOMINIUM
DB 7447 PG 1
TAX MAP# 068-1 ((12))
ZONED: C-2
USE: OFFICE
AREA: 5.66 AC.

BRADDOCK OFFICE ASSOC.
C/O REDWOOD COMMERCIAL
DB 9558 PG 0044
TAX MAP# 068-1 ((01)) 0009B
ZONED: COMM
USE: OFFICE

LUIS J SLAZAR
5104 PORTSMOUTH RD.
USE: SINGLE FAMILY HOMES
DB 18643 PG 1285
TAX MAP# 068-1 ((10)) 11-0003
ZONED: R-2C
USE: SINGLE FAMILY HOMES

PETER AND ROSEMARY BOETTRE
5102 PORTSMOUTH RD.
DB 10553 PG 1840
TAX MAP# 068-1 ((10)) 11-0002
ZONED: R-2C
USE: SINGLE FAMILY HOMES

DANIEL A HARTMAN III AND ANNA M. RAATZMANN
5100 PORTSMOUTH RD.
DB 9776 PG 1977
TAX MAP# 068-1 ((10)) 11-0001
ZONED: R-2C
USE: SINGLE FAMILY HOMES

LIM EYUNG JOO
5044 PORTSMOUTH RD.
DB 16343 PG 0675
TAX MAP# 068-1 ((10)) 01-0001
ZONED: R-2C
USE: SINGLE FAMILY HOMES

NORBERT A STINGLE
5042 PORTSMOUTH RD.
DB 09763 PG 0722
TAX MAP# 068-1 ((10)) 01-0002
ZONED: R-2C
USE: SINGLE FAMILY HOMES

2-STORY BRICK RETAIL BLDG. 'B'
BLDG. HEIGHT 33.25'
EXISTING AREA: 21,665 SF
YEAR CONSTRUCTED: 1977
DEMOLITION AREA: 1,312 SF

2-STORY BRICK RETAIL BLDG. 'C'
BLDG. HEIGHT 33.25'
EXISTING UPPER LEVEL: 10,911 SF
EXISTING LOWER LEVEL: 12,052 SF
YEAR CONSTRUCTED: 1977
DEMOLITION AREA (UPPER LEVEL): 2,869 SF

2-STORY BRICK RETAIL BLDG. 'D'
BLDG. HEIGHT 38'
EXISTING UPPER LEVEL: 10,778 SF
EXISTING LOWER LEVEL: 10,778 SF
TOTAL AREA: 21,556 SF
YEAR CONSTRUCTED: 1977
FFE UPPER=443.50
FFE LOWER=427.50

2-STORY BRICK RETAIL BLDG.
BUILDING 'A'
NO. 10663 (POSTED)
BLDG. HEIGHT 37.49'
YEAR CONSTRUCTED: 1977
EXISTING UPPER LEVEL = 17,340 SF
EXISTING LOWER LEVEL = 13,200 SF
DEMOLITION AREA (UPPER LEVEL) = 1,343 SF

1-STORY BRICK BANK BLDG.
HEIGHT = 17.1'
1,232 SF
YEAR CONSTRUCTED: 1985

1-STORY BRICK GAS STATION BLDG.
HEIGHT= 13.1'
2,128 SF
CONSTRUCTED: 1985

1-STORY BRICK RETAIL BLDG. 'J'
HEIGHT=14.2'
4,451 SF
YEAR CONSTRUCTED: 1983

EXISTING BUILDING
BLDG. BUILDING 'A'
10663 POSTED
GROSS AREA = 30,543 SF

EX. TELECOM FACILITY

EX. TELECOM CIRCUIT

PROP. TEMP. MANHOLE

PROP. TEMP. MANHOLE TOP INV. OUT 419.20

21" RCP PERMANENT PIPE

TEMP. 36" CMP @1.00%

PERMANENT 66" RCP

INV. OUT = 414.00

PROP. TEMP. MANHOLE TOP

TEMP. 24" CMP

PROP. TEMP. MANHOLE TOP

SEDIMENT BASIN

DA TO BASIN AREA = 3.66 AC. C = 0.90

PROP. "BAFFLE" WALL

TEMP. 30" RCP @1.87%

INV. OUT = 408.46 (24") INV. = 412.51 (30")

N 11,820,800

E 6,986,400

E 6,986,200

E 6,985,300

E 6,985,100

N 11,820,600

N89°27'20"W 598.01'

N88°40'58"W, 357.82'

N5°48'32"W, 99.28'

N9°11'28"E, 99.28'

N9°11'28"E, 99.28'

SURVEY NOTE

SURVEY NOTE

SURVEY NOTE

GENERAL NOTE:
IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THIS PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR APPLICABLE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF THIS WORK AS DEFINED BY THE DRAWINGS AND IN FULL CONFORMANCE WITH LOCAL REGULATIONS AND CODES.

60 30 15 0 60
1"= 60'

BOHLER ENGINEERING
CIVIL & CONSULTING ENGINEERS
SURVEYORS
PROJECT MANAGERS
ENVIRONMENTAL ENGINEERS
LANDSCAPE ARCHITECTS
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ALBANY, NY
PORTSMOUTH, NH
CHALFONT, PA
STERLING, VA
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FORT LAUDERDALE, FL
PORT LAUDERDALE, FL
CENTER VALLEY, PA

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REVISIONS

REV:	DATE:	COMMENT:	BY:
1	03/17/09	REV. PER ATTORNEY COMMENTS	BLG
2	09/04/09	REV. PER PRE-STAFFING COMMENTS	BLG
3	03/25/10	REV. PER STAFF COMMENTS	BJS
4	07/23/10	REV. PER CLIENT AND STAFF COMMENTS	BJS
5	09/07/10	REV. PER COUNTY COMMENTS	BJS
6	11/03/10	REV. PER COUNTY COMMENTS	BJS
7	01/10/11	REV. PER COUNTY COMMENTS	BJS
8	02/23/11	REV. PER COUNTY COMMENTS	BJS
9	03/11/11	REV. PER COUNTY COMMENTS	BJS

NOT APPROVED FOR CONSTRUCTION

PROJECT No.:	S082174
DRAWN BY:	BJS
CHECKED BY:	DBL
DATE:	01/19/09
SCALE:	1" = 60'
CAD I.D.:	SE9

PROJECT:
GENERALIZED DEVELOPMENT PLAN/ SPECIAL EXCEPTION AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT PLAN RZ 2009-BR-015 PROFFER CONDITION AMENDMENT PCA C-083-02 SPECIAL EXCEPTION AMENDMENT SEA 87-A-086-02
COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
DAVID LOGAN
Lic. No. 43816
3/11/11
PROFESSIONAL ENGINEER

RZ 2009-BR-015, PCA C-083-02
Application No. SEA 87-A-086-02 Staff W.O.D.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (IDP) (FDP) (SEA Plat)
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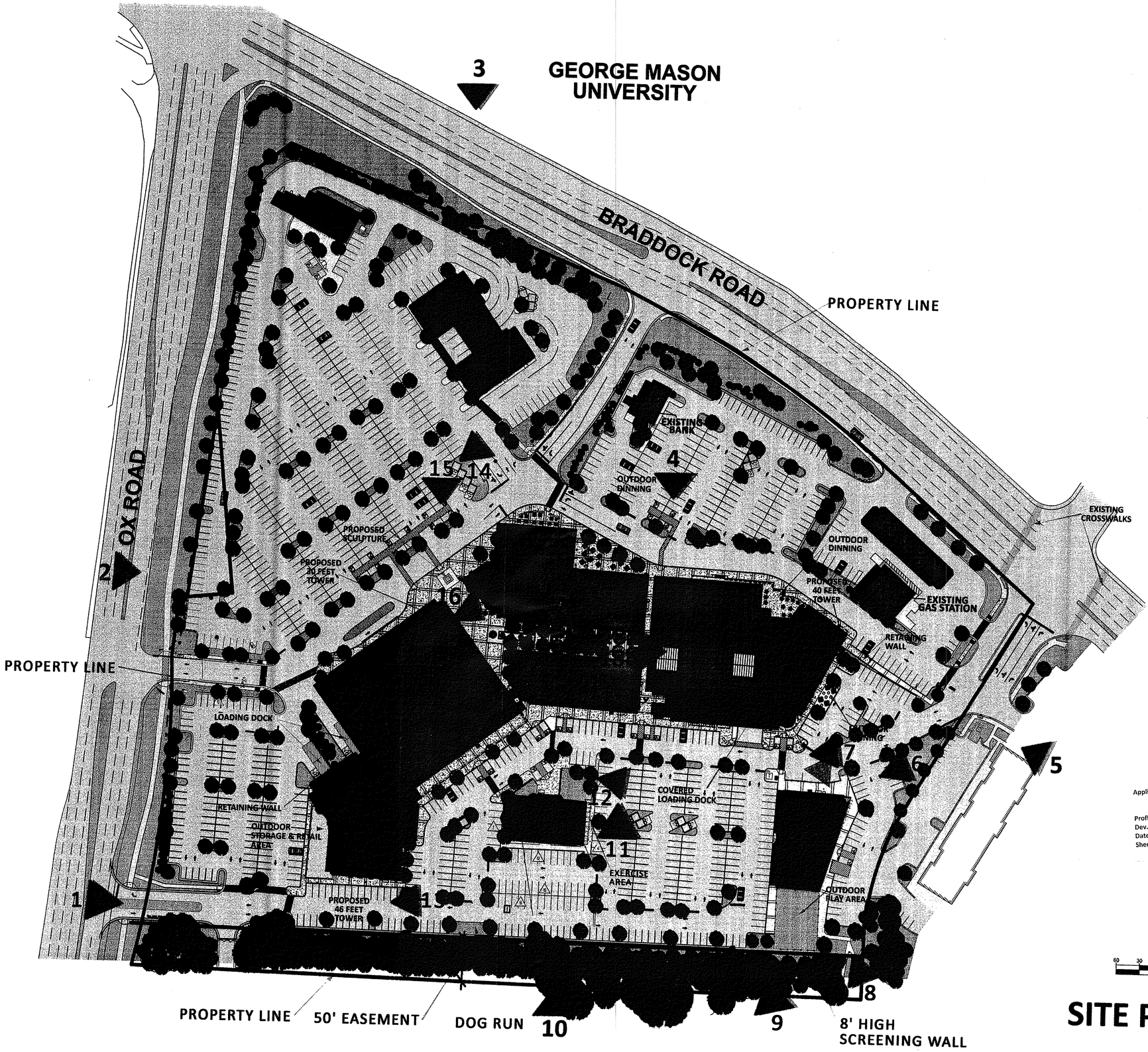
D. B. LOGAN
PROFESSIONAL ENGINEER
WEST VIRGINIA LICENSE No. 17292
VIRGINIA LICENSE No. 043816
DISTRICT OF COLUMBIA LICENSE No. PE904072
NORTH CAROLINA LICENSE No. 035106
MARYLAND LICENSE No. 34845

MISS UTILITY
BEFORE YOU DIG CALL
811 IN VA
or 1-800-552-7001
PROTECT YOURSELF, GIVE TWO WORKING DAYS NOTICE
THE CONTRACTOR TO CALL MISS UTILITY 72 HRS. ALL EXISTING UTILITIES MARKED 48 HOURS PRIOR TO ANY CONSTRUCTION.

SHEET TITLE:
EROSION & SEDIMENT CONTROL PLAN

SHEET NUMBER:
23
OF 34



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N

60 30 15 0 60
1"= 60'

SITE PLAN

UNIVERSITY Mall

COLLEGE TOWN ASSOCIATES LP

SAMAHA

COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
LIC. NO. 10883
ARCHITECT

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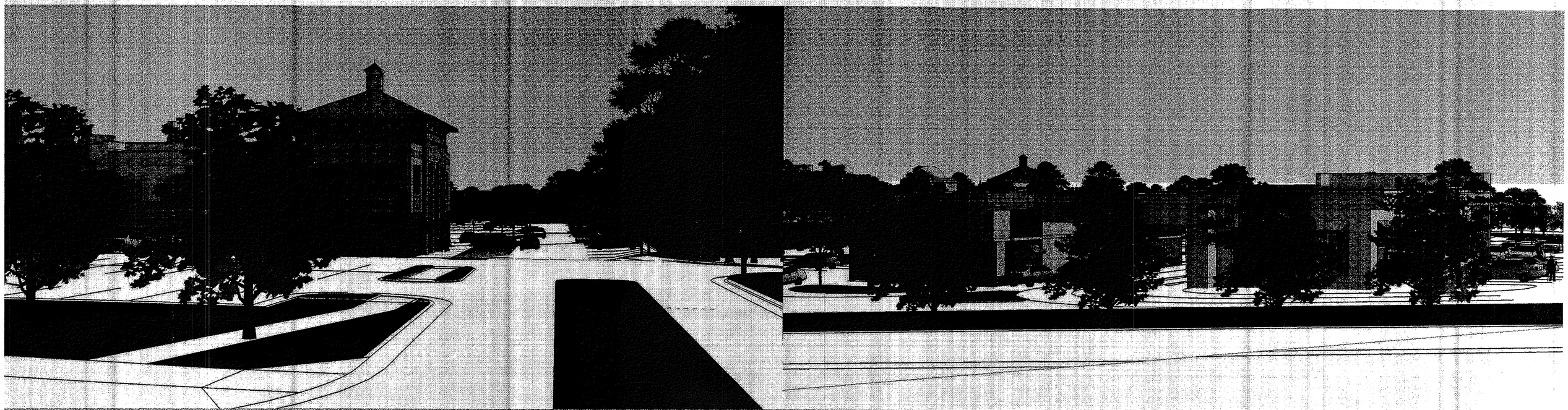
MARCH 11, 2011



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UNIVERSITY Mall

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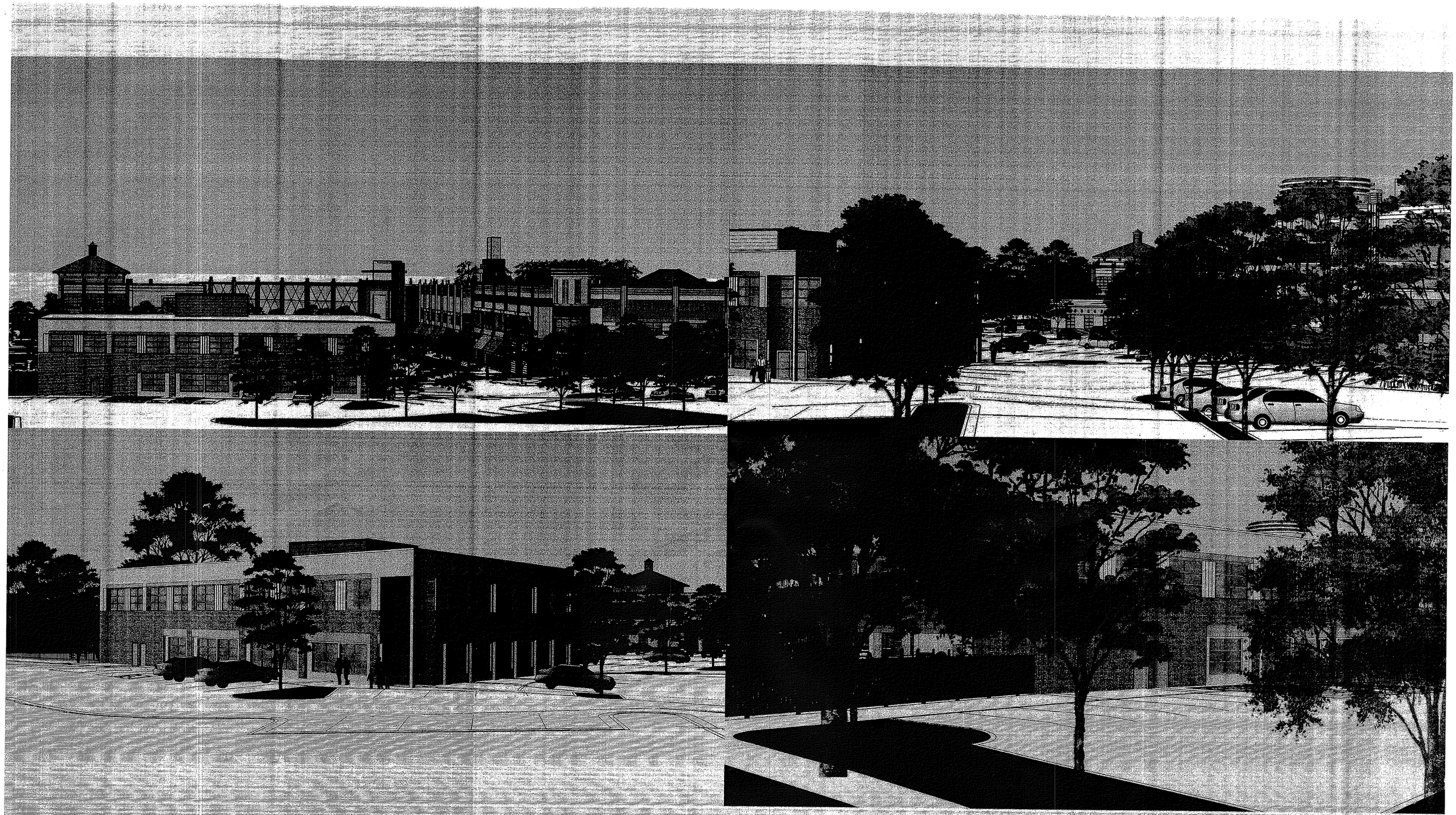
COURSE TOWN ASSOCIATES LP

SAMAHA

COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
REG. NO. 10883
ARCHITECT



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UNIVERSITY Mall

COLLEGE TOWN ASSOCIATES LP SAMAHA

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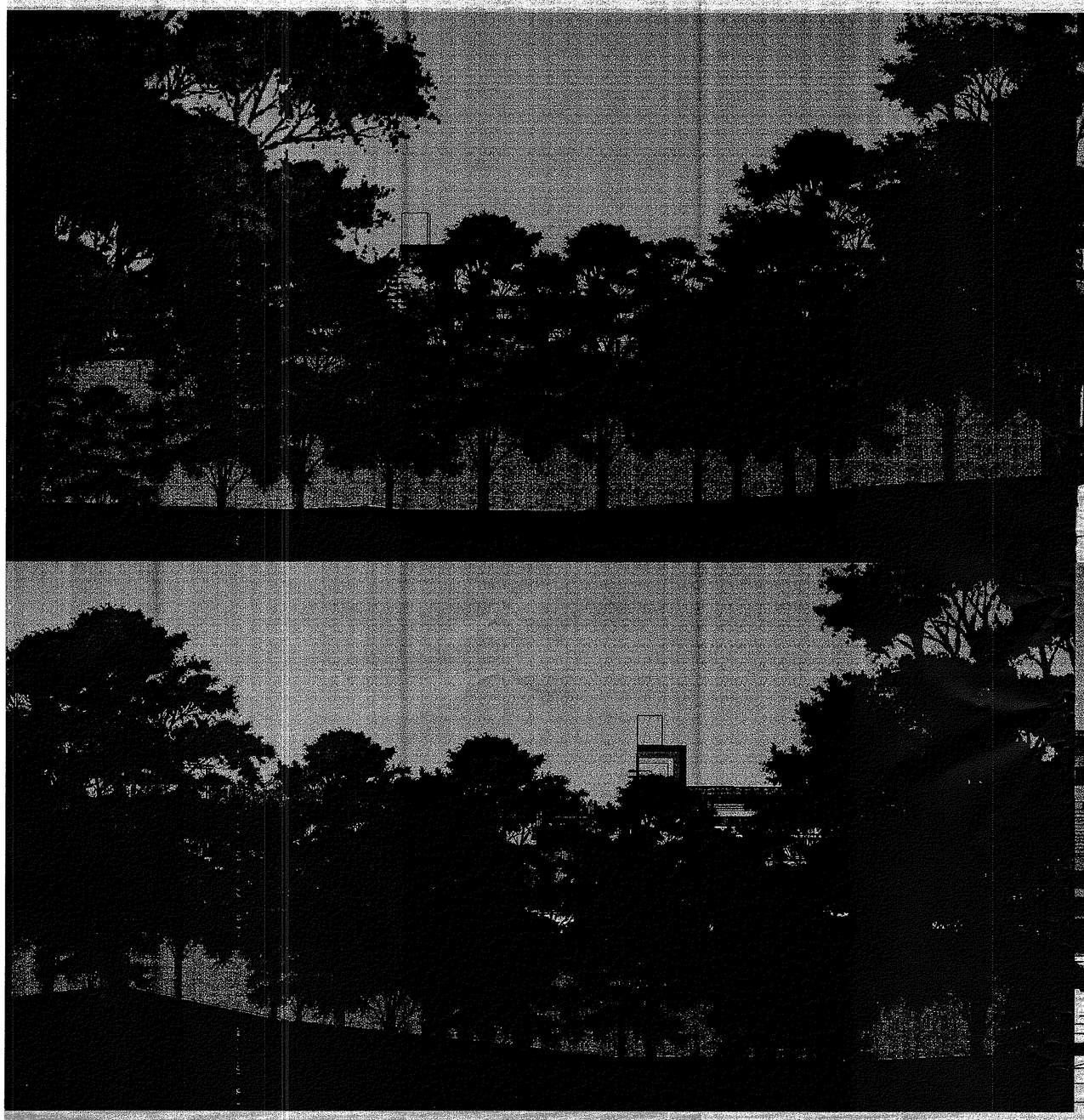
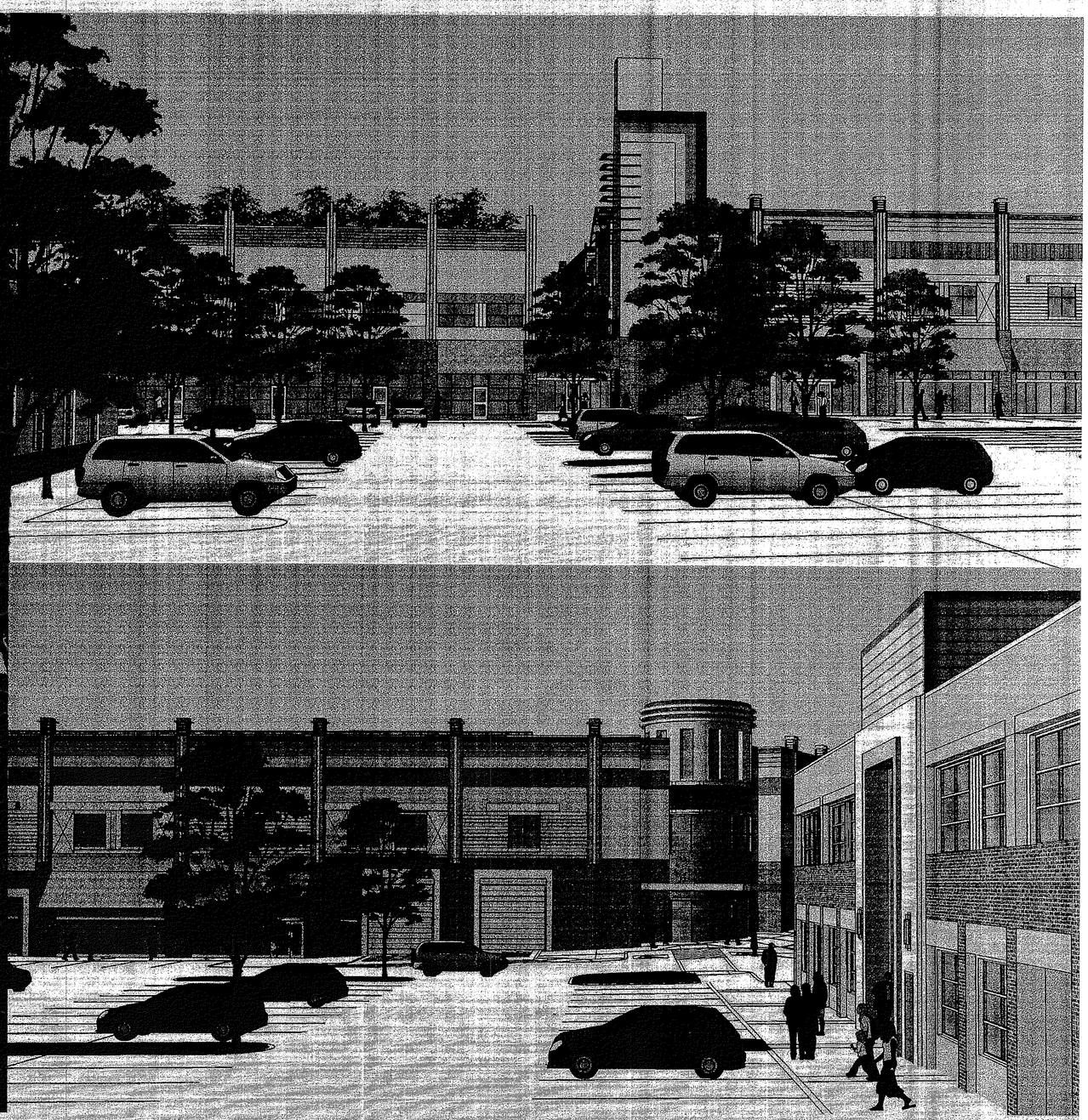
COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
LIC NO. 10683
ARCHITECT





RZ 2009-BR-015, PCA C-083-02
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COMMONWEALTH OF VIRGINIA
PAUL H. FAHRENBACH
REG. NO. 10883
ARCHITECT

UNIVERSITY Mall

COLLEGE TOWN ASSOCIATES LP SAMAHA

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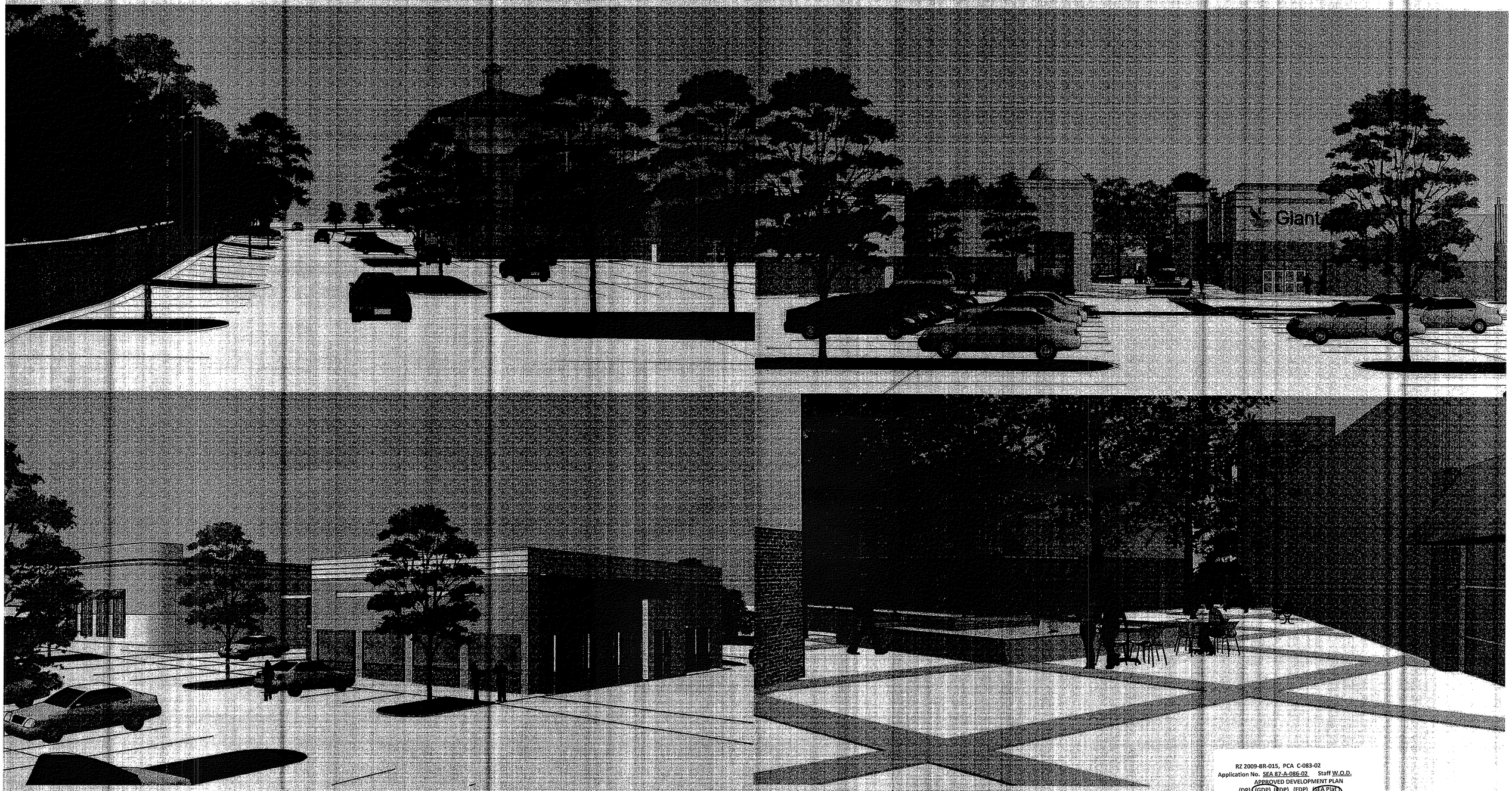

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UNIVERSITY Mall

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COLLEGE TOWN ASSOCIATES LP SAMAHA

MARCH 11, 2011 PAGE 5

COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
LIC. NO. 10883
ARCHITECT

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UNIVERSITY Mall

COLLEGE TOWN ASSOCIATES LP SAMAHA

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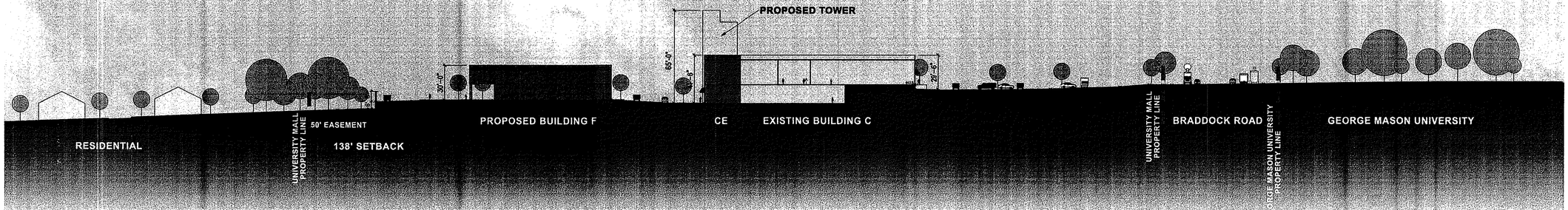
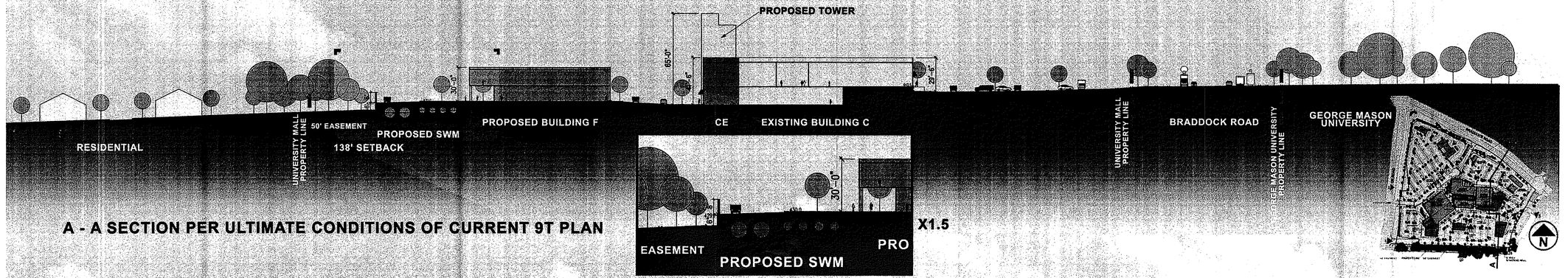
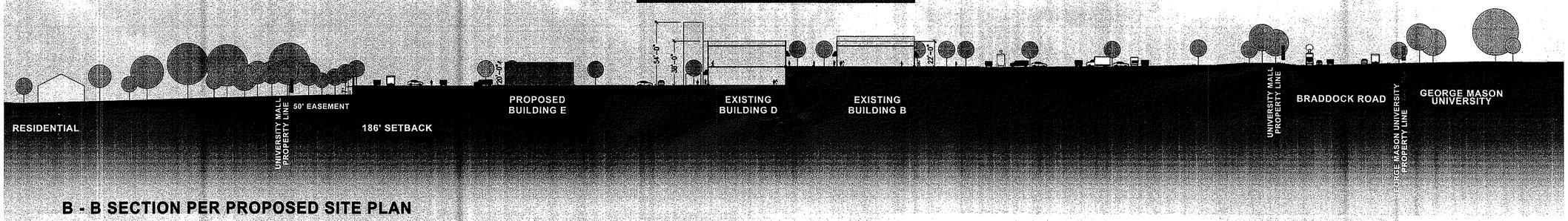
COMMONWEALTH OF VIRGINIA PAUL H. FAIRBANK LIC. NO. 10883 ARCHITECT



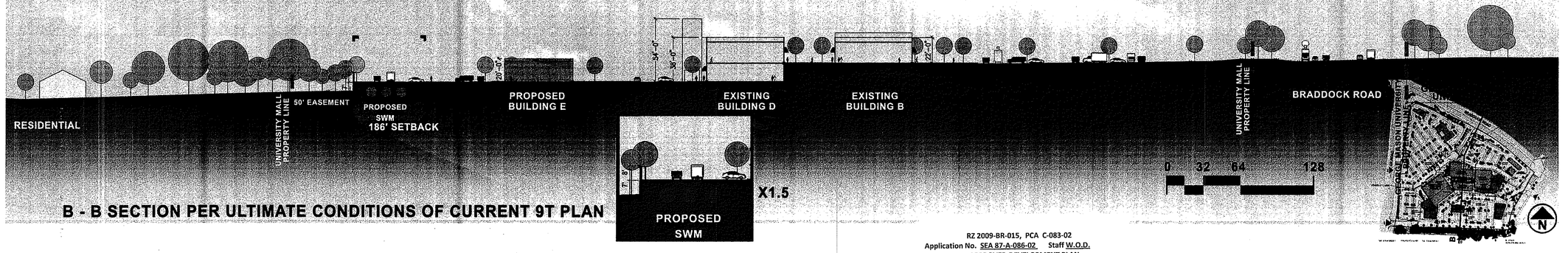
A - A SECTION PER PROPOSED SITE PLAN



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



B - B SECTION PER PROPOSED SITE PLAN



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

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SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP

SAMAHA

UNIVERSITY Mall

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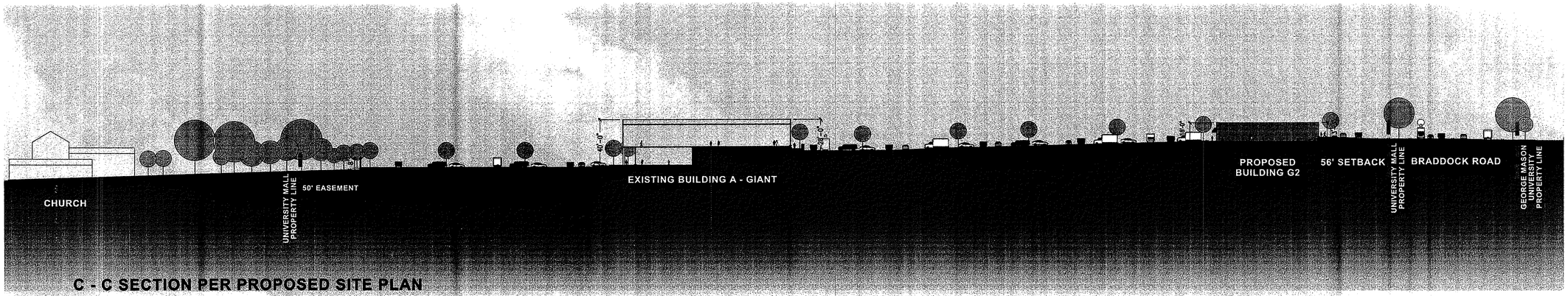
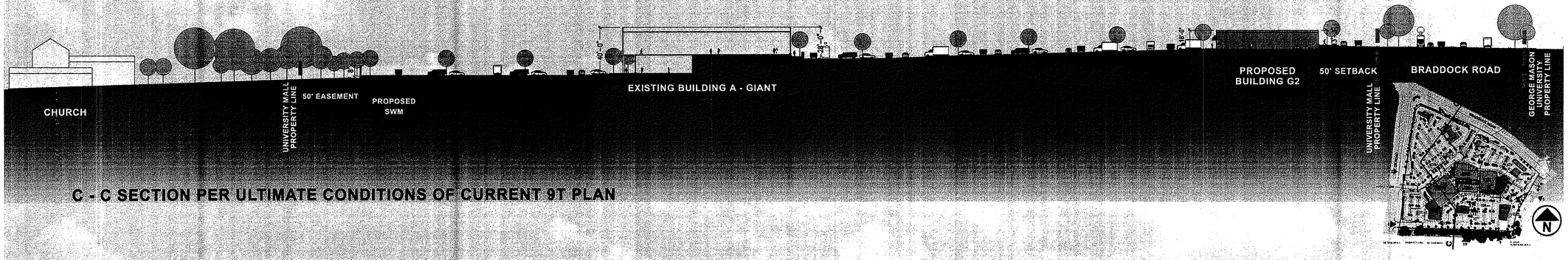
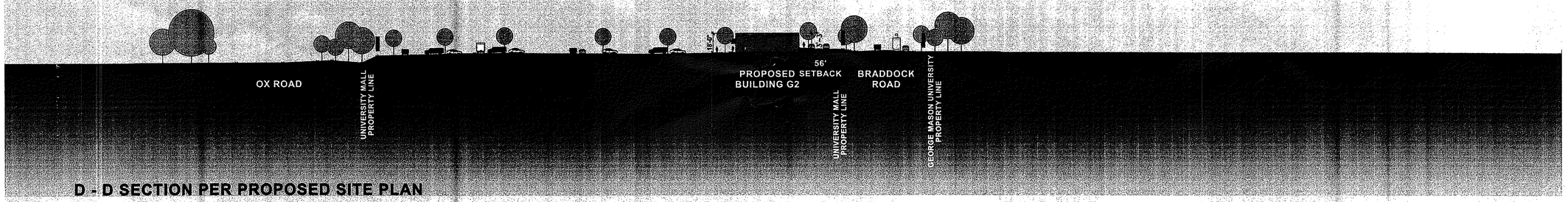
COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
LIC. NO 10883
ARCHITECT



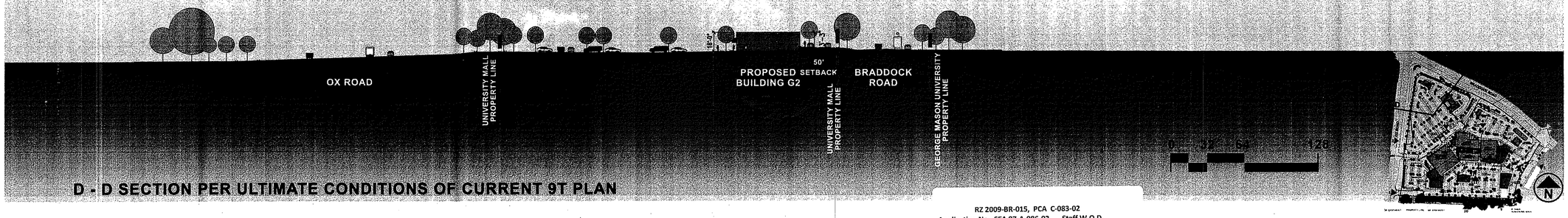
C - C SECTION PER PROPOSED SITE PLAN



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



D - D SECTION PER PROPOSED SITE PLAN



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

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SITE SECTIONS

UNIVERSITY Mall

COLLEGE TOWN ASSOCIATES LP SAMAHA

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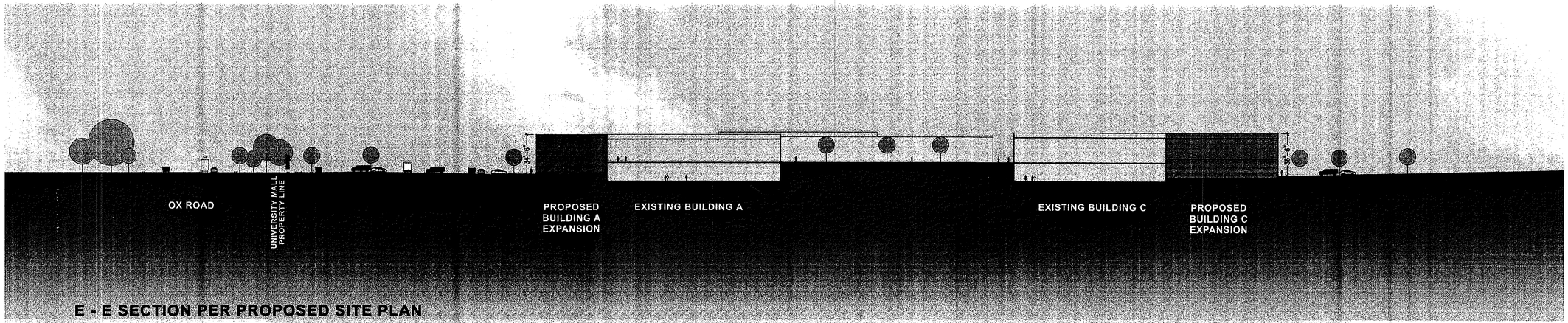
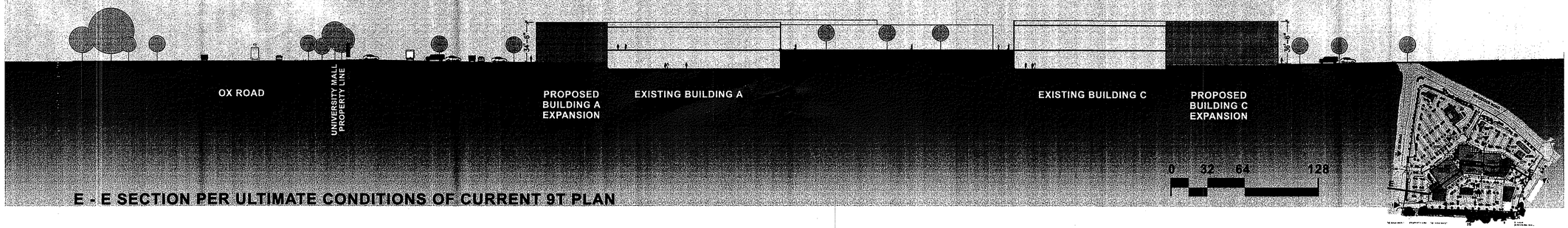
COMMONWEALTH OF VIRGINIA
PAUL H. FAIRWEATHER
REG. NO. 10683
ARCHITECT



E - E SECTION PER PROPOSED SITE PLAN



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

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UNIVERSITY Mall

SITE SECTIONS

COMMONWEALTH OF VIRGINIA
PAUL H. FALKENBURY
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COLLEGE TOWN ASSOCIATES LP SAMAHA

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MAJOR VDOT IMPROVEMENTS

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

PROPOSED ADDITIONS			PROPOSED CONDITIONS	
BUILDING 'A' ADDITION:	UPPER LEVEL - 11,785 SF LOWER LEVEL - 11,748 SF		BUILDING 'A' TOTAL	72,830 SF
TOTAL		23,531 SF		
BUILDING 'B' ADDITION:		2,033 SF	BUILDING 'B' TOTAL	22,386 SF
BUILDING 'C' ADDITION:	UPPER LEVEL - 15,346 SF LOWER LEVEL - 11,008 SF		BUILDING 'C' TOTAL	55,398 SF
TOTAL		26,354 SF		
BUILDING 'D' ADDITION:		NONE	BUILDING 'D' TOTAL	21,568 SF
BUILDING 'E' ADDITION:		5,084 SF	BUILDING 'E' TOTAL	5,084 SF
BUILDING 'F' ADDITION:	UPPER LEVEL - 8,556 SF LOWER LEVEL - 7,507 SF		BUILDING 'F' TOTAL	16,063 SF
TOTAL		16,063 SF		
BUILDING 'G' ADDITION: (G1 = 3,000 SF, G2 = 4,000 SF)		7,000 SF	BUILDING 'G' TOTAL (G1 = 3,000 SF, G2 = 4,000 SF)	7,000 SF
BUILDING 'H' ADDITION:		NONE	BUILDING 'H' TOTAL	2,791 SF
BUILDING 'I' ADDITION:		NONE	BUILDING 'I' TOTAL	2,329 SF
BUILDING 'J1' ADDITION:		NONE	BUILDING 'J1' TOTAL	1,202 SF
BUILDING 'J2' ADDITION:		NONE	BUILDING 'J2' TOTAL	0 SF

TOTAL PROPOSED BUILDING AREA: 206,338 SF

NOTE:

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

LEGEND:

- EXISTING BUILDING
- PROPOSED EXPANSION/NEW BUILDING

RZ 2009-BR-015, PCA C-083-02
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COMMONWEALTH OF VIRGINIA
PAUL H. FAIRCHURCH
LIC. NO 10683
ARCHITECT

UNIVERSITY Mall

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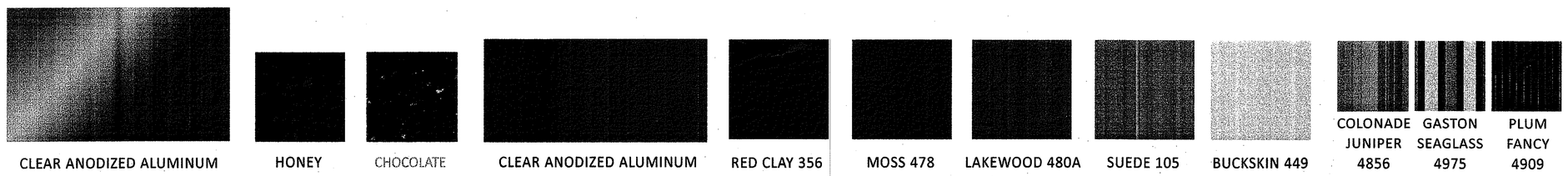
COLLEGE TOWN ASSOCIATES LP SAMAHA



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