



APPLICATION ACCEPTED: June 22, 2009  
PLANNING COMMISSION I: July 15, 2010  
PLANNING COMMISSION II: July 7, 2011  
BOARD OF SUPERVISORS: March 20, 2012 @ 4:30 PM

# County of Fairfax, Virginia

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March 13, 2012

## STAFF REPORT ADDENDUM II

APPLICATION PRC A-502-02  
WAIVER #15797-WPFM-001-1

### HUNTER MILL DISTRICT

**APPLICANT:** Fairways I and Fairways II Residential, LLC

**ZONING:** PRC

**PARCEL(S):** 17-2 ((18)) 1 and 17-2 ((19)) 2A

**ACREAGE:** 18.82 acres

**DENSITY:** 42.72 du/ac

**OPEN SPACE:** 38%

**PLAN MAP:** Planned Residential Community

**PROPOSAL:** The applicant seeks PRC Plan approval to redevelop 18 existing 3-story apartment buildings containing 348 multifamily units with four multifamily buildings (676 units) and 128 single-family attached units for a total of 804 residential units.

### STAFF RECOMMENDATIONS:

Staff recommends approval of PRC A-502-02, subject to the draft development conditions contained in Attachment 1.

St. Clair Williams

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



Staff recommends approval of a modification of the loading space requirement to allow a total of nine loading spaces instead of 10.

Staff recommends approval of a waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development, subject to the Waiver conditions dated April 21, 2011 contained in Attachment 2.

Staff recommends approval of a waiver of the PFM (Section 6-1304.2) to allow pervious pavement for parking spaces, walkways, and pedestrian plazas within a single family attached residential development.

Staff recommends approval of a waiver of Sect. 11-302.2 of the Zoning Ordinance to allow a private residential street greater than 600 feet in length, as shown on the PRC Plan.

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

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

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

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

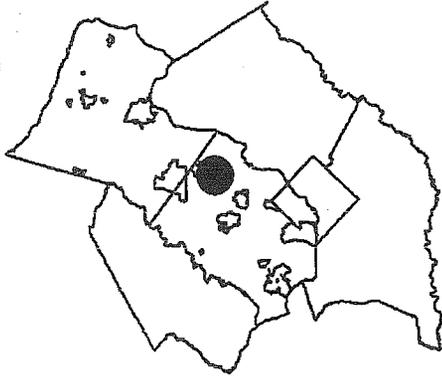
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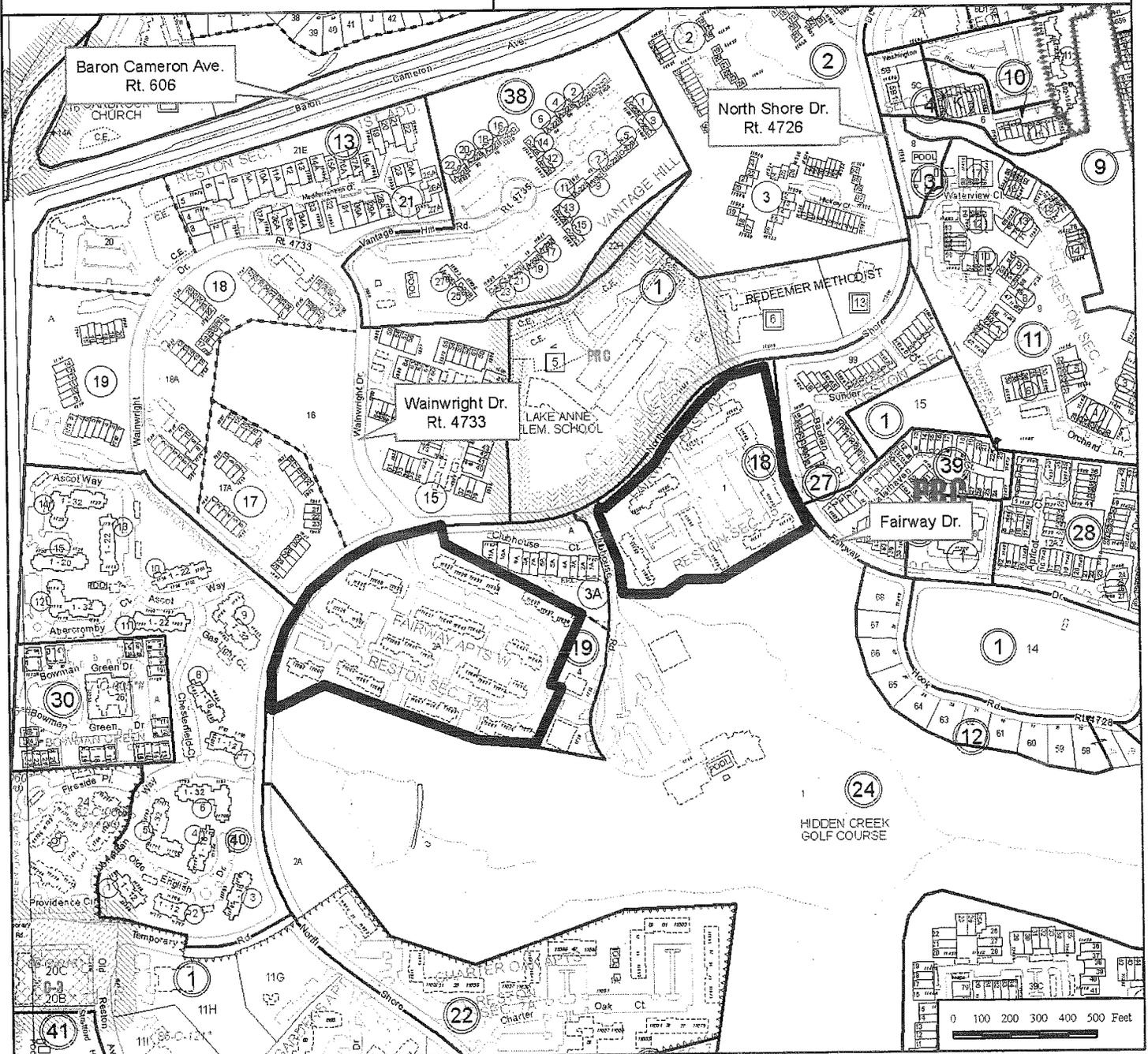
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

# Planned Residential Community

PRC A-502-02



Applicant: FAIRWAYS I RESIDENTIAL, L.L.C. AND FAIRWAYS II RESIDENTIAL, L.L.C.  
Accepted: 06/22/2009  
Proposed: MIXED- USE RESIDENTIAL  
Area: 18.82 AC OF LAND; DISTRICT - HUNTER MILL  
Located: 11555 AND 11627 NORTH SHORE DRIVE  
SOUTHWEST CORNER OF NORTH SHORE DRIVE  
AND FAIRWAY DRIVE (AS TO PARCEL 0001) AND  
EAST OF INTERSECTION OF NORTH SHORE DRIVE  
AND WAINWRIGHT DRIVE  
Zoning: PRC  
Map Ref Num: 017-2- /18/ /0001 017-2- /19/ /0002A



## BACKGROUND

The applicant, Fairways I and II, LLC, seeks approval of a PRC Plan for a portion of the site associated with rezoning application RZ A-502. The subject 18.82-acre property is comprised of two separate parcels, known as Fairways West and Fairways East, with a total of 348 existing multifamily dwellings. These two parcels are separated from one another by the Clubhouse Court Cluster (single-family attached dwellings). The Fairways West portion of the property is 11.41 acres and developed with twelve 3-story multifamily buildings (216 units). The Fairways East portion of the property is 7.41 acres and developed with six 3-story multifamily buildings (132 units). The applicant proposes to demolish all 18 apartment buildings in order to construct four multifamily buildings containing 676 dwellings and 128 single-family attached dwellings for a total of 804 residential units. The PRC Plan also proposes 1,433 parking spaces and approximately 7.23 acres (38%) of open space.

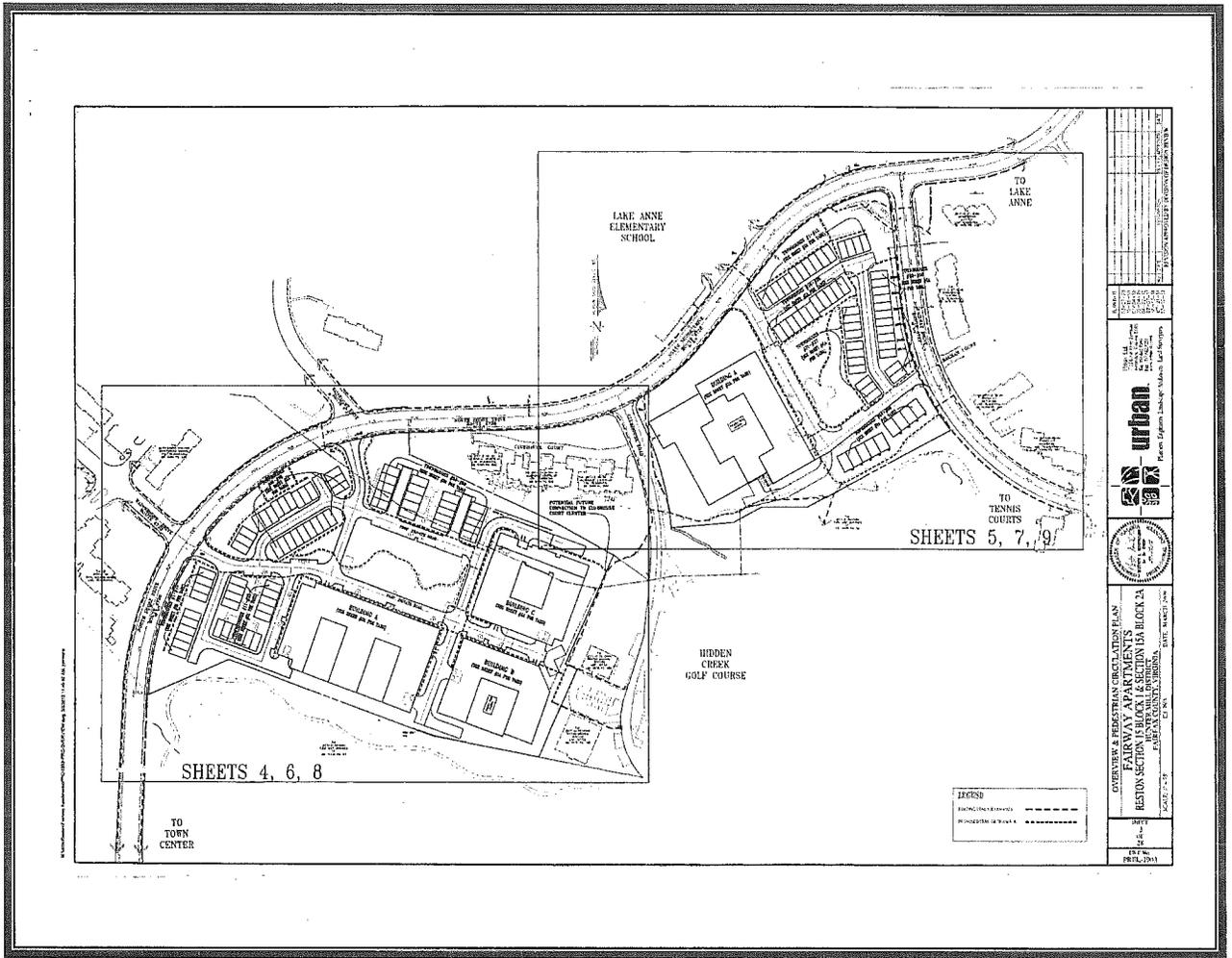
On July 7, 2011, a Planning Commission public hearing was held for the application, and the Planning Commission voted to defer the decision only to allow the applicant time to address concerns raised by residents of the adjacent Clubhouse Court Cluster. On July 28, 2011, the Planning Commission voted to recommend approval of PRC A-502-02, subject to the development conditions dated July 27, 2011. The PRC Plan application was scheduled for a public hearing before the Board of Supervisors; however, the public hearing was subsequently indefinitely deferred to allow the applicant time to meet with the community and the Reston Design Review Board (DRB). This addendum discusses the revisions that have been made to the PRC Plan since the Planning Commission issued its recommendation on this application. Revised development conditions are contained in Attachment 1 and a reduction of the revised PRC Plan is contained in Attachment 3.

## ANALYSIS

The applicants submitted a PRC Plan, as revised through March 2, 2012, with the following revisions:

### Overall Changes

	<b>Overall Units</b>	<b>Multifamily Units</b>	<b>Single-family Units</b>	<b>Density</b>	<b>Max. Height</b>
<b>Previously Proposed</b>	804	673 (3 bldgs.)	131	42.72	75 ft.
<b>Currently Proposed</b>	804	676 (4 bldgs.)	128	42.72	84 ft. 11 in.

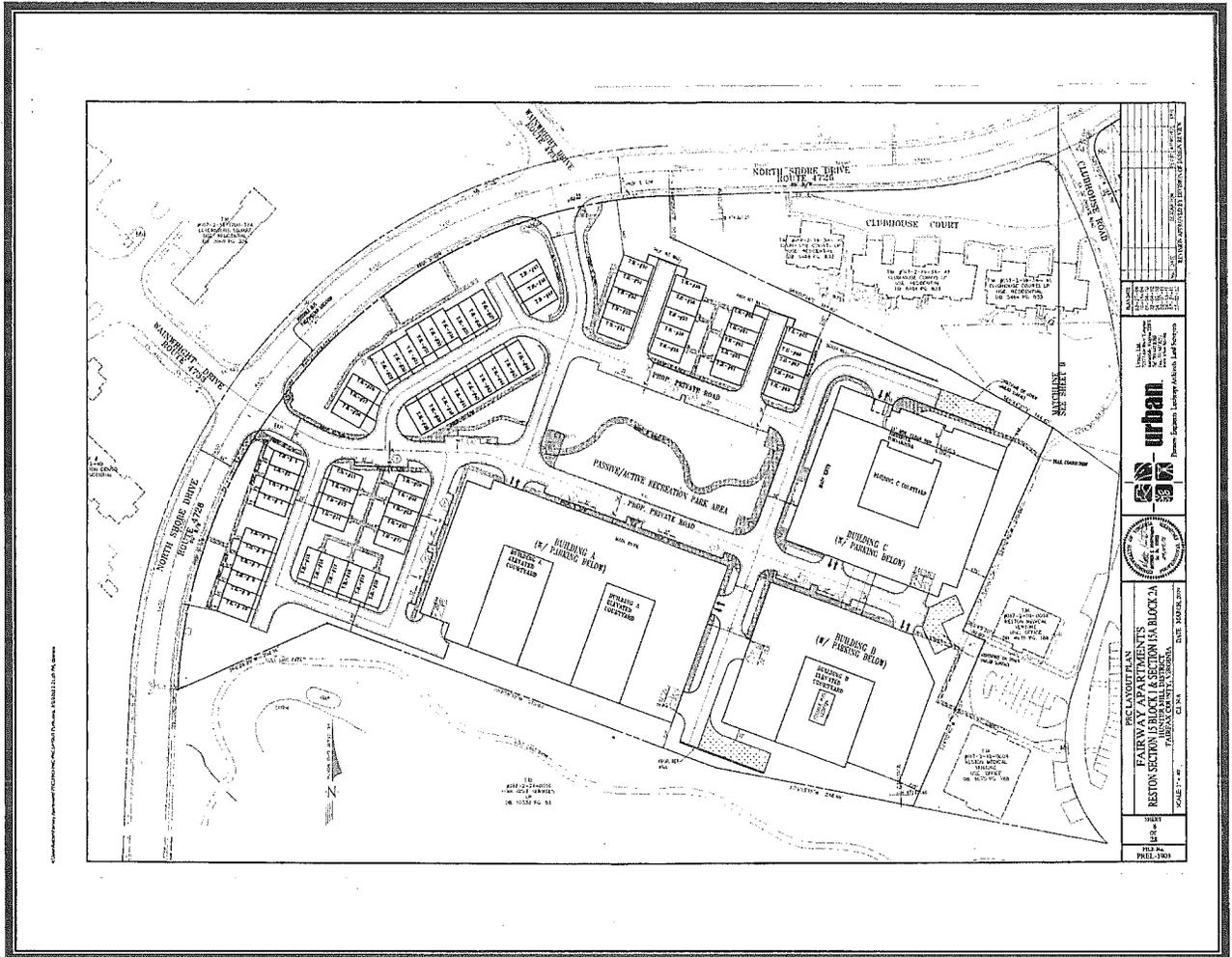


**Revised PRC Plan**

The applicant has made revisions to the design of the multifamily buildings proposed for the site and to the allocation of units for each dwelling type proposed for the site. The application now proposes to provide 676 multifamily units and 128 single-family attached units instead of the 673 multifamily units and 131 single-family attached units as previously proposed. In addition, the application now proposes a total of four multifamily buildings instead of three multifamily buildings as previously proposed.

The changes on each section of the development will be discussed below

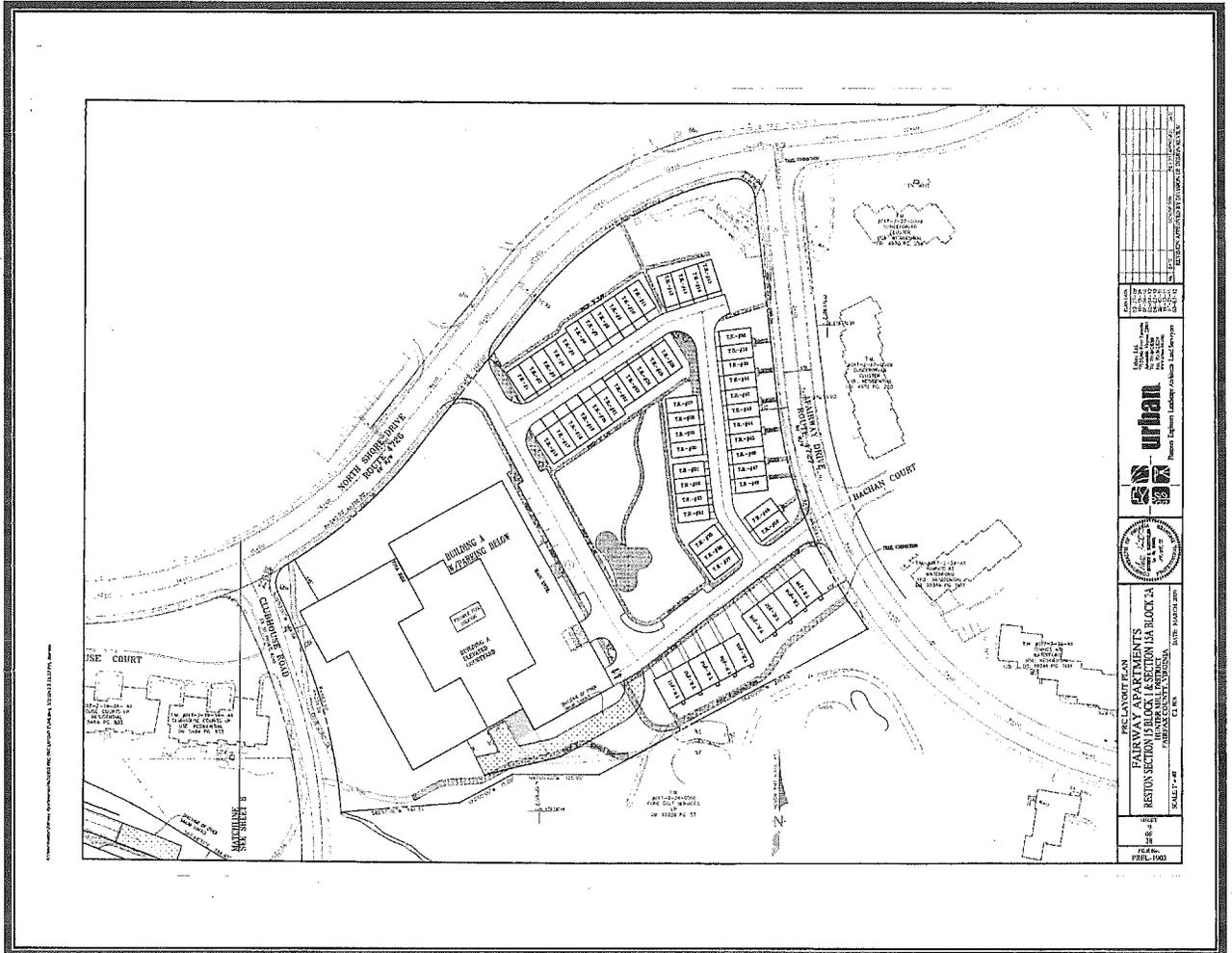
Fairways West



The revised PRC Plan depicts three multifamily buildings on this portion of the site rather than two as previously shown. The building previously shown as Building A on the PRC plan has been broken up into two buildings (Building A and Building B). The two buildings cover approximately the same area as the previously shown Building A. A private street is shown to extend between the two buildings providing access to the loading areas for both buildings and a garage entrance on the east side of Building A. The building previously shown as Building B is now designated as Building C on the revised PRC Plan. In addition, the design for Buildings A & B (previously Building A) has been revised to propose a podium style construction with parking provided below the proposed buildings rather than the building being wrapped around the parking garage. As a result of the podium style construction, the maximum height for Buildings A & B is shown to be 84 feet, 11 inches rather than 75 feet as previously shown. Also, a slight modification is shown to the alignment

of three of the proposed single-family attached units in the western portion of this section of the site.

Fairways East



With the revised PRC Plan, the design of Building A on the eastern portion of the site has also been revised to propose podium style construction with parking provided below the proposed building rather than the building being wrapped around the parking garage. The proposed maximum height for Building A is 59 feet, 11 inches. Additionally, slight modifications are shown to the alignment of some of the proposed single-family attached units in this section of the site.

In addition to the changes to the PRC Plan discussed above, revisions have been made to the proposed development conditions to address changes made to the application. In response to concerns raised at the July 7, 2011 Planning Commission public hearing regarding the screening of the parking garage entrance to proposed Building C on the Fairways West portion of the site from the adjacent Clubhouse Court Cluster, a development condition was added to ensure that Building C is designed such that the fifth residential level is set back at least 30' feet from the

outside wall of the first four levels closest to the Clubhouse Court Cluster. The condition also states that the northern elevation of the P2 parking level of the proposed garage for that building shall be submerged by grading except for the vehicular entrance to the P2 level, and the P2 level parking garage entrance shall be completely screened from view from the Clubhouse Court Cluster by landscaping and a masonry screen wall high enough to screen headlights along the east to west length of the turning radius of the ramp leading into the P2 parking entrance.

Finally, the applicant is requesting a waiver of Par. 2 of Sect. 11-302 of the Zoning Ordinance, which states that no private street in a residential development that is to be owned and maintained by a nonprofit organization as provided for in Part 7 of Article 2 shall exceed 600 feet in length unless approved by the Director of DPWES. The PRC Plan depicts a vehicular circulation plan which includes private streets within the development. The proposed street design will provide for safe traffic movement within the proposed development and to the adjoining public street (North Shore Drive). Furthermore, note #30 on Sheet 1 of the PRC Plan states that the private streets shall conform to Section 7 of the Public Facilities Manual (PFM). Based on these factors staff has no objection to a waiver of the 600-foot maximum length requirement for a private street.

## **CONCLUSIONS AND RECOMMENDATIONS**

### **Staff Conclusions**

Staff finds that the changes made to the PRC Plan along with the proposed development conditions result in a development which continues to be in character with the surrounding development. Therefore, staff finds that the current application with the proposed development conditions is in conformance with the applicable Zoning Ordinance provisions.

### **Recommendations**

Staff recommends approval of PRC A-502-02, subject to the draft development conditions contained in Attachment 1.

Staff recommends approval of a modification of the loading space requirement to allow a total of nine loading spaces instead of 10.

Staff recommends approval of a waiver of the Public Facilities Manual (PFM Section 6-0301.3) to allow use of an underground stormwater management (SWM) vault in a residential development, subject to the Waiver conditions contained in Attachment 2.

Staff recommends approval of a waiver of the PFM (Section 6-1304.2) to allow pervious pavement for parking spaces, walkways, and pedestrian plazas within a single family attached residential development.

Staff recommends approval of a waiver of Sect. 11-302.2 of the Zoning Ordinance to allow a private residential street greater than 600 feet in length, as shown on the PRC Plan.

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

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. Proposed Development Conditions
2. Waiver for Underground Detention DPWES Analysis and Proposed Conditions
3. Revised PRC Plan

**PROPOSED DEVELOPMENT CONDITIONS**

**PRC A-502-02**

**March 13, 2012**

If it is the intent of the Board of Supervisors to approve PRC A-502-02, located at Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A, then staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. Any plan submitted pursuant to this PRC Plan shall be in substantial conformance with the approved PRC Plan entitled "Fairway Apartments, Reston Section 1 Block 15 & Section 2A Block 15A", prepared by Urban Ltd., consisting of 29 sheets, and dated March 2009 as revised through March 2, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
2. A Landscaping Plan shall be submitted with the first and all subsequent site plan submissions for the review and approval of UFMD. This Plan shall be in substantial conformance with the landscaping shown on the PRC Plan.
3. A tree preservation plan shall be submitted as part of the first and all subsequent site plan submissions as follows.
  - A. Tree Preservation: A Tree Preservation Plan and Narrative shall be submitted as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. 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 12 inches in diameter and greater, and located within 25 feet of the proposed limits of clearing within the undisturbed area and within 10 feet of the limits of clearing in the disturbed area shown on the Site Plan. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the Site Plan, and those additional areas in which trees can be preserved as a result of final engineering. 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 any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

- B. Tree Preservation Walk-Through. A certified arborist or registered consulting arborist shall be retained, and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made, if any, to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The limits of clearing and grading shall be in substantial conformance with the limits of clearing and grading shown on the PRC Plan, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the PRC Plan, they shall be located in the least disruptive manner as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- D. Tree Preservation Fencing: All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" development condition below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or registered consulting arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, 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 the UFMD, DPWES.

- E. Root Pruning. The roots shall be pruned, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the submitted plan. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - Root pruning shall be conducted with the supervision of a certified arborist.
  - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as per specific development conditions and as approved by the UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction and demolition work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

4. A private stormwater management maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office in consultation with DPWES, shall be executed, and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to site plan approval.
5. If used, pervious pavement systems shall be restricted to parking spaces, walkways, and pedestrian plazas. Pervious pavement systems shall not be permitted within a storm drain easement.
6. The use and responsibility for maintenance of the pervious pavers shall be disclosed as part of chain of title to all future owners that are responsible for maintenance of the pervious pavers.
7. If pervious pavement systems are proposed with the Final Site Plan, then at least one different type of BMP device and one different type of SWM device shall be provided on the parcel where the pervious pavement systems are proposed so that the parcel does not rely exclusively on pervious pavement to meet BMP and detention requirements.
8. Prior to the issuance of a residential use permit (RUP) above 570 units, if not provided by others, the applicant shall conduct and submit to VDOT a warrant study to determine whether a traffic signal at the intersection of Temporary Road and North Shore Drive would be warranted upon completion of the proposed development. In the event a traffic signal at that location is deemed warranted and approved by VDOT, the Applicant shall escrow prorata funds with DPWES for the construction of the traffic signal by others prior to issuance of the 571<sup>st</sup> Residential Use Permit (RUP). If the traffic signal has been constructed by others, the escrow funds shall be used for other transportation improvements in the vicinity of the application property.
9. Twelve percent (12%) of the total number of multi-family dwelling units constructed on the Property shall be sold or rented as workforce dwelling units ("WDUs") administered pursuant to the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted October 15, 2007.
10. In the event that Affordable Dwelling Units ("ADUs") are required pursuant to Part 8 of Article 2 of the Zoning Ordinance, those units shall be provided in accordance with the Zoning Ordinance.
11. Development of the project shall be phased such that land disturbing activity within East Fairway shall not proceed until the final Residential Use Permit (RUP) has been issued for the units proposed with the final development within the West Fairway section of the development.

12. The Applicant shall incorporate public art into both the West Fairway and East Fairway sections of the development following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with IPAR to obtain its recommendations on the type and location of public art to be provided on site. The Applicant shall make the final selection of the public art features and their location based on recommendations from IPAR and shall incorporate such features into the development prior to issuance of the final RUP.
13. As shown on the PRC Plan, Building C in West Fairway shall be designed such that the fifth residential level is set back at least 30' feet from the outside wall of the first four levels closest to the Clubhouse Court Cluster. The northern elevation of the P2 parking level shall be submerged by grading except for the vehicular entrance to the P2 level, and the P2 level parking garage entrance (including its approach) shall be completely screened from view from the Clubhouse Court Cluster by landscaping and a masonry screen wall high enough to screen headlights along the east to west length of the turning radius of the ramp leading into the P2 parking entrance. There shall be no balconies or sun decks on the side of Building C facing the Clubhouse Court Cluster. These changes are reflected on the revised PRC Plan which includes a section on the General Notes and Details page.
14. Irrespective of the lot typical for single-family attached units shown on the PRC Plan, no more than three abutting units in a row shall have the same front and rear setbacks with the minimum setback offset being one foot in accordance with the Zoning Ordinance.

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.



# County of Fairfax, Virginia

## MEMORANDUM

**DATE:** April 21, 2011

**TO:** St. Clair Williams, Staff Coordinator  
Zoning Evaluation Division  
Department of Planning and Zoning

**FROM:** Beth Forbes, Stormwater Engineer *B. Forbes*  
Environmental & Site Review Division  
Department of Public Works and Environmental Services

**SUBJECT:** Fairway Apartments, PRC A-502-02, Planned Residential Community, Plan dated February 7, 2011, Tax Map #17-2-18-0001 and #17-2-19-0002-A, Hunter Mill District

**REFERENCE:** Waiver #15797-WPFM-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The Board of Supervisors (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance. Underground stormwater management facilities located in residential developments allowed by the Board:

- shall be privately maintained,
- shall be disclosed as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located in a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The owner of Fairway Apartments has submitted an updated development plan for its Planned Residential Community to allow the redevelopment of the site. The site currently provides 348 apartment units in 18 3-story buildings. The owners have proposed to replace the buildings with 131 townhouses and 673 apartment units in 3' high-rise buildings.

The site was originally developed before the county's current detention requirements were promulgated; no detention facilities exist on the property. The stormwater detention has been

Department of Public Works and Environmental Services  
Land Development Services, Environmental and Site Review Division  
12055 Government Center Parkway, Suite 535  
Fairfax, Virginia 22035-5503  
Phone 703-324-1720 • TTY 703-324-1877 • FAX 703-324-8359



proposed to be provided by Lake Anne and Lake Fairfax under Option A. Lake Anne is owned and maintained by the Reston Association. Lake Fairfax is owned and maintained by the Fairfax County Park Authority.

The property owner feels the underground storage may be necessary should the owners of the downstream wet ponds not permit the development to use the ponds or should there be inadequate outfall between the site and the ponds. Rights-of-way to correct inadequate outfall between the site and the ponds may be difficult to obtain. The owner would like the ability to use on-site detention to meet the PFM's detention and adequate outfall requirements and has proposed this scenario as Option B. Up to 10 underground detention facilities have been proposed under this option; 5 vaults are located on the development plan.

#### ANALYSIS

An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows.

Impacts on Public Safety – Most of the underground facilities are proposed to be located under or adjacent to private roads. The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed. One proposed facility location, however, is near a trail behind Building A on the eastern parcel. This area is more secluded making unofficial access less noticeable.

If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.

Impacts on the Environment – The site is currently developed. The 2 facilities proposed for the eastern parcel would outfall into an existing piped storm drainage system. The 3 facilities proposed for the western parcel would flow into a reconstructed storm drain system and outfall into a swale adjacent to Clubhouse Court. Adequate outfall at these locations must be demonstrated before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.

#### Burden Placed on Property Owner for Maintenance and Future Replacement

Maintenance: The engineer has provided estimates of the annual maintenance cost for 4 to 10 facilities; staff finds the estimates reasonable. The annual maintenance costs will likely range from \$11,000 to \$32,000 depending on the ultimate number of the facilities. Based on the costs provided by the owner, staff calculates the worst-case annual maintenance cost per unit would be \$68 for the eastern parcel and \$30 for the western parcel. Staff also estimates worst-case 20-year maintenance cost per unit would be \$1,368 for the eastern parcel and \$596 for the western parcel. Before site plan approval, sufficient funds should be placed into escrow to fund 20 years of maintenance. An escrow fund for Fairway East would range from \$100,000

to \$320,000 depending on the ultimate number of the facilities. An escrow fund for Fairway West would range from \$120,000 to \$340,000 depending on the ultimate number of the facilities. These funds would not be available to the owner until bond release.

Table 1. Maintenance Costs

	Annual Maintenance Costs		No. of Units Served	Annual Maintenance Cost per Unit — Good Forested	Cost of 20 Years' Maintenance Per Unit — Good Forested
	Increased Imperviousness Only	Good Forested Condition			
Fairway East	\$ 5,000	\$16,000	234	\$68	\$1,368
Fairway West	\$ 6,000	\$17,000	570	\$30	\$ 596
Total	\$11,000	\$32,000	804		

If it is the intent of the Board to approve the waiver request, staff recommends the property owner be required to execute a maintenance agreement prior to site plan approval. Staff further recommends the property owner be required to establish a financial plan for the operation, inspection, and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit in an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facilities before construction plan approval.

*Future Replacement:* While the high-traffic area proposed for the facilities will deter unofficial entry, it will also make replacement of some of the facilities problematic. Access to Townhouses 14 and 15 on the eastern parcel, as well as the main entrance to Building A on the western parcel, would be restricted should the facilities need to be replaced.

The engineer has estimated the construction cost for 4 to 10 facilities; staff finds the estimates reasonable. The replacement costs will be similar to the construction costs and will likely range from \$298,900 to \$1,075,600 depending on the ultimate number of facilities. Based on these costs, staff estimates that the worst-case annual replacement cost per unit would be \$41 for the eastern parcel and \$21 for the western parcel. It is further estimated the amount of the initial contribution toward the replacement reserve fund, assuming interest compensates for inflation, would be no more than \$2,072 and \$1,036, for the eastern and western parcels respectively. Staff estimates the average annual contribution to the replacement reserve fund would be about \$27 per apartment unit.

Table 2. Replacement Costs

	Replacement Costs		No. of Units Served	Replacement Cost Per Unit — Good Forested	Annual Cost Over 50 Years Per Unit — Good Forested
	Increased Imperviousness Only	Good Forested Condition			
Fairway East	\$104,600	\$ 484,800	234	\$2,072	\$41
Fairway West	\$194,300	\$ 590,800	570	\$1,036	\$21
Total	\$298,900	\$1,075,600	804		

St. Clair Williams, Staff Coordinator  
Waiver #15797-WPFM-001-1, Fairway Apartments Underground Detention  
April 21, 2011  
Page 4 of 4

If it is the intent of the Board to approve the waiver request, the property owner should be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. In order to maximize the useful life of the underground facilities, the property owner must be required to construct the underground facilities with reinforced concrete products only. A replacement cost fund, based on an estimated 50-year lifespan for concrete products, should be established. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

#### RECOMMENDATION

DPWES recommends that the Board approve the waiver to locate underground facilities at Fairway Apartments, a residential development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated April 21, 2011, as contained in Attachment A.

If you have any questions, or need further assistance, please contact me at 703-324-1720.

#### ATTACHED DOCUMENTS

Attachment A – Waiver #15797-WPFM-001-1 Conditions, Fairway Apartments, dated April 21, 2011

Attachment B – PFM Section 6-0303.8

cc: Robert A. Stalzer, Deputy County Executive  
James Patteson, Director, DPWES  
Michelle Brickner, Director, Land Development Services, DPWES  
Steve Aitcheson, Director, Maintenance and Stormwater Management Division, DPWES  
Jeremiah Stonefield, Chief, Stormwater & Geotechnical Section, ESRD, DPWES  
Zoning Application File (15797-ZONA-001)  
Waiver File

Waiver #15797-WPFM-001-1 Conditions

Fairway Apartments  
Planned Residential Community Application #PRC A-502-02  
April 21, 2011

1. The underground facilities shall be constructed in accordance with the development plan and these conditions as determined by the Director of the Department of Public Works and Environmental Services (DPWES).
2. To provide greater accessibility for maintenance purposes, the underground facilities shall have a minimum height of 72 inches.
3. The underground facilities shall be constructed of reinforced concrete products only and incorporate safety features, such as including locking manholes and doors, as determined by DPWES at the time of construction plan submission.
4. The underground facilities shall be privately maintained and shall not be located in a County storm drain easement.
5. A private maintenance agreement, as reviewed and approved by the Fairfax County Attorney's Office, shall be executed and recorded in the Land Records of the County. The private maintenance agreement shall be executed prior to final plan approval.

The private maintenance agreement shall address:

- County inspection and all other issues as may be necessary to ensure the facilities are maintained by the property owner in good working condition acceptable to the County so as to control stormwater generated from the redevelopment of the site and to minimize the possibility of clogging events;
  - a condition that the property owner and its successors or assigns shall not petition the County to assume maintenance of or to replace the underground facilities;
  - establishment of a reserve fund for future replacement of the underground facilities;
  - establishment of procedures to follow to facilitate inspection by the County, i.e. advance notice procedure, whom to contact, who has the access keys, etc.;
  - a condition that the property owner provide and continuously maintain liability insurance -- the typical liability insurance amount is at least \$1,000,000 against claims associated with underground facilities; and
  - a statement that Fairfax County shall be held harmless from any liability associated with the facilities.
6. Operation, inspection, and maintenance procedures associated with the underground facilities shall be incorporated into the site construction plan and private maintenance agreement that ensures safe operation, inspection, and maintenance of the facilities.
  7. A financial plan for the property owner to finance regular maintenance and full life-cycle replacement costs shall be established prior to site plan approval. A separate line item in the annual budget for operation, inspection, and maintenance shall be established. A reserve

fund for future replacement of the underground facilities shall also be established to receive annual deposits based on the initial construction cost and considering an estimated 50-year lifespan for concrete products.

8. Prior to final construction plan approval, the property owner shall escrow sufficient funds that will cover a 20-year maintenance cycle of the underground facilities. These monies shall not be made available to owner until after final bond release.

Fairfax County Government  
Public Facilities Manual  
Chapter 6 – Storm Drainage

§6-0303.8 (24-88-PFM, 83-04-PFM) Underground detention facilities may not be used in residential developments, including rental townhouses, condominiums and apartments, unless specifically waived by the Board of Supervisors (Board) in conjunction with the approval of a rezoning, proffered condition amendment, special exception, or special exception amendment. In addition, after receiving input from the Director regarding a request by the property owner(s) to use underground detention in a residential development, the Board may grant a waiver if an application for rezoning, proffered condition amendment, special exception, and special exception amendment was approved prior to, June 8, 2004, and if an underground detention facility was a feature shown on an approved proffered development plan or on an approved special exception plat. Any decision by the Board to grant a waiver shall take into consideration possible impacts on public safety, the environment, and the burden placed on prospective owners for maintenance of the facilities. Any property owner(s) seeking a waiver shall provide for adequate funding for maintenance of the facilities where deemed appropriate by the Board. Underground detention facilities approved for use in residential developments by the Board shall be privately maintained, shall be disclosed as part of the chain of title to all future homeowners (e.g. individual members of a homeowners or condominium association) responsible for maintenance of the facilities, shall not be located in a County storm drainage easement, and a private maintenance agreement in a form acceptable to the Director must be executed before the construction plan is approved. Underground detention facilities may be used in commercial and industrial developments where private maintenance agreements are executed and the facilities are not located in a County storm drainage easement.



**SITE TABULATIONS**

**PARCEL 1 (EAST FAIRWAYS)**

1. PARCEL AREA: PARCEL 1 - 7.4108 AC. (322,800 S.F.)
2. ZONE: PRC (HIGH DENSITY RESIDENTIAL)
3. PROPOSED USE: SINGLE FAMILY ATTACHED, MULTIFAMILY RESIDENTIAL
4. PROPOSED UNITS: 59 SINGLE FAMILY ATTACHED + 175 MULTIFAMILY RESIDENTIAL = 234 TOTAL UNITS
5. CORRESPONDING POPULATION: 59 SINGLE FAMILY ATTACHED UNITS \* 2.7 PERSONS/UNIT = 160 PERSONS  
175 MULTIFAMILY UNITS \* 2.1 PERSONS/UNIT = 368 PERSONS  
-132 MULTIFAMILY UNITS REMOVED \* 2.1 PERSONS/UNIT = 278 PERSONS  
NET INCREASE = 250 PERSONS
6. DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS  
PROPOSED: SEE OVERALL COMPUTATION THIS SHEET  
PRC HIGH DENSITY DISTRICT OVERALL MAX = 60 PERSONS PER ACRE GROSS RESIDENTIAL AREA  
PROPOSED: SEE COMPUTATION THIS SHEET  
PRC HIGH DENSITY SINGLE AREA MAX: 50 DU / ACRE  
PROPOSED: 234 DU / 7.4108 AC = 31.58 DU / AC
7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 0 SF  
APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: 0 FAR
8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON SHEET 2A
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROXIMATE PROPOSED OPEN SPACE: 3.11 AC (±4.2%)

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON SHEET 21  
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEETS 21.

11. PARKING:  
PARKING REQUIRED:  
SINGLE FAMILY ATTACHED: 2.7 SPACES/UNIT \* 59 UNITS = 160 SPACES  
MULTIFAMILY: 1.6 SPACES/UNIT \* 175 UNITS = 280 SPACES  
TOTAL REQUIRED = 440 SPACES

PARKING PROVIDED:  
290 STRUCTURED SPACES  
110 SINGLE FAM. ATTACHED GARAGE SPACES (2/GAR \* 59 UNITS)  
18 SINGLE FAM. ATTACHED DRIVEWAY SPACES  
440 SPACES

LOADING SPACES REQ'D: (1 SPACE/1ST 25,000 GSF  
+ 1 SPACE/EACH ADDITIONAL 100,000 GSF) \* 187,850 GSF  
= 3 SPACES (MAX REQ'D FOR ANY SINGLE USE)

LOADING SPACES PROVIDED: 2 SPACES (REDUCTION REQUESTED WITH THIS PRC APPLICATION)

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

**PARCEL 2A (WEST FAIRWAYS)**

1. PARCEL AREA: PARCEL 2A - 11.4107 AC. (497,050 S.F.)
2. ZONE: PRC (HIGH DENSITY RESIDENTIAL)
3. PROPOSED USE: SINGLE FAMILY ATTACHED, MULTIFAMILY RESIDENTIAL
4. PROPOSED UNITS: 69 SINGLE FAMILY ATTACHED + 501 MULTIFAMILY RESIDENTIAL = 570 TOTAL UNITS
5. CORRESPONDING POPULATION: 69 SINGLE FAMILY ATTACHED UNITS \* 2.7 PERSONS/UNIT = 187 PERSONS  
501 MULTIFAMILY UNITS \* 2.1 PERSONS/UNIT = 1,053 PERSONS  
-216 MULTIFAMILY UNITS REMOVED \* 2.1 PERSONS/UNIT = 454 PERSONS  
NET INCREASE = 788 PERSONS
6. DENSITY: OVERALL PRC DISTRICT MAX = 13 PERSONS / ACRE OF GROSS RESIDENTIAL & ASSOC. COMMERCIAL AREAS  
PROPOSED: SEE OVERALL COMPUTATION THIS SHEET  
PRC HIGH DENSITY DISTRICT OVERALL MAX = 60 PERSONS PER ACRE GROSS RESIDENTIAL AREA  
PROPOSED: SEE COMPUTATION THIS SHEET  
PRC HIGH DENSITY SINGLE AREA MAX: 50 DU / ACRE  
PROPOSED: 570 DU / 11.4107 AC = 49.85 DU / AC
7. APPROXIMATE GROSS FLOOR AREA FOR USES OTHER THAN DWELLINGS = 0 SF  
APPROXIMATE FAR FOR USES OTHER THAN DWELLINGS: 0 FAR
8. PROPOSED HEIGHT: SEE BUILDING DATA CHART ON SHEET 2A
9. OPEN SPACE: REQUIRED OPEN SPACE: NO REQUIREMENT  
APPROXIMATE PROPOSED OPEN SPACE: 3.412 AC (±3.5%)

10. TREE COVER CALCULATION: SEE COMPUTATIONS ON SHEET 20  
NOTE: THE REQUIRED TREE CANOPY WILL BE PROVIDED AT TIME OF FINAL SITE PLAN. PRELIMINARY LANDSCAPE PLAN IS PROVIDED ON SHEETS 20.

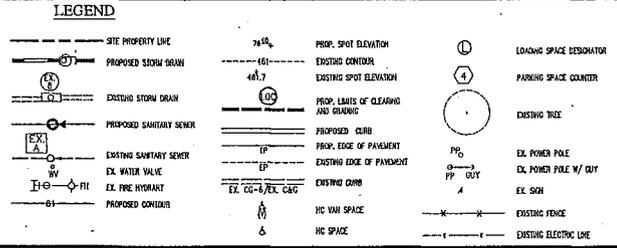
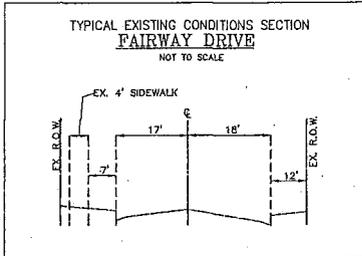
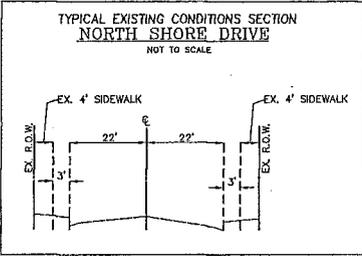
11. PARKING:  
PARKING REQUIRED:  
SINGLE FAMILY ATTACHED: 2.7 SPACES/UNIT \* 69 UNITS = 187 SPACES  
MULTIFAMILY: 1.6 SPACES/UNIT \* 501 UNITS = 802 SPACES  
TOTAL REQUIRED = 989 SPACES

PARKING PROVIDED:  
819 STRUCTURED SPACES  
144 SINGLE FAM. ATTACHED GARAGE SPACES (2/GAR \* 72 UNITS)  
30 SURFACE SPACES  
983 SPACES

LOADING SPACES REQ'D: (1 SPACE/1ST 25,000 GSF  
+ 1 SPACE/EACH ADDITIONAL 100,000 GSF) \* 580,820 GSF  
= 9 SPACES (MAX REQ'D FOR ANY SINGLE USE)

LOADING SPACES PROVIDED: 5 SPACES

NOTE: PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY AND/OR LOCATION OF THE PARKING SPACES AT TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH ARTICLE 11 OF THE FAIRFAX COUNTY ZONING ORDINANCE OR ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.



**MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION**

Renton Planned Residential Community (PRC) District  
Residential Development Potential  
May 2001

Unit Type	Unit Count	Population Factor (as assumed 2000/2001)	Number of Persons
Single family detached	4,247	1.6 persons	12,741
Single family attached	1,344	2.7 persons	3,629
Multiple family	14,522	2.1 persons	30,500
Current Population 46,870			
Current persons per acre = 48.44			

Remaining Available Development Potential  
Based on maximum population calculation of 80,819 persons  
8,334 units @ 1.6 persons/unit = 13,334 persons

80,819 maximum population - 46,870 current population = 33,949 persons of available density

13,334 persons of available density translates to a development potential of:  
3,315 single family detached units  
6,800 single family attached units  
7,889 multiple family units

**Pending Applications\***

Project	Title	Status
100/10000	408	PRC Plan Approved
100/10000	457	PRC Approved
100/10000	210	PCAR/PA/MD Approved
100/10000	1426	Pending PRC Approval
100/10000	110	PCAR/PA Approved
100/10000	11	PRC Plan Approved
Total Number of Units		3,218

**CURRENT APPLICANT**  
EXISTING POPULATION: 64,974 PERSONS  
+ 250 PERSONS (NET INCREASE FAIRWAY EAST)  
+ 788 PERSONS (NET INCREASE FAIRWAY WEST)  
65,010 PERSONS / 8224 ACRES = 10.81 PERSONS/ACRE  
10.81 PERSON PER ACRE < 13 PERSONS PER ACRES.  
**REQUIREMENT MET**

Maximum PRC Density  
March 21, 2009

Renton High Density Residential Category Density

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 15A-12A, 12B, 12C, 12D	17.4600	148	SFA	394	22.57
S. 17B-13	8.9199	238	MFR	500	56.06
S. 17C-14	12.3881	281	MFR	545	44.08
S. 11	15.1222	133	MFR	279	18.45
S. 15A-12A	11.4107	601	MFR	1022	89.66
S. 16B-14	7.6168	176	MFR	342	44.90
S. 15A-13 & 4	3.8758	11	SFA	30	7.74
S. 17B-5	7.8561	108	MFR	221	28.14
S. 17C-3	2.30	18	SFA	48	20.87
S. 17B-10, 7 & 13	25.2458	442	MFR	928	36.76
S. 19B-5 & 8 & 7	17.3120	240	MFR	504	29.11
S. 21A-5, 2 & 3	2.30	20	SFA	50	21.74
S. 25A-1	17.731	174	SFA	481	27.13
S. 25B-2	12.4248	240	MFR	504	40.56
S. 25B-3	11.8603	208	MFR	436	36.80
S. 25B-4	2.107	0	Open	0	0.00
S. 30B-1A	4.3277	230	MFR	441	102.14
S. 30B-2A	8.0	80	SFA	160	20.00
S. 30B-2B	11.1481	154	SFA	410	36.80
S. 31B-1	18.2000	260	MFR	546	29.95
S. 31B-2, 4	17.5416	300	MFR/OPEN	630	36.00
S. 34B-2A	8.8	60	SFA	168	19.09
S. 34B-2	1.6550	0	Open	0	0.00
S. 38B-8-10	8.8148	200	MFR	420	47.76
S. 38B-8	8.87	44	SFA	110	12.40
S. 40B-11	10.1	183	MFR	405	40.10
S. 40B-1C & 1D	9.9633	188	MFR	408	40.95
S. 41B-1	11.5747	159	MFR	332	28.68
S. 41B-1A	8.8	73	SFA	187	21.25
S. 41B-2	31.91	400	MFR	840	26.33
S. 41B-3	14.53	260	MFR	550	37.85
S. 41B-4	8.97	184	MFR	393	43.81
S. 41B-5	14.53	260	MFR	550	37.85
S. 41B-6	8.97	40	SFA	124	13.82
S. 41B-7 & 8	8.1259	38	SFA	93	11.45
S. 41B-8A, 10C	6.16	74	SFA	234	38.00
S. 41B-9	10.22	153	SFA	413	40.34
S. 41B-10	2.47	29	SFA	74	30.00
S. 41B-11	6.17	40	SFA	108	17.50
S. 41B-12	2.44	0	Open	0	0.00
S. 42B-13C	8.9337	25	SFA	63	7.05
S. 42B-14	3.65	27	SFA	73	20.00
S. 42B-15E	2.27	17	SFA	46	20.27
S. 41B-13	8.77	193	MFR	392	44.70
S. 41B-14	13.33	614	MFR	1288	96.62
S. 42B-16A, 4 & 8	15.2500	171	SFA	451	29.65
S. 42B-17	12.31	216	MFR	454	36.90
S. 42B-18, 4 & 8	7.85	0	Open	0	0.00
S. 42B-19	6.15	364	MFR	722	117.39
S. 42B-20	6.82	35	SFA	85	12.46
S. 42B-21	12.16	18	SFA	48	3.95
S. 42B-22	8.96	18	SFA	48	5.36
S. 42B-23	2.00	100	MFR	210	105.00
S. 42B-24	18.12	200	MFR	540	29.80
S. 42B-25	8.93	208	MFR	422	47.26
S. 42B-26	22.24	457	MFR	960	43.16
S. 42B-27	18.5	174	MFR	365	19.73
S. 42B-28	15.55	85	SFA	218	14.02
S. 42B-29	4.9	455	SFA	1229	250.82
<b>TOTAL</b>	<b>774.9489</b>	<b>14952</b>		<b>31118</b>	<b>40.16</b>

GENERAL NOTES AND DETAILS  
FAIRWAY APARTMENTS  
RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
HUNTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2009  
SCALE: AS NOTED

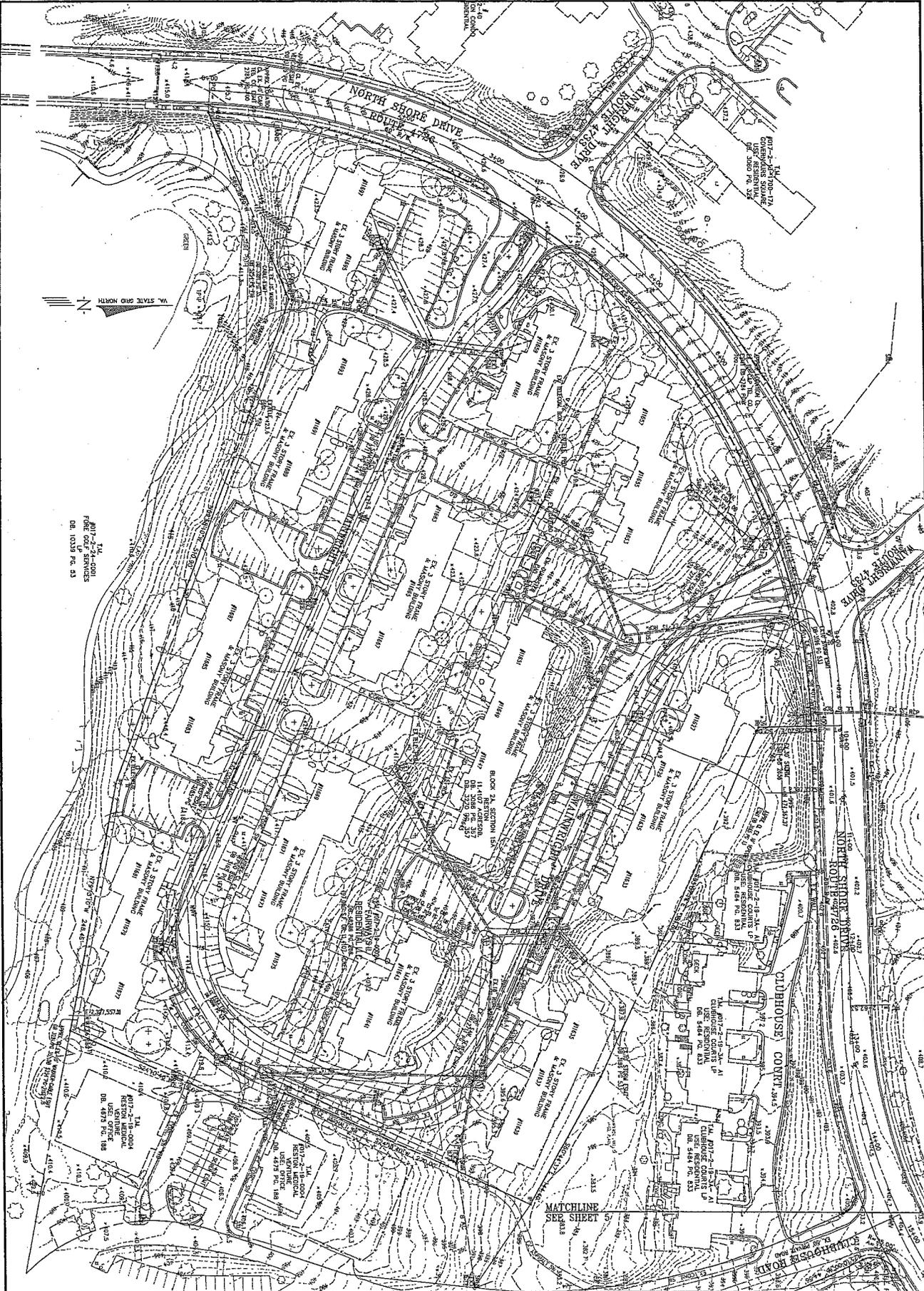
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DESIGNER: [Signature]  
DATE: [Date]  
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

Table 1.1  
Title: [Title]  
Author: [Author]  
Date: [Date]  
Revision: [Revision]







T14  
 10/7-2-24-001  
 FINE  
 DR. 10335 P.C. 23

EXISTING CONDITIONS PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'      CL = 2"      DATE: MARCH, 2009

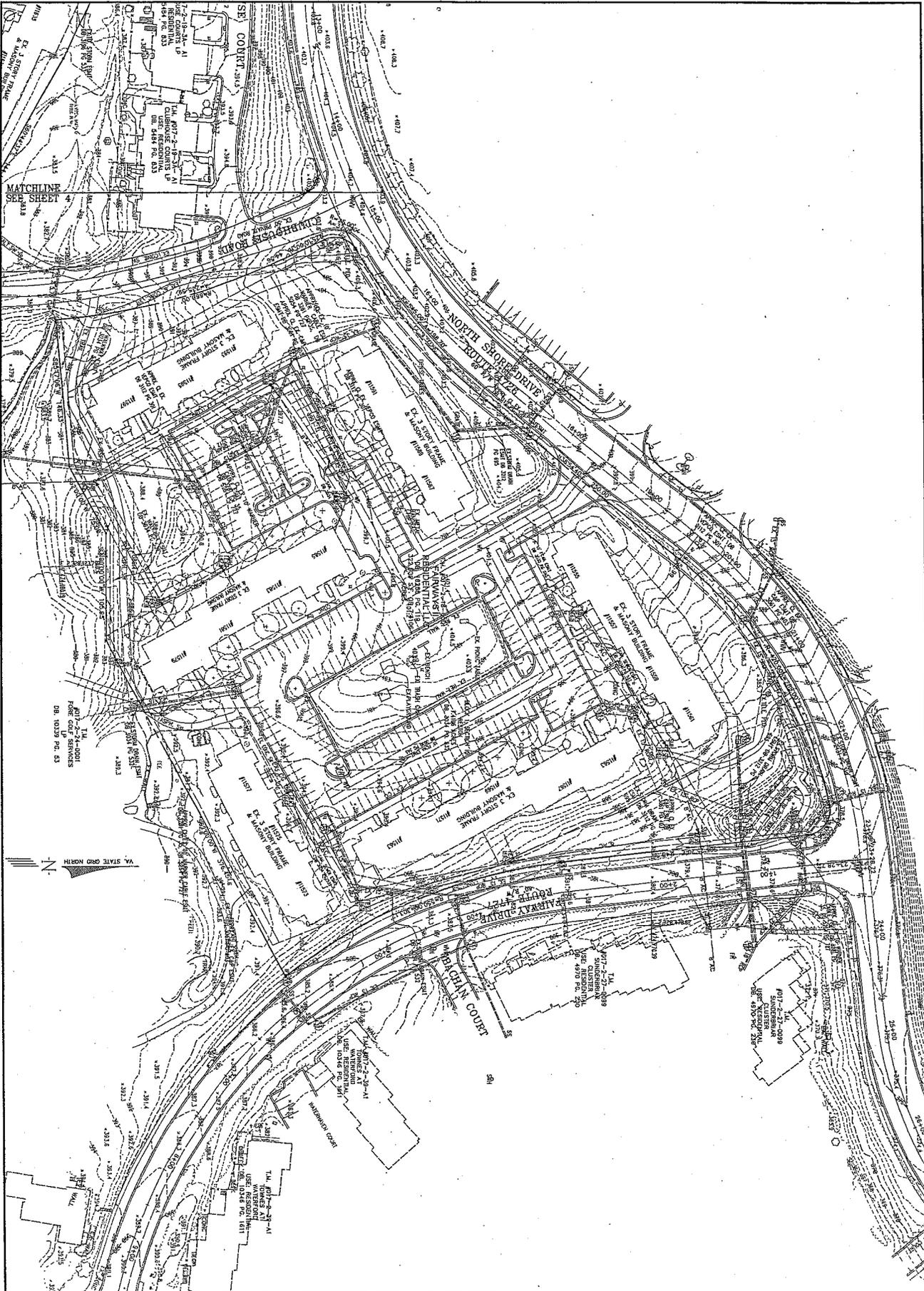


**urban**  
 Planners - Engineers - Landscape Architects - Land Surveyors

Urban, Ltd.  
 7313 Lake River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.642.8800  
 Fax: 703.642.8211  
 www.urban-ltd.com

PLAN DATE	NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
03-27-09	01	03-27-09	ISSUE FOR PERMIT			
01-04-10	02	01-04-10	REVISED PER CITY COMMENTS			
04-05-10	03	04-05-10	REVISED PER CITY COMMENTS			
06-08-10	04	06-08-10	REVISED PER CITY COMMENTS			
02-02-12	05	02-02-12	REVISED PER CITY COMMENTS			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



PROJECT NO. PREL-1003  
SHEET NO. 5  
DATE: MARCH, 2009

EXISTING CONDITIONS PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 40'  
 C.I. = 2'



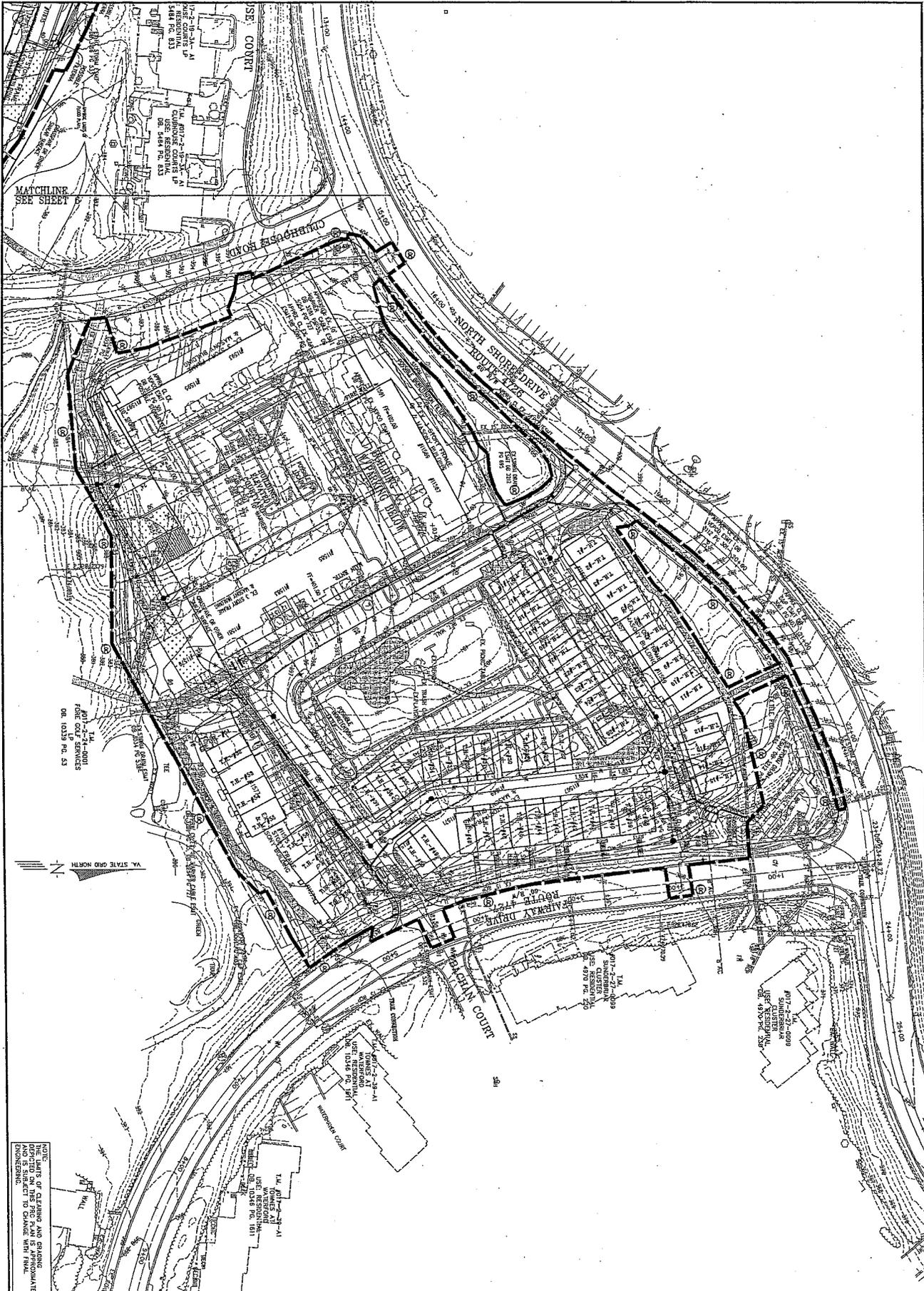
**urban**  
 Planners - Engineers - Landscape Architects - Land Surveyors

Urban, Ltd.  
 7712 Little River Turnpike  
 Annandale, Virginia 22003  
 TEL: 703.652.2000  
 FAX: 703.652.8221  
 www.urban-ltd.com

PLAN DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09			
10-15-09			
03-04-10			
02-04-10			
03-07-11			
07-21-11			
05-02-12			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW





MATCHLINE  
SEE SHEET



NOTE:  
THE LIMITS OF CLEARING AND GRADING  
AND IS SUBJECT TO CHANGE WITH FINAL  
CONSTRUCTION.

PRC PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

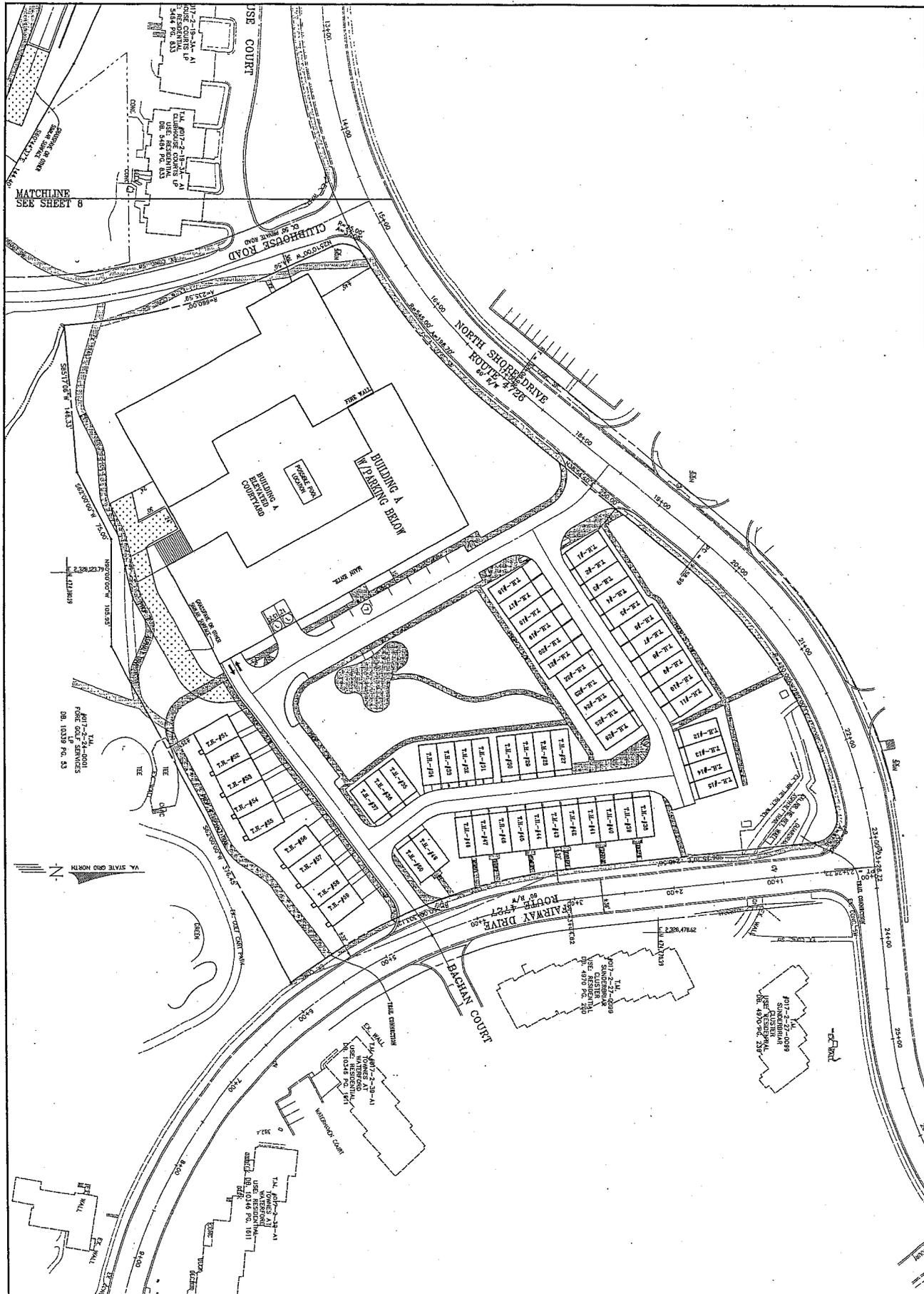
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PLAN DATE
05-27-09
10-15-09
01-04-10
02-04-10
04-02-10
02-07-11
05-13-11
07-21-11
03-02-12

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				

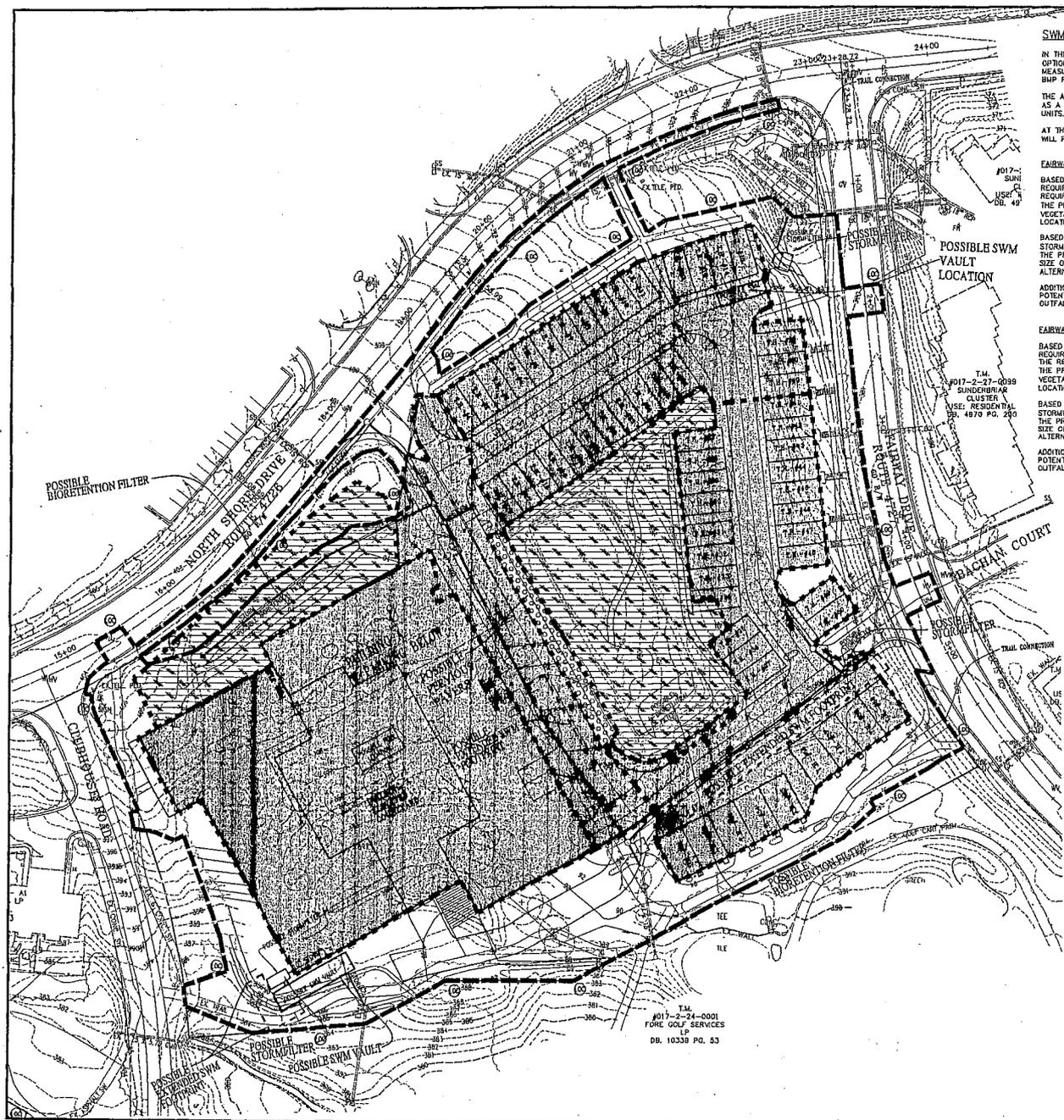




SHEET 23 OF 23 FILE NO. PRC-1503	<b>PRC LAYOUT PLAN</b> <b>FAIRWAY APARTMENTS</b> RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA	PROFESSIONAL SEAL ARCHITECT & SURVEYOR L.S. No. 00029 DATE: MARCH 2009	Urban, Ltd. 7112 Lake View Terrace Annandale, Virginia 22003 Tel: 703.662.9900 Fax: 703.662.8201 www.urban-ltd.com	PLAN DATE 03-27-09 10-15-09 01-04-10 02-04-10 04-02-10 05-02-11 06-13-11 07-27-11 08-02-12
		Planners - Engineers - Landscape Architects - Land Surveyors		No. DATE DESCRIPTION REVISION APPROVED DATE REVISION APPROVED BY DIVISION OF DESIGN REVIEW



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**SWM/BMP NARRATIVE : OPTION B**

IN THE EVENT THAT THE USE OF EXISTING OFF-SITE FACILITIES TO MEET SWM AND/OR BMP REQUIREMENTS IS NOT FEASIBLE (SEE OPTION A NARRATIVE), AN ALTERNATIVE DESIGN HAS BEEN PROPOSED TO MEET THESE REQUIREMENTS UTILIZING ON-SITE MEASURES. THIS DESIGN IS PRELIMINARY AND SUBJECT TO CHANGE WITH FINAL ENGINEERING. IMPLEMENTATION OF THIS SWM AND BMP PLAN MAY BE PHASED ALONG WITH THE CONSTRUCTION OF THE PROPOSED DEVELOPMENT.

THE APPLICANT HEREBY REQUESTS A WAIVER FOR THE USE OF AN UNDERGROUND SWM IN A RESIDENTIAL DEVELOPMENT, AS WELL AS A WAIVER TO ALLOW PERVIOUS PAVEMENT IN A DEVELOPMENT WHICH INCLUDES SINGLE FAMILY ATTACHED STYLE RESIDENTIAL UNITS.

AT THE TIME OF FINAL SITE PLAN (ALONG WITH AN APPROVED PFM MODIFICATION AT THE TIME OF SITE PLAN), PERVIOUS PAVERS WILL POSSIBLY BE PROVIDED IN LIMITED USE TRAVELWAYS (I.E. ROADS SERVING TOWNHOUSE GARAGES, ETC.).

**FAIRWAY EAST - T.M. #17-2-(118)-0001**

BASED ON PRELIMINARY COMPUTATIONS, FAIRWAYS EAST WILL FALL UNDER NEW-DEVELOPMENT CRITERIA WITH REGARDS TO BMP REQUIREMENTS. HOWEVER WITH FINAL ENGINEERING IT IS POSSIBLE THAT RE-DEVELOPMENT REQUIREMENTS WILL BE REQUIRED. THE REQUIREMENTS ARE ANTICIPATED TO BE MET UTILIZING A COMBINATION OF ONE OR MORE BMP FACILITIES IN ACCORDANCE WITH THE PFM (INCLUDING, BUT NOT LIMITED TO, BIORETENTION FILTERS/RAIN GARDENS, FILTERTAS, STORMFILTERS, PERVIOUS PAVEMENT, VEGETATED SWALES, ETC.). THE PRELIMINARY BMP DESIGN IS SHOWN IN PLAN VIEW ON THIS SHEET. PLEASE NOTE THAT TYPE, LOCATION, AND SIZE OF BMP FACILITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

BASED ON PRELIMINARY COMPUTATIONS, THERE WILL BE A SLIGHT INCREASE IN RUNOFF BASED ON THE PROPOSED DEVELOPMENT. STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE WITH UNDERGROUND STORMWATER VAULT(S) OR OTHER SWM FACILITIES. THE PRELIMINARY SWM FACILITY LOCATIONS ARE SHOWN IN PLAN VIEW ON THIS SHEET. PLEASE NOTE THAT TYPE, LOCATION, AND SIZE OF SWM FACILITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ALTERNATIVE SWM AND BMP MEASURES ALONG WITH THE PHASED CONSTRUCTION OF THE SITE.

ADDITIONALLY, EXTENDED SWM VAULT FOOTPRINTS HAVE BEEN SHOWN FOR REFERENCE PURPOSES ONLY TO INDICATE THE POTENTIAL SIZE OF THE SWM VAULT IF ADDITIONAL SWM MEASURES ARE REQUIRED PER THE PFM FOR OUTFALL REASONS. SEE OUTFALL NARRATIVE ON SHEET 12 FOR ADDITIONAL INFORMATION.

**FAIRWAY WEST - T.M. #17-2-(119)-0002A**

BASED ON PRELIMINARY COMPUTATIONS, FAIRWAYS WEST WILL FALL UNDER NEW-DEVELOPMENT CRITERIA WITH REGARDS TO BMP REQUIREMENTS. HOWEVER WITH FINAL ENGINEERING IT IS POSSIBLE THAT RE-DEVELOPMENT REQUIREMENTS WILL BE REQUIRED. THE REQUIREMENTS ARE ANTICIPATED TO BE MET UTILIZING A COMBINATION OF ONE OR MORE BMP FACILITIES IN ACCORDANCE WITH THE PFM (INCLUDING BUT NOT LIMITED TO BIORETENTION FILTERS/RAIN GARDENS, FILTERTAS, STORMFILTERS, PERVIOUS PAVEMENT, VEGETATED SWALES, ETC.). THE PRELIMINARY BMP DESIGN IS SHOWN IN PLAN VIEW ON SHEET 11A. PLEASE NOTE THAT TYPE, LOCATION, AND SIZE OF BMP FACILITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.

BASED ON PRELIMINARY COMPUTATIONS, THERE WILL BE A SLIGHT INCREASE IN RUNOFF BASED ON THE PROPOSED DEVELOPMENT. STORMWATER MANAGEMENT WILL BE PROVIDED ON-SITE WITH UNDERGROUND STORMWATER VAULT(S) OR OTHER SWM FACILITIES. THE PRELIMINARY SWM FACILITY LOCATIONS ARE SHOWN IN PLAN VIEW ON SHEET 11A. PLEASE NOTE THAT TYPE, LOCATION, AND SIZE OF SWM FACILITIES ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ALTERNATIVE SWM AND BMP MEASURES ALONG WITH THE PHASED CONSTRUCTION OF THE SITE.

ADDITIONALLY, EXTENDED SWM VAULT FOOTPRINTS HAVE BEEN SHOWN FOR REFERENCE PURPOSES ONLY TO INDICATE THE POTENTIAL SIZE OF THE SWM VAULT IF ADDITIONAL SWM MEASURES ARE REQUIRED PER THE PFM FOR OUTFALL REASONS. SEE OUTFALL NARRATIVE ON SHEET 12 FOR ADDITIONAL INFORMATION.

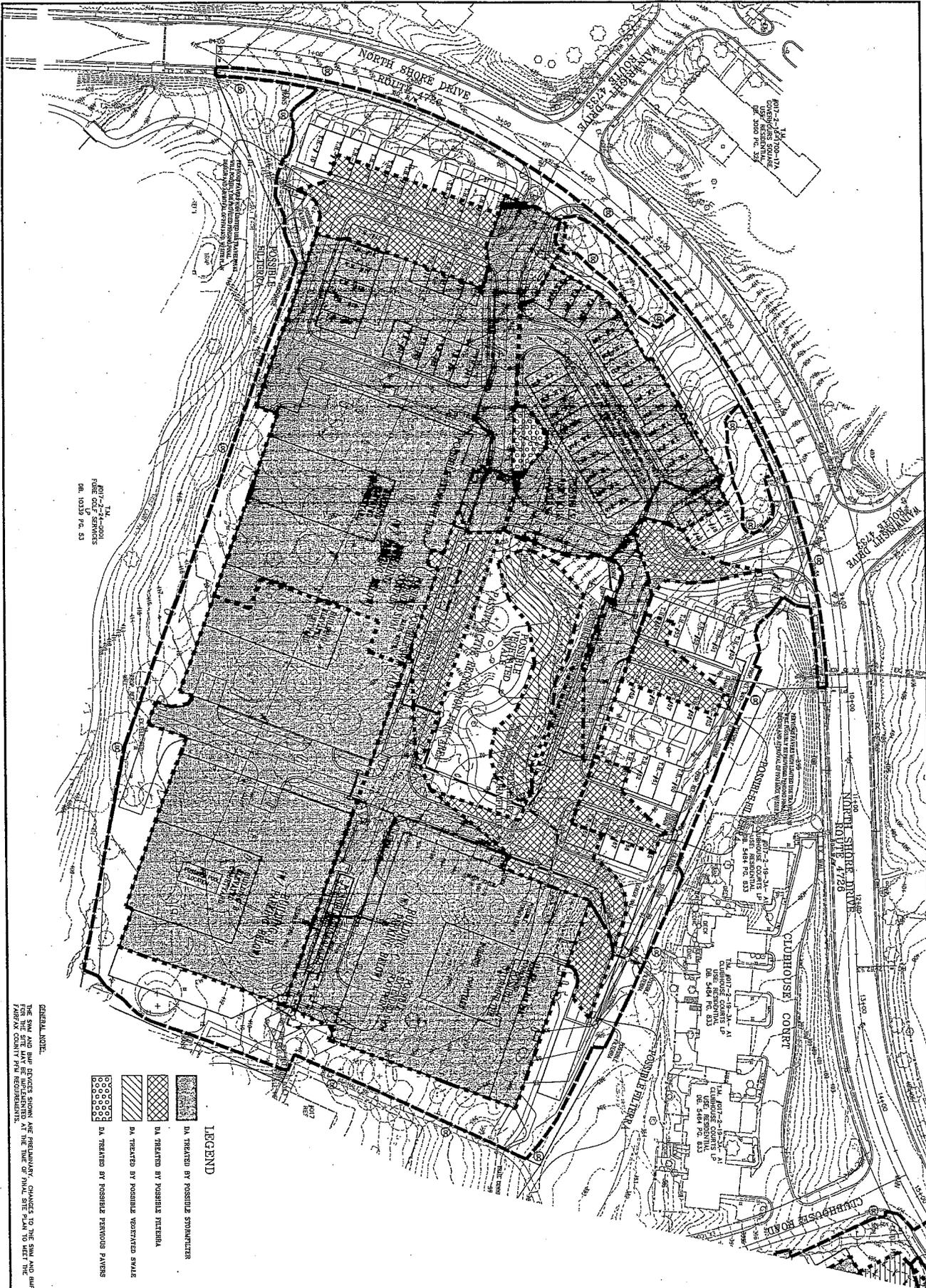
**LEGEND**

-  DA TREATED BY POSSIBLE STORMFILTER
-  DA TREATED BY POSSIBLE PERVIOUS PAVERS
-  DA TREATED BY POSSIBLE BIORETENTION FILTER

**GENERAL NOTE.**

THE SWM AND BMP DEVICES SHOWN ARE PRELIMINARY. CHANGES TO THE SWM AND BMP FOR THE SITE MAY BE IMPLEMENTED AT THE TIME OF FINAL SITE PLAN TO MEET THE FAIRFAX COUNTY PFM REQUIREMENTS.

PLAN SHEET	NO.	DATE	REVISION	APPROVED BY	DATE	REVISION	APPROVED BY
1	1	01-22-12	1	[Signature]	01-22-12	1	[Signature]
<p>U.S. 154 7011 Lakeside Drive, Suite 2000 Arlington, Virginia 22202 Tel: 703.442.4241 Fax: 703.442.4241</p> <p style="text-align: center;"><b>urban.</b></p> <p style="text-align: center;">Planners Engineers Landscape Architects Land Strategists</p>							
							
<p>SWM AND BMP PLAN: OPTION B <b>FAIRWAY APARTMENTS</b> RESTON SECTION IS BLOCK 1 &amp; SECTION 15A BLOCK 2A HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA</p> <p style="text-align: right;">DATE: MARCH, 2008 CL = 7</p>							
<p>SHEET 11 OF 28</p> <p style="text-align: right;">FILE NO: PREL-1903</p>							



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- LEGEND**
- 1A TREATED BY POSSIBLE STORMWATER
  - 1A TREATED BY POSSIBLE FILTERBA
  - 1A TREATED BY POSSIBLE WEIGHTED SWALE
  - 1A TREATED BY POSSIBLE PERVIOUS PAVES

**GENERAL NOTE:**  
 THE SWM AND BMP LOCATIONS SHOWN ARE PRELIMINARY. CHANGES TO THE SWM AND BMP LOCATIONS MAY BE NECESSARY TO MEET THE FAIRFAX COUNTY PAVEMENT REQUIREMENTS.

SWM AND BMP PLAN: OPTION B  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'      C.I. = 2'      DATE: MARCH, 2009



**urban**  
 Planners - Engineers - Landscape Architects - Land Surveyors

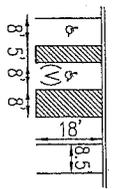
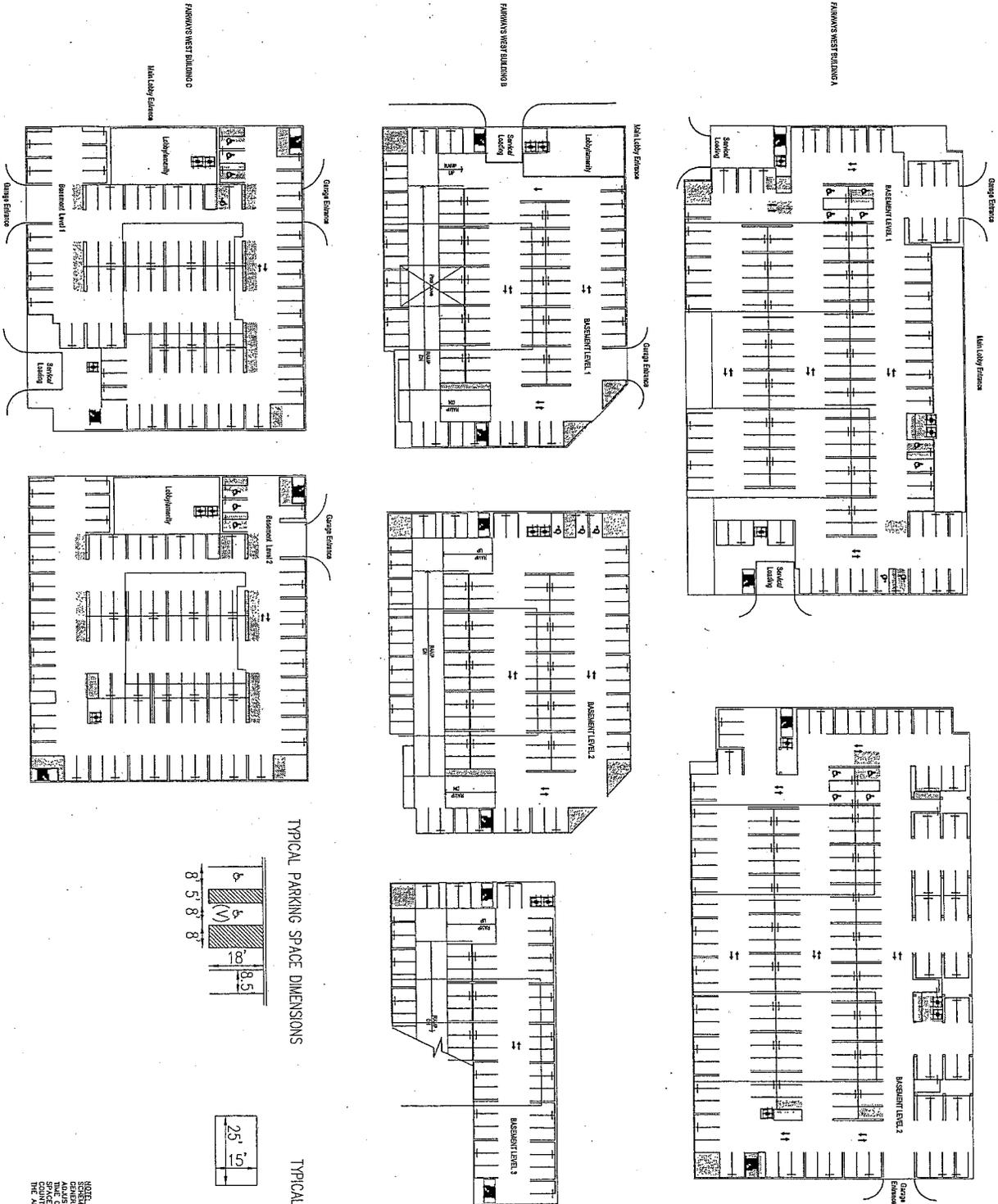
Urban, L.L.C.  
 7112 Little River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.644.2500  
 Fax: 703.644.2501  
 www.urban-llc.com

PLAN DATE	DESCRIPTION	REVISION APPROVED	DATE
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03-15-09			
01-04-10			
04-02-10			
05-15-11			
07-27-11			
03-02-12			

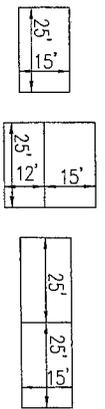
  

NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW				





TYPICAL PARKING SPACE DIMENSIONS

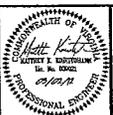


TYPICAL LOADING SPACE DIMENSIONS

NOTE: THE PARKING GARAGE LEVELS HAVE BEEN PROVIDED FOR GENERAL INFORMATION ONLY. PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICANT'S LOCAL JURISDICTION. THE FINAL SITE PLAN, AS LONG AS THE MANICURE NUMBER OF THE APPLICANT IS IN COMPLIANCE WITH THE APPLICANT'S LOCAL JURISDICTION, SHALL BE THE FINAL AUTHORITY FOR ANY SUBSEQUENT PARKING REDUCTION. THE APPLICANT MAY SEEK.

GARAGE LAYOUT PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER HILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: NTS      C.L. N/A      DATE: MARCH, 2009

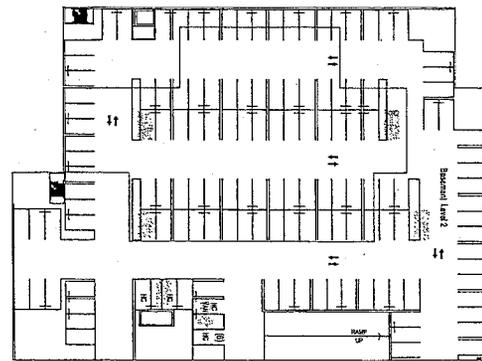
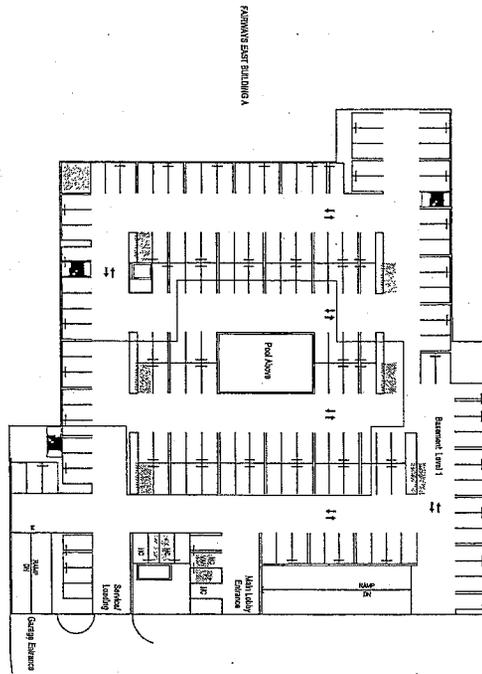


Urban, Ltd.  
 7122 Little River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.642.1800  
 Fax: 703.642.2251  
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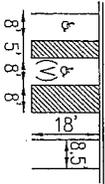
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07-04-10				
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06-12-11				
02-02-12				

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

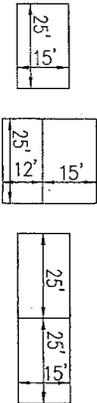
FILE NO. PRC11-1003  
 SHEET 07 OF 28



TYPICAL PARKING SPACE DIMENSIONS



TYPICAL LOADING SPACE DIMENSIONS



NOTE: THE PARKING GARAGE LAYOUT HAS BEEN PROVIDED FOR SCHEMATIC PURPOSES ONLY. PARKING SPACES WILL BE PROVIDED GENERALLY AS SHOWN HEREON. APPLICANT RESERVES THE RIGHT TO AT THE TIME OF FINAL SITE PLAN, AS LONG AS THE MINIMUM NUMBER OF SPACES SHOWN ON THIS DRAWING IS MAINTAINED. ANY SUBSEQUENT PARKING REDUCTION THE APPLICANT MAY SEEK.

GARAGE LAYOUT PLAN  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: NTS  
 C.I. N/A  
 DATE: MARCH, 2009



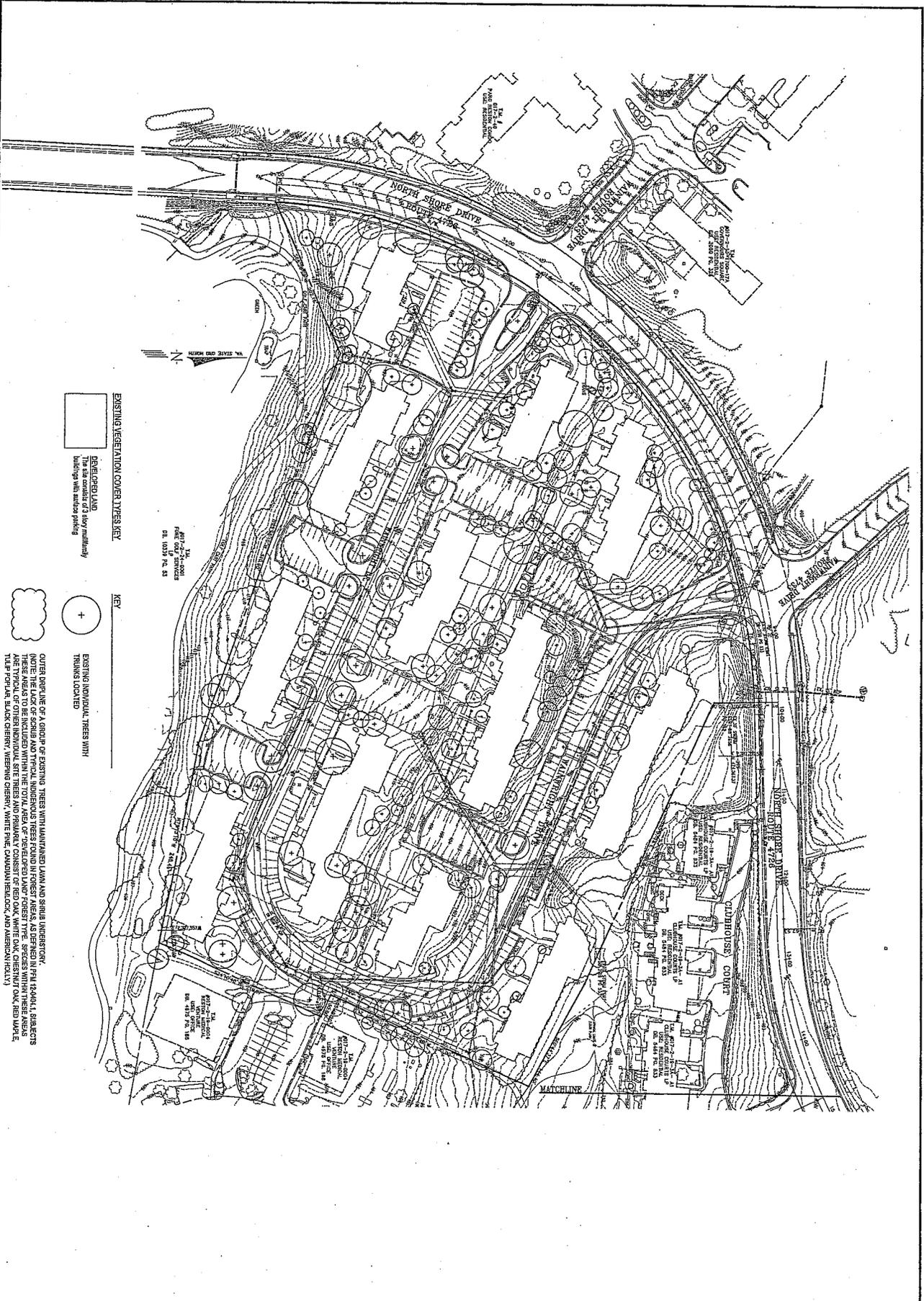
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 7121 Little River Turnpike  
 Alexandria, Virginia 22303  
 Tel: 703.642.8380  
 Fax: 703.642.8331  
 www.urban-ld.com

PLAN DATE	NO.	DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09					
10-15-09					
01-04-10					
02-04-10					
04-02-10					
10-07-11					
08-13-11					
02-02-12					
03-02-12					

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE: MARCH, 2009  
 SHEET: 14  
 OF: 26  
 PROJECT: 1903



EXISTING VEGETATION COVER TYPES KEY

DEVELOPED LAND  
Buildings with surface parking

KEY

EXISTING INDIVIDUAL TREES WITH TRUNKS LOCATED

OUTER BOUNDARY OF A GROUP OF EXISTING TREES WITH MAINTAINED LAWN AND SHRUB UNDERSTORY. THESE TREES ARE TO BE MAINTAINED AND NOT REMOVED.

NOTE: THE LACK OF SCRUBS AND TYPICAL INDIVIDUAL TREES FOUND IN FOREST AREAS, AS DENIED IN PIA 14-044, 1, SUBJECTS THESE AREAS TO BE REVEGETATED WITH THE FOLLOWING SPECIES: RED PINE, WHITE PINE, WHITE OAK, RED OAK, RED BAY, TULIP POPLAR, BLACK CHERRY, AVERAGE CHERRY, WHITE PINE, CHANDLER PINE, OAK, AND AMERICAN HICKORY.

EXISTING VEGETATION MAP  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 40'      CL = 2"      DATE: MARCH, 2009



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 7712 Little River Turnpike  
 Annandale, Virginia 22003  
 Tel. 703.642.8100  
 Fax. 703.642.8251  
 www.urbanltd.com

PLN DATE	REV DATE	DESCRIPTION	REVIEW APPROVED	DATE
03-27-09				
10-15-09				
01-04-10				
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02-07-10				
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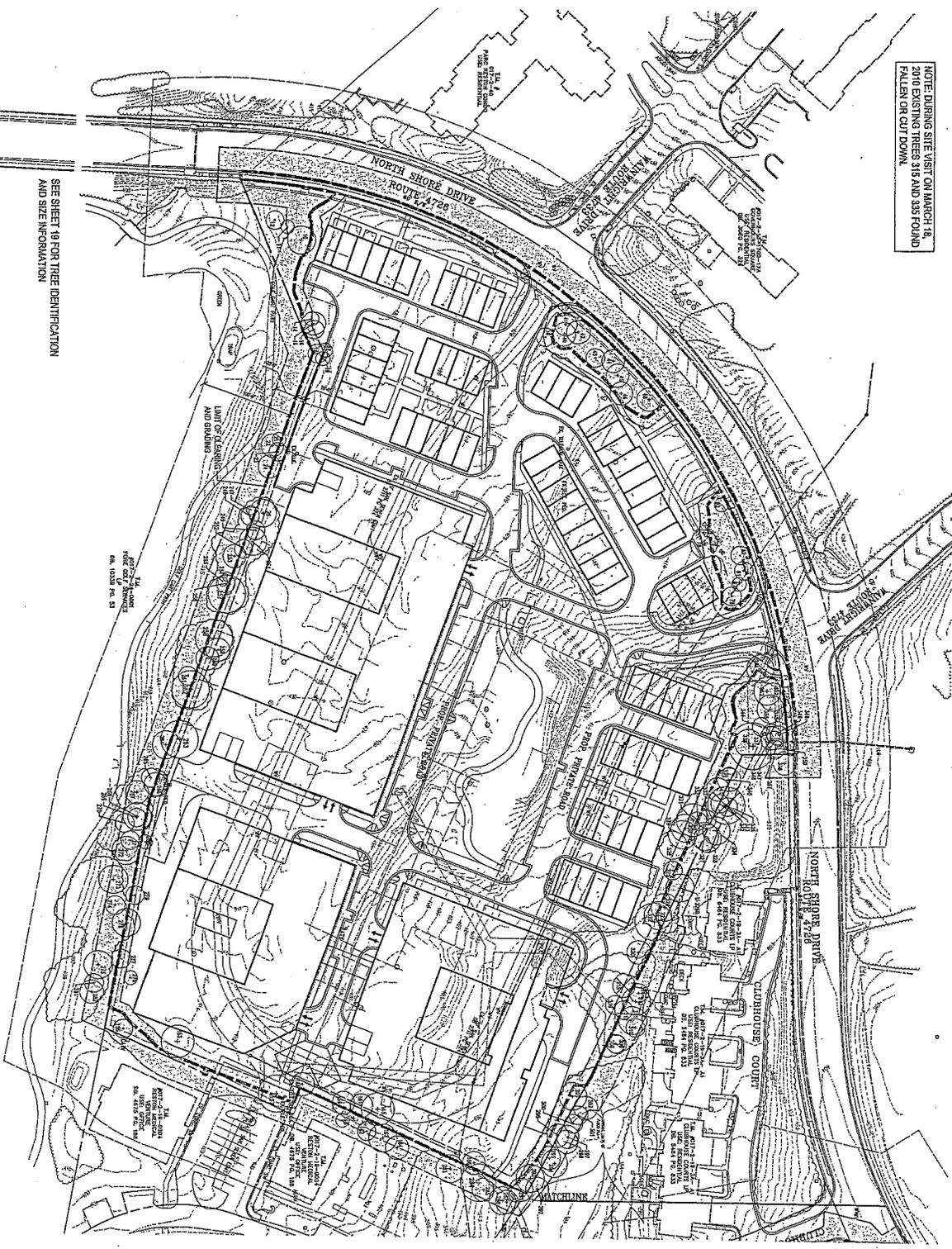
REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
 OF  
 28  
 PIA 14-044  
 PIA 14-044



NOTE: DURING SITE VISIT ON MARCH 18, 2010 EXISTING TREES 316 AND 335 FOUND FALLEN OR CUT DOWN.

SEE SHEET 19 FOR TREE IDENTIFICATION AND SEE INFORMATION



This Plan Prepared or Approved by:  
JOHN LANNON, LISA CASHED, ANDREW  
# 100-51747

TREE INVENTORY & CONDITION ANALYSIS  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 50'      CL: #2      DATE: MARCH, 2009



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 7712 Little River Turnpike  
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 Tel. 703.643.8200  
 Fax. 703.643.8251  
 www.urban-ltd.com

PLAN DATE	NO.	DATE	DESCRIPTION	REVISIT APPROVED	DATE
03-27-09					
10-15-09					
01-14-10					
01-04-10					
04-09-10					
02-17-11					
06-15-11					
07-11-11					
03-02-12					

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

SHEET  
15  
OF  
28  
FIELD NO.  
PMT-1503





PAGE: 2A LANDSCAPE COMPUTATIONS

**COMPUTATION OF TREE PRESERVATION INDEXTREE CALCULATIONS**

Over the Area (A1)

Tree Category	Area (A1)	Tree Density	Tree Inventory
Category I	1000	10	10000
Category II	2000	20	40000
Category III	3000	30	90000
Category IV	4000	40	160000
Category V	5000	50	250000
Category VI	6000	60	360000
Category VII	7000	70	490000
Category VIII	8000	80	640000
Category IX	9000	90	810000
Category X	10000	100	1000000

**COMPUTATION OF TREE CANOPY REQUIREMENT CALCULATIONS**

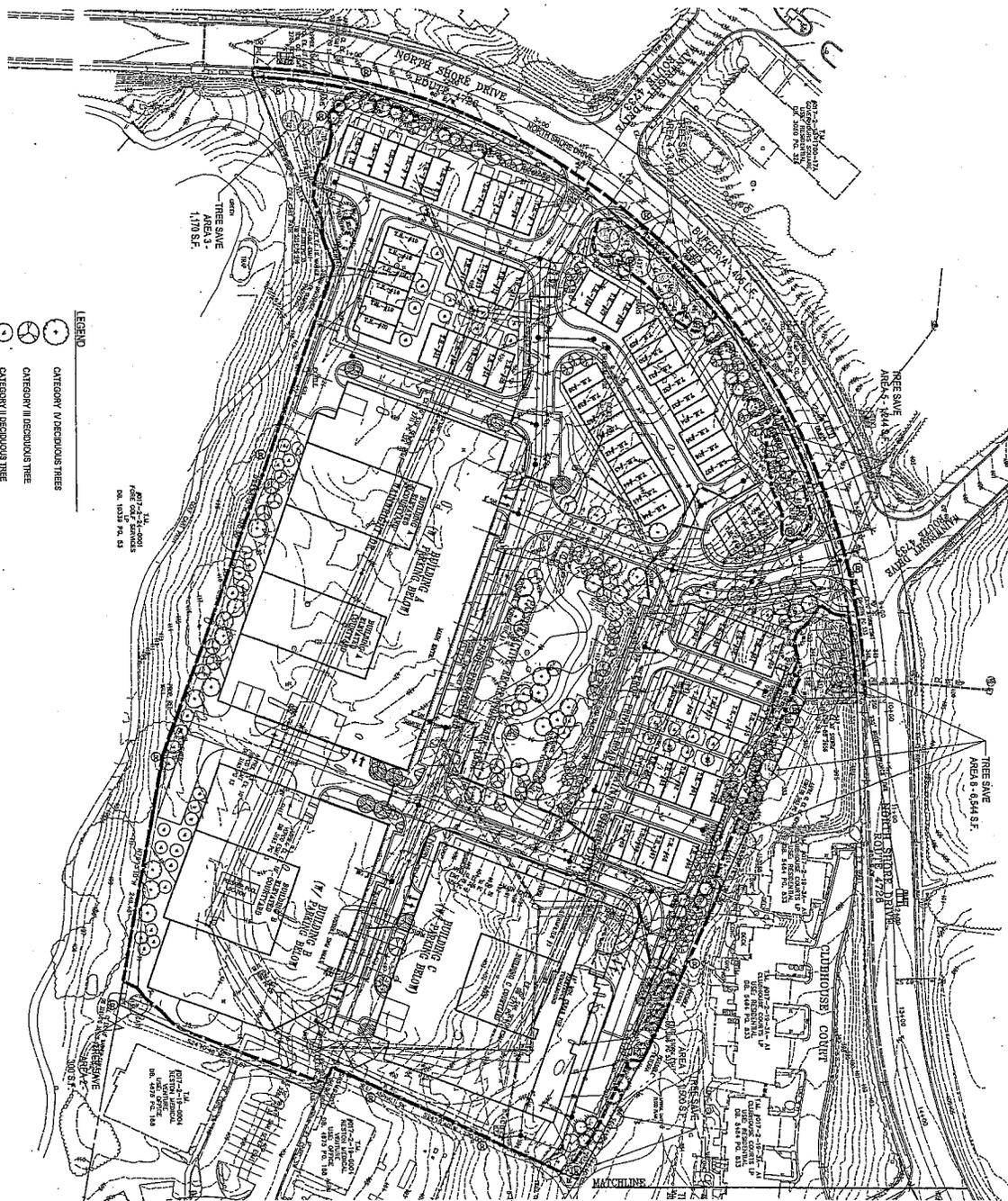
Tree Category	Area (A1)	Tree Density	Tree Inventory
Category I	1000	10	10000
Category II	2000	20	40000
Category III	3000	30	90000
Category IV	4000	40	160000
Category V	5000	50	250000
Category VI	6000	60	360000
Category VII	7000	70	490000
Category VIII	8000	80	640000
Category IX	9000	90	810000
Category X	10000	100	1000000

**COMPUTATION OF TREE PRESERVATION CALCULATIONS**

Tree Category	Area (A1)	Tree Density	Tree Inventory
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Category X	10000	100	1000000

**COMPUTATION OF TREE PRESERVATION CALCULATIONS**

Tree Category	Area (A1)	Tree Density	Tree Inventory
Category I	1000	10	10000
Category II	2000	20	40000
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Category VI	6000	60	360000
Category VII	7000	70	490000
Category VIII	8000	80	640000
Category IX	9000	90	810000
Category X	10000	100	1000000



- LEGEND**
- CATEGORY I (DECIDUOUS TREES)
  - CATEGORY II (DECIDUOUS TREES)
  - CATEGORY III (DECIDUOUS TREES)
  - CATEGORY IV (EVERGREEN TREES)
  - CATEGORY V (EVERGREEN TREES)
  - CATEGORY VI (EVERGREEN TREES)
  - CATEGORY VII (EVERGREEN TREES)
  - CATEGORY VIII (EVERGREEN TREES)
  - CATEGORY IX (EVERGREEN TREES)
  - CATEGORY X (EVERGREEN TREES)
  - EXISTING TREE TO REMAIN

**PRELIMINARY LANDSCAPE PLAN**  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 50'      CL = 2"      DATE: MARCH, 2009

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 7111 Lee River Turnpike  
 Alexandria, Virginia 22303  
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 Fax: 703.662.8231  
 www.urban-llc.com

PLANNERS - ENGINEERS - LANDSCAPE ARCHITECTS - LAND SURVEYORS

NO.	DATE	DESCRIPTION	REVIEW APPROVED	DRAWN
01	03-27-09	PRELIMINARY		
02	04-01-09	REVISED		
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99	04-01-09	REVISED		
100	04-01-09	REVISED		

PAGE 11 LANDSCAPE CALCULATIONS

**ADJUSTED TREE PRESERVATION TARGET CALCULATIONS**

Category I (Deciduous Trees)	3,210
Category II (Deciduous Trees)	13,310
Category III (Evergreen Trees)	10,000
Category IV (Evergreen Trees)	10,000
<b>Total</b>	<b>36,520</b>

Proposed Planting of 15,547 trees (Preservation of 20,973 trees)

Net Loss of 20,973 trees (Preservation of 20,973 trees)

**ADJUSTED TREE PRESERVATION TARGET CALCULATIONS**

Category I (Deciduous Trees)	3,210
Category II (Deciduous Trees)	13,310
Category III (Evergreen Trees)	10,000
Category IV (Evergreen Trees)	10,000
<b>Total</b>	<b>36,520</b>

**ADJUSTED TREE PRESERVATION TARGET CALCULATIONS**

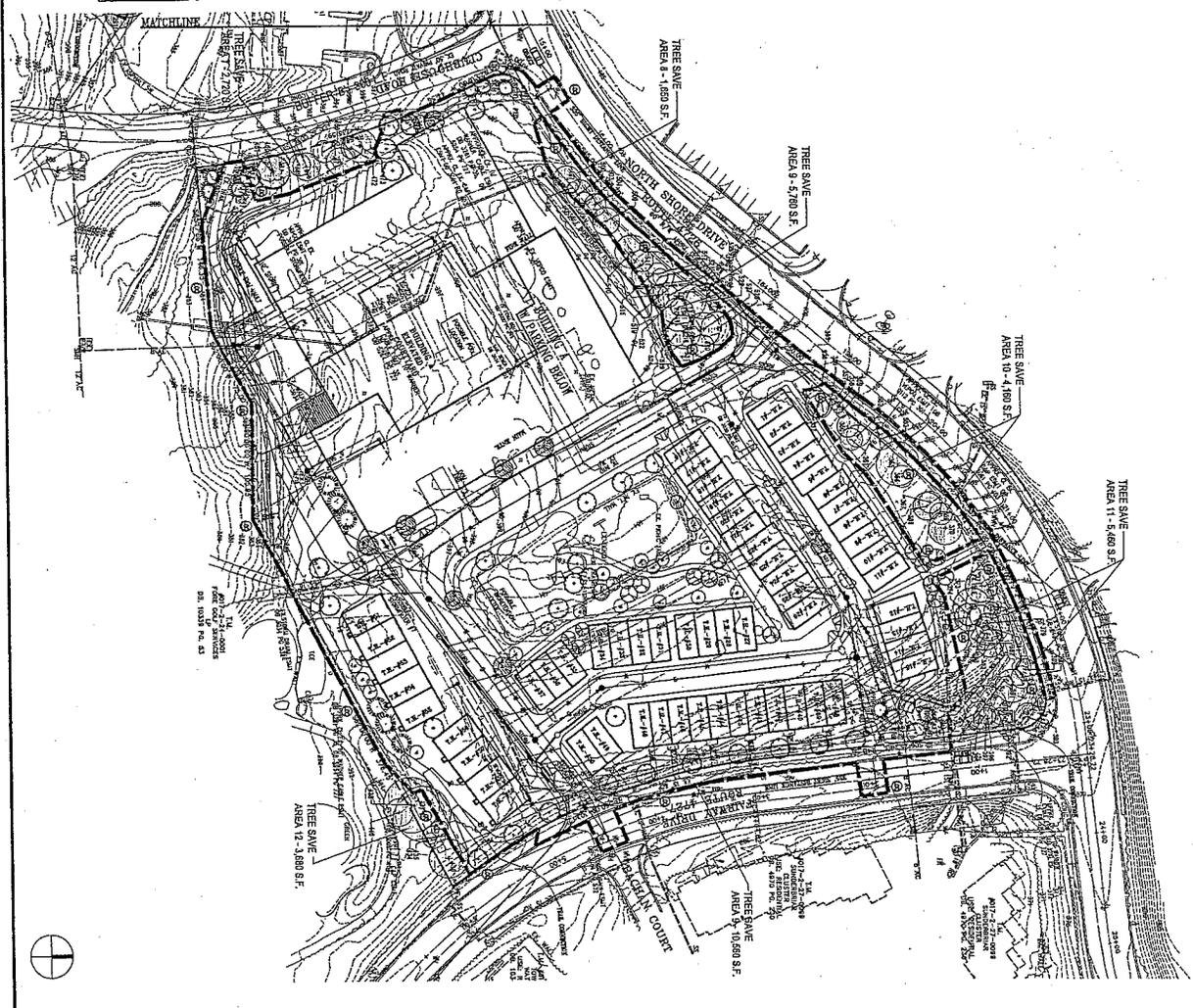
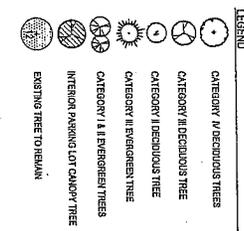
Category I (Deciduous Trees)	3,210
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**ADJUSTED TREE PRESERVATION TARGET CALCULATIONS**

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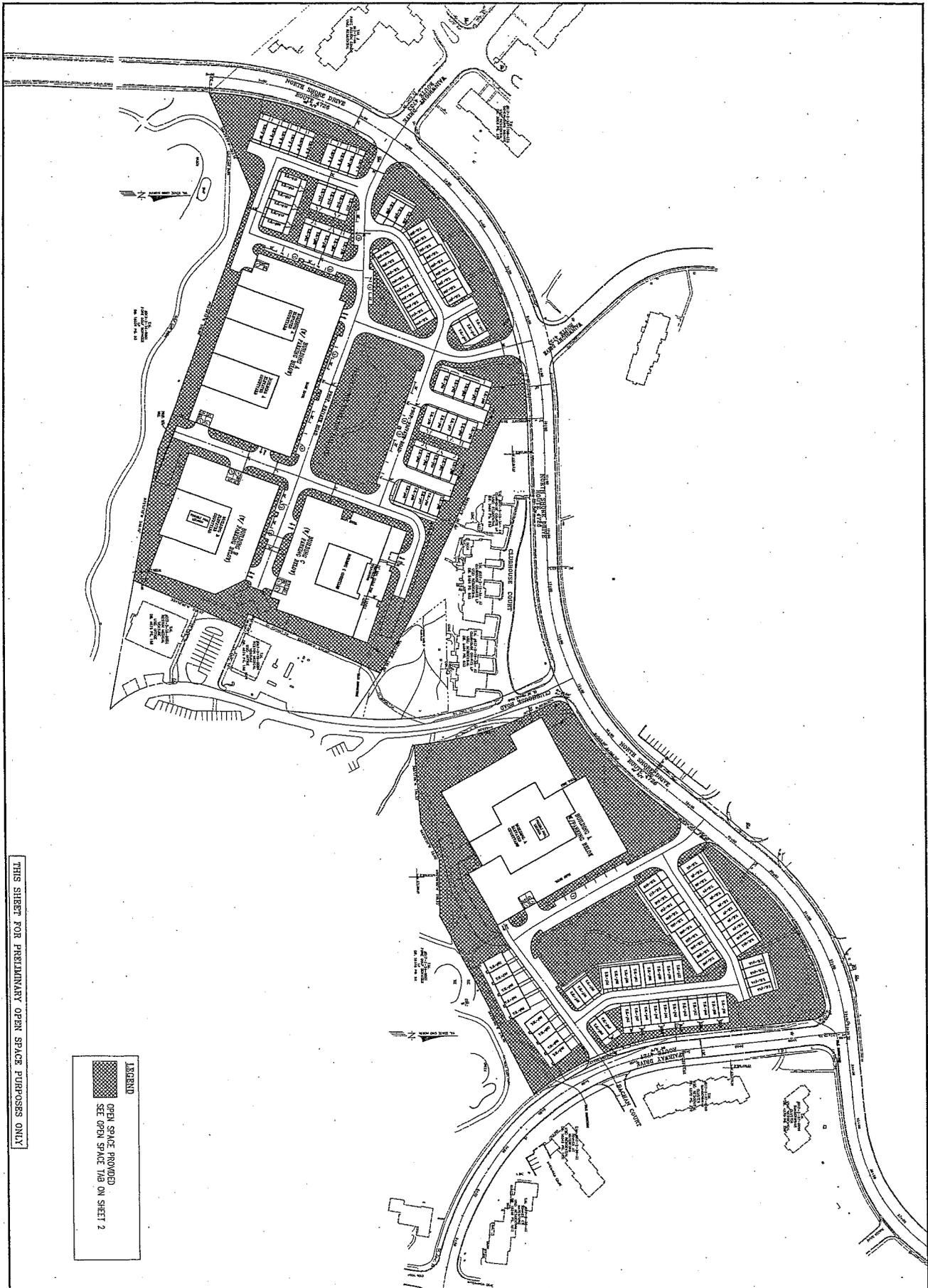
**ADJUSTED TREE PRESERVATION TARGET CALCULATIONS**

Category I (Deciduous Trees)	3,210
Category II (Deciduous Trees)	13,310
Category III (Evergreen Trees)	10,000
Category IV (Evergreen Trees)	10,000
<b>Total</b>	<b>36,520</b>



<p>PRELIMINARY LANDSCAPE PLAN  <b>FAIRWAY APARTMENTS</b>                  RESTON SECTION 15 BLOCK 1 &amp; SECTION 15A BLOCK 2A                  HUNTER MILL DISTRICT                  FAIRFAX COUNTY, VIRGINIA</p>			<p>Urban, Ltd.                  7712 Little River Turnpike                  Annandale, Virginia 22003                  Tel: 703.664.8800                  Fax: 703.664.8251                  www.urban-ltd.com</p>	<p>PLAN DATE: 03-27-12                  SHEET: 21 OF 28                  PNL-1-1003</p>	<p>DATE: MARCH 2009                  C.I. = 2</p>	<p>REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>
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THIS SHEET FOR PRELIMINARY OPEN SPACE PURPOSES ONLY

**LEGEND**  
 OPEN SPACE PROVIDED  
 SEE OPEN SPACE TAB ON SHEET 2

PHIL 1003  
 23  
 08  
 28  
 STREET

PRELIMINARY OPENSACE EXHIBIT  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: 1" = 75'      CI N/A      DATE: MARCH, 2009

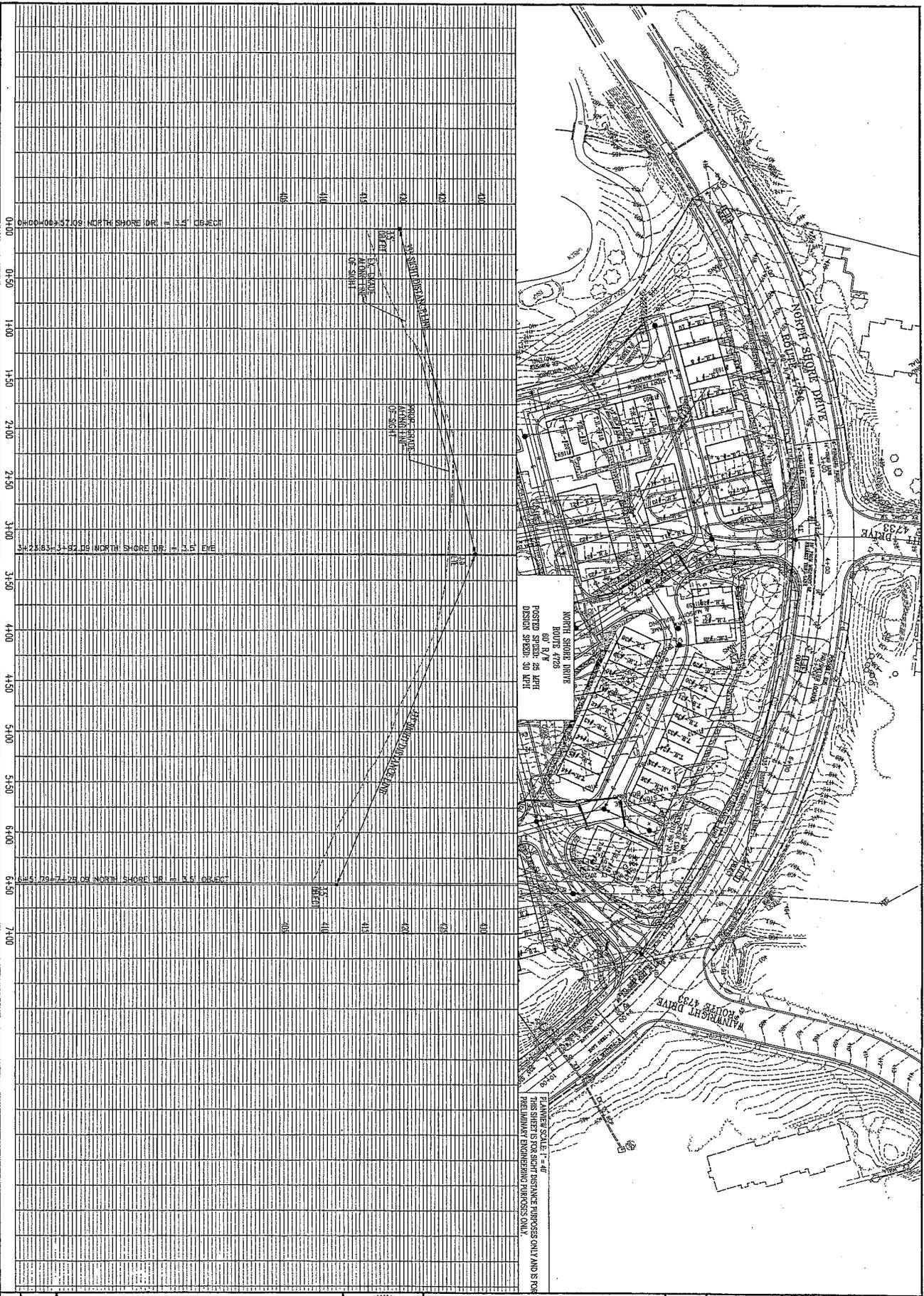



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 Alexandria, Virginia 22304  
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 Fax: 703.642.8251  
 www.urban-ld.com

No.	DATE	DESCRIPTION	REVISION APPROVED	DATE
01	02-27-09			
02	03-14-09			
03	04-04-09			
04	04-16-09			
05	06-01-09			
06	07-21-11			
07	08-01-12			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



NORTH SHORE DRIVE  
 ROUTE 4738  
 60' R/W 36' HIGH  
 DESIGN SPEED: 30 MPH

PLAN VIEW SCALE: 1" = 40'  
 THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

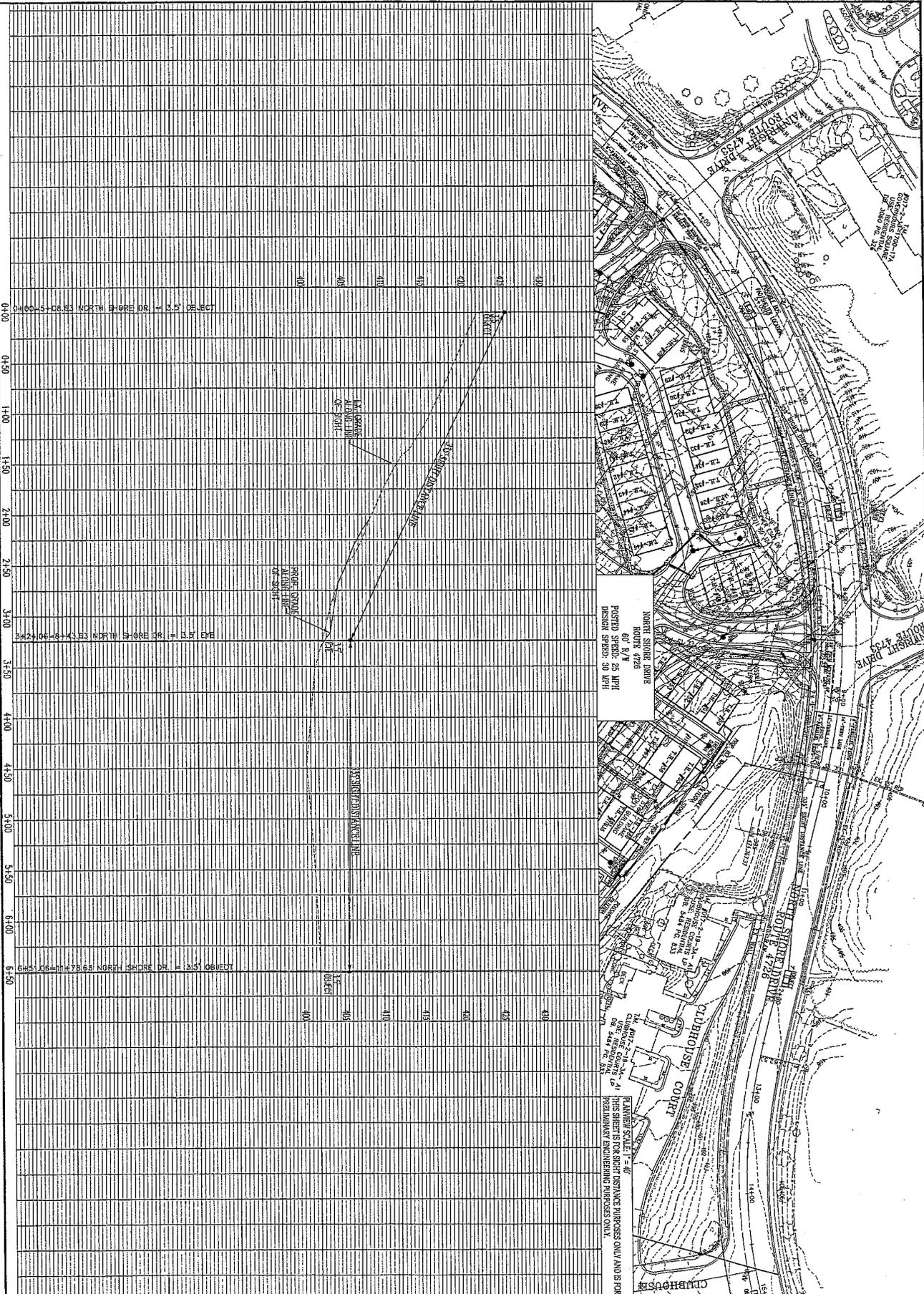
DATE	03-27-09
NO.	10-15-09
DATE	03-04-10
NO.	02-04-10
DATE	04-02-10
NO.	03-04-11
DATE	06-13-11
NO.	07-21-11
DATE	08-02-12

SIGHT DISTANCE PROFILE  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: H:1" = 40'; V: 1" = 5'      C.I. = 2'      DATE: MARCH, 2009



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 www.urban-llc.com

NO.	DATE	DESCRIPTION	REV. BY	APPROVED	DATE
REVISION APPROVED BY DIVISION OF DESIGN REVIEW					



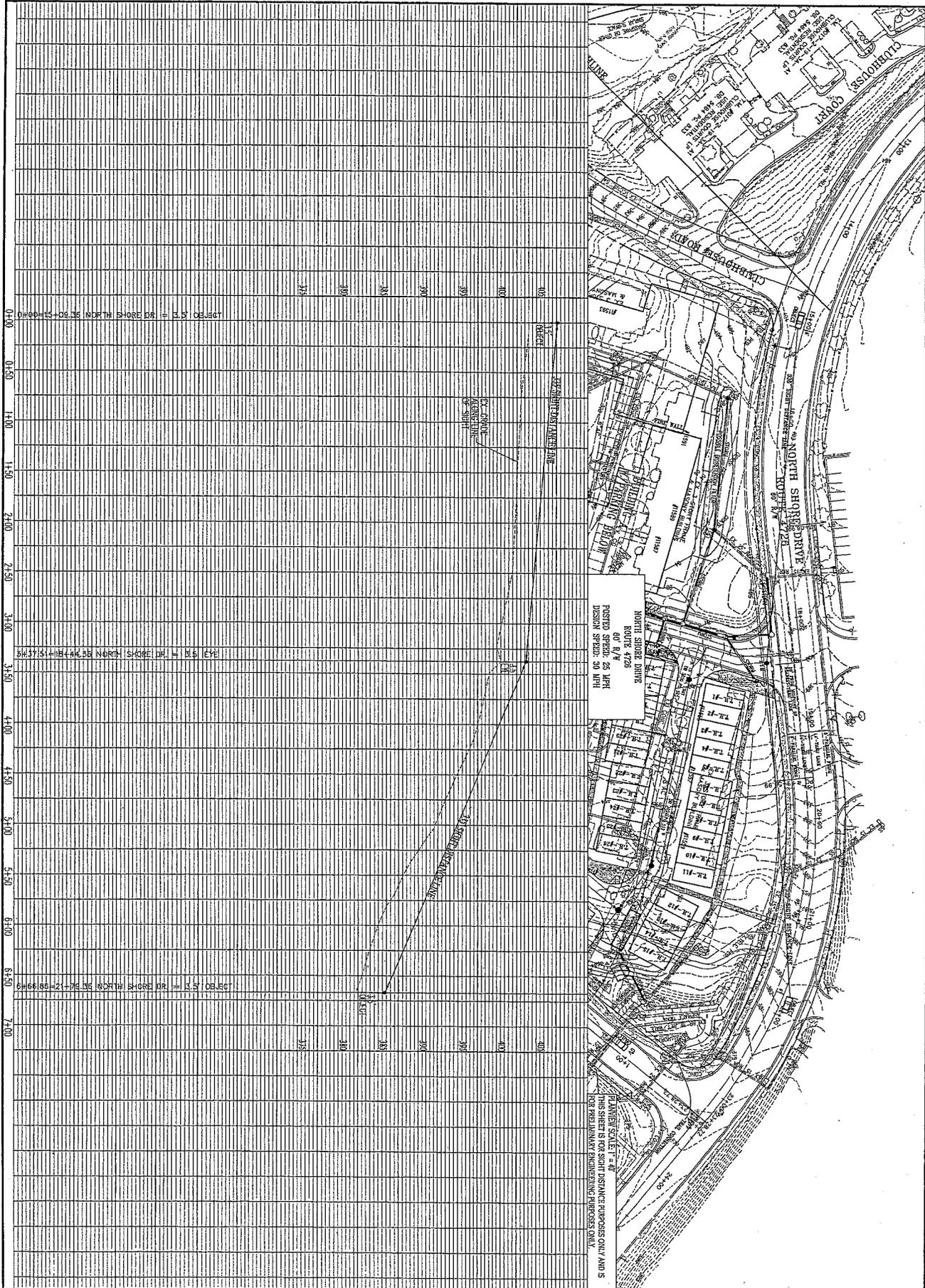
SIGHT DISTANCE PROFILE  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: H:1" = 40'; V: 1" = 5'      C.I. = 2'      DATE: MARCH, 2009



PLAN DATE	DESCRIPTION	REVISION APPROVED	DATE
03-27-09			
03-27-09			
01-04-10			
03-03-10			
03-03-10			
03-03-10			
07-21-11			
03-03-12			

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



DATE: MARCH, 2009

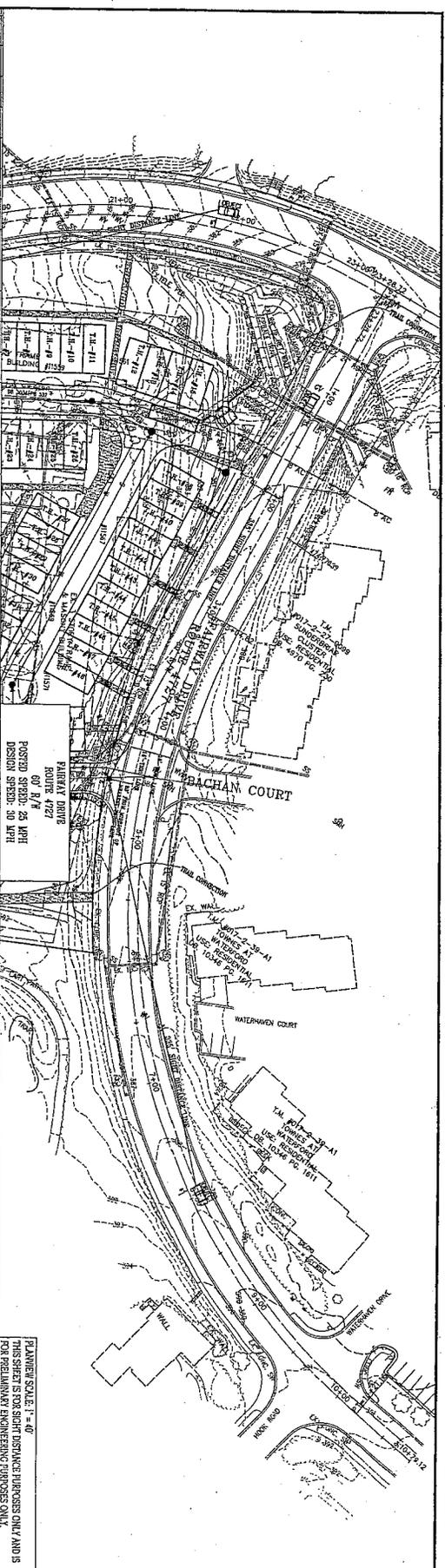
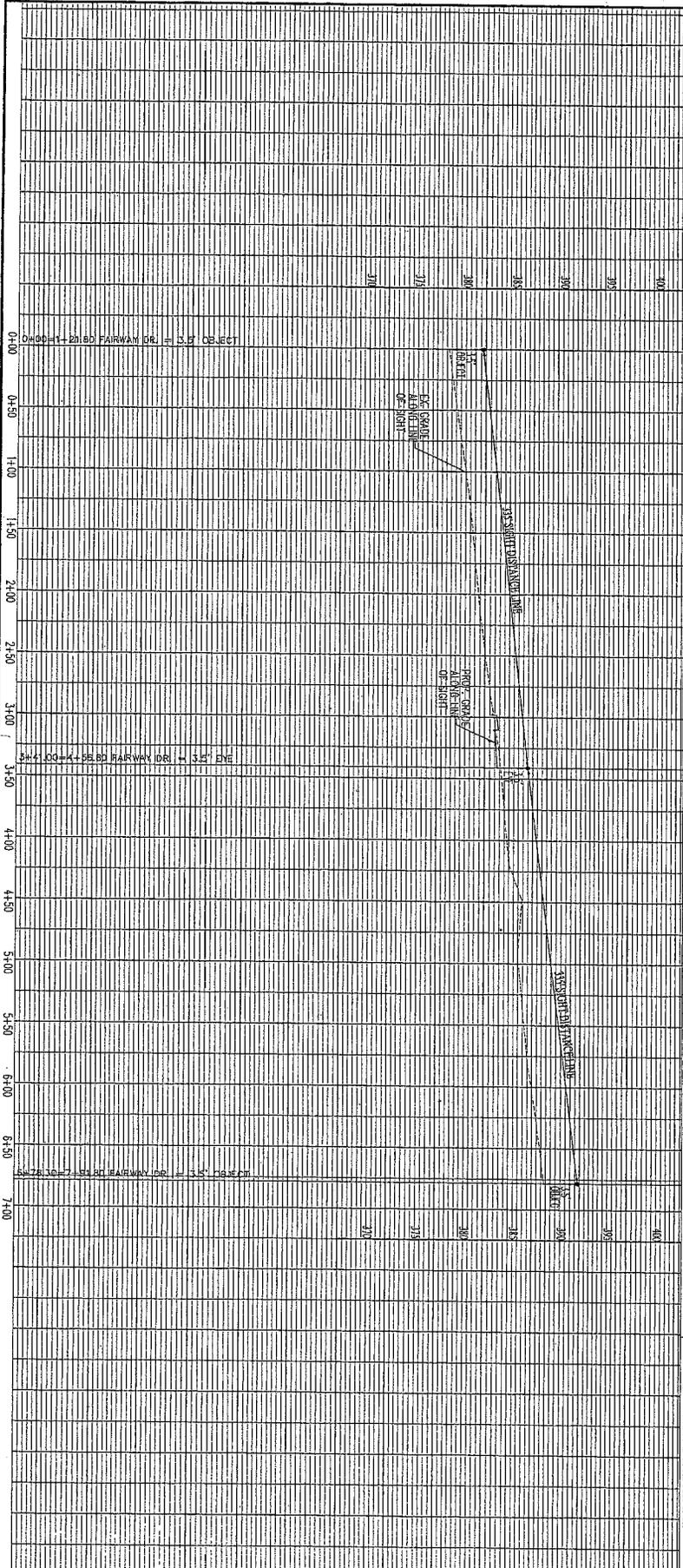
SIGHT DISTANCE PROFILE  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



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PLAN DATE	DATE	DESCRIPTION	REVIEW APPROVED	DATE
03-27-09				
01-04-09				
01-04-09				
04-09-08				
06-11-07				
03-07-07				

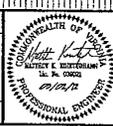
REVISION APPROVED BY DIVISION OF DESIGN REVIEW



PLAN SCALE: 1" = 40'  
 THIS SHEET IS FOR SIGHT DISTANCE PURPOSES ONLY AND IS FOR PRELIMINARY ENGINEERING PURPOSES ONLY.

SHEET  
 28  
 OF  
 28  
 TITLE BLOCK  
 PRC-11905

SIGHT DISTANCE PROFILE  
**FAIRWAY APARTMENTS**  
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 SCALE: H:1" = 40'; V:1" = 5' C.I. = 2' DATE: MARCH, 2009



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 Planners - Engineers - Landscape Architects - Land Surveyors

Urban, Ltd.  
 2713 Lees River Turnpike  
 Annandale, Virginia 22003  
 Tel: 703.642.8800  
 Fax: 703.642.8251  
 www.urban-ltd.com

PLAN DATE	DATE	DESCRIPTION	REVIEWER	APPROVED	DATE
03-27-09					
10-15-09					
01-04-10					
02-04-10					
04-02-10					
02-07-11					
06-15-11					
07-12-11					
03-02-12					

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