



# County of Fairfax, Virginia

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

October 19, 2011

Stanley M. Barg  
Pender, L.L.C.  
8150 Leesburg Pike  
Suite 1100  
Vienna, VA 22182

RE: Proffered Condition Amendment Application PCA 2009-SU-020

Dear Mr. Barg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on October 18, 2011, approving Proffered Condition Amendment Application PCA 2009-SU-020 in the name of Pender, L.L.C. The Board's action amends the proffers for Rezoning Application RZ 2009-SU-020, previously approved for mixed use development to permit modifications to approved proffers and site design with an overall Floor Area Ratio (FAR) of 0.25. The subject property is located in the northwest quadrant of the western intersection of Lee Jackson Memorial Highway and Fair Ridge Road on approximately 9.99 acres of land zoned PDC, HC and WS [Tax Map 46-3 ((1)) 15A3], in the Sully District and is subject to the proffers dated September 12, 2011.

Please note that on October 6, 2011, the Planning Commission approved Final Development Plan Amendment Application FDPA 2009-SU-020 (without development conditions).

**The Board also:**

- Reaffirmed waiver of the transitional screening and barrier requirements to the west and south in favor of that shown on the Final Development Plan Amendment (FDPA) Application.

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**Office of the Clerk to the Board of Supervisors**

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

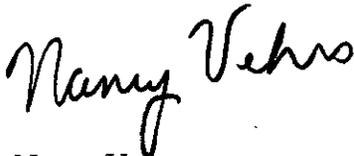
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903

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<http://www.fairfaxcounty.gov/bosclerk>

- Reaffirmed waiver of the service drive requirement along Route 50.

Sincerely,



Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/ph

Cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully District  
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration  
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
District Planning Commissioner  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 18th day of October, 2011, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT PCA 2009-SU-020**

**WHEREAS**, Pender, L.L.C. filed in the proper form an application to amend the proffers for RZ 2009-SU-020 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 18th day of October, 2011.

  
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Nancy Vehts  
Clerk to the Board of Supervisors



**PCA 2009-SU-020 / FDPA 2009-SU-020  
TRUSTEES OF THE LIGHT GLOBAL MISSION CHURCH  
AND PENDER, LLC  
PROFFER**

September 14, 2009  
October 12, 2009  
October 20, 2009  
November 10, 2009  
November 17, 2009  
December 1, 2009  
December 15, 2009  
September 12, 2011

Pursuant to §15.1-2203(A) of the Code of Virginia (1950), as amended, the property owners, Trustees of the Light Global Mission Church and Atlantic Realty Companies, Inc., for themselves and their successors and assigns, (hereinafter referred to together as the "Applicant") proffer that the development of the parcels under consideration identified on the Fairfax County Tax Maps as Parcels 46-3((1)) 15A1, 15A2 and 15A3 (hereinafter referred to collectively as the "Property"), will be in accordance with the following conditions, if and only if, the application, PCA/FDPA 2009-SU-020, is granted. These proffered development conditions, if accepted by the Board of Supervisors, shall supersede all previously proffered development conditions applicable to the Property. The proffered development conditions are as follows:

**DEVELOPMENT PLAN**

1. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan dated May 23, 2011 and prepared by Urban, Ltd., Sheets 10-13 prepared by Rounds VanDuzer Architects, PC, (the "Development Plan"), as further modified by these proffered conditions.

2. Pursuant to Paragraph 4 of Section 16-204 of the Zoning Ordinance, minor modifications from the Development Plan may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the Development Plan without requiring approval of a PCA or FDPA provided such changes are in substantial conformance with the Development Plan as determined by the Zoning Administrator, and shall neither increase the total gross square footage, decrease the amount of required parking,

decrease the amount of open space, nor decrease the distance from buildings to the closest property line. Any such modifications shall not impact the limits of clearing and grading and buffers shown on the Development Plan.

3. A. The project shall be developed in phases consisting of the following permitted uses:

**PERMITTED LAND USES AND GROSS FLOOR AREA**

BUILDING	GFA RANGE	LEVELS	USES
Grocery / Building A	48,756 – 55,000 square feet	1 Level + Mezzanine	Grocery Store & Retail w/ in-Store Services Including Bank, ATM, Cleaners, Cafe
Building B1	4,800-9,600 square feet	1 or 2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Veterinary Hospital**, Garment Cleaning Establishments, Private Schools of Special Education
Building B2	70,321 – 81,715 square feet	2 Levels	Retail, Office, Medical Care Facility, Business Service and Supply, Eating Establishments, Financial Institutions, Personal Service, Repair Service, Community Uses (up to 10,000 SF), Bank, Pharmacy, Fast Food Restaurants, Quick Service Food Store, Health Club (Fitness Center up to 15,000 SF), Veterinary Hospital**, Garment Cleaning Establishments, Private Schools of Special Education
Commercial Pad	3,650 – 4,000 square feet	1 or 2 Levels	Drive-thru bank, Financial Institution, Office, Retail, Eating Establishment
<b>Total Maximum GFA for Buildings A, B1, B2 &amp; Commercial Pad</b>	<b>138,921 square feet</b>		
Existing Office Building/Church	76,577 square feet	2 Levels	Church, Place of Worship for 800 Seats, Church Office and Administration, Health Club (Fitness Center up to 15,000 SF), Child Care with a maximum daily enrollment of 200 Children, Office, Financial Institution, Scientific Research and Development, Repair Service, Personal Service
Independent Living Facility (Building D)	90,000 square feet	4 Levels	Independent Living Facility, multifamily dwelling units
<b>Total GFA (entire site)</b>	<b>305,498 square feet*</b>		

\*\*Veterinary hospitals and fast food restaurants shall be allowed only in conformance with the use restrictions found in Section 6-206 of the Zoning Ordinance.

B. The church use shall have a maximum number of 800 seats.

C. The Applicant shall lease a minimum of 20,000 square feet in Building A to a full-service grocery store user (i.e., not a convenience retail or quick service food store use).

D. It is intended that the "existing office building" (Building C) shall remain as is, subject to the architectural compatibility commitments herein. The maximum building height shall not exceed 45 feet.

4. A. The Applicant shall provide parking in accordance with parking standards and provisions of Article 11 of the Fairfax County Zoning Ordinance for all uses developed on the Property. In the event a parking reduction or shared parking arrangement for the uses on the Property is approved by the Board of Supervisors, the Applicant reserves the right to reduce the parking within the parking area footprints shown on the Development Plan, so long as such reduction is in conformance with Article 11 and these proffers. In no event shall any parking spaces be placed in any area designated for open space on the Development Plan.

B. The Applicant may, at its discretion, submit a shared parking application for the uses contained within Building C. However, in no event shall parking for the church use be provided at less than the minimum parking ratio of one space per three seats in the church.

C. Prior to each site plan approval or issuance of each Non-residential Use Permit, parking tabulations shall be provided to DPWES for review and approval, demonstrating that parking requirements are met.

## **TRANSPORTATION**

5. Prior to final site plan approval of the first site plan, or on demand by the Board of Supervisors, whichever occurs first, the Applicant shall dedicate and convey in fee simple, and at no cost, to the Board of Supervisors right of way along the Property's Fair Ridge Drive frontage as shown on the Development Plan.

6. Prior to the issuance of the first non-residential use permit (Non-RUP) for any new building, the Applicant shall construct the following road improvements, as shown on the Development Plan as approved by VDOT:

**Route 50 Transportation Improvements:**

A. Construct a second eastbound left turn bay along Route 50 to accommodate two eastbound left turn bays (one existing and one proposed) along eastbound Route 50 at Fair Ridge Drive, as depicted on the Development Plan. The double left turn bays will be constructed to accommodate a 500 foot turn bay with a 150 foot taper.

B. Construct a westbound right turn bay for direct access into the Pender Development. The right turn bay will be constructed just west of Fair Ridge Drive. The right turn bay will be constructed to accommodate a 450 foot right turn bay with a 200 foot taper along westbound Route 50.

C. Modify the existing traffic signal at Fair Ridge Drive and Route 50 to accommodate the eastbound double left along Route 50, as well as the widening of Fair Ridge Drive.

D. Construct a 10 foot wide asphalt trail along Route 50 frontage, as shown on the Development Plan.

**Fair Ridge Drive Roadway Transportation Improvements:**

E. Widen Fair Ridge Drive to accommodate two (2) northbound lanes and four (4) southbound lanes (for a total of six (6) lanes along the north side of Route 50). The southbound lane configuration will accommodate a left turn bay, through-left lane, and two (2) right turn lanes. All lane transitions will be reviewed and agreed upon by VDOT and Fairfax County prior to installation.

F. Fair Ridge Drive will be constructed with a four foot wide median from Route 50 to the first main entrance to the Pender site.

7. Prior to bond release for Site Plan 10310-SP-001, the Applicant shall install pedestrian signal heads and a pedestrian crosswalk across Route 50 at the Alder Wood Drive intersection with Route 50, subject to the following conditions:

A. the pedestrian signal heads and pedestrian crosswalk shall be installed as approved by VDOT;

B. if the pedestrian signal heads and the crosswalk and any associated road improvements are determined to be off-site roadway projects in accordance with the Fairfax Center Area Road Fund procedural guidelines, the Applicant shall be refunded from the Fairfax Center Area Road Fund the cost of the pedestrian signal heads and the pedestrian crosswalk and any associated road improvements, minus the amount equivalent to the estimated cost of installation of pedestrian signal heads at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50;

C. If, for any reason, (i) the pedestrian crosswalk and any associated road improvements are not approved by VDOT, or (ii) the cost of such improvements will not be refunded to the Applicant pursuant to subparagraph (B), then, in lieu of installing the pedestrian signal heads and constructing the pedestrian crosswalk and any associated road improvements, the Applicant shall escrow with the County funds in the amount of the estimated cost of installation of pedestrian signal heads, without a pedestrian crosswalk and any associated road improvements, at both the Fair Ridge Drive and Alder Wood Drive intersections with Route 50, to be used for pedestrian improvements at these intersections or in the vicinity.

8. Applicant shall contribute to the Fairfax Center Area Road Fund in accordance with the Procedural Guidelines adopted by the Board of Supervisors on November 22, 1982, as amended, subject to credit for all creditable expenses as determined by the Fairfax County Department of Transportation and/or DPWES.

9. A. Where the internal pedestrian system crosses the travelways of the parking lots, crosswalks shall be provided; these may be either pavement treatments or pavement painting which clearly mark the pedestrian pathways, to the satisfaction of DPWES.

B. Crosswalks shall be provided across travel aisles between the proposed location of the day care and the playground. Such crosswalks shall be constructed as raised

crosswalks of materials different from the surrounding parking lot (such as stamped asphalt or pavers), and shall be signed as pedestrian crosswalks.

## ENVIRONMENT

10. A. All storm water management facilities constructed on the Property and/or associated with the development shall be Best Management Practices (BMP) facilities in accordance with the requirements of the Water Supply Protection Overlay District (WSPOD), as determined by DPWES. In addition, these facilities shall be designed to provide storage capacity of a minimum of five (5%) percent in excess of the design storm requirements required by the Public Facilities Manual, all as determined by DPWES.

B. During initial Site Plan submission, the Applicant shall coordinate with DPWES to determine appropriate types and locations for LID techniques/BMP facilities, and shall implement such recommendations. Innovative BMP facilities shall be installed throughout the site to include, but not be limited to, underground vaults, porous pavers and grasscrete travel way for fire access to the substation, as approved by DPWES.

C. In order to protect the Resource Protection Area (RPA) on-site construction phase of development, erosion and sedimentation control measures designed to achieve up to 90% sediment trapping efficiencies or greater as feasible, as determined by DPWES, shall be implemented in conformance with the methods recommended by the Virginia Soil and Water Conservation District in the Virginia Erosion and Sediment Control Handbook. All such activities shall be subject to approval by DPWES.

11. Bicycle racks or other bicycle parking for at least 10 bikes shall be provided near the entrance of Buildings A and B2.

12. A. The Applicant shall conform strictly to the limits of clearing and grading as shown on the Development Plan, subject to allowances specified in these proffered conditions and for the installation of fences, utilities and/or trails as determined necessary by the Director of DPWES. If it is determined necessary to install fences, utilities, and/or trails in areas protected

by the limits of clearing and grading as shown on the Development Plan, they shall be located in the least disruptive manner necessary as determined by UFM. A replanting plan shall be developed and implemented, subject to approval by UFM and for any areas protected by the limits of clearing and grading that must be disturbed for such fences, trails and/or utilities. Applicant shall preserve trees in those areas designated on the Development Plan as buffers and those areas shown to be protected by the limits of clearing and grading.

B. All tree preservation-related work occurring in or adjacent to the limits of clearing and grading shall be accomplished in a manner that minimizes damage to vegetation to be preserved, including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Removal of any vegetation, if any, or soil disturbance within the limits of clearing and grading, including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject within the limits of clearing and grading to the review and approval of UFM. The use of equipment within the limits of clearing and grading will be limited to hand-operated equipment such as chainsaw, wheel barrows, rake and shovels. Any work that requires the use of equipment, such as skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFM.

C. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting with the UFM to be held prior to any clearing and grading. During the walk-through meeting, the Applicant's certified arborist or landscape architect shall walk such limits of clearing and grading with an UFM representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented; provided, however, that no adjustment shall be required that would affect the location of buildings, including a requirement for additional retaining walls in excess of two feet in height. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids

damage to surrounding trees and associate understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associate understory vegetation and soil conditions.

D. The limits of clearing and grading shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading adjacent to the tree preservation areas as shown on the phase I and II erosion sediment control sheets. All tree protection fencing shall be installed after the walk-through meeting described in Proffer 15.B above but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist and UFM, and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing or grading activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, the UFM, DPWES shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the respective public improvement/site plan submission. The details for these treatments shall be reviewed and approved by UFM, accomplished in a manner that protects adjacent vegetation to be preserved, and may include, but not be limited to the following: (1) root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches; (2) root pruning shall take place prior to any clearing and grading; (3) root pruning shall be conducted with the supervision of a certified arborist; and (4) a UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

F. During any clearing or tree/vegetation removal in the areas adjacent to the tree preservation areas, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFM. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM. The Sully District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described in Par. C. above.

G. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 6 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective public improvement/site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

H. At the time of the respective public improvement/site plan approvals, the Applicant shall both post a cash bond and a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with Proffer 15.G above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to 50% of the replacement value of the Bonded Trees. The cash bond shall consist of 33% of the amount of the letter of credit. At any time prior to final bond release, should any Bonded Trees die, be removed, or are determined to be dying by UFM due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFM. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that

is dead or dying or improperly removed due to unauthorized activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

I. All of the open space buffers along the Property's northern and western property lines shall be maintained as undisturbed open space subject to the necessary installation of utilities in the least disruptive manner and the removal of dead, dying or invasive vegetation.

### **LANDSCAPING**

13. A. As a part of the site plan submissions for each phase of the project, a landscaping plan will be submitted to DPWES for review and approval. Such landscaping plans shall conform to the design shown on the Development Plan, provided, however, that with the specific concurrence of Urban Forest Management, the Applicant may substitute vegetative materials and alter their location to accommodate engineering considerations. The vegetative density will be as represented on the Development Plan. The Applicant shall maintain the landscaping in good condition and promptly replace dead landscaping with similar species.

B. All canopy trees shall be minimum 3" - 3.5" caliper.

C. Landscaping shall be provided adjacent to the loading area for Building A as shown on the Development Plan.

14. The plaza and paved areas will be designed and constructed in conformance with the concepts depicted on the Development Plan, provided, however, that, subject to the approval of DPWES and Urban Forest Management, the specific distribution and location of landscaping, walkways, and focal seating areas may be modified to accommodate the design theme for the Property selected by the Applicant, so long as such modifications are in substantial conformance with the Development Plan, and are provided in the quality and quantity of that shown on the Development Plan. Plaza areas shall be constructed concurrently with the development of the respective phase of the project.

15. Any landscaping shown the Development Plan to be provided in an existing or proposed utility easement shall be reviewed by the UFM prior to approval of the site plan. All vegetation provided in such easement shall be specifically chosen for viability (size, etc.) in the easement, as recommended by UFM. Any vegetation shown on the Development Plan that is not able to be installed as shown because of the easements shall be relocated outside the easement in a location serving the same purpose as that shown on the Development Plan, as recommended by UFM.

16. The Applicant shall construct in the location shown on the Development Plan, a continuous architectural and solid wood fence, a minimum of 6' in height. The solid wood fence shall be board-on-board alternating on each side and overlapping. The fence shall be of good quality and durability constructed in a professional manner utilizing sound materials and assembled with screws so as to assure longevity and reduce maintenance and repairs. The fence shall be maintained in good repair at all times by the property owner, including repair of any graffiti vandalism within thirty days of such occurrence. Points of access shall be provided in the form of gates for the purpose of accessing the storm water management facility and other property points. A sign shall be erected indicating that gates shall remain locked at all times.

#### **SIGNAGE AND OTHER DESIGN DETAILS**

17. A. Signage for the Property shall be provided in accordance with a Comprehensive Sign Plan or appropriate amendments, as deemed necessary, addressing signage needs of tenants of the Property.

B. All free-standing signs shall be monument. No pole signs (excepting directional signage on-site) shall be permitted.

18. In coordination and consultation with the Sully District Supervisor, the Applicant shall fund the provision of one historical marker on the site. Said funding shall include the completion of the archival research that supports the marker and the drafting of the marker text. The Sully District Supervisor shall approve the final text prior to the manufacturing of the marker. Such marker shall not exceed eight (8) square feet in area. The marker will be a Fairfax County Park Authority-style wayside trail marker (comparable in size and style to a Virginia Civil War Trails marker). Said marker shall be placed at a point along the site's frontage on

Route 50, so as to be legible to pedestrians on the frontage sidewalk. This marker shall be installed by the Applicant prior to site plan bond release. The Applicant shall dedicate public access easements for use as a public commemorative monument in the area along the Property's Route 50 frontage as shown on the Development Plan.

19. In order to minimize any potentially adverse impacts from service activities taking place at the rear of the grocery store, the Applicant commits to the following:

No truck deliveries, including trash removal, shall be permitted within the project between 11 :00 p.m. and 6:00 a.m. daily.

20. A. The architecture of the proposed buildings on Tax Map 46-3 ((1)) 15A3 shall be in substantial conformance with the architectural elevations shown on Sheets 19A-D of the Development Plan. The proposed buildings shall have similar architectural treatment and materials on all four sides.

B. The architectural materials of the proposed development on Tax Map 46-3 ((1)) 15A3 shall consist of any of the following materials used singly or in combination with other materials: Brick masonry, architectural CMU, EIFS, architectural metals and glazing systems. The same colors and types of materials shall be used on all buildings, including the pad site. Architectural details to demonstrate conformity shall be provided on all final site plans. A palette of no more than 2 base colors and 3 accent colors will be provided at first building permit application and all buildings shall use these colors.

C. The façade of the existing office building shall be either repainted or refaced to compliment the color schemes and materials of the proposed building prior to issuance of a Non-RUP for any of the new buildings.

D. The façade of the commercial pad site building shall be consistent in color and materials with the other buildings in the Center, including use of the palette of colors referenced in Par. B of this proffer, and consistent on all four sides of the building.

E. All dumpsters will be fully screened.

21. 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 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicants' direction to assist in the initial sale or rental of space 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.

22. Subject to the approval of VEPCO, the Applicant shall place a minimum of 700 linear feet of the existing distribution lines running parallel to Fair Ridge Drive underground during site construction. Applicant shall also provide four (4) eight-inch (8") underground ducts along the Property's Route 50 frontage for VEPCO's future use. In the event VEPCO does not approve the undergrounding of these lines, the Applicant must demonstrate in writing VEPCO's disapproval.

23. Site amenities (street furniture, lighting, bicycle racks and trash receptacles) as shown on the Development Plan shall be installed throughout the site in public plaza areas.

24. All on-site lighting shall comply with Article 14.

25. Rooftop equipment on buildings A and B2 shall be screened where units would be visible from off-site.

#### **VEPCO SUBSTATION**

26. The Applicant shall construct curb cuts along the travel aisle adjacent to the substation in locations determined by VEPCO and in substantial conformance with that shown on the Development Plan.

#### **FAIR WOODS LANDSCAPING**

27. Prior to the issuance of the first Non-RUP for Building A, the Applicant shall contribute the sum of \$5000 to the Fair Woods Homeowners Association for trail and landscaping maintenance or other such improvements as deemed necessary by the Association.

## **CHILD CARE**

28. The child care center shall have a maximum daily enrollment of 200 children.

29. An enclosed outside play area shall be provided to accommodate a maximum of 50 children at one time in the area shown on the Development Plan.

30. Hours of operation shall be limited to 6:30 a.m. to 7:00 p.m. Monday through Friday.

31. The child care center shall comply with all applicable Health Department requirements.

## **UTILITIES**

32. At the time of site plan submission for the Independent Living Facility, the Applicant shall conduct a sanitary sewer capacity analysis study for the collector lines (8-15 inches) that serve the Property to determine their adequacy to handle the anticipated sewage from the proposed development. The Applicant shall make any sewer improvements determined necessary by DPWES based upon the results of the study.

## **INDEPENDENT LIVING FACILITY (BUILDING D)**

33. The Independent Living Facility shall be developed with a maximum of 100 dwelling units. The units shall only be available to tenants aged fifty-five (55) years and older and their spouse.

34. A minimum of seventy-five (75) percent of the total number of dwelling units in the Independent Living Facility shall qualify as "affordable" in accordance with federal, state and/or local affordable dwelling program requirements. The maximum income for qualified tenants of these units shall not exceed 70% of the Area Median Income ("AMI") of the Washington Metropolitan Statistical Area. Unless otherwise modified in accordance with the provisions of Section 2-814 and/or 2-816 of the Zoning Ordinance, fifteen (15) percent of the total number of dwelling units in the Independent Living Facility shall be administered as Affordable Dwelling Units, or another equivalent affordable dwelling unit program, in accordance with Part 8 of Article 2 of the Zoning Ordinance.

35. Each of the dwelling units within the Independent Living Facility shall be designed to incorporate standard industry accepted Universal Design Elements.

36. The Independent Living Facility shall include interior amenities for use by the residents of such facility, including, without limitation, multi-purpose rooms, libraries, parlors, exercise rooms, movie rooms, and/or gaming rooms.

A. Prior to issuance of the Non-RUP for the Independent Living Facility, the Applicant shall provide documentation to DPWES and DPZ that the building has been awarded certification in accordance with the EarthCraft House Program.

37. Prior to bond release for the Independent Living Facility or within occupancy of fifty (50) percent of the total number of units within the Independent Living Facility, whichever occurs first, the Applicant shall provide van or shuttle service for use by residents of the Independent Living Facility for transportation to transit facilities, shopping centers, medical offices, hospitals, recreational amenities and other destinations. The van or shuttle service shall be operational on an as needed daily basis by residents.

38. The Independent Living Facility shall be constructed with consistent materials on all four sides and in a manner in substantial conformance with the elevations contained within Sheets 18-19 of the Development Plan.

39. Prior to bond release for the Independent Living Facility, the Applicant shall install exterior recreational site amenities on Tax Map Parcels 46-3 ((1)) 15A1 and 15A2 in substantial conformance with those shown on the Development Plan.

40. Prior to issuance of the Non-RUP for the Independent Living Facility, and upon any change in management, the Applicant shall provide the contact information for the Independent Living Facility's management company to the President of the Fair Oaks Estates and Fair Woods Homeowner's Associations.

41. At least 100 parking spaces shall be reserved, in the general location depicted on the Development Plan, for exclusive use of the residents and employees of the Independent Living Facility. The Applicant shall provide signage indicating that these spaces are provided solely for use by the residents, employees and visitors of the Independent Living Facility.

42. Loading and trash removal services for the Independent Living Facility shall not occur before 6:30 a.m. or later than 10:00 p.m.

43. Prior to issuance of the Non-RUP for the Independent Living Facility and subject to VDOT approval, the Applicant shall install a concrete pad and a concrete pedestrian connection to the adjacent trail, unless otherwise installed by others, to permit the installation, by others, of a bus shelter to service the existing bus stop on Route 50 adjacent to Tax Map 46-3 ((1)) 15A3.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

APPLICANT / TITLE OWNER OF TM 046-3((1))  
PARCEL 15A3

PENDER, L.L.C.

BY: Atlantic Realty Companies, Inc., its Manager

BY: *Stanley M. Barg*  
Stanley M. Barg

TITLE: Chief Operating Officer



# CONCEPTUAL DEVELOPMENT PLAN AMENDMENT (CDPA) AND FINAL DEVELOPMENT PLAN AMENDMENT (FDPA)

## FOR PENDER VILLAGE CENTER SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA

FAIRFAX COUNTY TAX ASSESSMENT MAPS 46-3-(111)-15A, 15B, 1Y IS CURRENTLY ZONED PDC OWN HEREIN WAS COMPILED BY PATTON HARRIS RUST & 14, 2004.

IN IS AT A TWO-FOOT CONTOUR INTERVAL, COMPILED FROM STATES, PC. SITE PLAN & 5456-SF-01-1.

FDPA PLAN IS LOCATED IN THE SULLY DISTRICT, S IN CONFORMANCE WITH THE COMPREHENSIVE ZONING ORDINANCES, REGULATIONS AND ADOPTED CONDITIONS FOLLOWING:

DRIVE REQUIREMENTS FOR LEE JACKSON HIGHWAY, IC SEWER AND WATER.

(SMA) AND BEST PRACTICES (BMP) WILL BE PROVIDED BE CONSTRUCTED AND LOCATION DETERMINED BY THE FINAL

IE APPROXIMATE, THERE ARE EXISTING R MORE IN WIDTH ON THE SITE (SEE SHEET 2). D PROFILES WILL BE SUBMITTED DURING THE SITE RDA PURPOSES.

INDICATE THE TOXIC SUBSTANCES ON THIS SITE, IF ANY, IE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, AL SITES OR EXISTING STRUCTURES FOUND ON THIS SITE.

CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA (ATM) (MOT) STANDARDS AND SPECIFICATIONS USED IN GENERAL, NOTE 8 ABOVE.

INFORM TO STANDARDS SET BY THE FAIRFAX COUNTY SECTION 7 UNLESS MODIFIED AS DESCRIBED IN GENERAL.

SECTION 4 OF SECTION 18-405 OF THE ZONING ORDINANCE, IE, GARAGES AND SIDEWALKS MAY OCCUR WITH FINAL

ENVIRONMENTAL QUALITY CORRIDORS (EQC) AND RPA'S ON THE X COUNTY MAPS.

IDENTIFY OR NATURAL FEATURES ON THE SUBJECT SITE WHICH ARE OF PRESERVATION.

DRIVE ON SITE.

PROPOSED WITH THIS SITE SHALL INCLUDE:

ALIGNMENTS WILL BE REFLECTED IN THE FDP.

SCALE AND PROPOSED SITE PLAN DIMENSIONS SHALL BE ELEGANT BASED UPON MARKET CONDITIONS.

PROVISIONS ILLUSTRATE THE REQUIRED IMPROVEMENTS FOR THE APPROVAL OF THIS PLAN WILL ONLY BRING THE OWNER TO D IMPROVEMENTS FRONTING THE SUBJECT SITE.

CONDUITS AND TABULATIONS SHOWN ON THIS PLAN, THE APPLICANT (AS APPLICANT) MUST SUBMIT THE FINAL DESIGN CONCEPTS, INCLUDING SITES AND IS TO CONFORM WITH ARCHITECTURAL AND ENGINEERING STANDARDS, ORDINANCES AND REGULATIONS THAT MAY BE ADOPTED BY FAIRFAX COUNTY, STATE AGENCIES WHOSE JURISDICTIONAL APPROVAL MAY BE REQUIRED.

SMALL CPA BE REQUIRED AND SUCH NOTIFICATIONS SHALL BE IN E WITH THE SITE (AS IS DETERMINED BY GPE).

100% FLOOR AREA DEVOTED TO USES SHOWN MAY RANGE FROM HOME TO THE JIAL GROSS FLOOR AREA SHALL NOT EXCEED 305,458. (SEE CHART BELOW)

1. SCALED ARE APPROPRIATE AND MAY VARY DEPENDING ON THE FINAL USE NEEDING DESIGN DURING SITE PLANNING. THE FINAL DESIGN SHALL BE IN 25' MIN TYP.

FOR LOT 2 SHALL INCLUDE OUTDOOR SEATING AND SHALL BE PARKED IN ACCORDANCE JACE.

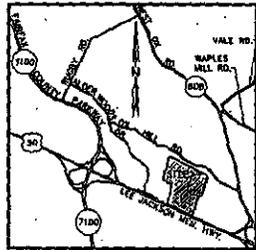
JOINED TO BUILDINGS SHOWN THAT PORTION OF OCCUPIED CELLAR WILL BE COURED BY THE USE.

AND OBTAIN APPROVAL OF A COMPREHENSIVE SIGN PLAN APPLICATION SEPARATELY PRIOR SIGNING.

REQUIRED AN EASEMENT FOR PARKING, LANDSCAPING, ACCESS, AND CONSTRUCTION WITHIN THE AREA (SEE PARCEL SHOWN ON THE CDPA/FDPA, AT SUCH TIME A SITE PLAN IS SUBMITTED FOR THESE USES, RESPECT TO THE HEIGHT AND/OR LOCATION OF ANY LANDSCAPING, EQUIPMENT, LANDSCAPING OUTSIDE OF A SHALL BE PROVIDED IN SUBSTANTIAL CONFORMANCE WITH THE CDPA/FDPA AS APPROVED BY UPFA. IN THIS EASEMENT IS NOT GRANTED FOR AREAS WITHIN THE VPOD EASEMENTS, AND A PARKING REDUCTION IF BUILDING AREAS WILL BE REDUCED IN ORDER TO COMPLY WITH PARKING REGULATIONS, OR APPLICANT CDPA/FDPA.

ETWEEN BUILDINGS A, B1, B2, AND THE COMMERCIAL PAD, PROVIDED THE TOTAL GFA OF 134,821 SF, IS NOT EXCEEDED.

THE NEW BUS SEATS AND CHILD CARE WITH 200 MAXIMUM DAILY ENROLLMENT OR IN MORE THAN ONE NUMBER OF CHILD SEATS IS 200 AND THE MAXIMUM DAILY ENROLLMENT FOR THE SITE SHALL BE 200.



VICINITY MAP SCALE 1" = 2000'

LIGHT GLOBAL MISSION CHURCH  
10237 LESSBURG PIKE  
VIENNA, VA. 22182

DEVELOPER  
ATLANTIC REALTY COMPANIES, INC.  
8150 LESSBURG PIKE SUITE 1100  
VIENNA, VIRGINIA 22182  
PH. 703-760-9500

### SITE TABULATIONS:

EXISTING SITE AREAS	HOUSE WITH AREA	NET SITE AREA *
	PARCEL 15A (1,227,693 SF, OR 28,033 AC.) TOTAL: 38,388 AC. (1,641,333 SF)	PARCEL 15A (1,057,848 SF, OR 23,904 AC.) TOTAL: 32,536 AC. (1,413,948 SF)
PROPOSED PUBLIC STREET DEDICATION (BLOCK 15A ONLY)	0.036 AC. (1,583 SF)	
SITE AREA LOT 15A (LESS STREET DEDICATION)	28,016 AC. (1,226,410 SF)	
EXISTING ZONE	PDC	
PROPOSED ZONE	PDC	
LANDSCAPED OPEN SPACE REQUIRED (FOR G.L.A.-MUD DEMAND)	183,061 SF	
LANDSCAPED OPEN SPACE PROVIDED (FOR G.L.A.-MUD DEMAND)	249,185 SF	
PROPOSED BUILDING GROSS FLOOR AREA (GFA) (PERCENT = 0.35)	305,458 SF	
PROPOSED FAR	0.25	
MAXIMUM BUILDING HEIGHT ALLOWED	35'	
PROPOSED BUILDING FOOTPRINT	SEE SHEET AA - 4E	

\* NET AREA IS THE SITE AREA MINUS 184,125 SF, OF ELECTRIC CASEMENTS.

\*\* AT THE TIME OF EXECUTION OF THESE PROFILES, SUBJECT TO THREE (3) MAJOR UTILITY EASEMENTS WHICH MAY BE REDUCED IN SIZE PRIOR TO APPROVAL:

- (A) A THIRTY FOOT WIDE UTILITY EASEMENT PARALLEL TO ROUTE 30, 21,420 SQUARE FEET IN AREA, SHOWN ON THE COP/POP WHICH REPRESENTS A 3.00' (101.28' X 2.25) SQUARE FOOT DENSITY CREDIT CALCULATION.
- (B) A VARIABLE WIDTH UTILITY EASEMENT PARALLEL TO FIVE DRIVE DRIVE 51,888 SQUARE FEET IN AREA, SHOWN ON THE COP/POP WHICH REPRESENTS A 22,996 (41,864 X 0.55) SQUARE FOOT DENSITY CREDIT CALCULATION; AND
- (C) A VARIABLE WIDTH UTILITY EASEMENT ALONG THE WESTERN PROPERTY LINE, 10,855 SQUARE FEET IN AREA, SHOWN ON THE COP/POP WHICH REPRESENTS A 2.25' (10.83' X 0.25) SQUARE FOOT DENSITY CREDIT CALCULATION.

UPON REDUCTION IN AREA OF EITHER OR BOTH EASEMENTS EVIDENCED BY AN APPROPRIATE INSTRUMENT IN THE LAND RECORDS OF FAIRFAX COUNTY, THE APPLICANT SHALL BE ABLE TO CONSTRUCT THE EQUIVALENT AMOUNT OF GROSS FLOOR AREA EQUAL TO THE NET REDUCTION IN AREA TIMES 0.25 IN THE EVENT A MAJOR UTILITY EASEMENT IS REDUCED TO LESS THAN TWENTY-FIVE (25) FEET IN WIDTH, SIMILARLY EVIDENCED, THERE SHALL BE NO REDUCTION IN DENSITY WITH RESPECT TO THAT EASEMENT. THE GROSS FLOOR AREA ATTRIBUTABLE TO THESE DENSITY CREDIT CALCULATIONS SHALL BE ALLOCATED AGAINST ANY OF THE THREE OFFICE BUILDING (BUILDINGS 1-3) AND HIS SITE PLAN FOR A BUILDING DEPENDENT UPON A MAJOR UTILITY DENSITY CREDIT SHALL BE SUBMITTED UNTIL THE AFORESAID INSTRUMENT HAS BEEN RECORDED. THE FAR WILL NOT EXCEED 0.35 AS MEASURED ON PARCEL 15A ONLY.

### PARKING TABULATION:

OFFICE ONLY OPTION:		OFFICE & CHURCH OPTION:	
<b>PARKING REQUIRED:</b>		<b>PARKING REQUIRED:</b>	
LOT #1		LOT #1	
OFFICE USE - 2.8 SPACES/1000 GSF = 184,877 GSF @ 2.8/1000	= 496 SPACES	OFFICE USE - 2.8 SPACES/1000 GSF = 131,377 GSF @ 2.8/1000	= 371 SPACES
CHILD CARE - 51 EMPLOYEES @ 1 SPACE/EMPLOYEE	= 51 SPACES	CHILD CARE - 34 EMPLOYEES @ 1 SPACE/EMPLOYEE	= 34 SPACES
TOTAL REQUIRED	= 547 SPACES	CHURCH USE - 1.0 SPACES/4 SEATS = 800 SEAT @ 4.0/4	= 200 SPACES
		TOTAL REQUIRED	= 591 SPACES
LOT #2		LOT #2	
SUBSTITUTION - 1 SPACE PER 1.0 EMPLOYEE/0 EMPLOYEES =	= 0 SPACES	SUBSTITUTION - 1 SPACE PER 1.0 EMPLOYEE/0 EMPLOYEES =	= 0 SPACES
TOTAL REQUIRED	= 0 SPACES	TOTAL REQUIRED	= 0 SPACES
LOT #3		LOT #3	
SHOPPING CENTER USE - 84,510 GSF @ 4.3/1000	= 372 SPACES	SHOPPING CENTER USE - 84,510 GSF @ 4.3/1000	= 371 SPACES
OFFICE USE - 40,857.50 GSF @ 3.8/1000	= 143 SPACES	OFFICE USE - 40,857.50 GSF @ 3.8/1000	= 147 SPACES
TOTAL REQUIRED	= 515 SPACES	TOTAL REQUIRED	= 518 SPACES
TOTAL REQUIRED FOR ENTIRE SITE	= 567 SPACES	TOTAL REQUIRED FOR ENTIRE SITE	= 518 SPACES
<b>PARKING PROVIDED:</b>		<b>PARKING PROVIDED:</b>	
SURFACE PARKING SPACES	= 943 SPACES	SURFACE PARKING SPACES	= 555 SPACES
STRUCTURED PARKING SPACES	= 213 SPACES	STRUCTURED PARKING SPACES	= 210 SPACES
TOTAL PROVIDED FOR THE SUBJECT SITE	= 1,156 SPACES	TOTAL PROVIDED FOR THE SUBJECT SITE	= 765 SPACES

### LOADING SPACE CALCULATION - OFFICE ONLY OPTION:

<b>LOADING REQUIRED:</b>	
LOT #1	
OFFICE/CHURCH USE - 1 SPACE/151 10,000 GSF + 1 SPACE/20,000 GSF = 1 SPACE/158,377 @ 1 SPACE/20,000 GSF = 0 SPACES	= 0 SPACES (MAX 0 SPACES)
TOTAL	= 0 SPACES
LOT #2	
SHOPPING CENTER USE - (1 SPACE/10,000+77,145 @ 1 SF/10,000	= 2 SPACES
OFFICE USE - 1 SPACE/151 10,000 + 23,281.50 @ 1 SPACE/10,000	= 2 SPACES
TOTAL	= 4 SPACES (MAX 2 SPACES)

\* THE OFFICE USE INCLUDED POSSIBLE FITNESS CENTER AND CHILD CARE.  
AT THE OF FINAL SITE PLAN, THE AREA OF THE FITNESS CENTER AND CHILD CARE WILL BE PROVIDED.  
\*\* THIS INCLUDES PARKING PROVIDED AT A JOG LEVEL IS ADDED TO THE PARKING SPACE.  
PARKING/LOADING SPACES PROVIDED:  
A MAJOR PORTION OF THE COUNTY REQUIRED PARKING SPACES WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN. THE COUNTY MINIMUM REQUIRED PARKING WILL BE PROVIDED AND/OR EXCEEDED.

### SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS AND SOILS MAP
- CERTIFIED PLAN
- 4A-4C. COP/FDP
- PROPOSED SITE IMPROVEMENTS
- LANDSCAPE PLAN
- 5A-5B. LANDSCAPE DETAILS
- 8-7. STORMWATER MANAGEMENT PLAN
- BEST MANAGEMENT PLAN
- EXISTING VEGETATION MAP
- 10-13. ILLUSTRATIVE PLANS
- LANDSCAPE RENDERING

COVER SHEET

RECEIVED  
Department of Planning & Zoning  
JUN 2 2011  
Sully District Office

DATE: MAY 2011

CI - 11A

PREPARED BY: NVA

PROJECT APPROVED BY DIVISION OF DISASTER PREPAREDNESS

DESIGNER: URBAN ENGINEERING & ASSOC., INC.  
CIVIL ENGINEER - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
7715 LITTLE LANE, SUITE 100, VIENNA, VA 22182  
(703) 445-5008

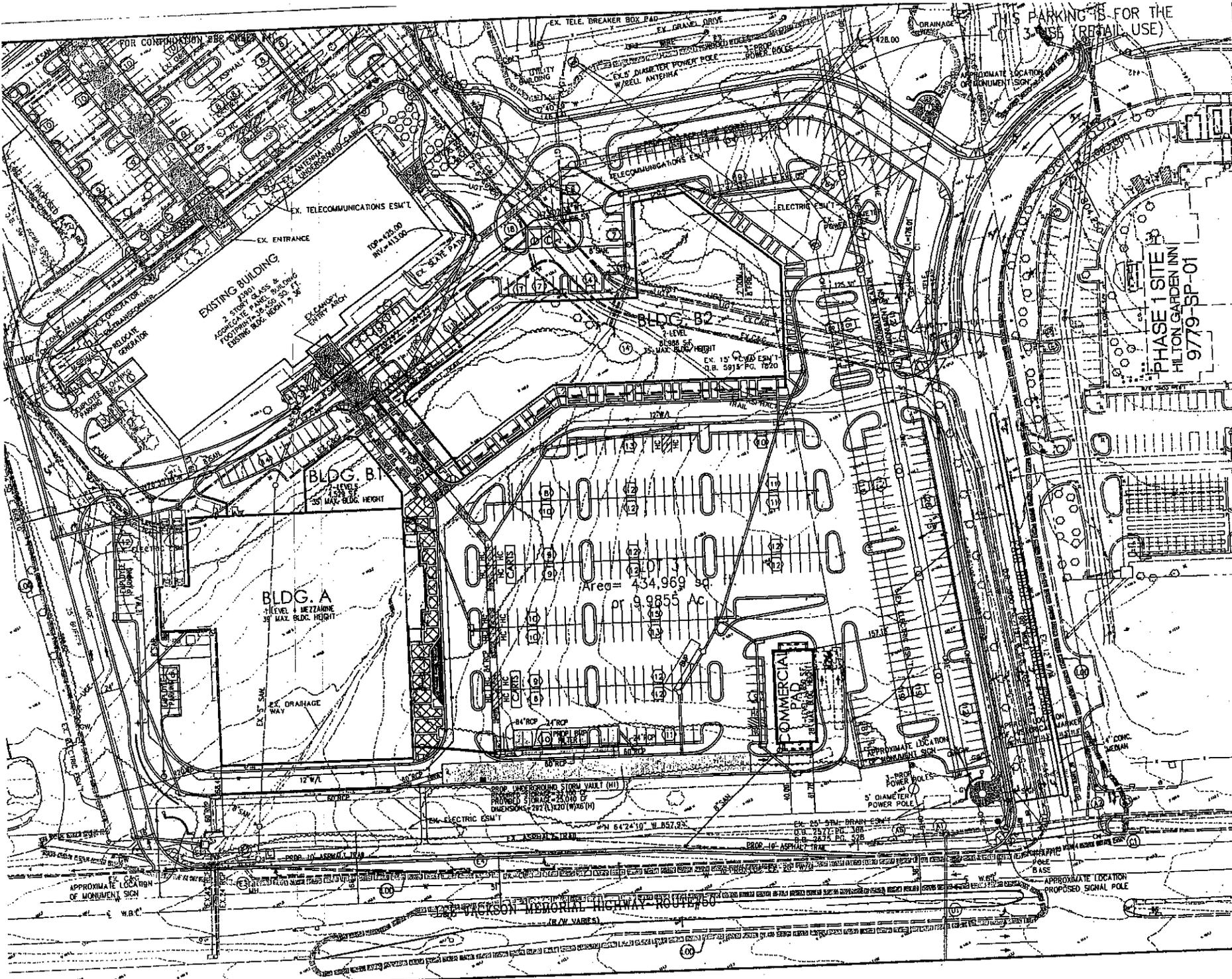
SHEET 1 OF 14

FILE NO. MISC 1463







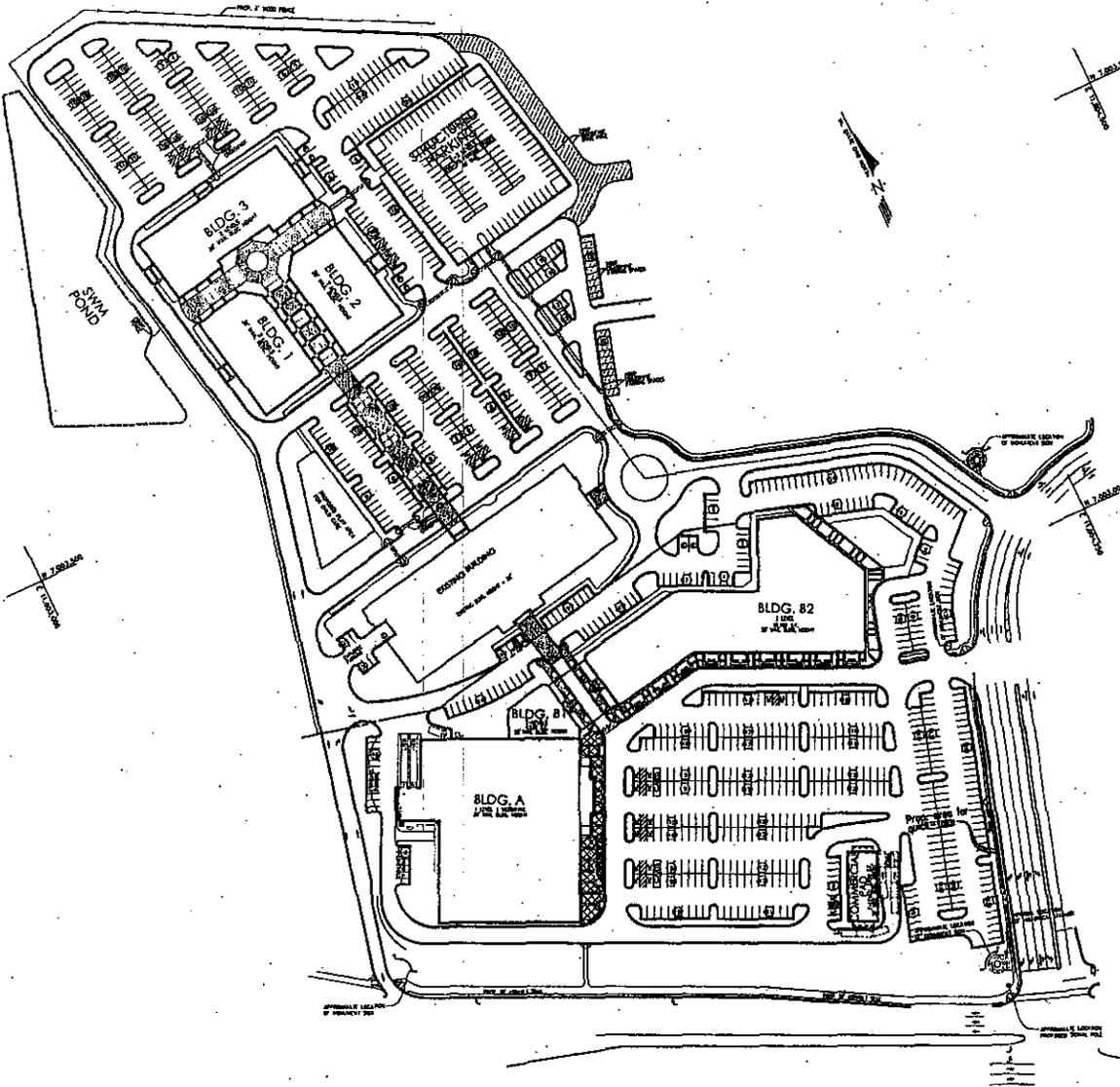


THIS PARKING IS FOR THE LOT 3 USE (RETAIL USE)

PHASE 1 SITE  
 HILTON GARDEN INN  
 9779-5P-01

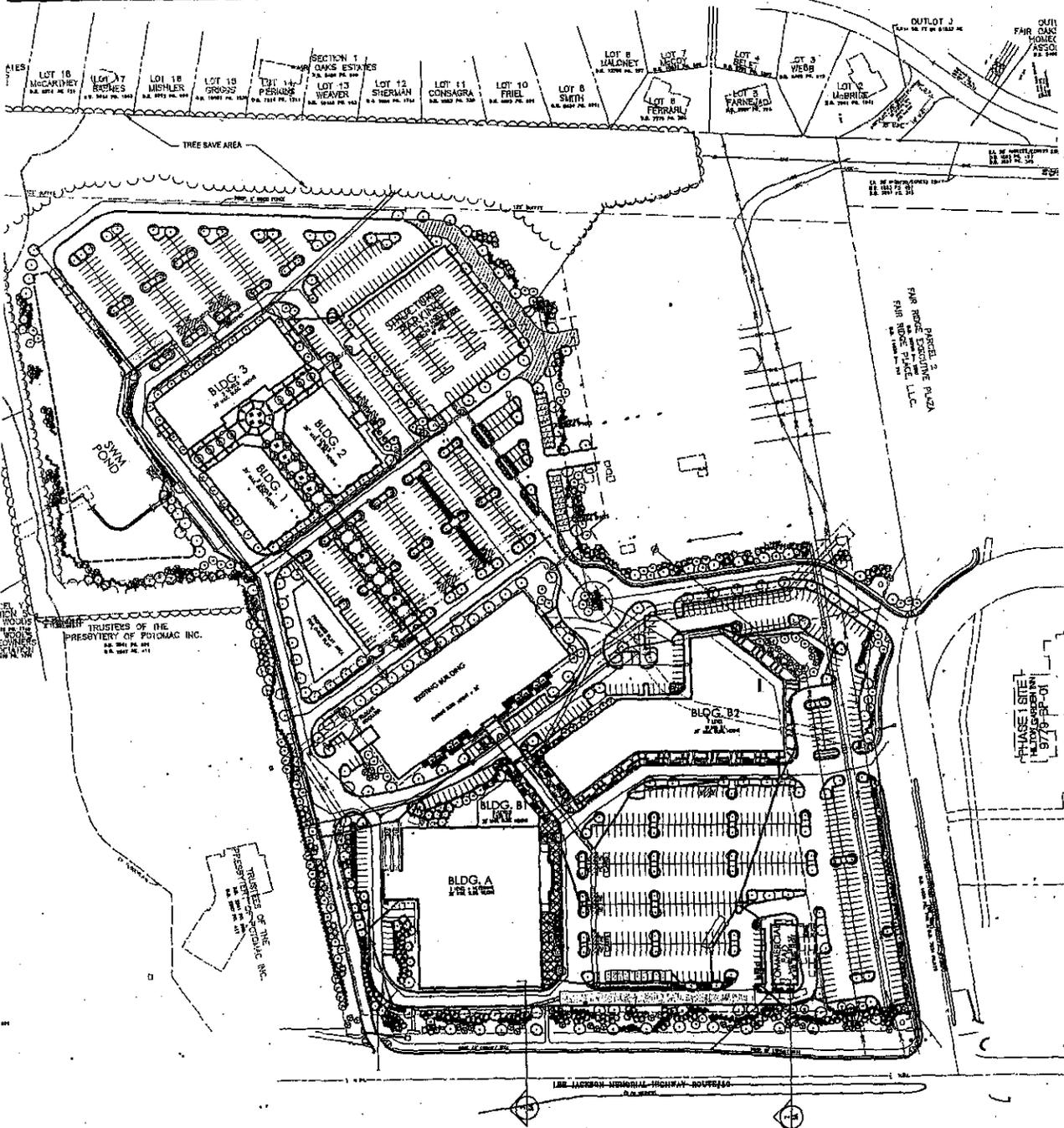
PLANNED BY URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SERVICES 715 LITTLE LEECH TURNPIKE ANNANDALE, VIRGINIA 22003 (703) 642-6000	REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE REVISION NO.
APPROVED BY 	DATE: MAY, 2011 SCALE: 1" = 48' CL-2
COMPANY <b>VIRGINIA ELECTRIC AND POWER COMPANY</b> STYLIS DISTRICT FAIRFAX COUNTY, VIRGINIA	SHEET 4B OF 14 FILE No. MISC-1463





THIS SHEET FOR INFORMATION PURPOSES ONLY

STREET 4D 14 FILE No. MISC-1463	PROPOSED SITE IMPROVEMENTS <b>VIRGINIA ELECTRIC AND          POWER COMPANY</b> SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA SCALE: 1"=40'		URBAN ENGINEERING & ASSOC., INC. CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS 7112 LITTLE RIVER TURNPIKE ANNAPOLIS, VIRGINIA 2068 (703) 442-8800	PLAN DATE 05-23-11	REVISION APPROVED BY DIVISION OF DESIGN REVIEW
				DATE DESCRIPTION REVISION APPROVED BY DIVISION OF DESIGN REVIEW	DATE DESCRIPTION REVISION APPROVED BY DIVISION OF DESIGN REVIEW



**TYPICAL PLANT PALETTE**

Botanical Name	Common Name	Size
<b>CANOPY TREES</b>		
Acer rubrum 'October Glory'	October Glory Red Maple	7' cal.
Fraxinus americana	Shedden's Green Ash	7' cal.
Liquidambar styraciflua	Sweetgum	7' cal.
Zelkova serrata	Zelkova	7' cal.
Quercus phellos	Willow Oak	7' cal.
Quercus rubra	Red Oak	7' cal.
<b>ORNAMENTAL EVERGREEN TREES</b>		
Cedrus canadensis	Eastern Redwood	8-10' H.
Cornus kousa	Flowering Dogwood	8-10' H.
Lagerstroemia indica 'Natchez'	Crape Myrtle	8-12' H.
Magnolia soulangeana	Saucer Magnolia	8-10' H.
Magnolia virginiana	Sweetbay Magnolia	8-10' H.
Thuja occidentalis 'Nigra'	Dark American Arborvitae	4-6' H.
Juniperus	American Holly	6-8' H.
Pinus Nigra	Austrian Pine	6-8' H.
<b>SHRUBS</b>		
Berberis (barberry)	Barberry	30"-36"
Cornus sericea	Red Twig Dogwood	30"-36"
Euonymus alatus 'Compactus'	Compact Burning Bush	30"-36"
Ilex glabra	Common Burning Bush	30"-36"
Ilex x mesaeosa 'Blue Princess'	Blue Princess Holly	36"-36"
Prunus lauro-cerasus	Skip Laurel	30"-36"
Viburnum dentatum	Aronwood Viburnum	36"-36"

**LEGEND**

- APPROXIMATE LIMITS OF GRADING AND CLEARING
- PROPOSED SHADE TREE
  - PROPOSED FLOWERING ORNAMENTAL TREE
  - PROPOSED EVERGREEN TREE
  - PROPOSED EVERGREEN SHRUB

**LANDSCAPING SUMMARY**

**REQUIRED TREE COVER**  
 TOTAL SITE AREA = 53.39 Ac. = 2,311,373 SF  
 BUILDING FOOTPRINT AREA = 222,189 SF  
 NET SITE AREA = 51.17 Ac. = 2,189,184 SF  
 TREE COVER REQUIRED (10%) = 218,918 SF = 131,819 SF

**PROVIDED TREE COVER**  
 EXISTING TREESAVE AREA = (100,000 SF = 1.25) = 125,000 SF  
 PROPOSED LANDSCAPING = 45,000 SF  
 TOTAL = 170,000 SF

PLANTINGS SHOWN ARE CONCEPTUAL AND SUBJECT TO REVIEW WITH FINAL SITE PLAN.  
 TOTAL PROVIDED CANOPY WILL BE A MINIMUM OF 131,819 SF.

**NOTES**

- ALL PLANTINGS LOCATED IN UTILITY EASEMENTS TO BE APPROVED BY VIRGINIA POWER PRIOR TO INSTALLATION.
- PURSUANT TO PARAGRAPH (3) OF SECTION 15-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE PROPOSED SWM POND AND THE 50' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
- PURSUANT TO PARAGRAPH (3) OF SECTION 15-304 OF THE ZONING ORDINANCE, A MODIFICATION / WAIVER OF THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE NORTHERN SIDE OF THE PROPERTY ADJACENT TO THE FAIR WOODS SUBDIVISION IS HEREBY REQUESTED. THE 45' UNDISTURBED BUFFER CONSISTING OF EXISTING WOODLANDS WILL MINIMIZE ANY ADVERSE IMPACT ON THE ADJACENT COMMUNITY.
- REQUIRED INTERIOR GREEN AREA FOR PARKING STRUCTURE TO BE PROVIDED IN OPEN SPACE BETWEEN GARAGE AND ADJACENT CURB.



URBAN ENGINEERING & ASSOC., INC.  
 CIVIL ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS  
 714 LITTLE MILL TOWER  
 FAIRFAX COUNTY, VIRGINIA  
 703-271-1111  
 DATE: 05-23-11  
 SHEET 5 OF 14  
 FILE NO. MISC-1463







NACE AREA #1  
A = 31.97 AC  
C = 0.70  
Q = 126.48 CFS  
= 172.82 CFS

**CROSS SECTION 1 RESULTS FOR 2 YR**  
Worksheet for Irregular Channel

Project Description		
Worksheet	Irregular Channel	
Plan Element	Irregular Channel	
Method	Harding's Formula	
Solve For	Channel Depth	
Input Data		
Slope	0.0000 ft/ft	
Discharge	172.82 cfs	
Options		
Current Roughness	Use User's Method	
Open Channel Weighing	Use User's Method	
Closed Channel Weighing	Harding's Method	
Results		
Manning's Coefficient	0.030	
Water Surface Elev.	408.28 ft	
Water Surface Slope	1.60 in 100.00 ft	
Flow Area	29.4 ft <sup>2</sup>	
Wetted Perimeter	19.52 ft	
Top Width	78.00 ft	
Bank Depth	4.00 ft	
Critical Depth	48.28 ft	
Critical Slope	3.017249 ft/ft	
Velocity	4.36 ft/s	
Velocity Head	0.20 ft	
Specific Energy	25.48 ft	
Froude Number	1.10	
Flow Type	Subcritical	
Roughness Segments		
Start Station	End Station	Manning's Coefficient
0+00	2+18	0.030
Natural Channel Points		
Station (ft)	Elevation (ft)	
0+00	408.00	
0+42	408.50	
0+80	408.00	
0+77	409.00	
1+10	408.50	
1+18	408.00	
2+18	412.00	

**CROSS SECTION 1 RESULTS FOR 11 YR**  
Worksheet for Irregular Channel

Project Description		
Worksheet	Irregular Channel	
Plan Element	Irregular Channel	
Method	Harding's Formula	
Solve For	Channel Depth	
Input Data		
Slope	0.0000 ft/ft	
Discharge	172.82 cfs	
Options		
Current Roughness	Use User's Method	
Open Channel Weighing	Use User's Method	
Closed Channel Weighing	Harding's Method	
Results		
Manning's Coefficient	0.030	
Water Surface Elev.	408.28 ft	
Water Surface Slope	1.60 in 100.00 ft	
Flow Area	29.4 ft <sup>2</sup>	
Wetted Perimeter	19.52 ft	
Top Width	78.00 ft	
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Critical Slope	3.017249 ft/ft	
Velocity	4.36 ft/s	
Velocity Head	0.20 ft	
Specific Energy	25.48 ft	
Froude Number	1.10	
Flow Type	Subcritical	
Roughness Segments		
Start Station	End Station	Manning's Coefficient
0+00	2+18	0.030
Natural Channel Points		
Station (ft)	Elevation (ft)	
0+00	408.00	
0+42	408.50	
0+80	408.00	
0+77	409.00	
1+10	408.50	
1+18	408.00	
2+18	412.00	

DRAINAGE AREA #2  
AREA = 33.90 AC  
C = 0.70  
Q = 126.95 CFS  
Q<sub>2</sub> = 172.00 CFS

**CROSS SECTION 2 RESULTS FOR 2 YR**  
Worksheet for Irregular Channel

Project Description		
Worksheet	Irregular Channel	
Plan Element	Irregular Channel	
Method	Harding's Formula	
Solve For	Channel Depth	
Input Data		
Slope	0.0000 ft/ft	
Discharge	172.00 cfs	
Options		
Current Roughness	Use User's Method	
Open Channel Weighing	Use User's Method	
Closed Channel Weighing	Harding's Method	
Results		
Manning's Coefficient	0.030	
Water Surface Elev.	408.59 ft	
Water Surface Slope	1.99 in 100.00 ft	
Flow Area	32.5 ft <sup>2</sup>	
Wetted Perimeter	21.82 ft	
Top Width	81.50 ft	
Bank Depth	4.00 ft	
Critical Depth	48.28 ft	
Critical Slope	3.017249 ft/ft	
Velocity	6.00 ft/s	
Velocity Head	0.99 ft	
Specific Energy	26.27 ft	
Froude Number	1.70	
Flow Type	Supercritical	
Roughness Segments		
Start Station	End Station	Manning's Coefficient
0+00	2+18	0.030
Natural Channel Points		
Station (ft)	Elevation (ft)	
0+00	408.00	
0+42	408.50	
0+80	408.00	
0+77	409.00	
1+10	408.50	
1+18	408.00	
2+18	412.00	

**CROSS SECTION 2 RESULTS FOR 10 YR**  
Worksheet for Irregular Channel

Project Description		
Worksheet	Irregular Channel	
Plan Element	Irregular Channel	
Method	Harding's Formula	
Solve For	Channel Depth	
Input Data		
Slope	0.0000 ft/ft	
Discharge	172.00 cfs	
Options		
Current Roughness	Use User's Method	
Open Channel Weighing	Use User's Method	
Closed Channel Weighing	Harding's Method	
Results		
Manning's Coefficient	0.030	
Water Surface Elev.	408.59 ft	
Water Surface Slope	1.99 in 100.00 ft	
Flow Area	32.5 ft <sup>2</sup>	
Wetted Perimeter	21.82 ft	
Top Width	81.50 ft	
Bank Depth	4.00 ft	
Critical Depth	48.28 ft	
Critical Slope	3.017249 ft/ft	
Velocity	6.00 ft/s	
Velocity Head	0.99 ft	
Specific Energy	26.27 ft	
Froude Number	1.70	
Flow Type	Supercritical	
Roughness Segments		
Start Station	End Station	Manning's Coefficient
0+00	2+18	0.030
Natural Channel Points		
Station (ft)	Elevation (ft)	
0+00	408.00	
0+42	408.50	
0+80	408.00	
0+77	409.00	
1+10	408.50	
1+18	408.00	
2+18	412.00	

**EXISTING CULVERT ANALYSIS**

CULVERT CALCULATION  
AREA = 33.92 AC  
C = 0.70  
Q = 126.40 CFS  
SLOPE S' = 0.03 FT/FT  
ROUGHNESS COEFFICIENT n' = 0.013

FOR 42" PPE  
RADIUS = 17' 1.5"  
NETTED PERIMETER P' = 1.75'  
AREA OF PPE = 9.82 SQ FT  
VELOCITY =  $[(1.49)(Q^{0.38}) / (P'^{0.48})] (S^{0.48})$   
= 28.83 / 3.63  
= 7.94 CFS

CAPACITY IF PIPE V = AREA \* VELOCITY  
= 28.83 \* 3.63  
= 104.45 CFS

REPLACING THE AREA RANG OF THE TWO PIPES (12" AND 24") TO THE TOTAL FLOW OF 172.02 CFS, THE 10 IR FLOW IN 42" PIPE IS 115.83 CFS WHICH IS LESS THAN THE DESIGN PIPE FLOW (127.33 CFS), HENCE OK.

FOR 30" PPE  
RADIUS = 15' 1.00"  
NETTED PERIMETER P' = 1.00'  
AREA OF PPE = 3.14 SQ FT  
VELOCITY =  $[(1.49)(Q^{0.38}) / (P'^{0.48})] (S^{0.48})$   
= 19.85 FT/SEC  
CAPACITY IF PIPE V = AREA \* VELOCITY  
= 31.4 \* 19.85  
= 623.79 CFS

REPLACING THE AREA RANG OF THE TWO PIPES (12" AND 24") TO THE TOTAL FLOW OF 172.02 CFS, THE 10 IR FLOW IN 30" PIPE IS 56.94 CFS WHICH IS LESS THAN THE DESIGN PIPE FLOW (52.31 CFS), HENCE OK.

**EXISTING CULVERT ANALYSIS**

THIS SITE IS LOCATED ON THE MAP ASSESSMENT NUMBER 49-3-(11)-19, 18A, B, 18B. THE PURPOSE OF THIS SITE PLAN IS FOR THE CONSTRUCTION OF A MULTI-BUILDING DEVELOPMENT, SURFACE PARKING, AND NECESSARY INFRASTRUCTURE. THE TOTAL SITE AREA IS 33.91 ACRES, OF WHICH, 21.26 ACRES IS 80% DISTURBED WITH THIS DEVELOPMENT.

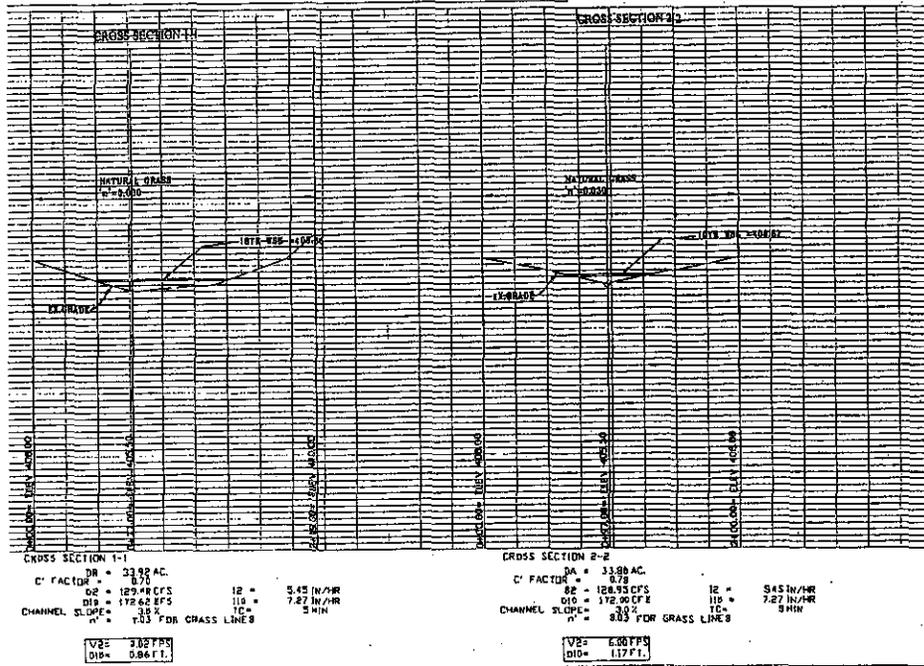
THE EXISTING SITE HAS A NATURAL DRAINAGE DIVERT THAT SERVES THE SITE, WITH THE NORTH SIDE OF THE SITE DRAINING TO AN EXISTING POND LOCATED IN THE NORTHWEST CORNER OF THE SITE. THE BAIN POND DISCHARGES INTO AN EXISTING DRAINAGE DITCH ON THE WESTERN SIDE OF THE PROPERTY, NEAR CROSS SECTION 2. THE BALANCE OF THE SITE DRAINS TO AN EXISTING CULVERT SYSTEM THAT CARRIES ROAD 80. THE EXISTING CULVERT SYSTEM UNDER ROUTE 80 CONSISTS OF AN EXISTING 48" RCP AND 24" RCP. AS THE COMPUTATIONS ON THIS SHEET INDICATE, THE EXISTING CULVERT SYSTEM IS CONTROLLING THE EXISTING RUNOFF TO THE CULVERT SYSTEM. THE PROPOSED STORMWATER MANAGEMENT FOR THE SITE WILL NOT BE INCREASING THE DISCHARGE TO THE EXISTING CULVERT SYSTEM. FROM THE DATA AVAILABLE, IT APPEARS THE EXISTING CULVERT AREA ADEQUATE TO CONTROL THE EXISTING RUNOFF. SHOULD THE DEVELOPER WANT TO ADDITIONAL DETENTION WILL BE PROVIDED TO REDUCE THE PEAK FLOW TO THE EXISTING CULVERT. HOWEVER, THE EXISTING POND ON THE WESTERN SIDE OF THE SITE DISCHARGES INTO AN EXISTING CHANNEL. SUCH HAS BEEN ANALYZED. THE RESULT OF THE ANALYSIS IS ON THIS SHEET AND SHOWS THE CHANNEL IS ADEQUATE TO HANDLE THE EXISTING FLOW. THE POND WILL BE MODIFIED, BUT LEFT IN THE GENERAL LOCATION WITH THIS DEVELOPMENT.

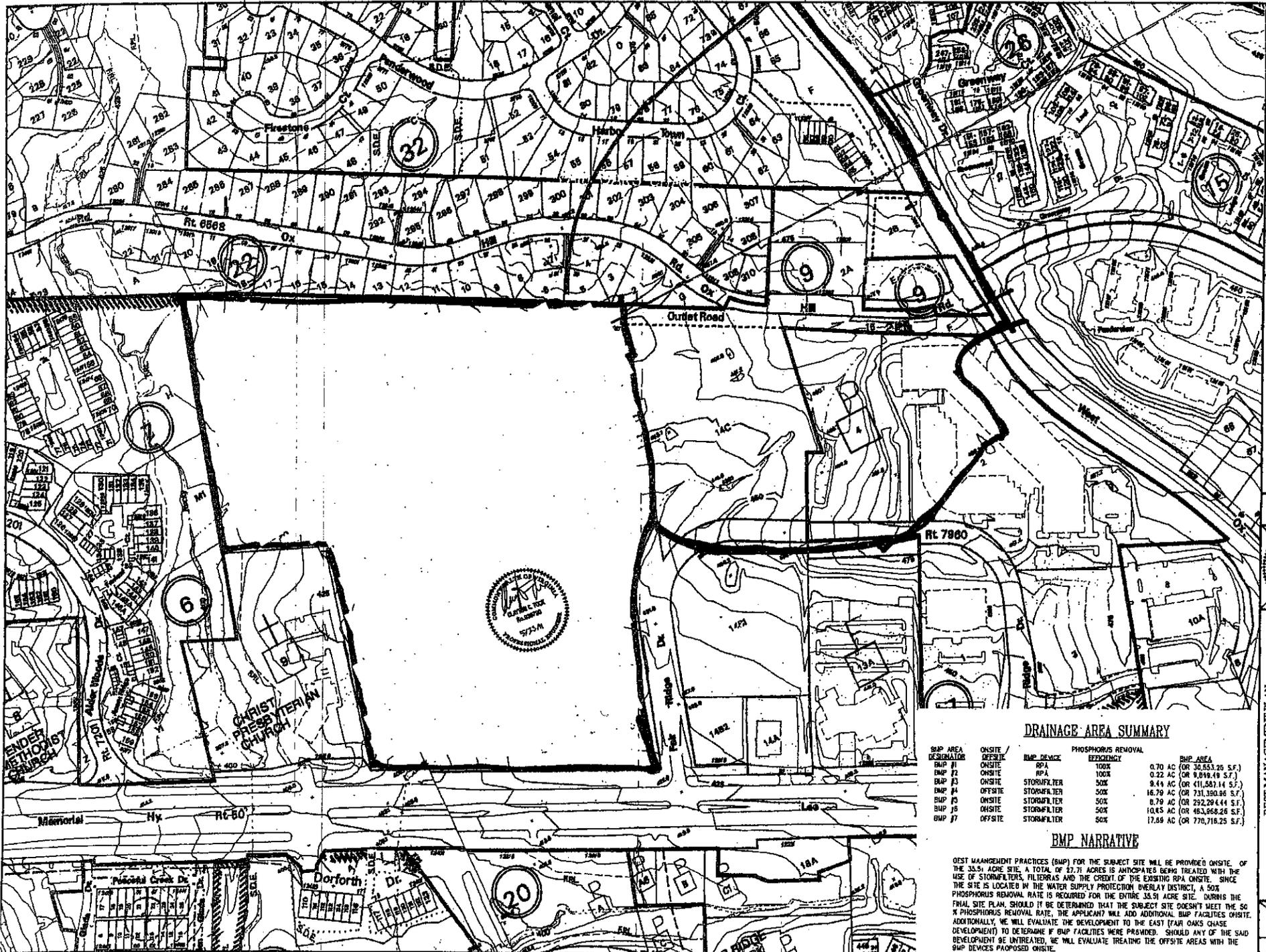
STORMWATER MANAGEMENT FOR THE PROPOSED DEVELOPMENT IS BEING PROVIDED IN A UNDERGROUND VAULT AND AN ON-SITE DRY POND (USED FOR DETENTION ONLY). THE POND SYSTEM HAVE BEEN PLACED TO HANDLE THE NATURAL DRAINAGE AREA OF THE SITE IN ADDITION TO THE EXISTING RUNOFF GOING THROUGH THE SUBJECT SITE. VAULT #1 HAS 18.19 ACRES OF 80-SITE AREA DRAINING TO THE VAULT PLUS 10.00 ACRES OF OFF-SITE AREA. VAULT #1 HAS A FOOTPRINT OF 84'x84' AND WILL HAVE AN INTERNAL HEIGHT OF 9'. THE VAULT WILL HAVE MULTIPLE POINTS OF ACCESS VIA 8'x4' SILCO DOORS.

THE ON-SITE DRY POND HAS BEEN LOCATED IN THE WESTERN LOCATION AS THE EXISTING STORMWATER MANAGEMENT POND. IT HAS 17.81 ACRES OF ON-SITE AREA DRAINING TO THE POND PLUS 18.78 ACRES OF OFF-SITE AREA. THE FOOTPRINT OF POND IS GENERALLY 100'x100'. BASED ON PRELIMINARY ANALYSIS, IT IS ANTICIPATED THAT THE POND WILL REQUIRE 50,100 CUBIC FEET OF STORAGE TO ENSURE THE POST-DEVELOPMENT RUNOFF FROM THE SITE DOES NOT EXCEED THAT OF THE PRE-DEVELOPMENT CONDITIONS.

PER THE PATHFINDER COUNTY LETTER TO INDUSTRY CONCERNING ASSESSMENT OF THE OUTFALL, THE SITE RUNOFF WILL BE EVALUATED 100' DOWNSTREAM OF THE POINT WHERE 80'S ACRES JOIN TOGETHER. THE GENERAL LOCATION IS AT THE EXISTING POND JUST EAST OF ROUTE 7400. AN EVALUATION OF THE POND WILL BE PROVIDED WITH THE FINAL SITE PLAN TO CONTROL THAT THE EXISTING FLOW TO THE POND IS ADEQUATELY CONTROLLED BY THE POND. SINCE THE BAIN EXISTING POND IS CONTROLLED BY ROAD 80, WE FEEL IT IS AN ADEQUATE ULTIMATE OUTFALL FOR THE SUBJECT SITE, PROVIDED IT MEETS THE REGULATORY CRITERIA OF THE LETTER TO INDUSTRY.

SIGNATURE: *Eric H. Vogel, P.E.* DATE: 6/12/08  
ERIC H. VOGEL, P.E.  
PRINCIPAL





PLANNED	DATE	REVISION APPROVED	DATE
DESIGNED	DATE	REVISION APPROVED	DATE
CHECKED	DATE	REVISION APPROVED	DATE
APPROVED	DATE	REVISION APPROVED	DATE

URBAN ENGINEERING & ASSOC., INC.  
 SITE ENGINEERS / ARCHITECTS - LAND SURVEYORS  
 7115 LITTLE ROCK LANE  
 ANNAPOLIS, MARYLAND 21403 (703) 844-0900

BEST MANAGEMENT PLAN  
 VIRGINIA ELECTRIC AND POWER COMPANY  
 SULLY DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: APRIL 2008  
 SCALE: 1" = 100'

SHEET  
 OF  
 P.L.B. No.  
 MISC-1463

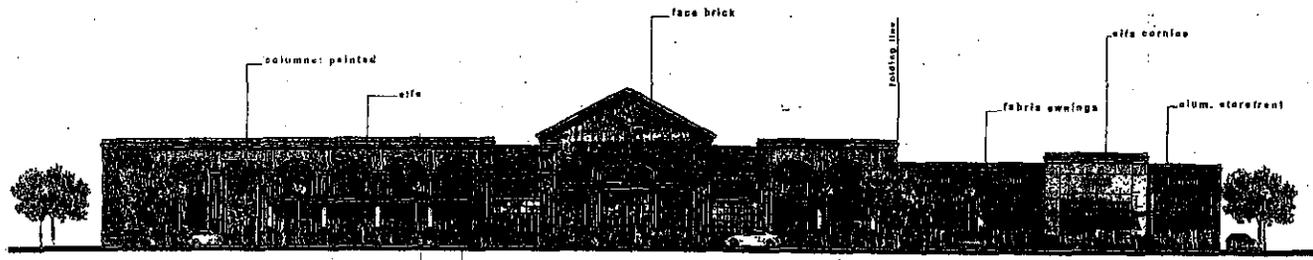
**DRAINAGE AREA SUMMARY**

BMP AREA	ON-SITE	PHOSPHORUS REMOVAL	BMP AREA
DESIGNATOR	DEVICE	EFFICIENCY	REFERENCE
BMP #1	RPA	100%	0.70 AC (OR 30,533.25 S.F.)
BMP #2	RPA	100%	0.22 AC (OR 8,848.49 S.F.)
BMP #3	STORMFILTER	50%	9.44 AC (OR 411,587.14 S.F.)
BMP #4	STORMFILTER	50%	16.79 AC (OR 731,350.86 S.F.)
BMP #5	ON-SITE	50%	8.79 AC (OR 292,294.44 S.F.)
BMP #6	ON-SITE	50%	10.65 AC (OR 463,868.26 S.F.)
BMP #7	OFF-SITE	50%	17.89 AC (OR 770,716.25 S.F.)

**BMP NARRATIVE**

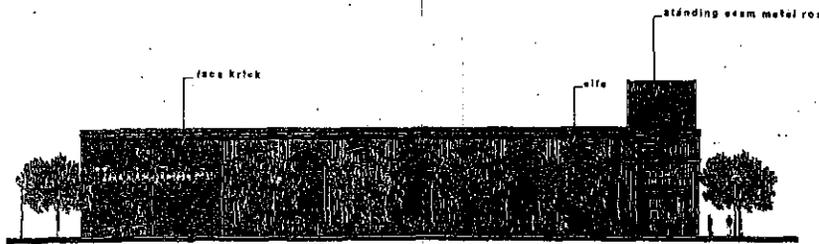
BEST MANAGEMENT PRACTICES (BMP) FOR THE SUBJECT SITE WILL BE PROVIDED ON-SITE. OF THE 35.51 ACRE SITE, A TOTAL OF 27.71 ACRES IS ANTICIPATED BEING TREATED WITH THE USE OF STORMFILTERS, FILTERRAS AND THE CREDIT OF THE EXISTING RPA ON-SITE. SINCE THE SITE IS LOCATED IN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT, A 50% PHOSPHORUS REMOVAL RATE IS REQUIRED FOR THE SUBJECT SITE DOES NOT MEET THE 50% PHOSPHORUS REMOVAL RATE, THE APPLICANT WILL ADD ADDITIONAL BMP FACILITIES ON-SITE. ADDITIONALLY, WE WILL EVALUATE THE DEVELOPMENT TO THE EAST (FAIR OAKS CHASE DEVELOPMENT) TO DETERMINE IF BMP FACILITIES WERE PROVIDED. SHOULD ANY OF THE SAID DEVELOPMENT BE UNDEVELOPED, WE WILL EVALUATE TREATING THE OFF-SITE AREAS WITH THE BMP DEVICES PROPOSED ON-SITE.





elevation 1 (easterly view) 1/4" = 1'-0"

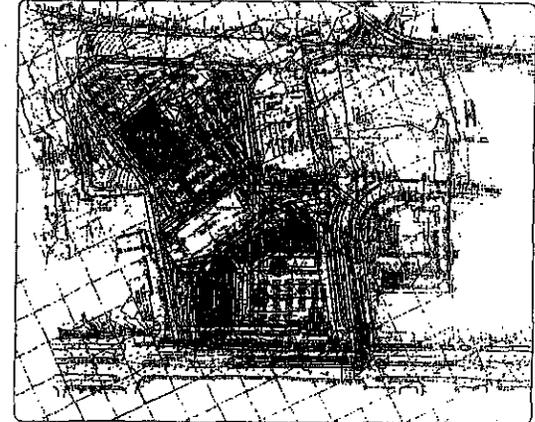
elevation 2 (westerly view) 1/4" = 1'-0"



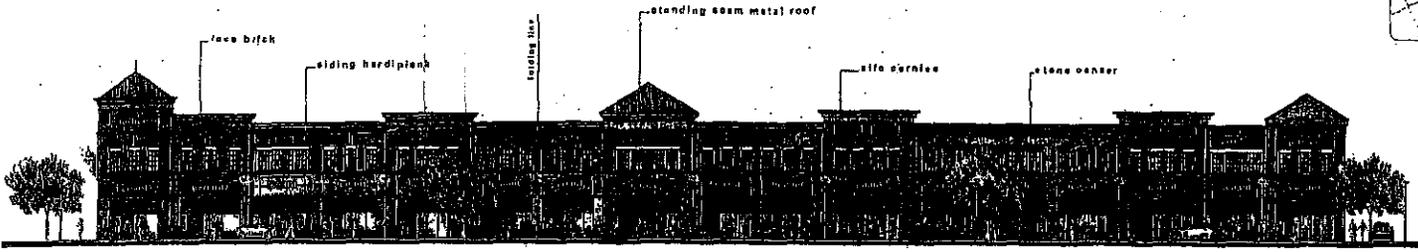
elevation 3 (easterly view) 1/4" = 1'-0"

Legend

-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building

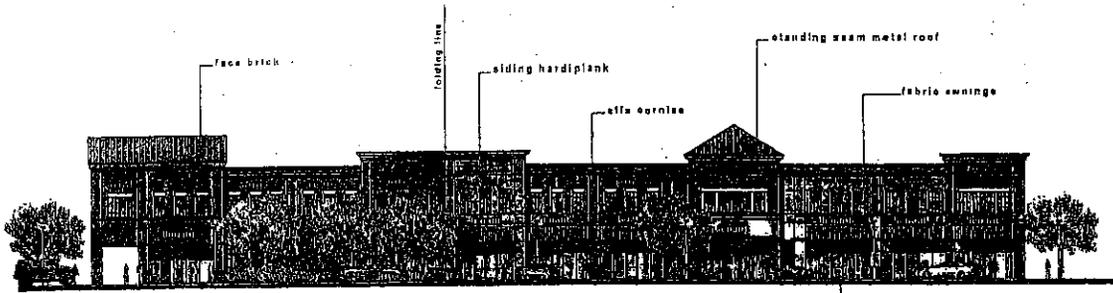


key plan



elevation 4 (easterly view) 1/4" = 1'-0"



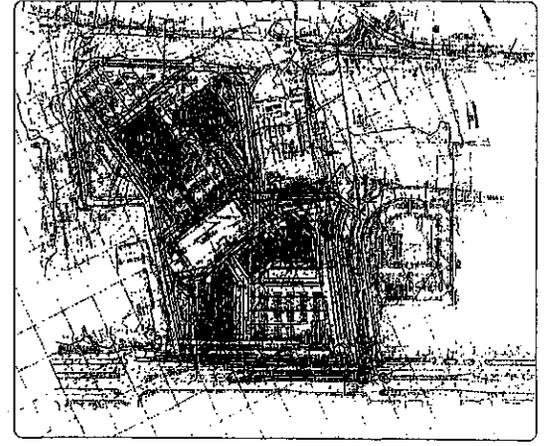


elevation B scale: 1/8" = 1'-0"

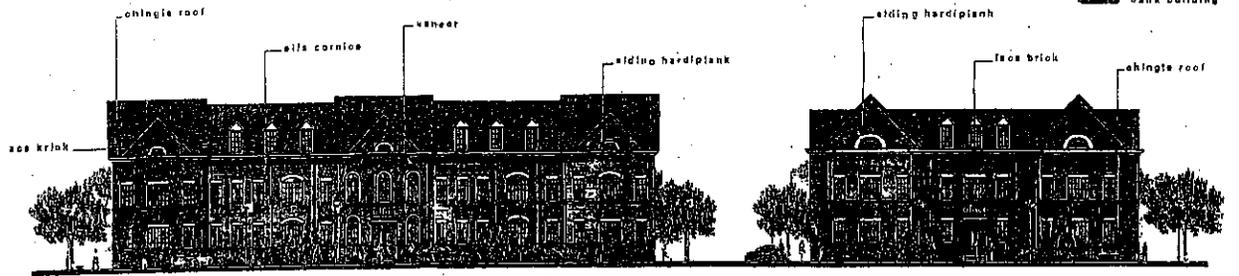
slum, storefront

Legend

-  grocery building
-  one-story office building
-  two-story retail office building
-  two-story office building
-  bank building



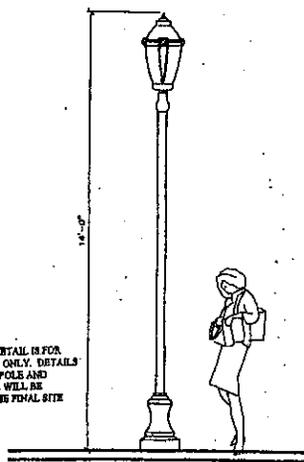
key plan



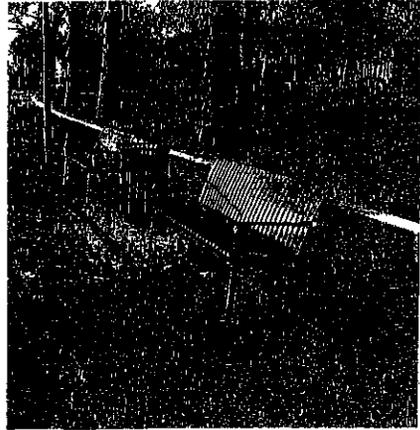
elevation C scale: 1/8" = 1'-0"



THIS LIGHT POLE DETAIL IS FOR EXHIBIT PURPOSES ONLY. DETAILS OF ACTUAL LIGHT POLE AND LIGHTING FIXTURE WILL BE PROVIDED WITH THE FINAL SITE PLAN.



typical pedestrian lighting



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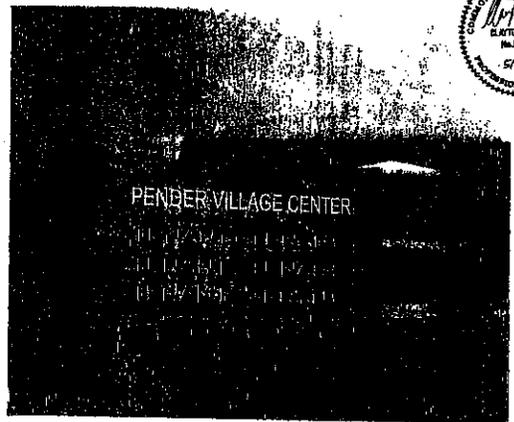
street bench



trash bin (gray color)



bike rack (gray color)



illustrative monument signage



elevation

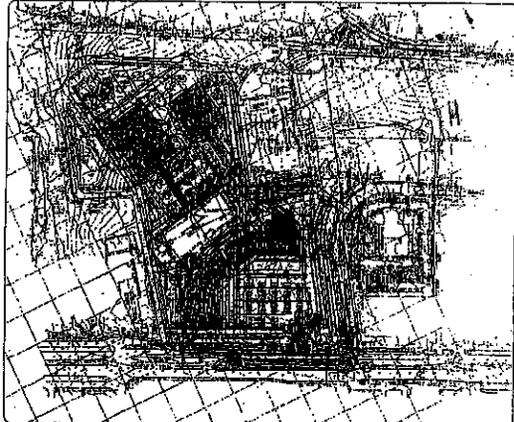


elevation

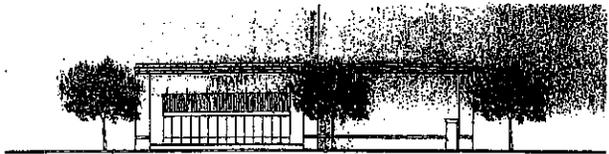


elevation

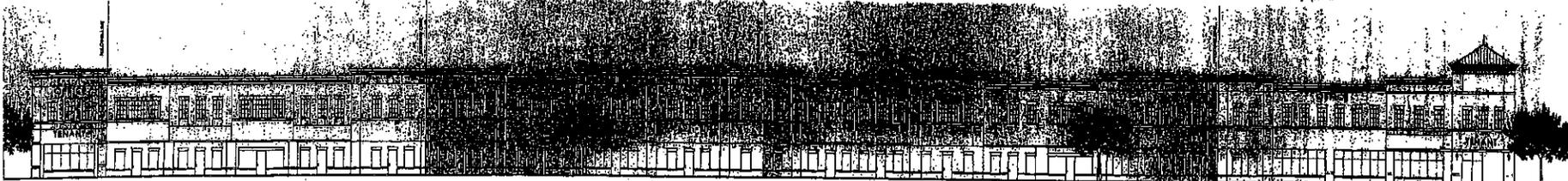
- Legend
- grocery building
  - one-story office building
  - two-story retail office building
  - two-story office building
  - bank building
  - garage



bay plan

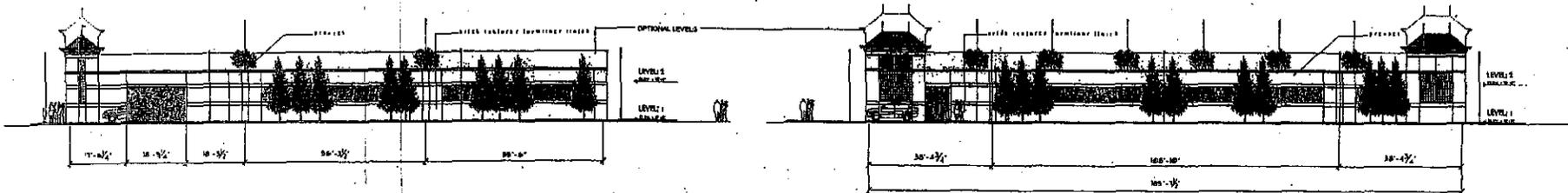


elevation



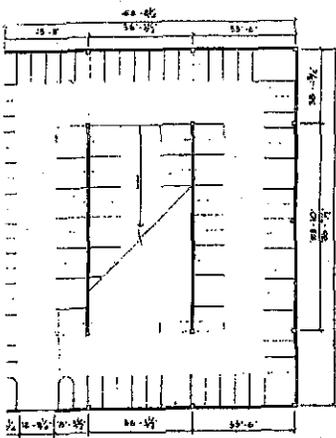
elevation



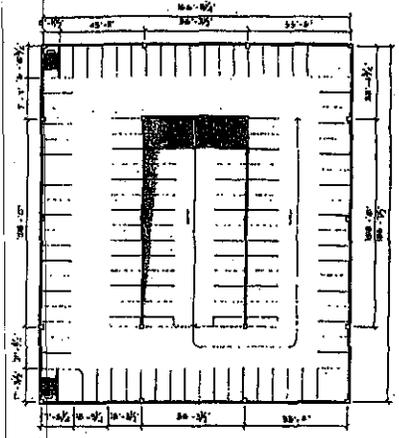


front garage elevation scale: 1/8" = 1'-0"

side garage elevation scale: 1/8" = 1'-0"



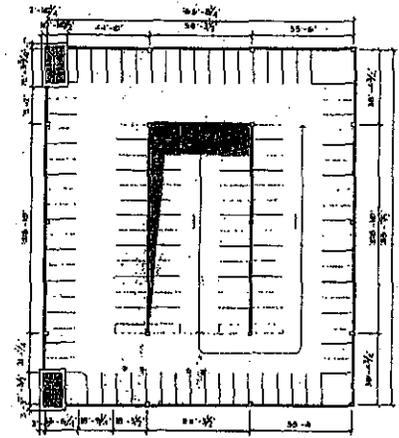
1st floor plan scale: 1/8" = 1'-0"



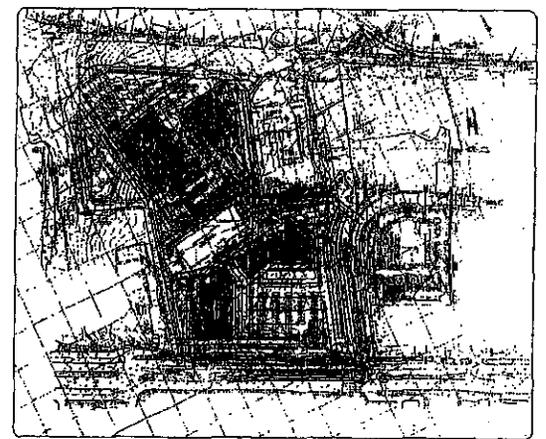
2nd floor plan scale: 1/8" = 1'-0"

Legend

- grocery building
- one-story office building
- two-story retail office building
- two-story office building
- bank building
- garage



site plan scale: 1/8" = 1'-0"



key plan



