

JUN 08 2012

Zoning Evaluation Division



County of Fairfax, Virginia

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

April 11, 2012

Robert Lawrence
Reed Smith LLP
3110 Fairview Park Drive, suite 1400
Falls Church, VA 22042

RE: Planned Residential Community Application PRC A-502-02

Dear Mr. Lawrence:

At a regular meeting of the Board of Supervisors held on April 10, 2012, the Board approved Planned Residential Community Application PRC A-502-02 in the name of Fairways I Residential, L.L.C. and Fairways II residential, L.L.C. The Board's action approves the PRC Plan associated with Rezoning Application RZ A-502 to redevelop existing multi-family dwellings with single-family attached and multi-family dwellings and bonus density for providing ADUs. The subject property is located at 11555 and 11627 North Shore Drive, S.W. corner of North Shore Drive land Fairways Drive and E. of intersection of North Shore Drive and Wainwright Drive on approximately 18.82 acres of land zoned PRC in the Hunter Mill District [Tax Map 17-2 ((19)) 2A] and is subject to 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 April 3, 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.

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
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- 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 Application 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. The applicant shall provide Low Impact Development (LID) techniques on site as shown on the PRC Plan, subject to review and approval by DPWES in accordance with Public Facilities Manual (PFM) requirements. 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 571st 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. Notwithstanding these Guidelines, income tiers shall be such that one third (1/3) of the WDUs shall be made available for households with an income of not more than one hundred twenty percent (120%) of the Area Median Income (AMI), one third (1/3) of the WDUs shall be made available for households with an income of not more than one hundred percent (100%) of AMI, and one third (1/3) of the WDUs shall be made available for households with an income of not more than eighty percent (80%) of AMI, provided that not less than ten (10) WDUs in this income tier shall be made available for households with an income of not more than sixty percent (60%) of the AMI. These tier allocations shall apply regardless of whether the site is a for sale development or a rental development.
10. Affordable Dwelling Units (“ADUs”) shall be provided in accordance with the Zoning Ordinance. The ADUs required by the construction of the single-family attached dwelling units on the subject property shall be provided within the single-family attached dwelling units and may not be established in the multifamily buildings within the development.
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. The final RUP shall be defined as the final RUP associated with the total number of units shown on the approved Site Plan(s) inclusive of units within Buildings A, B, C and the single-family attached dwellings within West Fairway. For purposes of this condition, the Site Plan(s) and Building Plans for East Fairway may be reviewed, approved and permitted through Fairfax County; however no pre-construction meeting and no land disturbing activity within East Fairway shall proceed until issuance of the final RUP 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.

The Board also:

- Modified the loading space requirement to allow a total of nine loading spaces instead of ten.
- Waived the PFM to allow use of an underground stormwater management vault in a residential development, subject to the Department of Public Works and Environmental Services waiver of conditions dated April 21, 2011.
- Approved a PFM waiver to allow pervious pavements for parking spaces, walkways, and pedestrian plazas within a single-family attached residential development.

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- Waived Section 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.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Audrey Clark, Director – Building Plan Review, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
District Planning Commissioner
Jose Comayagua, Director, Facilities Management
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

WTS
Dinner
at 7:00
at 7:00

DEVELOPMENT CONDITIONS

PRC A-502-02

April 6, 2012

The Board of Supervisors approved PRC A-502-02, located at Tax Map 17-2 ((18)) 1 and 17-2 ((19)) 2A, 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 April 3, 2012. Minor modifications to the approved PRC Plan may be permitted pursuant to Sect. 16-203 of the Zoning Ordinance.
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- 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.
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10. Affordable Dwelling Units ("ADUs") shall be provided in accordance with the Zoning Ordinance. The ADUs required by the construction of the single-family attached dwelling units on the subject property shall be provided within the single-family attached dwelling units and may not be established in the multifamily buildings within the development.
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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 sundecks 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.

PRC -A -502-02

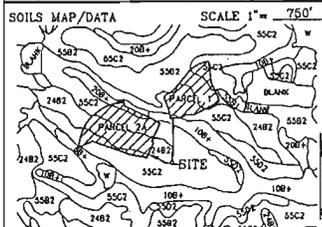
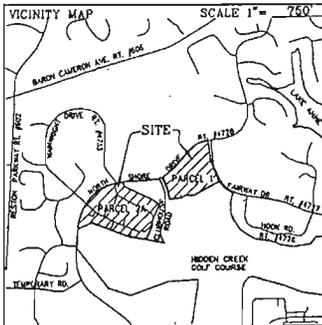
FAIRWAY APARTMENTS

RESTON SECTION 1, BLOCK 15 & SECTION 2A, BLOCK 15A

HUNTER MILL DISTRICT FAIRFAX COUNTY, VIRGINIA

GENERAL NOTES

1. THE PROPERTY IS IDENTIFIED AS FAIRFAX COUNTY TAX ASSESSMENT MAP: 17-2-(181)-0001 & 17-2-(181)-002A.
2. THE TOTAL SITE AREA = 148,812 ACRES. PARCEL 1 IS 7,109 ACRES AND PARCEL 1A IS 11,497 ACRES.
3. THE ABOVE REFERENCED PROPERTY IS CURRENTLY ZONED PRC (PLANNED RESIDENTIAL COMMUNITY DISTRICT). THE PARCELS ARE DESIGNATED FOR HIGH DENSITY RESIDENTIAL DEVELOPMENT ON THE APPLICABLE DEVELOPMENT PLAN (THE RESTON MASTER PLAN INITIALLY ADOPTED ON JULY 18, 1982 AND REVISED THROUGH FEBRUARY 27, 1983) FOLLOWED BY THE RESTON ZONING ORDINANCE. ADDITIONALLY, THERE ARE NO PROPPER CONDITIONS, SPECIAL EXCEPTION, SPECIAL PERMIT OR VARIANCE APPROVALS ASSOCIATED WITH THE PARCELS AS CORROBORATED BY THE LITIGATION ON SHEET #2A.
4. BOUNDARY INFORMATION FOR THE PROPERTY SHOWN HEREON IS BASED ON PLAT OF SUBDIVISION FOR BLOCK 1, SECTION 15 RESTON, AS RECORDED IN DEED BOOK 3034 AT PAGE 312 AND FOR BLOCK 2A, SECTION 15A RESTON, RECORDED IN DEED BOOK 3086 AT PAGE 208 AND DEED BOOK 3270 AT PAGE 237. BEARINGS ARE CALCULATED TO VERNAL STATE CAD NORTH - MAGNET.
5. TOPOGRAPHY SHOWN IS BASED ON AERIAL PHOTOGRAPHY FROM 2-23-04 AND COMPILED BY AEROMETRIC FOR URBAN, LTD. CONTOURS ARE AT 1' INTERVAL. VERTICAL DATUM IS NGS MEAN SEA LEVEL.
6. THE SITE IS CURRENTLY DEVELOPED WITH EXISTING APARTMENT BUILDINGS. VEGETATIVE COVER CONSISTS GENERALLY OF HARDWOODS, SOFTWOODS, AND GRASSED AREAS.
7. THIS SITE IS SERVED BY PUBLIC SEWER AND WATER.
8. THE EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE.
9. THE ARCHITECTURAL CONCEPTS AND TYPICAL BULK OF THE PROPOSED STRUCTURES SHALL GENERALLY BE CONSISTENT WITH SIMILAR DEVELOPMENTS IN THE AREA.
10. THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER WILL BE PROVIDED WITH THE FINAL SITE PLAN AND SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 11 OF THE FAIRFAX COUNTY PZC. ANY LANDSCAPE SHEETS INCLUDED IN THE PRC APPLICATION ARE FOR SCHEMATIC PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL DEVELOPMENT, SO LONG AS THE REQUIREMENTS OF CHAPTER 11 OF THE PZC ARE MET.
11. BUILDING LABELS ARE FOR IDENTIFICATION PURPOSES ONLY AND DO NOT INDICATE A SEQUENCE OF CONSTRUCTION. THE DEVELOPMENT SEQUENCE WITHIN EACH PARCEL IS DETERMINED AND SUBJECT TO MARKET DEMAND, AMONG OTHER FACTORS, HOWEVER, DEVELOPMENT OF THE PROJECT SHALL BE PHASED SUCH THAT LAND DESTROYING ACTIVITY WITHIN FAIRWAYS (AS SHOWN) SHALL BE COMPLETED FIRST. THE FINAL PRC HAS BEEN ISSUED FOR THE UNITS PROPOSED WITH THE FINAL DEVELOPMENT WITHIN THE FAIRWAYS WEST SECTION OF THE DEVELOPMENT. THE OWNER RESERVES THE RIGHT TO DEVELOP THE PROPERTIES IN ONE OR MORE SEPARATE PHASES.
12. THERE IS NO EXISTING MAPPED FLOODPLAIN ON THE SUBJECT SITE. NO FLOODPLAIN STUDY IS REQUIRED. NO DRAMAQUE STUDY IS REQUIRED.
13. THERE IS NO CLASS A HAZARDOUS SITE ON THIS SITE. THEREFORE NO SOILS REPORT WILL BE REQUIRED FOR SITE PLAN APPROVAL. IF A SOILS REPORT IS REQUIRED FOR ANY OTHER REASON FOR THIS SITE, IT SHALL BE PROVIDED.
14. EASEMENTS AND/OR LETTERS OF PERMISSION FOR ANY OFFSITE CONSTRUCTION WILL BE PROVIDED WITH FINAL SITE PLAN AS REQUIRED.
15. NECESSARY ON-SITE EASEMENTS WILL BE PROVIDED WITH THE FINAL SITE PLAN, SUBJECT TO FINAL DESIGN.
16. ACCESS TO THE SITE IS PROVIDED BY EXISTING NORTH SHORE DRIVE, ROUTE 11295 AND FAIRWAY DRIVE, ROUTE 4727. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN PLANS FOR FUTURE ROAD WORKING ALONG THE FRONTAGE OF THE PROPERTY AS INDICATED ON THE COMPREHENSIVE PLAN OR A PLAN PREPARED BY THE VIRGINIA DEPARTMENT OF TRANSPORTATION. AT THIS TIME, NO FURTHER PUBLIC ROAD IMPROVEMENTS ARE REQUIRED.
17. THE RECREATIONAL FACILITIES PROVIDED WITH THIS PLAN WILL INCLUDE FITNESS BUILDING AND BIKEING TRAILS. IT IS ALSO PLANNED TO HAVE ONE OR MORE POOLS ON PARCEL 1A, ONE OR MORE POOLS ON PARCEL 1B, AND ONE OR MORE POOLS ON PARCEL 15A. PLEASE REFER TO SHEET #3 FOR DETAILS.
18. PROPOSED UTILITY LAYOUTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL SITE DESIGN. INDIVIDUAL UTILITY PLANS AND PROFILES WILL BE SUBMITTED WITH THE SITE PLAN(S) FOR CONSTRUCTION PURPOSES.
19. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN BURIAL SITES ON THE SUBJECT SITE.
20. THERE ARE NO REORGANIZED COMPREHENSIVE TRAILS ALONG THE FRONTAGE OF THESE PROPERTIES PER THE COUNTY'S TRAINWAYS PLAN.
21. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY SUBSTANCES ARE FOUND, THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE, OR FEDERAL LAW.
22. IF IT IS REASONABLE TO CONCLUDE AT THIS TIME THAT NO HAZARDOUS OR TOXIC SUBSTANCES, HAZARDOUS WASTES OR PETROLEUM PRODUCTS ARE TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON THIS SITE. THERE ARE NO EXISTING STORAGE FACILITIES FOR SUCH PRODUCTS ON THIS SITE.
23. EXCEPT AS SHOWN HEREON, THERE ARE NO KNOWN SOUNDING ASSETS OR NATURAL FEATURES ON THE SUBJECT SITE WHICH WOULD DESERVE PROTECTION OR PRESERVATION.
24. STORM WATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ARE PROVIDED BY EXISTING OFFSITE SWM/BMP REGIONAL FACILITIES. SEE OPINION OF ADEQUATE OUTFALL ON SHEET #12. THE APPLICANT RESERVES THE RIGHT TO PROMOTE ON-SITE UNDERGROUND SWM AND BMP FACILITIES WITH FINAL SITE PLAN WITHOUT FILING AN ADEQUATE PRC PLAN IF A VARIATION IS PROVIDED WITHIN AN ACTIVE REGULATION AREA IT WILL BE IMMEDIATELY SEPARATED FROM THAT ACTIVE REGULATION AREA IN ACCORDANCE WITH THE PZC SO THAT IT IS NOT DISBURSED EXCEPT FOR REQUIRED MAINTENANCE.
25. THE OBLIGATIONS ASSOCIATED WITH THE PROPOSED IMPROVEMENTS DOES NOT UNDERGO ON ANY FAIRFAX COUNTY MAPPED RESOURCE PROTECTION AREA. THERE IS NO SPA ON THE SUBJECT SITE. SEE THE FAIRFAX COUNTY MAPS.
26. THE EXTERNAL AND INTERNAL PEDESTRIAN CIRCULATION SYSTEMS (INCLUDING TRAILS AND SIDEWALKS) SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PRC PLAN, SUBJECT TO FINAL DESIGN. FURTHERMORE, SIDEWALKS WILL BE ADDED TO CONNECT TOWNHOUSES AND MULTIFAMILY RESIDENTIAL BUILDINGS TO THE EXISTING SIDEWALKS ALONG NORTH SHORE DRIVE, OR TO OTHER SIDEWALKS THROUGHOUT THE SITE, WITH FINAL DESIGN. BEST EFFORTS WILL BE MADE TO UPHOLD AND MAINTAIN EXISTING VEGETATION.
27. ALL ARCHITECTURAL FEATURES (I.E. THE BUILDING SECTIONS AND FLOOR PLANS) PROVIDED IN THIS PRC PLAN ARE SUBJECT TO MODIFICATION OR REVISION AS PART OF FINAL ENGINEERING, BUILDING PERMIT APPROVAL, AND SITE PLAN APPROVAL.
28. IN ACCORDANCE WITH PARAGRAPH 1 OF SECTION 14-204 OF THE ZONING ORDINANCE, WORK UNDERGROUND TO THE SITE, UNDERGROUNDS, FOOTPRINTS, AND LOCATION OF BUILDINGS, PARKING SPACES, GARAGES, REVENUE BAYS AND SIDEWALKS WILL OCCUR WITH FINAL CONSTRUCTION AND DESIGN.
29. SELECTION CONTROL DEVICES AND PRACTICES, AS WELL AS CLEARING AND GRADING LISTS WILL BE CLEARLY DEPICTED ON THE SITE PLAN(S) TO BE SUBMITTED FOR APPROVAL PRIOR TO THE START OF CONSTRUCTION. THE LISTS OF CLEARING AND GRADING DEPICTED ON THIS PRC PLAN IS APPROXIMATE AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
30. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS UNLESS NOTED. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC UTILITIES SECTION 7 UNLESS NOTED.
31. STORAGE WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 12 OF THE ZONING ORDINANCE AND IN COMPLIANCE WITH THE RESTON ASSOCIATION DESIGN GUIDELINES. FINAL LOCATIONS OF STORAGE WILL BE DEVELOPED AT A LATER DATE.
32. LOCATIONS OF MECHANICAL EQUIPMENT (INCLUDING TRANSFORMERS AND GENERATORS) ON SITE TO BE PROVIDED WITH THE FINAL SITE PLAN.
33. AVAILABLE FLOW WILL BE DETERMINED BY FAIRFAX WATER PRIOR TO FINAL SITE PLAN.
34. IT IS ANTICIPATED THAT SOLID WASTE WILL BE COLLECTED ON-SITE BY A PRIVATE CONTRACTOR TWICE A WEEK. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH FINAL SITE PLAN.
35. ALL EASEMENTS SHOWN ON THIS PRC PLAN ARE APPROXIMATE.
36. APPLICANT PROPOSES TO WIDEN THE EXISTING 4' SIDEWALK ALONG ITS NORTH SHORE DRIVE FRONTAGE TO 5' WIDE, WITHIN THE EXISTING B.O.M. THIS IMPROVEMENT IS PENDING VDOT APPROVAL AND OBTAINING ALL NECESSARY PERMITS AND APPROVALS TO PERFORM THIS WORK.
37. OWNER AGREES TO PROVIDE BICYCLE RACKS WITHIN THE PROPOSED PARKING STRUCTURE OR OTHER APPROPRIATE LOCATION.
38. OWNER AGREES TO PROVIDE A KIOSK OR SIMILAR DISTRIBUTION FACILITY FOR INFORMATION WITH RESPECT TO BUS AND TRANSIT OPPORTUNITIES, AS WELL AS DESIGNATE A RESIDENT TRANSPORTATION COORDINATOR FROM ITS PROPERTY MANAGEMENT STAFF TO FACILITATE USE OF TRANSIT, VAN POOLS AND CAR POOLS.
39. REFER TO SHEET 2A FOR A LIST OF ARCHITECTURAL TREATMENTS.
40. THE OWNER SHALL PROVIDE HOUSING (SHELTER) UNITS (PROVIDE) ON THE PROPERTY IN AN AMOUNT EQUAL TO TWELVE PERCENT (12%) OF ALL MULTIPLE FAMILY DWELLING UNITS TO BE CONSIDERED ON THE PROPERTY IN ACCORDANCE WITH DEVELOPMENT CONDITION #1.
41. THE OWNER AGREES TO SUPPORT PUBLIC ART AND INTENDS TO COMMISSION AT LEAST TWO PIECES OF PUBLIC ART ON-SITE, ONE ON THE EAST PROPERTY AND ONE ON THE WEST PROPERTY. THE OWNER WILL BE RESPONSIBLE FOR MANAGING AND FUNDING ALL ASPECTS OF THE COMMISSIONING PROCESS. THE OWNER WILL SET THE GOALS FOR THE PUBLIC ART, INCLUDING THE PROCESS FOR SELECTION AND MAKE ALL FINAL DECISIONS REGARDING THE SELECTION OF THE ARTIST AND APPROVAL OF THE ARTIST CONCEPTS. THE OWNER WILL CONSULT WITH INITIATIVE FOR PUBLIC ART RESTON (IPAR), THE PUBLIC ART MANAGER, AND THE PUBLIC ART COMMITTEE WITH RESPECT TO HOW THE PROJECT APPROACH, ARTIST SELECTION AND ARTIST CONCEPTS RELATE TO PROCESS, SETTING, QUALITY AND VISUAL IMPACT THAT ARE SET OUT IN THE PUBLIC ART MASTER PLAN.



SOIL ID NUMBER	SOIL TYPE	PERMEABILITY CATEGORY	UNDERGROUND STORAGE	SOIL STABILITY	TOXICITY	PROBABILITY REPORT REQUIRED
100+	CLEAYVILLE	FAIR	MARGINAL	GOOD	MODERATE	B
200+	MEADOW-VILLAR	FAIR	MARGINAL	GOOD	MODERATE	B
3408	ELIJAH	GOOD	GOOD	GOOD	SEVERE	C
6682	CLEWELF	GOOD	GOOD	GOOD	SEVERE	C
1452	CLEWELF	GOOD	GOOD	GOOD	SEVERE	C

SOILS WITH IDENTIFICATION NUMBERS 59, 68, 89, 141, 142, AND 152 MAY OVERLAP PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS CONCENTRATIONS. SPECIAL UNDERGROUND CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

OWNERS

TAX MAP # 17-2-(181)-0001
FAIRWAYS I LLC
 4445 WILLARD AVENUE
 CHEVY CHASE, MD 20815

TAX MAP # 17-2-(181)-002A
FAIRWAYS II LLC
 4445 WILLARD AVENUE
 CHEVY CHASE, MD 20815

SHEET INDEX

1. COVER SHEET
- 2-2A. GENERAL NOTES
3. OVERVIEW AND PEDESTRIAN CIRCULATION PLAN
- 4-5. EXISTING CONDITIONS PLAN
- 6-7. PRC PLAN
- 8-9. PRC LAYOUT PLAN
- 10-11A. SWM AND BMP PLAN
12. OUTFALL ANALYSIS
- 13-14. GARAGE LAYOUT PLAN
- 15-16. PRELIMINARY EXISTING VEGETATION MAP
- 17-18. PRELIMINARY TREE PRESERVATION PLAN
19. PRELIMINARY TREE PRESERVATION NARRATIVE AND NOTES
- 20-21. PRELIMINARY LANDSCAPE PLAN
22. PRELIMINARY LANDSCAPE SCHEDULE AND DETAILS
23. OPEN SPACE EXHIBIT
- 24-27. SIGHT DISTANCE PROFILES
28. DEVELOPMENT PLAN AND ZONING CORRESPONDENCE

MODIFICATIONS/WAIVERS

- 1) THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE CODE CALCULATED LOADING SPACE REQUIREMENT TO THAT SHOWN ON SHEET #2.
- 2) THE APPLICANT HEREBY REQUESTS A WAIVER FOR THE USE OF UNDERGROUND SWM IN A RESIDENTIAL DEVELOPMENT AS DESCRIBED IN THE SWM/BMP NARRATIVE OPTION B ON SHEET #11.
- 3) THE APPLICANT HEREBY REQUESTS A WAIVER TO ALLOW PERVIOUS PAVEMENT IN A SINGLE FAMILY ATTACHED RESIDENTIAL DEVELOPMENT AS DESCRIBED IN THE SWM/BMP NARRATIVE OPTION B ON SHEET #11.
- 4) THE APPLICANT HEREBY REQUESTS A WAIVER OF Z.O. SECTION 11-302.2 TO ALLOW A RESIDENTIAL STREET GREATER THAN 80' AS SHOWN ON THE PRC PLAN.

PLAN DATE	NO.	DATE	BY	REVISION APPROVED BY	DATE
01-15-08	1	01-15-08	URBAN		
02-11-08	2	02-11-08	URBAN		
03-03-08	3	03-03-08	URBAN		
03-03-08	4	03-03-08	URBAN		
03-03-08	5	03-03-08	URBAN		
03-03-08	6	03-03-08	URBAN		
03-03-08	7	03-03-08	URBAN		
03-03-08	8	03-03-08	URBAN		
03-03-08	9	03-03-08	URBAN		
03-03-08	10	03-03-08	URBAN		
03-03-08	11	03-03-08	URBAN		
03-03-08	12	03-03-08	URBAN		
03-03-08	13	03-03-08	URBAN		
03-03-08	14	03-03-08	URBAN		
03-03-08	15	03-03-08	URBAN		
03-03-08	16	03-03-08	URBAN		
03-03-08	17	03-03-08	URBAN		
03-03-08	18	03-03-08	URBAN		
03-03-08	19	03-03-08	URBAN		
03-03-08	20	03-03-08	URBAN		
03-03-08	21	03-03-08	URBAN		
03-03-08	22	03-03-08	URBAN		
03-03-08	23	03-03-08	URBAN		
03-03-08	24	03-03-08	URBAN		
03-03-08	25	03-03-08	URBAN		
03-03-08	26	03-03-08	URBAN		
03-03-08	27	03-03-08	URBAN		
03-03-08	28	03-03-08	URBAN		

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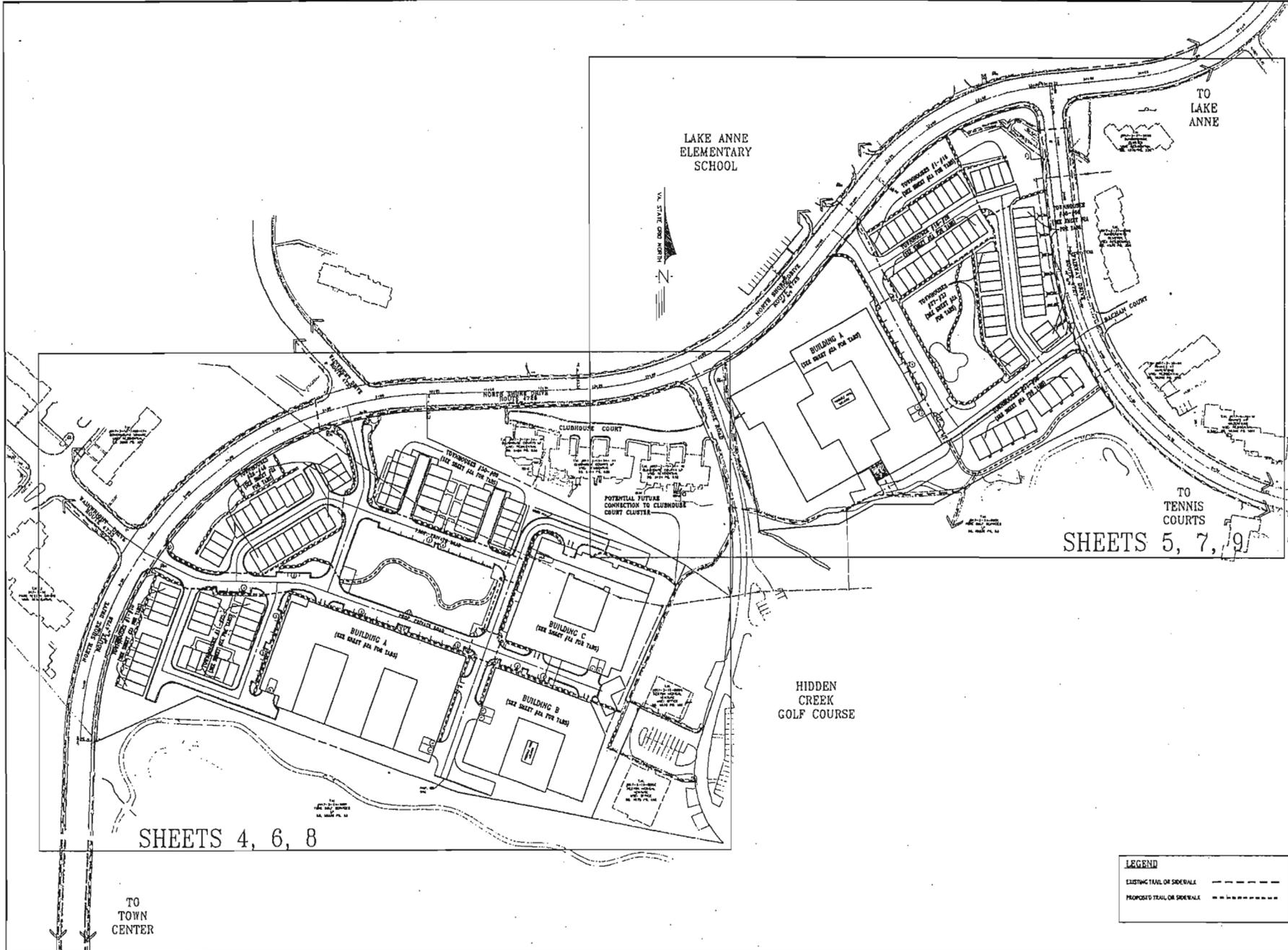
SEAL OF THE BOARD OF PROFESSIONAL ENGINEERS AND SURVEYORS OF THE STATE OF VIRGINIA

COVER SHEET
FAIRWAY APARTMENTS
 RESTON SECTION 1 & SECTION 2A, BLOCK 15
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE AS NOTED DATE: MARCH 2008
 CL: NVA

SHEET # 1 OF 28
 FILE NO. PRL-1903

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LEGEND

EXISTING TRAIL OR SIDEWALK	---
PROPOSED TRAIL OR SIDEWALK	----

SHEETS 4, 6, 8

SHEETS 5, 7, 9

NO.	DATE	REVISION	APPROVED BY
1	03-21-09	PRELIMINARY	
2	04-04-09	REVISED PER COMMENTS	
3	04-09-09	REVISED PER COMMENTS	
4	04-23-09	REVISED PER COMMENTS	
5	05-13-09	REVISED PER COMMENTS	
6	05-27-09	REVISED PER COMMENTS	
7	06-03-09	REVISED PER COMMENTS	

PLAN DATE: 03-21-09
 04-04-09
 04-09-09
 04-23-09
 05-13-09
 05-27-09
 06-03-09

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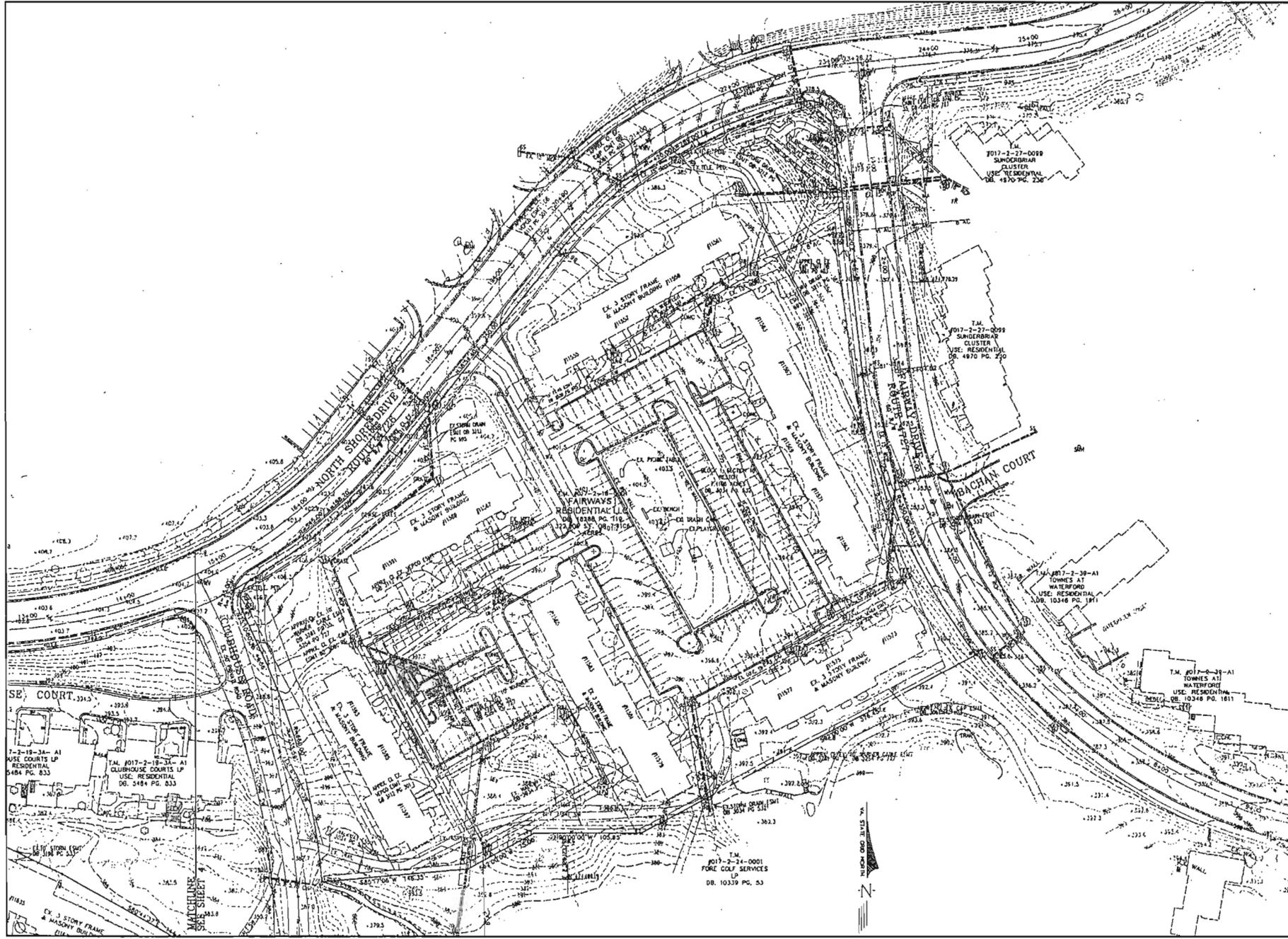


OVERVIEW & PEDESTRIAN CIRCULATION PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 SUPER MALL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 15'
 DATE: MARCH, 2009
 CL: NA

SHEET
 3
 OF
 28
 FILE No.
 PREL-1903

REVISION APPROVED BY DIVISION OF DESIGN REVIEW



PLANNING DATE	REVISION NO.	REVISION APPROVED BY	DATE
03-22-08			
03-22-08			
03-22-08			
03-22-08			
03-22-08			
03-22-08			
03-22-08			
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03-22-08			
03-22-08			

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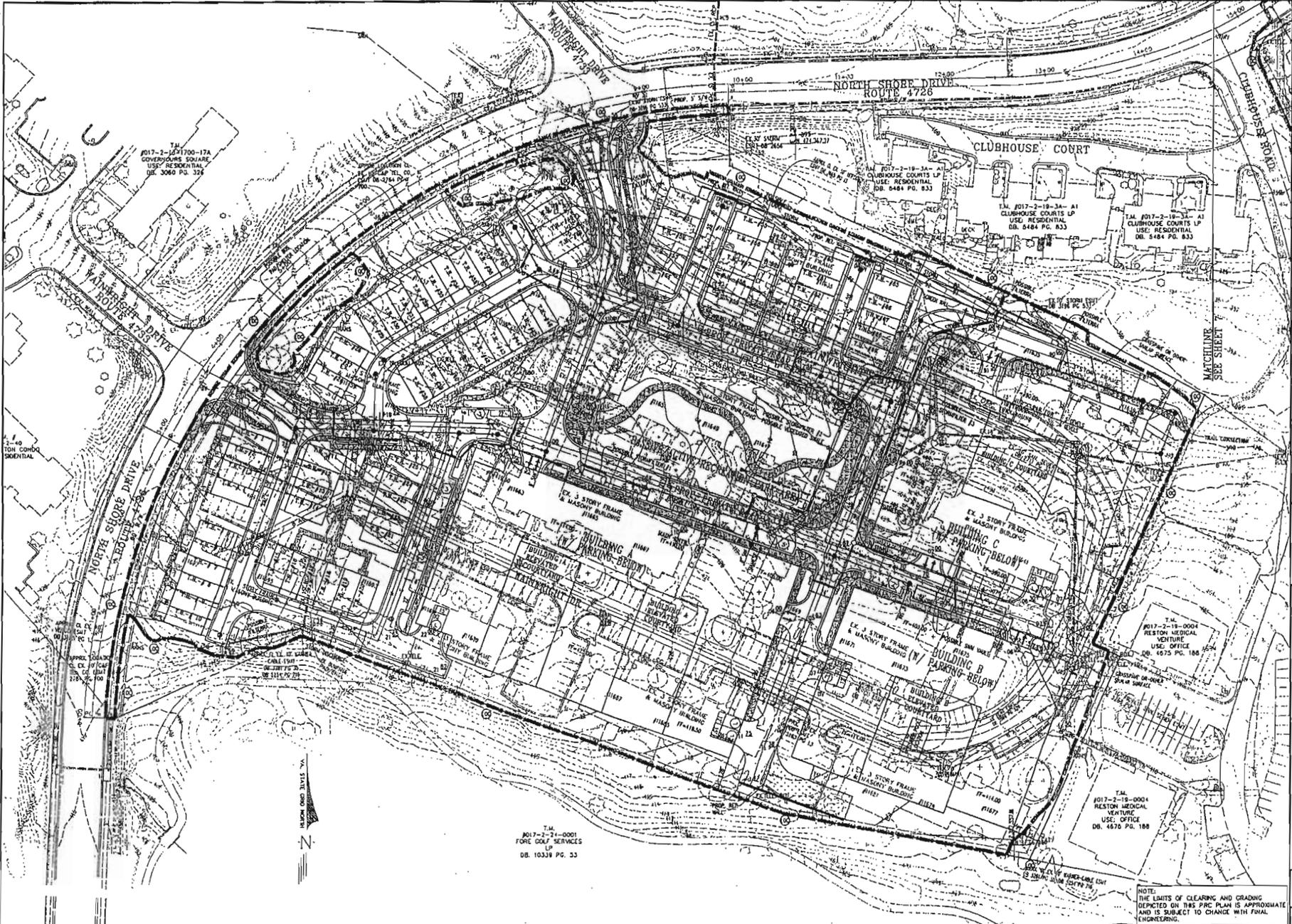


EXISTING CONDITIONS PLAN
FAIRWAY APARTMENTS
 RESTON SECTION 15 BLOCK 1 & SECTION 15A BLOCK 2A
 FAIRFAX COUNTY, VIRGINIA

DATE: MARCH, 2008
 CL - 2

SHEET
 5
 OF
 28

FILE NO.
 PREL-1903



T.M. #017-2-18-0001-17A
 COVERED SQUARE
 USE: RESIDENTIAL
 DB. 3060 PG. 334

T.M. #017-2-21-0001
 FORE GOLF SERVICES LP
 DB. 10331 PG. 53

T.M. #017-2-18-0001-17A
 COVERED SQUARE
 USE: RESIDENTIAL
 DB. 3060 PG. 334

T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

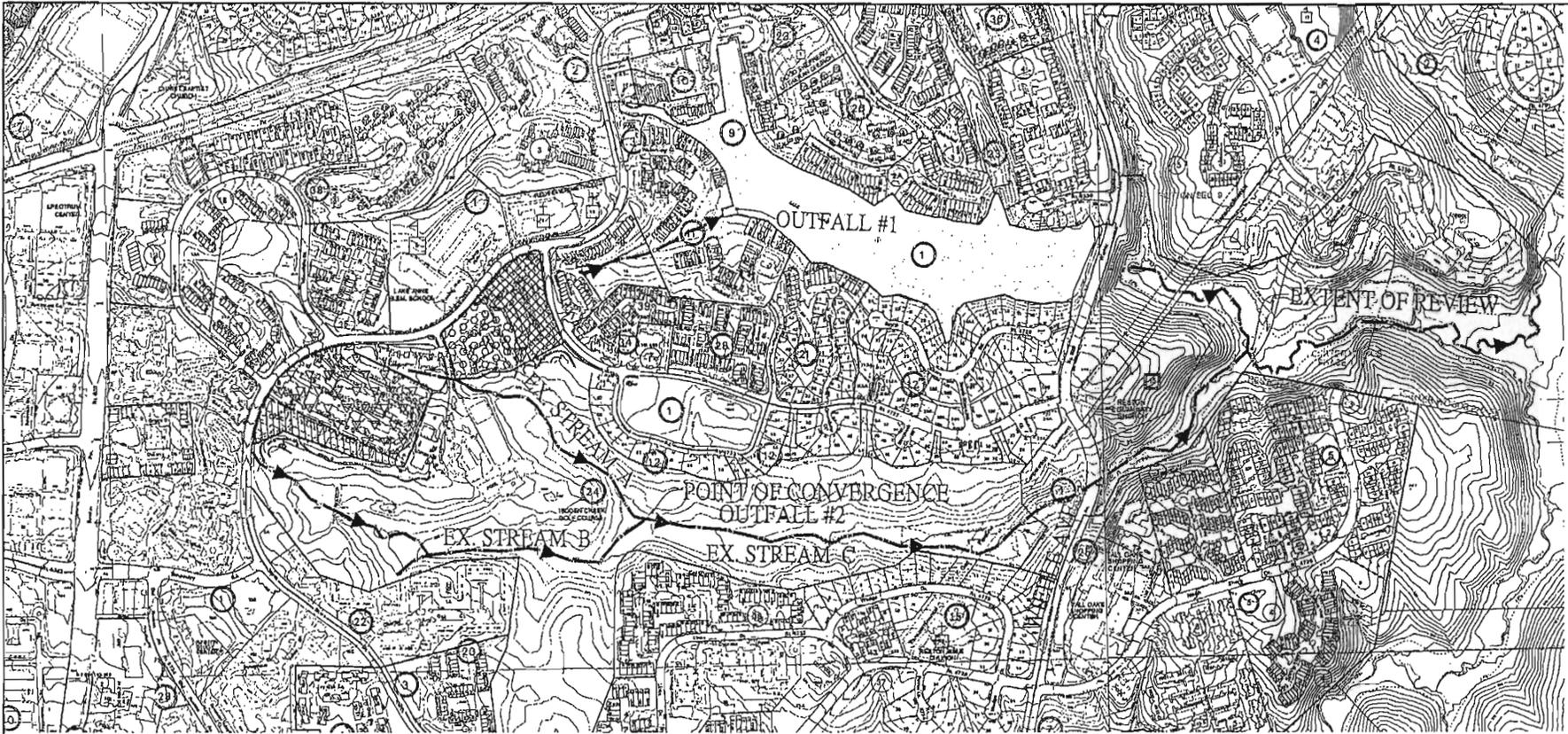
T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

T.M. #017-2-18-0004
 RESTON MEDICAL VENTURE
 USE OFFICE
 DB. 4676 PG. 186

<p> urban. PLANNERS ENGINEERS ARCHITECTS LAND SURVEYORS 1000 N. GAITHERSBURG ROAD SUITE 100 GAITHERSBURG, MD 20878 TEL: 410-485-1100 FAX: 410-485-1101 WWW.URBAN.US </p>	<p> REVISION APPROVED BY DIVISION OF DESIGN REVIEW DATE: 08-27-12 REVISION: 1 DATE: 08-27-12 REVISION: 2 DATE: 08-27-12 REVISION: 3 DATE: 08-27-12 REVISION: 4 DATE: 08-27-12 REVISION: 5 DATE: 08-27-12 REVISION: 6 DATE: 08-27-12 REVISION: 7 DATE: 08-27-12 REVISION: 8 DATE: 08-27-12 REVISION: 9 DATE: 08-27-12 REVISION: 10 DATE: 08-27-12 REVISION: 11 DATE: 08-27-12 REVISION: 12 DATE: 08-27-12 </p>
<p> urban. PLANNERS ENGINEERS ARCHITECTS LAND SURVEYORS </p>	<p> DATE: MARCH 2008 CL-2 </p>
<p> PRC PLAN FAIRWAY APARTMENTS I RESTON SECTION 15 BLOCK I & SECTION 15A BLOCK 2A FAIRFAX COUNTY, VIRGINIA </p>	<p> SHEET 6 OF 28 FILE NO. PREL-1903 </p>

NOTE:
 THE LIMITS OF CLEARING AND GRADING
 DEPICTED ON THIS PRC PLAN IS APPROXIMATE
 AND IS SUBJECT TO CHANGE WITH FINAL
 ENGINEERING.



OUTFALL NARRATIVE:

THIS SITE CAN BE BROKEN DOWN INTO TWO DISTINCT OUTFALLS FOR THE PURPOSE OF THIS ANALYSIS. OUTFALL #1 IS THE NORTH EASTERN PORTION OF FAIRWAY EAST SUB AREA #11. OUTFALL #2 IS THE REMAINDER OF FAIRWAY EAST SUB AREA #11 AND ALL OF FAIRWAY WEST SUB AREA #10 AND #9. PLEASE REFER TO THE LEGEND PROVIDED ON THIS SHEET FOR THE SUB AREA DESIGNATIONS. BOTH OUTFALLS HAVE BEEN ANALYZED BELOW.

**OUTFALL #1
SUB AREA 11**

THE PORTION OF THE DEVELOPMENT THAT DRAINS TO THIS OUTFALL IS APPROXIMATELY 1.17 ACRES AND IS LABELED SUB AREA #11. THE EXTENT OF REVIEW IS LAKE ARRIE, WHICH HAS A DRAINAGE AREA OF APPROXIMATELY 3.16 ACRES, WHICH IS MORE THAN 100 TIMES THE CONTRIBUTING SITE AREA.

IN GENERAL, THE PORTION OF THE SITE DRAINS FROM WEST TO EAST. ON-SITE RUNOFF IS CURRENTLY COLLECTED WITH GUTCH BASINS AND IS ROUTED VIA SEVERAL SEPARATE CLOSED CONDUIT SYSTEMS TOWARDS FAIRWAY DR. ON THE EAST SIDE OF FAIRWAY DR, THESE CLOSED CONDUITS CONVERGE AT SANDER CT. THE RUNOFF IS THEN DAY LIGHTED INTO AN EXISTING UNLINED OUTFALL. THIS OUTFALL BECOMES A FREE FLOWING STREAM AS IT CONTINUES TOWARDS LAKE ARRIE. THIS CHANNEL IS IN FAIRLY GOOD CONDITION. LAKE ARRIE WILL PROVIDE SWM AND BAFF FOR THIS PORTION OF THE SITE IF PERMITTED (SEE BAFF ALTERNATIVE OPTION A ON SHEET 18). THE NEAR STRUCTURAL LOW LAKE ARRIE IS LOCATED AT THE EAST END OF NEAR WILHELM AVE. THE OUTFALL PIPE RUNS UNDER WILHELM AND DISCHARGES INTO AN EXISTING STREAM TO THE EAST OF WILHELM.

THE PROPOSED DEVELOPMENT WILL REMOVE MUCH OF THE EXISTING ON-SITE STORM UTILITIES IN ORDER TO BUILDING THE NEW PROPOSED BUILDINGS. HOWEVER, THE OUTFALL LOCATIONS AT THE PERIMETER OF THE SITE WILL BE MAINTAINED WITH THE PROPOSED DEVELOPMENT TO THE EXTENT POSSIBLE.

OUTFALL #2

THE PORTION OF DEVELOPMENT THAT DRAINS TO THIS OUTFALL IS APPROXIMATELY 11.05 ACRES AND CONSISTS OF SUB AREAS 12, 18 AND 20. THE EXTENT OF REVIEW IS LOCATED APPROXIMATELY 0.3 MILES NORTH EAST OF WILHELM AVE WITHIN AN EXISTING STREAM.

SUB AREA 12

THE DOWN SLOPE FROM THE EXISTING RESIDENTIAL UNITS DISCHARGE AT GRADE. THE GUEST FLOW FROM THE SURFACE PARKING LOT IS DRAINED TOWARDS THE SOUTH WEST. THE GUEST FLOW OVERLAND DRAIN TOWARDS THE GOLF COURSE. SOME OF THE RUNOFF IS DIRECTED INTO AN EXISTING WET POND LOCATED ON THE MODERN CREEK GOLF COURSE. THIS POND DISCHARGES INTO EX. STREAM A. THE REMAINDER OF SUB AREA 12 FLOWS OVERLAND TOWARDS EXISTING STREAM B (DOWNSTREAM OF THE EXISTING WET POND), AND FLOWS EAST THROUGH THE GOLF COURSE TO THE POINT OF CONVERGENCE.

SUB AREA 18

THE RUNOFF FROM THE SUB AREA FLOWS TO THE NORTH TO AN EXISTING OPEN CHANNEL, THAT RUNS WEST TO EAST ALONG THE NORTHERN PROPERTY LINE OF WEST FAIRWAY, WHICH IS LOCATED IN AN EXISTING FAIRFAX COUNTY EASEMENT. THE CHANNEL BEGINS AT THE NORTH WEST CORNER OF THE SITE, WHILE A REMAINDR DISCHARGES RUNOFF FROM ON-SITE PROPERTIES TO THE NORTH AND WEST, AS WELL AS RUNOFF FROM NORTH SHORE DRIVE. THE CHANNEL THEN CROSSES ONTO THE CLUBHOUSE COURT CLUSTER PROPERTY AND FLOWS EAST ALONG THE SHARED PROPERTY LINE. THE DOWN SLOPE FOR THE EXISTING FAIRWAY WEST RESIDENTIAL UNITS ALONG THE NORTHERN PROPERTY LINE DISCHARGE AT GRADE AND THE RUNOFF FLOWS OVERLAND TO THE EXISTING CHANNEL. RUNOFF FROM THE REMAINING RESIDENTIAL UNITS IS DISCHARGED AT GRADE AND IS COLLECTED, ALONG WITH THE SURFACE RUNOFF, WITH CATCHBASINS LOCATED THROUGHOUT THE SITE AND ROUTED VIA CLOSED CONDUIT SYSTEM TO THE EXISTING OPEN CHANNEL. THERE ARE TWO DISTINCT DISCHARGE POINTS: THE FIRST IS LOCATED AT THE TOP OF THE EXISTING CHANNEL, AT THE NORTH WEST CORNER OF THE SITE AND THE SECOND IS LOCATED AT ABOUT THE MIDPOINT OF THE NORTHERN PROPERTY LINE.

THERE ARE SEVERAL PRIVATE TARD FENCES LOCATED ON THE CLUBHOUSE COURT CLUSTER PROPERTY THAT STRETCH ACROSS THE EXISTING CHANNEL AND THAT MAY HAVE AN IMPACT ON THE FLOW THROUGH THE CHANNEL. I.E. A BRANCH CUTTING FENCE AT THE CROSSING AND CREATING A BLOCKAGE FOR THE FLOW. THERE ARE ALSO ROCKS THAT HAVE BEEN PLACED ALONG THE CHANNEL THAT ARE ACTING AS A SERIES OF "CHECK DAMS" WHICH COULD BE INCREASING THE WATER SURFACE ELEVATION WITHIN THE CHANNEL.

THE PRELIMINARY DESIGN OF THE PROPOSED DEVELOPMENT PROPOSES TO ROUTE A MAJORITY OF THE RUNOFF THAT IS CURRENTLY FLOWING OVERLAND FROM THE EXISTING BUILDING DOWNPOINETS ALONG THE NORTHERN PROPERTY LINE VIA CLOSED CONDUIT TO A CONCENTRATED DISCHARGE POINT LOCATED NEAR THE MIDPOINT OF THE PROPERTY LINE. THIS WILL RE-ROUTE THE RUNOFF CONCENTRATED IN ONE PLACE, WHILE THE FLOWER CROSS OVER THE CHANNEL, AND RELEASE THE FLOW TO THE DOWNSTREAM AREA OF THE CHANNEL.

DOWNSTREAM OF THE FAIRWAY SITE, THE EXISTING CHANNEL THEN CROSSES UNDER CLUBHOUSE COURT ROAD VIA AN EXISTING BOX CULVERT AND THEN FLOWS DOWNSTREAM TO EXISTING STREAM "A". THE EXISTING CHANNEL IS SHAPING BEING SHAPED BY HANDLING BEHIND THE CULVERT. HOWEVER, IT APPEARS THAT THIS IS NOT OBSTRUCTING THE FLOW. ABOUT 150' DOWNSTREAM OF CLUBHOUSE COURT ROAD, EXISTING STREAM "A" CONVERGES WITH THE OUTFALL FROM SUB AREA 12.

BASED ON A SITE VISIT WITH FAIRFAX COUNTY STAFF TO DISCUSS THE EXISTING DRAINAGE SITUATION FOR THE CHANNEL BETWEEN THE FAIRWAY SITE AND CLUBHOUSE COURT PROPERTY, THE COUNTY WILL LOOK INTO MAIN TUNNELS THAT WOULD BE PERFORMED ON THE EXISTING CHANNEL, AS WELL AS THE EXISTING FAIRFAX COUNTY OUTFALL, WHICH IS LOCATED UNDER CLUBHOUSE COURT ROAD.

SUB AREA 20

THE EXISTING RESIDENTIAL BUILDINGS IN THIS SUB AREA DISCHARGE AT GRADE. THE SURFACE RUNOFF IS PAVED UP IN CATCHBASINS AND ROUTED TO TWO SEPARATE CHANNELS STRUCTURES THAT OVERLOOK THE FLOW ON THE GOLF COURSE PROPERTY. THE RUNOFF THEN FLOWS OVERLAND INTO EXISTING STREAM A, WHICH FLOWS SOUTH EAST TO THE POINT OF CONVERGENCE. AFTER STREAM A AND B CONVERGE, THE CHANNEL FLOW IS ROUTED TO THE EAST TOWARD EX. STREAM C. THE EXISTING STREAM FLOWS THROUGH MODERN VALLEY GOLF COURSE TO WILHELM AVE. THE FLOW IS ROUTED UNDER WILHELM AVE VIA AN EXISTING CULVERT, ONCE ACROSS WILHELM, THIS EXISTING STREAM FLOWS NORTH EAST, WHERE IT CONVERGES WITH THE OUTFALL OF LAKE ARRIE. AT THIS POINT THE DRAINAGE AREA IS LARGER THAN ONE SQUARE MILE.

CONCLUSION

IT IS THE OPINION OF URBAN ENGINEERING THAT FROM PRELIMINARY EVALUATION, THERE IS AN ADEQUATE OUTFALL PROVIDED. ADDITIONALLY, IF AT THE TIME OF SITE PLAN, IT IS DETERMINED THAT THERE ARE OUTFALL CONDITIONS THAT REQUIRE IMPROVEMENT, IT HAS BEEN SHOWN ON OPTION B SWM AND BAFF PLAN SHEETS 11 AND 11A) THE SPACE THAT WOULD BE REQUIRED FOR ADDITIONAL ON-SITE DEVELOPMENT TO REDUCE THE DISCHARGE FROM THE PROPOSED SITE TO GOOD FORESTED CONVENTION. THIS IS NOT A COMMITMENT TO PROVIDE ADDITIONAL SWM MEASURES BEYOND THOSE REQUIRED BY THE PLAN, BUT ONLY FOR REFERENCE PURPOSES TO DEMONSTRATE THAT THERE IS ADEQUATE SPACE IF IT BECOMES REQUIRED BY THE PLAN. IT IS ALSO ACKNOWLEDGED THAT FLOODING THE FLOW IS A GOOD FORESTED CONVENTION MAY NOT BE THE MOST DESIRABLE REQUIREMENT FOR THE SITE. HOWEVER, FOR PLANNING AND ESTIMATION PURPOSES, WE HAVE USED THIS CRITERIA. THE ADEQUATE OUTFALL REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL WILL BE SATISFIED WITH THE FINAL SITE PLAN.

LEGEND

- SUB AREA 1A FAIRWAY EAST (PART)
- SUB AREA 2A FAIRWAY WEST (PART)
- SUB AREA 1B FAIRWAY WEST (PART)
- SUB AREA 2B FAIRWAY EAST (PART)

REV.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
01	03-27-09	ISSUE FOR PERMIT		
02	04-08-09	REVISED PER PLAN		
03	04-08-09	REVISED PER PLAN		
04	04-08-09	REVISED PER PLAN		
05	04-08-09	REVISED PER PLAN		
06	04-08-09	REVISED PER PLAN		
07	04-08-09	REVISED PER PLAN		
08	04-08-09	REVISED PER PLAN		
09	04-08-09	REVISED PER PLAN		
10	04-08-09	REVISED PER PLAN		
11	04-08-09	REVISED PER PLAN		
12	04-08-09	REVISED PER PLAN		
13	04-08-09	REVISED PER PLAN		
14	04-08-09	REVISED PER PLAN		
15	04-08-09	REVISED PER PLAN		

PLAN DATE: 03-27-09

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Falls Church, VA 22044
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OUTFALL ANALYSIS
FAIRWAY APARTMENTS
RESTON SECTION IS BLOCK 1 & SECTION 15A BLOCK 2A
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: MARCH 2009
CL: NVA
SCALE: 1" = 80'

SHEET 12 OF 28
FILE NO. PREL-1903

TREE INVENTORY LIST

Tree #	Latin Name	Common Name	Cal. (in.)
1	Quercus alba	White Oak	14
2	Quercus prinus	Pin Oak	12
3	Quercus falcata	Swamp White Oak	10
4	Quercus laevis	Water Oak	12
5	Quercus macrocarpa	Large Leaf Oak	12
6	Quercus muhlenbergii	White Oak	12
7	Quercus rubra	Red Oak	12
8	Quercus sp.	White Oak	12
9	Quercus sp.	White Oak	12
10	Quercus sp.	White Oak	12
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Tree #	Latin Name	Common Name	Cal. (in.)
101	Quercus sp.	White Oak	12
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200	Quercus sp.	White Oak	12

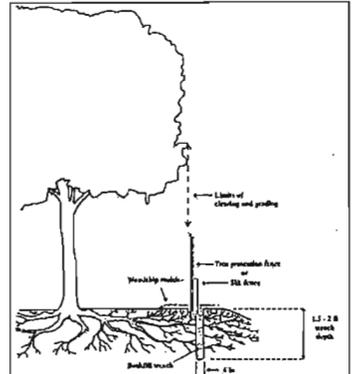
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TREE PROTECTION DURING CONSTRUCTION

- Critical Root Zone**
The preservation areas shall be identified on the site plan or construction plans and profiles. A "critical root zone" (CRZ) shall be delineated on the plan and clearly marked and protected in the field prior to any land disturbance. The CRZ shall be determined as follows: (Section 13-2006.22)
1. For individual trees, the CRZ shall be represented by a concentric circle centered on the tree trunk and measured 1 foot for each 1" of trunk diameter.
2. For forest grove trees, the CRZ shall be represented by a concentric circle centered on the tree trunk and measured 1 foot for each 1" of trunk diameter.
- General Requirements**
1. Prior to any land disturbance or other protective barriers, such as safety fencing, shall be erected outside of the CRZ for any tree or stand of trees to be preserved. Protective barriers shall remain as erected throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the barrier. No construction traffic, parking or storage, or disposal of debris is permitted within the CRZ.
2. Trees which shall be removed shall be cut by a trencher or other equipment skid-mounted to the tree. This method reduces the lateral movement of the roots during excavation, which if done by other methods could damage the interrelated roots of adjacent trees. This effect shall take place not be complete prior to any land disturbance activities.
3. Within four hours of any separation of roots, all tree roots that have been exposed and/or damaged shall be thoroughly cleaned and covered temporarily with moist peat moss, water mulch, or other viable biodegradable material to have been drying out and permanent cover can be installed.
4. Trees that die as a result of site disturbance activities within 25 feet of the safety fence, as identified in the tree preservation plan, shall be removed.
5. Grade changes and excavations shall not encroach upon the tree CRZ, unless approved by plan prepared by a design professional in this field to the satisfaction of the County.
6. No toxic materials, including petroleum products, shall be stored within 100 feet of the CRZ.
7. Sediment, erosion, and siltation barriers shall not be located within the CRZ. The barrier shall not discharge directly into the CRZ unless the discharge is transferred back to street flow prior to entering the CRZ or is discharged into an adequate natural channel.
8. Pruning Methods
All tree care shall be made meticulously close to the trunk or parent limb but without cutting into the branch collar or leaving a protruding stub, according to the American National Standards Institute. All necessary pruning cuts must be made to prevent bark from being torn from the tree and to facilitate rapid healing. Flush cuts are unacceptable.

GUIDELINES FOR TREE PRESERVATION AREAS (TPAs)

- The following general guidelines should be implemented for all cover types during the development process and as part of the later maintenance of the TPA. These guidelines provide for the maintenance and overall health and availability of the TPA.
- Trees along the proposed limits of disturbance or in other areas of the TPA that pose potential hazard have been identified on the Tree Preservation Plan and shall be retained during the development process.
- Tree areas should be identified and treated during the development process and as part of the long-term management program. Critical techniques may include mechanical removal, herbicide, or cultural control methods based on the species, severity of invasion, and location relative to sensitive plants or areas.
- The site should be monitored throughout development and as part of the long-term management program for evidence of potentially invasive species such as seedling grass, weeds, cork bark, wood boring beetles, and other potentially devastating organisms. Frequent monitoring that identifies populations at two levels can prevent the need for large scale treatments.
- Any hazardous trees will be identified for removal by the Project Arborist prior to site development.
- Disturbed edges should be managed to reduce the potential for invasion by undesirable species.
- Thinning and removal of poor quality trees may be necessary to improve overall health. This has should be apart of the long-term management strategy. Tree Care.
- Final monitoring and control is important to prevent secondary and tertiary species factors.



ROOT-PRUNING PLATE NO. 7-12 STD NO.



