



# FAIRFAX COUNTY

**APPLICATION FILED:** December 2, 2002  
**PLANNING COMMISSION:** November 30, 2005  
**BOARD OF SUPERVISORS:** December 5, 2005  
@ 3:30 PM

V I R G I N I A

November 9, 2005

## STAFF REPORT ADDENDUM

**APPLICATION RZ/FDP 2002-HM-043**  
(Concurrent with PCA 79-C-037-5, SE 2002-HM-046 and  
RPA Exception # 1504-WRPA-001-1)

### HUNTER MILL DISTRICT

**APPLICANTS:** L. Farnum Johnson, Jr. & Jeffrey J. Fairfield,  
Managing Co-Trustees of the Ruth C. Launders  
Marital Trust, David I. Meiselman and Winifred C.  
Meiselman, Trustees and Meiselman Family LLC

**PRESENT ZONING:** R-1 (50.29 acres)  
I-4 (3.55 acres)

**REQUESTED ZONING:** PDC

**PARCELS:** Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A, 39A

**ACREAGE:** 53.84 acres

**FAR:** 0.95 FAR

**OPEN SPACE:** 35%

**PLAN MAP:** Mixed-Use

**PROPOSAL:** Request to rezone the site from the R-1 and I-4 Districts  
to the PDC District for a mixed-use development.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 79-C-037-5.

date ?

Staff recommends approval of RZ 2002-HM-043, subject to proffers consistent with those contained in Attachment 1. Approval of this application should be contingent upon the applicants' payment of funds according to the Board of Supervisors' formula for the rezoning of commercial and industrially zoned land to residential use within the Route 28 Tax District, with such payment to be received prior to the effective date of the rezoning as set by the Board of Supervisors. Staff recommends that the Board of Supervisors set a date, up to sixty (60) days from the Board's decision on this application, as the "effective date of the rezoning". Failure by the applicant to provide payment to the County of the full amount determined by the formula described herein prior to the effective date of this rezoning decision shall mean that the change in zoning requested by the applicant shall not become effective and that this rezoning decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

Staff recommends approval of FDP 2002-HM-043, subject to proposed final development plan conditions contained in Attachment 2A and the Board of Supervisors approval of RZ 2002-HM-043.

Staff recommends approval of SE 2002-HM-046, subject to the development conditions contained in Attachment 3.

Staff recommends approval of Resource Protection Area Encroachment # 1504-WRPA-001-1, subject to the proposed development conditions contained in Attachment 2B.

Staff recommends approval of a modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses, excluding affordable dwelling units and bonus market rate units.

Staff recommends approval of a waiver of the service drive requirement along the Dulles Airport Access Road.

Staff recommends approval of a waiver of the 600 foot maximum length for a private street.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a modification of the major paved trail requirement along Centreville Road to permit the trail location depicted on the CDP/FDP.

Staff recommends approval of a waiver of the on-road bike lane on Centreville Road.

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

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

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



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



# FAIRFAX COUNTY

**APPLICATION FILED:** December 2, 2002  
**PLANNING COMMISSION:** November 30, 2005  
**BOARD OF SUPERVISORS:** December 5, 2005  
@ 3:30 PM

V I R G I N I A

November 9, 2005

## STAFF REPORT ADDENDUM

### APPLICATION PCA 79-C-037-5

(Concurrent with RZ/FDP 2002-HM-043, SE 2002-HM-046 and  
RPA Exception # 1504-WRPA-001-1)

### HUNTER MILL DISTRICT

**APPLICANTS:** L. Farnum Johnson, Jr. & Jeffrey J. Fairfield,  
Managing Co-Trustees of the Ruth C. Launders  
Marital Trust

**PARCELS:** Tax Maps 16-3 ((1)) 4B and 4C

**ACREAGE:** 3.55 acres

**PLAN MAP:** Mixed-Use

**PROPOSAL:** Request to delete the 3.55 acre site from the proffers  
associated with RZ 79-C-037 in order for the area to be  
rezoned to the PDC District as part of RZ 2002-HM-043.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 79-C-037-5 as submitted.

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

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

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

*O:\ASHRIB\Rezoning\RZ 2002-HM-043 JohnsonFairfield\pca79C037 Addendum cover.doc*



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



# FAIRFAX COUNTY

**APPLICATION FILED:** December 2, 2002  
**PLANNING COMMISSION:** November 30, 2005  
**BOARD OF SUPERVISORS:** December 5, 2005  
@ 3:30 PM

V I R G I N I A

November 9, 2005

## STAFF REPORT ADDENDUM

### APPLICATION SE 2002-HM-046

(Concurrent with RZ/FDP 2002-HM-043, PCA 79-C-037-5 and  
RPA Exception # 1504-WRPA-001-1)

### HUNTER MILL DISTRICT

**APPLICANTS:** L. Farnum Johnson, Jr. & Jeffrey J. Fairfield,  
Managing Co-Trustees of the Ruth C. Launders  
Marital Trust, David I. Meiselman and Winifred C.  
Meiselman, Trustees and Meiselman Family LLC

**PARCELS:** Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A, 39A

**ACREAGE:** 53.84 acres

**PLAN MAP:** Mixed-Use

**SE CATEGORY:** Category 6, Use 2; Uses in a Floodplain

**PROPOSAL:** Request to permit uses in the floodplain for the  
construction of a stormwater management facility, nature  
trails, boardwalk, gazebo, roadway and related clearing,  
grading and fill.

### STAFF RECOMMENDATIONS:

Staff recommends approval of SE 2002-HM-046, subject to the development conditions contained in Attachment 3.

Staff recommends approval of Resource Protection Area Encroachment # 1504-WRPA-001-1, subject to the proposed development conditions contained in Attachment 2B.

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

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

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



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

# Rezoning Application

**RZ 2002-HM-043**

# Final Development Plan

**FDP 2002-HM-043**

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC

**Accepted:** 12/02/2002

**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL

**Proposed:** MIXED USE DEVELOPMENT

**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE

**Zoning:** FROM R-1 TO PDC, FROM I-4 TO PDC

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /0039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC

**Accepted:** 12/02/2002

**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL

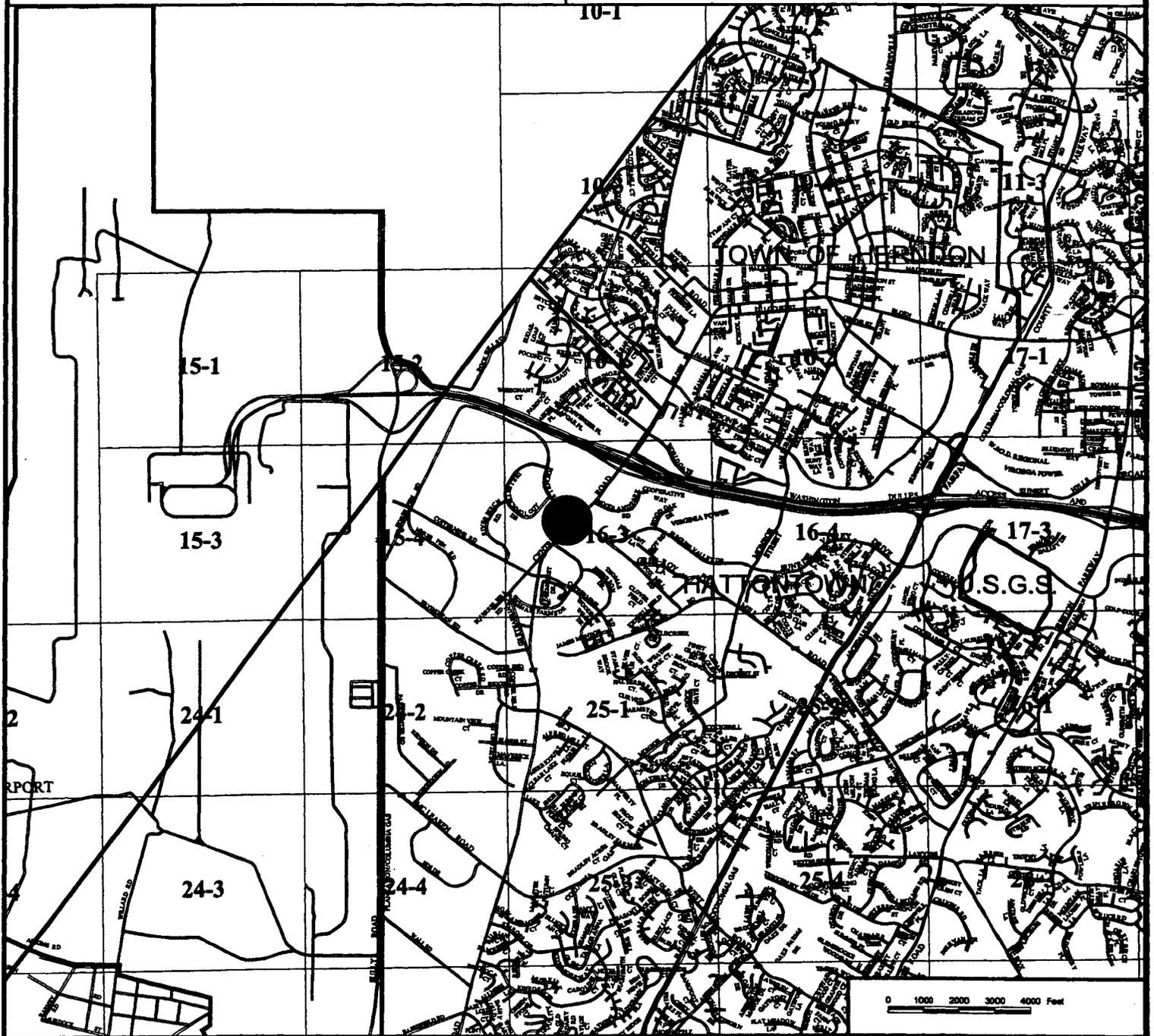
**Proposed:** MIXED USE DEVELOPMENT

**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND FOX MILL ROAD

**Zoning:** PDC

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /0039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)



# Special Exception Application

SE 2002-HM-046

# Proffered Condition Amendment

PCA 79-C-037-05

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES AND MEISELMAN FAMILY LLC

**Accepted:** 12/02/2002

**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL USES IN THE FLOODPLAIN

**Proposed:** USES IN THE FLOODPLAIN

**Zoning Dist Sect:** 02-0904

**Art 9 Group and Use:** 6-02

**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND FOX MILL ROAD

**Zoning:** PDC **Plan Area:** 3

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /00039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST

**Accepted:** 12/02/2002

**Area:** 3.55 AC OF LAND; DISTRICT - HUNTER MILL AMEND RZ 79-C-037 PREVIOUSLY APPROVED FOR INDUSTRIAL DEVELOPMENT TO MODIFY PROFFERS AND DELETION OF LAND AREA

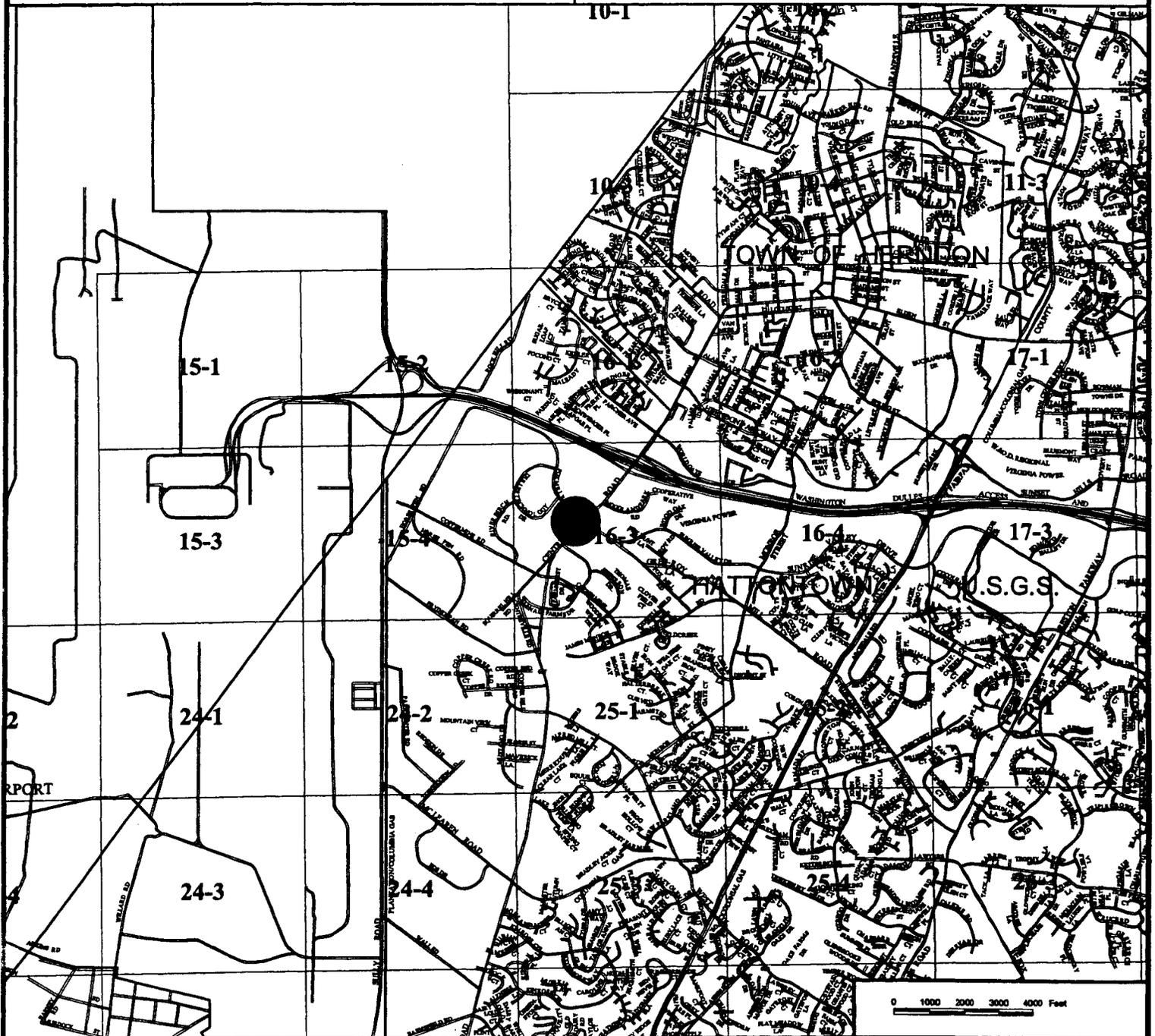
**Proposed:** WEST SIDE OF CENTREVILLE ROAD APPROXIMATELY 400 FEET SOUTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE FORMERLY FOX MILL ROAD

**Located:**

**Zoning:** I-4

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C



# Rezoning Application

**RZ 2002-HM-043**

# Final Development Plan

**FDP 2002-HM-043**

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC

**Accepted:** 12/02/2002

**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL

**Proposed:** MIXED USE DEVELOPMENT

**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE

**Zoning:** FROM R- 1 TO PDC, FROM I-4 TO PDC

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /0039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINFRED C. MEISELMAN, TRUSTEES, AND MEISELMAN FAMILY LLC

**Accepted:** 12/02/2002

**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL

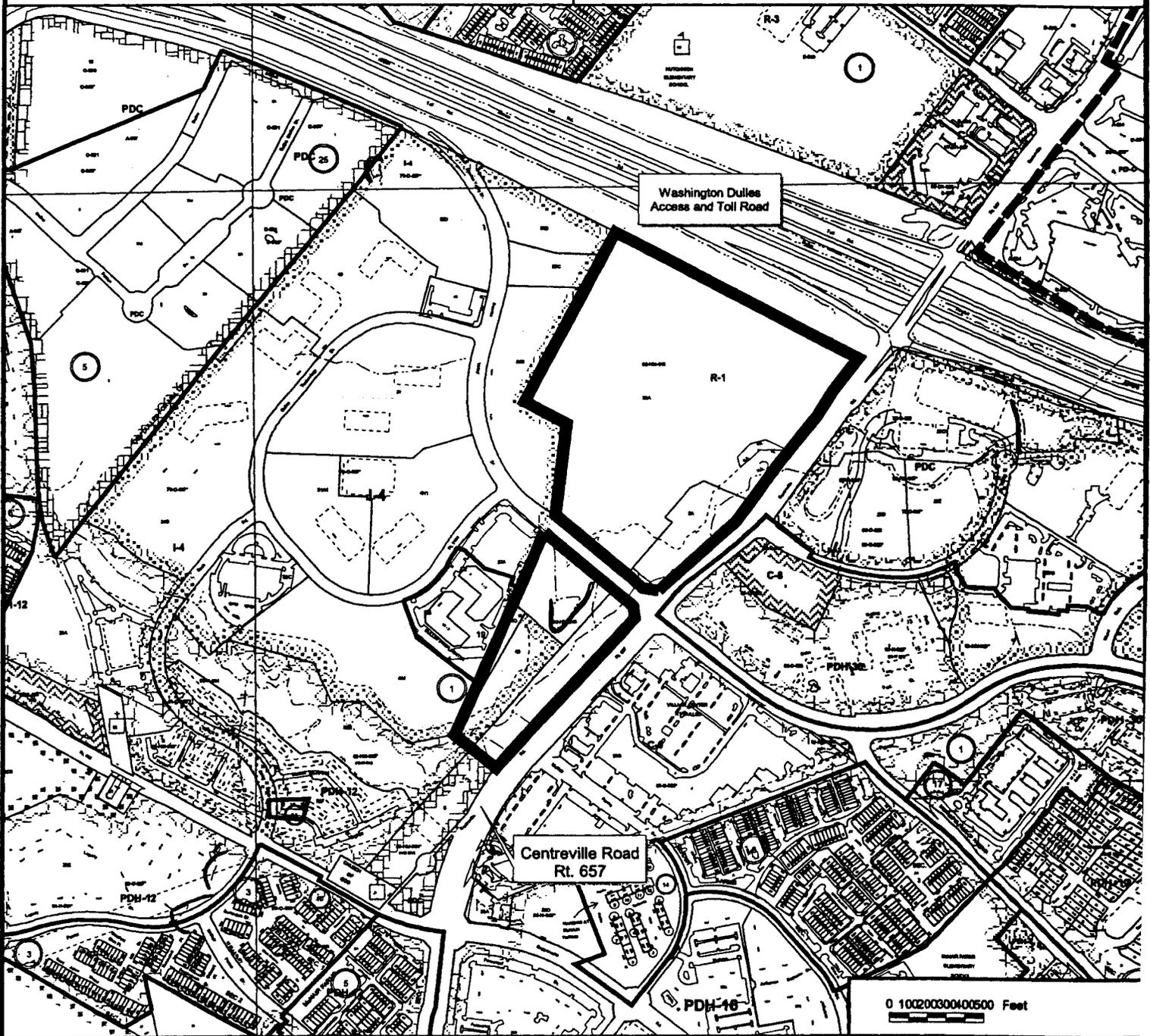
**Proposed:** MIXED USE DEVELOPMENT

**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND FOX MILL ROAD

**Zoning:** PDC

**Overlay Dist:**

**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /0039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)



# Special Exception Application

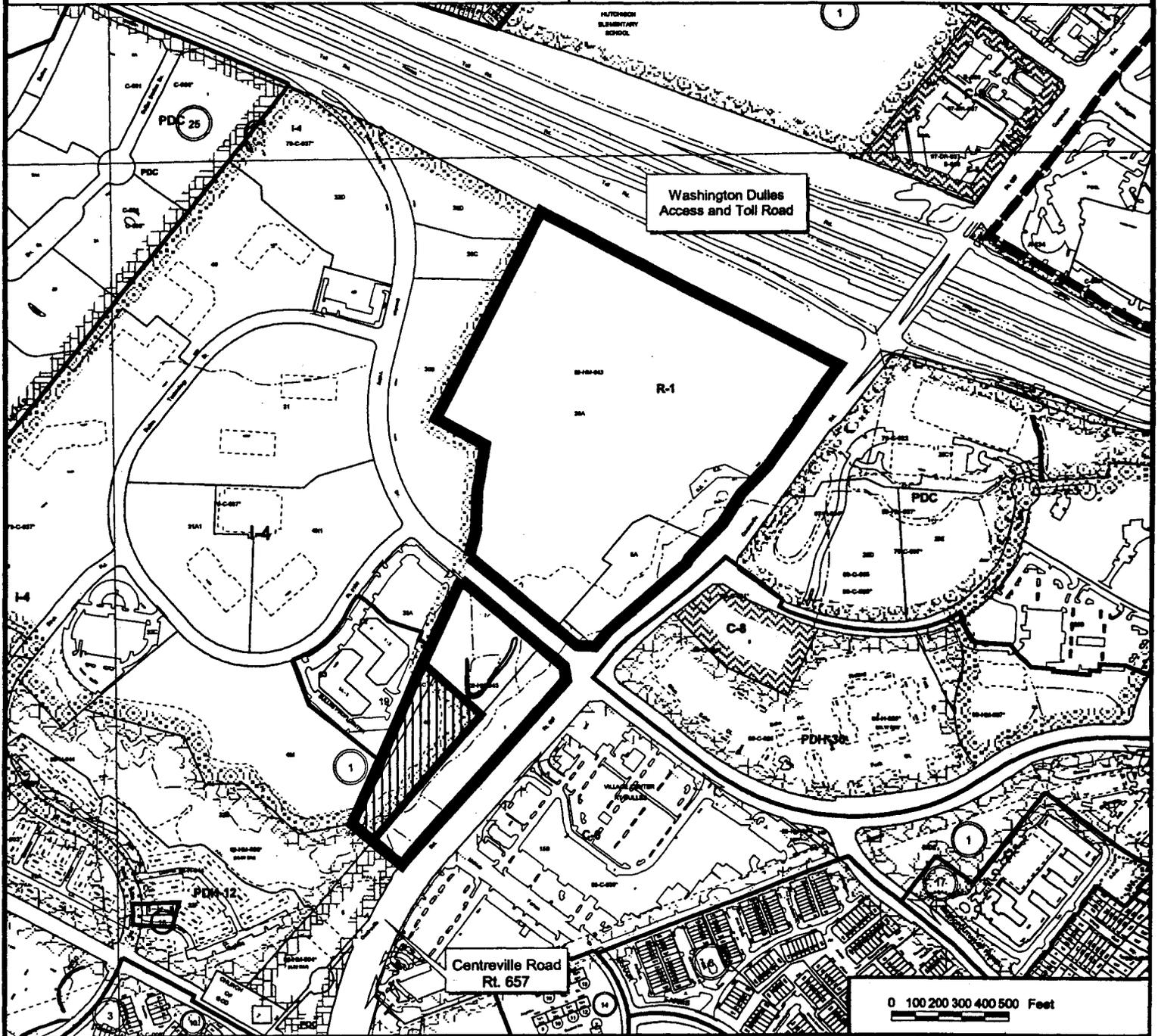
SE 2002-HM-046

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST, DAVID I. MEISELMAN AND WINIFRED C. MEISELMAN, TRUSTEES AND MEISELMAN FAMILY LLC  
**Accepted:** 12/02/2002  
**Area:** 53.84 AC OF LAND; DISTRICT - HUNTER MILL  
**Proposed:** USES IN THE FLOODPLAIN  
**Zoning Dist Sect:** 02-0904  
**Art 9 Group and Use:** 6-02  
**Located:** NORTHWEST AND SOUTHWEST QUADRANT OF THE INTERSECTION OF CENTREVILLE ROAD AND FOX MILL ROAD  
**Zoning:** PDC **Plan Area:** 3  
**Overlay Dist:**  
**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C /01/ /0005 /01/ /0005A 016-3- /01/ /00039A (PREVIOUSLY KNOWN AS 016-3- /01/ /0004 /01/ /0039)

# Proffered Condition Amendment

PCA 79-C-037-05

**Applicant:** L FARNUM JOHNSON JR AND JEFFREY J FAIRFIELD MANAGING CO- TRUSTEES OF THE RUTH C. LAUNDERS MARITAL TRUST  
**Accepted:** 12/02/2002  
**Area:** 3.55 AC OF LAND; DISTRICT - HUNTER MILL  
**Proposed:** AMEND RZ 79-C-037 PREVIOUSLY APPROVED FOR INDUSTRIAL DEVELOPMENT TO MODIFY PROFFERS AND DELETION OF LAND AREA WEST SIDE OF CENTREVILLE ROAD APPROXIMATELY 400 FEET SOUTH OF ITS INTERSECTION WITH SUNRISE VALLEY DRIVE FORMERLY FOX MILL ROAD  
**Located:**  
**Zoning:** I- 4  
**Overlay Dist:**  
**Map Ref Num:** 016-3- /01/ /0004B /01/ /0004C  
||||| = PORTION OF PROFFERED CONDITION AMENDMENT



# ARROWBROOK CENTRE

## CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP 2002-HM-043; PCA 79-C-037-5

### NOTES

1. The subject property is located on Fairfax County Tax Assessment map 18-3 (11) Parcels 49, 4C, 5, 5A and 5B. The property consists of 53.84 acres (2,345,461 sq ft) and is zoned R-1 (Parcel 55A, 39A and L-4 (Parcels 49 and 4C). This CDP/FDP application accords application to rezone the property to the PDC. Planned Development Commercial District and a PCA (79-C-037) to define land area (Parcels 49 & 4C totaling 3.55 acres). Parcels 49, 4C, 5 and 39A are in the names of L. Farnum Johnson, Jr. and Jeffrey J. Farfield, Managing Co-Trustees of the Ruth C. Lewinders Marital Trust, as recorded in Deed Book 12408 at Page 1819. Parcel 5A is in the names of David I. Melsman and Wilfred C. Melsman, Trustees and the Melsman Family L.L.C. as recorded in Deed Book 8002 at Page 578, as corrected in Deed Book 8200 at Page 836, and in Deed Book 10332 at Page 1873, and in Deed Book 11254 at Page 1394 and Deed Book 11254 at Page 1398, all among the land records of Fairfax County, Virginia.

Existing zoning and land uses adjacent to the site are:

West: I-4 Use: Office, Hotel  
North: R-3, C-8 Use: School, Hotel  
East: PDC, C-8, PD4-30, C-8 Use: Commercial, Multi-Family Resid., Hotel  
South: PDC, PD4-12 Use: Undeveloped

2. The boundary information is from a boundary survey by PRR+A. Topographic information is from aerial survey. The contour interval is two (2) feet.

3. The subject property is partially undeveloped; there are residences and accessory structures on Parcels 39A and 5A. The existing improvements were built between 1900 and 1952 and all structures except those on Parcel 5A will be demolished when construction commences on the proposed development program.

4. The plan has been prepared with the benefit of a title report furnished by Stewart Title Guaranty Company, Commitment No. C-9612-1442970, effective June 1, 1999 and therefore, this plan does not necessarily indicate all encumbrances in the property from that date. A sanitary sewer easement was recorded on Parcel 5A in Deed Book 10773 at Page 1865 on February 2, 1998. To the best of our knowledge, there are no major underground utility easements located on the subject property and no utility easements with a width greater than twenty-five (25) feet on site.

5. See the RPA, EOC & Environmental Plan for an environmental narrative & approvals applied for or received.

6. The existing vegetation is as shown on the plans. An EVM has been submitted as part of this application.

7. A grave site exists on Parcel 39 near Merrybrook Run. The development will not impact the grave site.

8. To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste as set forth in Commonwealth of Virginia Department of Waste Management Regulations VR 872-10-1; Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations, Part 280. To the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.

9. The subject property is located in the Area III Dulles Suburban Center, Land Unit A of the Fairfax County Comprehensive Plan. The land use recommendation for the subject and adjacent properties is a complementary mix of land uses including office, hotel, residential and support retail at a 50:10:40 FAR. A portion of the site falls within one-half mile of the proposed Route 280/CT Transit Station and is recommended to be developed at an intensity of up to 125 FAR.

10. A bicycle trail is proposed per the Comprehensive Plan on the west side of Centreville Road and the south side of Sunrise Valley Drive. North of Sunrise Valley Drive, the applicant proposes to build the trail for Centreville Road along the west bank of Merrybrook Run to maintain the sensitive ecological area between Centreville Road and the east bank of Merrybrook Run.

11. Right-of-way is being dedicated along Centreville Road and Sunrise Valley Drive and improvements are being made for widening of those roads pursuant to a site plan (Fairfax Co. No. 883-SP-01-2) by others. The Applicant will construct a right turn lane and dedicate additional right-of-way for a proposed right-in, right-out entrance onto Centreville Road. The Applicant will also construct a second left turn lane at the Woodland Park Road entrance opposite the main proposed site entrance on Centreville Road. The Applicant will widen a portion of Sunrise Valley Drive for improvements associated with the new site entrance.

12. Special amenities within the proposed development include a pool and clubhouse facility, landscaped streetscape, pedestrian plazas and/or courtyards, pedestrian trails and raised wood boardwalks through wetlands, and an elevated viewing garage. A park is proposed on Landbay E-F with a soccer field, basketball courts, tennis courts, tot lot, and picnic facilities. Additional recreational facilities for residential buildings will be provided in accordance with Article 8-209 Part 2 and include possible walking trails, on-site post facilities and other community-oriented facilities.

13. This application proposes protection and preservation of the existing wetlands where possible and the creation of new wetlands within the stormwater management facility to promote bio-filtering of stormwater runoff prior to entering Merrybrook Run stream valley.

14. Parking will be provided in conformance with Article 11 of the zoning ordinance. The Applicant reserves the right to provide more parking than shown on the plan based on market conditions or seek a reduction from that shown based on an approved shared parking study (see separate Parking Tabulations Sheet 2). The applicant reserves the right to use landbays for surface parking until such time the proposed buildings requiring structured parking are built.

15. The site is in the Horseshoe Creek watershed. Stormwater management (SWM) and Best Management Practices (BMP) facilities will be provided for the proposed development as shown on the CDP/FDP and as approved by DPWES during final site plan engineering.

16. Public water service to the proposed development will be provided by an extension of an existing 12" water main in Sunrise Valley Drive and an existing 18" water main in Centreville Road. Detailed water service design shall be completed during final engineering.

17. Public sanitary sewer service will be provided to the proposed development by an extension from the existing 18" sanitary sewer on site or in Centreville Road. Detailed design shall be completed during final engineering.

18. Ingress and egress to the property is via proposed entrances from Centreville Road and Sunrise Valley Drive.

19. The footprints of buildings represented on the CDP/FDP may be adjusted based on market conditions and final architecture and engineering design as long as minimum building setbacks from peripheral lot lines shown on the CDP/FDP are maintained. Minor modifications to all features shown on the CDP/FDP may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Paragraph 4 of Section 16-403 of the Zoning Ordinance. Additional building features such as, but not limited to, decks, stoops, covered entries, porches, balconies, bay windows, and chimneys are not shown on the CDP/FDP and may be provided in accordance with the provisions set forth in Paragraph 4 of Section 16-403 of the Zoning Ordinance. Additional site features such as gazebos, trails, entrance signs, flagpoles, fences and walls not shown on the CDP/FDP may be provided. The architectural and landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing/trademark design features desired by the end users.

20. Construction of all required public improvements shall be performed in conjunction with the normal approval and land development process unless noted herein.

21. Development of this project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the owner. The applicant reserves the right to phase the development as determined by the final engineering and market conditions. The applicant reserves the right to subdivide the property at any time of final site plan. Exact location and number of lot lines and parcels may vary at time of final engineering.

22. An air quality permit shall be obtained and provided prior to commencement of construction, if required.

23. Approximate limits of clearing and grading are shown on the CDP/FDP, and will vary based on final engineering and design. Where the limits of clearing and grading are not shown, it is assumed that the limits coincide with the outer boundary of the site.

24. Affordable dwelling units will be provided in accordance with Article 2-800 of the Zoning Ordinance.

25. FAA approval for height of the building will be obtained prior to site plan approval.

26. Signs will conform to Article 12 of the Zoning Ordinance. The applicant may seek a comprehensive signage plan at a later date.

27. To the best of our knowledge, the proposed development will be in conformance with applicable ordinances, regulations, and adopted standards except as qualified by above notes or as noted below.

A. A modification of the required number of loading spaces per Section 11-200 of the Zoning Ordinance for that shown herein to allow for shared use of loading spaces.

B. A waiver of the on-road bike lane requirement on Centreville Road and a modification of the VAD requirement to allow the bike trail to run along the west side of Merrybrook Run to Sunrise Valley Drive instead of directly along Centreville Road to avoid significant grading and fill impacts in the 100-year floodplain.

C. A waiver of the transitional screening yard and barrier requirements between multi-family residential and office/commercial within the proposed development.

D. A waiver of the service drive requirement along the Dulles Airport Access Road.

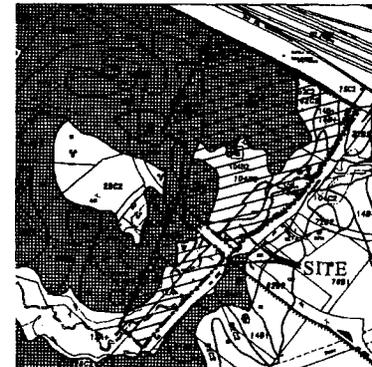
E. Waiver of the 600-foot maximum length of private streets.

F. Modification of the minimum 8-foot width planting width to a 6-foot width to allow planting of trees within tree pits and planting strips along streets and within courtyards or plazas due to the urban design of the site.

G. A modification of Section 6-208.5, to allow residential to be 70% of the principal uses.



VICINITY MAP  
SCALE: 1"=2000'



SOILS MAP  
SCALE: 1"=500'

### SHEET INDEX

- 1) COVER SHEET
- 2) SITE AND BUILDING TABULATIONS
- 3) EXISTING CONDITIONS PLAN (1"=100')
- 4) OVERALL CDP/FDP PLAN (1"=100')
- 5) OVERALL LANDSCAPE PLAN (1"=100')
- 6) SITE CROSS SECTIONS
- 7) TYPICAL BUILDING ELEVATIONS
- 8) ILLUSTRATIVE PERSPECTIVE
- 9) LANDBAY A - PLAN & SECTIONS
- 10) LANDBAY A - SITE AMENITIES
- 10A) LANDBAY A - PLAN & SECTION AT DULLES TOLL ROAD
- 11) LANDBAYS B & C - PLAN & SECTIONS
- 12) LANDBAYS B & C - SITE AMENITIES
- 13) LANDBAY D - PLAN & SECTIONS
- 14) LANDBAY D - SITE AMENITIES
- 15) LANDBAYS E-F - PLAN & SITE AMENITIES
- 16) LANDBAYS E-F - PLAN & SECTION
- 17) LANDBAY D - PLAN AND AMENITIES
- 18) ENTRY FEATURE DETAILS
- 19) SITE DETAILS
- 20) ROAD IMPROVEMENTS EXHIBIT
- 21) RPA, EOC & ENVIRONMENTAL PLAN (1"=100')
- 22) DRAINAGE SHED MAPS
- 23) SWM MAPS AND NARRATIVE
- 24) BMP COMPUTATIONS/ MAPS
- 25) BMP COMPUTATIONS
- 26) DUTYFALL EXHIBIT
- 27) DUTYFALL NARRATIVE & REGIONAL POND INFORMATION

12A+	BOWLAND SILT LOAM
14B+	MAHASKAS SILT LOAM
42B1	VERY ROCKY LAND (BASIC ROCK) UNULATING PHASE
48B2	IREDELL SILT LOAM, UNULATING PHASE
52A1	ELBERT SILT LOAM, NEARLY LEVEL PHASE
52B1	ELBERT SILT LOAM, UNULATING PHASE
62C2	BRECKENRIDGE SILT LOAM, ROLLING PHASE
75C2	PENN LOAM, ROLLING PHASE
79B1	KELLY SILT LOAM, UNULATING PHASE
104B2	RABBIT SILT LOAM
148B2	IREDELL-MECKLENBURG SILT LOAMS, UNULATING PHASE

FILED APPLICATIONS  
SCALE: 1"=500'

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	Initial Concept	10/10/01	JM	JK	10/10/01
2	Initial Concept	10/10/01	JM	JK	10/10/01
3	Initial Concept	10/10/01	JM	JK	10/10/01
4	Initial Concept	10/10/01	JM	JK	10/10/01
5	Initial Concept	10/10/01	JM	JK	10/10/01
6	Initial Concept	10/10/01	JM	JK	10/10/01
7	Initial Concept	10/10/01	JM	JK	10/10/01
8	Initial Concept	10/10/01	JM	JK	10/10/01
9	Initial Concept	10/10/01	JM	JK	10/10/01
10	Initial Concept	10/10/01	JM	JK	10/10/01



CDP/FDP/PCA  
**ARROWBROOK CENTRE**  
MUNICIPAL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TITLE  
**COVER SHEET**

DAVIS • CARTER • SCOTT  
ARCHITECTS AND LANDSCAPE ARCHITECTS  
1070 Commonwealth Drive, Suite 200, Reston, Virginia 20190 • 703-427-0100  
1070 Parkway Drive, Suite 100, Rockledge, FL 32955 • 321-482-0200

Patton Harris Rust & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
1400 Lee Road  
Suite 100, Reston, VA 20190-1070  
703-440-0770  
703-440-0770



DESIGN	SURVEY
DRAWN REL	DATE June 3, 2002
CHECKED DHS	SCALE N/A
SHEET 1 OF 27	FILE NO. 09752-2-4

**SITE TABULATIONS**

Existing Zoning, Open and Net Site Area			
L-1 (Parcels A9, A1)	3.55 AC Or	154,747 SF	
B-1 (Parcels 5A, 59A)	50.29 AC Or	2,190,714 SF	
Gross Site Area	53.84 AC Or	2,345,461 SF	
Less Previous Centreville Rd. Dedication	-1.63 AC Or	-70,810 SF	
Less Previous Sunrise Valley Dr. Dedication	-0.44 AC Or	-19,173 SF	
Less Centreville Rd. Dedication This Plan	-0.33 AC Or	-14,216 +/- SF	
Less Sunrise Valley Dr. Dedication This Plan	-0.09 AC Or	-3,887 +/- SF	
Net Site Area	51.36 AC Or	2,237,579 +/- SF	

Proposed Zoning: PDC - Planned Development Commercial

	Permitted/Restricted	Provided
Total Site Area Before Dedication	2,345,461 SF	2,345,461 SF
Proposed Gross Floor Area w/o ADU Bonus	2,345,461 SF	2,309,622 +/- SF
Floor Area Ratio w/o ADU Bonus	1.00	0.94
Proposed Residential w/o ADU Bonus	708,602 +/- SF	971,222 +/- SF
Existing Residential	5,400 +/- SF	5,400 +/- SF
Total Proposed and Existing Residential	774,002	976,622 +/- SF
Residential as Percentage of Total GFA	33%	44%

Proposed ADUs and Bonus Residential Floor Area	103,750 SF	25,978 SF
Total Proposed Gross Floor Area w/ ADU Bonus	2,449,211 SF	2,335,600 SF
Floor Area Ratio w/ ADU Bonus	1.05	0.93

Total Open Space	77 AC	18.0 +/- AC
Total Open Space as a Percentage	1.5%	3.5%
Recreational Open Space (6.8 AC Park, 0.5 AC. Path)		7.3 +/- AC

**ESTIMATED BUILDING GROSS FLOOR AREA**

Bldg. No.	Proposed Use	Residential Max.				Height	Stories	Residential Units	Hotel Units
		Office +/- SF	Retail +/- SF	Hotel +/- SF	+/- SF				
A-1	Office	240,000	8,000		185 FT	8-12			
A-2	Office	135,000	8,000		130 FT	8-8			
A-3	Hotel			240,000	185 FT	9-12		400	
A-4	Office	135,000	8,000		130 FT	8-8			
A-5	Retail		30,000		80 FT	2			
A-6	Office	287,000	8,000		185 FT	8-12			
B-1	Clubhouse	3,000			35 FT	1			
B-2	Multi-Fam. Residential		8,000		152,970	100 FT	4-8	133	
C-1	Multi-Fam. Residential				152,380	120 FT	8-8	132	
C-2	Multi-Fam. Residential				37,250	100 FT	4-8	32	
C-3	Multi-Fam. Residential				37,250	100 FT	4-8	32	
C-4	Multi-Fam. Residential		8,000		152,380	120 FT	8-8	132	
D-1	Retail/Multi-Fam. Residential		45,000		158,010	125 FT	5-7	137	
D-2	Retail/Multi-Fam. Residential		8,000		173,800	150 FT	8-11	151	
D-3	Retail		13,000		80 FT	2			
D-4	Retail/Multi-Fam. Residential		55,000		137,200	125 FT	5-7	119	
E-F	Dedicated Park Site								
E-F	Exist. SF Detached Residential				5,400	35 FT	2	1	
Total Proposed SF GFA		800,000	187,000	240,000	1,006,000			972	400

Maximum Possible Residential Use (includes ex. residence to remain, ADU, 1,006,800 +/- SF<sup>(1)</sup>)  
 Maximum Principal Uses 1,227,000 +/- SF  
 Total GFA All Uses w/ ADUs & Density Bonus 2,233,800 +/- SF  
 Residential W/O ADUs & Density Bonus 971,222 +/- SF  
 Residential W/O ADUs as Percentage of Principal Uses 79%

NOTES:  
 (1) Includes 28,978 SF in ADUs and density bonus units excluded from the 50% of principal use limitation.

**PARKING TABULATIONS<sup>(1)</sup>**

	Approx. No. of Spaces	Spaces Required	Spaces Provided
Office @ 2.6 per 1000 SF GFA	800,000	2,080	
Hotel @ 1 per Room +4 per 50 Rooms	240,000	400	408
Retail @ 1 per 200 SF for 1000, 6 per 1000 Remaining SF)	187,000	1,092	
Multi-Family Residential @ 1.6 / Dwelling Unit	1,021,200	872	1,375
Total Proposed GFA	2,228,200		
Street/Surface Parking Spaces			250
Parking Structure Spaces			2,580
Structure P5-A (Sanitary A)			250
Structure P5-B (Sanitary B)			610
Structure P5-C (Sanitary C)			1,330
Structure P5-D (Sanitary D)			490
Total Parking Spaces			4,970

(1) Parking tabulations are based on assumptions of GFA assigned to various uses. The applicant reserves the right to build more or less parking than shown as long as parking is provided in accordance with the approved parking study to be filed with the application. The actual number of spaces required and provided will be determined at site plan as required by Article 11 of the Zoning Ordinance and, if applicable, the result of an approved shared parking study.

**LOADING SPACE TABULATIONS<sup>(1)</sup>**

	Approx. No. of Spaces	Spaces Required	Spaces Provided
Building Type and Standard	800,000	20	7-14
1. Office, Standard C	240,000	3	1-2
2. Retail, Standard B	187,000	10	4-6
3. Restaurant, Standard A	1,001,200	18	8-8
Total Loading Spaces		49	16-28

(1) Loading space tabulations are based on assumptions of GFA assigned to various uses. Applicant requests a modification of the required number of loading spaces. Actual number of loading spaces will be determined by type of use and per the approval by DPWES if the use of the plan approval as long as the minimum on out of loading spaces indicated under the Provided column above are provided.

**ADU Calculation**

I. Assumptions: Mixed use development with approximately 60 percent non-residential use and 40 percent residential use. The Comprehensive Plan recommends a range .5 - 1.0 FAR. The proposed development includes a total of 2,233,600 square feet of which 1,227,000 square feet are commercial and 1,006,600 square feet are residential, resulting in an overall FAR of 0.93. Residential is comprised of 873 units: 1 existing single family detached and 872 multi-family. Most all of the multi-family units would be high rise construction and would be exempt from the ADU Ordinance. Building B-2 may be either 4 stories with elevators and 50 percent or more of required parking provided in structures with a potential maximum ADU requirement of 5 percent, or high rise construction which would be exempt from the ADU Ordinance. This calculation assumes building B-2, with approximately 133 units, is not a high rise. The combined average square footage of the proposed residential units is 1,153 square feet. The size of entire site is 53.84 acres.

II. Density of Principal: .823 = 16.21 dwelling units per acre  
 53.84

III. Calculation of Density Bonus  
 Size of site x FAR x (Residential Max %) = Maximum allowable residential square footage  
 2,345,461 square feet x 1.0 x .40 = 938,184 square feet  
 938,184 square feet = 813 dwelling units 813 dwelling units = 15.1 du/ac  
 1,153 sq. ave site size 53.84 acres

Upper end of density range = 15.13 du/ac  
 Lower end of density range = 7.75 du/ac  
 Upper end of adjusted density range = 17.5 du/ac  
 Lower end of adjusted density range = 8.8 du/ac

IV. ADU Calculation  
 16.21 - 7.55 = 8.66 = 98 x 9% = 4.9 % ADU Requirement  
 17.6 - 8.8 = 8.8  
 4.9% x 133 units = 6.5 rounded up to 7 MF ADUs, however the Applicant is electing to provide double the number of required ADUs for a total of 14 ADUs.

V. Bonus Calculation  
 ADUs provided 5.00%  
 Maximum Bonus 17%  
 114 base units x 1.17 bonus % = 133 units  
 Therefore,  
 114 base units  
 12 bonus units  
 2 required ADUs  
 133 units

Z. Required ADUs + 7 Additional ADUs + 12 Bonus Units = 26 Total ADU/Bonus Units  
 26 MF ADU/bonus units x 1,153 = 29,978 SF = Permitted Bonus

**LEGEND**

- POSSIBLE PCFA DEDICATION OUTSIDE EPA
- POSSIBLE PCFA DEDICATION WITHIN EPA
- LANDWAY BOUNDARY / PROPERTY LINE
- BVM / BMP AREA
- EXIST. EPA LINE

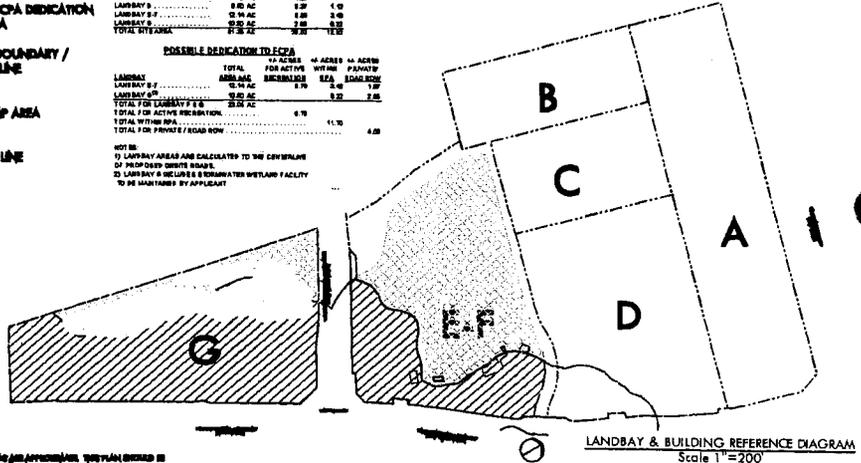
**LANDWAY AREA TABULATION<sup>(1)</sup>**

LANDWAY	AREA	% ACRES	% ACRES
LANDWAY A	10.46 AC	10.46	10.46
LANDWAY B	11.90 AC	11.90	11.90
LANDWAY C	4.28 AC	4.28	4.28
LANDWAY D	8.80 AC	8.80	8.80
LANDWAY E	12.96 AC	12.96	12.96
LANDWAY F	20.20 AC	20.20	20.20
TOTAL WITHIN EPA	78.50 AC	78.50	78.50

**POSSIBLE DEDICATION TO EPA**

LANDWAY	AREA	% ACRES	% ACRES
LANDWAY B	11.90 AC	11.90	11.90
LANDWAY F	20.20 AC	20.20	20.20
TOTAL FOR LANDWAY B & F	32.10 AC	32.10	32.10
TOTAL FOR ACTIVE RESIDUAL	6.76	6.76	6.76
TOTAL WITHIN EPA	38.86	38.86	38.86
TOTAL FOR PARKING / ROAD ROW	4.08	4.08	4.08

NOTES:  
 (1) LANDWAY AREAS ARE CALCULATED TO THE CENTERLINE OF PROPOSED DRIVE ROAD.  
 (2) LANDWAY B INCLUDES DEDICATED WATER WETLAND FACILITY TO BE MAINTAINED BY APPLICANT.



NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	PRELIMINARY PLAN	11/10/01	...	...	...
2	...	...	...	...	...

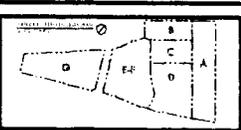


**CDP / FDP / PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

**TABULATIONS**

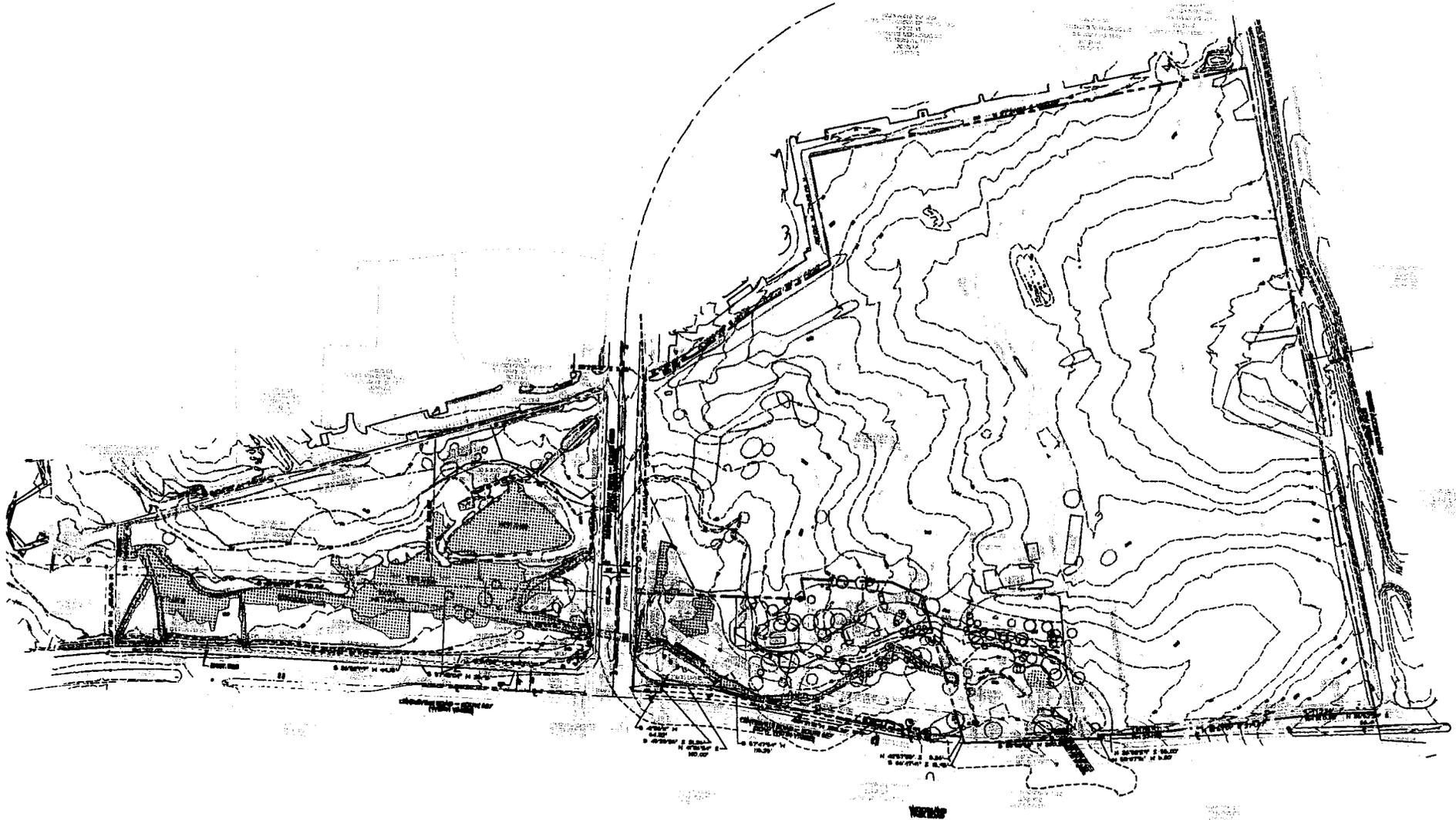
**DAVIS • CARTER • SCOTT**  
 ENGINEERS ARCHITECTS  
 1375 Northpark Drive, Suite 100, Northpark Plaza, Cary, NC 27513  
 Phone: 919.487.2200 Fax: 919.487.2201

**Patten Harris Hunt & Associates, PC**  
 Engineers, Surveyors, Planners, Landscape Architects  
 14000 Lee Road, Suite 100, Leesville, SC 29556  
 Phone: 803.791.1170 Fax: 803.791.1171



DESIGN	SURVEY	PHR+A
DRAWN	REL	DATE
CHECKED	DHS	SCALE
SHEET	2 OF 27	FILE NO.

DATE: June 3, 2002  
 SCALE: N/A  
 FILE NO.: 09752-2-4



NO.	DESCRIPTION	DATE	BY	APP'D	DATE
1	Initial Design	10/28/05			
2	Revised Design				
3	Final Design				
4	As-Built				

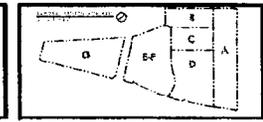


PROJECT  
**CDP / FDP / PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TITLE  
**EXISTING CONDITIONS PLAN**

**DAVIS • CARTER • SCOTT**  
 ARCHITECTS AND INTERIOR ARCHITECTS  
 18 Monument Drive, Suite 100, McLean, Virginia 22102 • 703.535.8700  
 100 Pymont Drive, R.F., Suite 100, Fairfax, Virginia, A.C. 22031 • 703.662.2200

**Patten Harris Root & Associates, PC**  
 ENGINEERS, SURVEYORS, PLANNERS, LANDSCAPE ARCHITECTS  
**PHRA**  
 1000 Lee Road  
 Chesapeake, VA 23041-0001  
 1-703-546-8774



DESIGN	SURVEY
DRAWN REL	PHR+A DATE June 3, 2002
CHECKED DHS	SCALE 1"=100'
SHEET 3 OF 27	FILE NO. 09752-2-4

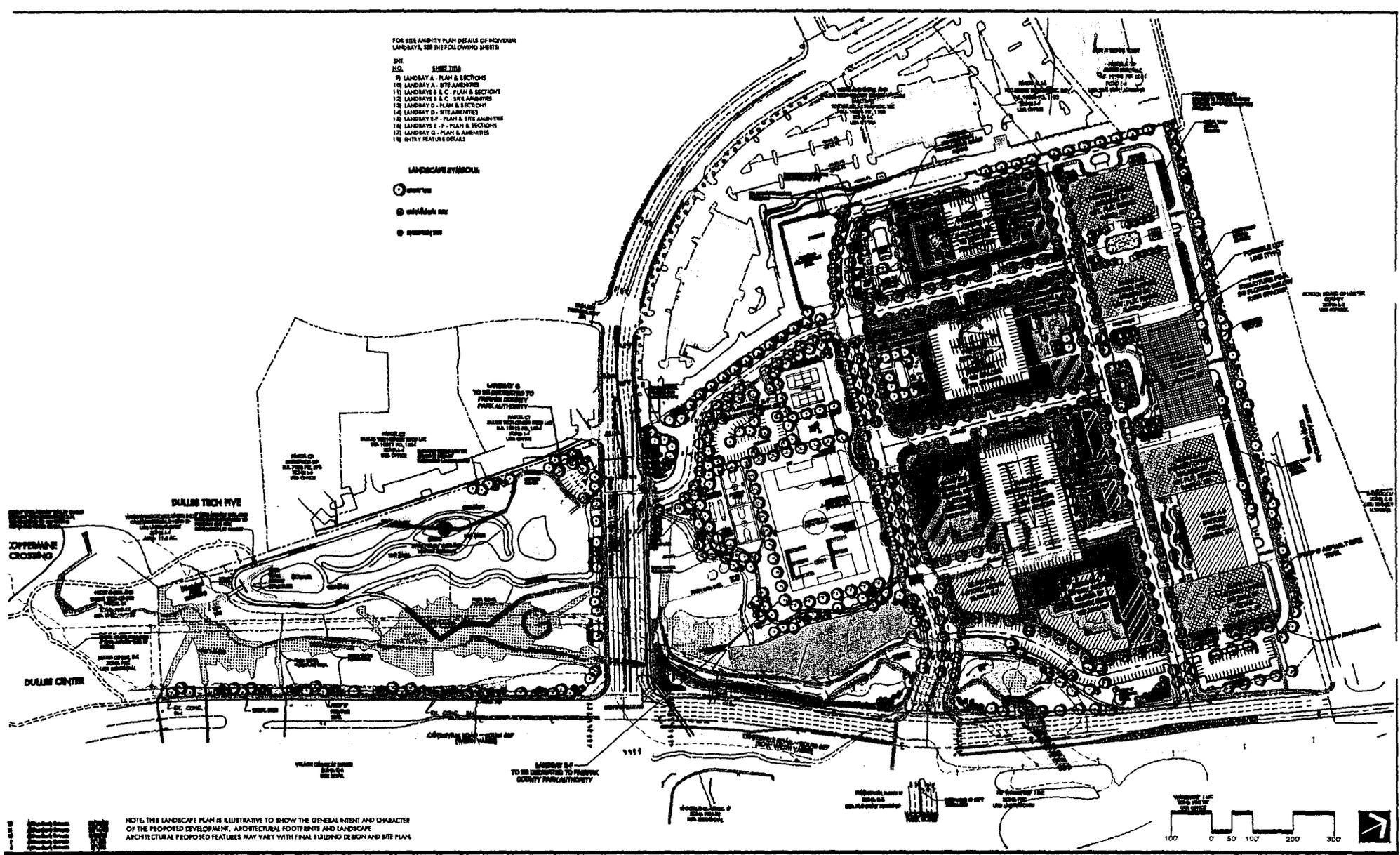


FOR SEE AMBIT PLAN DETAILS OF INDIVIDUAL LANDSCAPES, SEE THE FOLLOWING SHEETS:

- SHEET NO. SHEET TITLE
- 10 LANDSCAPE A - PLAN & SECTIONS
  - 11 LANDSCAPE A - SITE AMBIT
  - 12 LANDSCAPE B & C - PLAN & SECTIONS
  - 13 LANDSCAPE B & C - SITE AMBIT
  - 14 LANDSCAPE D - PLAN & SECTIONS
  - 15 LANDSCAPE D - SITE AMBIT
  - 16 LANDSCAPE E - PLAN & SECTIONS
  - 17 LANDSCAPE E - SITE AMBIT
  - 18 LANDSCAPE F - PLAN & SECTIONS
  - 19 LANDSCAPE F - SITE AMBIT
  - 20 ENTRY FEATURE DETAILS

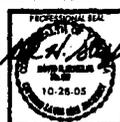
LANDSCAPE SYMBOLS

- tree
- shrub
- lawn



NOTE: THIS LANDSCAPE PLAN IS ILLUSTRATIVE TO SHOW THE GENERAL INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. ARCHITECTURAL FOOTPRINTS AND LANDSCAPE ARCHITECTURAL PROPOSED FEATURES MAY VARY WITH FINAL BUILDING DESIGN AND SITE PLAN.

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE
1	Site Plan	10/26/05				
2	Site Plan	10/26/05				
3	Site Plan	10/26/05				
4	Site Plan	10/26/05				
5	Site Plan	10/26/05				
6	Site Plan	10/26/05				
7	Site Plan	10/26/05				
8	Site Plan	10/26/05				
9	Site Plan	10/26/05				
10	Site Plan	10/26/05				

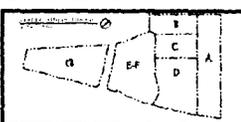


PROFESSIONAL SEAL  
**CDP / FDP / PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

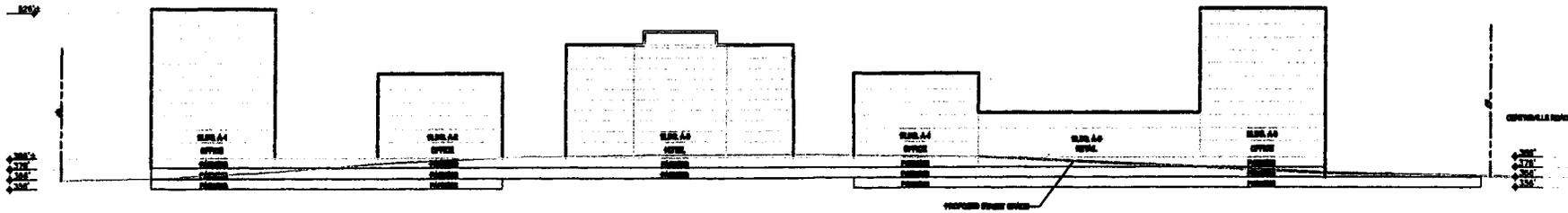
TITLE  
**LANDSCAPE PLAN**

**DAVIS & CARTER & SCOTT**  
 ARCHITECTS AND INTERIOR DESIGNERS  
 Davis, Carter, & Scott, Inc.  
 1877 International Drive, Suite 200, Fairfax, Virginia 22031 • 703.555.9777  
 1877 Shrub Oaks Drive, Suite 2100, Washington, D.C. 20005 • 202.682.2200

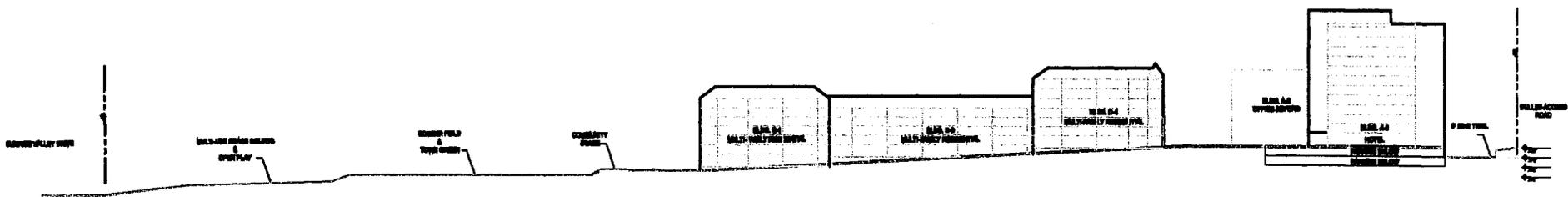
**Patten Harris Real & Associates, PC**  
 Engineers, Surveyors, Planners, Landscape Architects  
**P-H-R-A**  
 1000 Lee Road  
 Fairfax, VA 22031-2000  
 703.261.8800  
 1700A-1000



DESIGN	REL	SURVEY
DRAWN	REL	DATE
CHKD	DHS	SCALE
SHEET	5 OF 27	FILE NO.
		09752-2-4



E-1 WEST-EAST CROSS SECTION ELEVATION LOOKING NORTH  
SCALE: 1" = 50'



E-2 NORTH-SOUTH CROSS SECTION ELEVATION LOOKING WEST  
SCALE: 1" = 50'

NOTE THIS SECTION ELEVATION REPRESENTS A CONCEPTUAL DESIGN SOLUTION TO PROVIDE UNDERGROUND PARKING. THE APPLICANT RESERVES THE RIGHT TO PROVIDE STRUCTURED PARKING IN THE LOWER LEVELS OF THE BUILDINGS SUBJECT TO REVISIONS BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	ISSUED FOR PERMIT	11/16/01			
2	REVISION				

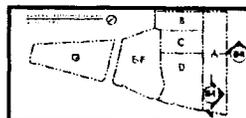


PROJECT  
**CDP / FDP / PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

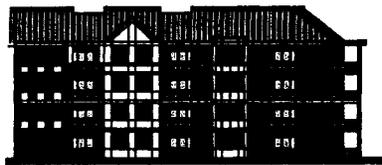
TITLE  
**SITE**  
**CROSS-SECTIONS**

**DAVIS • CARTER • SCOTT**  
 ARCHITECTS AND INTERIORS ARCHITECTS  
 Davis, Carter, Scott, Inc.  
 1074 International Drive, Suite 100, McLean, Virginia 22102 • TEL: 571-895-1100  
 100 Plover Court, N.W., Suite 1000 Washington, D.C. 20007 • TEL: 462-2200

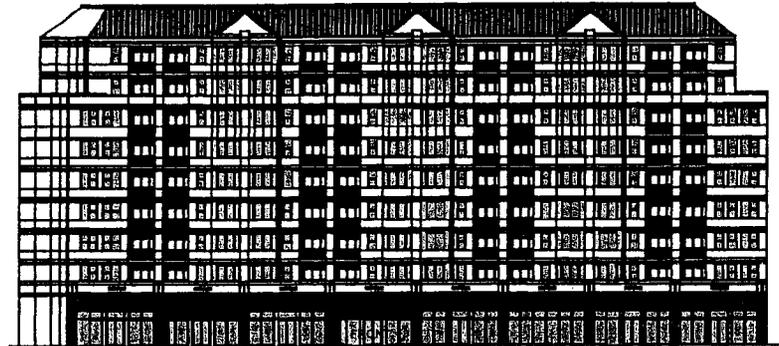
**Patten Harris Real & Associates, PC**  
 Builders, Designers, Property Landscape Architects  
**P.H.R.A.**  
 1000 Lee Road  
 Suite 100 • 2000-1000  
 1700 BROADWAY  
 WASHINGTON, DC



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1" = 50'
SHEET	6 OF 27	FILE NO.	09752-2.4



1 MULTI-FAMILY RESIDENTIAL Landbay C  
SCALE: 1" = 20'-0"



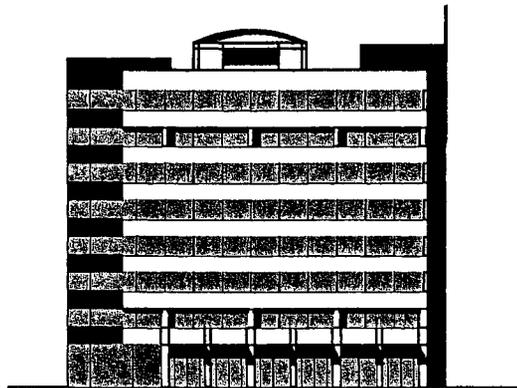
2 RETAIL AND MID-RISE MULTI-FAMILY RESIDENTIAL - Landbay D  
SCALE: 1" = 20'-0"



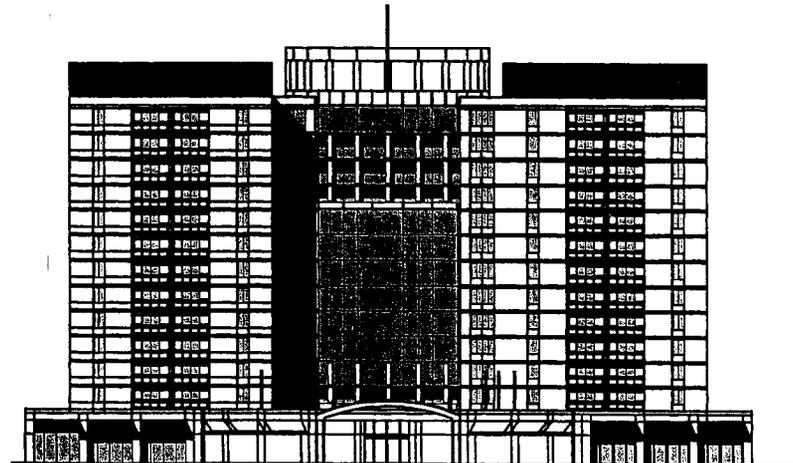
3 RETAIL - Landbay D  
SCALE: 1" = 20'-0"



4 RETAIL AND MULTI-FAMILY RESIDENTIAL  
Landbay D  
SCALE: 1" = 20'-0"



5 OFFICE - Landbay A  
SCALE: 1" = 20'-0"



6 HOTEL - Landbay A  
SCALE: 1" = 20'-0"

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	REVISION				
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

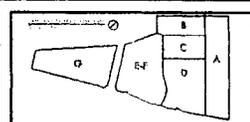


PROJECT  
CDP / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY VIRGINIA

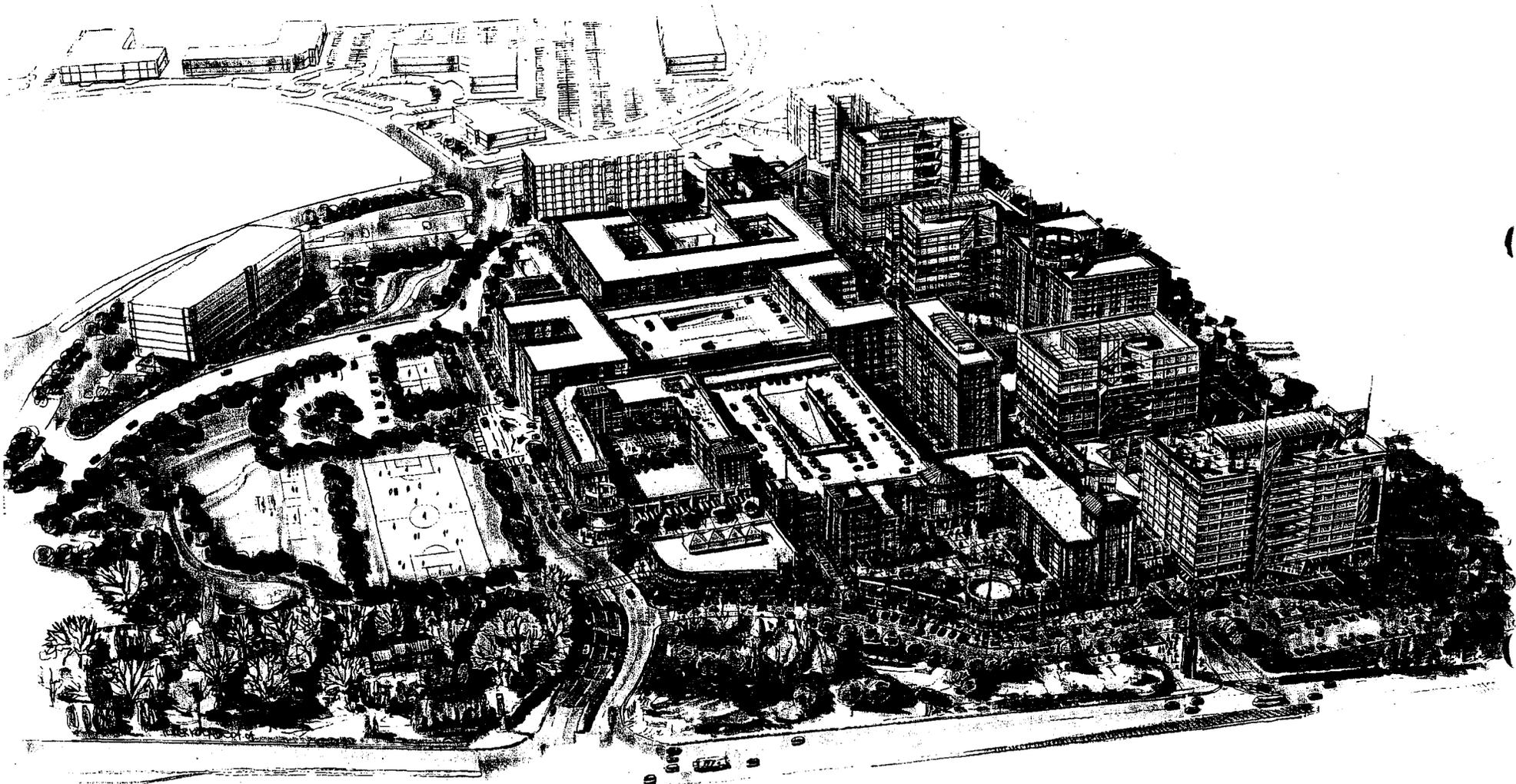
TITLE  
TYPICAL BUILDING  
ELEVATIONS

DAVIS • CARTER • SCOTT  
ARCHITECTS AND ENGINEERS  
1402 Lee Road  
Chantilly, VA 20151-1879  
703.448.8700  
703.448.8714

Patton Heitz Rust & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects  
1402 Lee Road  
Chantilly, VA 20151-1879  
703.448.8700  
703.448.8714



DESIGN	REL	SURVEY	PHR 1 A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1" = 20'-0"
SHEET	7 OF 27	FILE NO.	09752-24



NOTE THIS RENDERING IS ILLUSTRATIVE TO SHOW THE GENERAL INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PROPOSED FEATURES MAY VARY WITH FINAL BUILDING DESIGN AND SITE PLAN.

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	Initial Design	4/24/02			
2	Site Plan	5/1/02			
3	Site Plan	5/1/02			
4	Site Plan	5/1/02			
5	Site Plan	5/1/02			
6	Site Plan	5/1/02			
7	Site Plan	5/1/02			

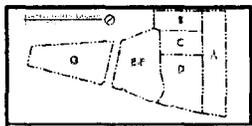


PROJECT  
**CDP / FDP / PCA  
 ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

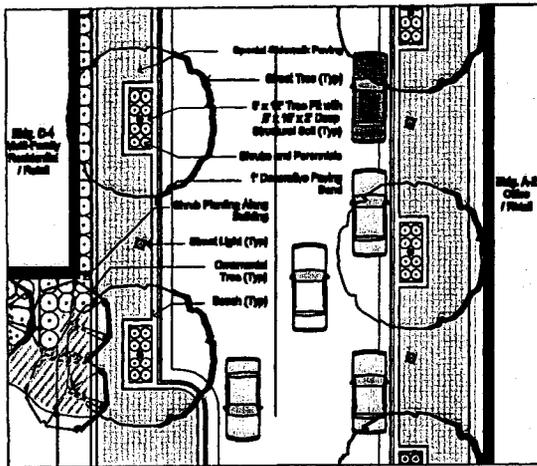
TITLE  
**ILLUSTRATIVE  
 PERSPECTIVE**

**DAVIS & CARTER & SCOTT**  
 ARCHITECTS AND INTERIOR ARCHITECTS  
 Davis, Carter, East Ltd.  
 1073 International Drive, Suite 100, Fairfax, Virginia 22031 • 703-516-0077  
 100 Piquette Street, N.W., Suite 1200, Washington, D.C. 20005 • 202-682-2200

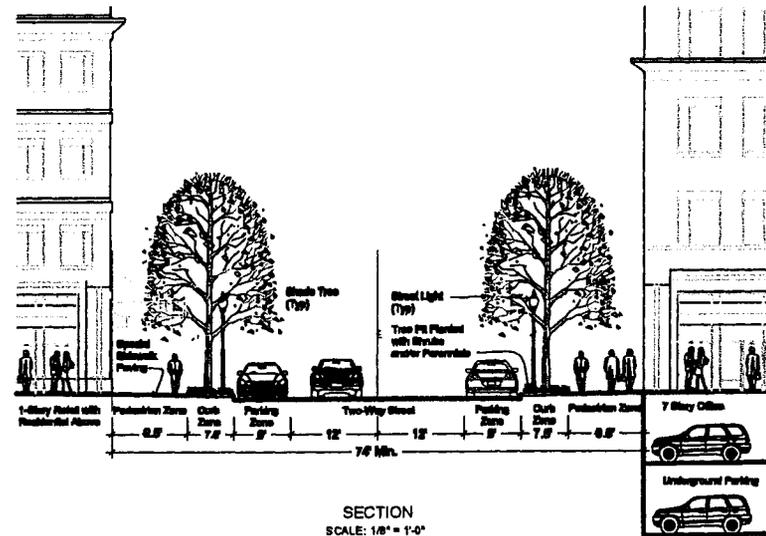
**Patton Martin Root & Associates, P.C.**  
 Engineers, Surveyors, Planners, Landscape Architects  
**P-M-R-A**  
 1400 Lee Road  
 Chesley, VA 20151-1079  
 703-644-0200  
 703-644-0214



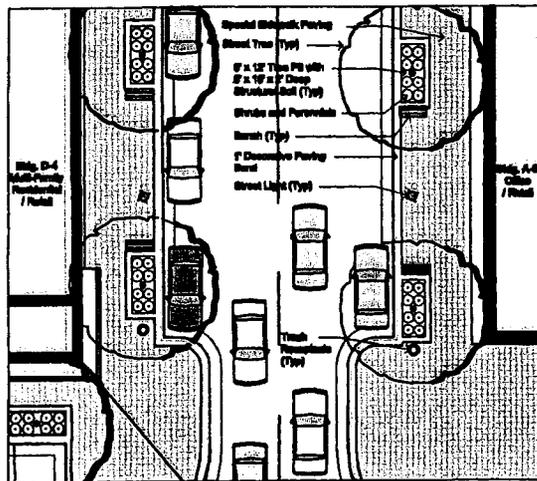
DESIGN	SURVEY
DRAWN REL <td>DATE June 3, 2002</td>	DATE June 3, 2002
CHECKED DHS <td>SCALE</td>	SCALE
SHEET 8 OF 27 <td>FILE NO. 09752-2-4</td>	FILE NO. 09752-2-4



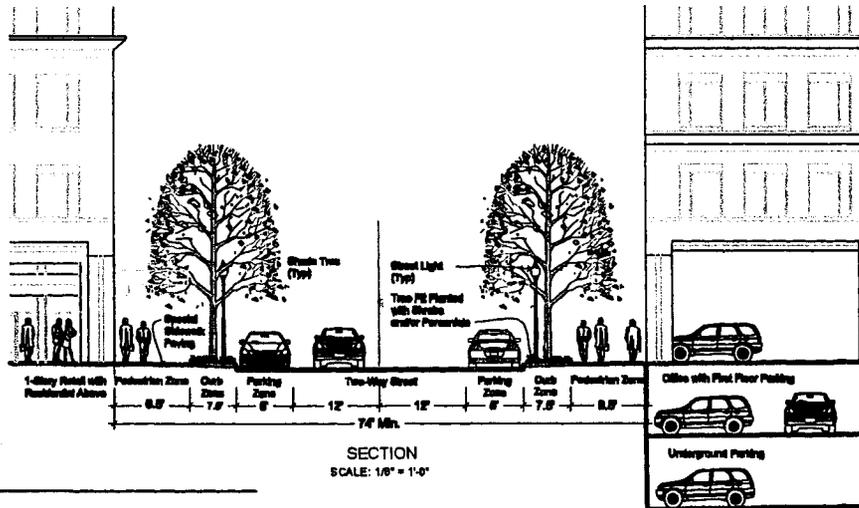
PLAN DETAIL  
SCALE: 1" = 10'



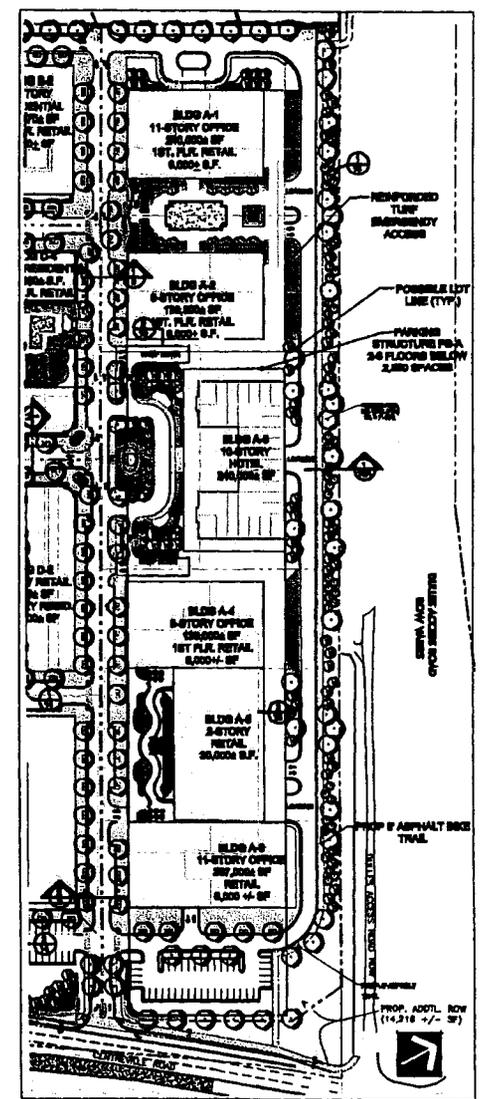
1 RESIDENTIAL - OFFICE STREETSCAPE  
PLAN DETAIL AND SECTION



PLAN DETAIL  
SCALE: 1" = 10'



2 RESIDENTIAL/RETAIL - OFFICE STREETSCAPE  
PLAN DETAIL AND SECTION



3 LANDBAY A: PLAN  
SCALE: 1" = 80'

NO.	DESCRIPTION	DATE	BY	CHECKED	APPROV.	DATE
1	Site Plan	10/26/01				
2	Site Plan	10/26/01				
3	Site Plan	10/26/01				
4	Site Plan	10/26/01				
5	Site Plan	10/26/01				
6	Site Plan	10/26/01				
7	Site Plan	10/26/01				
8	Site Plan	10/26/01				
9	Site Plan	10/26/01				
10	Site Plan	10/26/01				

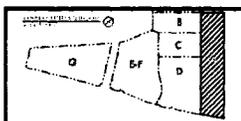


PROJECT  
CDP / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

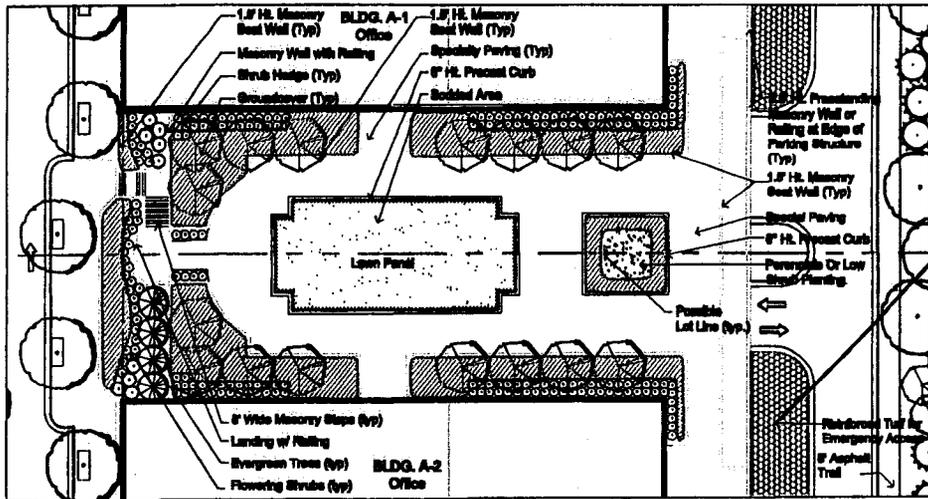
TITLE  
LANDBAY A  
PLAN AND SECTIONS

DAVIS & CARTER BSCOTT  
ARCHITECTS AND INTERIORS  
Davis, Carter, Bscott, Inc.  
1018 International Drive, Suite 100, McLean, Virginia 22101 • 703-544-8777  
1007 Peach Street, N.W., Suite 1200, Washington, D.C. 20005 • 202-462-2200

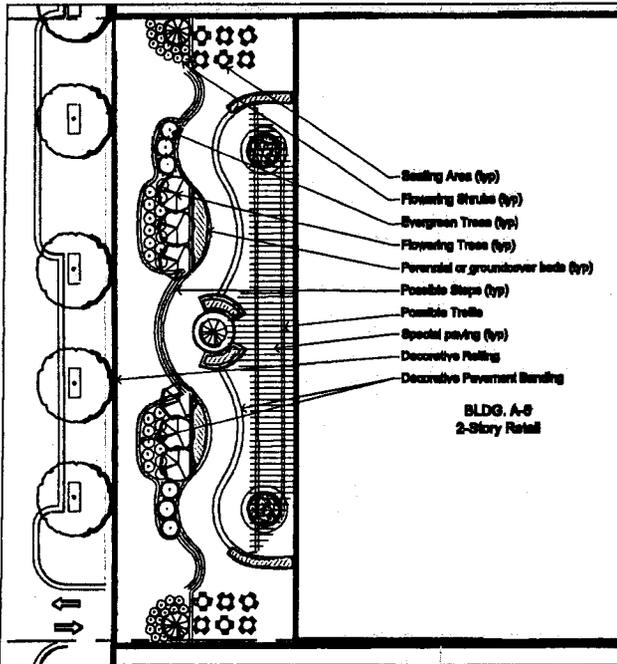
Fallon Harris Root & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects  
FHRA  
1000 Lee Road  
Glenview, VA 22030-1000  
1-703-461-0000  
1-703-461-0070



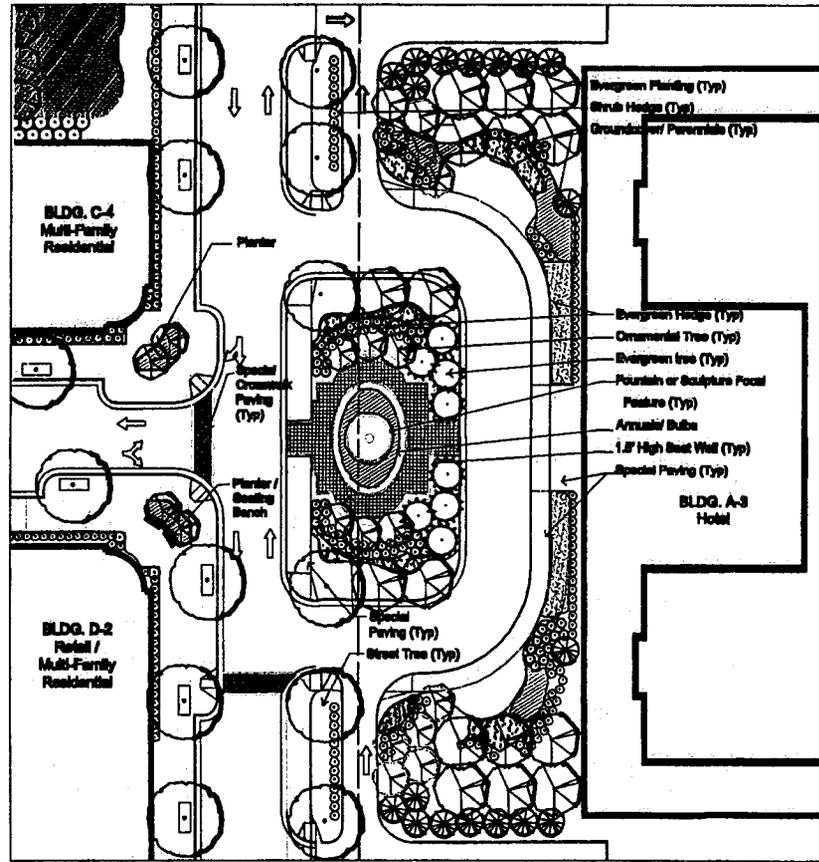
DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	9 OF 27	FILE NO.	09752-2-4



OPEN SPACE AT OFFICE BUILDINGS:  
PLAN DETAIL  
SCALE: 1"=20'



OPEN SPACE AT RETAIL: PLAN DETAIL  
SCALE: 1"=20'



LANDSCAPE AMENITY AT HOTEL ENTRANCE:  
PLAN DETAIL  
SCALE: 1"=20'

The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end users.



NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	REVISION				

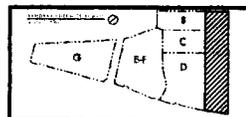


PROJECT  
CDP / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TITLE  
LANDBAY A  
SITE AMENITIES

DAVIS & CARTER SCOTT  
ARCHITECTS AND INTERIORS ARCHITECTS  
Davis, Carter, Scott, Inc.  
1874 International Drive, Suite 110, McLean, Virginia 22102 • 703.524.8877  
1907 Peach Street, N.W., Suite 1770, Washington, D.C. 20001 • 202.462.2200

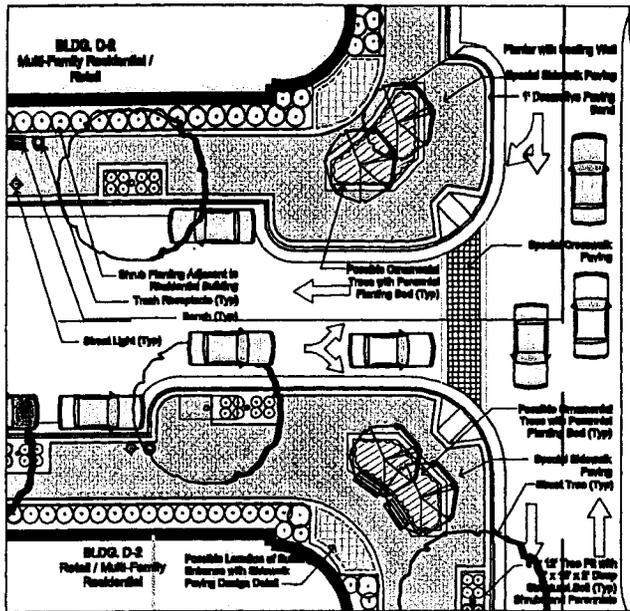
Patten Harris Root & Associates, PC  
Engineers, Surveyors, Planners, Landscape Architects  
P.H.R.A.  
14000 Lee Road  
Shirley, VA 22190-1000  
1 703.444.0700  
1 703.444.0704



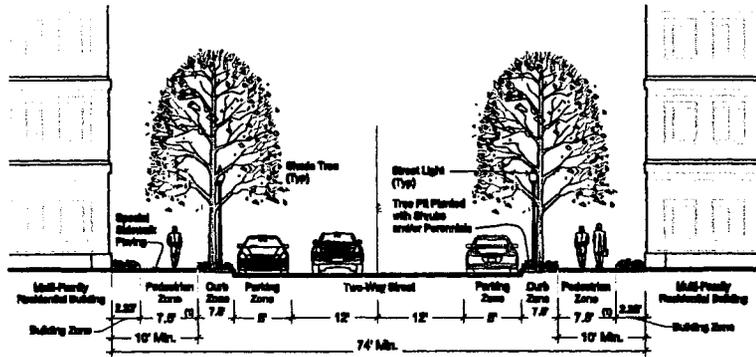
DESIGN	REL	SURVEY
DRAWN	REL	DATE
CHECKED	DHS	SCALE
SHEET	10 OF 27	FILE NO

PHR+A  
June 3, 2002  
1"=20'  
09752-2.4



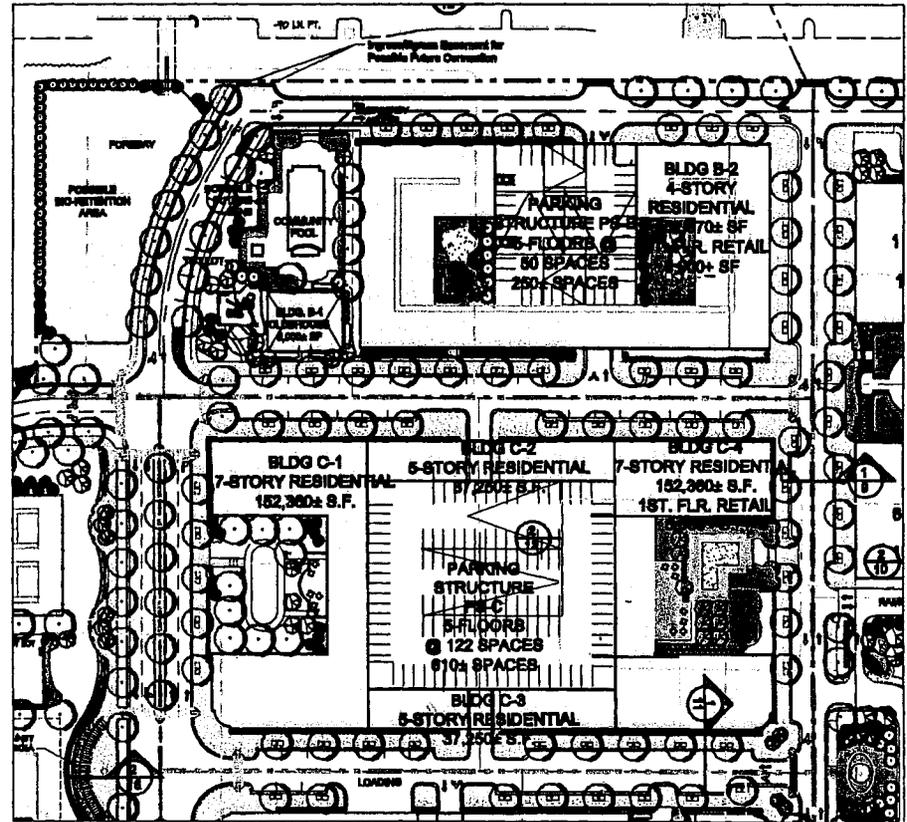


PLAN DETAIL  
SCALE: 1" = 10'



SECTION  
SCALE: 1/8" = 1'-0"

1) May be Reduced to 5/8" for Maximum Up to 50' Linear Foot for Quality Design Documentation.



2) LANDBAYS B & C. PLAN  
SCALE: 1" = 50'

1) MULTI-FAMILY RESIDENTIAL STREETSCAPE  
PLAN DETAIL AND SECTION



NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE
1	REVISED	11/16/01				
2	Initial Design	1/16/02				
3	Initial Design	1/16/02				
4	Initial Design	1/16/02				
5	Initial Design	1/16/02				
6	Initial Design	1/16/02				

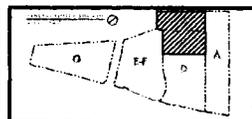


PROJECT  
CDP/FDP/PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TITLE  
LANDBAYS B AND C  
PLAN AND SECTION

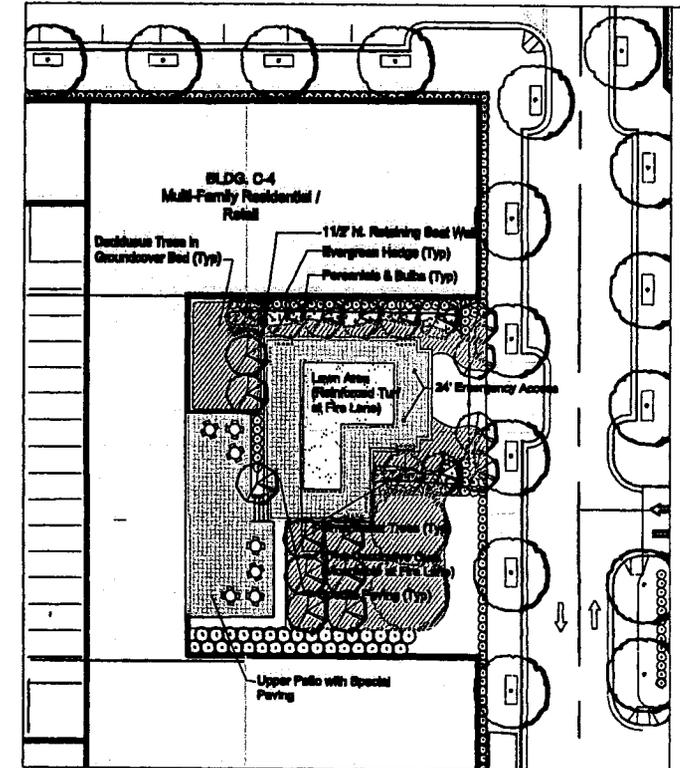
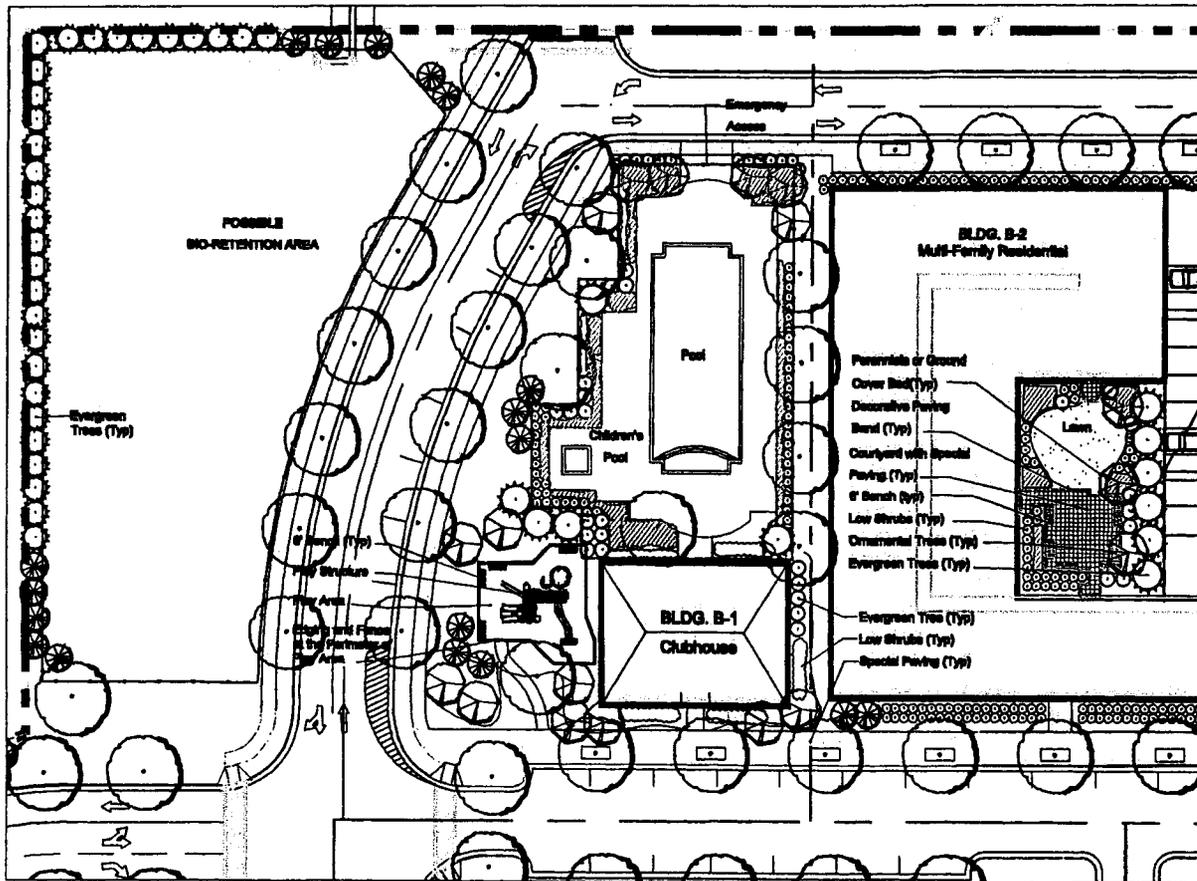
DAVIS & CARTER & SCOTT  
ARCHITECTS AND INTERIORS ARCHITECTS  
Davis, Carter, Scott, Inc.  
184 International Drive Suite 100 McLean, Virginia 22102 • 703.556.0751  
187 Phoenix Drive, #107, Suite 1000 Washington, A.C. 20018 • 301.462.2200

Patten Harris Reed & Associates, pc  
Engineers, Surveyors, Planners, Landscape Architects  
P.H.A.  
1400 Lee Road  
Suite 100, #100-100  
1700 Leesville  
1700 Leesville



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	11 OF 27	TREE NO.	09752-2-4

The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end users.



1 CLUBHOUSE/ RECREATION AMENITY:  
LANDBAY B  
SCALE: 1"=20'

2 MULTI-FAMILY RESIDENTIAL COURTYARD EAST:  
DETAIL PLAN  
SCALE: 1"=20'



NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE
1	REVISED	10/28/05				

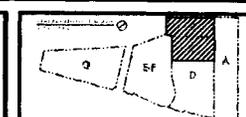


PROJECT  
CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

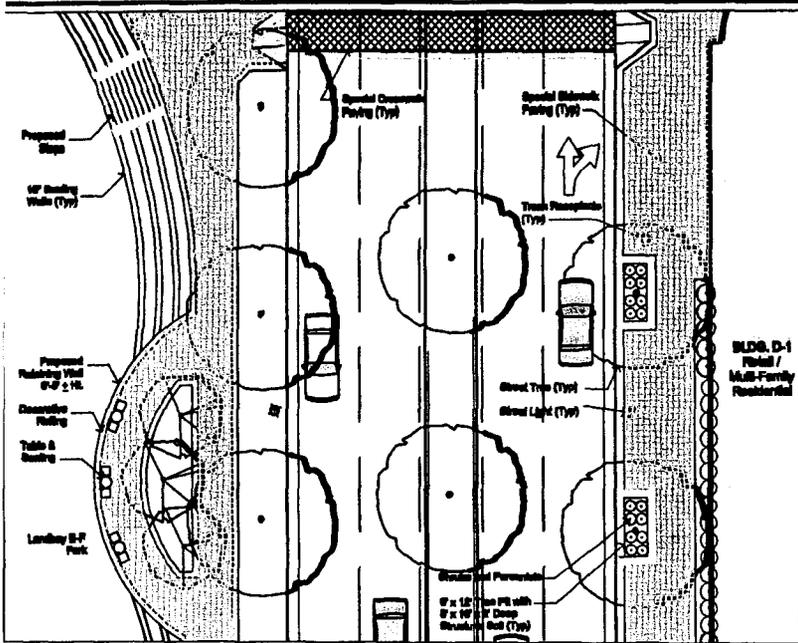
TITLE  
**LANDBAYS B AND C  
SITE AMENITIES**

DAVIS • CARTER • SCOTT  
ARCHITECTS AND INTERIOR ARCHITECTS  
Davis, Carter, Scott, Ltd.  
1070 International Drive, Suite 100, McLean, Virginia 22102 • 703 216 8877  
100 Piedmont Avenue, Suite 1100, Washington, D.C. 20005 • 202 462 2200

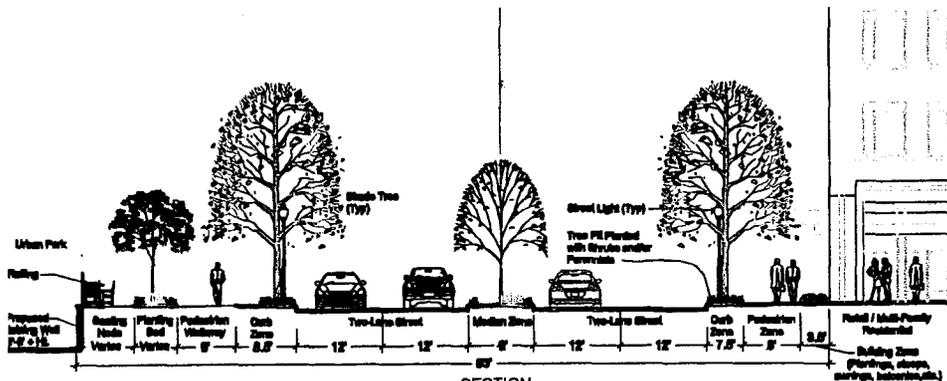
Patton Harris Root & Associates, Inc.  
Engineers, Surveyors, Planners, Landscape Architects  
**P.H.R.A.**  
14000 Lee Road  
Suite 100, Fairfax, VA 22033-4000  
703 464 6000  
703 464 6070



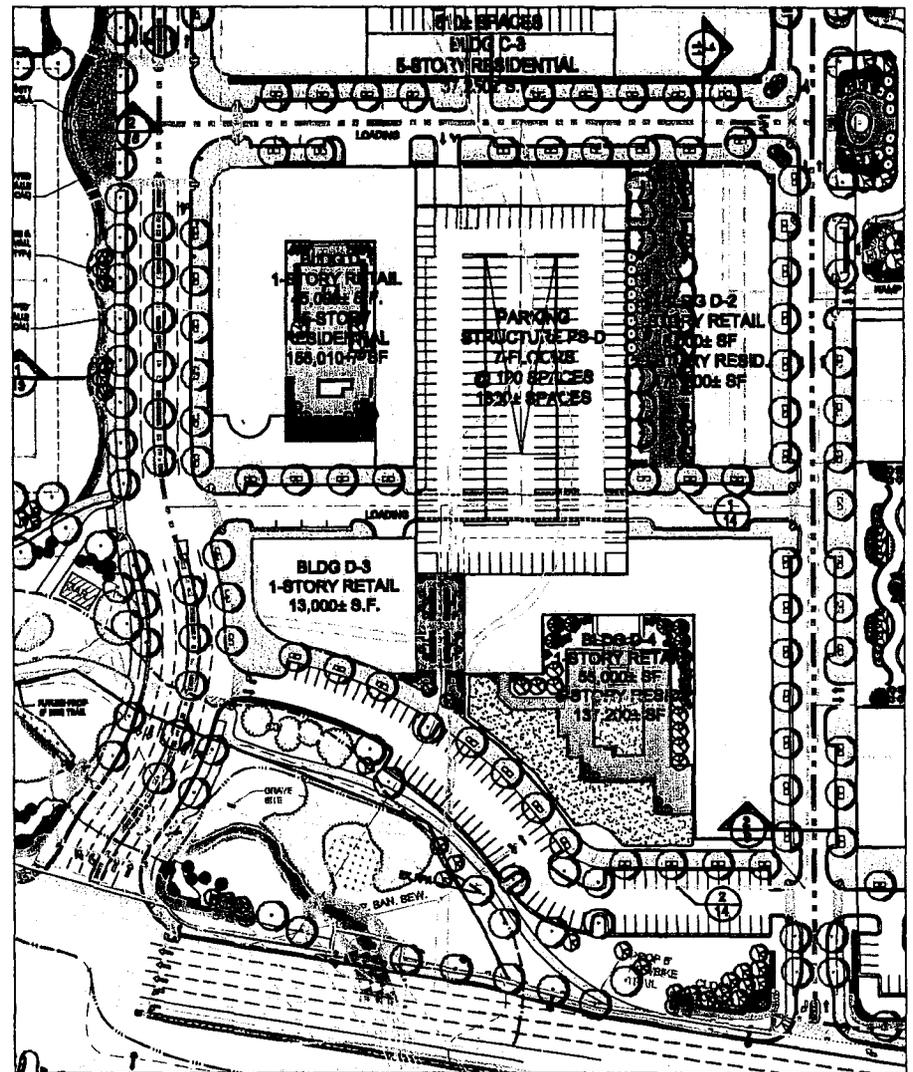
DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1"=20'
SHEET	12	OF	27
FILE NO.	09752-2-4		



PLAN DETAIL  
SCALE: 1" = 10'



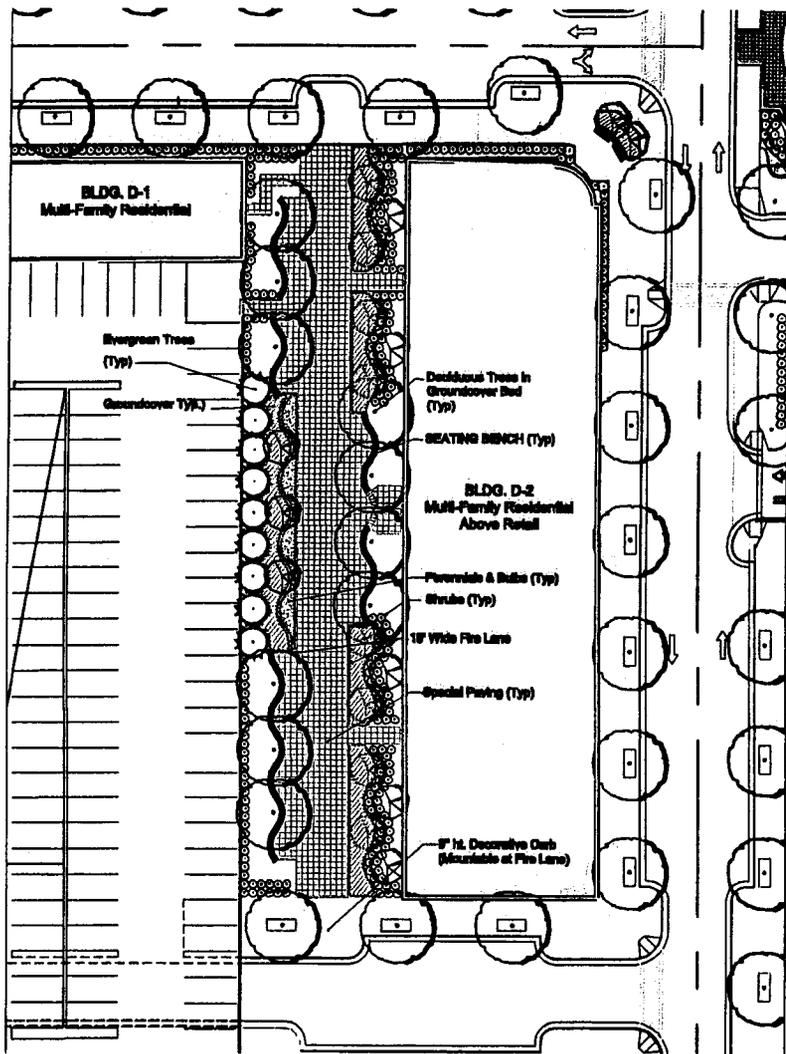
SECTION  
SCALE: 1/8" = 1'-0"



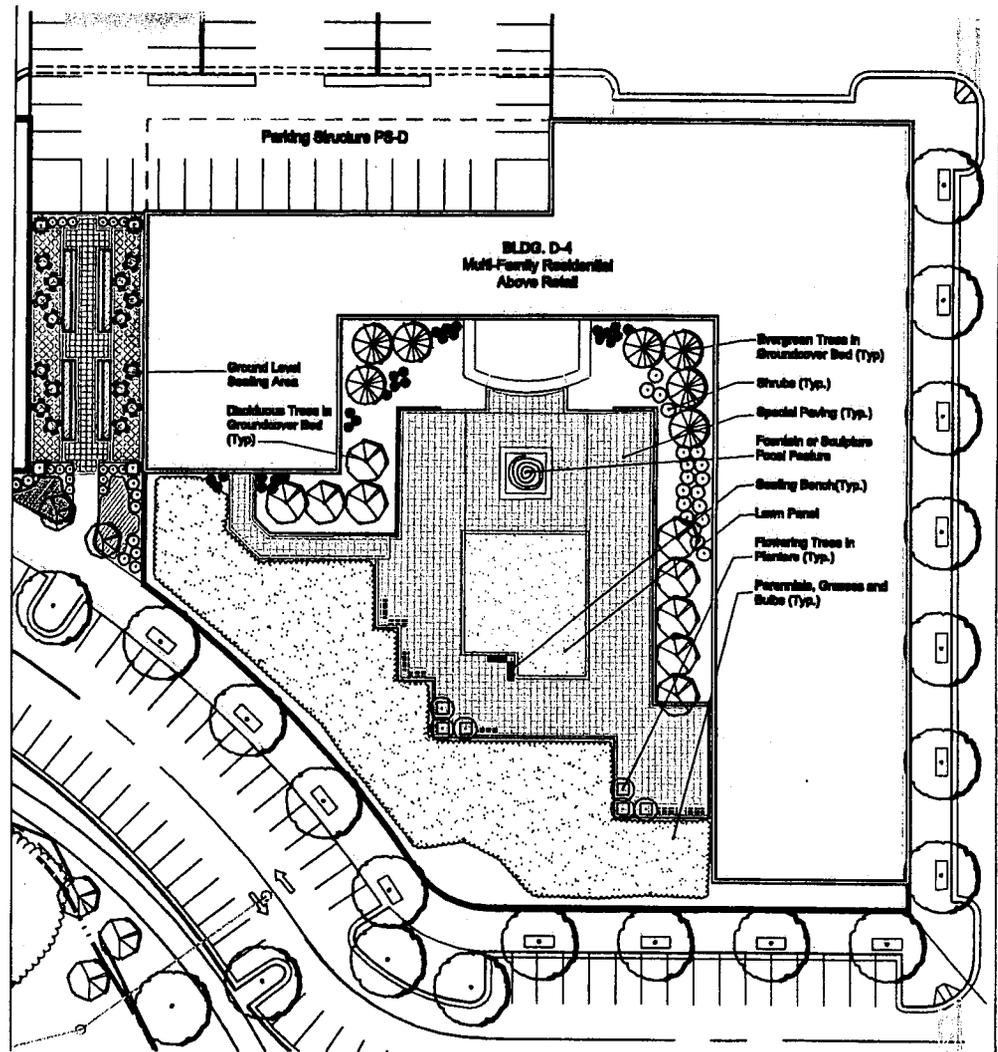
2 LANDBAY D: PLAN

1 URBAN PARK - RETAIL / MULTI-FAMILY STREETSCAPE: PLAN DETAIL AND SECTION

NO.	DESCRIPTION	DATE	BY	CHKD	APP'D	DATE
1	PRELIMINARY	10/26/01				
2	REVISED	11/14/01				
3	REVISED	1/10/02				
4	REVISED	2/14/02				
5	REVISED	3/14/02				
6	REVISED	4/10/02				
7	REVISED	5/14/02				
8	REVISED	6/14/02				
9	REVISED	7/14/02				
10	REVISED	8/14/02				
11	REVISED	9/14/02				
12	REVISED	10/14/02				
13	REVISED	11/14/02				
14	REVISED	12/14/02				
15	REVISED	1/14/03				
16	REVISED	2/14/03				
17	REVISED	3/14/03				
18	REVISED	4/14/03				
19	REVISED	5/14/03				
20	REVISED	6/14/03				
21	REVISED	7/14/03				
22	REVISED	8/14/03				
23	REVISED	9/14/03				
24	REVISED	10/14/03				
25	REVISED	11/14/03				
26	REVISED	12/14/03				
27	REVISED	1/14/04				
28	REVISED	2/14/04				
29	REVISED	3/14/04				
30	REVISED	4/14/04				
31	REVISED	5/14/04				
32	REVISED	6/14/04				
33	REVISED	7/14/04				
34	REVISED	8/14/04				
35	REVISED	9/14/04				
36	REVISED	10/14/04				
37	REVISED	11/14/04				
38	REVISED	12/14/04				
39	REVISED	1/14/05				
40	REVISED	2/14/05				
41	REVISED	3/14/05				
42	REVISED	4/14/05				
43	REVISED	5/14/05				
44	REVISED	6/14/05				
45	REVISED	7/14/05				
46	REVISED	8/14/05				
47	REVISED	9/14/05				
48	REVISED	10/14/05				
49	REVISED	11/14/05				
50	REVISED	12/14/05				
51	REVISED	1/14/06				
52	REVISED	2/14/06				
53	REVISED	3/14/06				
54	REVISED	4/14/06				
55	REVISED	5/14/06				
56	REVISED	6/14/06				
57	REVISED	7/14/06				
58	REVISED	8/14/06				
59	REVISED	9/14/06				
60	REVISED	10/14/06				
61	REVISED	11/14/06				
62	REVISED	12/14/06				
63	REVISED	1/14/07				
64	REVISED	2/14/07				
65	REVISED	3/14/07				
66	REVISED	4/14/07				
67	REVISED	5/14/07				
68	REVISED	6/14/07				
69	REVISED	7/14/07				
70	REVISED	8/14/07				
71	REVISED	9/14/07				
72	REVISED	10/14/07				
73	REVISED	11/14/07				
74	REVISED	12/14/07				
75	REVISED	1/14/08				
76	REVISED	2/14/08				
77	REVISED	3/14/08				
78	REVISED	4/14/08				
79	REVISED	5/14/08				
80	REVISED	6/14/08				
81	REVISED	7/14/08				
82	REVISED	8/14/08				
83	REVISED	9/14/08				
84	REVISED	10/14/08				
85	REVISED	11/14/08				
86	REVISED	12/14/08				
87	REVISED	1/14/09				
88	REVISED	2/14/09				
89	REVISED	3/14/09				
90	REVISED	4/14/09				
91	REVISED	5/14/09				
92	REVISED	6/14/09				
93	REVISED	7/14/09				
94	REVISED	8/14/09				
95	REVISED	9/14/09				
96	REVISED	10/14/09				
97	REVISED	11/14/09				
98	REVISED	12/14/09				
99	REVISED	1/14/10				
100	REVISED	2/14/10				
101	REVISED	3/14/10				
102	REVISED	4/14/10				
103	REVISED	5/14/10				
104	REVISED	6/14/10				
105	REVISED	7/14/10				
106	REVISED	8/14/10				
107	REVISED	9/14/10				
108	REVISED	10/14/10				
109	REVISED	11/14/10				
110	REVISED	12/14/10				
111	REVISED	1/14/11				
112	REVISED	2/14/11				
113	REVISED	3/14/11				
114	REVISED	4/14/11				
115	REVISED	5/14/11				
116	REVISED	6/14/11				
117	REVISED	7/14/11				
118	REVISED	8/14/11				
119	REVISED	9/14/11				
120	REVISED	10/14/11				
121	REVISED	11/14/11				
122	REVISED	12/14/11				
123	REVISED	1/14/12				
124	REVISED	2/14/12				
125	REVISED	3/14/12				
126	REVISED	4/14/12				
127	REVISED	5/14/12				
128	REVISED	6/14/12				
129	REVISED	7/14/12				
130	REVISED	8/14/12				
131	REVISED	9/14/12				
132	REVISED	10/14/12				
133	REVISED	11/14/12				
134	REVISED	12/14/12				
135	REVISED	1/14/13				
136	REVISED	2/14/13				
137	REVISED	3/14/13				
138	REVISED	4/14/13				
139	REVISED	5/14/13				
140	REVISED	6/14/13				
141	REVISED	7/14/13				
142	REVISED	8/14/13				
143	REVISED	9/14/13				
144	REVISED	10/14/13				
145	REVISED	11/14/13				
146	REVISED	12/14/13				
147	REVISED	1/14/14				
148	REVISED	2/14/14				
149	REVISED	3/14/14				
150	REVISED	4/14/14				
151	REVISED	5/14/14				
152	REVISED	6/14/14				
153	REVISED	7/14/14				
154	REVISED	8/14/14				
155	REVISED	9/14/14				
156	REVISED	10/14/14				
157	REVISED	11/14/14				
158	REVISED	12/14/14				
159	REVISED	1/14/15				
160	REVISED	2/14/15				
161	REVISED	3/14/15				
162	REVISED	4/14/15				
163	REVISED	5/14/15				
164	REVISED	6/14/15				
165	REVISED	7/14/15				
166	REVISED	8/14/15				
167	REVISED	9/14/15				
168	REVISED	10/14/15				
169	REVISED	11/14/15				
170	REVISED	12/14/15				
171	REVISED	1/14/16				
172	REVISED	2/14/16				
173	REVISED	3/14/16				
174	REVISED	4/14/16				
175	REVISED	5/14/16				
176	REVISED	6/14/16				
177	REVISED	7/14/16				
178	REVISED	8/14/16				
179	REVISED	9/14/16				
180	REVISED	10/14/16				
181	REVISED	11/14/16				
182	REVISED	12/14/16				
183	REVISED	1/14/17				
184	REVISED	2/14/17				
185	REVISED	3/14/17				
186	REVISED	4/14/17				
187	REVISED	5/14/17				
188	REVISED	6/14/17				
189	REVISED	7/14/17				
190	REVISED	8/14/17				
191	REVISED	9/14/17				
192	REVISED	10/14/17				
193	REVISED	11/14/17				
194	REVISED	12/14/17				
195	REVISED	1/14/18				
196	REVISED	2/14/18				
197	REVISED	3/14/18				
198	REVISED	4/14/18				
199	REVISED	5/14/18				
200	REVISED	6/14/18				
201	REVISED	7/14/18				
202	REVISED	8/14/18				
203	REVISED	9/14/18				
204	REVISED	10/14/18				
205	REVISED	11/14/18				



1 LANDBAY D: PEDESTRIAN PLAZA PLAN DETAIL  
SCALE: 1" = 20'



2 LANDBAY D: ROOFTOP GARDEN / PLAZA PLAN DETAIL  
SCALE: 1" = 20'

The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end user.

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	PRELIMINARY	1/10/02			
2	REVISED	1/10/02			
3	REVISED	1/10/02			
4	REVISED	1/10/02			
5	REVISED	1/10/02			
6	REVISED	1/10/02			
7	REVISED	1/10/02			
8	REVISED	1/10/02			
9	REVISED	1/10/02			
10	REVISED	1/10/02			
11	REVISED	1/10/02			
12	REVISED	1/10/02			
13	REVISED	1/10/02			
14	REVISED	1/10/02			
15	REVISED	1/10/02			
16	REVISED	1/10/02			
17	REVISED	1/10/02			
18	REVISED	1/10/02			
19	REVISED	1/10/02			
20	REVISED	1/10/02			

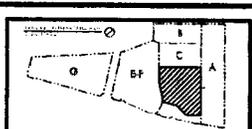


PROJECT  
CDP / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER MIL. DISTRICT  
FAIRFAX COUNTY, VIRGINIA

TITLE  
LANDBAY D  
SITE AMENITIES

DAVIS • CARTER • SCOTT  
ARCHITECTURAL AND INTERIOR ARCHITECTS  
P.O. Box 1000, Fairfax, VA 22031 • TEL: 544-8877  
10277 Peach Street, N.W., Suite 1104 Washington, D.C. 20032 • TEL: 622-3200

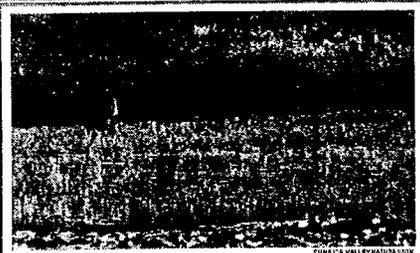
Patten Hester Rust & Associates, P.C.  
Engineers, Surveyors, Planners, Landscape Architects.  
P.H.R.A.  
10000 Lee Road  
Suite 100, Fairfax, VA 22031-1000  
1700 Lakeside  
Tel: 544-8877



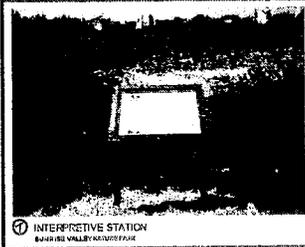
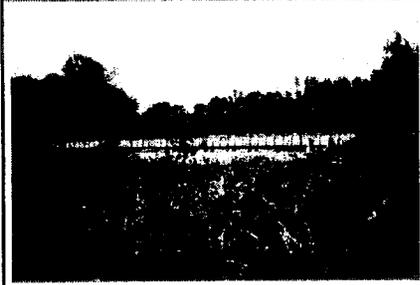
DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	14 OF 27	FILE NO.	09752-2-4



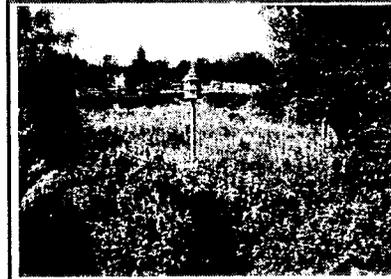




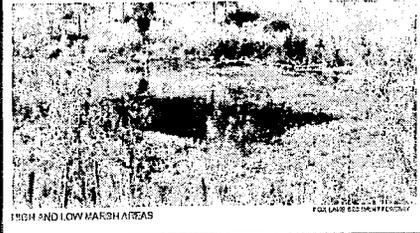
CENTRE VALLEY WETLAND



① INTERPRETIVE STATION  
CENTRE VALLEY WETLAND



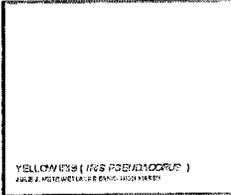
BUTTERFLY GARDEN  
2300 LARD & 8100 LARD (LAKE MOUNTAIN) POND #2



FRESH AND LOW MARSH AREAS  
FOR LARD 800 & BUTTERFLY



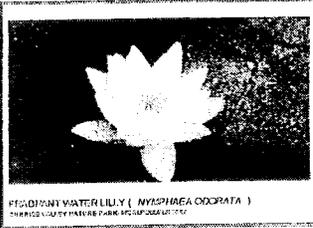
BOARDWALK  
800 LARD & BUTTERFLY



YELLOW IRIS ( IRES PSEUDACORUS )  
AGE 2 & 1000 LARD ( LAKE MOUNTAIN )



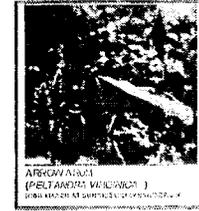
NATURE TRAIL  
2300 LARD & 8100 LARD (LAKE MOUNTAIN) POND #2



FLORIDA WATER LILY ( NYMPHAEA ODORATA )  
THROUGH LARD & BUTTERFLY POND #2



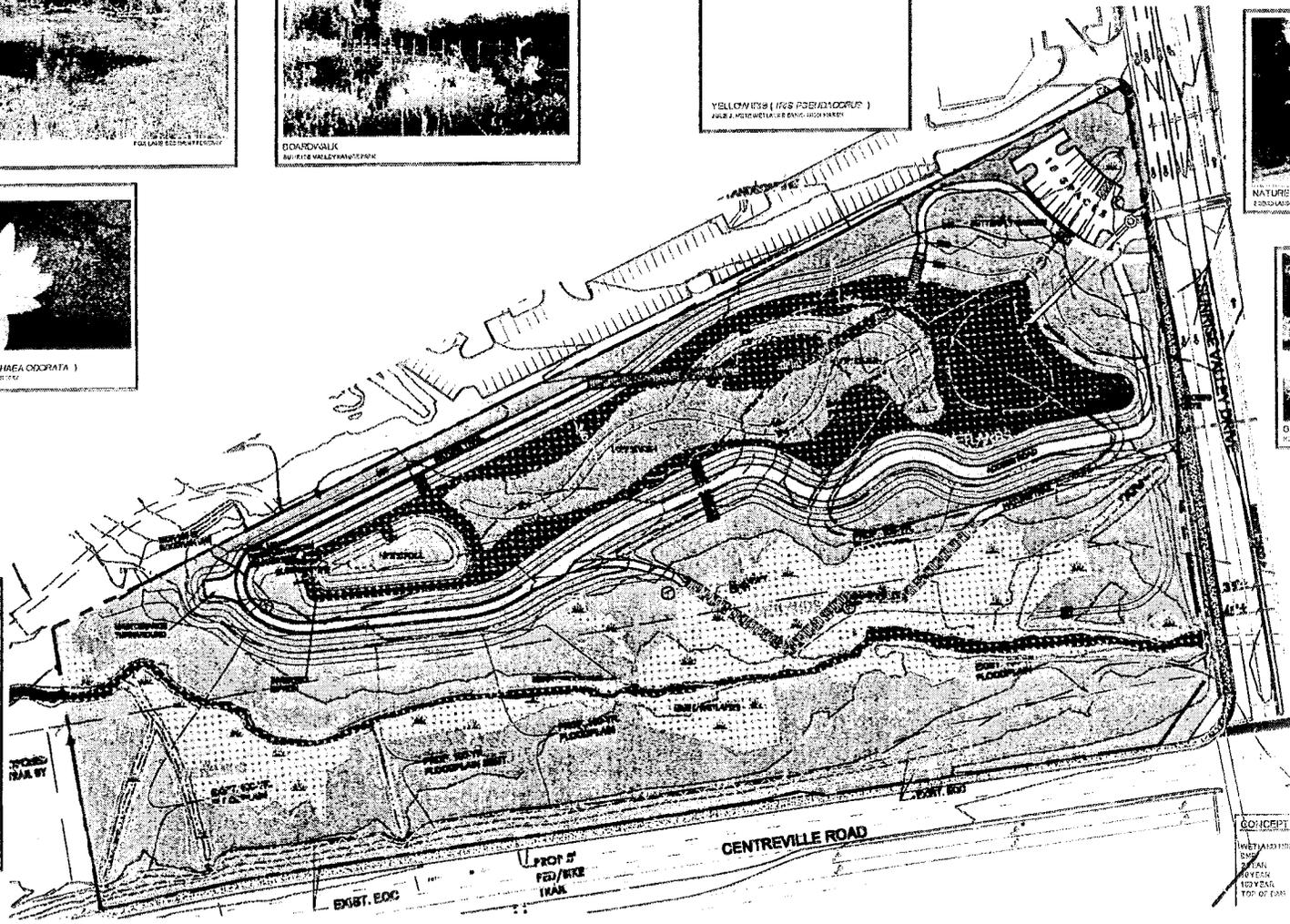
GAZBO  
800 LARD



ARROWWEED  
( PULICARIA VULGARIS )  
800 LARD & BUTTERFLY POND #2



CARDINAL FLOWER  
( LOBELIA CARDINALIS )  
800 LARD & BUTTERFLY POND #2



CONCEPT DESIGN WATER SURFACE ELEVATIONS (WSV)

WETLAND FUNCTIONAL POOL	ELEVATION	WATER SURFACE ELEVATION
800 LARD	385.14	385.0
8100 LARD	375.82	375.0
8200 LARD	372.00	372.0
8300 LARD	367.20	367.0
8400 LARD	362.40	362.0



DESIGN  
CENTRE VALLEY WETLAND  
CENTRE VALLEY WETLAND  
CENTRE VALLEY WETLAND



REVISIONS

No.	Date	Description	BY	CHK
1	10/20/05	Initial Design	DS	DS
2	10/20/05	Final Design	DS	DS
3	10/20/05	Final Design	DS	DS
4	10/20/05	Final Design	DS	DS
5	10/20/05	Final Design	DS	DS
6	10/20/05	Final Design	DS	DS
7	10/20/05	Final Design	DS	DS
8	10/20/05	Final Design	DS	DS
9	10/20/05	Final Design	DS	DS
10	10/20/05	Final Design	DS	DS

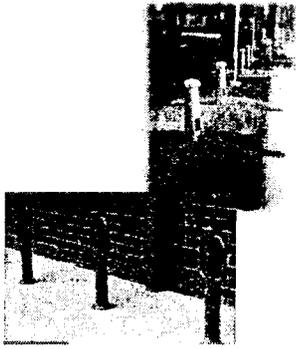
Date	Drawn	Checked	Approved
10/20/05	DS	DS	DS





**SITE LIGHTING**

Distinctive lighting shall be provided in accordance with pedestrian oriented guidelines, and to enhance the street appearance and identify. Become mounted to poles provide entrance accent feature and neighborhood identity.



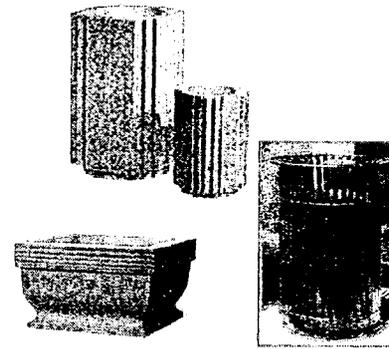
**BOLLARDS**

Provide amenities such as bollards that help separate pedestrian and vehicular traffic or even serve a dual use as bike racks.



**BIKE RACKS**

Provide site amenities which encourage non-vehicular modes of transportation and encourage pedestrian use of space.



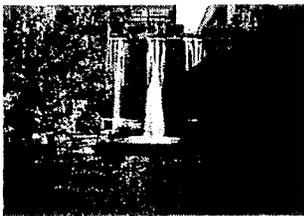
**TRASH RECEPTACLE/ REMOVABLE PLANTERS**

Site amenities shall complement architecture and enhance street appearance and identity.



**CENTRAL DESIGN FEATURES**

Use central design features as focal points for site identity and as landmarks for users.



Use site furnishings and special design features to provide intimate atmosphere and encourage pedestrian use of space.



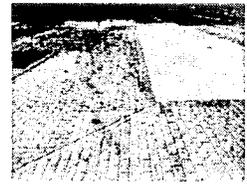
**SPECIALTY SIDEWALK PAVING**

Use paving materials that relate to pedestrian scale and delineate different uses.



**PLAYGROUND EQUIPMENT FOR TOT LOT**

Playground equipment shall provide a variety of play activities for children of different ages. The materials, forms, and colors selected for the playground equipment shall complement the natural setting.



**CROSSWALK PAVING**

Clearly define pedestrian crosswalks with distinctive pavements.

THE PHOTOGRAPHS DEMONSTRATE POSSIBLE DESIGN FEATURES. STYLE AND TYPE OF SITE AMENITIES WILL BE CHOSEN AS PART OF FINAL SITE AND LANDSCAPE ARCHITECTURE DESIGN.

1	Site Plan	10/20/04			
2	Site Plan	10/20/04			
3	Site Plan	10/20/04			
4	Site Plan	10/20/04			
5	Site Plan	10/20/04			
6	Site Plan	10/20/04			
7	Site Plan	10/20/04			
8	Site Plan	10/20/04			
9	Site Plan	10/20/04			
10	Site Plan	10/20/04			
11	Site Plan	10/20/04			
12	Site Plan	10/20/04			
13	Site Plan	10/20/04			
14	Site Plan	10/20/04			
15	Site Plan	10/20/04			
16	Site Plan	10/20/04			
17	Site Plan	10/20/04			
18	Site Plan	10/20/04			
19	Site Plan	10/20/04			
20	Site Plan	10/20/04			



PROJECT  
**CDP / FDP / PCA  
 ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

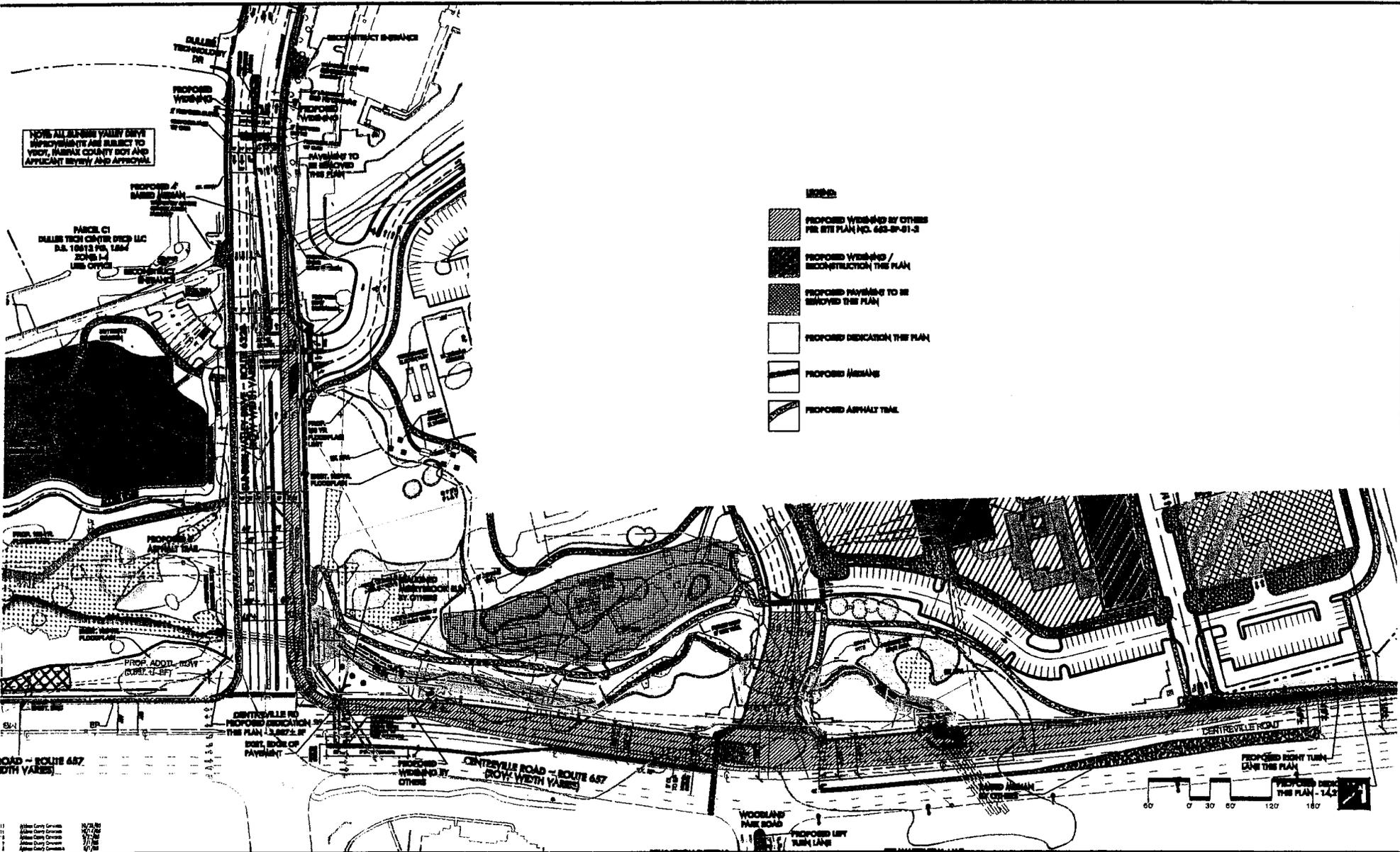
TITLE  
**SITE DETAILS**

**DAVID W. CARTER & SCOTT**  
 ARCHITECTS AND INTERIOR ARCHITECTS  
 1500 Lee Road  
 Suite 400  
 Fairfax, VA 22031  
 703.461.8000  
 www.dwcscott.com

**Patten Herring Rust & Associates, PC**  
 Architects, Planners, Engineers, Landscape Architects  
 1500 Lee Road  
 Suite 400  
 Fairfax, VA 22031  
 703.461.8000  
 www.phrust.com



DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
BY	10/27/04	SCALE	AS NOTED
CHECKED	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
APPROVED	10/27/04	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002
PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE	SCALE	AS NOTED
DATE	10/27/04	PROJECT	CDP / FDP / PCA ARROWBROOK CENTRE
SCALE	AS NOTED	DATE	June 4, 2002



NOTE: ALL BRIDGE VALLEY DRIVE IMPROVEMENTS ARE SUBJECT TO VDOT, FAIRFAX COUNTY DOT AND APPLICANT REVIEW AND APPROVAL.

- LEGEND:**
- PROPOSED WIDENING BY OTHERS PER SITE PLAN NO. 683-89-01-3
  - PROPOSED WIDENING / RECONSTRUCTION THE PLAN
  - PROPOSED PAVING TO BE REMOVED THE PLAN
  - PROPOSED DEDICATION THE PLAN
  - PROPOSED MEDIAN
  - PROPOSED ASPHALT TRAIL

11	Allen Cary Corbett	10/28/00
12	Allen Cary Corbett	10/27/00
13	Allen Cary Corbett	11/17/00
14	Allen Cary Corbett	11/17/00
15	Allen Cary Corbett	11/17/00
16	Allen Cary Corbett	11/17/00
17	Allen Cary Corbett	11/17/00
18	Allen Cary Corbett	11/17/00
19	Allen Cary Corbett	11/17/00
20	Allen Cary Corbett	11/17/00
21	Allen Cary Corbett	11/17/00
22	Allen Cary Corbett	11/17/00
23	Allen Cary Corbett	11/17/00
24	Allen Cary Corbett	11/17/00
25	Allen Cary Corbett	11/17/00
26	Allen Cary Corbett	11/17/00
27	Allen Cary Corbett	11/17/00
28	Allen Cary Corbett	11/17/00
29	Allen Cary Corbett	11/17/00
30	Allen Cary Corbett	11/17/00
31	Allen Cary Corbett	11/17/00
32	Allen Cary Corbett	11/17/00
33	Allen Cary Corbett	11/17/00
34	Allen Cary Corbett	11/17/00
35	Allen Cary Corbett	11/17/00
36	Allen Cary Corbett	11/17/00
37	Allen Cary Corbett	11/17/00
38	Allen Cary Corbett	11/17/00
39	Allen Cary Corbett	11/17/00
40	Allen Cary Corbett	11/17/00
41	Allen Cary Corbett	11/17/00
42	Allen Cary Corbett	11/17/00
43	Allen Cary Corbett	11/17/00
44	Allen Cary Corbett	11/17/00
45	Allen Cary Corbett	11/17/00
46	Allen Cary Corbett	11/17/00
47	Allen Cary Corbett	11/17/00
48	Allen Cary Corbett	11/17/00
49	Allen Cary Corbett	11/17/00
50	Allen Cary Corbett	11/17/00

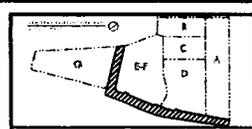
PROFESSIONAL SEAL  
  
 ALLEN CARY CORBETT  
 10-28-05

PROJECT  
 CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TITLE  
**ROAD IMPROVEMENTS  
 EXHIBIT**

DAVIS & CARTER & SCOTT  
 ARCHITECTS AND ENGINEERS - ARCHITECTS  
 Davis Carter Scott Ltd  
 100 International Drive, Suite 100, Arlington, Virginia 22202 • 703 544 0270  
 100 Pflanzers Way, P.O. Box 1100, Washington, D.C. 20001 • 202 462 2200

Patten Harris Root & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects  
  
 1400 Lee Road  
 Chesapeake, VA 23041-1000  
 T 757 546 0700  
 F 757 546 0714

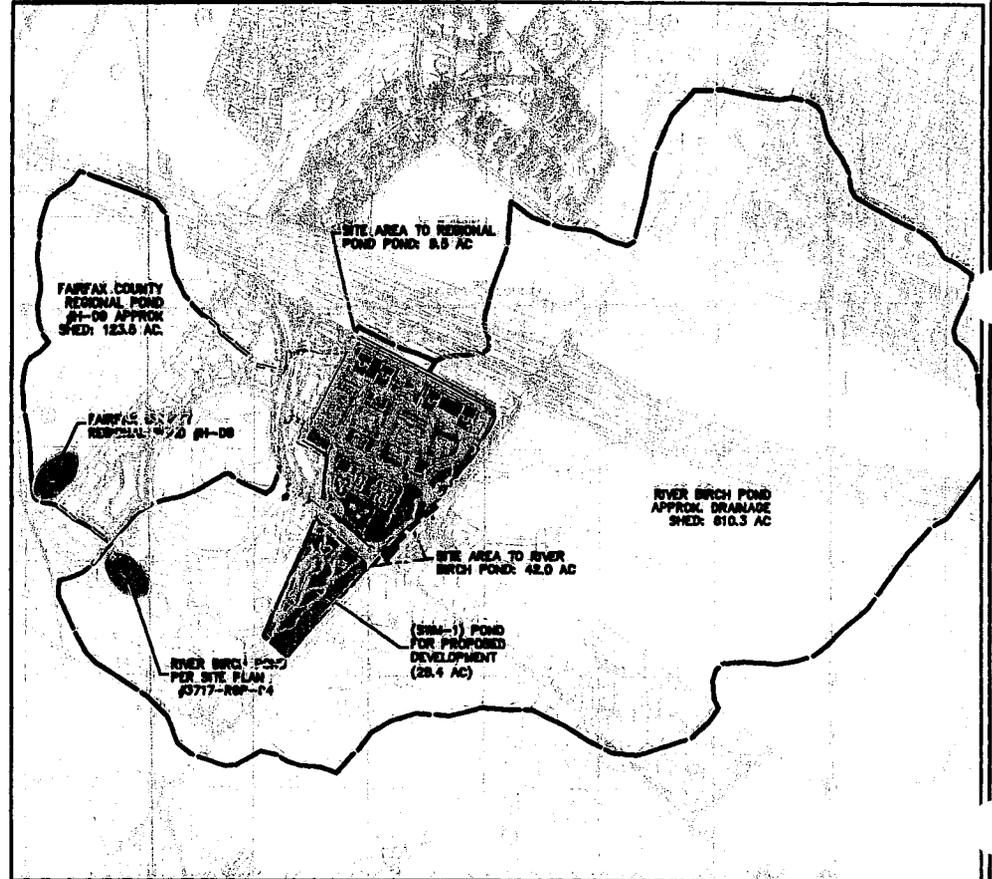
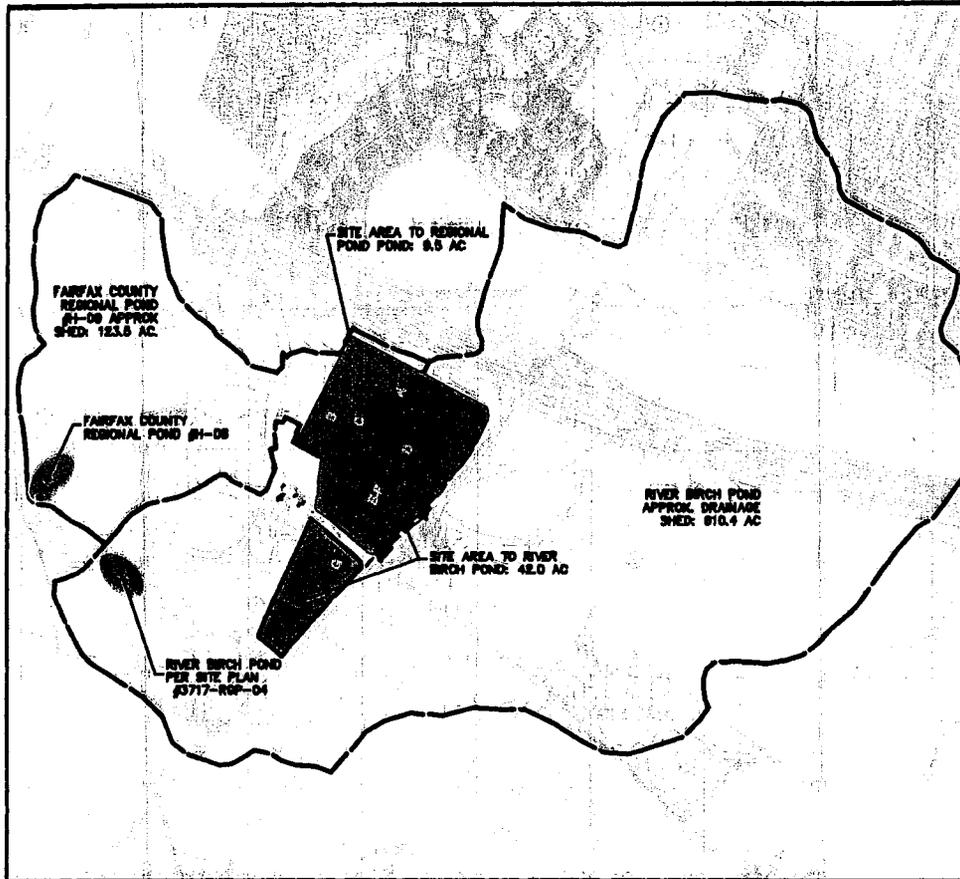


DESIGN	SURVEY	PHR+A
DRAWN	DATE	June 3, 2002
CHECKED	DHS	SCALE AS NOTED
SHEET	20 OF 27	FILE NO. 09752-2-4



**PRE-DEVELOPMENT DRAINAGE SHED**

**POST-DEVELOPMENT DRAINAGE SHED**



SCALE: 1"=500'

SCALE: 1"=500'

NO.	DESCRIPTION	DATE	BY	CHKD	DATE
1	Site Plan	10/28/05	MBR	MBR	10/28/05
2	Drainage Shed	10/28/05	MBR	MBR	10/28/05
3	Drainage Shed	10/28/05	MBR	MBR	10/28/05
4	Drainage Shed	10/28/05	MBR	MBR	10/28/05
5	Drainage Shed	10/28/05	MBR	MBR	10/28/05
6	Drainage Shed	10/28/05	MBR	MBR	10/28/05
7	Drainage Shed	10/28/05	MBR	MBR	10/28/05
8	Drainage Shed	10/28/05	MBR	MBR	10/28/05
9	Drainage Shed	10/28/05	MBR	MBR	10/28/05
10	Drainage Shed	10/28/05	MBR	MBR	10/28/05

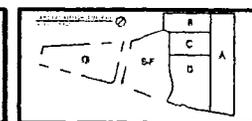


PROFESSIONAL SEAL  
**MBR**  
 10-28-05  
 CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TITLE  
**DRAINAGE SHED  
 MAPS**

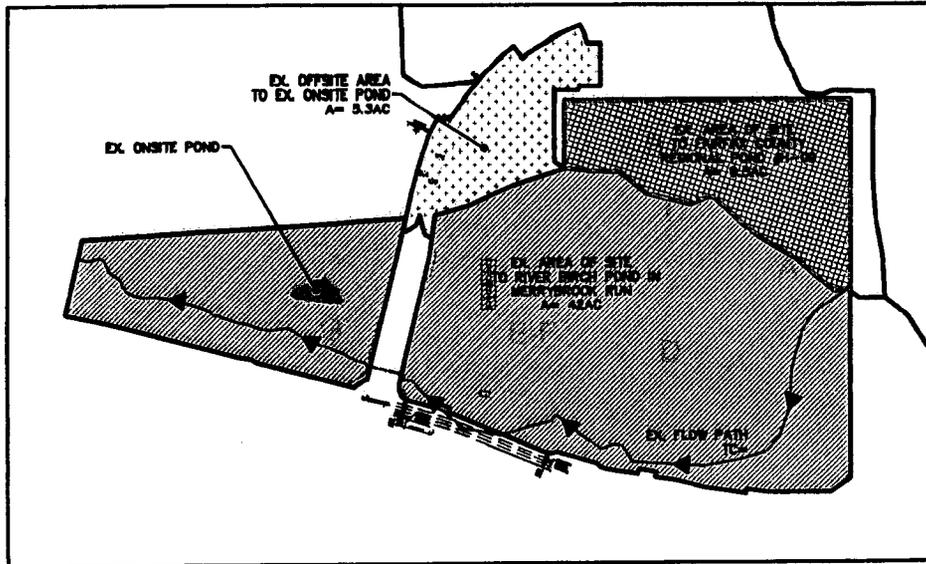
**DAVIS • CARTER • SCOTT**  
 ARCHITECTS AND ENGINEERS ARCHITECTS  
 1000 Commonwealth Drive, Suite 200, Fairfax, Virginia 22031 • 703-591-9000  
 10770 Lee Road, Suite 100, Reston, VA 20190 • 703-791-1000

**Patten Harris Rust & Associates, PC**  
 Engineers, Surveyors, Planners, Landscape Architects  
**P.H.R.A.**  
 1400 Lee Road  
 Quantico, VA 22081-1070  
 703-464-0700  
 1700-464-0714



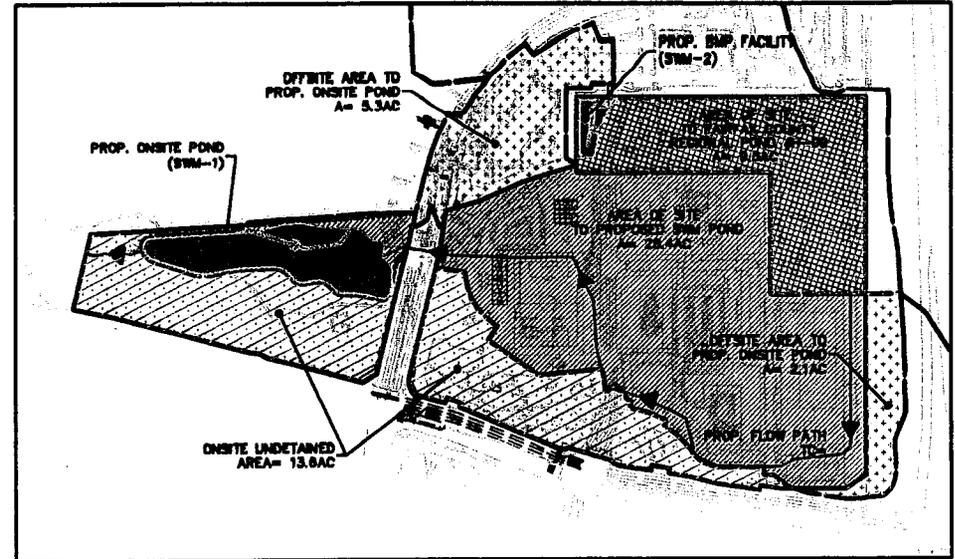
DESIGN	MBR	SURVEY	FEB-04
DRAWN	MBR	DATE	APRIL, 2005
CHECKED	BAC	SCALE	AS NOTED
SHEET	22 OF 27	FILE NO.	09752-2-4

### PRE-DEVELOPMENT CONDITIONS



SCALE: 1"=200'

### POST-DEVELOPMENT CONDITIONS



SCALE: 1"=200'

#### STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT REQUIREMENTS WILL BE MET WITH A PROPOSED WETLAND POND FACILITY (SWM-1) LOCATED ON LANDWAY G, AS WELL AS A FAIRFAX COUNTY MAINTAINED OFF-SITE REGIONAL DRY POND (#H-09). A PRELIMINARY DESIGN FOR THE ON-SITE POND IS SHOWN ON SHEET 20 AND INCLUDES GRADING FOR THE EMBANKMENT AND WETLANDS, A MAINTENANCE ACCESS (GRAVEL OR NATURAL SURFACE), OUTFALL PIPES, AND LANDSCAPE AMENITIES SUCH AS NATIVE WETLAND PLANTINGS, BOARDWALKS, A GAZEBO, AND TRAILS. PRELIMINARY STORMWATER MANAGEMENT COMPUTATIONS HAVE BEEN PERFORMED AND DETERMINED THAT APPROXIMATELY 85,000 CUBIC FEET OF STORAGE IS NEEDED FOR BMP IN THE POND (SEE BMP COMPUTATION SHEET 28). FOR THE POND APPROXIMATELY 192,000 CUBIC FEET OF STORAGE IS NEEDED TO DETAIN THE TEN-YEAR STORM EVENT.

THE OUTLET CONTROL STRUCTURE IS DESIGNED TO SERVE AS THE EMERGENCY SPILLWAY FOR THE POND. SINCE THE PROPOSED POND EMBANKMENT IS ADJACENT TO THE FLOODPLAIN, FINAL ENGINEERING WILL VERIFY THAT NO DOWNSTREAM PROPERTY DAMAGE WILL OCCUR TO EXISTING STRUCTURES. THE POND IS DESIGNED TO PROVIDE DETENTION FOR APPROXIMATELY 28.4 ACRES, AS WELL AS TWO ADDITIONAL OFFSITE AREAS. 2.1 AC FROM THE NORTHEAST THAT CURRENTLY DRAINS DIRECTLY TO MERRYBROOK RUN, AND 5.3 AC FROM A DEVELOPED SITE TO THE WEST THAT DRAINS TO AN EXISTING POND THAT IS BEING REPLACED BY THIS APPLICATION. APPROXIMATELY 8.5 ACRES OF THE DEVELOPED PORTION OF THE SITE DRAINS THROUGH THE WESTERN DEVELOPED OFFSITE AREA TO A FAIRFAX COUNTY REGIONAL POND #H-09.

THE TOTAL DRAINAGE AREA SERVED BY THE PROPOSED ONSITE POND IS APPROXIMATELY 35.9 ACRES. STORMWATER WILL BE CONVEYED TO THE POND IN A PROPOSED UNDERGROUND STORM SEWER SYSTEM INCLUDING A CROSSING (SHOWN ON THE PLAN) UNDER SUNRISE VALLEY DRIVE. OVERLAND RELIEF WILL BE PROVIDED THROUGH THE PROPOSED PROJECT IN ACCORDANCE WITH CURRENT COUNTY CRITERIA TO PRECLUDE FLOODING POTENTIAL.

#### STORMWATER OUTFALL

THE STORMWATER OUTFALL FROM THE PROPOSED POND IS DIRECTLY INTO THE MERRYBROOK RUN FLOODPLAIN AS SHOWN ON THE PLANS. (SEE FAIRFAX COUNTY PLAN #1504-FP-01-1). THE FLOW RATES OF THE PROPOSED TWO AND TEN YEAR STORM EVENT RELEASES WILL BE AT OR LESS THAN THE EXISTING FLOWRATE AT THE OUTFALL POINT OF THE POND. VELOCITIES WILL BE DISSIPATED, IN ACCORDANCE WITH CURRENT COUNTY CRITERIA, BEFORE REACHING THE EXISTING BED AND BANKS OF THE CHANNEL.

APPROXIMATELY 9.5 ACRES OF THE NORTHWESTERN PORTION OF THE SITE DRAINS OFFSITE IN A WESTERLY DIRECTION. THE ADJACENT WESTERLY PROPERTIES WERE DEVELOPED AND DO PROVIDE THE NECESSARY CAPACITY TO CONVEY THE STORMWATER RUNOFF GENERATED FROM THE ULTIMATE BUILD OUT PROPOSED ON THIS APPLICATION. THE 9.50 ACRES OF THIS SITE EVENTUALLY OUTFALLS AT A FAIRFAX COUNTY REGIONAL POND #H-8. A DETAILED OUTFALL ANALYSIS IS SHOWN ON SHEETS 29,30.

THERE ARE APPROXIMATELY 13.6 ACRES OF THE SITE THAT WILL BE TOO LOW IN ELEVATION TO DRAIN TO THE POND(SWM-1). THESE AREAS ARE LARGELY UNDISTURBED EXCEPT FOR SOME TRAILS AND LANDSCAPE AMENITIES. CONSEQUENTLY, CONCENTRATED AND NON-CONCENTRATED FLOWS FROM THESE AREAS MAY DISCHARGE DIRECTLY INTO THE MERRYBROOK RUN FLOODPLAIN. PROPOSED VELOCITIES FROM THESE OUTFALLS WILL BE MITIGATED IN ACCORDANCE WITH CURRENT COUNTY CRITERIA, BEFORE REACHING THE EXISTING BED AND BANKS OF THE EXISTING CHANNEL.

IN OUR PROFESSIONAL OPINION, THE EXISTING STORMWATER OUTFALLS AND DOWNSTREAM SYSTEMS MENTIONED ABOVE SHOULD BE PROVEN TO BE ADEQUATE AS REQUIRED BY THE CURRENT COUNTY CRITERIA DURING THE FINAL ENGINEERING PHASE OF THIS PROJECT.

#### STORMWATER MANAGEMENT PROPOSED POND PRELIMINARY SUMMARY TABLE

TOTAL SHED AREA	= 42 AC
CONTROLLED AREA	= 28.4 AC
UNCONTROLLED AREA	= 13.6 AC
OFFSITE CONTROLLED AREA	= 7.4 AC
PRE-DEVELOPED FLOW	= 57.7 CFS *10-YR STORM
POST-DEVELOPED FLOW	= 53.5 CFS *10-YR STORM
VOLUME OF DETAINED WATER	= 191,000 CF *10-YR STORM

NO.	DESCRIPTION	DATE	BY	APP'D	DATE
1	PRELIMINARY DESIGN	10/20/02	DHS		
2	REVISION				
3	REVISION				
4	REVISION				
5	REVISION				
6	REVISION				
7	REVISION				
8	REVISION				
9	REVISION				
10	REVISION				

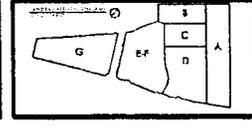
PROFESSIONAL SEAL  
  
 10-28-05

PROJECT  
**CDP/FDP/PCA**  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TITLE  
**SWM MAPS**  
**AND NARRATIVE**

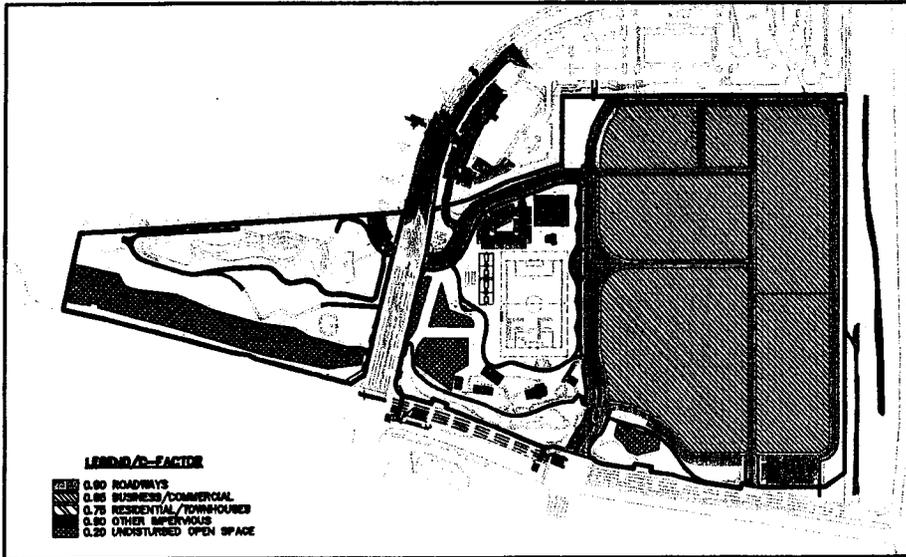
DAVIS • CARTER • SCOTT  
 ENGINEERS, ARCHITECTS & LANDSCAPE ARCHITECTS  
 www.dcs.com  
 14730 Sunrise Valley Drive, Suite 300, Fairfax, VA 22031 • 703.656.6100  
 14730 Sunrise Valley Drive, Suite 200, Fairfax, VA 22031 • 703.656.6100

Patten Harris Rest & Associates, PC  
 Builders, Surveyors, Planners, Landscape Architects  
  
 14000 Lee Road  
 Chantilly, VA 20151-1070  
 703-401-6700  
 703-401-6714



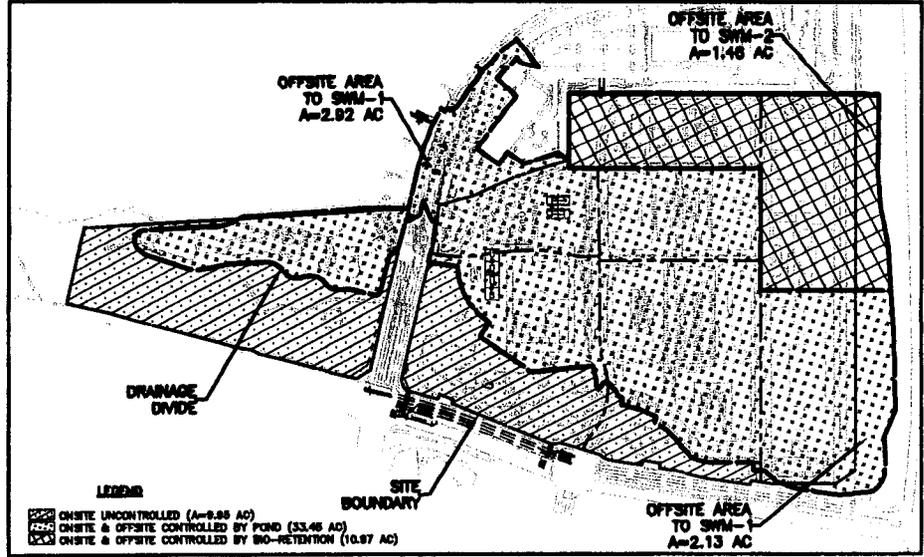
DESIGN	PHR+A
DRAWN	REL
CHECKED	DHS
SHEET	23 OF 27
DATE	June 3, 2002
SCALE	AS SHOWN
FILE NO.	09752-2-4

**BMP AREA MAP**



**SCALE: 1"=200'**

**BMP DRAINAGE MAP**



**SCALE: 1"=200'**

**BMP AREA DESIGNATION**

LAND BAY A		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	24,741.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	42,852.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	114,262.50
ROADWAYS	0.75	1,710.00
Other Improvements	0.80	210.00
Undisturbed Open Space	0.20	28,380.00
<b>Grand Area</b>	<b>0.30</b>	<b>28,380.00</b>

LAND BAY B		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	11,877.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	257.20
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	102,440.00
ROADWAYS	0.75	1,710.00
Other Improvements	0.80	11,877.00
Undisturbed Open Space	0.20	28,380.00
<b>Grand Area</b>	<b>0.20</b>	<b>28,380.00</b>

LAND BAY C		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

LAND BAY D		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

LAND BAY E		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	207,880.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	207,880.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	52,470.00
ROADWAYS	0.80	52,470.00
Business/Commercial	0.80	207,880.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

LAND BAY F		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

LAND BAY G		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

TOTAL SITE		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	1,228,860.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	1,124,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	408,000.00
ROADWAYS	0.80	114,262.50
Other Improvements	0.80	210,000.00
Undisturbed Open Space	0.20	114,262.50
<b>Grand Area</b>	<b>0.20</b>	<b>114,262.50</b>

TOTAL SITE		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	1,228,860.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	1,124,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	408,000.00
ROADWAYS	0.80	114,262.50
Other Improvements	0.80	210,000.00
Undisturbed Open Space	0.20	114,262.50
<b>Grand Area</b>	<b>0.20</b>	<b>114,262.50</b>

LAND BAY H		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

LAND BAY I		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	189,807.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	159,252.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	40,800.00
ROADWAYS	0.80	28,380.00
Business/Commercial	0.80	159,252.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

OFFSITE TO POND		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	78,741.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	78,741.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	19,680.00
ROADWAYS	0.80	19,680.00
Business/Commercial	0.80	78,741.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

OFFSITE TO BIO-RETENTION AREA		
Area Description	Offset	Area (SQ FT)
ON-SITE UNCONTROLLED	0.00	51,941.00
ON-SITE & OFFSITE CONTROLLED BY POND	0.80	51,941.00
ON-SITE & OFFSITE CONTROLLED BY BIO-RETENTION	0.75	12,980.00
ROADWAYS	0.80	12,980.00
Business/Commercial	0.80	51,941.00
Residential/Townhouse	0.75	0.00
Other Improvements	0.80	0.00
Undisturbed Open Space	0.20	0.00
<b>Grand Area</b>	<b>0.20</b>	<b>0.00</b>

NO.	DESCRIPTION	DATE	BY	APP'D	DATE
1	PRELIMINARY	11/20/01			
2	REVISED	01/20/02			

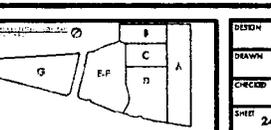
PROFESSIONAL SEAL  
  
 10-28-05

PROJ: CDP / FDP / PCA  
**ARROWBROOK CENTRE**  
 HUNTER HILL DISTRICT  
 HARRISON COUNTY, VIRGINIA

TITLE: **BMP COMPUTATIONS/ MAPS**

DAVIS • CARTER • SCOTT  
 1000 International Center Drive, Suite 200, Fairfax, Virginia 22031 • 703-595-0100  
 10000 Lee Road, Suite 100, Fairfax, Virginia 22031 • 703-595-0100

Patton Harris Rust & Associates, PC  
 Engineers, Surveyors, Planners, Landscape Architects.  
  
 14000 Lee Road  
 Quantico, VA 22131-1070  
 • 703-595-0100  
 • PHR@PHR.PA



DESIGN	SUPPLY
REL	PHR+A
DATE	June 3, 2002
SCALE	AS SHOWN
DATE	09752-2-4

OVERALL BMP DESIGN CALCULATIONS

I. WATER QUALITY NARRATIVE

THIS SITE IS SUBJECT TO A LOW PHOSPHORUS REGIONAL RATE REQUIREMENT. WE HAVE SHOWN THAT WE ARE EXCEEDING THE REQUIREMENT BY APPROXIMATELY 10% AND ARE ADDRESSING A LOW PHOSPHORUS REGIONAL RATE. THIS WILL BE ACCOMPLISHED BY THE USE OF AN ENHANCED EXTENDED DETENTION FACILITY (SWM-1), AND/OR A BIO-RETENTION FACILITY OR OTHER BMP MEASURE (SWM-2) NECESSARY TO MEET WATER QUALITY REQUIREMENTS SUBJECT TO FINAL ENGINEERING.

25.4 ACRES OF THE SITE WILL BE DEDICATED TO THE ENHANCED EXTENDED DETENTION POND LOCATED ON LANDSCAPE 'C'. A PRELIMINARY DESIGN FOR THIS POND IS SHOWN ON SHEET 20 AND INCLUDES GRADING FOR THE DRAINAGE AND WETLANDS. THIS FACILITY WILL INCORPORATE A FOREBAY, MARSH WETLAND AREAS, AND MICRO-TUNNELS TO ACHIEVE A LOW PHOSPHORUS REGIONAL RATE.

8.6 ACRES OF THE SITE TO THE NORTH WILL BE TREATED BY SWM-2, WHICH WILL BE A BIORETENTION FACILITY. ON ANY OTHER BMP MEASURE NECESSARY TO MEET WATER QUALITY REQUIREMENTS, FACILITY LOCATED AT THE NORTH WEST CORNER OF THE SITE. THIS FACILITY WILL BE DESIGNED TO HAVE A PRE-TREATMENT GRASS SWALE. A FOREBAY WILL BE DESIGNED TO RECEIVE THE FLOW WATER INTO THE BIO-RETENTION FACILITY. THE FACILITY WILL OUTFALL INTO AN EXISTING STORM DRAINAGE SYSTEM TO THE NORTH OF THE SITE. LANDSCAPE STORM EVENTS SHALL BE DEFERRED BEFORE THEY ENTER THE BIO-RETENTION AREA BY THE USE OF A DIVERSION MANHOLE OR OTHER MEANS SO TO NOT OVERLOAD THE BIO-RETENTION AREA.

IT SHOULD BE NOTED THAT THE PORTION OF THE SITE TREATED BY SWM-2 DRAINS TO FAIRFAX COUNTY REGIONAL POND #1-06, WHICH HAS DESIGNED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE WETLANDS. THE CAPACITY AND NEED OF THE PROPOSED SWM-2 FACILITY WILL BE SUBJECT TO FINAL ENGINEERING EVALUATION.

FOR SUB-AREAS USED IN THE BMP COMPUTATIONS, SEE THE BMP AND DRAINAGE MAPS ON THE PREVIOUS SHEET.

II. WATERSHED INFORMATION

Part 1 LIST OF SUBAREAS AND 'C' FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
A1 Onsite Controlled (PMA-1)	0.88	21.88
A2 Onsite Controlled (PMA-2)	0.78	8.48
A3 Onsite Uncollected	0.38	0.88
A4 Undeveloped Open (Grass) Uncollected	0.20	2.44
A5 Onsite Controlled (PMA-3)	0.58	0.88
A6 Onsite Controlled (PMA-2)	0.40	1.48
Total sub areas		31.48

TOTAL SITE AREA = 2,257 SQ. FT. OR 0.51 AC  
 II. PHOSPHORUS REMOVAL USE 01.48 AC

Part 2 COMPUTE WEIGHTED AVERAGE 'C' FACTOR FOR THE SITE

AREA OF THE SITE	C	X	ACRES	PRODUCT
A1 Onsite Controlled (PMA-1)	0.88	X	21.88	= 19.25
A2 Onsite Controlled (PMA-2)	0.78	X	8.48	= 6.62
A3 Onsite Uncollected	0.38	X	0.88	= 0.34
A4 Undeveloped Open (Grass) Uncollected	0.20	X	2.44	= 0.49
51.5 TOTAL			31.38	(C)

WEIGHTED AVERAGE 'C' FACTOR = 0.74 (C) (C)

Part 3 COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (A)	BMP TYPE (B)	REMOVAL EFF. (%) (C)	AREA RATIO (D)	'C' FACTOR RATIO (E)	PRODUCT (F)
					(% X AREA RATIO) X ('C' FACTOR RATIO)
A1	Onsite Controlled (PMA-1)	50	70.4	0.88	0.81
A2	Onsite Controlled (PMA-2)	50	8.3	0.78	0.61
A3	Onsite Uncollected	10.0	0.1	0.38	0.04
A4	Undeveloped Open (Grass) Uncollected	10.0	3.8	0.20	0.08
A5	Onsite Controlled (PMA-3)	50	0.9	0.58	0.28
A6	Onsite Controlled (PMA-2)	50	1.5	0.40	0.19
TOTAL					1.99

Part 4 DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT THE REQUIREMENT (C) 40.00  
 (B) IF LINE 200 < 51.04 >> LINE 198 < 40.00 >, THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.  
 OK

Part 5 COMPUTE THE WEIGHTED AVERAGE 'C' FACTOR FOR EACH PROPOSED BMP FACILITY

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES	PRODUCTS
A1 Onsite Controlled (PMA-1)	0.88	26.40	15.50
A5 Onsite Controlled (PMA-1)	0.58	8.05	2.92
(A) TOTAL		33.44	ACRES
(B) TOTAL CA		22.32	
(C)(B)/(A) = (C)		0.67	

Part 6 (A) EXTENDED DRY POND

CHART A-40 VALUE (APPENDIX A-3) FOR BMP STORAGE PER ACRE  
 [(4375 X C) - 875] = (A)  
 = 2044.81 cft/AC  
 \*DESIGN 1 (48 hour drawdown)  
 LINE 1 (A) 33.44 X LINE 6 (A) 2044.81 = 68,379 cft ELEV. = 330.27

SWM-1  
 ENHANCED EXTENDED DETENTION  
 POND DESIGN CALCULATIONS

II. WATERSHED INFORMATION

AREA IMPERVIOUS (SQ. FT.)	AREA (AC.)
Landsc 'A'	8.05
Landsc 'B'	0.00
Landsc 'C'	4.28
Landsc 'D'	7.81
Landsc 'E'	7.37
Landsc 'F'	3.50
OFFSITE	0.05

84ED TOTAL = 33.44 AC 21.51 AC

III. WATER QUALITY VOLUME COMPUTATION

Per VA DCR "Stormwater Management Handbook" minimum standard 3.07:  
 For an enhanced extended-detention basin the treatment volume is equal to 2.0 x WQV (with 1.0 x WQV as extended detention volume and 1.0 x WQV as shallow marsh volume for 90% phosphorus removal.

WQV = 1/2" of rainfall multiplied by the area of impervious surface.

WQV = 1/2" x 33.44 AC = 39,219 cft = 0.90 AC-FT

2.0 x WQV = 78,439 cft = 1.80 AC-FT

Shallow Marsh W.S. Elevation = 334.50

Extended Detention W.S. Elevation = 335.14

SWM-2

BIO-RETENTION FACILITY DESIGN CALCULATIONS

II. WATERSHED INFORMATION

AREA IMPERVIOUS (SQ. FT.)	AREA (AC.)
Landsc 'A'	6.32
Landsc 'B'	4.17
OFFSITE	1.48

84ED TOTAL = 10.97 AC 8.40 AC

III. WATER QUALITY VOLUME COMPUTATION

Per VA DCR "Stormwater Management Handbook" minimum standard 3.11:  
 For a Bio-retention Filter basin area equal to 2.5% of the impervious area for the first 0.5 inches or 4% of the impervious area for the first 1 inch of runoff from the impervious area.  
 90% phosphorus removal for first 0.5 in runoff and 80% phosphorus removal for first 1 inch in runoff

IMPERVIOUS AREA (AC) 8.40 AC X 2.5% = 0.21 AC = 9,152 sq ft 90% Removal

IMPERVIOUS AREA (AC) 8.40 AC X 4.0% = 0.34 AC = 14,843 sq ft 80% Removal

IV. SEDIMENT FOREBAY COMPUTATION

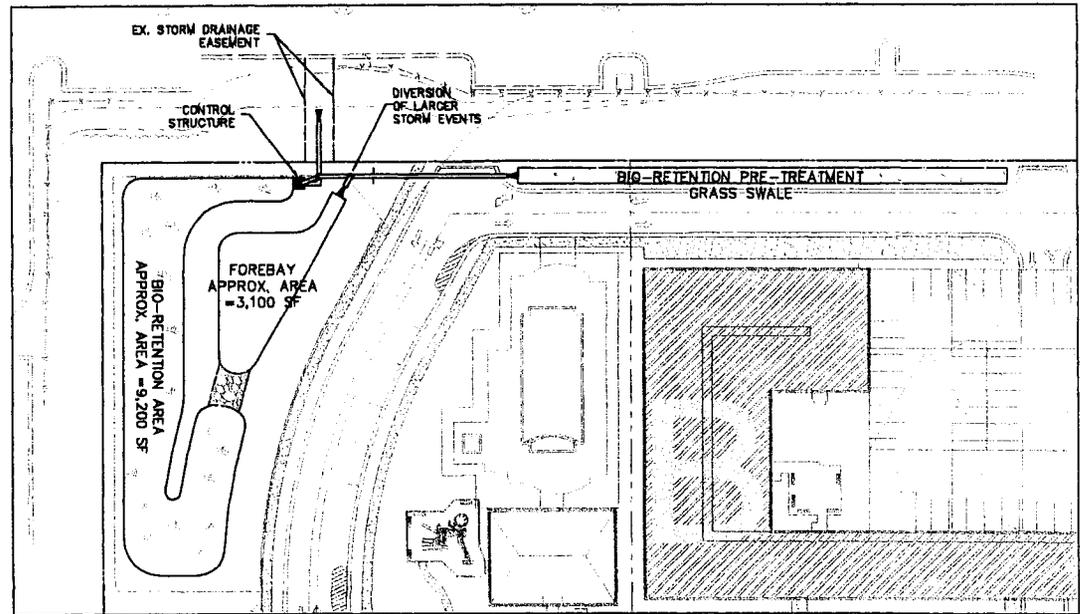
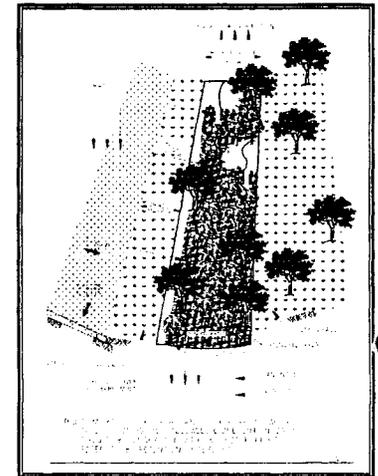
Per VA DCR "Stormwater Management Handbook" minimum standard 3.04:  
 For a Sediment Forebay shall be sized to hold 0.28 inches of runoff per impervious acre of contributing drainage area, with an absolute minimum of 0.1 inches per impervious acre.

DESIRED VOLUME DRAINAGE AREA (AC) 10.97 AC X 0.25 in X 3630 = 9,957 sq ft

MINIMUM REQUIRED VOLUME IMPERVIOUS AREA (AC) 8.40 AC X 0.10 in X 3630 = 3,051 sq ft

SWM-2  
 BIO-RETENTION LAYOUT

FIGURE 3.11-1  
 Bio-retention Basin



SCALE: 1"=30'

NO.	DESCRIPTION	DATE	BY	APP'D	DATE
1	Issue for Review	10/26/05			
2	Approved for Review	10/26/05			
3	Approved for Construction	10/26/05			
4	Approved for Construction	10/26/05			
5	Approved for Construction	10/26/05			
6	Approved for Construction	10/26/05			
7	Approved for Construction	10/26/05			
8	Approved for Construction	10/26/05			
9	Approved for Construction	10/26/05			
10	Approved for Construction	10/26/05			

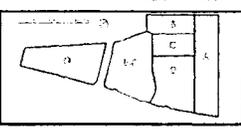


PROJECT  
 CDP / FDP / PCA  
 ARROWBROOK CENTRE  
 HUNTER HILL DISTRICT  
 LARKS COUNTY, VIRGINIA

TITLE  
 BMP  
 COMPUTATIONS

DAVID W. CARTER & SCOTT  
 ENGINEERS, ARCHITECTS & PLANNERS  
 10000 WOODBURN ROAD, SUITE 100  
 FALLS CHURCH, VA 22034  
 TEL: 703-448-8700  
 FAX: 703-448-8714

Patterson Harris Rust & Associates, Inc.  
 Engineers, Surveyors, Planners, Landscape Architects  
 14022 Lee Road  
 Chantilly, VA 20151-1879  
 TEL: 408-8700  
 TEL: 408-8714



DESIGN	SURVEY	DATE
REL	PHR+A	June 3, 2002
CHECKED	DHS	SCALE
AS SHOWN		
SHEET	25	OF 27
FILE NO.	09752-2.4	



**OUTFALL ANALYSIS**

THE NORTH OUTFALL FROM THE BIO-RETENTION FACILITY OF THE SITE OUTFALLS TO AN EXISTING STORM DRAINAGE SYSTEM, CONSTRUCTED UNDER THE 2191 & 2195 FOX HILL ROAD BY DALLAS TECHNOLOGY CENTER SITE PLAN 9724-SP-08 (SEE OUTFALL SHEET FOR LAYOUT AND COMPUTATIONS FROM THE APPROVED PLANS). THE 100% DESIGN AND OFFSITE AREAS FROM THE APPROXIMATE SITE THAT RECEIVES THIS OUTFALL IS 16.87 AC WITH AN AVERAGE C-FACTOR OF 0.23 (SEE MAP COMPUTATIONS FOR THIS INFORMATION). THE OUTFALL PIPE IS FROM STRUCTURE "16" TO "17". THE COMPUTATIONS FOR THIS PIPE IS SHOWN ON THE OUTFALL SHEET SHEET FROM THE APPROVED OFFSITE PLAN. AS YOU CAN SEE FROM THE STORM DRAINAGE COMPUTATIONS INDICATED THE PIPE IS SIZED TO INTERCEPT 11.86 AC WITH AN AVERAGE C-FACTOR OF 0.78. THE FLOW RATE THE PIPE IS CAPABLE OF IS 44.21 CFS AND IT HAS CAPACITY UP TO 12.31 CFS. WITH A 3 MILE TO FROM THE APPROXIMATE SITE OR CFS IS THE MAXIMUM POSSIBLE 10 YEAR FLOW FROM THE SITE TO THE EXISTING SYSTEM. THIS IS UNDER THE EXPECTED DESIGN FLOW FOR THIS SYSTEM AND THEREFORE THE OFFSITE SYSTEM IS SIZED TO CONVEY THE ULTIMATE BUILD OUT OF THE APPROXIMATE SITE.

THE 2191 & 2195 FOX HILL ROAD PLAN STORM SYSTEM TIES INTO THE BUILDING 3 & 4 AT DALLAS TECHNOLOGY CENTER SITE PLAN 9724-SP-08 (SEE OUTFALL SHEET FOR LAYOUT AND COMPUTATIONS FROM THE APPROVED PLANS). THE STORM PIPE FROM STRUCTURE "7" TO "6" CONVEYS THE FLOW FROM THE 2191 & 2195 FOX HILL PLAN AND THE RELEASE FROM THIS PLAN IS 10.83 CFS THROUGH A 36" DIA. ELLIPTICAL RCP PIPE. THE BUILDING 3 & 4 SITE PLAN IS RECEIVING A FLOW AT STN. "7" ACCORDING TO THE STORM COMPUTATIONS ON THIS PLAN OF 2.8843 CFS WHICH EQUATES TO 10.63 CFS. THEREFORE THE BUILDING 3 & 4 STORM SYSTEM HAS DESIGNED TO CONVEY ALL OF THE UPSTREAM FLOW AT ULTIMATE BUILD OUT.

THE BUILDING 3 & 4 STORM SYSTEM TIES INTO THE DUMPLER AT DALLAS TECHNOLOGY CENTER BUILDING 3 AND 4 SITE PLAN FOX 9574-SP-07 (SEE OUTFALL SHEET FOR LAYOUT AND COMPUTATIONS FROM THE APPROVED PLANS). THE STORM PIPE FROM STRUCTURE "10" TO "10C" CONVEYS THE FLOW FROM THE BUILDING 3 & 4 SITE PLAN AND THE RELEASE FROM THIS PLAN IS 1.0083 CFS THROUGH A 48" DIA. RCP PIPE. THE BUILDING 3 & 4 PLAN IS RECEIVING A FLOW AT STN. "10" OF 1.0083 CFS. ACCORDING TO THEIR STORM COMPUTATIONS ON THEIR PLAN OF 4.8183 CFS WHICH EQUATES TO 11.63 CFS. THEREFORE THE BUILDING 3 & 4 STORM SYSTEM HAS DESIGNED TO CONVEY ALL OF THE UPSTREAM FLOW AT ULTIMATE BUILD OUT.

THIS SYSTEM THEN OUTFALLS THROUGH AN ENERGY DISSIPATOR AND THEN INTO AN EXISTING CHANNEL. THIS CHANNEL TIES INTO THE 100 YEAR FLOODPLAIN. SECTIONS FOR THE CHANNEL ARE SHOWN ON THE OUTFALL SHEET AND THEY CLEARLY SHOW THAT THERE IS ADEQUATE CAPACITY FOR THE 100 YEAR STORM EVENT. THEREFORE SINCE WE HAVE DEMONSTRATED THAT THE STORM DRAINAGE SYSTEM WHICH THE APPROXIMATE SITE OUTFALLS INTO HAS ADEQUATE CAPACITY FOR THE ULTIMATE BUILD OUT OF THE SITE AND THAT THE OUTFALL CHANNEL TO THE 100 YR FLOOD PLAN HAS CAPACITY AND HAS BEEN DESIGNED TO RECEIVE HIGH VELOCITIES DUE TO DESIGN DRAINAGE MEASURES. IT IS THE ENGINEER'S OPINION THAT ADEQUATE OUTFALL CAN BE ACHIEVED.

**OFFSITE POND ANALYSIS**

APPROXIMATELY 1,000 FEET DOWNSTREAM FROM THE OUTFALL CHANNEL, IS THE REGIONAL FACILITY FOR THE HUNTER HILL REGIONAL POND. THE OFFSITE REGIONAL POND (H-09) INFORMATION IS SHOWN ON THIS SHEET AND WAS TAKEN FROM THE REGIONAL STORMWATER MANAGEMENT PLAN COUNTY OF FAYETTE DEPARTMENT OF PUBLIC WORKS, JANUARY 1998. FROM A SITE VISIT IT IS CONFIRMED THAT THE POND HAS BEEN CONSTRUCTED. THE POND PROVIDES SWM AND BAP FOR ITS DRAINAGE BASIN. WE ARE ONLY USING THE POND FOR PART OF THE PORTION OF THE APPROXIMATE SITE THAT CANNOT BE CONNECTED TO THE PROPOSED OFFSITE POND. BAP FOR THE APPROXIMATE SITE IS BEING HANDLED EXTERNALLY AND IS NOT UTILIZING THE OFFSITE REGIONAL POND. IF IT IS DEMAND THAT THE BAP FACILITY OFFSITE CANNOT FULLY TREAT ALL THE FLOW FROM THE APPROXIMATE SITE FLOWING TO THE OFFSITE POND THEN WE WILL CONSIDER WITH UTILITY AND THE BAP IN THE REGIONAL FACILITY.

**TABLE 4-1**  
WILLOW WASTEWATER BASIN 0-0 (CONTINUED)

**LOCATION:** Wild Creek No. 13-4

Site on proposed tributary to接收站池  
Flow under Dallas Airport Access Road 2441 Road  
275 Feet southeast Overpass Run

**FLOW LIST**

Flow No.	Flow Description	Flow (CFS)	Velocity (FPS)
1	From 2191 & 2195 Fox Hill	10.83	1.0
2	From Building 3 & 4	1.0083	1.0
3	From Building 3 & 4	1.0083	1.0
4	From Building 3 & 4	1.0083	1.0
5	From Building 3 & 4	1.0083	1.0
6	From Building 3 & 4	1.0083	1.0
7	From Building 3 & 4	1.0083	1.0
8	From Building 3 & 4	1.0083	1.0
9	From Building 3 & 4	1.0083	1.0
10	From Building 3 & 4	1.0083	1.0
11	From Building 3 & 4	1.0083	1.0
12	From Building 3 & 4	1.0083	1.0
13	From Building 3 & 4	1.0083	1.0
14	From Building 3 & 4	1.0083	1.0
15	From Building 3 & 4	1.0083	1.0
16	From Building 3 & 4	1.0083	1.0
17	From Building 3 & 4	1.0083	1.0
18	From Building 3 & 4	1.0083	1.0
19	From Building 3 & 4	1.0083	1.0
20	From Building 3 & 4	1.0083	1.0
21	From Building 3 & 4	1.0083	1.0
22	From Building 3 & 4	1.0083	1.0
23	From Building 3 & 4	1.0083	1.0
24	From Building 3 & 4	1.0083	1.0
25	From Building 3 & 4	1.0083	1.0
26	From Building 3 & 4	1.0083	1.0
27	From Building 3 & 4	1.0083	1.0
28	From Building 3 & 4	1.0083	1.0
29	From Building 3 & 4	1.0083	1.0
30	From Building 3 & 4	1.0083	1.0
31	From Building 3 & 4	1.0083	1.0
32	From Building 3 & 4	1.0083	1.0
33	From Building 3 & 4	1.0083	1.0
34	From Building 3 & 4	1.0083	1.0
35	From Building 3 & 4	1.0083	1.0
36	From Building 3 & 4	1.0083	1.0
37	From Building 3 & 4	1.0083	1.0
38	From Building 3 & 4	1.0083	1.0
39	From Building 3 & 4	1.0083	1.0
40	From Building 3 & 4	1.0083	1.0
41	From Building 3 & 4	1.0083	1.0
42	From Building 3 & 4	1.0083	1.0
43	From Building 3 & 4	1.0083	1.0
44	From Building 3 & 4	1.0083	1.0
45	From Building 3 & 4	1.0083	1.0
46	From Building 3 & 4	1.0083	1.0
47	From Building 3 & 4	1.0083	1.0
48	From Building 3 & 4	1.0083	1.0
49	From Building 3 & 4	1.0083	1.0
50	From Building 3 & 4	1.0083	1.0

**WASTEWATER BASIN 0-0 (CONTINUED)**

Station	Flow (CFS)	Area (sq ft)	Velocity (FPS)	Depth (ft)	Time (min)
100+0	11.84	100	1.18	1.0	0.0
100+10	11.84	100	1.18	1.0	0.0
100+20	11.84	100	1.18	1.0	0.0
100+30	11.84	100	1.18	1.0	0.0
100+40	11.84	100	1.18	1.0	0.0
100+50	11.84	100	1.18	1.0	0.0
100+60	11.84	100	1.18	1.0	0.0
100+70	11.84	100	1.18	1.0	0.0
100+80	11.84	100	1.18	1.0	0.0
100+90	11.84	100	1.18	1.0	0.0
101+00	11.84	100	1.18	1.0	0.0

**TABLE 4-1**  
WILLOW WASTEWATER BASIN 0-0 (CONTINUED)

**FLOW LIST**

Based on dry plus 10-year flood protection

**WASTEWATER BASIN 0-0 (CONTINUED)**

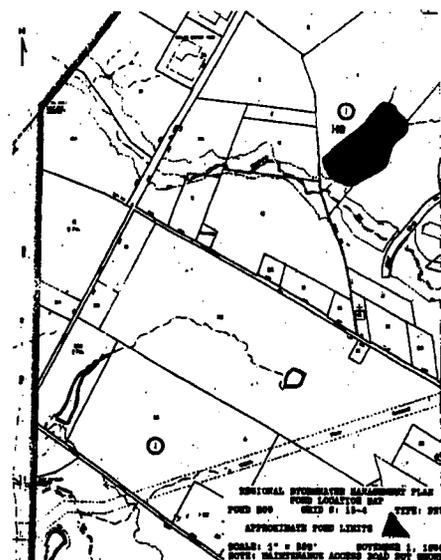
Location	Flow (CFS)	Area (sq ft)	Velocity (FPS)	Depth (ft)	Time (min)
Bottom of Box	11.84	100	1.18	1.0	0.0
Water Quality Post	11.84	100	1.18	1.0	0.0
Top of Box	11.84	100	1.18	1.0	0.0

**REVISIONS**

Length: 245 Feet  
Median Width: 13.5 Feet  
Mainline Top Width: 14 Feet

**NOTES**

- 1. Design: 100% Complete
- 2. Design: 100% Complete
- 3. Design: 100% Complete
- 4. Design: 100% Complete
- 5. Design: 100% Complete
- 6. Design: 100% Complete
- 7. Design: 100% Complete
- 8. Design: 100% Complete
- 9. Design: 100% Complete
- 10. Design: 100% Complete
- 11. Design: 100% Complete
- 12. Design: 100% Complete
- 13. Design: 100% Complete
- 14. Design: 100% Complete
- 15. Design: 100% Complete
- 16. Design: 100% Complete
- 17. Design: 100% Complete
- 18. Design: 100% Complete
- 19. Design: 100% Complete
- 20. Design: 100% Complete
- 21. Design: 100% Complete
- 22. Design: 100% Complete
- 23. Design: 100% Complete
- 24. Design: 100% Complete
- 25. Design: 100% Complete
- 26. Design: 100% Complete
- 27. Design: 100% Complete
- 28. Design: 100% Complete
- 29. Design: 100% Complete
- 30. Design: 100% Complete
- 31. Design: 100% Complete
- 32. Design: 100% Complete
- 33. Design: 100% Complete
- 34. Design: 100% Complete
- 35. Design: 100% Complete
- 36. Design: 100% Complete
- 37. Design: 100% Complete
- 38. Design: 100% Complete
- 39. Design: 100% Complete
- 40. Design: 100% Complete
- 41. Design: 100% Complete
- 42. Design: 100% Complete
- 43. Design: 100% Complete
- 44. Design: 100% Complete
- 45. Design: 100% Complete
- 46. Design: 100% Complete
- 47. Design: 100% Complete
- 48. Design: 100% Complete
- 49. Design: 100% Complete
- 50. Design: 100% Complete



NO.	DESCRIPTION	DATE	BY	CHKD	APPD	DATE
1	Issue for Review	10-28-05				
2	Issue for Review	10-28-05				
3	Issue for Review	10-28-05				
4	Issue for Review	10-28-05				
5	Issue for Review	10-28-05				
6	Issue for Review	10-28-05				
7	Issue for Review	10-28-05				
8	Issue for Review	10-28-05				
9	Issue for Review	10-28-05				
10	Issue for Review	10-28-05				
11	Issue for Review	10-28-05				
12	Issue for Review	10-28-05				
13	Issue for Review	10-28-05				
14	Issue for Review	10-28-05				
15	Issue for Review	10-28-05				
16	Issue for Review	10-28-05				
17	Issue for Review	10-28-05				
18	Issue for Review	10-28-05				
19	Issue for Review	10-28-05				
20	Issue for Review	10-28-05				
21	Issue for Review	10-28-05				
22	Issue for Review	10-28-05				
23	Issue for Review	10-28-05				
24	Issue for Review	10-28-05				
25	Issue for Review	10-28-05				
26	Issue for Review	10-28-05				
27	Issue for Review	10-28-05				
28	Issue for Review	10-28-05				
29	Issue for Review	10-28-05				
30	Issue for Review	10-28-05				
31	Issue for Review	10-28-05				
32	Issue for Review	10-28-05				
33	Issue for Review	10-28-05				
34	Issue for Review	10-28-05				
35	Issue for Review	10-28-05				
36	Issue for Review	10-28-05				
37	Issue for Review	10-28-05				
38	Issue for Review	10-28-05				
39	Issue for Review	10-28-05				
40	Issue for Review	10-28-05				
41	Issue for Review	10-28-05				
42	Issue for Review	10-28-05				
43	Issue for Review	10-28-05				
44	Issue for Review	10-28-05				
45	Issue for Review	10-28-05				
46	Issue for Review	10-28-05				
47	Issue for Review	10-28-05				
48	Issue for Review	10-28-05				
49	Issue for Review	10-28-05				
50	Issue for Review	10-28-05				

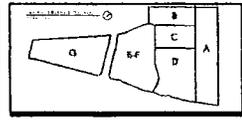


**PROJECT**  
CDF / FDP / PCA  
ARROWBROOK CENTRE  
HUNTER HILL DISTRICT  
FAYETTE COUNTY, GEORGIA

**TITLE**  
OUTFALL NARRATIVE &  
REGIONAL POND INFORMATION

**DAVIS • CARTER • SCOTT**  
ARCHITECTS AND ENGINEERS  
1111 North Loop East  
Suite 1000  
Houston, Texas 77024  
Tel: 713.866.1111 Fax: 713.866.1112  
www.dcs-engineers.com

**Patten Haines Rust & Associates, PC**  
Civil/Structural Engineers  
14322 Lee Road  
Dunwoody, GA 30329-4378  
Tel: 770.406.8700  
Fax: 770.406.8714



DESIGN	MBR	SURVEY	PHR-VA
DRAWN	MBR	DATE	APRIL, 2005
CHECKED	HAC	SCALE	AS NOTED
SHEET	27 OF 27	P&T NO.	09752-2-4

# ARROWBROOK CENTRE

## SPECIAL EXCEPTION FOR FILLING IN THE FLOODPLAIN

SE 2002-HM-046

### NOTES

1. The subject property is located on Fairfax County Tax Assessment map 16-3 (11) Parcels 4, 4B, 4C, 5, 5A and 39. The applicant is requesting a Category 6 Special Exception for filling in the floodplain. The property subject to this Special Exception consists of 53.8± acres (7,345,460± SF) although the general floodplain area comprises approximately 15.3± acres of this property. The property is zoned R-1 and R-4 (Parcels 4B and 4C). A Conceptual/Final Development Plan to rezone the property to the PDC district and a Proffered Condition Amendment to delete land area (Parcels 4B and 4C) are also being filed concurrently with this application. The following approvals have been obtained: the RFA limits (3717-RPA-02, approved 10-2-01), a Floodplain Study (1504-FP-01-1, approved 3-23-03) and wetland permits (see Note 6 below). An RFA Exception and Water Quality Impact Assessment (previously approved on 5-13-04, No 1504-WQ-01-1) is being amended and filed concurrently with this plan to clarify grading and restoration of wetlands within the RFA.

Parcels 4, 4B, 4C, 5 and 39 are in the names of L. Farnam Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Landers Marital Trust, as recorded in Deed Book 12488 at Page 1819. Parcel 5A is in the names of David I. Meiselman and Winifred C. Meiselman, Trustees and the Meiselman Family LLC, as recorded in Deed Book 8002 at Page 576, as corrected in Deed Book 8200 at Page 636, and in Deed Book 10332 at Page 1873, and in Deed Book 11254 at Page 1394 and Deed Book 11254 at Page 1396, all among the land records of Fairfax County, Virginia.

Existing zoning and land use adjacent to the site are:

West: I-4 Use: Office, Hotel  
North: R-3, C-8 Use: School, Hotel  
East: PDC, C-8, DM-30, C-6 Use: Commercial, Multi-Family Resid., Hotel  
South: PDC, PDH-12 Use: Undeveloped

2. The boundary information is from a boundary survey by PHR+A. Topographic information is from aerial survey. The contour interval is two (2) feet.

3. The subject property is partially undeveloped, there are residences and accessory structures on Parcels 39 and 5A. The existing improvements were built between 1900 and 1952 and all structures except those on Parcel 5A will be demolished when construction commences on the proposed development program. Centreville Road and Sunrise Valley Drive are proposed to be widened and right-of-way dedicated per approved Fairfax County Site Plan 663-SF-01-2. As part of that site plan approval, a conservation easement was created adjacent to the floodplain in lieu of filling on SE for filling in the floodplain, and to offset RFA impacts for the area of the proposed entrance off of Centreville Road. This application requests to vacate the conservation easement with the filing of this Special Exception.

4. The plan has been prepared with the benefit of a title report furnished by Stewart Title Guaranty Company, Commitment No. C-9912-1442970, effective June 1, 1999 and therefore, this plan does not necessarily indicate all encumbrances in the property from that date. A sanitary sewer easement was recorded on Parcel 5A in Deed Book 10773 at Page 1865 on February 2, 1999. To the best of our knowledge, there are no major underground utility easements located on the subject property. An existing 25-foot sanitary sewer easement runs through the southeastern portion of the site. A 100-year floodplain and storm drainage easement wider than 25 feet encompasses the 100-year floodplain.

5. The property delineated on this plan is located in Flood Zone "X", an area outside the 500-year floodplain as determined by reference to Community Panel No. 5153250050 D, March 5, 1990, as published by the Federal Emergency Management Agency (FEMA). A floodplain is not shown on the FEMA map but a major 100-year floodplain per Fairfax County regulations exists on the property as delineated by an approved floodplain study (1540-FP-01 approved March 25, 2003) prepared by PHR+A. The 100-year floodplain is also defined as a Resource Protection Area (RPA) per the Fairfax County Chesapeake Bay Preservation Area Ordinance and as delineated and approved by Fairfax County Plan No. 3137-RPA-02-1. An Environmental Quality Corridor (EQC) is defined by the 100-year floodplain plus an embankment along Centreville Road south of Sunrise Valley Drive.

The proposed SWM/BMP wetland facility proposed partially within the EQC will provide a regional benefit by replacing degraded portions of the EQC and expanding the effective area by the creation of a mosaic of wetland habitat where none currently exists, largely in areas outside of and adjacent to the EQC, enhancing the intended function of the EQC by the creation of a micro-pool and sediment forebay that facilitates removal of sediments from stormwater runoff exceeding the BMP requirement for phosphorous removal for the site by 12.5 to 20%, treating approximately 7.4 acres of offsite area within the Dulles Airport Access Road right-of-way, the Sunrise Valley Drive right-of-way and an adjacent property to the west and providing passive and educational opportunities for the community through the creation of trails and boardwalks within the wetland habitat.

The floodplain north of Sunrise Valley Drive will be preserved except for an entrance crossing from Centreville Road, possible sanitary sewer connections, and minor filling for a bike trail and the proposed entrance onto Sunrise Valley Drive. The floodplain south of Sunrise Valley Drive will be partially filled by creating a stormwater management wetlands facility and preserved as open space and enhanced as a linear river park with pedestrian trails, raised boardwalks and a viewing gazebo.

6. Wetlands as shown have been verified with a jurisdictional determination (Project No. 01-N0085) by the Corps of Engineers dated August 13, 2001. Wetland permits for the construction of the stormwater wetland facility have been approved under an individual DEC Virginia Water Protection Permit No. VWPP 03-0244 expiring June 10, 2018 and a Corps of Engineers State Program General Permit No. SPOP 03-V0244 expiring June 26, 2018. The Centreville Road entrance that crosses Merrybrook Run has been permitted under Abbreviated Standard Permit ASP18 expiring August 24, 2004 with an extension request dated April 15, 2004.

7. The existing vegetation is shown on the SE. An EVM has been prepared and submitted separately.

8. A grave site exists on Parcel 39 near Merrybrook Run. The development will not impact the grave site.

9. To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; oil hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280. To the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.

10. A bicycle trail is proposed per the Comprehensive Plan on the west side of Centreville Road and the south side of Sunrise Valley Drive. The applicant proposes to build the trail for Centreville Road along the west bank of Merrybrook Run to Sunrise Valley Drive instead of directly along Centreville Road to avoid grading and fill impacts in the sensitive ecological area between Centreville Road and Merrybrook Run.

11. Right-of-way is being dedicated along Centreville and Sunrise Valley Drive for improvements being made for widening of those roads pursuant to a site plan (Fairfax Co. No. 663-SF-01-2) by others. The CDP/FDP filed concurrently with this application proposes to dedicate additional right-of-way at the intersection of the Dulles Toll Road and Centreville Road and along the south side of Sunrise Valley Drive.

12. Special amenities within and adjacent to the floodplain area include pedestrian trails, raised wood boardwalks through wetlands, a butterfly garden, a picnic shelter and an elevated viewing gazebo.

13. This application proposes protection and preservation of the existing wetlands where possible, the restoration of disturbed wetlands and the creation of new wetlands within the stormwater management facility to promote bio-filtering of stormwater runoff prior to it entering Merrybrook Run stream valley.

14. No parking is proposed within the floodplain area.

15. The site is in the Horsepen Creek watershed. Stormwater management (SWM) and Best Management Practices (BMP) facilities will be provided as shown on the SE to support the proposed development area as shown on the CDP/FDP filed concurrently with this application. See the CDP/FDP for additional information on SWM and BMP.

16. Public water service to the property will be provided by an extension of either an existing 12" watermain in Sunrise Valley Drive or an existing 16" watermain in Centreville Road. Detailed water service design shall be completed during final engineering.

17. Public sanitary sewer service will be provided to the property by an extension of an existing 18" sanitary sewer on site or in Centreville Road. Detailed design shall be completed during final engineering.

18. Ingress and egress to the property is via two proposed entrances onto Centreville Road and one on Sunrise Valley Drive. A main entrance on Centreville Road is opposite Woodland Park Road and a secondary right-in, right-out entrance is north of the main entrance.

19. A viewing gazebo but no gross floor area is proposed within the floodplain area. See the CDP/FDP filed concurrently with this application for information concerning the proposed development of the remainder of the site.

20. An air quality permit shall be obtained and provided prior to commencement of construction, if required.

21. Approximate limits of clearing and grading are shown on the SE, and will vary based on final engineering and design. Where the limits of clearing and grading are not shown, it is assumed that the limits coincide with the outer boundary of the site.

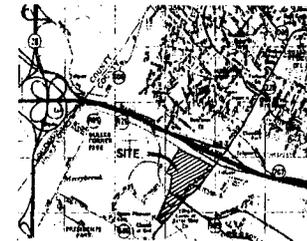
22. To the best of our knowledge, this SE will be in conformance with applicable ordinances, regulations, and adopted standards related to filling in the floodplain. See the CDP/FDP filed concurrently with this application for waivers or modifications related to the proposed mixed-use development.

23. Per Section 2-904 of the Zoning Ordinance:

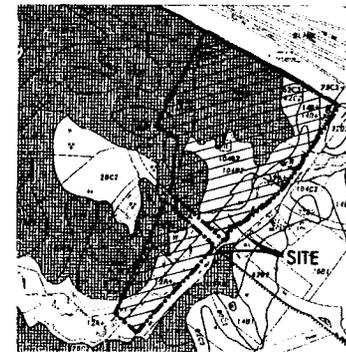
2.8.(1) The proposed improvements will lower or match the existing 100-year floodplain elevation and are anticipated to improve and not cause any additional flooding or erosion problems than what may exist. The existing 100-year floodplain elevation presently floods a portion of Sunrise Valley Drive and Centreville Road.

2.8.(2) Wetlands permits as indicated under Note 6 have been obtained prior to disturbing any existing wetlands.

2.D. See Sheet 5 for drainage improvements and water quality improvements by creation of stormwater wetlands and filtering of sediments through use of forebay and micropool.

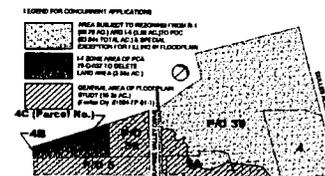


VICINITY MAP  
SCALE: 1"=2000'



SOILS MAP  
SCALE: 1"=500'

- 12A+ BOWLAND SILT LOAM
- 14B+ MAMASSAS SILT LOAM
- 42B1 VERY ROCKY LAND (BASIC ROCK) UNDULATING PHASE
- 48B2 BEDELL SILT LOAM, UNDULATING PHASE
- 52A1 ELBERT SILT LOAM, NEARLY LEVEL PHASE
- 52B1 ELBERT SILT LOAM, UNDULATING PHASE
- 62C2 BRECKENRICK SILT LOAM, ROLLING PHASE
- 72C2 PERRY LOAM, ROLLING PHASE
- 79B1 KELLY SILT LOAM, UNDULATING PHASE
- 104B2 BARITAN SILT LOAM
- 148B2 REDDELL-MECKLENBURG SILT LOAMS, UNDULATING PHASE



PROPOSED FLOODPLAIN  
17% SITE AREA (SEE SHEET 5)

CDP/FDP  
CENTREVILLE ROAD, RT-287

FILED APPLICATIONS  
SCALE: 1"=500'

### SHEET INDEX

1. COVER SHEET
2. OVERALL PLAN 1"=100'
3. CUT FILL VOLUMES 1"=50'
4. CUT FILL VOLUMES 1"=50'
5. RIVERPARK AMENITIES AND STORMWATER WETLANDS PLAN

NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
3	Revised Submittal	8/03/05			
2	Revised Submittal	4/24/05			
1	Revised Submittal	6/18/04			

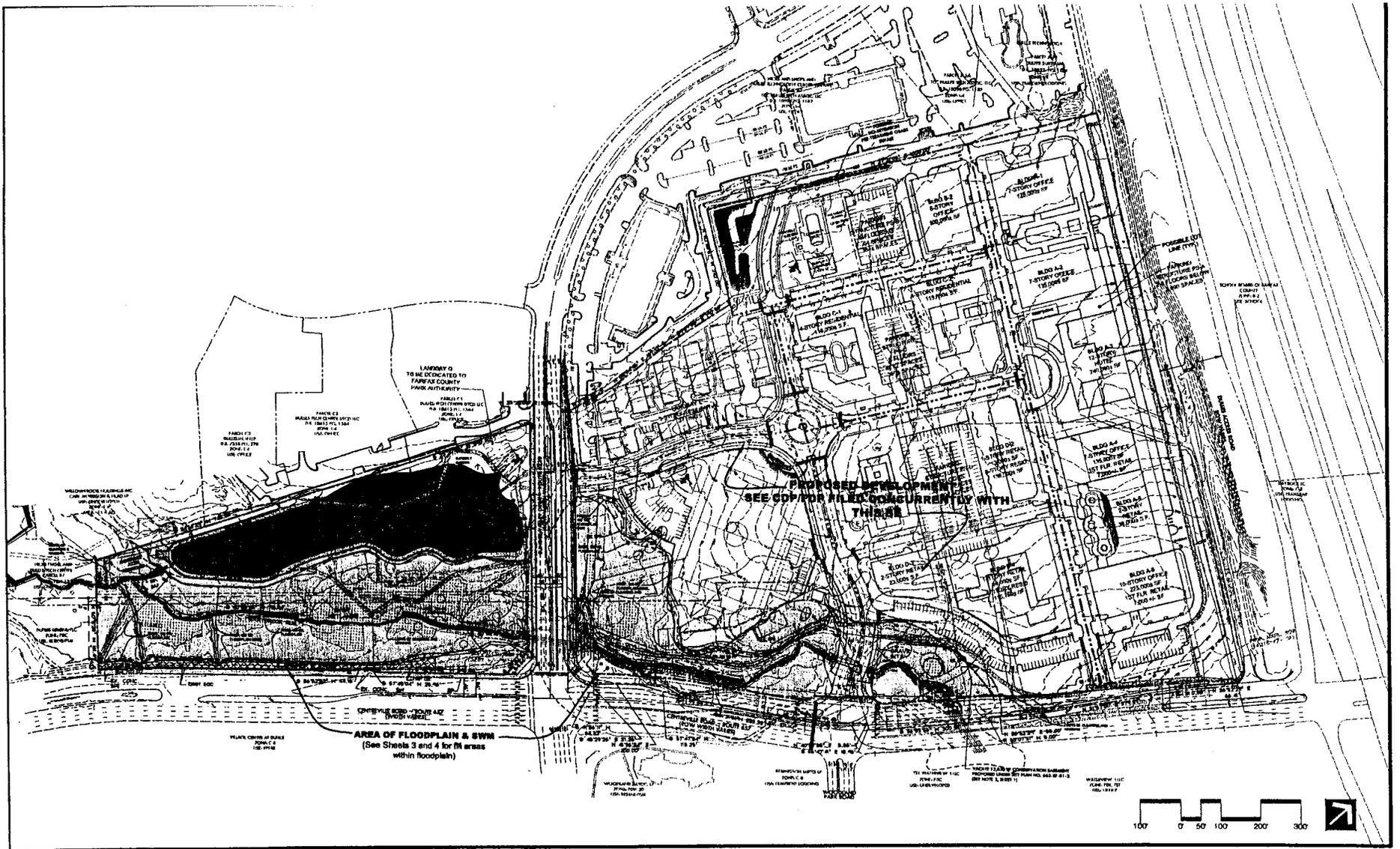


SPECIAL EXCEPTION  
**ARROWBROOK CENTRE**  
HUNTER MILL DISTRICT  
FAIRFAX COUNTY, VA

TITLE  
**COVER SHEET**

**PHR+A**  
Patton Harris Rust & Associates, p.c.  
Engineers, Surveyors, Planners, Landscape Architects.  
14531 Lee Road  
Chantilly, VA 20151-1679  
T 703.449.8700  
F 703.449.8714

DESIGN	SURVEY	
DRAWN: RW	DATE:	PHR+A
CHECKED: DHS	MAY 31, 2002	
SHEET: 1 OF 5	SCALE: N/A	FILE NO: 04752-2-4



NO.	DESCRIPTION	DATE	REV'S	REV'S	DATE
3	Revised Submittal	9/03/00			
2	Revised Submittal	4/04/00			
1	Revised Submittal	9/18/04			



PROJECT: SPECIAL EXCEPTION  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

TITLE: OVERALL PLAN

Patton Harris Rust & Associates, p.c.  
 Engineers, Surveyors, Planners, Landscape Architects.  
**PHRA**  
 14532 Lee Road  
 Chantilly, VA 20151-1878  
 T 703-449-8700  
 F 703-449-8714

DESIGN	PHR	SURVEY	PHR+A
DRAWN	RH	DATE	MAY 31, 2002
CHECKED	DHS	SCALE	1"=100'
SHEET	2 OF 5	FILE NO.	00752-2-A

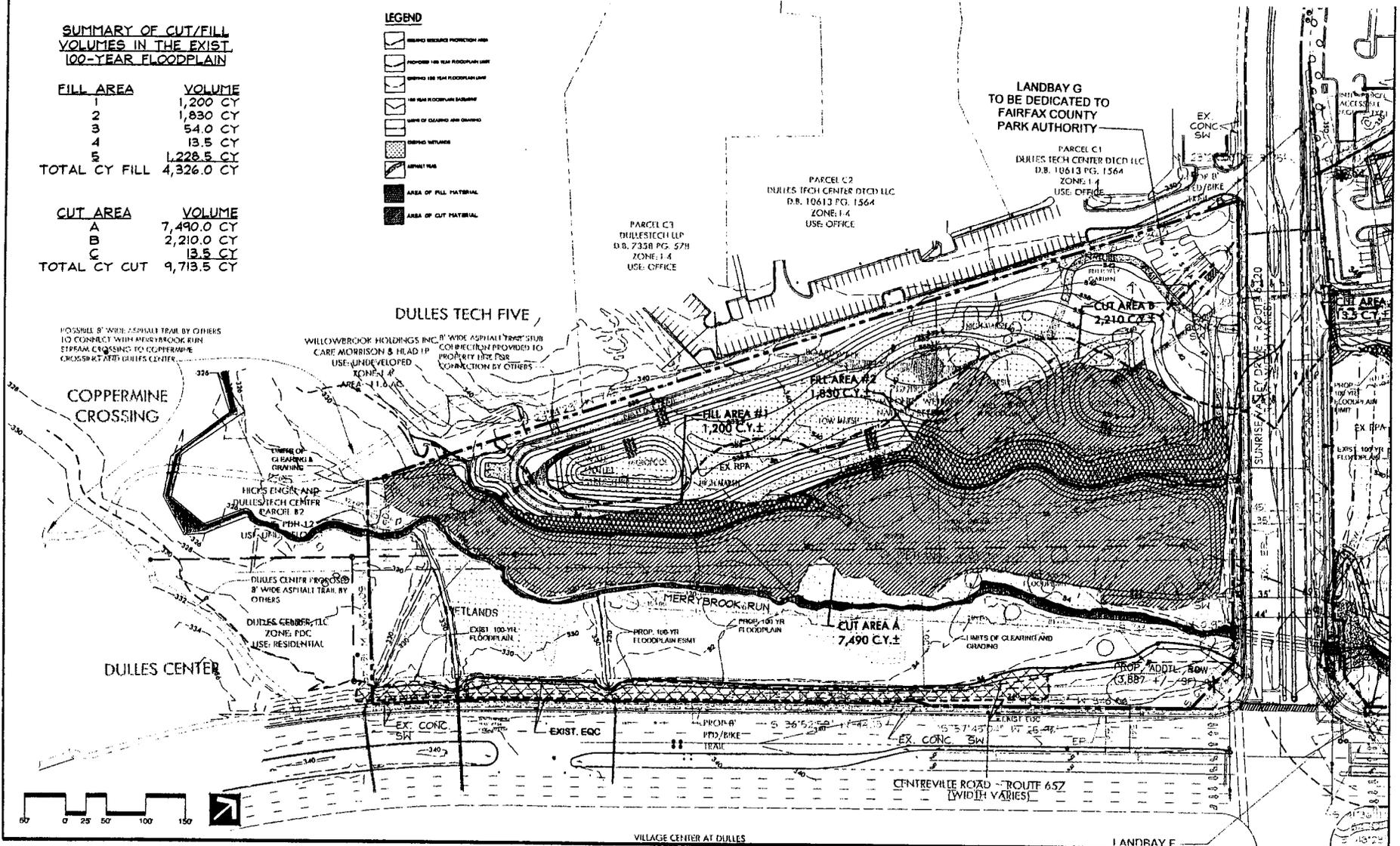
**SUMMARY OF CUT/FILL VOLUMES IN THE EXIST 100-YEAR FLOODPLAIN**

FILL AREA	VOLUME
1	1,200 CY
2	1,830 CY
3	54.0 CY
4	13.5 CY
5	1,228.5 CY
<b>TOTAL CY FILL</b>	<b>4,326.0 CY</b>

CUT AREA	VOLUME
A	7,490.0 CY
B	2,210.0 CY
C	13.5 CY
<b>TOTAL CY CUT</b>	<b>9,713.5 CY</b>

**LEGEND**

- 100 YEAR FLOODPLAIN LIMIT
- 100 YEAR FLOODPLAIN BOUNDARY
- LIMITS OF CLEARING AND GRADING
- EXISTING WETLANDS
- ASPHALT TRAIL
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



NO.	DESCRIPTION	REVISED	DATE	BY	CHKD	APP'D	DATE
3	Revised Submittal		8/03/05				
2	Revised Submittal		4/04/05				
1	Revised Submittal		8/16/04				



PROJECT  
**SPECIAL EXCEPTION**  
**ARROWBROOK CENTRE**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VA

TITLE  
**CUT/FILL VOLUMES IN FLOODPLAIN**

Patton Harris Rust & Associates, pc  
 Engineers, Surveyors, Planners, Landscape Architects  
**PHRA**  
 14532 Lee Road  
 Chantilly, VA 20151-1678  
 T 703.448.8700  
 F 703.448.8714

DESIGN	SURVEY
DRAWN: RW	PHR+A
CHECKED: DHS	DATE: MAY 31, 2002
SHEET: 3 OF 5	SCALE: 1"=50'
	FILE NO: 04752-2-4

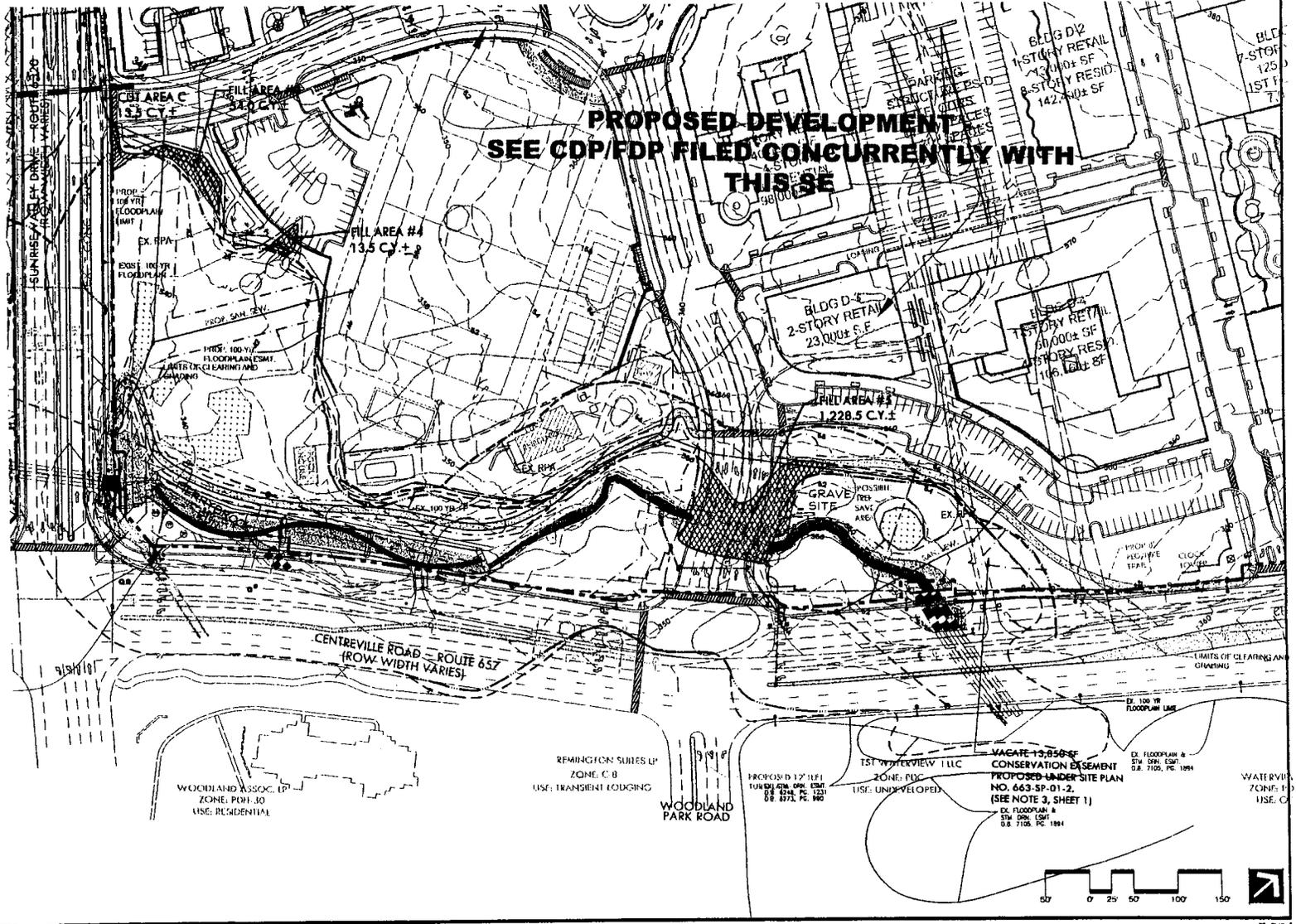
**SUMMARY OF CUT/FILL VOLUMES IN THE EXIST 100-YEAR FLOODPLAIN**

FILL AREA	VOLUME
1	1,200 CY
2	1,830 CY
3	54.0 CY
4	13.5 CY
5	1,228.5 CY
<b>TOTAL CY FILL</b>	<b>4,326.0 CY</b>

CUT AREA	VOLUME
A	7,490.0 CY
B	2,210.0 CY
C	13.5 CY
<b>TOTAL CY CUT</b>	<b>9,713.5 CY</b>

**LEGEND**

- EXISTING BUILDING FOOTPRINT AREA
- PROPOSED BUILDING FOOTPRINT AREA
- EXISTING 100-YEAR FLOODPLAIN LIMIT
- PROPOSED 100-YEAR FLOODPLAIN LIMIT
- 100-YEAR FLOODPLAIN EASEMENT
- UTILITY EASEMENT AND GRADING
- EXISTING WETLANDS
- PROPOSED WETLANDS
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



**PROPOSED DEVELOPMENT  
SEE CDP/FDP FILED CONCURRENTLY WITH  
THIS SET**

NO.	DESCRIPTION	DATE	REVISED	REVISION	APPROVED	DATE
3	Revised Submission	2/03/06				
2	Revised Submission	2/04/05				
1	Revised Submission	6/18/04				

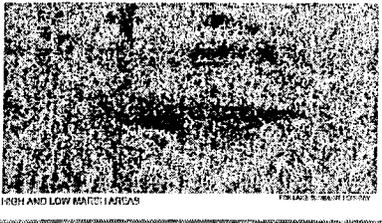
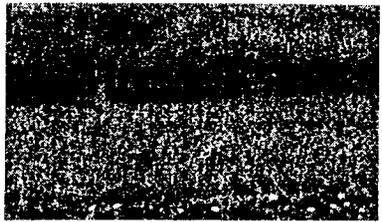


PROJECT  
**SPECIAL EXCEPTION  
ARROWBROOK CENTRE**  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VA

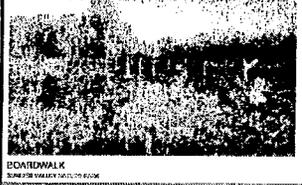
TITLE  
**CUT/FILL VOLUMES IN FLOODPLAIN**

**Patton Harris Rust & Associates, pc**  
Engineers, Surveyors, Planners, Landscape Architects.  
**PHRA**  
14532 Lee Road  
Quantico, VA 20151-1879  
T 703.448.8700  
F 703.448.8714

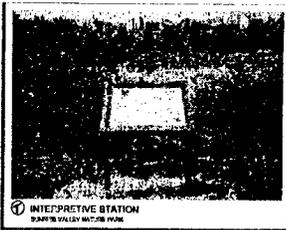
DESIGN	SURVEY
DRAWN RW	PHR+A DATE MAY 31, 2002
CHECKED DHS	SCALE
SHEET 4 OF 5	FILE NO. 09752-2-4



HIGH AND LOW MATTED AREAS



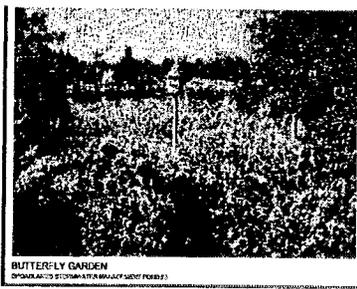
BOARDWALK  
BOARDWALK WATER MATS ROOM



INTERPRETIVE STATION  
BOARDWALK WATER MATS ROOM



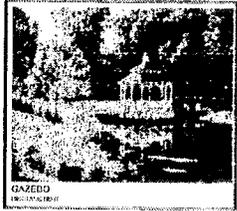
YELLOW IRIS (*Iris pseudacorus*)  
A.K.A. & MIRE WILLOWBERRY FOLLAGE



BUTTERFLY GARDEN  
ORCHARD & STONEMAN & BULLOCK (SEE P. 2)



NATURALISTIC TRAIL  
ORCHARD & STONEMAN & BULLOCK (SEE P. 2)



GAZEBO  
ORCHARD & STONEMAN



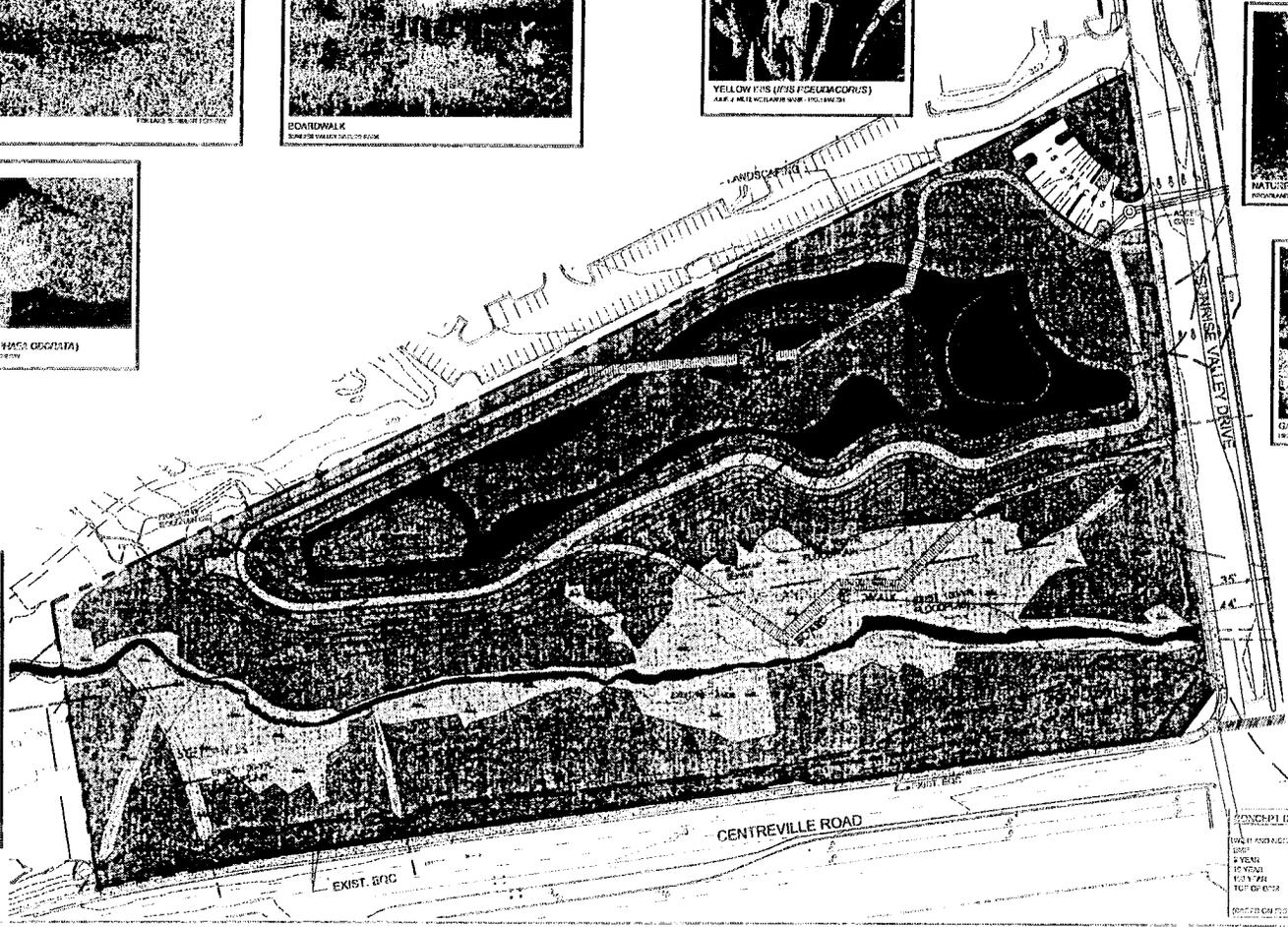
ARROWWEED  
(*Peltandra virginica*)  
ORCHARD & STONEMAN & BULLOCK (SEE P. 2)



FLATSTONE WATER LILY (*Najas oregana*)  
ORCHARD & STONEMAN & BULLOCK (SEE P. 2)



CATNIP FLOWER  
(*Leucis canescens*)  
ORCHARD & STONEMAN & BULLOCK (SEE P. 2)



CONCRETE DESIGN WATER SUBGRADE FINISH VALUES (WITH 1% SLOPE)

ITEM	QUANTITY	UNIT PRICE	TOTAL
CONCRETE	124.00	\$4.00	\$496.00
FORMS	124.00	\$4.00	\$496.00
REINFORCING	124.00	\$4.00	\$496.00
PAINT	124.00	\$4.00	\$496.00
TOTAL	496.00		\$1,984.00



SECTION FOR THE PLANNING OF THE FLOODPLAIN  
ARROWWOOD CENTRE  
TALYKON COUNTY, VIRGINIA



NO.	DATE	DESCRIPTION	BY	CHKD.
1	6-3-05	PRELIMINARY DESIGN		
2				
3				
4				
5				
6				
7				
8				
9				
10				

SCALE: 1" = 40'



— —

**A GLOSSARY OF TERMS FREQUENTLY  
USED IN STAFF REPORTS WILL BE  
FOUND AT THE BACK OF THIS REPORT**

**DESCRIPTION OF THE APPLICATION**

**Proposal:**

The applicants, L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Trustees; and Meiselman Family LLC, have filed four concurrent applications for the 53.84 acre site.

**PCA 79-C-037-5**

The applicants request approval to delete a 3.55 acre site (Tax Maps 16-3 ((1)) 4B and 4C) zoned I-4 from the proffers associated with RZ 79-C-037, to permit the area to be rezoned to the PDC District as part of RZ/FDP 2002-HM-043.

**RZ/FDP 2002-HM-043**

The applicants request to rezone Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A and 39A, comprised of 50.29 acres zoned R-1 and 3.55 acres zoned I-4, to the PDC District for the development of Arrowbrook Centre, a mixed-use development consisting of office, hotel, retail, residential and park uses.

The proposed 2,233,600 square foot Arrowbrook Centre will have an overall FAR of 0.95 FAR inclusive of ADUs and bonus market rate units, 0.94 FAR (2,203,622 square feet) before ADUs and bonus market rate units. Thirty five percent (35%) of the development will remain as open space.

The applicant has proposed a 23.04 acre dedication to the Fairfax County Park Authority (FCPA) (11.7 acres located within the RPA), which is encumbered by a 0.85 acre life estate. The park dedication includes the provision of a 6.79 acre urban park that would be constructed by the applicant. Stormwater management and passive recreation facilities located in Land Bay G will be dedicated to the FCPA as part of the park dedication, with maintenance performed by the applicant.

Copies of the draft proffers, proposed final development plan conditions, RPA Exception # 1504-WRPA-001-1 conditions, and affidavit are contained in Attachments 1, 2A, 2B, and 4, respectively.

**Modifications/Waivers Requested:**

- Modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses, excluding affordable dwelling units and bonus market rate units.

- Waiver of the service drive requirement along the Dulles Airport Access Road.
- Waiver of the 600 foot maximum length for a private street.
- Modification of the loading space requirement.
- Modification of the major paved trail requirement along Centreville Road to permit the trail location depicted on the CDP/FDP.
- Waiver of the on-road bike lane on Centreville Road.
- Modification of the minimum eight foot wide planting requirement to permit the use of tree pits. *This is a modification of the Public Facilities Manual, which the applicant will be requesting of the Department of Public Works and Environmental Services with the submission of the site plan.*
- Resource Protection Encroachment # 1504-WRPA-001-1 to permit construction of a stormwater management facility and grading within the RPA.

### **SE 2002-HM-046**

An existing Resource Protection Area (RPA) encumbers the majority of proposed Land Bay G and the southeast portions of Land Bays E and F. Located within the RPA is a floodplain and wetlands associated with Merrybrook Run that traverses the site. An Environmental Quality Corridor (EQC) exists on-site, which is defined as the floodplain delineation minus a small portion of Land Bay F, which is degraded due to its conversion from wetland to agricultural use. The applicants request approval of a special exception for uses in the floodplain to permit the construction of a stormwater management facility (wet pond), nature trails, boardwalk, gazebo, roadway and related clearing, grading and fill within the floodplain. Land Bay G, located south of Sunrise Valley Drive, is proposed for a stormwater management facility, trails and boardwalk. The area north of Sunrise Valley Drive is proposed for roadway improvements. The applicants request to cut 9,713.5 cubic yards of dirt and to add 4,326 cubic yards of fill. In addition to being located in the 100-year floodplain, the cut and fill of the site impact the existing RPA, EQC (Environmental Quality Corridor) and wetlands. Copies of the proposed development conditions and affidavit are contained in Attachment 3 and 4, respectively.

**RPA Encroachment Exception # 1504-WRPA-001-1**

A Water Quality Impact Assessment (WQIA) (Waiver #1504-WQ-01-1) was approved by DPWES on October 24, 2002, for encroachment activities within the RPA to include the construction of a stormwater management facility, trails and an entrance road into the site. DPWES granted a twenty four month extension of this WQIA in May 2004. During the review of the current applications, it was determined by DPWES that the amount of cut and fill within the RPA proposed under the current applications differs from the area that was approved under the original WQIA. Due to changes in the Chesapeake Bay Preservation Ordinance, the applicants submitted a revision to their previously approved WQIA. Resource Protection Area Exception # 1504-WRPA-001-1 has been recommended for approval by DPWES, subject to specific development conditions contained in Attachment 2B.

**ANALYSIS**

**Conceptual/Final Development Plan (Copy at front of staff report)**

Title of CDP/FDP: "Arrowbrook Centre"  
Prepared By: Patton Harris Rust & Associates, PC  
Original and Revision Dates: November 22, 2002, as revised through October 28, 2005

**Description of the Plan:**

The combined Conceptual Development Plan/Final Development Plan (CDP/FDP) consists of twenty seven sheets.

<b>CDP/FDP SHEET INDEX</b>	
<b>Sheet #</b>	<b>Contents</b>
1	Cover Sheet
2	Site and Building Tabulations
3	Existing Conditions
4	CDP/FDP Layout
5	CDP/FDP Landscape Plan
6	Site Cross Sections
7	Typical Building Elevations
8	Illustrative Perspective
9	Land Bay A – Plan and Sections
10	Land Bay A – Site Amenities
10A	Land Bay A – Plan & Section at Dulles Toll Road

11	Land Bays B and C – Plan and Sections
12	Land Bays B and C – Site Amenities
13	Land Bay D – Plan and Sections
14	Land Bay D – Site Amenities
15	Land Bays E-F – Plan & Site Amenities
16	Land Bays E and F – Plan and Section
17	Land Bay G – Plan and Amenities
18	Entry Feature Details
19	Site Details
20	Road Improvements Exhibit
21	RPA, EQC and Environmental Plan
22	Drainage Shed Maps
23	SWM Maps and Narrative
24	BMP Computations/Maps
25	BMP Computations
26	Outfall Exhibit
27	Outfall Narrative and Regional Pond Information

The applicant's proposal is divided into multiple Land Bays as follows in the table below:

Land Bay	Total Acres	Acres Outside RPA	Acres Within RPA
Land Bay A	10.41	10.41	
Land Bay B	4.16	4.16	
Land Bay C	4.25	4.25	
Land Bay D	9.50	8.37	1.13
Land Bay E-F	12.14	8.66	3.48
Land Bay G	10.90	2.68	8.22
ROW	2.44		
<b>Total</b>	<b>53.84 acres</b>	<b>38.53 acres</b>	<b>12.83 acres</b>

## STAFF ANALYSIS

The original staff report for these applications was published on July 5, 2005 with a staff recommendation for denial. At that point, staff objected to the proposed Arrowbrook Centre as characterized by three major outstanding issues: design, parks, and transportation.

Below is a table depicting the applicant's current proposed mix of uses for Arrowbrook Centre, which is shown in comparison to the mix of uses that was analyzed in the original staff report:

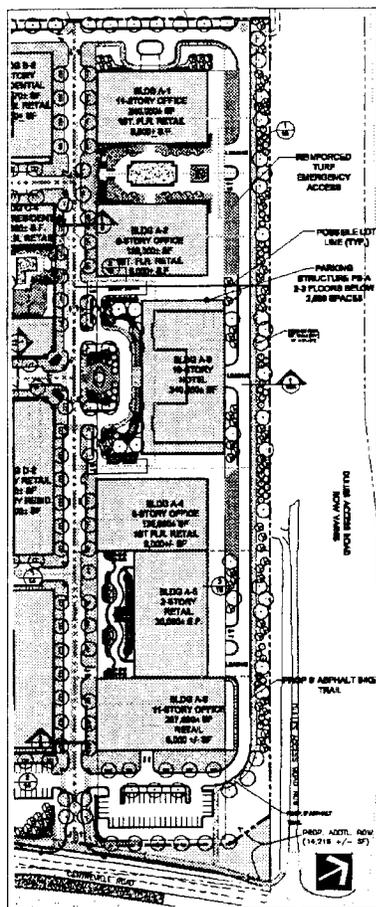
Use	Square Footage	% of Development
Office	800,000 SF <i>(680,000-780,000 SF)<sup>1</sup></i>	36% <b>37-43%</b>
Hotel	240,000 SF <i>(200,000-240,000 SF)<sup>1</sup></i>	11% <b>8-10%</b>
Retail	187,000 SF <i>(150,000-186,000 SF)<sup>1</sup></i>	8% <b>11-13%</b>
Residential	1,006,600 SF <sup>2</sup> <i>(716,650 SF)<sup>1 3</sup></i>	45% <sup>2</sup> <b>40%<sup>3</sup></b>
Total	2,233,600 SF <i>(1,822,000 SF)<sup>1</sup></i>	100%

1. **Gross floor area (GFA) as proposed and analyzed in the July 5, 2005 staff report.**
2. Includes 29,978 square feet of Affordable Dwelling Units (ADUs) and bonus market rate units. Approximately 971,222 square feet or 43% of the development is residential uses prior to ADUs and bonus market rate units.
3. **Included 103,750 square feet of ADUs and bonus market rate units.**

Since the time that the original staff report was published, the applicant has revised the development proposal in response to the staff concerns expressed in the original staff report dated July 5, 2005. The resulting modifications to the CDP/FDP and proffers have, in staff's opinion, significantly improved the site design and functionality of the proposed Arrowbrook Centre. The overall GFA has increased by 411,600 square feet to a total of 2,233,600 square feet, and the FAR has increased from 0.79 to 0.95. Each land bay has been restructured to present a more cohesive development that is linked by a strong pedestrian network, with ground floor retail along the primary street and an urban park facility. The residential component has been increased in size; the single family attached dwelling units in Land Bay E have been incorporated into the land area of Land Bay F; Land Bay E-F includes a 6.79 acre active recreation park area, where Land Bay F previously only included a 4.4 active recreation park area.

A description of each land bay as currently proposed follows:

Land Bay A



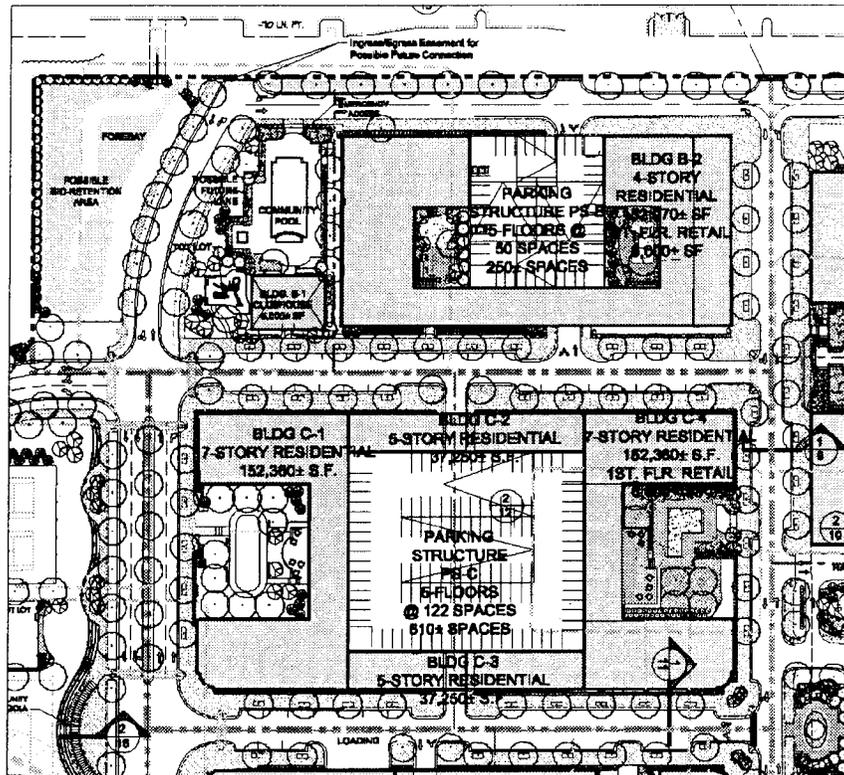
3 LANDBAY A. PLAN  
 SCALE: 1" = 80'

Building	Use	Square Footage	Max. Height	Stories
A-1	Office Retail	240,000 6,000	165 feet	9-12 stories
A-2	Office Retail	135,000 6,000	130 feet	6-8 stories
A-3	Hotel	240,000 <sup>1</sup>	165 feet	9-12 stories
A-4	Office Retail	135,000 6,000	130 feet	6-8 stories
A-5	Retail	30,000	60 feet	2 stories
A-6	Office Retail	287,000 6,000	165 feet	9-12 stories
<b>Total</b>	<b>Office Retail Hotel</b>	<b>297,000 24,000 240,000</b>		

1. Approximately 400 hotel rooms

As proposed, Land Bay A will be the non-residential focus of Arrowbrook Centre, containing the entirety of the office and hotel space. This land bay will be located parallel to the Dulles Airport Access Road (DAAR), with buildings offset 75 feet (A-3 and A-6) and 100 feet (A-1, A-2, A-4, and A-5) from the DAAR. Each building in the land bay, excluding the hotel will have ground floor retail oriented south towards the pedestrian zone.

Land Bays B and C



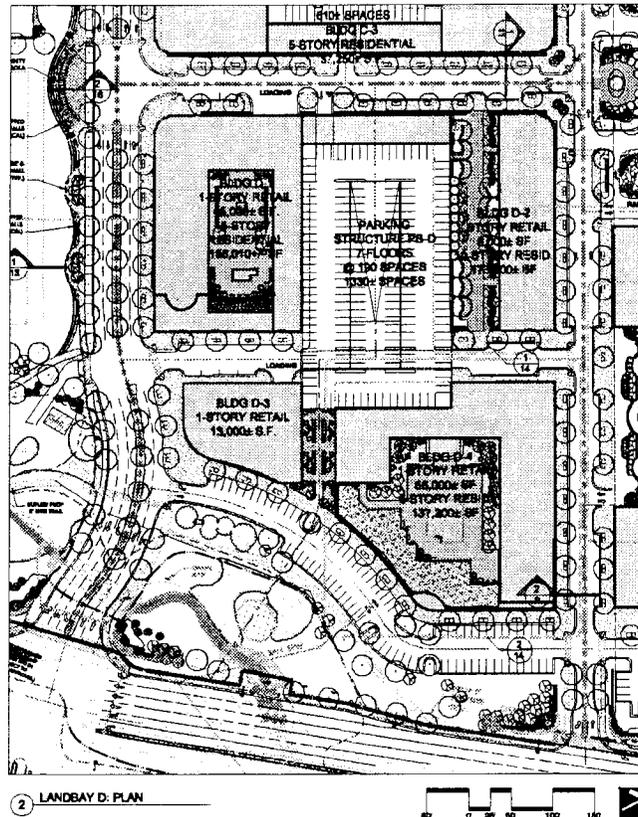
2 LANDBAYS B & C: PLAN  
 SCALE: 1" = 60'



Building	Use	Square Footage	Max. Height	Stories	# Dwelling Units
B-1	Clubhouse	3,000	35 feet	1	
B-2	Multi-Family Retail	152,970 6,000	100 feet	4-6	133
C-1	Multi-Family	152,360	120 feet	6-8	132
C-2	Multi-Family	37,250	100 feet	4-6	32
C-3	Multi-Family	37,250	100 feet	4-6	32
C-4	Multi-Family Retail	152,360 6,000	120	6-8	132
<b>Total</b>	<b>Multi-Family Retail</b>	<b>532,190 12,000</b>			<b>461</b>

Land Bay B will consist of a residential building surrounding a parking structure on three sides. Land Bay C will be composed of four residential buildings fully enclosing a parking structure. A clubhouse, community pool, tot lot, and other passive recreational amenities will be provided in Land Bays B & C for the residential tenants of Arrowbrook Centre. Ground floor retail will be located in Buildings B-2 and C-4 that will be oriented towards the pedestrian zone on the north side of the land bays.

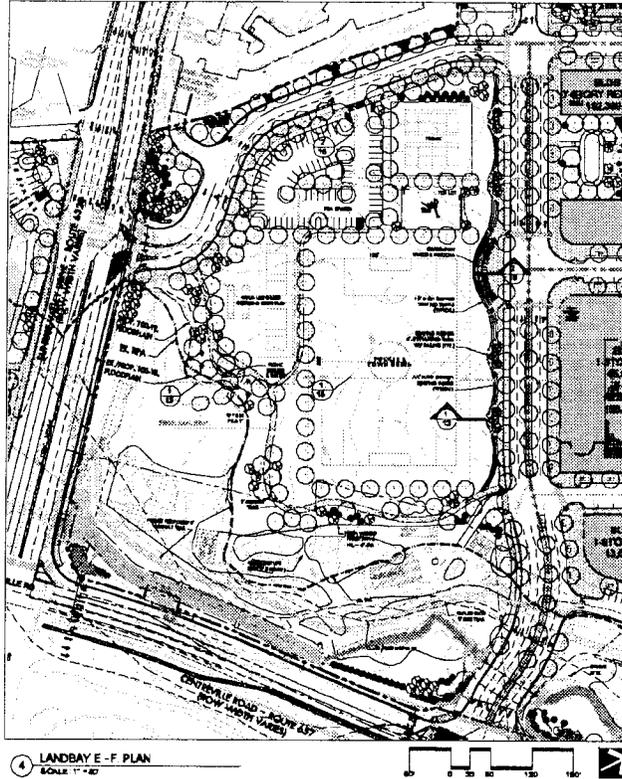
Land Bay D



Building	Use	Square Footage	Max. Height	Stories	# Dwelling Units
D-1	Retail Multi-Family	45,000 158,010	125 feet	5-7	137
D-2	Retail Multi-Family	8,000 173,800	150 feet	9-11	151
D-3	Retail	13,000	60 feet	2	
D-4	Retail Multi-Family	55,000 137,200	125 feet	5-7	119
<b>Total</b>	<b>Retail Multi-Family</b>	<b>121,000 469,010</b>			<b>407</b>

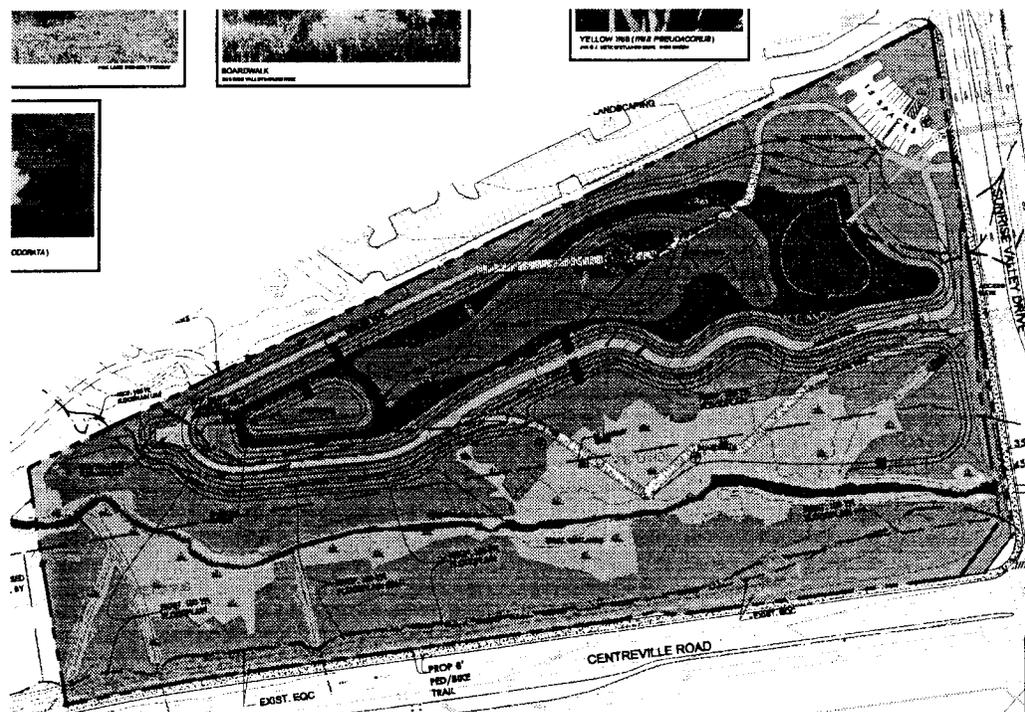
Land Bay D will consist of three residential buildings and one retail building. Buildings D-2 and D-4 will contain ground floor retail adjacent to the pedestrian zone along the northern frontage of this land bay. Building D-3 will be dedicated entirely for retail space and Building D-1 will contain a single story of retail within the eastern portion of the building across from Building D-3. A pedestrian plaza will be located on the south side of Building D-2, Buildings D-1 and D-4 will incorporate green roofs, and other passive recreational amenities will be located within this land bay including a seating plaza between buildings D-3 and D-4. A parking structure will be located between the buildings; vehicular traffic will be forced to pass through this structure in order to traverse the cross street of this land bay.

Land Bay E-F



Land Bay E-F will contain a 6.79 acre active recreation park site consisting of a full size lighted rectangular field/community green with an artificial turf surface, two tennis courts, two basketball courts, one tot lot, two horseshoe pits, a covered stage, and picnic shelter. A 70 space surface parking lot will be provided in the southwest corner of this land bay. This urban park site will be constructed by the applicant and dedicated to the Fairfax County Park Authority (FCPA) for public use. A portion of this land bay (0.85 acres) will be reserved and retained for the Meiselman's to reside in their dwelling for the duration of their lives. Upon expiration of the life estate, this land area and its buildings will be dedicated to the FCPA. The life estate homestead contains multiple buildings of historical significance, which the applicant has made a commitment to preserve them for public use, if possible, upon the termination of the life estate.

### Land Bay G



Land Bay G consists of a resource protection area (RPA), floodplain, environmental quality corridor (EQC), and wetlands. This area is proposed to be developed with a stormwater management facility (wet pond) and wetlands, as well as passive recreational amenities to include a nature trail, boardwalk, gazebo, butterfly garden and a fifteen space parking lot.

### Addendum Analysis

#### Design

The staff report published on July 5, 2005, discussed major design issues related to the single family attached dwelling units in Land Bay E; layout of Land Bay B; dispersion and layout of retail space; and pedestrian orientation of the land bays, among other details that staff believed failed to satisfy the Zoning Ordinance P District standards. The application was deferred prior to the Planning Commission public hearing. During this deferral period, the applicant has made significant changes to the CDP/FDP that, in staff's opinion, markedly improves the site design.

The single family attached dwelling units have been removed, and the area of Land Bay E has been incorporated into Land Bay F to provide a larger and more functional public park. Land Bay E-F now contains 6.79 acres of active recreational amenities, whereas the previous proposal only provided 4.4 acres. The internal road network has been altered to permit the increase in park area. The site access from Sunrise Valley Drive has been kept in the same location but that road connection now parallels the western edge of Land Bay E-F and intersects another private street between Land Bays B and C.

The residential units lost by removing the single family attached units have been incorporated into the residential buildings in Land Bays B, C, and D. Each of the multi-family residential buildings in these land bays have been increased in height and reoriented to enclose the parking structures in each land bay. Staff believes that this presents a much more pedestrian friendly atmosphere by having the parking structures enclosed within the residential buildings.

Another pedestrian friendly improvement to the site design is the incorporation of ground floor retail into the residential and office buildings fronting on the private street on the south side of Land Bay A. The orientation of retail to this street is a significant improvement to the design, for it increases pedestrian activity on this street that is envisioned as a future passageway to the not yet built Route 28 Transit Station. The combined effect of a larger park site, inclusion of ground floor retail, increase in building heights in the northwest portion of the site, and reorientation of buildings within the land bays provides a much more pedestrian inviting and friendly development. It is staff's opinion that the redesigned site presents a more cohesive mixed use development proposal that staff believed was absent from the previous submission that was the basis of the original staff report.

#### Parks (Attachment 5)

The Comprehensive Plan recommends the dedication of a minimum of 10 acres of the subject property to the Fairfax County Park Authority (FCPA) to serve the *active recreation needs* of the employees and residents of the area, which is an issue that had not previously been adequately addressed. The applicant has now proposed to satisfy the recommendation of the Comprehensive Plan by dedicating 23.04 acres to the FCPA, which is the entirety of Land Bays E-F (12.14 acres) and G (10.9 acres). Of this dedication, 11.7 acres are located within a resource protection area (RPA) and 4.55 acres will be contained within right-of-way for the private street system. Land Bay G will consist of a stormwater management facility with passive recreational amenities including a nature trail, boardwalk, gazebo and a fifteen space parking lot. Land Bay E-F will consist of active and passive recreational amenities including a full size lighted soccer field with an artificial playing surface, two tennis courts, two basketball courts, one tot lot, two horseshoe pits, open play areas, a performance stage, picnic shelters, trails, and a 70 space parking lot.

In addition to the construction of recreational amenities on site and the dedication of Land Bays E-F and G to the FCPA, the applicant has provided a proffer for an off-site park improvement. The applicant proposes to satisfy the ten acre active recreation requirement of the Comprehensive Plan by compensating the 3.2 acre shortfall on site through the development of a park site for the FCPA elsewhere in the Hunter Mill District. The off-site improvements will consist of construction of a full size soccer field that will be irrigated, unlighted, and have a natural surface, as well as construction of associated parking and stormwater management facilities. The proffer caps these off-site improvements at \$1,300,000, which will be escalated according to the adjustments to the *Marshall and Swift Building Cost Index*.

The on-site park development and dedication will occur prior to the issuance of the 375<sup>th</sup> residential use permit (RUP) or when more than 275,000 square feet has been issued one or more Non-RUPs, whichever occurs first; however, the construction and dedication of these improvements to the FCPA is proffered to occur no later than five years from the Board of Supervisors approval of the rezoning application. Construction and dedication of the off-site park will occur prior to the issuance of RUPs or Non-RUPs for more than 1,850,000 square feet, which is at the end of Phase 2.

The FCPA concerns stated in their memo dated October 25, 2005 regarding the timing of the off-site improvements, and construction of all recreational facilities according to FCPA and ADA standards have been sufficiently addressed by the applicant through revisions to the proffers. However, the FCPA continues to recommend that the applicant contribute approximately \$1.5 - \$2.0 million in lieu of constructing off-site park facilities as described in Proffer 32, if an appropriate park site is not identified in the future when the off-site improvement is triggered. Staff believes that this proposal adequately addresses the active recreational needs of this area of the County as addressed by the Comprehensive Plan recommendation to provide a ten acre active recreation park site on the property.

#### Transportation (Attachment 6)

The existing road network that serves the subject property is currently at unacceptable levels of service (LOS). To address this issue, the applicant has performed numerous traffic studies in an attempt to demonstrate that the proposal will have a minimal impact upon the roads that will provide access to the property. A transportation demand management (TDM) program has been proposed by the applicant that factors in a phasing schedule and trip reductions to minimize the potential adverse impacts that this development will impose upon an already overstressed road network.

The applicant has proposed a phasing schedule that would function as follows: Phase 1 would limit the initial development of the site such that no more than 300 RUPs shall be issued for the property until a minimum of 200,000 square feet of non-residential uses have been constructed or are under construction, with no more than 550 RUPs issued until an additional 150,000 square feet (350,000 square feet total) of non-residential uses have been constructed or are under construction and shuttle service is provided from the property to the Herndon Monroe Park and Ride Facility during weekday peak periods (6:00 AM – 9:00 AM and 4:00 PM – 7:00 PM). This initial phase of development would permit construction of the site up to a 0.53 FAR (1,250,000 square feet) until such time as either Metro rail service is operational at the Wiehle Avenue Transit station, with shuttle service provided from the property to this Metro station during weekday peak periods or that interparcel access is provided from the site through the property to the west providing a second access point to Sunrise Valley Drive. Phase 2 would permit development of the site up to a 0.8 FAR (1,875,000 square feet) until such time as Metro rail service is operational at either the Herndon/Monroe Street Transit Station or the Route 28 Transit Station with shuttle service provided from the property to the Metro station during weekday peak periods. Phase 3 would permit final build out of the site at a 0.95 FAR (2,233,600 square feet).

The applicant's proposed TDM program is associated with the phasing schedule and requires that overall vehicle trips be reduced during peak periods through the incorporation of a variety of programs. The TDM program requires periodic monitoring to ensure that the program performs according to the strategies outlined in the proffers. An initial contribution of \$125,000 will be made by the applicant to establish the TDM fund with annual contributions made by the property owners associations(s) responsible for funding the program with minimal contributions of \$50,000 per year during Phase 1, \$80,000 per year during Phase 2, and \$100,000 per year during Phase 3 and annually after build out of the project.

The TDM program calls for trip reductions of 20% during Phase 1, and 30% during Phases 2 and 3. Should these trip reductions not be met after build out of Phase 2 and/or during Phase 3, annual penalties will be assessed in the form of \$100 per residential dwelling unit and \$0.10 per occupied square footage of commercial office uses to be contributed to the TDM program for further efforts to ensure that the stated reductions are met.

The Fairfax County Department of Transportation (FCDOT) memo dated October 20, 2005, identified a number of revisions deemed necessary in order to ensure that the development would be able to achieve the stated trip reductions according to the proposed phasing schedule. All of those issues have been adequately addressed aside from the comment regarding the initial and annual contributions to the TDM program and salary of the TDM coordinator. FCDOT has suggested that the TDM program be funded with an initial contribution of \$150,000 with annual contributions of \$130,000, which should exclude the salary of the TDM coordinator.

Staff believes that the applicant has adequately addressed the comments of the FCDOT and the Virginia Department of Transportation (VDOT) regarding physical improvements to the existing road network. The TDM and phasing schedule proposed by the applicant provides staff with assurance that the trip reductions stated in the applicant's transportation studies will be met. However, staff continues to have issues with the trigger for Phase 2, which would allow the applicant to construct up to 1,875,000 square feet (0.80 FAR) with either the operation of the Wiehle Avenue Transit Station or the construction of an interparcel connection through the property to the west, because the interparcel connection will do nothing to reduce vehicular trips to and from the site, as are the goals of the phasing schedule and TDM program. Staff strongly recommends that this provision of proffer 15.B be removed and that the trigger to begin Phase 2 solely be the operation of the Wiehle Avenue Transit station with a shuttle provided from the property to this Metro station during peak periods. Staff believes that this development should be phased according to the operation of proposed Metro transit stations in the vicinity of the site, for it is this transit option that will make the strongest impact on the reduction of vehicular trips to and from the site during peak periods.

## **ZONING ORDINANCE PROVISIONS**

It is staff's opinion that the revisions to the CDP/FDP and proffers detailed in this Staff Report Addendum satisfy the P-District Standards and other applicable Zoning Ordinance Provisions.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff believes that revisions made to the CDP/FDP and proffers since the time that the original staff report was published on July 5, 2005, have significantly improved the proposed Arrowbrook Centre, resolving staff's outstanding issues relating to design, parks, and transportation. Therefore, staff believes that the applications are in harmony with the recommendations of the Comprehensive Plan and satisfy applicable Zoning Ordinance requirements.

### **Staff Recommendations**

Staff recommends approval of PCA 79-C-037-5 as submitted.

Staff recommends approval of RZ 2002-HM-043 subject to proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2002-HM-043 subject to the proposed final development plan conditions contained in Attachment 2A and the Board of Supervisors approval of RZ 2002-HM-043.

Staff recommends approval of SE 2002-HM-046 subject to the development conditions contained in Attachment 3.

Staff recommends approval of RPA Encroachment Exception # 1504-WRPA-001-1 subject to the development conditions contained in Attachment 2B.

Staff recommends approval of a modification of the use limitation for the PDC District to permit the gross floor area of residential uses (secondary use) to exceed 50% of the principal uses, excluding affordable dwelling units and bonus market rate units.

Staff recommends approval of a waiver of the service drive requirement along the Dulles Airport Access Road.

Staff recommends approval of a waiver of the 600 foot maximum length for a private street.

Staff recommends approval of a modification of the loading space requirement.

Staff recommends approval of a modification of the major paved trail requirement along Centreville Road to permit the trail location depicted on the CDP/FDP.

Staff recommends approval of a waiver of the on-road bike lane on Centreville Road.

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

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

**ATTACHMENTS**

1. Draft Proffers
- 2A. Proposed Final Development Plan Conditions
- 2B. RPA Encroachment Exception # 1504-WRPA-001-1 Development Conditions
3. Proposed Special Exception Development Conditions
4. Affidavits
5. Fairfax County Park Authority Analysis
6. Fairfax County Department of Transportation Analysis
7. Land Use Analysis
8. Glossary of Terms

**PROFFERS****RZ 2002-HM-043****November 7, 2005**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and upon the express condition that the Board of Supervisors approve rezoning, special exception, Resource Protection Area Exception and related applications to permit the development under the PDC zoning district, in substantial conformity with the proposed Conceptual Development Plan/Final Development Plan (“CDP/FDP”) in RZ/FDP 2002-HM-043, of property identified as parcel numbers 16-3 ((1)) 4B, 4C, 5, 5A and 39A (formerly parcels 4 and 39) on the Fairfax County Tax Map (hereinafter referred to as the “Property”), L. Farnum Johnson, Jr., and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Co-Trustees of the David I. Meiselman Revocable Trust and the Winifred Charm Meiselman Revocable Trust, and the Meiselman Family, LLC, (hereinafter collectively referred to as “the Applicant”) in RZ/FDP 2002-HM-043 proffer for themselves, and their successors and assigns, the following conditions. In the event the foregoing rezoning and related applications are approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property.

1. Development Plan. Development of the Property shall be in substantial conformance with the CDP/FDP prepared by Patton, Harris, Rust & Associates, P.C., consisting of 27 sheets dated June 3, 2002 revised through October 28, 2005, which CDP/FDP proposes a maximum gross floor area of 2,233,600, including gross square footage associated with Affordable Dwelling Units (“ADUs”) and associated bonus units. The Property is divided into six (6) land bays, identified as Land Bays A, B, C, D, E-F and G.
2. Uses. The following Principal and Secondary Uses may be permitted within the buildings as shown on the CDP/FDP:
  - A. Accessory uses and accessory service uses.
  - B. Business service and supply service establishments.
  - C. Eating establishments, including outdoor seating.
  - D. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building are incidental to the principal use of scientific research, development and training.
  - E. Fast food restaurants, only if located within the same structure as other principal or secondary uses and not to include a drive-through.
  - F. Financial institutions, not to include a drive-through bank.
  - G. Health clubs.
  - H. Institutional uses.
  - I. Medical offices.

- J. Personal service establishments.
- K. Offices.
- L. Private clubs and public benefit associations.
- M. Public uses.
- N. Quick service food stores.
- O. Repair service establishments
- P. Retail sales establishments with the limitation that only one tenant may occupy retail space greater than 40,000 square feet in size.
- Q. Exposition halls and facilities to house cultural or civic events.
- R. Bank teller machines.
- S. Multi-family dwellings.
- T. Hotels.
- U. Private schools of general education and/or special education.
- V. Colleges and/or universities, excluding establishments greater than 50,000 square feet in size.

Additional Principal and Secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA) or Special Exception (SE). A Proffered Condition Amendment (PCA) application may not be required so long as the layout is in substantial conformance with the CDP/FDP.

3. CDP Elements. Notwithstanding that the CDP/FDP is the subject of Proffer 1 above, it shall be understood that the CDP shall be the entire plan relative to the location of access, the maximum square footage, the amount of open space, the general location and arrangement of the buildings, uses, and parking garages, and the peripheral setbacks. The Applicant shall have the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
4. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator.
5. Alterations. The Applicant reserves the right to alter building footprint sizes, modify landscape plazas, adjust pedestrian and vehicular circulation areas, and/or adjust gross square footage among one or more buildings located in the same land bay, provided that the total gross floor area for all land bays does not exceed 2,233,600, the maximum gross square footage of each land bay as shown on Sheet 2 of the CDP/FDP does not increase; the minimum open space, level of amenities, and peripheral dimensions to lot lines are not reduced; and the changes do not result in a building elevation which is either higher or lower than the range of stories indicated on Sheet 2 of the CDP/FDP.
6. Centreville Road.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple, all lands necessary for the construction of a southbound half section of Centreville Road as a six lane divided roadway from and between the intersection of the eastbound off-ramp of the Dulles Airport Toll Road and Centreville Road and the intersection of Sunrise Valley Drive, (formerly known as Fox Mill Road) with Centreville Road, and a right turn/deceleration lane off southbound Centreville Road onto Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by the Virginia Department of Transportation (VDOT), prior to issuance of the first Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP) for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. At the time of site plan approval for the first building in Land Bay A, or upon request, whichever occurs first, the Applicant shall dedicate to the Board of Supervisors in fee simple approximately 14,216 square feet at the intersection of the Dulles Airport Access Road and Centreville Road, as shown on the CDP/FDP. The Applicant shall also construct a right turn lane along Land Bay A's Centreville Road frontage as shown on the CDP/FDP and as may be approved by VDOT.

7. Sunrise Valley Drive.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple all lands necessary for the construction of 1) an additional left turn/deceleration lane from Sunrise Valley Drive, (formerly known as Fox Mill Road) onto Centreville Road at the Sunrise Valley Drive/Centreville Road intersection, and 2) an additional westbound lane on Sunrise Valley Drive west of the aforesaid intersection in order to accommodate a free flow right turn movement of traffic from southbound Centreville Road and westbound Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, prior to issuance of the first RUP or Non-RUP for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. Subject to VDOT approval, the Applicant shall construct certain street improvements to Sunrise Valley Drive from the Property's site access road westward to the intersection of Sunrise Valley Drive with eastern Dulles Technology Drive as depicted on Sheet 20 of the CDP/FDP (the "Improvements"). The Improvements shall provide for side by side left turn

lanes serving the site access and Dulles Technology Drive. To accomplish this, Sunrise Valley Drive shall be widened from 70 feet to 76 feet from face of curb to face of curb, tapering back to a 70 foot section at the intersection of Dulles Technology Drive as depicted on Sheet 20.

In the event the Improvements may require right-of-way and/or off-site construction easements from properties identified as Tax Map 16-3 ((1)) 30B and 33A ("the Off-Site Parcels"), the Applicant shall make all reasonable efforts to acquire these right-of-way and/or off-site construction easements. Requisite right-of way shall be limited to that shown in the design on Sheet 20, which accommodates a center median, of variable width but no less than 4 feet in width, two side by side turn lanes which are each 11 feet in width, two outside through lanes which are each 12 feet in width, and the remaining through lanes which are each 11 feet in width as depicted on Sheet 20 of the CDP/FDP. In the event the Applicant is not able to acquire the right-of way and/or construction easements necessary to construct the Widening, the Applicant shall submit a written request to Fairfax County to acquire the right-of-way and/or easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the right-of-way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (3) a sixty (60) year title search certificate of the Off-Site Parcels on which the right-of-way and/or easements are to be acquired; and (4) cash in an amount equal to appraised value of the right-of way and/or easements and of all damages to the residue of the Off-Site Parcels. In the event the owners of the Off-Site Parcels are awarded more than the appraised value of the right-of-way and/or easements and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the right-of-way/easements to the County. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of site plan(s)/subdivision plat(s) and development permits for other portions of the Application Property as described herein. In the event the County elects not to condemn the right-of-way/easements, the Applicant shall be relieved of its obligation to construct the Widening, and instead shall construct a left turn lane from eastbound Sunrise Valley Drive into the Property's site entrance within the existing right-of-way without requiring right-of-way and/or off-site easements, as may be approved by VDOT.

These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, at such time as site access is constructed to Sunrise Valley Drive. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the

improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.

- C. The Applicant shall provide a channelized entrance to the Property along its Sunrise Valley Drive frontage. The exact design of the entrance shall be determined at the time of final site plan approval and shall be subject to VDOT and FCDOT approval. The Applicant shall complete a warrant study based on site build-out and if/when warranted, design and install a traffic signal at this intersection if/when requested by VDOT prior to the issuance of the last Non-RUP or RUP for the last building on site. In the event such a warrant study and/or requisite signal is not requested by VDOT prior to the last Non-RUP or RUP for the last building on-site, then the Applicant's obligation to this signal is null.
8. Internal Roads. The Applicant shall construct the internal road system in substantial conformance with the CDP/FDP commensurate with the construction of buildings of the Property. The Applicant shall retain ownership of the streets and roads comprising the internal road system as shown on the CDP/FDP as private streets. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual, as determined by DPWES. The Applicant and subsequent commercial property owners, and Homeowners Associations/ Condominium Associations (HOA/COA), or comparable property owners' associations, shall be responsible for the maintenance of all private streets. Initial purchasers shall be advised in writing prior to entering into a contract of sale that the HOA/COAs will be responsible for the maintenance of the private streets. Maintenance responsibilities shall be included in the HOA/COA documents.  
  
If requested by the Board of Supervisors, the Applicant shall dedicate to the Board of Supervisors in fee simple, all or such portion of the internal road system as shown on the CDP/FDP. Nothing in this proffer shall require the internal road system or any of its component streets or related facilities, as shown on the CDP/FDP to conform to all VDOT design standards.
  9. Intersection Improvements at Centreville Road and Woodland Park Drive. The Applicant shall design and construct the following improvements at the intersection of Centreville Road and Woodland Park Drive as depicted on Sheet 20 of the CDP/FDP: (1) a second left hand turn lane from westbound Woodland Park Drive to southbound Centreville Road, and (2) a pedestrian island at least 5 feet in width in the median at the location of the pedestrian crosswalk on Centreville Road created by means of reducing the southbound through lane widths from 12 feet to 11 feet), and as approved by VDOT. The Applicant shall further design, construct and install a pedestrian pedestal in the median of this pedestrian crosswalk to access the pedestrian crossing signal. Nothing in this proffer shall obligate or require the Applicant to acquire any additional public right-of-way to construct and install the foregoing improvements.
  10. Traffic Signal Modification. The Applicant shall modify the existing signal at Centreville Road and Woodland Park Drive to accommodate the fourth approach being constructed

by the Applicant as approved by VDOT. The signal shall provide for pedestrian phases as approved by VDOT. Said modification shall occur prior to the issuance of the first RUP or Non-RUP on the Property. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the signal improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.

11. Inter-parcel Access. Coincident with the development of Land Bays A, B and E-F, the Applicant shall construct road connections up to its western property line to facilitate future inter-parcel access between the Property and the parcels to the west, as generally shown on the CDP/FDP. The Applicant shall record a public access easements over these private roads in a form approved by the County Attorney.
  - A. Subject to the Applicant's acquisition of the required off-site ingress-egress easement from the adjacent landowner, the Applicant shall, at its sole cost and expense, construct an inter-parcel vehicular connection to and from the southwestern portion of Land Bay E-F across the western boundary of the Property in order to connect up with the existing edge of pavement of the parking lot on the abutting property as shown generally on the area of Land Bay E-F as shown on the CDP/FDP marked "Interparcel Access". Such connection shall be constructed at the time of development of Land Bay E-F subject to acquiring the necessary ingress-egress easement. Nothing in this proffer shall require the Applicant to purchase or otherwise acquire this off-site easement. However, the Applicant shall use reasonable efforts to obtain the ingress-egress easement. If it is unable to acquire the easement, the Applicant shall provide documentation of its efforts to DPWES. Upon demonstration by the Applicant that despite diligent efforts the interparcel connection has been delayed, the Zoning Administrator may agree to a later date for the completion of the connection.
  - B. The road located between the community pool and the bio-retention area shall be built as a three lane section up to the Property's western boundary line coincident with the first development on Land Bay B, as shown on the CDP/FDP. However, one lane of the roadway may be marked and used for on-street parking until the future redevelopment of the adjacent parcel identified as Tax Map16-3 ((1)) 30B allows extension of this road to align with the existing intersection of Dulles Technology Drive and Sunrise Valley Drive.
  - C. In order to provide for the future extension of this private road through Tax Map 16-3 ((1)) 30B, at the time of site plan approval for the road identified in proffer 11B, the Applicant shall escrow the cost of constructing a two-lane road from the Property's western boundary line to Sunrise Valley Drive. The amount of the escrow shall be determined by DPWES. At the same time, the Applicant shall escrow the cost of installing a traffic signal at the intersection of this new road with Dulles Technology Drive and Sunrise Valley Drive, in an amount not to exceed \$150,000. If at the time of final bond release, the signal is not warranted,

then the County may use the escrowed monies for other transportation improvements within Land Unit A of the Dulles Suburban Center.

12. Bus Shelters. The Applicant shall provide two (2) bus shelters on the Property, with the specific locations to be determined by WMATA/FCDOT. The bus shelters shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The Applicant shall provide sidewalk connections as needed to provide an all weather walking surface to the shelter from the adjoining sidewalk system. If, by the time of site plan approval for the parcels fronting on Sunrise Valley Drive, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Sunrise Valley Drive in the immediate area of the Property or for other transportation related improvements. If, by the time of site plan approval for the parcels fronting on Centreville Road, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Centreville Road in the immediate area of the Property or for other transportation related improvements. If installed along the Property's frontage, the bus shelters and trash cans shall be maintained by the Applicant. These maintenance responsibilities shall be included in all individual or joint Association documents.

13. Transportation Demand Management (TDM).

Mass transit (Metrorail and bus), ride-sharing, teleworking, walking, biking, encouraging synergy among complementary uses and/or other strategies shall be utilized to reduce vehicle trips during weekday peak hours (generally 6:00 to 9:00 AM and 4:00 to 7:00 PM). The trip reduction objectives based on the proposed phasing of the development on the Property are as follows:

Phase 1: At build out of Phase 1 with a maximum FAR of .53, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 20 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.

Phase 2: At build out of Phase 2 with a maximum FAR of .80, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.

Phase 3: At build out of Phase 3 with a maximum FAR of .97, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.

For purposes of establishing the TDM baseline, the volume of trips anticipated to be generated by the Property shall be estimated based on the Institute of Transportation

Engineers, 7th edition, Trip Generation rates/equations. On-site retail uses and public park uses are exempt and shall not be subject to trip reduction strategies. In the event that published equations are not available, the average rates shall be utilized.

The Applicant (or assigns) agrees to develop and submit to the Director of the Fairfax County Department of Transportation (FCDOT), or his designee, a transportation management plan (TMP) for the site in its entirety within 90 days after approval of the first site plan submitted for any residential and/or office use on site. The initial TMP submission shall establish, with County concurrence, measures for each phase of development, including a protocol for conducting and evaluating trip reductions on-site. No subsequent site plan or subdivision plan shall be approved until the initial TDM program is submitted to FCDOT. Respective elements of the TDM program shall be incorporated within the initial marketing for the Property and shall be in place and implemented with the initial sales/leasing.

The County shall review said plan and provide comments back to the Applicant within 60 days upon receipt. The Applicant or assigns shall notify FCDOT of the date that the TDM program is implemented.

The transportation management plan shall be developed in accordance with the following guidelines and strategies and other strategies that may be implemented in coordination with FCDOT.

A. Participation and Funding

- i. The Applicant or assigns shall provide an initial contribution of \$125,000 to establish and maintain a fund to support the development, implementation, and evaluation of a TDM program for all of the Property. In the event this initial contribution occurs more than five (5) years after the date of the rezoning approval, this amount shall be increased or decreased, from the fifth anniversary of the date of approval of this rezoning application to the date of such contribution by the *Marshall and Swift Building Cost Index*. Funds in this account shall be used solely to support the TDM program.

The property owners association(s) shall be responsible for providing on-going funding of TDM programs at a minimum of \$50,000 per year during Phase 1, \$80,000 per year during Phase 2, and \$100,000 per year during and following Phase 3. In the event such funding occurs more than five (5) years after the date of the rezoning approval, such amounts shall be increased or decreased from the fifth anniversary of the date of approval of this rezoning application to the date of such funding, by the *Marshall and Swift Building Cost index*.

- ii. All property owners, residents, tenants, and employers of the Property shall be advised of the TDM program and informed of their funding

obligations pursuant to this proffer prior to purchase of units. The requirement for an annual contribution to the TDM program fund shall be included in all purchase documents and within any individual and/or joint Association documents.

- iii. The Applicant, and assigns when appropriate, shall enroll as Commuter Connections members, as well in the Metropolitan Washington Council of Governments (MWCOC) Clean Air Partner Program and encourage individual employers/tenants to do so.

B. Elements and Strategies. The nature and design of the TDM program shall be fluid and subject to modification as may be appropriate as additional unit types and land uses are completed or community transportation circumstances evolve. However, the following elements may be included in the initial and all subsequent TDM programs, subject to FCDOT staff approval:

- i. Transportation coordination duties shall be carried out by one or more designated property managers or transportation management coordinators ("TDM Coordinators") whose primary responsibility shall be to implement the TDM program and to advise all residents, tenants, employers, and employees of the availability and location of the TDM Coordinator and program at least once a year. The transportation management position may be part of other duties assigned to the individual;
- ii. The TDM Coordinator shall be located in a centralized common space that is easily accessible to all residents and employees and guests of the Property; cost of the space shall not accrue to the TDM program;
- iii. Information regarding Metrorail, Metrobus, Fairfax Connector, ridesharing, and other relevant transit options shall be disseminated in all initial sale/lease/tenant packages;
- iv. Membership in the Dulles Area Transportation Association (DATA), a recognized commonwealth public-private transportation management association.
- v. A website shall be designed and established to provide information regarding the TDM strategies, transit and ridesharing options, with links provided to relevant County and regional TDM resources.
- vi. Metro maps, schedules, transit marketing materials, ridesharing and other relevant transit option information shall be made available to occupants of each residential and office building by placing such materials in a common area of each such building;

- vii. Office buildings shall contain high capacity, high bandwidth communication lines. Building management shall encourage individual employers/tenants to provide employees with access to their networks via such lines;
  - viii. All residential units shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines. All high-rise residential buildings (over 4 stories) shall provide in-building antennae systems to support wireless systems;
  - ix. At least one on-site business center (including at a minimum access to a copier, fax and internet services) shall be made available and open to all residents of the Property who choose to work from home.
  - x. At the time of initial lease up/sales, SmarTrip cards and/or other fare media shall be provided in the amount of \$10.00 for free to employees of all tenants signing leases and to all residential lessees, and \$100.00 per unit shall be provided to residential purchasers at settlement.
  - xi. A voluntary car pool/van pool programs shall be established for employees and residents with the program under the direction of the TDM Coordinator;
  - xii. Preferential parking spaces for carpools/vanpools and hybrid vehicles shall be provided throughout the Property;
  - xiii. Amenities for bicyclists and walkers including conveniently located bicycle racks, showers and lockers shall be provided in all office buildings as well as bicycle racks at each of the multi-family residential buildings.
  - xiv. Shuttle service during weekday morning and evening peak periods shall be provided to the Herndon-Monroe Park and Ride Facility and subsequently to the Weihle Avenue Metrorail Transit Station and the Herndon-Monroe Transit Station or Route 28 Transit Station as outlined in Proffer 15B below.
- C. Performance and Monitoring. As residents/tenants move into the new community and bi-annually thereafter, the effectiveness of the TDM/internal synergy program shall be evaluated using County supervised surveys and traffic counts to be conducted on a regular basis as established with the TDM Coordinator in accordance with the reporting protocols established under the terms of this proffer.
- i. The surveys shall include, but not be limited to, mid-week traffic counts conducted at those on- and/or off-site locations as may be necessary in order to accurately determine the volume of trips generated by the on-site uses, excluding public park uses. The location of counts shall be

- A. No more than 300 residential use permits ("RUPs") shall be issued for the Property until a minimum of 200,000 square feet of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction. No more than 550 residential use permits ("RUPs") shall be issued for the Property until an additional 150,000 square feet (for a total of 350,000 square feet) of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction and the Applicant implements a shuttle service from the Property to the Herndon Monroe Park and Ride Facility during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM). For the purposes of this proffer, "under construction" shall be defined as having completed four levels of columns and beams, or if the building is less than four (4) levels, all levels of the columns and beams necessary for its construction. During phasing of development, the Applicant reserves the right to provide surface parking spaces to be located in land bays or building footprints yet to be developed, in lieu of structured parking spaces, as long as the number of such spaces is otherwise in conformity with the CDP and all other applicable requirements.
  - B. Until such time as either 1) Metro rail service is operational at the Wiehle Avenue Transit Station and a shuttle is provided from the Property to the transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), or 2) the inter-parcel road from the Property west to Sunrise Valley Drive as described in Proffer 11C is operational and open to traffic, development on the Property shall be limited to a gross floor area of 1,250,000 square feet or an FAR of .53, of which there shall be no more than 155,000 gross floor area of retail and restaurant uses.
  - C. Until such time as Metro rail service is operational at either the Herndon/Monroe Street Transit Station or the Route 28 Transit Station, and a shuttle is provided from the Property to either such transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), development on the Property shall be limited to a gross floor area of 1,875,000 square feet or an FAR of .80.
16. Site Amenities. Site amenities shall include:
- A. A clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12.
  - B. Roof top recreational amenities on Buildings D-1 and D-4 as conceptually shown on the CDP/FDP.
  - C. Landscaped residential courtyards and open space features as conceptually shown on Sheets 10, 11, 12, and 14.

- D. Enhanced plazas and entry zones for office and hotel uses as conceptually shown on Sheet 10.
- E. Wetland amenities south of Sunrise Valley Drive, including boardwalks, nature trails, a gazebo, butterfly garden and interpretative stations as generally shown on Sheet 17.
- F. Extensive streetscaping with specialty sidewalks, street trees with understory plantings, street lighting and furnishings, as conceptually illustrated on Sheets 9, 11, 13, and 16.

Construction of these site amenities shall be phased with the development of the Property. Construction of the clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12 shall not be required until more than 375 RUPs have been issued for dwelling units on the Property.

- 17. Landscape Plan. A landscape plan shall be submitted as part of the site plan(s) and shall be coordinated with and approved by Urban Forest Management. This plan shall be in substantial conformance with the landscape concepts plan as to quantity and quality of plantings, and in general conformance with the location of plantings as shown on Sheet 5. Location of plantings may be modified based on utility location, sight distance easements, and final engineering details as approved by the Urban Forester.
- 18. Tree Preservation.
  - A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions for Land Bays showing tree preservation on FDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by Urban Forest Management. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten (10) inches in diameter and greater within twenty (20) feet of either side of the limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and other techniques as necessary, shall be included in the plan.
  - B. The trees designated to be saved shall be protected by chain link fencing, a minimum of four (4) feet in height attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, placed at the dripline of the trees. The fencing shall be installed prior to any work being conducted on the site, including demolition of existing structures and shall remain at all times during construction. Bilingual signage affirming restricted access shall be

provided on the temporary fence highly visible to construction personnel. The landscape architect contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the landscape/tree preservation plan. Three days prior to commencement of any clearing, grading, or demolition activities, Urban Forest Management shall be notified and given the opportunity to inspect the site to assure that all tree preservation devices have been correctly installed.

- C. If as a result of final engineering, the areas designated as tree save areas on the CDP/FDP are modified or cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on the Property, as determined by Urban Forest Management.
19. Architectural Design. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, metal panels, cementitious or vinyl siding, exterior finishing and insulating system, and glass. The architectural styles shall be in keeping with the general character of those depicted on Sheet 7. The Applicant reserves the right to refine the elevations as a result of final architectural design, so long as the character and quality of design remains consistent with those shown.
20. Noise Attenuation. Polysonics Corp. has prepared a Traffic Noise Analysis of the Property dated January 20, 2005. This report provides an analysis of noise impacts associated with the Dulles Airport Access Road and Centreville Road. The Applicant shall submit the report to DPWES with submission of the site plans. Based on the findings of that report, the Applicant shall provide the following noise attenuation measures:
- A. Residential Noise Attenuation and Notification
- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, units in Residential Buildings B-2, C-4, D-2, and D-4 which are projected to be impacted by highway noise levels above 65 dBA Ldn, shall be constructed with the following acoustical measures:
- Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels above Ldn 65 dBA. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any units requiring mitigation shall be identified on the site plan.
- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a

refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.

- (iii) Tenants or initial purchasers of the residential dwellings on the Property shall be advised in writing prior to entering into a lease or contract of sale that the Property is in close proximity to Dulles Airport and as such may be subject to airport-related noise. Homeowners' Association documents shall state that the dwelling units are in close proximity to Dulles Airport and may be subject to airport related noise.

B. Hotel Noise Attenuation

- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, facades of Hotel Building A-3 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45. Glazing shall have a laboratory STC rating of at least 37 unless, glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.

C. Office Noise Attenuation

- (i) In order to reduce interior noise to a level of approximately 50 dBA Ldn, facades of Office Buildings A-1, A-2, A-4 and A-6 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Windows and glazing shall have a laboratory STC rating of at least 34, unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be

performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning
21. FAA Approval. The Applicants shall obtain FAA approval for the height of the buildings prior to site plan approval. If FAA approval is not received, the Applicants shall lower the height of the building to that approved by the FAA.
22. Sidewalks. Sidewalks shall be provided throughout the interior of the Property connecting the various buildings and garages as generally shown on Sheet 4 of the CDP/FDP. Delineated pedestrian crossings shall be provided at the main entrance to the Property at Centreville Road, and at the entrance to the Property at Sunrise Valley Drive. In addition, delineated pedestrian crossings shall be provided at major street intersections within the interior of the Property as shown on the CDP/FDP.
23. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of fifteen (15) feet. All lighting fixtures shall be measured from finished grade to the top of the fixture.
24. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers the minimum expenditure for the recreational facilities shall be \$955.00 per Non-ADU residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, swimming pools and a community center with exercise facilities, tot lots and trails. Recreational facilities depicted on the roof tops of Buildings D-1 and D-4 as shown on the CDP/FDP shall be provided with the construction of such buildings.
25. Swimming Pool. All wastewater resulting from the cleaning and draining of any swimming pool on the Property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a pH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a pH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids

that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to discharge.

26. Stormwater Management.

- A. The Applicant shall construct the enhanced wetlands/storm water detention and water quality facility in the location as depicted on the CDP/FDP. Subject to DPWES approval, this extended detention embankment stormwater management pond and Best Management Practices (BMP) facility shall incorporate features to enhance its environmental qualities such as a sediment forebay, a butterfly garden, outlet micropool and vegetated cover of riprap spillways and outfalls (by use of topsoil dispersed within riprap) as depicted on Sheet 17 of the CDP/FDP. In order to implement this facility design, it is understood that DPWES has already issued to the Applicant an approved floodplain study and that the Applicant is requesting a special exception to construct a major fill in the floodplain and a Resource Protection Area Exception (RPAE) to permit construction of a portion of the pond in the Resource Protection Area. The clearing and grading necessary to construct the pond and related features shall be depicted on the CDP/FDP except for minor modifications as allowed by Article 16, Paragraph 13 and 14 of the Zoning Ordinance.

Notwithstanding the fact that the Applicant shall construct the ponds as described above, the Applicant shall be able to temporarily use such pond for erosion and sediment control measures and postpone planting of wetlands within the facility until such time the pond is no longer used for sediment and control measures and construct alternative storm water management/Best Management Practices (BMP) facilities to serve the development on a temporary basis as determined by DPWES in a location within the limits of clearing and grading shown on the CDP/FDP. In keeping with Proffer 30 below, the storm water management facilities described above shall be dedicated to Fairfax County for public use. However, the Applicant and, its successors or assigns shall at their sole cost and expense manage and maintain such facilities without imposing the cost of such management and maintenance upon any fee simple or condominium owner of a residential dwelling constructed upon the Property. Such maintenance responsibility shall include periodic dredging of the ponds described above to ensure their continued functionality per their applicable design characteristics. The Applicant shall enter into a separate written maintenance agreement with DPWES and/or the Fairfax County Park Authority (FCPA) in a form acceptable to the County Attorney to implement this proffer paragraph. Maintenance responsibilities of these facilities shall be included in all purchase documents and within any individual and/or joint association documents.

- B. The Applicant shall provide a BMP facility for the northwestern portion of the Property not draining to the storm water detention and water quality facility

described above. The BMP shall be either a bio-retention facility as depicted on the CDP/FDP, or a dry pond, sand filter system, or other facility as may be approved by DPWES. Should DPWES require an underground BMP facility of any type in the portion of the Property shown as a Possible Bio-Retention Area on the CDP/FDP, this shall not be considered to be in a residential area and therefore a waiver of underground stormwater management facilities within a residential area shall not be required..

27. School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, effective January 7, 2003, prior to the issuance of the first RUP on the Property, the Applicant shall contribute a sum of \$480,000 to the Board of Supervisors for transfer to the Fairfax County School Board for use at the schools serving the Property. These funds shall be allocated by the Board of Supervisors for capital improvements contained in the adopted Capital Improvement Program (CIP) for public schools within Fairfax County.
28. Affordable Dwelling Units. The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board. The Applicant shall provide a minimum of 14 dwelling units on the Property as ADUs.
29. Trails.
  - A. The Applicant shall construct within Land Bays A, D, E-F and G an asphalt trail system a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along Centreville Road as depicted on the CDP/FDP. The Applicant shall provide a pedestrian/ bicycle crossing of Sunrise Valley Drive at its intersection with Centreville Road. The crossing will include an expanded median, painted crosswalk and pedestrian signal, subject to approval and modification of VDOT. The Applicant shall construct this north-south trail system prior to the issuance of the 375<sup>th</sup> RUP for the Property or Non-RUP for more than 275,000 square feet of non-residential uses on the Property, whichever occurs first. Until such time as the life estate of Mr. and Mrs. David I. Meiselman, as more fully described in Proffer 31 below, expires, the Applicant reserves the right to defer construction of that portion of the trail system located on Land Bay E-F along the front of the dwelling known as Merrybrook and instead to bond construction of the deferred portion of the trail and re-route such portion of the trail along the sidewalk to be constructed adjacent to the internal streets abutting Land Bay E-F. Any portion of the trail system not located within the area of park dedication as described in Proffer 30 shall be subject to a public access easement in a form acceptable to the office of the County Attorney. Upon expiration of the life estate, the Applicant shall complete construction of the north south trail system on Land Bay E-F.
  - B. The Applicant shall construct within Land Bay A an asphalt trail a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along the Dulles Airport Access and Toll Road frontage as depicted on the CDP/FDP.

Construction of this trail shall occur coincident with development of the buildings in Land Bay A.

30. Park Dedication.

- A. The Applicant shall dedicate in fee simple to FCPA approximately 23 acres of land identified as Land Bays E-F and G on the CDP/FDP, less and except on a temporary basis the land area occupied by the life estate of Mr. and Mrs. David I. Meiselman as more fully described in this Proffer, for the development of public parkland. This area consists of approximately 6.8 acres in Land Bay E-F and 2.68 acres of Land Bay G located outside of the Resource Protection Area ("RPA") and area for private road use. At the FCPA's option, the streetscape elements and community stage on Land Bay E-F to the FCPA can either be dedicated with the Applicant providing maintenance in perpetuity, or may be retained in fee simple by the Applicant, with public access easements and private maintenance responsibilities. The CDP/FDP illustrates the use of the proposed parkland in Land Bay E-F as an urban park with active recreational facilities and the proposed parkland in Land Bay G as a passive park and stormwater management facility. The Applicant or its successors-in-interest and/or assigns, reserves the right to modify the park land design as may be necessary with final engineering for Land Bays E-F and G and to revise secondary facilities, add trails, picnic facilities, and other similar park facilities on Land Bays E-F and G, without the requirement for a FDPA if approved by FCPA and otherwise in general conformance with the CDP/FDP. In addition to dedication, the Applicant shall provide the following services and improvements in accordance with FCPA standards:
- B. Access easements to the Board of Supervisors over the proposed private roads from Centreville Road and Sunrise Valley Drive to the park in a form approved by the County Attorney;
- C. Preparation of requisite site plans and approval of necessary construction and VDOT entrance permits;
- D. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:
- (i) clearing and grubbing of existing vegetation;
  - (ii) stripping and stockpiling of topsoil;
  - (iii) dust prevention;
  - (iv) silt fencing;
  - (v) rough grading of the field, secondary facilities and parking lot;
  - (vi) installation of site drainage; and

(vii) loaming and seeding of the disturbed area.

E. Construction of the following facilities on Land Bay F:

- (i) one (1) soccer field/community green with minimum playing dimensions of approximately 195' by 300' suitable for both adult and youth play and improved with a synthetic, all-weather turf surface and with field lighting sufficient to accommodate nighttime competitive play and designed to meet the requirements of Part 9 of Article 14 of the Zoning Ordinance;
- (ii) two (2) tennis courts;
- (iii) two (2) hard surface basketball courts;
- (iv) one (1) tot lot;
- (v) two (2) horse shoe pits and open play area;
- (vi) a covered stage, pergola, and/or architectural columns;
- (vii) picnic shelter, water fountain and tables;
- (viii) sidewalks and trails as described in Proffer 29A;
- (ix) a parking lot containing approximately 70 parking spaces;
- (x) retaining walls with decorative finish and a maximum height of six (6) feet above finished grade;
- (xi) seeding of the area of the portion of the urban park intended for recreational use but not improved with the soccer field;
- (xii) landscaping as generally shown on the CDP/FDP.

F. Construction of the following facilities in Land Bay G:

- (i) construction of the enhanced wetlands/storm water detention and water quality facility as described in Proffer 26 and as approved by DPWES;
- (ii) landscape improvements and passive recreational facilities depicted on the CDP/FDP including boardwalks, a gazebo and interpretive nature exhibits along the length of Merrybrook Run, including the wetlands nature area;
- (iii) trails as described in Proffer 29A; and
- (iv) a parking lot containing approximately 15 spaces.

- G. ADA Accessibility: With the exception of trails, all recreational facilities constructed within the area to be dedicated to the Fairfax County Park Authority (FCPA) for park purposes shall be constructed to the accessibility standards and guidelines set forth by the United States Access Board for public park facilities. All trails located on land to be dedicated to the FCPA should be accessible to the maximum extent possible as determined by the FCPA Trail Coordinator. Recreational facilities other than park trails shall be approved by the FCPA ADA Coordinator prior to site plan approval.
- H. The dedication of the park land shall be subject to the following stipulations:
- (i) The Applicant reserves the right to record conservation easements in a form approved by the County Attorney and the FCPA for BMP purposes on areas of Land Bay G prior to dedication.
  - (ii) The Applicant reserves the right to record sign easements on Land Bay E-F to accommodate entrance features and signage for the development along Centreville Road as generally depicted on Sheet 20 of the CDP/FDP and as may be similarly planned along Sunrise Valley Drive.
  - (iii) The Applicant reserves the right to record easements as may be reasonably necessary to construct and utilize various facilities and amenities as depicted on the CDP/FDP, such as streets, sidewalks, as well as utilities and facilities including but not limited to (i) access to the storm water detention pond and related SWM facilities on Land Bay G for the purpose of their operation and maintenance, and (ii) ingress and egress to the project along the primary entrance roads connecting to Centreville Road and Sunrise Valley Drive that traverse a portion of Land Bay E-F, as may be required at final engineering.
  - (iv) Mr. and Mrs. David I. Meiselman reserve and retain the right to reside in their dwelling on Land Bay E-F for the duration of their lives pursuant to the terms of a certain life estate homestead. The life estate homestead includes the main dwelling, accessory structures and approximately one acre of surrounding land including the driveway providing access to the dwelling as depicted on Sheets 4 and 15. The life estate is also served by an appurtenant ingress-egress easement across a portion of Land Bay E-F in order to provide access to Centreville Road along the course of the main entrance road. For the duration of the life estate, use and lighting of the soccer field shall be prohibited after 10:00 pm. Thereafter, the use and lighting of the soccer field shall be permitted until 11:00 p.m. in keeping with FCPA's current standards. Upon expiration of the life estate, the area of the life estate shall be dedicated in fee simple to the FCPA except as may be permitted in Proffer 31 below.

- (v) In addition to soccer play, the soccer field/community green shall be programmed with other community activities, such as musical concerts, holiday events, etc., in a fashion designed to generate the urban park benefits.

The dedication of Land Bays E-F and G shall occur following completion of the improvements listed above which shall be in place and dedicated prior to the issuance of the 375<sup>th</sup> RUP or when more than 275,000 square feet has been issued one or more Non-RUPs, whichever occurs first. However, regardless of the issuances of RUPs or Non-RUPs, construction of the facilities and dedication of the land shall occur no later than five (5) years from the Board of Supervisors approval of this rezoning application.

Prior to first site plan approval for development of buildings on the Property, the Applicant shall enter into an agreement with the FCPA, in a form acceptable to the County Attorney, setting forth the details of the dedication and facility construction in accordance with the specifications in this proffer.

- 31. Historic Structures. The Meiselman life estate located on Land Bay E-F as shown on Sheets 4 and 15 of the CDP/FDP and described in Proffer 30G(iv) above, is the site of several buildings which may have historical significance, including the primary dwelling known as the Radcliffe-Hanna House. Following the expiration of the Meiselman life estate, the land area of the life estate and the structures thereon shall be dedicated to the FCPA. The Applicant, however, shall preserve, maintain and manage the primary dwelling and other historically significant structures subject to the following conditions:
  - A. The Applicant shall, at its sole expense, commission a study to investigate (1) the historical significance of the structures, and (2) the architectural, engineering and cost requirements for restoring the structure(s) and potentially converting them for public use. The study shall be submitted to the Fairfax County Park Authority's Cultural Resources Management and Protection Section (CRMPS) for review and comment.
  - B. Based on the findings of the study, the Applicant shall at its sole discretion, and at its sole expense, decide to either: (1) restore, preserve, and maintain the significant structures in place and demolish all other structures; (2) offer the significant structures to a third party that can demonstrate the financial ability to restore, preserve, and maintain the exterior of the structures to specifications required by the Virginia Department of Historic Resources for historic properties and demolish all other structures; (3) move the significant structures to another site for restoration and preservation; or (4) demolish the structures. In the event the Applicant elects to implement options (1) or (2) described in this paragraph, the Applicant or its designee shall enter into a lease agreement for structures with the FCPA in a form acceptable to both parties. In the event the structures are demolished according to option (4), the Applicant shall photograph, measure and otherwise document the significant structures in accordance with Historic American Building Survey (HABS) guidelines in coordination with CRMPS. The

Applicant shall notify CRMPS in writing three (3) months prior to demolition of any significant structures.

- C. The Applicant shall photograph the exterior of the one-story stone house and one-story stone guest house, the free standing, hanging sign which sign was formerly located at the entry to the property but which was recently removed to accommodate construction of the improvements to Centerville Road described in Proffer 6.A. and which sign identified the farm and the entry road at the stone pillars located on parcel 16-3 ((1)) 39A to standards of the Historic American Buildings Survey (HABS) prior to the demolition of these buildings and elements. Completed photographs and negatives, or digital format photographs, shall be submitted to the Fairfax County Historic Preservation planner and to the Virginia Room of the Fairfax County Public Library prior to first site plan approval.
32. Off-Site Park Construction. The Applicant shall install and construct an unlighted, irrigated, natural surface, full size soccer field with associated parking and storm water management facilities in accordance with FCPA standards at a location in the Hunter Mill Magisterial District, as selected and determined by the FCPA in consultation with the Hunter Mill District Supervisor. The cost of designing, engineering, permitting and constructing such improvements shall be capped at \$1,300,000. In the event the improvements have not been completed within five years of the approval of this rezoning application, this capped amount shall be increased or decreased from the fifth anniversary of the approval of this rezoning application to the date of site plan approval for these off-site park improvements, by the index known as the *Marshall and Swift Building Cost Index*. The installation of the facilities described in this proffer, under the direction of FCPA, shall occur prior to the issuance of RUPs or Non-RUPs for more than 1,850,000 square feet of gross floor area on the Property. However, upon demonstration by the Applicant that despite diligent efforts, the park facilities have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.
33. Historic Marker. The Applicant shall improve the existing gravesites of Mr. and Mrs. J. Harold Launders located on the Property so as to enclose these gravesites with a fence erected of wrought iron or similar material. The Applicant shall further construct, in the immediate vicinity of the gravesites, an interpretative historical exhibit station or marker commemorating the history of the Launders' operation of Arrowhead Farm for over a half century in Fairfax County.
34. Route 28 Tax District. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of parcels numbers 16-3 ((1)) 4B and 4C on the Fairfax County Tax Map from the I-4 zoning district to the PDC district with residential uses and in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. The Applicant recognizes that failure to provide payment to the County in the full amount determined by

the Boards' formula within 60 days of the Board of Supervisors approval of the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).

35. Energy Efficiency. All residential units shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes as applicable. All residential units shall be constructed to conform with the requirements of the Uniform Statewide Building Code.
36. Notification. Tenants and/or initial purchasers of dwelling units on the Property shall be notified in writing of the plans or presence of the public park and the approval of the lighted soccer field on the Property. The notification shall be included in the homeowner's association documents.
37. Green Roofs. The Applicant shall incorporate green roofs for Buildings D-1 and D-4. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application that such appropriate design elements have been incorporated in the building plans. The green roof, or portions thereof, shall be intensive. An intensive green roof is defined as the planting of plants for the creation of a space or "rooftop garden" to be enjoyed by people. Any portion of the roof defined as an intensive green roof shall have at least 25% coverage in plantings in order to accommodate such amenities as pedestrian plazas, seating areas, walkways and the like. Nothing in this proffer shall prevent the Applicant from utilizing extensive vegetation such as turf grasses and small shrubs and vegetation, and Applicant shall have no obligation to install trees or other large growth plants on such roofs. Nothing in this proffer shall obligate the Applicant to ensure that 100% of the roof area is covered with vegetation or that 100% of the area will be designated for use as a green roof to allow for the possibility of architectural features such as skylights, penthouses and the like. Applicant will provide for at least 50% of the roof area to be designated as a green roof.
38. Owner Association(s). Prior to the issuance of the first Non-RUP or RUP for any phase of the Property, except the public park component, the Applicant shall establish an Umbrella Owners' Association ("UOA") in accordance with Virginia law. Prior to the issuance of the first RUP for any residential condominium component of the Property, the Applicant shall cause a condominium owners' association ("COA") to be formed for that component in accordance with Virginia law. Each COA and residential rental component shall be a member of the UOA in accordance with Virginia law. The owner(s) of the office buildings, retail buildings and hotel shall also be a member(s) of the UOA with weighted voting rights. The respective UOA and COA documents shall specify the maintenance obligations as may be outlined in these proffers and as may be agreed upon between the owners.

39. Retaining Walls. Certain retaining walls have been shown on the CDP/FDP. The Applicant reserves the right to modify these walls and add other retaining walls based on final engineering design. All retaining walls shall have a maximum height of 10 feet above finished grade and shall be constructed with decorative finishes.
40. Temporary Signs. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 of Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on the Property or at any other location off the Property by the Applicant or at the Applicants' direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.
41. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and his/her successors and assigns.
42. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.
43. Severability. Any of the sections/buildings within the Property may be subject to Proffered Condition Amendments or Final Development Plan Amendments without joinder or consent of the other sections.

[SIGNATURES BEGIN ON NEXT PAGE]

PROFFERS  
RZ 2002-HM-043

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 39, 4, 5, 4B

RUTH C. LAUNDERS MARITAL TRUST

By: \_\_\_\_\_  
L. Farnum Johnson, Jr.,  
Its Managing Co-Trustee

By: \_\_\_\_\_  
Jeffrey J. Fairfield,  
Its Managing Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
RZ 2002-HM-043

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

DAVID I. MEISELMAN REVOCABLE TRUST

By: \_\_\_\_\_  
David I. Meiselman,  
Its Co-Trustee

By: \_\_\_\_\_  
Winifred C. Meiselman  
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
RZ 2002-HM-043

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

WINIFRED CHARM MEISELMAN REVOCABLE  
TRUST

By: \_\_\_\_\_  
David I. Meiselman,  
Its Co-Trustee

By: \_\_\_\_\_  
Winifred C. Meiselman  
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

PROFFERS  
RZ 2002-HM-043

CO-APPLICANT/TITLE OWNER OF TAX MAP  
16-3 ((1)) 5A

MEISELMAN FAMILY, LLC

By: \_\_\_\_\_  
David I. Meiselman,  
Its Managing Member

By: \_\_\_\_\_  
Winifred C. Meiselman,  
Its Managing Member

[SIGNATURES END]

**FINAL DEVELOPMENT PLAN CONDITIONS**

**FDP 2002-HM-043**

November 9, 2005

If it is the intent of the Planning Commission to approve FDP 2002-HM-043 for a mixed-use development located at Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A and 39A staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Arrowbrook Centre" consisting of thirty sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through October 28, 2005.
2. The grave sites indicated on the CDP/FDP shall be fenced and a memorial marker identifying the burial area shall be installed.
3. A public access easement shall be provided to the cemetery.
4. Perpetual maintenance of the cemetery shall be provided by the Homeowners Association/Condominium Owners Association (HOA/COA). This maintenance responsibility shall be placed within the HOA/COA documents and disclosed to initial purchasers of residential dwelling units.
5. Noise contours in excess of 65 dBA Ldn shall be depicted from the centerline of the Dulles Airport Access Road and Centreville Road on all site plan submissions.
6. Development of the property shall be in conformance with the development conditions associated with Resource Protection Area Encroachment #1504-WRPA-001-1.

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



**PROPOSED DEVELOPMENT CONDITIONS****RESOURCE PROTECTION AREA ENCROACHMENT # 1504-WRPA-001-1**

If it is the intent of the Board of Supervisors to approve 1504-WRPA-001-1 for Arrowbrook Centre Development located at Tax Map # 016-3-01-01-0004, 0004-B & C, 0005, 0005-A and 0039 of the Chesapeake Bay Preservation Ordinance (CBPO), staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This RPA exception is granted for and runs with the land indicated in this application and is not transferable to other lands.
2. This RPA exception is granted only for the purposes and uses indicated on Finalized Development Plan RZ/FDP # 2002-HM-043 and Special Exception SE 2002-HM-046 and is not transferable to other Land.
3. The applicant shall construct the enhanced wetland/stormwater detention and water quality pond. The pond shall be designed to provide detention and Best Management Practices (BMP) for the entire upstream drainage area. It shall include features to enhance the environmental qualities such as sediment forebay, a butterfly garden, outlet micropool and vegetated cover of riprap spillway and outfall as depicted on Sheet 4 of the RZ/FDP # 2002-HM-043.
4. The applicant shall design the proposed pond to meet all dam standards of the Public Facilities Manual (PFM) including the geotechnical requirement, unless a modification is approved by the Director of the Department of Public Works and Environmental Services (DPWES). The applicant shall armor the outside slope of the dam with vegetative Geoweb (or approved equivalent by DPWES) Cellular Confinement System filled with top soil and vegetated with grass. The vegetative armoring shall be placed along the entire outside face of the dam embankment that faces the existing creek from the toe of the dam embankment to approximately one foot above the proposed 100-year floodplain elevation.
5. The clearing and grading necessary to construct the pond and related features shall be minimized. The disturbed areas within the RPA and outside the pond embankment areas shall be restored in accordance with the approved wetland permit for this project. No trees shall be proposed within the proposed restrictive planting easement.
6. In addition to the proposed pond, the applicant shall provide a supplemental BMP facility such as an underground sand filter to treat the 9.5 acres of on-site runoff that does not drain to the proposed pond.

7. The proposed facilities shall be privately maintained and a maintenance agreement with the County shall be executed prior to the final approval of the construction plans.
8. In order that the proposed activities do not incur a degradation of water quality, adequate erosion and sediment control measures, shall be employed during construction along the limits of any clearing and grading within the RPA, and shall remain in place, and be properly maintained, for the duration of the land disturbing activities until such time that the disturbed areas are completely stabilized as determined by the Environmental and Facilities Inspection Division.
9. This approval shall be valid as long as the RZ 2002-HM-043 remain valid. Additional amendment to the approved plat may be approved as long as the amendment does not aggravate conflicts with the provision of the Chesapeake Bay Preservation Ordinance.

**PROPOSED DEVELOPMENT CONDITIONS**

SE 2002-HM-046

November 9, 2005

If it is the intent of the Board of Supervisors to approve a special exception for uses in the floodplain requested by L. Farnum Johnson, Jr. & Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust located at Tax Maps 16-3 ((1)) 4B, 4C, 5, 5A and 39A to permit use of a wet stormwater management pond, trails boardwalk, roadway and related clearing, grading and fill in the floodplain in accordance with Sect. 9-606 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception shall be in substantial conformance with the approved Special Exception Plat entitled "Arrowbrook Centre" consisting of five sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through June 3, 2005. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. No additional encroachment into the floodplain shall be permitted other than that shown on the special exception plat.
5. Clearing within the 100-year floodplain shall be minimized to the maximum extent feasible, as determined by the Department of Public Works and Environmental Services (DPWES).
6. Hold harmless and indemnification agreements shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a floodplain area.
7. A 2x2 foot sign shall be placed near the travelway located in the floodplain that states: "Warning: High Water and Flooding during Heavy Rains."

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

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

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

## REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

65945 f

in Application No.(s): RZ 2002-HM-043  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

---

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE: All relationships to the application listed above in BOLD print must be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)**

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Ruth C. Launders Marital Trust  Managing Co-Trustees: L. Farnum Johnson, Jr. Jeffrey J. Fairfield  Trustees: John W. Fehrs, Sr., Eugenie Maine (nmi) Catherine P. Whelan, John H. Webb Jerome L. Lonnes  Beneficiaries: -Joseph H. Launders Family Trust -Ruth and Hal Launders Charitable Trust	459 Herndon Parkway, Suite 14 Herndon, Virginia 20172-0546	<b>Co-Applicant/Title Owner</b> <b>of Tax Map 16-3 ((1)) 4B, 4C, 5,</b> <b>39A (formerly parcels 4 and 39)</b>

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

655458

for Application No. (s): RZ 2002-HM-043  
 (enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
-David I. Meiselman Revocable Trust Co-Trustees: Winifred C. Meiselman David I. Meiselman Beneficiary: David I. Meiselman	2346 Centreville Road Herndon, VA 20171	Co-Applicant/Title Owner of Tax Map 16-3 ((1)) 5A
-Winifred Charm Meiselman Revocable Trust Co-Trustees: Winifred C. Meiselman David I. Meiselman Beneficiary: Winifred C. Meiselman		
-Meiselman Family, LLC		
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Carol M. Novak	1408-N Sullyfield Circle Chantilly, Virginia 22021	Environmental Consultant/Agent
Patton Harris Rust & Associates, PC Agents: Robert E. Lamborn David H. Steigler Helman A. Castro Stephen W. Siebert Paul Agutter (nmi) Edward G. Venditti Douglas R. Kennedy	14532 Lee Road Chantilly, Virginia 20151	Transportation Consultant/Agent

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

655458

for Application No. (s): RZ 2002-HM-043  
 (enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M.J. Wells & Associates, LLC  Agents: Martin J. Wells Terence J. Miller Robin L. Antonucci Jami L. Milanovich Robert T. Kohler Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Davis, Carter, Scott Ltd Agent: Douglas N. Carter	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C. (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)  Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel M. Catharine Puskar Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Susan K. Yantis James P. Downey Jerry K. Emrich Jane W. Gwinn Jason B. Heinberg Tara E. Wiedeman Megan C. Shilling Susan S. Blakely Abby C. Denham Former Agent: Keith C. Martin	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Clerks/Agents

(check if applicable)            There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Polysonics Corp.  Agent: Robert M. Brenneman Former Agent: Scott B. Harvey	5115 MacArthur Boulevard, NW Washington, DC 20016	Noise Consultant/Agent
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.  Agents: Kimberly A. Snyder	14088-H Sullyfield Circle Chantilly, Virginia 20151	Archeologist/Agent
J. Hamilton Lambert & Associates  Agent: J. Hamilton Lambert	P.O. Box 880 Great Falls, Virginia 22066	Consultant/Agent
Arthur A. Anselene	714 Huntsman Place Herndon, Virginia 20170	Consultant/Agent
ParkerRodriguez, Inc.  Agent: James E. Parker	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agent
Farms & Acreage, Inc.  Agent: Guy M. Gravett	P.O. Box 339 10401 White Granite Drive Oakton, VA 22124	Real Estate Broker/Agent
Myers Public Relations, LLC  Agent: Marion C. Myers	11529 Sunrise Valley Drive Reston, VA 20191	Public Relations Consultant/Agent

(check if applicable)            There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: November 4, 2005
(enter date affidavit is notarized)

65545 f

for Application No. (s): RZ 2002-HM-043
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Meiselman Family, LLC
2346 Centreville Road
Herndon, VA 20171

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

Managing Members: David I. Meiselman, Winifred C. Meiselman
Members: Ellen Meiselman (nmi), Nin Schoch (nmi), Samuel A. Meiselman, Sara May Meiselman, Lewis Meiselman (nmi), Gittel Meiselman (nmi), Carl Meiselman (nmi), Jacob Emmanuel Meiselman

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545 f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Joseph H. Launders Family Trust  
c/o Mr. Johnson  
459 Herndon Parkway, Suite 14  
Herndon, Virginia 20172-0546

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

This trust has more than 10 beneficiaries of which none own 10% or more.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Ruth and Hal Launders Charitable Trust c/o Mr. Johnson  
459 Herndon Parkway, Suite 14  
Herndon, Virginia 20172-0546

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

This is a charitable trust without assets or designated beneficiaries at this time.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Wetland Studies and Solutions, Inc.  
14088-M Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Michael S. Rolband, Sole Shareholder

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Patton Harris Rust & Associates, PC  
14532 Lee Road  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Thomas D. Rust  
Jeffrey E. Frank  
John M. Harris (former)  
Charles P. Blackley (former)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

655458

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
M.J. Wells & Associates, LLC  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Martin J. Wells & Associates, Inc., Member  
Terence J. Miller & Associates, Inc., Member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Martin J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Martin J. Wells

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Terence J. Miller & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
Terence J. Miller

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Davis, Carter & Scott Ltd.  
1676 International Drive, #500  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Douglas N. Carter  
Lena I. Scott

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545g

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Susan S. Blakely, David J. Bomgardner, Thomas J. Colucci, James P. Downey, Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Peter K. Stackhouse (former), Lynne J. Strobel, Peter K. Stackhouse (former), Nan E. Terpak, Garth M. Wainman, Martin D. Walsh

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Polysonics Corp.  
5115 MacArthur Boulevard, NW  
Washington, DC 20016

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

George Spano (nmi), Peter C. Brenton, Xiangming Zhang (nmi), Scott B. Harvey, Karen Marble-Hall (nmi), Marianne E. Blankenship, Pari M. Spano

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

655458

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.  
14088-H Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Michael S. Rolband, Sole Shareholder

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

J. Hamilton Lambert & Associates  
P.O. Box 880  
Great Falls, Virginia 22066

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

J. Hamilton Lambert

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

655458

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Trini M. Rodriguez  
James E. Parker

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Farms & Acreage, Inc.  
P.O. Box 339, 10401 White Granite Drive  
Oakton, VA 22124

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Guy M. Gravett

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Myers Public Relations, LLC  
11529 Sunrise Valley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Marion C. Myers, sole manager/member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)  
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545f

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65545X

for Application No. (s): RZ 2002-HM-043  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [ ] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of November 2005, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Follen  
Notary Public

My commission expires: 11/30/2007

**REZONING AFFIDAVIT**

DATE: November 4, 2005  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

*65546 e*

in Application No.(s): PCA 79-C-037-05  
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

**(NOTE:** All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Ruth C. Launders Marital Trust	459 Herndon Parkway, Suite 14 Herndon, Virginia 20172-0546	Applicant/Title Owner of Tax Map 16-3 ((1)) 4B, 4C
Managing Co-Trustees: L. Farnum Johnson, Jr. Jeffrey J. Fairfield		
Trustees: John W. Fehrs, Sr., Eugenie Maine (nmi) Catherine P. Whelan, John H. Webb Jerome L. Lonnes		
Beneficiaries: -Joseph H. Launders Family Trust -Ruth and Hal Launders Charitable Trust		

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
 (enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Carol M. Novak	14088-M Sullyfield Circle Chantilly, Virginia 22021	Environmental Consultant/Agent
Patton Harris Rust & Associates, PC Agents: Robert E. Lamborn David H. Steigler Helman A. Castro Stephen W. Siebert Paul Agutter (nmi) Edward G. Venditti Douglas R. Kennedy	14532 Lee Road Chantilly, Virginia 20151	Transportation Consultant/Agent
M.J. Wells & Associates, LLC Agents: Martin J. Wells Terence J. Miller Robin L. Antonucci Jami L. Milanovich Robert T. Kohler Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Davis, Carter, Scott Ltd Agent: Douglas N. Carter	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C. (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.) Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel M. Catharine Puskar Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Susan K. Yantis James P. Downey Jerry K. Emrich Jane W. Gwinn Jason B. Heinberg Tara E. Wiedeman Megan C. Shilling Abby C. Denham Former Agents: Susan S. Blakely Keith C. Martin	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	<b>Attorneys/Planners/Clerks/Agents</b>
Polysonics Corp. Agent: Robert M. Brenneman Former Agent: Scott B. Harvey	5115 MacArthur Boulevard, NW Washington, DC 20016	<b>Noise Consultant/Agent</b>
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc. Agents: Kimberly A. Snyder	14088-H Sullyfield Circle Chantilly, Virginia 20151	<b>Archeologist/Agent</b>

(check if applicable)            There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

**Rezoning Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

*65546e*

for Application No. (s): PCA 79-C-037-05  
 (enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
J. Hamilton Lambert & Associates Agent: J. Hamilton Lambert	P.O. Box 880 Great Falls, Virginia 22066	Consultant/Agent
Arthur A. Anselene	714 Huntsman Place Herndon, Virginia 20170	Consultant/Agent
ParkerRodriguez, Inc. Agent: James E. Parker	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agent
Farms & Acreage, Inc. Agent: Guy M. Gravett	P.O. Box 339 10401 White Granite Drive Oakton, VA 22124	Real Estate Broker/Agent
Myers Public Relations, LLC Agent: Marion C. Myers	11529 Sunrise Valley Drive Reston, VA 20191	Public Relations Consultant/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: November 4, 2005
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Joseph H. Launders Family Trust
c/o Mr. Johnson
459 Herndon Parkway, Suite 14
Herndon, Virginia 20172-0546

DESCRIPTION OF CORPORATION: (check one statement)

- [ ] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

This trust has more than 10 beneficiaries of which none own 10% or more.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. President, Vice President, Secretary, Treasurer, etc.)

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Ruth and Hal Lauanders Charitable Trust  
c/o Mr. Johnson  
459 Herndon Parkway, Suite 14  
Herndon, Virginia 20172-0546

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

This is a charitable trust without assets or designated beneficiaries at this time.

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.  
14088-M Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Michael S. Rolband, Sole Shareholder

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Patton Harris Rust & Associates, PC  
14532 Lee Road  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Thomas D. Rust  
Jeffrey E. Frank  
John M. Harris (former)  
Charles P. Blackley (former)

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, LLC  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Martin J. Wells & Associates, Inc., Member  
Terence J. Miller & Associates, Inc., Member

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Martin J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Martin J. Wells

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Terence J. Miller & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Terence J. Miller

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Davis, Carter & Scott Ltd.  
1676 International Drive, #500  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Douglas N. Carter  
Lena I. Scott

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Susan S. Blakely, David J. Bomgardner, Thomas J. Colucci, James P. Downey, Jay du Von, Jerry K. Emrich, William A. Fogarty, John H. Foote, H. Mark Goetzman, Bryan H. Guidash, Michael D. Lubeley, J. Randall Minchew, M. Catharine Puskar, John E. Rinaldi, Timothy S. Sampson (former), Lynne J. Strobel, Peter K. Stackhouse (former), Nan E. Terpak, Garth M. Wainman, Martin D. Walsh

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Polysonics Corp.  
5115 MacArthur Boulevard, NW  
Washington, DC 20016

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

George Spano (nmi), Peter C. Brenton, Xiangming Zhang (nmi), Scott B. Harvey, Karen Marble-Hall (nmi), Marianne E. Blankenship, Pari M. Spano

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.  
14088-H Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Michael S. Rolband, Sole Shareholder

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g.

President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546 e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
J. Hamilton Lambert & Associates  
P.O. Box 880  
Great Falls, Virginia 22066

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)  
J. Hamilton Lambert

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**DESCRIPTION OF CORPORATION:** (check one statement)  
 There are 10 or less shareholders, and all of the shareholders are listed below.  
 There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.  
 There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Trini M. Rodriguez  
James E. Parker

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

**Rezoning Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546 e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Farms & Acreage, Inc.  
P.O. Box 339, 10401 White Granite Drive  
Oakton, VA 22124

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDER:** (enter first name, middle initial, and last name)

Guy M. Gravett

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Myers Public Relations, LLC  
11529 Sunrise Valley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Marion C. Myers, sole manager/member

=====

**NAMES OF OFFICERS & DIRECTORS:** (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)  
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (**NOTE:** If answer is none, enter "NONE" on the line below.)

None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65546e

for Application No. (s): PCA 79-C-037-05  
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable)  There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Elizabeth D. Baker  
 Applicant  Applicant's Authorized Agent

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 4 day of November 2005, in the State/Comm. of Virginia, County/City of Arlington.

Kimberly K. Folle  
Notary Public

My commission expires: 11/30/2007

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: November 4, 2005  
(enter date affidavit is notarized)

I, Elizabeth D. Baker, agent, do hereby state that I am an  
(enter name of applicant or authorized agent)

(check one)       applicant  
                          applicant's authorized agent listed in Par. 1(a) below

655 44f

in Application No.(s): SE 2002-HM-046  
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application, and, if any of the foregoing is a **TRUSTEE\***, each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
Ruth C. Launders Marital Trust	459 Herndon Parkway, Suite 14 Herndon, Virginia 20172-0546	Co-Applicant/Title Owner of Tax Map 16-3 ((1)) 4B, 4C, 5, 39A (formerly parcels 4 and 39)
Managing Co-Trustees: L. Farnum Johnson, Jr. Jeffrey J. Fairfield		
Trustees: John W. Fehrs, Sr., Eugenie Maine (nmi) Catherine P. Whelan, John H. Webb Jerome L. Lonnes		
Beneficiaries: -Joseph H. Launders Family Trust -Ruth and Hal Launders Charitable Trust		

(check if applicable)       There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

\* List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

**Special Exception Attachment to Par. 1(a)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544 f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**(NOTE):** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
-David I. Meiselman Revocable Trust  Co-Trustees: Winifred C. Meiselman David I. Meiselman Beneficiary: David I. Meiselman	2346 Centreville Road Herndon, VA 20171	<b>Co-Applicant/Title Owner</b> of Tax Map 16-3 ((1)) 5A
-Winifred Charm Meiselman Revocable Trust  Co-Trustees: Winifred C. Meiselman David I. Meiselman Beneficiary: Winifred C. Meiselman		
-Meiselman Family, LLC		
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Carol M. Novak	1408-N Sullyfield Circle Chantilly, Virginia 22021	<b>Environmental Consultant/Agent</b>
Patton Harris Rust & Associates, PC Agents: Robert E. Lamborn David H. Steigler Helman A. Castro Stephen W. Siebert Paul Agutter (nmi) Edward G. Venditti Douglas R. Kennedy	14532 Lee Road Chantilly, Virginia 20151	<b>Transportation Consultant/Agent</b>

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**Special Exception Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

<b>NAME</b> (enter first name, middle initial, and last name)	<b>ADDRESS</b> (enter number, street, city, state, and zip code)	<b>RELATIONSHIP(S)</b> (enter applicable relationships listed in <b>BOLD</b> above)
M.J. Wells & Associates, LLC  Agents: Martin J. Wells Terence J. Miller Robin L. Antonucci Jami L. Milanovich Robert T. Kohler Kevin R. Fellin	1420 Spring Hill Road, Suite 600 McLean, Virginia 22102	Transportation Consultant/ Agent
Davis, Carter, Scott Ltd Agent: Douglas N. Carter	1676 International Drive, #500 McLean, Virginia 22102	Architects/Agent
Walsh, Colucci, Lubeley, Emrich & Terpak, P.C. (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.) Agents: Martin D. Walsh Timothy S. Sampson Lynne J. Strobel M. Catharine Puskar Elizabeth D. Baker Inda E. Stagg Kara M. Whisler Susan K. Yantis James P. Downey Jerry K. Emrich Jane W. Gwinn Jason B. Heinberg Tara E. Wiedeman Megan C. Shilling Abby C. Denham Former Agents: Keith C. Martin Susan S. Blakely	2200 Clarendon Boulevard, 13th Floor Arlington, Virginia 22201	Attorneys/Planners/Clerks/Agents

(check if applicable)  There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

**Special Exception Attachment to Par. 1(a)**

DATE: November 4, 2005  
 (enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
 (enter County-assigned application number (s))

**(NOTE:** All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in <b>BOLD</b> above)
Polysonics Corp.  Agent: Robert M. Brenneman Former Agent: Scott B. Harvey	5115 MacArthur Boulevard, NW Washington, DC 20016	Noise Consultant/Agent
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.  Agents: Kimberly A. Snyder	14088-H Sullyfield Circle Chantilly, Virginia 20151	Archeologist/Agent
J. Hamilton Lambert & Associates  Agent: J. Hamilton Lambert	P.O. Box 880 Great Falls, Virginia 22066	Consultant/Agent
Arthur A. Anselene	714 Huntsman Place Herndon, Virginia 20170	Consultant/Agent
ParkerRodriguez, Inc.  Agent: James E. Parker	101 N. Union Street, Suite 320 Alexandria, VA 22314-3231	Landscape Architects/Agent
Farms & Acreage, Inc.  Agent: Guy M. Gravett	P.O. Box 339 10401 White Granite Drive Oakton, VA 22124	Real Estate Broker/Agent
Myers Public Relations, LLC  Agent: Marion C. Myers	11529 Sunrise Valley Drive Reston, VA 20191	Public Relations Consultant/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 2005
(enter date affidavit is notarized)

655448

for Application No. (s): SE 2002-HM-046
(enter County-assigned application number(s))

1(b). The following constitutes a listing\*\* of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Meiselman Family, LLC
2346 Centreville Road
Herndon, VA 20171

DESCRIPTION OF CORPORATION: (check one statement)

- [x] There are 10 or less shareholders, and all of the shareholders are listed below.
[ ] There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
[ ] There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

Managing Members: David I. Meiselman, Members: Ellen Meiselman (nmi), Nina Schoch (nmi), Samuel A. Meiselman, Sara May Meiselman, Lewis Meiselman (nmi), Gittel Meiselman (nmi), Carl Meiselman (nmi), Jacob Emmanuel Meiselman

(check if applicable) [x] There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Joseph H. Launder's Family Trust  
459 Herndon Parkway, Suite 14  
Herndon, Virginia 20172-0546

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

This trust has more than 10 beneficiaries of which none own 10% or more.

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Ruth and Hal Launder's Charitable Trust  
459 Herndon Parkway, Suite 14  
Herndon, Virginia 20172-0546

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

This is a charitable trust without assets or designated beneficiaries at this time.

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544 f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.  
14088-M Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Michael S. Rolband, Sole Shareholder

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Patton Harris Rust & Associates, PC  
14532 Lee Road  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Thomas D. Rust  
Jeffrey E. Frank  
John M. Harris (former)  
Charles P. Blackley (former)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, LLC  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Martin J. Wells & Associates, Inc., Member  
Terence J. Miller & Associates, Inc.,  
Member

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Martin J. Wells & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Martin J. Wells

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Terence J. Miller & Associates, Inc.  
1420 Spring Hill Road, Suite 600  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Terence J. Miller

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Davis, Carter & Scott Ltd.  
1676 International Drive, #500  
McLean, Virginia 22102

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Douglas N. Carter  
Lena I. Scott

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Walsh, Colucci, Lubeley, Emrich & Terpak, PC (formerly Walsh, Colucci, Stackhouse, Emrich & Lubeley, P.C.)  
2200 Clarendon Boulevard, 13th Floor  
Arlington, Virginia 22201

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Susan S. Blakely	William A. Fogarty	John E. Rinaldi, Lynne J. Strobel
David J. Bomgardner	John H. Foote	Peter K. Stackhouse (former)
Thomas J. Colucci	H. Mark Goetzman, Bryan H. Guidash	Nan E. Terpak
James P. Downey	Michael D. Lubeley	Garth M. Wainman
Jay du Von, Jerry K. Emrich	J. Randall Minchew, M. Catharine Puskar	Martin D. Walsh

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Polysonics Corp.  
5115 MacArthur Boulevard, NW  
Washington, DC 20016

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

George Spano (nmi), Peter C. Brenton,  
Xiangming Zhang (nmi), Scott B. Harvey,  
Karen Marble-Hall (nmi), Marianne E.  
Blankenship, Pari M. Spano

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544x

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Thunderbird Archeology, a division of Wetland Studies and Solutions, Inc.  
14088-H Sullyfield Circle  
Chantilly, Virginia 20151

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Michael S. Rolband, Sole Shareholder

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
J. Hamilton Lambert & Associates  
P.O. Box 880  
Great Falls, Virginia 22066

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
J. Hamilton Lambert

(check if applicable)     There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

Farms & Acreage, Inc.  
P.O. Box 339, 10401 White Granite Drive  
Oakton, VA 22124

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Guy M. Gravett

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

ParkerRodriguez, Inc.  
101 N. Union Street, Suite 320  
Alexandria, VA 22314-3231

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

Trini M. Rodriguez  
James E. Parker

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

**Special Exception Attachment to Par. 1(b)**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544g

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number (s))

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)  
Myers Public Relations, LLC  
11529 Sunrise Valley Drive  
Reston, VA 20191

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)  
Marion C. Myers, sole manager/member

**NAME & ADDRESS OF CORPORATION:** (enter complete name, number, street, city, state, and zip code)

**DESCRIPTION OF CORPORATION:** (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

**NAMES OF THE SHAREHOLDERS:** (enter first name, middle initial, and last name)

(check if applicable)  There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 2005
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046
(enter County-assigned application number(s))

1(c). The following constitutes a listing\*\* of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
None

(check if applicable) [ ] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

(check if applicable) [ ] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

\*\* All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544f

for Application No. (s): SE 2002-HM-046  
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

**EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on the line below.)  
None

(check if applicable)  There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SE 2002-HM-046  
(county-assigned application number(s), to be entered by County Staff)

**SPECIAL EXCEPTION AFFIDAVIT**

DATE: November 4, 2005  
(enter date affidavit is notarized)

65544j

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of \$200 or more, with any of those listed in Par. 1 above. **EXCEPT AS FOLLOWS:** (NOTE: If answer is none, enter "NONE" on line below.)  
None

**NOTE:** Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [ ] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature

(check one) Elizabeth D. Baker  
[ ] Applicant [x] Applicant's Authorized Agent

Elizabeth D. Baker, agent  
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 4 day of November 20 05, in the State/Comm. of Virginia, County/City of Arlington.

Kenneth K. Feller  
Notary Public

My commission expires: 11/30/2007



# FAIRFAX COUNTY PARK AUTHORITY

---

## MEMORANDUM



**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Lynn S. Tadlock, Director  
Planning and Development Division

**DATE:** October 25, 2005

**SUBJECT:** RZ/FDP 2002-HM-043, Arrowbrook Centre - **REVISED**  
TM: 16-3((1)) 4, 4B, 4C, 5, 5A, 39

### BACKGROUND

The Fairfax County Park Authority (FCPA) staff has reviewed the proposed Development Plan and proffers dated October 14, 2005. The Development Plan shows mixed use development with 1.0 million square feet of residential uses and 1.22 million square feet of commercial uses on 53.8 acres. The residential use is estimated to result in 871 new multi-family homes. The proposal will add approximately 1873 new residents to the current population of Hunter Mill District.

### COMPREHENSIVE PLAN CITATIONS

**1. Dulles Suburban Center Objectives (Dulles Suburban Center, p 12-14 of 132)**

Major Objectives:

- 22) Protect the environment, preserve natural resources and open space.
- 24) Protect environmental assets, including Environmental Quality Corridors (EQCs) and Resource Protection Areas (RPAs) within stream valley parks and private "open space" in fulfillment of the Greenway concept while encouraging compatible use by the public where feasible.

- 26) Ensure the provision of adequate parklands and recreational facilities to meet the needs of the Dulles Suburban Center workforce, residents and visitors. Incorporate active recreation facilities in conjunction with both non-residential and residential development.
- 27) Preserve the integrity of existing and future public parklands and protect significant natural and cultural resources therein from impacts of off-site development.

2. **Dulles Suburban Center Area-Wide Recommendations** (Dulles Suburban Center, p 41 of 132)

Active Recreation Recommendations:

“...There are currently major deficiencies in active recreation facilities in this area of the County. Athletic fields are available at only two locations within the Suburban Center ... These facilities are already scheduled to maximum capacity and there remains a large unmet demand from the surrounding residential communities.”

“...If additional residential land uses are introduced into the Dulles Suburban Center, there will be a need to develop more residential-oriented Neighborhood and Community Park facilities...”

Parks and Recreation Recommendations:

- 1) Public, private and corporate interests within the designated Dulles Suburban Center ... should cooperate in the development of a Greenway system that serves recreation, environmental and historic preservation, transportation and tourism, and economic vitality in the Dulles area.
- 2) To insure that long term recreation and resource protection needs will be met, the Fairfax County Park Authority should seek acquisition of additional properties located in Land Units A ... A variety of acquisition mechanisms should be utilized to optimize the use of public funding and provide appropriate incentive to property owners to negotiate the transfer of identified properties.
- 5) Private sector development and operation of athletic fields and other active outdoor recreation facilities for employee use should be encouraged in cooperation with the Park Authority.

**3. Dulles Suburban Center Land Unit Recommendations (Land Unit A, Dulles Suburban Center, p 57-61 of 132)**

General Land Unit Recommendations:

- 5) Merrybrook Run should be preserved as an integrated element of the Dulles Greenway Open Space System. It should function as a linear park. It may include water features and trails that facilitate pedestrian traffic through the land unit, and which link to the countywide trail system.

Core Area Recommendations:

- Development in Land Unit A should provide for adequate public or privately-owned recreational facilities to serve both employment and residential uses.

Other Recommendations:

3. Agricultural uses exist within this land unit and should be preserved to provide open space and protect natural and ecological resources. Parcels 16-3((1)) 4V and 4Z [these parcels are now 16-3((1)) 4 and 39]...are located within an Agricultural and Forestal District. At such time as the district expires, it is desirable that this land be acquired for use as a community park to provide active recreation opportunities for employees and residents of the area. Land acquisition and facility development may be achieved through a variety of mechanisms including dedication, donation, or purchase. If the land is withdrawn from the district, and not acquired as a park, it is recommended that this land be developed under the conditions outlined about..., and that a minimum of 10 acres should be dedicated to the Fairfax County Park Authority to serve the active recreation needs of the employees and residents of the area.

Parks and Recreation Recommendations:

1. Community parkland should be acquired either through purchase or dedication. Open space park and recreation facilities should be acquired to serve employment uses that develop near Dulles Airport.

4. **Park Services and New Development** (The Policy Plan, Parks and Recreation Objective 4, p. 180)

**“Maximize the required and voluntary dedication, development, and renovation of lands and facilities for parks and recreation to help ensure an equitable distribution of these resources commensurate with development throughout the County.”**

Policy a: “Provide neighborhood park facilities on private open space in quantity and design consistent with County standards; or at the option of the County, contribute a pro-rata share to establish neighborhood park facilities in the vicinity...”

Policy b: “Mitigate the cumulative impacts of development that exacerbate or create deficiencies of Community Park facilities in the vicinity. The extent of facilities, land or contributions to be provided shall be in general accordance with the proportional impact on identified facility needs as determined by adopted County standards. Implement this policy through application of the Criteria for Assignment of Appropriate Development Intensity.”

5. **Heritage Resources** (The Policy Plan, Heritage Resources, p. 3)

**Objective 1: Identify heritage resources representing all time periods and in all areas of the County.**

Policy a: “Identify heritage resources well in advance of potential damage or destruction.”

**Objective 2: Maintain a County Register of Historic Sites and a County Register of Archaeological Sites to recognize the value of significant heritage resources for preservation.**

Policy a: “Evaluate heritage resources for listing on the County Registers of Historic or Archaeological Sites according to established state and national criteria.”

6. **Protect Park Resources** (The Policy Plan, Parks and Recreation Objective 3, p. 179)

**“Ensure the long term protection, maintenance and preservation of park resources.”**

Policy a. “Protect park resources from the adverse impact of development on nearby Properties.”

## ANALYSIS AND RECOMMENDATIONS

### Park Dedication:

The Park Authority's primary concern is the impact to park and recreational facilities of the proposed commercial and residential uses. The 871 new residences proposed on this site would add approximately 1873 new residents to the current population of the Hunter Mill District. Currently, there are no parks located in the Dulles Corridor area. There is a significant need for all types of parkland and park facilities in this area. The Dulles Corridor area is underserved by parkland as compared to other areas of the County. Analysis based on the recently adopted Parks and Recreational Needs Assessment indicates the need for almost 500 acres of parkland based on the existing, approved, and pending residential development in this area.

The applicant's site is specifically identified in the Comprehensive Plan as the location for ten (10) acres of parkland for active recreation to help address this deficiency. The Development Plan shows a proposed dedication of 6.8 acres of usable parkland in Land Bays E and F for active recreation. As compensation for the 3.2 acre shortfall of the ten acres recommended by the Comprehensive Plan, the plan and proffers indicate that the applicant will develop the park onsite and provide additional park improvements offsite.

The Park Authority supports in principle the applicant's proposal to develop and dedicate the onsite park area combined with the proffer to construct one rectangular field and associated site improvements at one of our parks off-site as an alternative to providing 10 acres for active recreation onsite. There are some issues that still need to be resolved though.

The first issue relates to timing for the offsite park improvements. As the proffer is currently worded, the park improvements would not occur until after 2 million square feet of development on the Arrowbrook site. The entire Arrowbrook site is proposed for a maximum of 2.2 million square feet. The Park Authority is concerned about the possibility that the proffer will never be activated (for example, if the site is built out to slightly less than 2 million square feet). The Park Authority is not opposed to the proffer coming into effect during the second half of site development but believes 2 million square feet is too late. The trigger mechanism for the offsite park improvements should be sooner (no later than the end of phase II of this development).

Secondly, the proffer to construct one rectangular field, parking, and stormwater management at a park site off-site needs to specify that:

- the field will be irrigated
- the applicant is responsible for obtaining all site approvals and permits
- the applicant will complete all necessary clearing and grading, road frontage improvements and site improvements (parking for seventy, trails, stormwater, etc) that may be necessary to build the irrigated field.

To ensure that all park and recreational facilities are built to the appropriate standards, the applicant needs to enter into a separate agreement with the Park Authority to address specifications for all park and recreation improvements. The details of that agreement should be developed now. The applicant's current proffer regarding a separate agreement is insufficient to guarantee that park and recreational facilities will be built to Park Authority standards. In addition to this deficiency, the proffer appears to address only the improvements onsite (not the proffered park improvements offsite). If the details of the separate agreement are not worked out prior to rezoning then the proffer needs to be amended to clearly reference that the applicant will build all recreational facilities (onsite and offsite) to "Fairfax County Park Authority standards."

In case a site can not be located in the future for the proffered offsite park improvements, the proffer should provide for dedication of money in lieu of constructing the offsite rectangular field with associated facilities. A preliminary estimate of the cost to construct site improvements and a rectangular field is \$1.5 – 2.0 million.

Finally, with the exception of trails, all recreation facilities constructed within public parkland or on land to be dedicated for park purposes shall be constructed to the accessibility standards and guidelines set forth by the United States Access Board for public park facilities. Public Park trails also should be accessible to the extent practical as determined by the Park Authority's Trail Coordinator. Recreation facilities other than park trails shall be approved by the Park Authority's ADA Coordinator prior to site plan approval. Park Trails shall be approved by the Park Authority's Trail Coordinator prior to site plan approval.

#### **Impacts to Existing FCPA Service Levels:**

The residents of this development will need access to outdoor recreational facilities. Typical recreational needs include playground/tot lots, basketball, tennis and volleyball courts and athletic fields. Based on the Zoning Ordinance Sections 6-110 and 16-404, the applicant shall provide \$955 per non-ADU (affordable dwelling unit) residential unit for outdoor recreational facilities to serve the development population. With 857 non-ADU proposed, the Ordinance-required contribution is \$818,435 in addition to 10 acres of dedicated parkland.

The \$955 per unit funds required by Ordinance offsets only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for outdoor recreational amenities onsite (such as an outdoor pool and clubhouse). As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide (such as picnic areas, ball fields, and basketball courts).

In order to offset the additional impact of \$496,345 caused by the proposed development, the applicant should develop park facilities off site within Hunter Mill District as previously described in this report.

**Heritage Resources:**

There is a high probability of potentially significant archaeological resources including out-buildings, trash middens, and other features associated with 18<sup>th</sup> and 19<sup>th</sup> century farms on this property. Additionally, there is one documented cemetery and a second cemetery reputed to be on the property. The applicant should commit to conducting a Phase I archaeological survey on the property and if potentially significant archaeological resources are discovered, conduct further archaeological investigations as appropriate prior to the initial site plan submission. FCPA also requests that the applicant provide one copy of the Phase I archaeological survey (and any further archaeological investigations) to FCPA's Resource Management Division (Attention: Liz Crowell) within thirty days of survey or study completion.

cc: Kirk Holley, Manager, Park Planning Branch  
Irish Grandfield, Senior Planner, Park Planning Branch  
Cindy Messinger, Director, Resource Management Division  
Director, Park Operations Division  
Gail Croke, Senior Right of Way Agent, Land Acquisition & Management Branch  
Anita Capps, Department of Planning and Zoning  
Chron Binder  
File Copy

Barbara A. Byron  
RZ/FDP 2002-HM-043, Arrowbrook Centre - **REVISED**  
Page 8

P:\Park Planning\Development Plan Review\DPZ Applications\RZ\2002\RZ-FDP 2002-HM-043\RZ-FDP  
2002-HM-043-5.0.doc

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Angela Kadar Rodeheaver, Chief  
Site Analysis Section, DOT 

**FILE:** 3-4 (RZ 2002-HM-043), (RZ 79-C-037)

**SUBJECT:** Transportation Impact Addendum

**REFERENCE:** CDP/FDP 2002-HM-043, PCA 79-C-037-5; Arrowbrook Center  
Traffic Zone: 1731  
Land Identification Map: 16-1 ((1)) 4, 4B, 4C, and 39

**DATE:** October 20, 2005

The following amended comments reflect the analyses of the Department of Transportation, and are based on draft proffers last revised to October 14, 2005, the proposed development plan also revised to October 14, 2005, and various transportation impact evaluations and tabulations submitted by the applicant. Several issues remain outstanding and it is strongly recommended that they be addressed by the applicant. The remaining issues are primarily associated with the intent and specific language in the draft proffers.

The initial memorandum from this department identified the following categories of concern. Below is an update on the status of these issues.

Trip Generation.

In numerous meetings with the applicant's traffic consultant, prior issues and questions were discussed and reconsidered. Most of the concerns have been addressed or clarified. The remaining concerns focus on the extent that the applicant's draft proffers address the need to achieve the trip reductions assumed in the transportation analysis.

Traffic Study Conclusions.

The applicant's transportation staff have met with county staff to review and clarify parameters used in the studies, and have submitted additional data plus a summary of methodology and findings. It should be recognized that intersections adjacent to the site do not now and will not meet the county's standards for minimum levels of service. However, minimal increases in overall intersection delays can be achieved with a stringently administered TDM program. The

applicant has offered a TDM program. However, as identified below, this department recommends several specific modifications in order to enhance the effectiveness of the program.

Site Access.

Site access is extremely limited. However, the applicant has proffered to optimize the access options to the extent possible, modified the proposed access to Sunrise Valley Drive as requested by VDOT, and committed to provide interparcel connections should access through the adjoining parcel become available in the future.

Site Design.

The majority of the site design issues previously identified by this Department have been adequately addressed. The primary issue which remains unaddressed is the lack of a trail/sidewalk adjacent to the entire Centreville Road frontage. This department recognizes that environmental concerns limit the options for a sidewalk in this area, but remain convinced that a sidewalk adjacent to the entire Centreville Road frontage would be most beneficial to the walking public. Also note that although it is not a decision of this department, the Department of Transportation continues to not support a waiver of street lighting along Centreville Road.

Proffer Commitments.

The applicant's October 14, 2005 draft proffers significantly strengthen the applicant's prior commitment to achieve trip reductions and better address transportation concerns. The current proffer package modifies the prior commitment for a 20% trip reduction overall in favor of a 20% reduction during the first phase and 30% in the remaining two phases of site build out.

Specific Proffer Concerns.

This department has reviewed the October 14, 2005 draft proffers and has identified numerous specific concerns with the wording or intent of the proffers. It is strongly recommended that the applicant address these concerns. Some of the more significant items are identified below.

Draft proffer 6.A. calls for the construction of frontage improvements, if not constructed by others, only if the applicant will receive funds from performance bonds posted by others. Although this department would not object to the applicant receiving any such funds, it is not appropriate to condition frontage construction upon the receipt of performance bonds posted by others.

Draft proffer 6.B. The dedication at time of site plan as identified in this proffer should be modified to include... "or upon request, whichever occurs first."

Draft proffer 7.A. contains the same stipulation as 6.A. discussed above. The stipulation should be eliminated.

Draft proffer 7.B. should be expanded to include all easements and right-of-way needed for construction. Temporary easements may not be adequate to achieve construction of the proposed improvements. In addition, the improvements should be open to traffic at such time as site access is constructed to Sunrise Valley Drive.

Draft proffer 7.C. should be revised to indicate that the applicant will complete a traffic signal warrant study based on site build out, and will design and install a signal if requested by VDOT at any point prior to site build out.

Draft proffer 9. relates to improvements to Centreville Road at the site entrance opposite Woodland Park Drive. First it is strongly recommended that the commitment to a pedestrian refuge on Centreville Road be to a minimum of six feet in width – not the five feet identified in the proffer, and that these refuges be located both at Woodland Park Drive and at Sunrise Valley Drive. In addition, regarding the additional lane on Woodland Park Drive, the caveat that it will only be constructed if adequate right-of-way is available, is not acceptable. The applicant's transportation studies are based on this improvement being in place. Although it is likely that no easements or right-of-way will be needed, if needed, then right-of-way or easements need to be acquired to achieve this important transportation improvement.

Proffer 11.B. commits to escrow funds for a third travel lane in Land Bay B adjacent to the community pool. The third lane should be constructed concurrent with the development of that land bay, and utilized for on-street parking until such time as needed for an additional travel lane.

Proffer 12. regarding bus shelters, should be simplified to indicate the provision of two bus shelters at locations to be determined at a later date. In addition, the proffer should include a commitment to provide sidewalks as needed to connect the shelter pads to the adjoining pedestrian network.

Proffer 13.A.i. does not sufficiently address funding needs for TDM programs. This department strongly recommends that the minimum initial contribution be increased to \$150,000 with a minimum annual contribution thereafter of \$130,000. The transportation analyses indicate that the applicant will achieve in excess of a 30% reduction in trips during phase two and three of the development. It is highly unlikely that such reductions can be achieved without significant funding for TDM activities.

Proffer 13.A.ii. should be revised to delete the "potential" requirement for an annual contribution to the TDM program, as the program will, and must be, a significant ongoing program ultimately funded by the property owners. The word "potential" is misleading at best, and borders on deceptive wording.

Proffer 13.B.ii. should be clarified to ensure that any salary for the TDM coordinator, if charged to the program, will be prorated based on percentage of time actually spent on TDM responsibilities, since as much of the funding as possible should be earmarked operating the programs, and program incentives.

Proffer 13.D. does not adequately address this department's concerns for mitigating the transportation impacts. It is very strongly recommended that the penalties and incentives offered for Phase 3 apply to both Phase 2 and Phase 3.

Note that revised proffers for PCA 79-C-037-5 were not received for review by this Department.

AKR/CAA

cc: Michelle Brickner, Director, Office of Site Development Services, Department of Public Works and Environmental Services

## FAIRFAX COUNTY, VIRGINIA

## MEMORANDUM

**TO:** Barbara A. Byron, Director  
Zoning Evaluation Division, DPZ

**FROM:** Pamela G. Nee, Chief *P.N.*  
Environment and Development Review Branch, DPZ

**SUBJECT:** Land Use Analysis Addendum for: RZ/FDP 2002-HM-023; PCA 79-C-037-05;  
SE 2002-HM-046 (Arrowbrook Centre)

**DATE:** 31 October 2005

This addendum is based on the revised Conceptual and Final Development Plan Amendments (CDPA/FDPA) dated November 11, 2002 as revised through October 28, 2005 and the accompanying draft proffers also dated October 28, 2005.

The applicant now proposes a mixed-use development consisting of office, retail, hotel, residential and open space/stream valley uses at an overall floor area ratio (FAR) of up to .97, including affordable dwelling units and bonus density. Specifically, the application proposes a maximum of 2,233,600 square feet of development, comprised of: 800,000 square feet of office use; 240,000 square feet of hotel use; 187,000 square feet of retail use; 1,006,600 square feet of residential use and an area of open space (including environmentally sensitive lands) for park use and open space. The proposed overall amount of development and mix of uses are in conformance with the Comprehensive Plan recommendations. With the elimination of single-family attached dwellings and presence of ground floor retail along a primary street and urban park connected by strong pedestrian linkages, the design has been significantly improved from the earlier submission.

The applicant now proposes to provide a 6.79-acre park site within the project. In addition to the development of recreational amenities on-site and the dedication of land within a Resource Protection Area (11.7 acres) and right-of-way for the private street system (4.55 acres), the applicant proposes to develop an off-site park at a cost to be capped at \$1.3 million prior to Phase 2. It is staff's opinion that the proposed dedication of land and development of recreational amenities on- and off-site meets the intent of the Comprehensive Plan recommendation to provide a minimum of 10 acres of land to serve the active recreational needs of employees and residents in the area.

The application proposes to phase the development by allowing no more than 300 residential use permits (RUPs) to be issued until a minimum of 200,000 square feet of non-residential uses (including office, hotel and retail uses) has been constructed or is under construction. The

applicant further proposes no more than 550 residential use permits (RUPs) until an additional 150,000 square feet (for a total of 350,000 square feet) of non-residential uses has been constructed or is under construction and shuttle service is provided from the property to the Herndon Monroe Park and Ride facility. The property will be limited to a gross floor area of 1,250,000 square feet (FAR of .53) until either Metro rail service is operational at the Wiehle Avenue Transit station with shuttle service from the property to this Metro station or interparcel access is provided from the site through the property to the west providing a second access point to Sunrise Valley Drive. Phase 2 would allow development of the site up to .8 FAR (1,875,000 square feet) until Herndon/Monroe Street Transit Station is operational or the Route 28 Transit Station with shuttle service from the property to the Metro station is provided. Phase 3 would allow final build out of the site at .95 FAR (2,233,600 square feet). The applicant's proposed transportation demand management (TDM) program associated with the phasing schedule should achieve trip reductions to the satisfaction of the Department of Transportation. Ideally, phasing should also occur in a manner such that residential and non-residential components are developed generally at the same time. Such phasing would establish and maintain a cohesive mixture of residential and non-residential uses.

Staff concludes that outstanding issues identified in the land use analysis dated April 18, 2005 have been satisfactorily addressed and the revised application is in conformance with the Comprehensive Plan recommendations.

## GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

**ABANDONMENT:** Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

**ACCESSORY DWELLING UNIT (OR APARTMENT):** A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

**AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT:** Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

**AGRICULTURAL AND FORESTAL DISTRICTS:** A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

**BARRIER:** A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

**BEST MANAGEMENT PRACTICES (BMPs):** Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

**BUFFER:** Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

**CHESAPEAKE BAY PRESERVATION ORDINANCE:** Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

**CLUSTER DEVELOPMENT:** Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

**COUNTY 2232 REVIEW PROCESS:** A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

**dBA:** The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

**DENSITY:** Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

**DENSITY BONUS:** An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

**DEVELOPMENT CONDITIONS:** Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

**DEVELOPMENT PLAN:** A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

**EASEMENT:** A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

**ENVIRONMENTAL QUALITY CORRIDORS (EQCs):** An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

**ERODIBLE SOILS:** Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

**FLOODPLAIN:** Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

**FLOOR AREA RATIO (FAR):** An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

**FUNCTIONAL CLASSIFICATION:** A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

**GEOTECHNICAL REVIEW:** An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

**HYDROCARBON RUNOFF:** Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

**IMPERVIOUS SURFACE:** Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

**INFILL:** Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

**INTENSITY:** The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

**Ldn:** Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

**LEVEL OF SERVICE (LOS):** An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

**MARINE CLAY SOILS:** Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

**OPEN SPACE:** That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

**OPEN SPACE EASEMENT:** An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

**P DISTRICT:** A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

**PROFFER:** A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

**PUBLIC FACILITIES MANUAL (PFM):** A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

**RESOURCE MANAGEMENT AREA (RMA):** That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**RESOURCE PROTECTION AREA (RPA):** That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

**SITE PLAN:** A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

**SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP):** Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

**STORMWATER MANAGEMENT:** Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

**SUBDIVISION PLAT:** The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

**TRANSPORTATION DEMAND MANAGEMENT (TDM):** Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

**TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS:** This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

**URBAN DESIGN:** An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

**VACATION:** Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

**VARIANCE:** An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

**WETLANDS:** Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

**TIDAL WETLANDS:** Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

#### Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		