2ED

FAIRFAX COUNTY

VIRGINIA

OFFICE OF THE CLERK
BOARD OF SUPERVISORS
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfax county.gov

July 27, 2005

Lynne J. Strobel, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

RE: Rezoning Application Number RZ 2004-LE-012

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 11, 2005, granting Rezoning Application Number RZ 2004-LE-012 in the name of MDP Groveton LLC to rezone certain property in the Lee District from C-3 District, Commercial Revitalization (CRD), and Highway Corridor Overlay (HC) Districts to the Planned Residential Mixed-Use (PRM), CRD, and HC Districts, to permit residential development at a density of 68.63 dwelling units per acre (du/ac) with accessory office and retail uses at an overall floor area ratio (FAR) of 1.80, located in the southwest quadrant of Richmond Highway and Memorial Street, east of Donora Drive and north of Groveton Street (Tax Map 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; and 93-1 ((38)) (1) 1, 4, and 7), subject to the proffers dated July 5, 2005, consisting of approximately 4.59 acres.

The Board also approved the Conceptual Development Plan subject to the proffers dated July 5, 2005, and development conditions dated July 11, 2005; the Planning Commission having previously approved Final Development Plan Application FDP 2004-LE-012 on June 30, 2005, subject to the Board's approval of RZ 2004-LE-012 and development conditions dated June 29, 2005.

The Board also:

- **Waived the service drive requirement along Richmond Highway.**
- **Modified the transitional screening requirements along the eastern and western property lines to that shown on the CDP/FDP.**

- **Waived the barrier requirements along the eastern and western property lines.**

- **Waived the Public Facilities Manual, Section 6-0301.3, to permit the use of an underground detention facility and a separate underground water quality control facility in a residential area subject to the development conditions entitled Waiver #22564-WPFM-001-1 Conditions dated April 21, 2005.**

Sincerely,

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Dana Kauffman, Lee District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator for Zoning Permit Review Branch
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.,
Charles Strunk, Project Planning Section, Dept. of Transportation
Michelle Brickner, Deputy Director, DPWES
Marie Langhorne, Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlet, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jack Seamon, Acting, Director, Facilities Mgmt. Div., DPWES
Gary Chevalier, Office of Capital Facilities, Fairfax County Public Schools

RECEIVED
Department of Planning & Zoning
AUG 29 2005
Zoning Evaluation Division

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 11th day of July, 2005, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2004-LE-012

WHEREAS, MDP Groveton LLS filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-3 District, Commercial Revitalization (CRD), and Highway Corridor Overlay (HC) Districts to the Planned Residential Mixed-Use (PRM), CRD and HC Districts, and

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

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

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

Be, and hereby is, zoned to the PRM, CRD and HC Districts, and said property is subject to the use regulations of said PRM, CRD and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 11th day of July, 2005.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

THIS PAGE IS INTENTIONALLY BLANK

BOS PUBLIC HEARING
MONDAY 7/11/05 AT 3:30 PM

CONCEPTUAL DEVELOPMENT PLAN CONDITIONS

RZ 2004-LE-012

July 11, 2005

If it is the intent of the Board of Supervisors to approve Conceptual Development Plan Application CDP 2004-LE-012 for mixed-use development located at Tax Map Parcels 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; and 93-1 ((38)) (1) 1, 4, 7, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Any shuttle van used by the shuttle van service between the subject site and the Huntington Metro station shall contain at least twelve (12) seats and shall operate at half hour headways during weekday morning and afternoon peak hours.

PROPOSED DEVELOPMENT CONDITIONS

FDP 2004-LE-012

June 29, 2005

If it is the intent of the Planning Commission to approve Final Development Plan Application FDP 2004-LE-012 for mixed-use development located at Tax Map Parcels 92-2 ((1)) 13A; 93-1 ((1)) 97, 98; and 93-1 ((38)) (1) 1, 4, 7, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions.

1. Development of the subject property shall be in conformance, as defined by Section 16-403 of the Zoning Ordinance, with the Final Development Plan entitled "Groveton Heights", prepared by the BC Consultants and Cooper Carry, dated September 15, 2004, as revised through June 3, 2005.

~~2. There shall be no more than 290 residential units within the building. Furthermore, no more than 55,380 square feet of gross floor area shall be devoted to single-family attached dwellings.~~

2. A Transportation Demand Management (TDM) program shall be developed for the site in coordination with the Fairfax County Department of Transportation (FCDOT).

3. All utilities shall be placed underground.

~~4. Any independent noise studies submitted prior to the filing of a building permit submitted to the Department of Public Works and Environmental Services (DPWES) for review and approval shall also be submitted to the Department of Planning and Zoning (DPZ) for review and approval.~~

PROFFERS

MDP Groveton, LLC

RZ 2004-LE-012

July 5, 2005

Pursuant to Section 15.2-2303(A) Code of Virginia, 1950, as amended, MDP Groveton, LLC (hereinafter referred to as the "Applicant"), for themselves, their successors and assigns, in RZ 2004-LE-012 filed on property identified as Fairfax County tax map reference 92-2 ((1)) 13A; 93-1 ((1)) 97 and 98; 93-1 ((38)) (1) 1, 4 and 7 (hereinafter referred to as the "Application Property"), hereby proffers to the following, provided that the Board of Supervisors approves a rezoning of the Application Property from the C-3 District to the PRM District in conjunction with a Conceptual/Final Development Plan for mixed use development. If accepted, these proffers shall replace and supersede any previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN ("CDP/FDP")

a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the Conceptual/Final Development Plan (CDP/FDP), entitled "Groveton Heights," containing eighteen (18) sheets prepared by BC Consultants, Inc., dated March, 2004 as revised through June 3, 2005.

b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to elements such as the building layout, building footprint, and location of entrances/exits of the proposed development at time of site plan submission based on utility locations and final engineering design, provided that such do not materially decrease the amount and location of open space, or distances to peripheral lot lines, and are in substantial conformance with the CDP/FDP.

c. Notwithstanding that the CDP/FDP is presented on eighteen (18) sheets and said CDP/FDP is the subject of Proffer 1.a. above, it shall be understood that the CDP shall be limited to the location and amount of open space, limits of clearing and grading, the maximum number and general location of residential units and type of units, and the minimum square footage of office and commercial development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDP elements from the Planning Commission for all of, or a portion of, the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

2. USES

Residential uses comprised of multiple family dwelling units and single-family attached dwelling units totaling a maximum of 290,000 gross square feet shall be permitted within the building as shown on the CDP/FDP. There shall be no more than 290 residential units within the building and no more than 75,000 square feet of gross floor area devoted to single-family attached dwelling units. The allocation of square footage to multiple-family dwelling units and single-family attached dwelling units, as defined by the Zoning Ordinance, shall be determined by the Applicant at time of site plan submission. The single-family attached dwelling units shall be secondary to the primary use of multiple family dwelling units. The building shall also include a minimum of 50,000 gross square feet of office and a minimum of 20,000 gross square feet of other commercial uses, including eating establishments, personal service establishments and retail sales establishments. Development of non-residential and residential uses shall take place concurrently. The final mix of uses (commercial and residential) shall be determined at time of site plan and shall not exceed a 1.8 FAR for the site overall. The following secondary uses shall be permitted:

i. Accessory uses and accessory services uses;

ii. Bank teller machines, unmanned;

iii. Business service and supply service establishments;

iv. Child care centers and nursery schools (outdoor recreation areas permitted only in the residential amenity plaza);

v. Colleges, universities;

vi. Commercial recreation uses;

vii. Eating establishments;

viii. Fast food restaurants (with no drive-through lanes);

ix. Financial institution (with no drive-through lanes);

x. Garment cleaning establishment;

xi. Light public utility uses;

xii. Offices;

xiii. Personal service establishment; such as barber shops, beauty salons and dry cleaners;

xiv. Private schools of special and general education (which do not require outdoor recreation areas) – such as ballet studio;

xv. Public uses;

xvi. Quick service food store;

xvii. Repair service establishments; and

xviii. Retail sales establishments.

3. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. Dedication shall be made at time of site plan or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Richmond Highway measuring approximately fifty-nine (59) feet from centerline to face of curb within the dedicated right-of-way as shown on the CDP/FDP. Said improvements shall include a right turn lane with a taper as shown on the CDP/FDP as approved by VDOT.

c. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of fifty and one-half (50½) feet from the centerline along the Application Property's Memorial Street frontage as shown on the CDP/FDP. Dedication shall be made at time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.

d. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Memorial Street within the dedicated right-of-way as shown on the CDP/FDP. Said improvements shall include the construction of a right turn lane as shown on the CDP/FDP.

e. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of forty-two and one-half (42½) feet from the centerline along the Application Property's Donora Drive frontage as shown on the CDP/FDP. Dedication shall be made at time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.

f. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Donora Drive measuring approximately thirty (30) feet from centerline to face of curb within the dedicated right-of-way as shown on the CDP/FDP.

g. Subject to VDOT and DPWES approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of thirty-one and one-half (31½) feet from the centerline along the Application Property's Groveton Street frontage as shown on the CDP/FDP. Dedication shall be made at time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.

h. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Groveton Street measuring approximately twenty (20) feet from centerline to face of curb within the dedicated right-of-way as shown on the CDP/FDP.

i. Except as may be specified herein, all transportation and streetscape improvements shall be constructed concurrent with development of the Application Property.

j. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.

4. STREETSCAPE

a. The Applicant shall install a streetscape generally consisting of landscaping, a trail, and a browsing strip along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. The trail shall consist of special pavers incorporated within the streetscape as shown on the CDP/FDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT.

b. The Applicant shall install a streetscape generally consisting of landscaping and a sidewalk along the Application Property's Memorial Street and Groveton Street frontages as shown on the CDP/FDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT.

c. The Applicant shall install landscaping along the Application Property's Donora Drive frontage as shown on the CDP/FDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT.

d. The Applicant reserves the right to locate outdoor seating on the Application Property outside of the proposed trail and sidewalk areas.

5. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

a. The Applicant shall utilize mass transit, ride-sharing, telecommuting and other transportation demand management (TDM) strategies to reduce single occupancy vehicular (SOV) traffic from the Application Property during peak hours at build out by a minimum of 15 percent of the peak hour trips generated according to the

Institute of Transportation Engineers (ITE) Trip Generation Manual, 7th Edition. Residents and employees of the development will be advised of this transportation strategy at time of sale and/or lease.

The Applicant shall develop and submit to the Fairfax County Department of Transportation (FCDOT), for review and approval, a TDM plan for the Application Property within 90 days of rezoning approval, or at the time of site plan submission, whichever event occurs last. The program shall include funding, monitoring, and interim reduction goals.

To achieve the reduction goals, the Applicant shall provide a one-time contribution of Thirty Thousand Dollars ($30,000.00) to establish the initial fund to support the administrative costs associated with the development, implementation, and evaluation of the TDM program. This fund ("HOA/TDM fund"), shall be part of the owners' association(s) budget, is exclusive of the cost of the shuttle van service, and shall be established prior to the issuance of the first RUP for the Application Property.

The Applicant shall notify FCDOT at the time of the issuance of 100th residential use permit (RUP) that the TDM strategies are implemented. Within one year after the Applicant turns over the homeowners' association to individual owners, the homeowners' association shall conduct a survey of residents and employees to determine the transportation characteristics of building tenants and employees. This survey will be developed and conducted as directed by FCDOT staff, and will form the basis of the on-going transportation management program which may include surveys and/or traffic counts.

Results of the survey shall be provided to FCDOT within 90 days after completion. If the survey reflects that the goals established with FCDOT have been met, then no additional adjustments to the program are required. In the event that the established goals have not been met, then the Applicant shall increase the funding associated with the program at the rate of $0.05 per gross square foot of office and $50.00 per residential unit as shown on the approved site plan. In any event, annual surveys will continue until full build out and issuance of the final RUP. At that time, if the latest survey reveals that the 15% goal has been met, then no additional surveys and/or funding shall be required.

The transportation management strategies, with the exception of the shuttle van service, shall be implemented prior to issuance of the first RUP for the Application Property. Strategies may include the following:

i. Designation of an individual(s) to act as the Transportation Coordinator(s) whose responsibility shall be to implement the TDMs in coordination with FCDOT. The transportation strategies management position may be part of other duties assigned to the individual(s).

ii. Dissemination of information by the owners' association(s) regarding Metro rail, Metro bus, ridesharing, and other relevant transit options in residential and commercial sale/lease packages;

iii. Making Metro maps, schedules and forms, ridesharing and other relevant transit option information available to owners/tenants and employees in a common area; such as a central lobby, community room, or building management office;

iv. Provision of a teleworking center wired with high capacity data/network connections available for the use of all residents.

v. Provision of a central area where residents can arrange certain services such as dry cleaning, pharmacy, grocery and package deliveries;

vi. Distribution of a newsletter at a minimum on a quarterly basis, or maintenance of a web page for residents/tenants of the Application Property describing and updating information on TDM strategies and services;

vii. Provision of a Smart Trip Card (or a similar fare card) with a value of One Hundred Dollars ($100.00) per household to new resident(s) of each dwelling unit on the Application Property at time of sale.

viii. Implementation of other strategies found to be effective in reducing the number of SOV trips as mutually agreed to by the Applicant and the FCDOT.

ix. Participation in Fairfax County's Community Residential Program.

x. Provision of preferential office parking for car/van pools.

b. The Applicant shall provide indoor bicycle racks for residents, employees and visitors.

c. The Applicant shall maintain a safe sidewalk system designed to encourage/facilitate pedestrian circulation and shall clear the sidewalk of snow within 24 hours of the end of a storm event.

d. The Applicant shall pre-wire all residential dwelling units with high capacity data/network connections in addition to standard phone lines.

e. The Applicant shall install a bus shelter along the Application Property's Richmond Highway frontage in a location reviewed and approved by VDOT and WMATA. The Applicant shall contribute the amount of Fifteen Thousand Dollars ($15,000.00) to Fairfax County at time of site plan approval for the installation of a bus shelter on the east side of Richmond Highway.

f. The Applicant shall establish a shuttle van service, that may include participation by other mixed use developments in the Richmond Highway Corridor, to the Huntington Metro Station during the weekday morning and afternoon peak traffic hours. The Applicant shall determine the commencement of the shuttle van service, which shall occur no later than the issuance of the 100th RUP for the Application Property. The shuttle van service shall operate for a minimum of three (3) years from the date that the Applicant turns over the owners' association to individual owners of dwelling units.

6. OTHER TRANSPORTATION IMPROVEMENTS

a. The Applicant shall install a new traffic light at the intersection of Groveton Street and Richmond Highway, to include pedestrian count down signals and a fourth crosswalk, if warranted and approved by VDOT. Said traffic light shall be installed within the right-of-way. The Applicant shall complete a warrant study for submission to VDOT within three (3) months of the issuance of the 100th RUP for the Application Property.

b. The Applicant shall modify timing at the existing traffic light located at the intersection of Memorial Street and Richmond Highway, to include pedestrian count down signals and a fourth crosswalk, subject to the review and approval of VDOT.

c. The Applicant shall provide at grade pedestrian connection(s) between the Application Property and the property to the north, identified among the tax records as 93-1 ((1)) 1A, at one or more locations. Final location(s) shall be selected at time of site plan in coordination with the Groveton Civic Association and as approved by DPWES and VDOT. Crosswalks shall be constructed of materials, such as stamped asphalt, to create a contrast between the crosswalk and the road pavement, subject to VDOT approval. Additional pedestrian enhancements shall include modification of the existing traffic signal at Richmond Highway and Memorial Street to include pedestrian count down signals and a fourth crosswalk, subject to VDOT approval. Similar measures shall be installed at the Richmond Highway and Groveton Street intersection, subject to VDOT approval.

d. The Applicant shall provide written support to the Groveton Civic Association for the installation of traffic calming measures, such as raised crosswalks on Memorial Street and other surrounding roads, by VDOT. In addition, at time of site plan approval, the Applicant shall escrow the sum of Twenty-five Thousand Dollars ($25,000.00) with Fairfax County to be used for the installation of traffic calming measures on Memorial Street, Lenclair Drive and/or Queens Road, or other locations as designated by the Groveton Civic Association. If said escrow is not spent within six (6) years of submission, then the escrow, or any remaining portion thereof, shall be spent on other transportation improvements in the area as determined by Fairfax County in coordination with the Groveton Civic Association.

e. The Applicant shall complete a pedestrian passage plan as part of the site plan submission to detail existing and proposed pedestrian enhancements within the area bounded by Groveton Street, Donora Drive, Memorial Street and Richmond Highway as requested by VDOT.

7. PARKING

Parking shall be provided in accordance with Article 11 of the Zoning Ordinance as determined by DPWES. However, the Applicant reserves the right to request a parking reduction or shared parking agreement pursuant to Article 11 of the Zoning Ordinance and any such request shall be forwarded to the Groveton Civic Association. Any modification to the required parking as approved by such parking reduction or shared parking agreement may be accommodated without requiring a PCA or FDPA provided the layout is in substantial conformance with the CDP/FDP. The number of parking spaces represented on the CDP/FDP is based on preliminary estimates; the final number of parking spaces provided at the time of site plan submission shall be consistent with any approved parking reduction, the number of residential units developed, and the proposed office and commercial development. The Applicant reserves the right to provide parking in excess of the minimum required per code or approved parking reduction so long as it does not decrease open space and is in substantial conformance with the CDP/FDP.

8. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

a. The Applicant shall provide underground on-site stormwater management (SWM) and Best Management Practices (BMPs) facilities as shown on the CDP/FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual, DPWES, and Chapter 118 of the Fairfax County Code, subject to the approval of the Board of Supervisors.

b. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The maintenance responsibilities shall be disclosed in the homeowners' association documents established for the residential units. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.

9. LANDSCAPING AND OPEN SPACE

a. The Applicant shall install landscaping as shown on the CDP/FDP. Deciduous shade trees shall be a minimum of three (3) inches in caliper, flowering trees shall be a minimum of two and one-half (2½) inches in caliper, and evergreen trees a minimum of eight (8) feet in height, at time of planting. The Applicant shall install an irrigation system to maintain landscaping.

b. The Applicant shall submit a detailed landscaping plan as part of the first and all subsequent plan submissions for review and approval by Urban Forest Management. The landscaping plan shall utilize a variety of tree species of various sizes planted throughout the Application Property. The species may include, but are not limited to, white oak, red maple, red oak, American holly, American beech, willow oak, crape myrtle, dogwood, sycamore, and others as specified in the Comprehensive Plan Urban Design Guidelines for the Richmond Highway Corridor.

10. NOISE ATTENUATION

a. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by highway noise having levels projected to be 65 dBA or above, shall have the following acoustical treatments measures:

i. Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.

ii. Doors, windows and glazing shall have a laboratory STC rating of at least 28. If doors, windows and other glazed areas constitute more than 20 percent of any facade impacted by noise, they shall have the same laboratory STC ratings specified for exterior walls.

iii. Adequate measures to seal and caulk between surfaces shall be provided.

b. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit, through an independent noise study as reviewed and approved by DPWES and the Department of Planning and Zoning, provided that these methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn, and exterior noise within outdoor recreation areas to approximately 65dBA.

c. Highway noise impacts from Richmond Highway shall be disclosed to all prospective purchasers prior to entering into a contract of sale and within the homeowners' association documents established for the residential units.

11. PARKS AND RECREATION

a. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreation facilities for residential uses. The Applicant shall provide recreation facilities for the residents including a swimming pool; a community center with exercise facilities, and passive recreation such as picnic areas, seating areas and formal gardens. The Applicant proffers a minimum expenditure for recreational facilities of Nine Hundred and Fifty-Five Dollars ($955.00) per residential unit. Any funds not expended on-site

shall be contributed to the Fairfax County Park Authority for recreation facilities located in the vicinity of the Application Property.

b. Subject to the approval of the Fairfax County Park Authority, the Applicant shall install a dog park at Lenclair Park in accordance with Fairfax County specifications. Said facility shall be installed prior to the issuance of the first residential use permit for the Application Property, unless additional time is agreed to by the Applicant, the Fairfax County Park Authority and the Lee District Supervisor.

c. Prior to the issuance of the first building permit, the Applicant shall contribute the sum of Fifty Thousand Dollars ($50,000.00) to the Fairfax County Park Authority for the restoration of Historic Huntley.

12. SCHOOL CONTRIBUTION

Applicant shall contribute the sum of Two Hundred Seventy-Seven Thousand Five Hundred Dollars ($277,500.00) to the Fairfax County Board of Supervisors for capital improvements to Groveton Elementary, Carl Sandburg Intermediate, and West Potomac High School, which are located in the vicinity of the Application Property. The amount of this contribution may be reduced at time of payment based on the final number of residential units proposed on the Application Property in accordance with the school generation rates of Fairfax County as provided by Fairfax County Public Schools Facilities Planning. Said contribution shall be payable at time of site plan approval for the Application Property.

13. AFFORDABLE HOUSING

Prior to the issuance of the first building permit, the Applicant shall contribute a sum equaling one-half (1/2) percent of the aggregate sales price of each new multi-family dwelling unit to be constructed on the Application Property to the Fairfax County Housing Trust Fund to assist Fairfax County's low and moderate income housing goals. In addition, the Applicant shall provide affordable dwelling units in accordance with the Fairfax County Affordable Dwelling Unit Ordinance for the single-family attached dwelling units located on the Application Property. The affordable dwelling units may be provided as multi-family units within the building located on the Application Property.

14. DESIGN

a. The proposed design of the building on the Application Property shall be in general conformance with the architectural elevations as shown on Sheets 15, 16 and 17 of the CDP/FDP. Exterior building materials shall be a combination of materials selected from pre-cast concrete, glass, metal panels, masonry, cementitious panels, stucco, brick, or materials of similar quality.

b. The building on the Application Property shall comply with the Council of American Building Officials ("CABO") Model Energy Code for energy efficient homes or its equivalent for electric or gas energy systems, as applicable.

c. All lighting shall comply with Zoning Ordinance Section 14-900, Outdoor Lighting Standards. Street lights shall be full cut off. Pedestrian lights shall be provided along the Application Property's Richmond Highway frontage in accordance with the Richmond Highway streetscape guidelines in the Fairfax County Comprehensive Plan.

15. OWNERS' ASSOCIATION(S)

a. The Applicant shall establish an umbrella community owners' association (the "UOA") for the proposed development to own, manage and maintain open space areas including plazas, and all other community owned land and improvements, including recreation facilities and SWM/BMP facilities. All recreation and open space areas shall be open for the use of all residents. The Applicant may establish separate owners' associations for homeowners and office/commercial tenants. Restrictions placed on the use of open space and recreation areas, the maintenance responsibilities of the owners' association(s), and the noise impacts and future highway widening impacts associated with Richmond Highway shall be disclosed to all prospective purchasers in a disclosure memorandum prior to entering into a contract of sale and included in the association documents.

b. The Applicant shall notify contract purchasers, in writing, prior to entering into a contract of sale, of the width of the Richmond Highway dedication as shown on the CDP/FDP, and the potential for future road improvements. This notice shall also be contained in the homeowners' association and the UOA documents established for the residential units.

c. The streetscape described herein along the Application Property's Richmond Highway, Memorial Street, Groveton Street and Donora Drive frontages shall be maintained by the owners' association established for the Application Property. This maintenance obligation shall be disclosed in the homeowners' association and the UOA documents established for the residential units.

d. The operation of the shuttle van service shall be disclosed in the homeowners' association and UOA documents established for the residential units.

16. SIGNAGE

a. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or off-site to assist in the initial sale of homes on the Application Property. Furthermore, the agents and employees involved in the

APPLICANT/OWNER

MDP GROVETON, LLC

By: _____
Daryl J. Butcher
Member

[SIGNATURES END]

marketing and sale of the residential units on the Application Property shall be directed to adhere to this proffer.

b. Signs shall be permitted for the residential, office and retail components located on the Application Property in accordance with Article 12 of the Zoning Ordinance and coordinated as recommended by the Richmond Highway Urban Design Guidelines.

c. Prior to the issuance of the first residential use permit for the Application Property, the Applicant shall install a "Welcome to Groveton" sign in the Richmond Highway median in accordance with Fairfax County specifications, and in a location determined and approved by VDOT and Fairfax County.

17. ADMINISTRATIVE REVIEW

Concurrent with the submission of site plans and building plans to DPWES, the Applicant shall submit a copy of the site plan and architecturals and all revisions to the Lee District Supervisor and Planning Commissioner for review.

18. CONSTRUCTION

a. Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or Federal holidays.

b. Prior to the commencement of construction excavation, Applicant shall investigate the Application Property for possible rodent infestation. If rodents are found, the Applicant shall use permitted commerical measures to abate the infestation.

c. During development of the Application Property, the telephone number and e-mail address of the site superintendent that will be present on-site during construction shall be provided to the President of the Groveton Civic Association and the Lee District Supervisor's office.

d. To the extent practicable, the Applicant shall park construction vehicles and construction workers' vehicles on-site during construction of improvements on the Application Property.

19. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

GROVETON HEIGHTS

CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN

LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

VICINITY MAP

TITLE OWNER/APPLLICANT

MDP GROVETON, LLC
9232 FOREST HAVEN DRIVE
SUITE 100
ALEXANDRIA, VIRGINIA 22309
TELEPHONE: 703-780-1932
FAX: 703-780-1779

SHEET INDEX

1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. CONCEPTUAL/FINAL DEVELOPMENT NOTES
4. LANDSCAPE PLAN
5. SITE DETAILS
6. ROAD SECTIONS--MEMORIAL STREET
7. ROAD SECTIONS--RICHMOND HIGHWAY (INTERIM PLAN)
7A. ROAD SECTIONS--RICHMOND HIGHWAY (ULTIMATE PLAN)
8. ROAD SECTIONS--GROVETON STREET
9. ROAD SECTIONS--DONORA DRIVE
10. LEVEL 1 PLAN
11. LEVEL 2 PLAN
12. LEVEL 3 PLAN
13. LEVEL 4 PLAN
14. LEVEL 5 PLAN
15. BUILDING SECTIONS
16. ELEVATION-- RICHMOND HIGHWAY
17. ELEVATION-- GROVETON ST. AND MEMORIAL ST.
18. ELEVATION-- DONORA DRIVE

ENGINEER/AGENT

THE BC CONSULTANTS
12600 FAIR LAKES CIRCLE
SUITE 100
FAIRFAX, VIRGINIA 22033
TELEPHONE (703) 449-8100
FAX (703) 449-8108

ARCHITECT/AGENT

COOPER CARRY
112 SOUTH ALFRED STREET
SUITE 100
ALEXANDRIA, VIRGINIA 22314
TELEPHONE (703) 519-6152
FAX (703) 519-7127

REVISED: 06-03-05
REVISED: 03-25-05
REVISED: 03-18-05
REVISED: 03-14-05
DATE: 09-15-04
SHEET 1 OF 18

VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATIONS:

EXISTING ZONING	C-5 HC (HIGHWAY CORRIDOR)
PROPOSED ZONING	PRM HC (HIGHWAY CORRIDOR) CRD (COMMERCIAL REDEVELOPMENT OVERLAY DISTRICT)
LAND AREA	9.59 AC. ± OR 399,340± S.F. ±
AREA OF RIGHT DEDICATION	.97 AC. ± OR 42,253.2 S.F. ±
ADJUSTED LAND AREA	2.62 AC. ± OR 157,849.10 S.F. ±
MAXIMUM FAR	3.0 F.A.R. FOR PRM ZONE
PROPOSED FAR	1.80 FAR
PROPOSED GROSS FLOOR AREA	301,000 G.S.F.
PRINCIPAL USE: • MULTI-FAMILY RESIDENTIAL (200 UNITS @ 1 S.F.)	20,000 G.S.F.
SECONDARY USE(S): • RETAIL • OFFICE	30,000 G.S.F. 30,000 G.S.F.
PARKING SPACES REQUIRED	785 SPACES

PRINCIPAL USE:
- MULTI-FAMILY RESIDENTIAL = 464 SPACES
  (290 UNITS X 1.6 SPACES PER UNIT)
  SFA RESIDENTIAL = 99 SPACES
  (15 UNITS @ 2.2 SPACES PER UNIT)

SECONDARY USE(S):
- RETAIL = 90 SPACES
  1,000 S.F./200 S.F. = $\left(\frac{(30,000 \text{ S.F.}) - 1,000}{1,000}\right) \times 6$
- OFFICE = 150 SPACES
  30,000 S.F. / 1000 S.F. X 2.5

PARKING SPACES PROVIDED	785 SPACES
LOADING SPACES REQUIRED	5 SPACES[1]
LOADING SPACES PROVIDED	5 SPACES[1]
LANDSCAPED OPEN SPACE REQUIRED (20% OF G.S.A.)	0.918 AC. ± OR 39,998 S.F. ±
LANDSCAPED OPEN SPACE PROVIDED (20% OF G.S.A.)	0.918 AC. ± OR 39,998 S.F. ±
MAXIMUM BUILDING HEIGHT PROPOSED	85'
TREE COVER REQUIRED	10% OR 6,918 S.F. ±
TREE COVER PROVIDED	10.1% OR 9,430 S.F.

THE COMPREHENSIVE PLAN DESIGNATES THIS AREA AS THE GROVETON REDEVELOPMENT AREA AND RECOMMENDS AN OFFICE USE AT A MEDIUM INTENSITY OF REDEVELOPMENT OF 0.35 F.A.R. HOWEVER, AN OUT OF TURN COMPREHENSIVE PLAN AMENDMENT WAS APPROVED ON DECEMBER 6, 2004 TO ALLOW THE PRM ZONE. THE MAXIMUM DENSITY OF THE COMPREHENSIVE PLAN AMENDMENT WAS BASED ON THE PROPOSED F.A.R. OF THIS REZONING.

[1] A MAXIMUM OF 5 SPACES ARE REQUIRED PER SECTION 11-200 OF THE ZONING ORDINANCE. THE LOADING SPACES TO BE PROVIDED IS EQUAL TO 5 SPACES. IN A (P) DISTRICT, THE PROVISIONS OF THIS PART SHALL HAVE GENERAL APPLICATION AS DETERMINED BY THE DIRECTOR.

LEGEND:

- LIMITS OF CLEARING & GRADING
- EXISTING PROPERTY LINE
- STREET LIGHT (SEE DETAIL SHEET FOR SPECIFICATIONS FOR QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN)
- BENCH (SEE DETAIL SHEET FOR SPECIFICATIONS FOR QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN)
- POSSIBLE ENTRY FEATURE LOCATION (SEE DETAIL SHEET FOR LOCATION - FINAL LOCATION TO BE DETERMINED AT SITE PLAN)

NOTE: SEE SHEET 2 FOR BLOCK PLANE DIAGRAMS & MINIMUM PERIPHERAL SETBACKS.

CURVE TABLE

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	18.50'	31.00'	21.04'	27.62'	S 37°30'30" E	96°00'00"
C2	2,243.79'	185.26'	92.67'	185.21'	S 31°52'41" W	04°43'51"
C3	30.00'	47.12'	30.00'	42.43'	S 58°07'09" W	90°00'00"
C4	70.00'	73.22'	40.61'	69.91'	N 89°51'00" E	59°55'49"

REVISED JUNE 2, 2005
REVISED MARCH 29, 2005

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12900 Fair Lakes Circle, Suite 200, Fairfax, VA 22033
(703)449-8180 (703)449-8108 (Fax)
www.bcva.com

CONCEPTUAL/ FINAL DEVELOPMENT PLAN
PLAN
GROVETON HEIGHTS

DESIGNED BY	RLP
DRAWN BY	CAC
CHECKED BY	RLP
DATE	MARCH 2005
SCALE	1" = 50'
SHEET	1 OF 10
FILE NO.	03010-DEV

GENERAL NOTES:

1. THE PROPERTIES DELINEATED ON THIS CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN (CDP/FDP) ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP #82-2 ((1)), PARCEL 13A; 93-1 ((1)), PARCELS 97 AND 98; 93-1 ((38)) (1), PARCELS 1, 4, AND 7. ALL THE SUBJECT PROPERTY PARCELS ARE CURRENTLY ZONED C-5, HC AND WILL BE REZONED TO THE PRM, HC AND CRD DISTRICT.

2. SEE THE OWNERSHIP TABLE THIS SHEET FOR DETAILED ZONING INFORMATION.

3. THIS PLAT IS COMPILED FROM BOUNDARY INFORMATION PERFORMED BY PATTON HARRIS RUST & ASSOCIATES DATED APRIL 19, 1999. NO TITLE REPORT WAS FURNISHED.

4. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS COMPILED FROM INFORMATION OF RECORD. THE TOPOGRAPHY IS SHOWN AT A TWO FOOT CONTOUR INTERVAL. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES DUE TO INACCURACIES IN TOPOGRAPHIC INFORMATION SHOWN HEREON.

5. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE LEE MAGISTERIAL DISTRICT, THE DOGUE CREEK SANITARY SEWER DISTRICT AND THE LITTLE HUNTING CREEK WATERSHED.

6. THE SUBJECT PROPERTY IS LOCATED IN THE RICHMOND HIGHWAY CORRIDOR AREA PLAN (SEE THE 2003 EDITION AMENDED THROUGH 9-29-2003, AREA IV PLAN, THE MOUNT VERNON PLANNING DISTRICT TAB PAGE 37). THE SUBJECT PROPERTY IS LOCATED IN LAND UNIT "D" OF THE BEACON/GROVETON COMMUNITY BUSINESS CENTER. THE SUBJECT PROPERTY ALSO RESIDES WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.

7. THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THESE PLANS WILL CONFORM TO THE PROVISION OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS AND CONDITIONS WITH THE EXCEPTION OF THE FOLLOWING:
   - MODIFICATION OF ALL TRANSITIONAL SCREENING REQUIREMENTS TO THAT AS SHOWN ON THE PLAN AND A WAIVER OF ALL BARRIER REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 13-304, PARAGRAPH 3.
   - WAIVER OF THE SERVICE DRIVE REQUIREMENT FOR RICHMOND HIGHWAY (ROUTE 1).
   - A WAIVER WILL BE REQUESTED FROM DPWES TO ALLOW AN UNDERGROUND SWM/BMP FACILITY IN THE PRM ZONE IN ORDER TO SATISFY ALL THE STORMWATER MANAGEMENT DETENTION AND WATER QUALITY REQUIREMENTS FOR THIS PROJECT.
   - A MODIFICATION OF THE LOADING SPACE REQUIREMENTS IN FAVOR OF THAT AS SHOWN ON THE PLAN IS HEREBY REQUESTED FROM THE DIRECTOR OF PLANNING AND ZONING PER SECTION 11-203 THAT ALLOWS FOR LOADING SPACES TO BE COOPERATIVELY LOCATED.

8. THE COUNTY WIDE TRAILS PLAN DATED 2002, SHOWS A 10' WIDE MAJOR PAVED TRAIL AND AN ON-ROAD BIKE LANE LOCATED ALONG THE WEST SIDE OF RICHMOND HIGHWAY (ROUTE 1) THAT HAS BEEN SUPERSEDED BY THE SECTIONS SHOWN ON THIS CDP/FDP WHICH WERE FURNISHED BY THE DEPARTMENT OF PLANNING AND ZONING AND THE DEPARTMENT OF TRANSPORTATION.

9. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.

10. STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE FAIRFAX COUNTY DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENT SERVICES, UNLESS WAIVERS ARE REQUESTED IN GENERAL NOTE #7 ABOVE.

11. THIS PLAN SHOWS THE APPROXIMATE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES. THERE ARE NO KNOWN EXISTING UNDERGROUND UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE SITE.

12. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READILY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. PUBLIC SANITARY SEWER WILL BE PROVIDED BY AN EXTENSION TO AN EXISTING 8" SEWER LINE LOCATED IN RICHMOND HWY. PUBLIC WATER SERVICE WILL BE PROVIDED BY AN EXTENSION TO AN EXISTING 12" WATER MAIN LOCATED IN MEMORIAL STREET.

13. 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.

14. THERE ARE NO KNOWN CEMETERIES LOCATED ON OR ADJACENT TO THE SITE.

15. THE PROPOSED LIMITS OF CLEARING AND GRADING ARE SHOWN ON THE PLAN. THESE LIMITS ARE APPROXIMATE AND ARE SUBJECT TO ADJUSTMENT AT THE TIME OF FINAL GRADING, ENGINEERING, AND LOCATION OF PROPOSED UTILITIES.

16. ANY AND ALL OFF-SITE GRADING, R.O.W., PARKING, ACCESS AND UTILITY CROSSING SHALL BE PERFORMED SUBJECT TO PERMISSION OF ADJACENT OWNERS.

17. THE OVERALL TREE COVER PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE TO AND NOT LESS THAN THAT AS PROFFERED WITH THIS PLAN. SEE TABULATIONS ON PLAN SHEET.

18. LOADING WILL BE PROVIDED AS REQUIRED PER SECTION 11-202 OF THE ZONING ORDINANCE UNLESS A MODIFICATION IS REQUESTED IN GENERAL NOTE #7 ABOVE.

16-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1.
   A. VICINITY MAP AS SHOWN ON PLAN.
   B. SITE OWNER:
      AGP Groveton LLC
      8532 Forest Haven Drive
      Suite 100
      Alexandria, VA 22309-1203
      SEE THE OWNERSHIP TABLE ON THIS SHEET FOR TAX MAP IDENTIFICATION INFORMATION.
   C. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE #4.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. SEE THE SITE TABULATIONS ON SHEET 1 FOR MAXIMUM BUILDING HEIGHTS. SEE THE ANGLE OF BULK PLAN DETAILS BELOW FOR BULK PLANE INFORMATION.
   F. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTES #8.
   G. MAJOR OPEN SPACE AND COMMUNITY FACILITIES AS SHOWN ON PLAN.
   H. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR PARKING INFORMATION.
   I. EXISTING AND PROPOSED ROADS AS SHOWN ON PLAN ALONG WITH THE REQUESTED DIMENSIONS.
   J. THERE IS NO 100 YR FLOODPLAIN, RPA AND/OR EQC LIMITS LOCATED ON THIS SITE.
   K. INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. AN EXISTING VEGETATION MAP TO BE SUBMITTED SEPARATELY.
   L. SEE GENERAL NOTE #10 FOR STORMWATER MANAGEMENT INFORMATION.
   M. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE #11.
   N. THERE WILL BE NO PRESERVATION AREAS ASSOCIATED WITH THIS PLAN. ANY SITE AMENITIES AREAS PROVIDED AS SHOWN ON THE PLAN.
   O. THERE ARE NO KNOWN CEMETERIES LOCATED ON OR ADJACENT TO THIS SITE.
   P. THIS DEVELOPMENT WILL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN. SEE GENERAL NOTE #7 FOR WAIVERS AND/OR MODIFICATIONS.
   Q. ALL REQUIRED LANDSCAPE SCREENING IS SHOWN ON THE PLAN (UNLESS WAIVER REQUESTED). PERIPHERAL DIMENSIONS ARE AS SHOWN ON THE PLAN.
   R. ANY AND ALL EXISTING STRUCTURES ARE TO BE REMOVED.
   S. N/A
   T. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR DENSITY AND ADU's INFORMATION.
   U. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OPEN SPACE CALCULATIONS.
   V. SEE GENERAL NOTE #7 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS AND MODIFICATIONS.
   W. SITE AMENITIES ARE AS SHOWN ON THE PLAN.
   X. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED AS MARKET CONDITIONS ALLOW.

2. N/A

3. PUBLIC IMPROVEMENTS BOTH ON AND OFF-SITE ARE SHOWN ON THE PLAN. TIMING FOR SUCH IMPROVEMENTS WILL DEPEND ON MARKET CONDITIONS.

4. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.

5. THERE IS A HIGHWAY OVERLAY DISTRICT ON THIS PLAN.

GENERAL NOTES CONT.

19. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA DEPARTMENT OF HIGHWAYS AND TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS. PRIVATE STREETS SHALL CONFORM TO STANDARDS SET BY THE FAIRFAX COUNTY PUBLIC FACILITIES MANUAL UNLESS WAIVERS AND/OR MODIFICATIONS ARE REQUESTED IN GENERAL NOTE #7 ABOVE.

20. PARKING SHALL BE PROVIDED AT A MINIMUM IN ACCORDANCE WITH ARTICLE 11 OF THE ZONING ORDINANCE AS DETERMINED BY DPWES. HOWEVER, THE APPLICANT RESERVES THE RIGHT TO REQUEST A PARKING REDUCTION OR SHARED PARKING AGREEMENT PURSUANT TO ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES REPRESENTED ON THE CDP/FDP IS BASED ON PRELIMINARY ESTIMATES. THE FINAL NUMBER OF PARKING SPACES PROVIDED AT THE TIME OF SITE PLAN SUBMISSION SHALL BE CONSISTENT WITH ANY APPROVED PARKING REDUCTION, THE NUMBER OF RESIDENTIAL UNITS, RETAIL AND OFFICE DEVELOPED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF THE MINIMUM REQUIRED PER CODE OR APPROVED PARKING REDUCTION SO LONG AS IT DOES NOT DECREASE OPEN SPACE AND IS IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.

21. IN ACCORDANCE WITH PARAGRAPH 4, OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINT, AND LOCATION OF THE BUILDING, PARKING, SIDEWALKS, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN. THE FOOTPRINT REPRESENTED HEREON IS APPROXIMATE. THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED SO LONG AS THE PERIPHERAL LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER NUMBER OF F.A.R. AND/OR RESIDENTIAL UNITS THAN THAT NUMBER REPRESENTED ON THE PLAN.

22. THE BUILDING FOOTPRINT SHALL ADHERE TO THE MINIMUM PERIPHERAL SETBACK DIMENSIONS AS ESTABLISHED BY THE CDP/FDP. THERE AREA NO ANGLE OF BULK PLANE REQUIREMENTS SPECIFIED FOR THE PRM ZONING DISTRICT. THE ANGLE OF BULK PLAN ILLUSTRATIONS SHOWN ON THIS SHEET ARE FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARDS SET FORTH IN PART 1 OF SECTION 16-101 OF THE FAIRFAX COUNTY ZONING ORDINANCE. ADDITIONAL SITE FEATURES (SUCH AS SIGNAGE, SITE FURNISHINGS, LIGHTING, SPECIAL PAVING, FENCING, COLUMNS AND ETC. REPRESENTED HEREON.)

23. ARE FOR ILLUSTRATIVE PURPOSES ONLY IN ORDER TO CONVEY TO THE QUALITY OF THIS DEVELOPMENT. THE FINAL FEATURES PROVIDED WILL BE IN SUBSTANTIAL CONFORMANCE WITH THOSE SHOWN ON THIS PLAN OR WITH A COMPARABLE EQUIVALENT.

24. PROPOSED LANDSCAPING SHALL MEET OR EXCEED MINIMUM COUNTY REQUIREMENTS UNLESS A WAIVER AND/OR MODIFICATION IS REQUESTED IN GENERAL NOTE #7 ABOVE.

25. THE APPLICANT RESERVES THE RIGHT TO LOCATE OUTDOOR SEATING WITHIN THE STREETSCAPE AREA DESCRIBED IN THE PROFFERS.

16-502 FINAL DEVELOPMENT PLAN COMMENTS:

1.
   A. VICINITY MAP AS SHOWN ON PLAN.
   B. PROPERTY LINE INFORMATION AS SHOWN ON PLAN.
   C. REFER TO THE SITE TABULATIONS ON SHEET 1 FOR OVERALL SITE AREA.
   D. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
   E. EXISTING STREET INFORMATION AS SHOWN ON PLAN.
   F. TOPOGRAPHY AS SHOWN ON PLAN. SEE GENERAL NOTE #4.
   G. PROPOSED USES AS SHOWN ON PLAN.
   H. REFER TO SITE TABULATIONS ON SHEET 1 FOR MAXIMUM BUILDING HEIGHTS.
   I. DISTANCES FROM PROPOSED DEVELOPMENT TO SITE BOUNDARY ARE SHOWN ON PLAN.
   J. SEE THE ANGLE OF BULK PLANE DETAILS BELOW FOR BULK PLANE INFORMATION (SINGLE FAMILY ATTACHED ONLY).
   K. PROPOSED CIRCULATION AS SHOWN ON PLAN. SEE ALSO GENERAL NOTES #19.
   L. PARKING AS SHOWN ON PLAN. SEE SITE TABULATIONS ON SHEET 1.
   M. OPEN SPACE AS SHOWN ON PLAN. SEE SITE TABULATIONS ON SHEET 1.
   N. INFORMATION REGARDING VEGETATION AS SHOWN ON THE PLAN. AN EXISTING VEGETATION MAP TO BE SUBMITTED SEPARATELY.
   O. THERE ARE NO KNOWN CEMETERIES ON OR ADJACENT TO THIS SITE.
   P. PROPOSED UTILITIES AS SHOWN ON PLAN OR REFER TO GENERAL NOTE #12.
   Q. SEE GENERAL NOTE #10 FOR STORMWATER MANAGEMENT INFORMATION.
   R. EXISTING UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE #11.
   S. THERE IS NO 100 YR FLOODPLAIN, RPA AND EQC LIMITS LOCATED ON THIS SITE.
   T. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.

2. REFER TO THE SITE TABULATIONS ON SHEET 1.
3. N/A
4. ARCHITECTURAL ELEVATIONS TO BE SUBMITTED.
5. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND THE METHODS FOR DISPOSAL SHALL ADHERE TO COUNTY, STATE AND/OR FEDERAL LAW.
6. SEE GENERAL NOTE #7 FOR ORDINANCE CONFORMANCE AND/OR WAIVERS.
7. A CONCEPTUAL DEVELOPMENT PLAN TO BE SUBMITTED WITH THIS PLAN. SEE 16-501 ABOVE.
8. THERE IS AN HIGHWAY CORRIDOR OVERLAY ASSOCIATED WITH THIS PLAN.

OWNER AND AREA TABULATION

[illegible]	ZONING	OWNER	[illegible]	[illegible]
[illegible]	[illegible]	THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY VIRGINIA	[illegible]	[illegible] AC
[illegible]	[illegible]	—	[illegible]	[illegible] AC
[illegible]	[illegible]	"	[illegible]	[illegible] AC
[illegible]	[illegible]	— "	[illegible]	[illegible] AC
[illegible]	[illegible]	"	[illegible]	[illegible] AC
[illegible]	[illegible]	"	[illegible]	[illegible] AC
[illegible]				[illegible] AC

NOTE: BUILDINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. SEE GENERAL NOTE #22 THIS SHEET.

ANGLE OF BULK PLANE
NOT TO SCALE

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bccon.com

CONCEPTUAL/ FINAL DEVELOPMENT PLAN
NOTES
GROVETON HEIGHTS
LEE MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

JUNE 14, 2005
REVISED MARCH 24, 2005

PREPARED FOR: AGP PARTNERS II / CHRISTIAN GROVETON LLC
8532 FOREST HAVEN DRIVE
SUITE 100
ALEXANDRIA, VA 22309-1203

DESIGNED BY: PLH
DRAFTED BY: DID
CHECKED BY: PLH
DATE: MARCH 2004
SCALE: NOT TO SCALE

SHEET 3 OF 18

FILE NO.
DWG NAME: [illegible].DWG
LAYOUT: NOTES
TAX NO.: [illegible]

RECOMMENDED ON-SITE PLANT LIST

SHADE TREES	ORNAMENTAL TREES	SHRUBS
Willowleaf Linden	Eastern Redbud	Alpine Currant
Red Maple	Flowering Dogwood	Boxwood
Red Oak	Saucerleaf Magnolia	Buttterfly Bushbuckeye, Sp.
Willow Oak	Japanese Cherry	Holly, Sp.
	Crape Myrtle	Hydrangea

EVERGREEN TREES		PERENNIALS	
Black Pine	Southern Magnolia	Astilbe	Iris
Scotch Pine	White Pine	Bearded Iris	Canadian Columbine (grasses)
Serbian Spruce	American Holly	Coreopsis	Perovskia
Canadian Hemlock	Australian Pine	Daylily	Phlox
		Hosta	Lamb's-ear
		Ivy	Yarrow

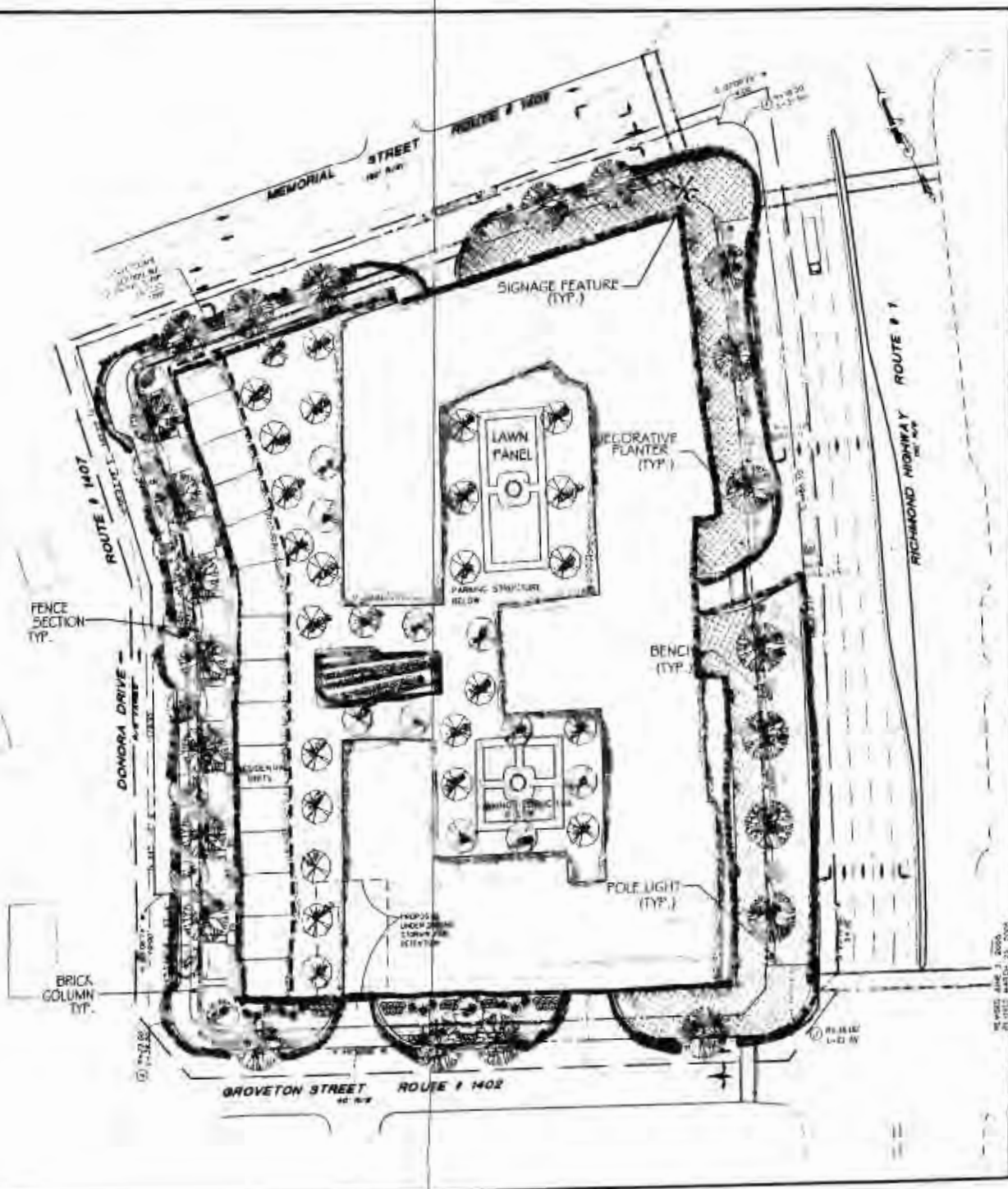
*ROUTE 1 PLANT LIST

- Large Deciduous Trees
  - Red Oak
  - Green Ash
  - White Oak
  - London Plane Tree
  - Zelkova
  - Red Maple
  - Shade Locust
- Columnar Trees
  - Hedge Maple
  - Red Maple
  - English Hawthorn (columnar varieties)
  - English Oak (columnar varieties)
- Shrub Hedges (4'-0" at Maturity)
  - Andorra Juniper
  - Japanese Holly
  - Japanese Cleyera
  - Winter Honeysuckle
  - Privet
- Medium Deciduous Trees
  - Sargent Cherry
  - Crape Myrtle
  - Siberian Elm
  - Crabapple
  - Kwanzan Cherry
  - Kousa Dogwood
  - Star Magnolia
  - Hedge Maple
  - Flowering Plum
  - Hawthorn
- Shrub Hedges (6'-0" at Maturity)
  - American Elderberry
  - Sheriff Burning Bush
  - Pfitzer Juniper
  - Glossy Abelia
  - Yew Green Juniper
  - Emerald Arborvitae

* FROM RECOMMENDED TREE SPECIES ON PP. 68-69 OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN, AREA CENTERS, NORTHERN SECTIONS 5-25-01 FOR THE GROVETON-HYBLA-LAMPLIGHTER HILLS TRADITIONAL ELEMENT

LEGEND:

- DEVELOPMENT LIMITS OF CLEARING & GRADING
- EXISTING CONTOUR
- FINAL LOD AND ASPHALT
- STREET LIGHT
- SEE DETAIL SHEET FOR SPECIFICATIONS THE QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN
- BENCH
- SEE DETAIL SHEET FOR SPECIFICATIONS THE QUANTITY AND FINAL LOCATION TO BE DETERMINED AT SITE PLAN
- DECIDUOUS STREET TREE (COMPREHENSIVE PLAN STREET TREE SEE THE RECOMMENDED TREE SPECIES LIST ON SHEET 2)
- DECIDUOUS TREE (ON-SITE)
- ORNAMENTAL TREE
- EVERGREEN TREE
- LARGE SHRUBS
- SMALL SHRUBS
- POSSIBLE ENERGY FEATURE LOCATION (SEE DETAIL SHEET FOR ELEVATION FINAL LOCATION WILL BE DETERMINED AT SITE PLAN)



BC Consultants

Planners • Engineers • Surveyors • Landscape Architects

12600 Fair Lakes Circle, Suite 130, Fairfax, VA 22033

(703)968-8100 (703)968-8108 (Fax)

www.bcinc.com

CONCEPTUAL/ FINAL DEVELOPMENT PLAN

LANDSCAPE PLAN

GROVETON HEIGHTS

SUB-INDUSTRIAL DISTRICT

FAIRFAX COUNTY, VA.

POLE LIGHT DETAIL N.T.S.

LIGHTING SPECIFICATIONS ARE TO BE PROVIDED PER SECTION 7-1000 OF THE FAIRFAX COUNTY PFM

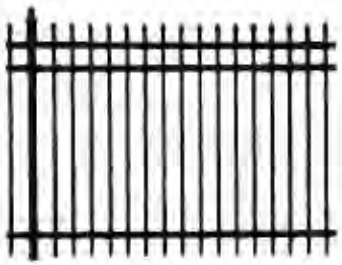
OR EQUAL

POLE LIGHT DETAIL N.T.S.

LIGHTING SPECIFICATIONS ARE TO BE PROVIDED PER SECTION 7-1000 OF THE FAIRFAX COUNTY PFM.

OR EQUAL

BRICK COLUMN DETAIL N.T.S.



METAL FENCE DETAIL N.T.S.

OR EQUAL

BENCH N.T.S.

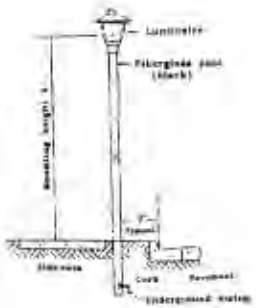
OR EQUAL

TRASH RECEPTACLE N.T.S.

OR EQUAL

PLANTER N.T.S.

OR EQUAL



LIGHT DETAIL N.T.S.

LIGHTING SPECIFICATIONS ARE TO BE PROVIDED PER SECTION 7-1000 OF THE FAIRFAX COUNTY PFM

THE IMAGES ON THIS SHEET ARE TO IDENTIFY THE QUALITY OF THE PROPOSED DEVELOPMENT AND ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY. THE DEVELOPER RESERVES THE RIGHT TO CHANGE THE DESIGN, QUANTITIES, AND/OR LOCATION DUE TO FINAL ENGINEERING REQUIREMENTS.

BC Consultants

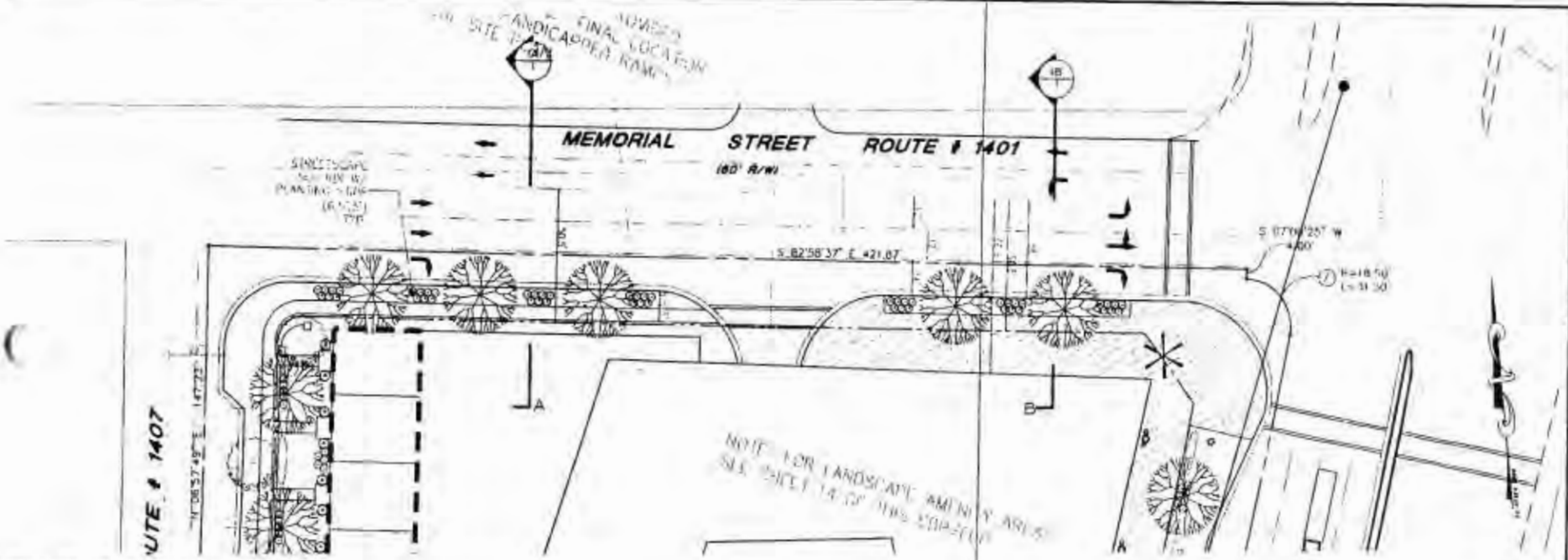
Planners • Engineers • Surveyors • Landscape Architects

CONCEPTUAL/ FINAL DEVELOPMENT PLAN

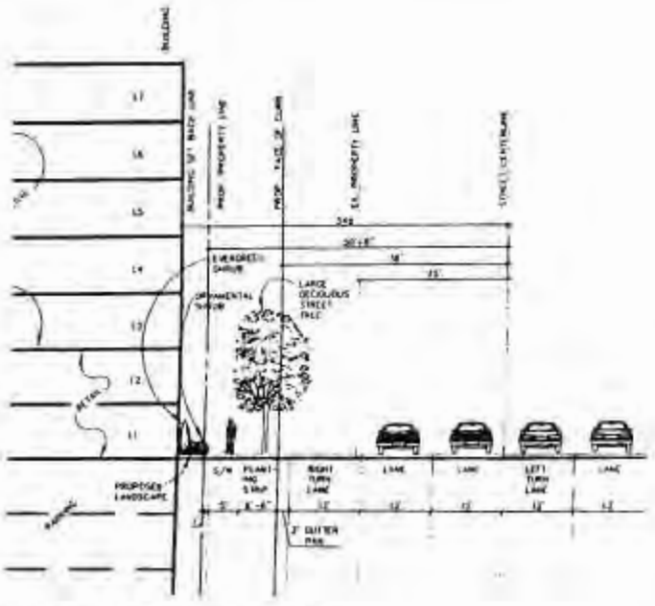
SITE DETAILS

GROVETON HEIGHTS

SHEET 5 OF 10



PROPOSED ROAD IMPROVEMENTS



PROPOSED MEMORIAL SECTION 1A

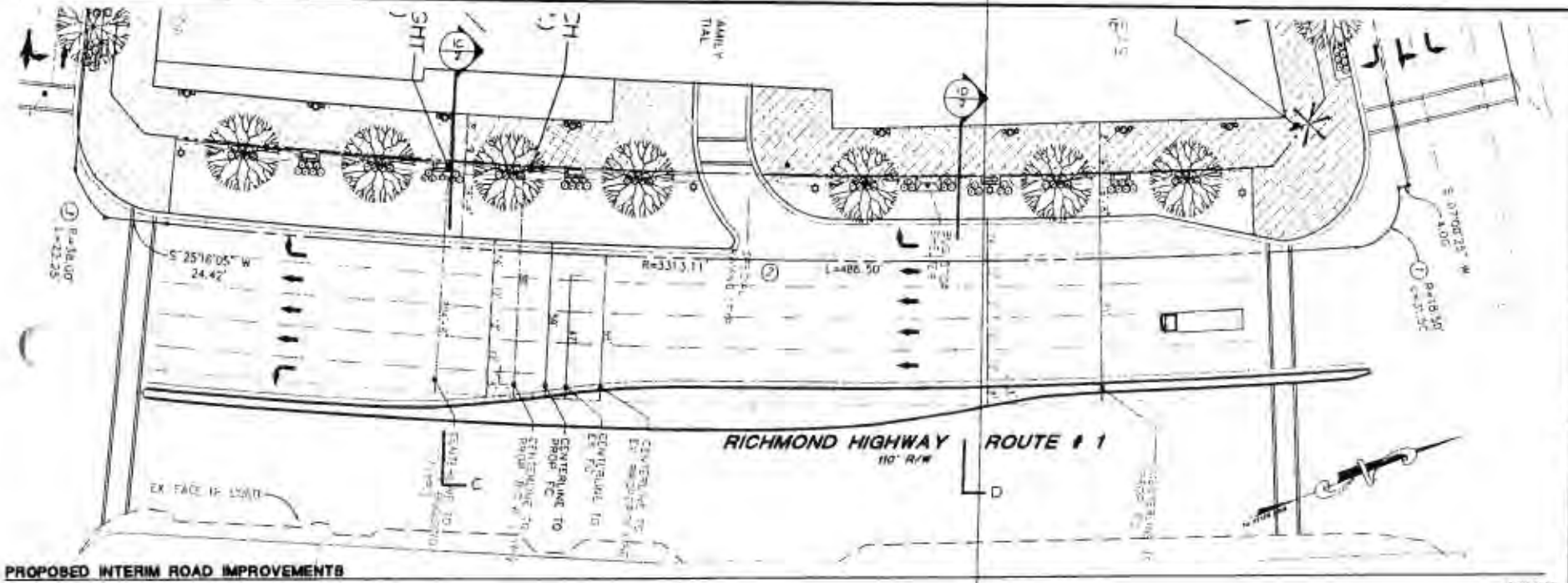
PROPOSED MEMORIAL SECTION 1B

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects
13990 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)968-8100 (703)968-8108 (Fax)
www.bccons.com

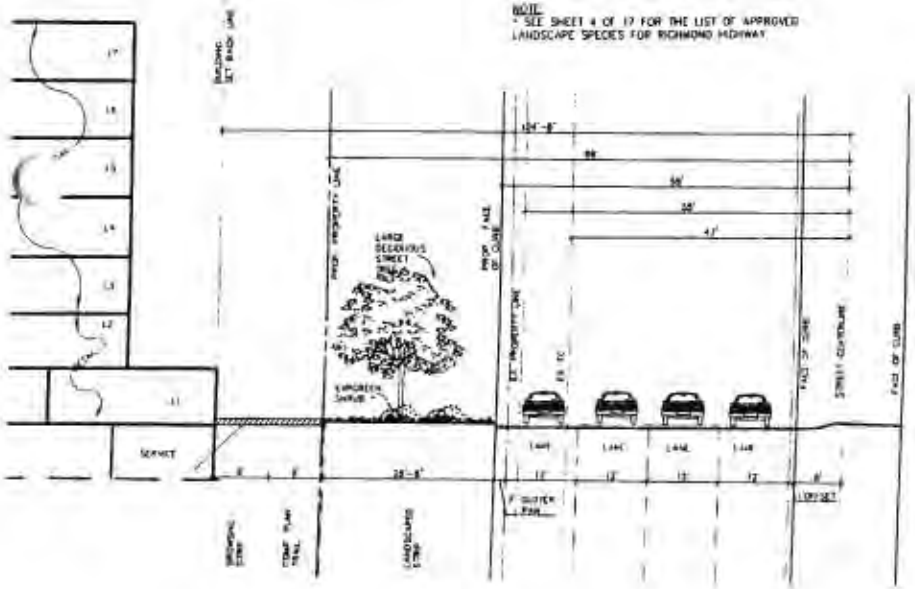
CONCEPTUAL/ FINAL DEVELOPMENT PLAN
MEMORIAL STREET SECTION
GROVETON HEIGHTS

REVISED JULY 3, 2006
REVISED MARCH 23, 2006

DESIGNED BY: TLP
DRAWN BY: LAD
CHECKED BY: MKR
DATE: MARCH 2006
SCALE: AS NOTED
SHEET 15 OF 18

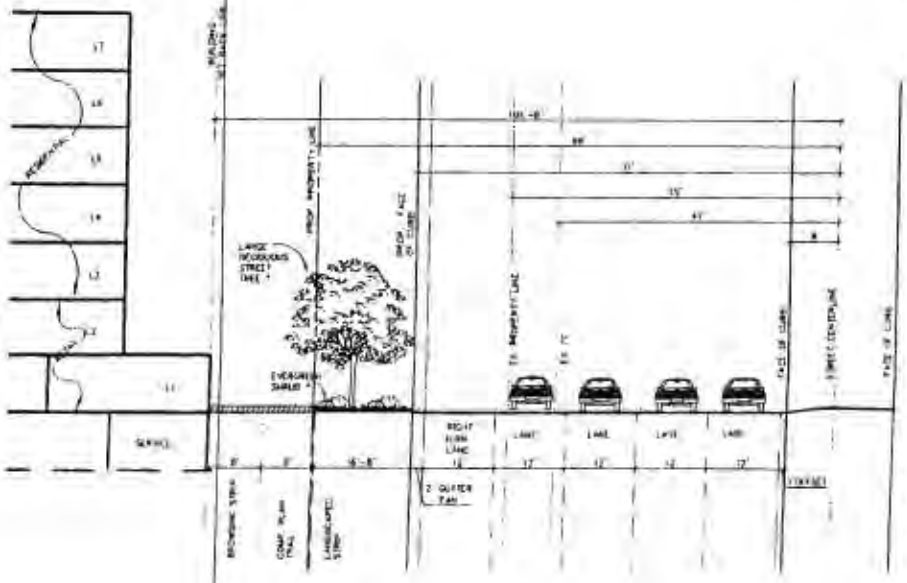


PROPOSED INTERIM ROAD IMPROVEMENTS



IOPOSED SECTION 1C INTERIM ROUTE 1 CONDITION

NOTE: ROUTE 1 PLANTINGS, TRAIL, AND BROWSING STRIP ARE SHOWN IN THEIR ULTIMATE LOCATION



PROPOSED SECTION 1D INTERIM ROUTE 1 CONDITION WITH TURN LANE

NOTE: ROUTE 1 PLANTINGS, TRAIL, AND BROWSING STRIP ARE SHOWN IN THEIR ULTIMATE LOCATION

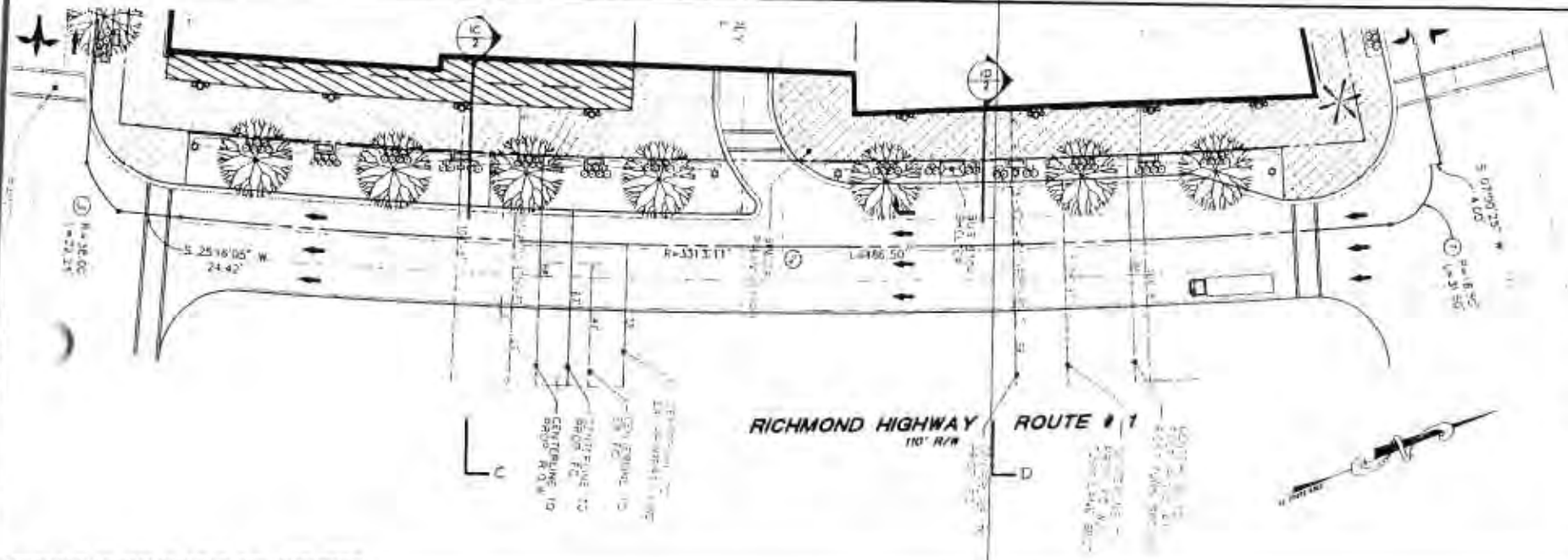
BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
13800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8108 (703)449-8108 (Fax)
www.bccon.com

CONCEPTUAL/ FINAL DEVELOPMENT PLAN
INTERIM ROUTE 1 ELEVATION

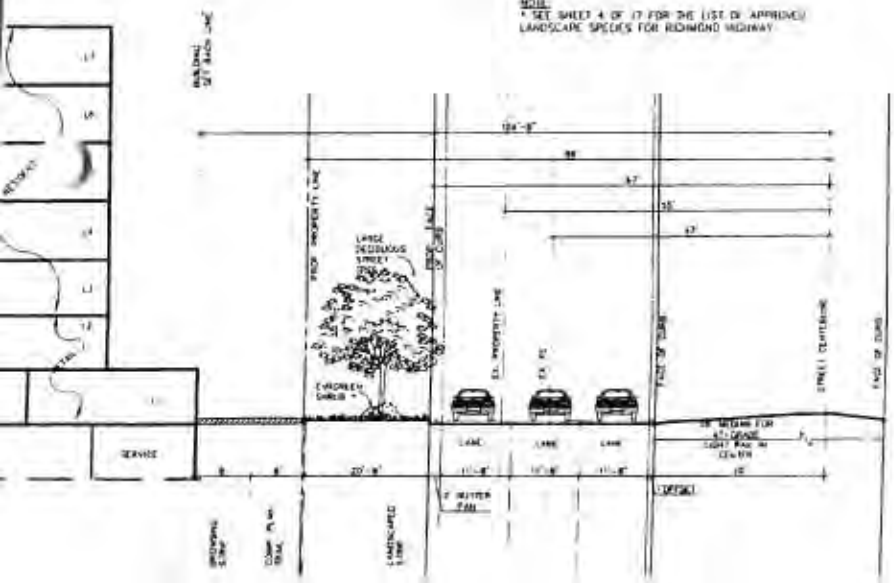
GROVETON HEIGHTS

LEE MAGISTERIAL DISTRICT
FAIRFAX, VIRGINIA

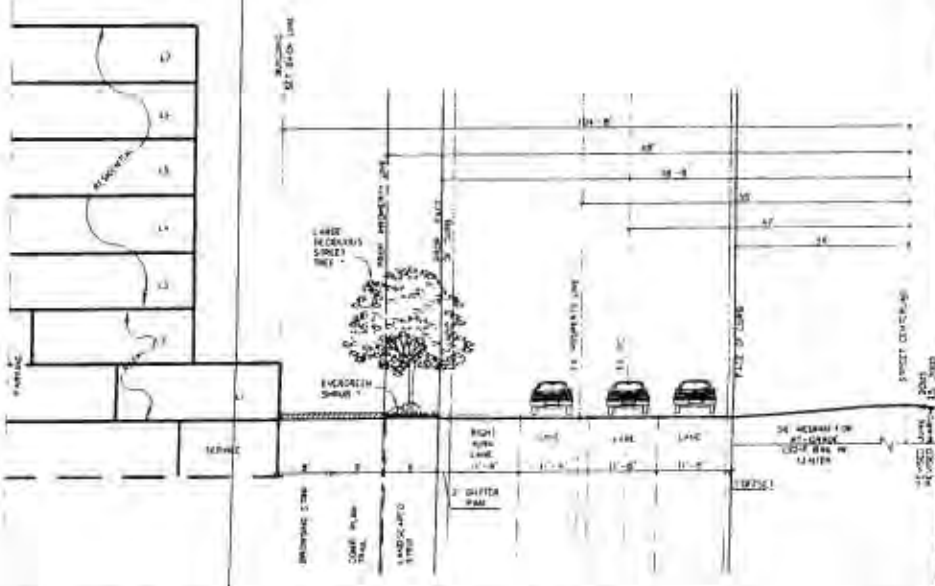
DESIGNED BY: PLR	
DRAFTED BY: CAD	
CHECKED BY: PLR	
DATE: MARCH 2004	
SCALE: NOT AS SHOWN	
SHEET 1 OF 18	
CAD NAME:	
LAYOUT:	
FILE NO.	



PROPOSED ULTIMATE ROAD IMPROVEMENTS



PROPOSED ULTIMATE SECTION 1C ROUTE 1



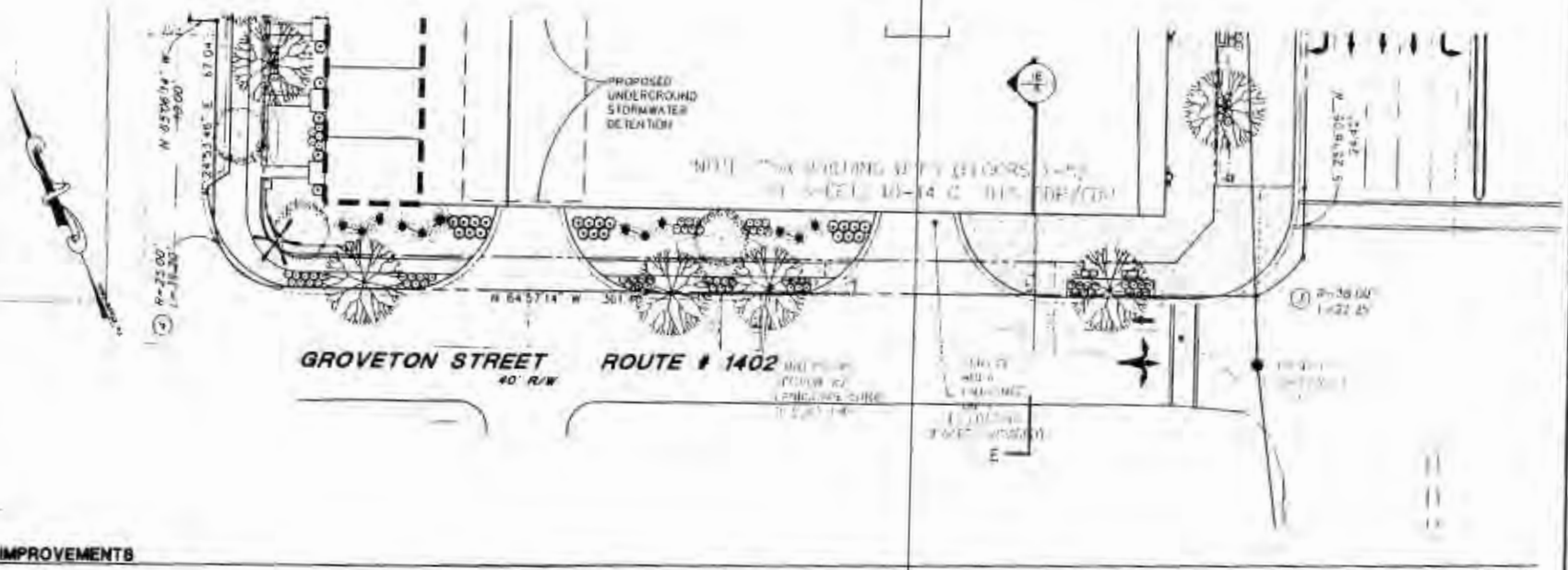
PROPOSED ULTIMATE SECTION 1D WITH RIGHT TURN LANE ROUTE 1

BC Consultants

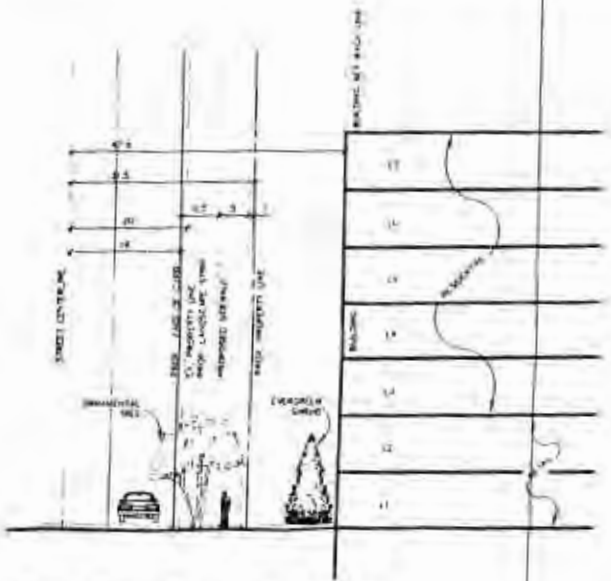
CONCEPTUAL/ FINAL DEVELOPMENT PLAN

ULTIMATE ROUTE 1 ELEVATION

GROVETON HEIGHTS



PROPOSED ROAD IMPROVEMENTS



PROPOSED SECTION 1E GROVETON STREET

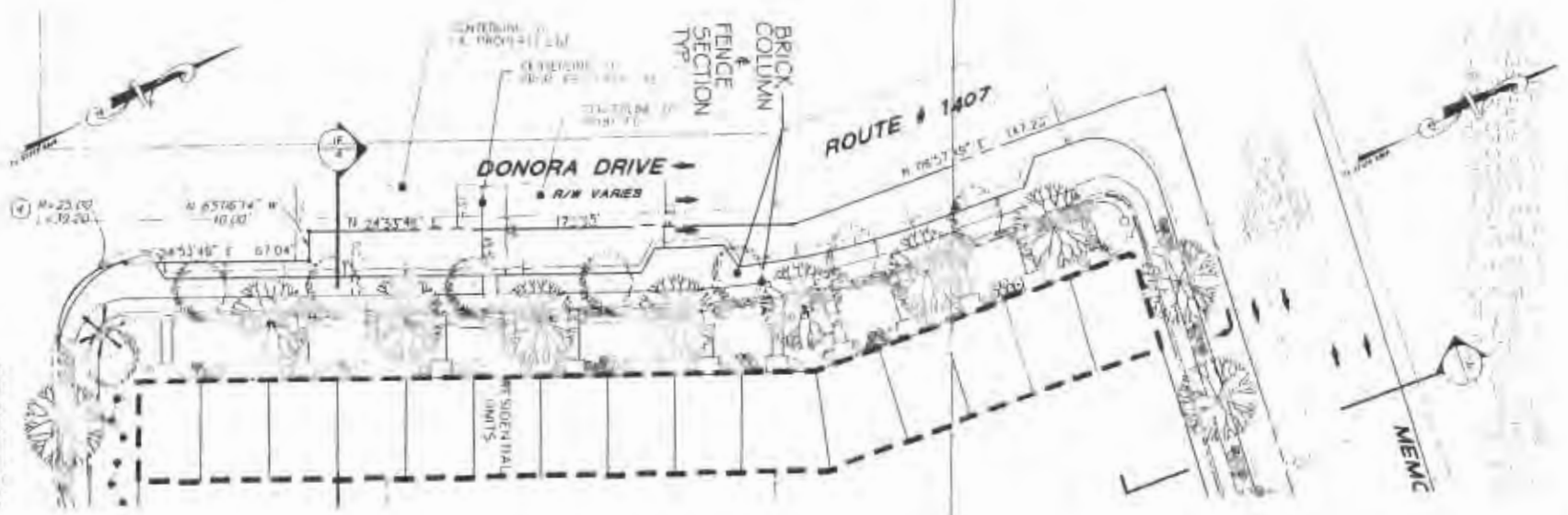
BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

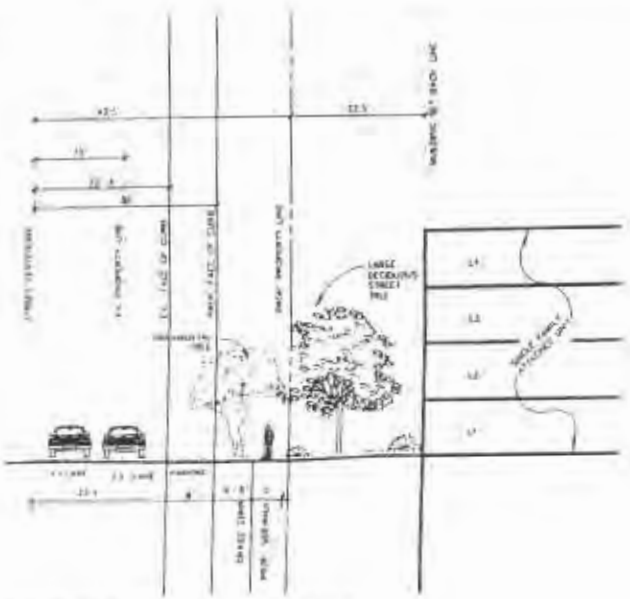
CONCEPTUAL/ FINAL DEVELOPMENT PLAN

GROVETON STREET SECTION

GROVETON HEIGHTS



PROPOSED ROAD IMPROVEMENTS



PROPOSED SECTION 1F DONORA DRIVE

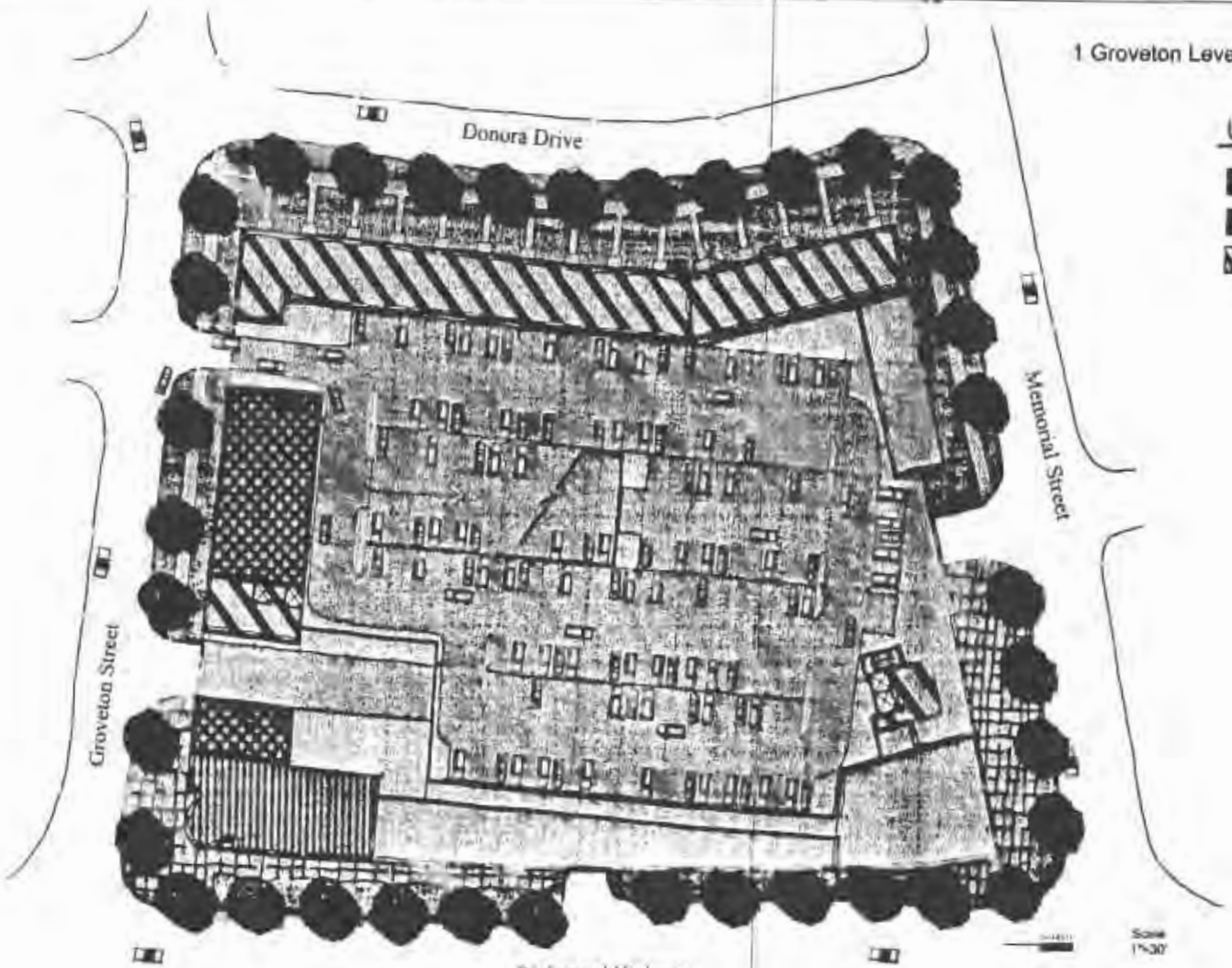
EXISTING CONDITIONS AT DONORA DRIVE

BC Consultants
Planners · Engineers · Surveyors · Landscape Architects
11800 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
www.bcconsultants.com

CONCEPTUAL/ FINAL DEVELOPMENT PLAN
DONORA DRIVE SECTION

GROVETON HEIGHTS

LEE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA



Potential Use Allocation

Level 1 Plan

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights

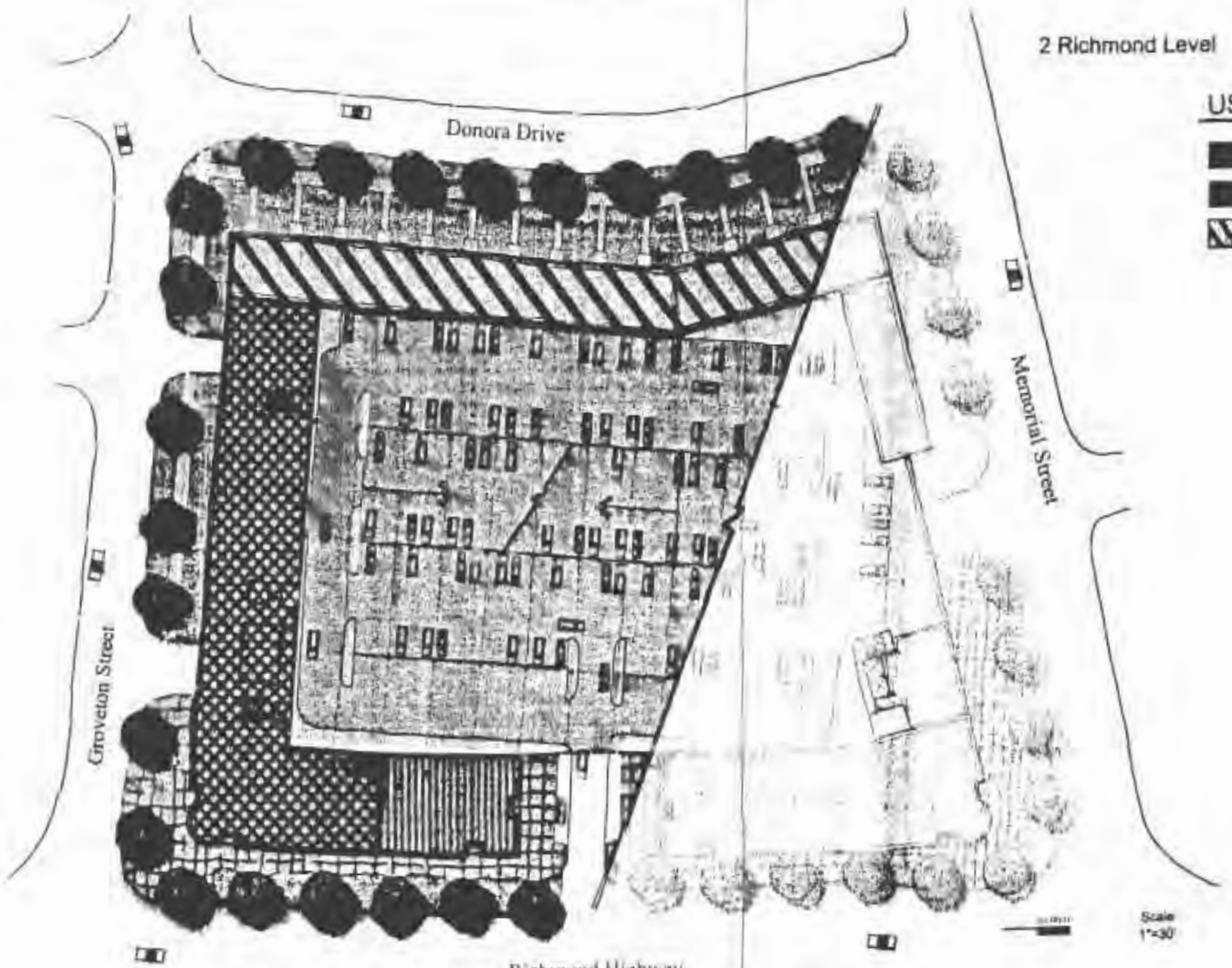
Fairfax County, Virginia

March 7, 2005

Cooper Carry

Atlanta - Washington - New York

www.CooperCarry.com



Potential Use Allocation

Level 2 Plan

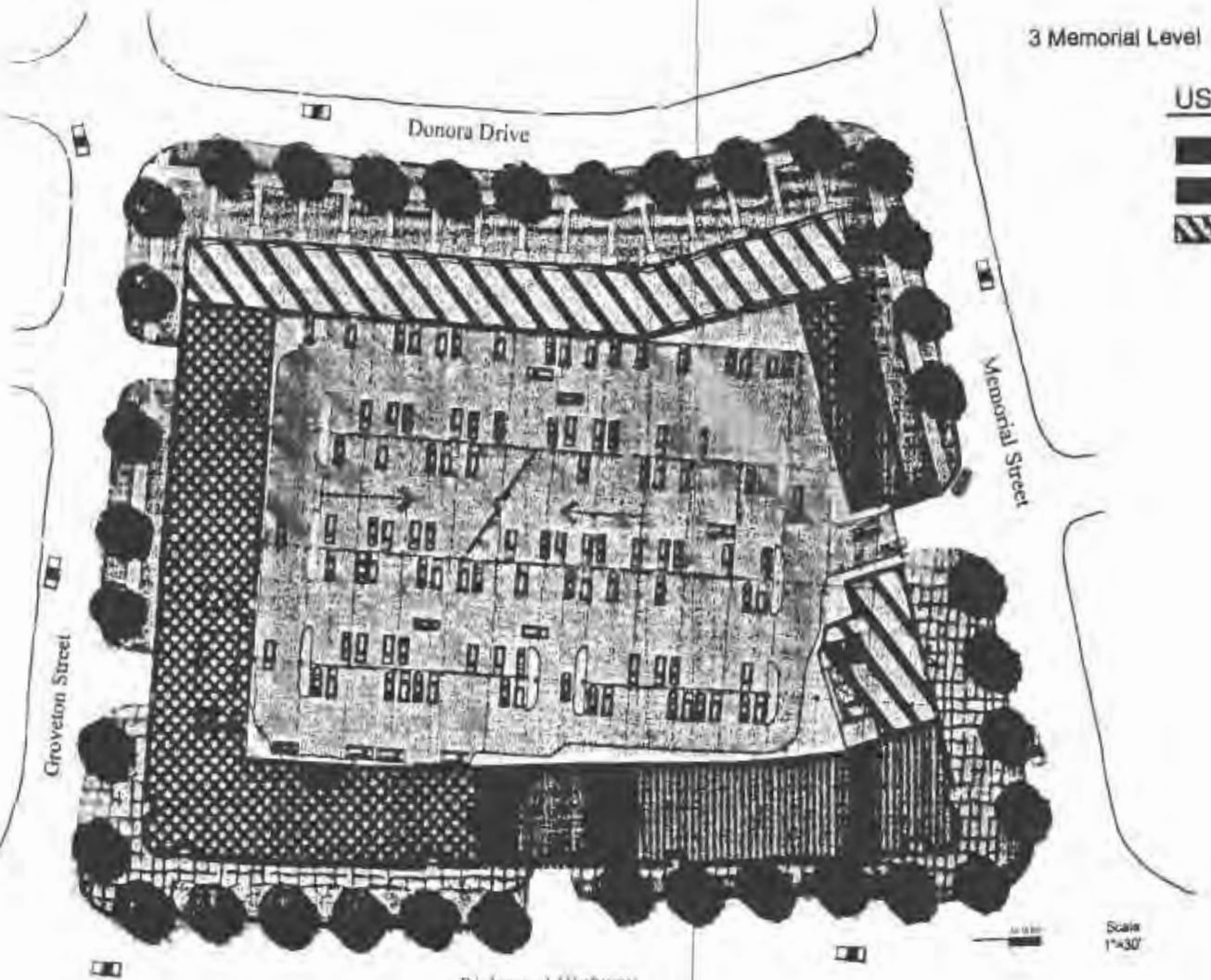
FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
March 7, 2005

Cooper Carry
Atlanta - Washington - New York
www.CooperCarry.com

3 Memorial Level



Potential Use Allocation

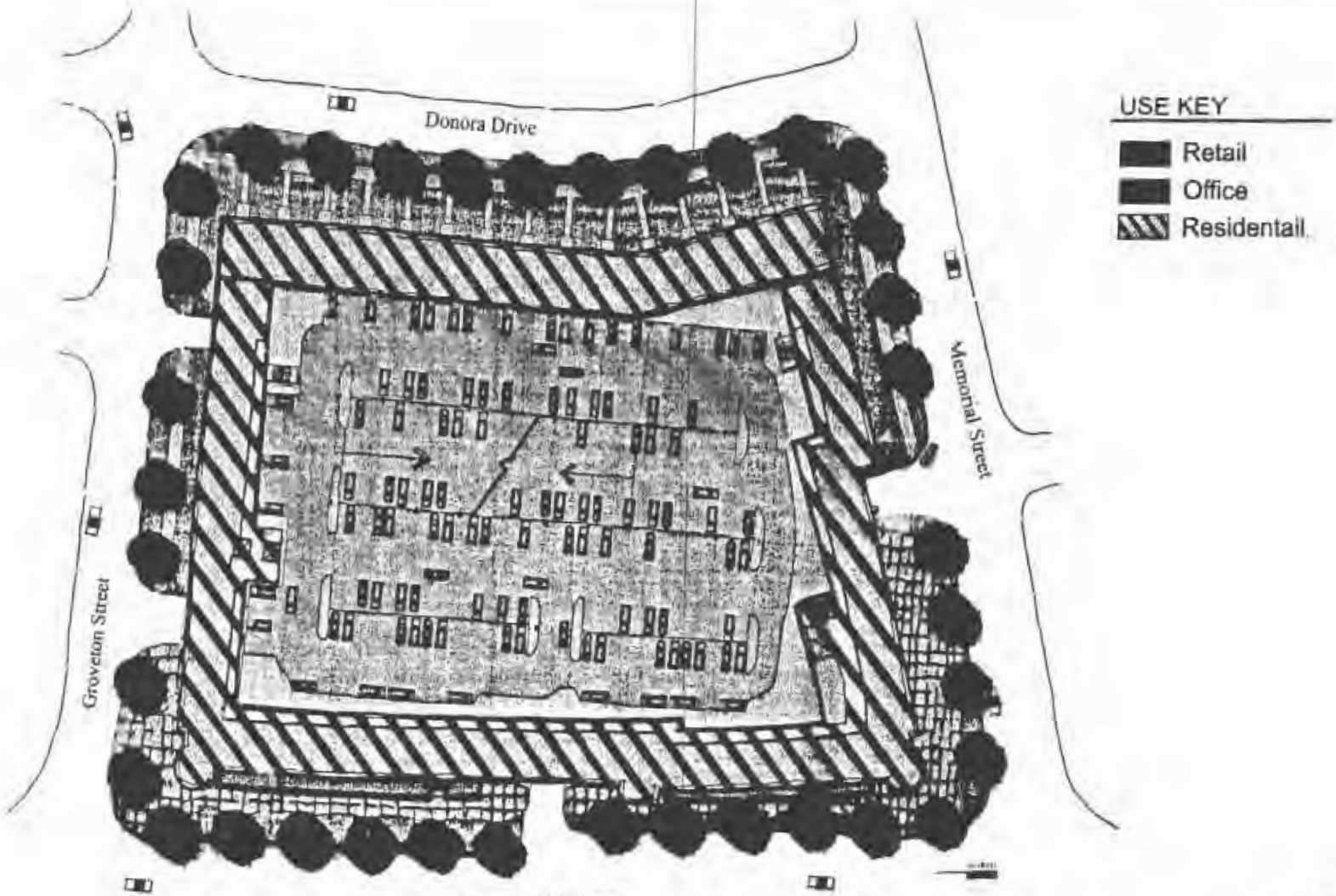
Level 3 Plan

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
March 7, 2005

Cooper Carry
Atlanta - Washington - New York
www.CooperCarry.com



Potential Use Allocation

Level 4 Plan

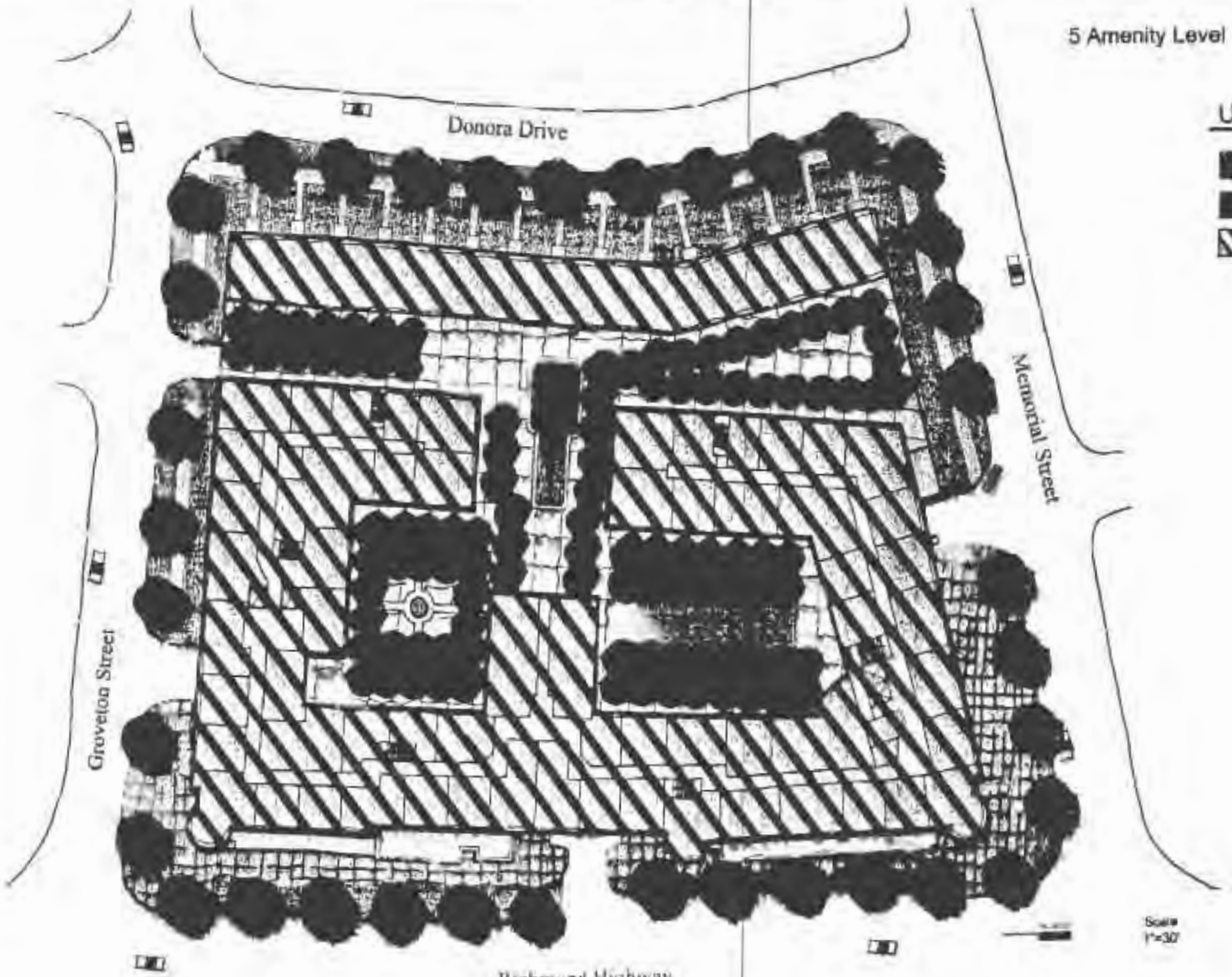
FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
March 7, 2005

Cooper Carry
Atlanta - Washington - New York
www.CooperCarry.com

5 Amenity Level



Potential Use Allocation

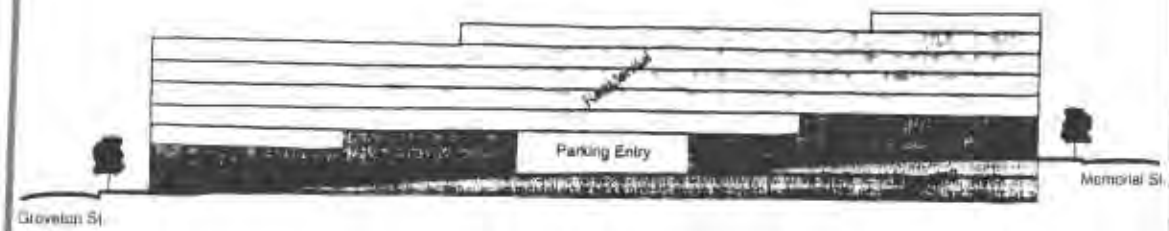
Level 5 Plan

FOR ILLUSTRATIVE PURPOSES ONLY!

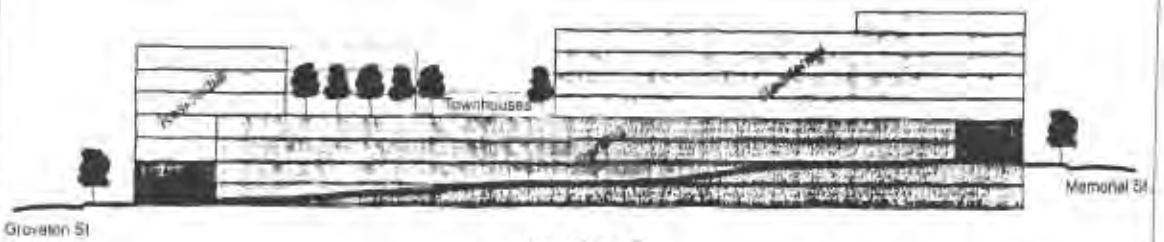
MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
March 7, 2005

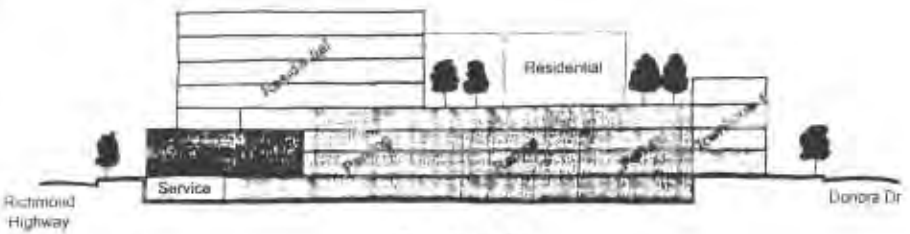
Cooper Carry
Atlanta Washington New York



Section A



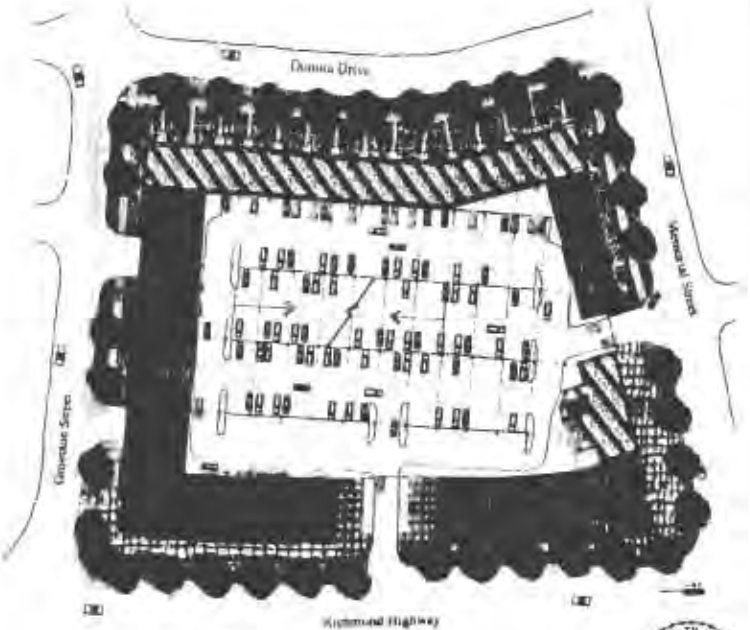
Section B



Section C

USE KEY

- Retail
- Office
- Residentail



Section Location Key

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights

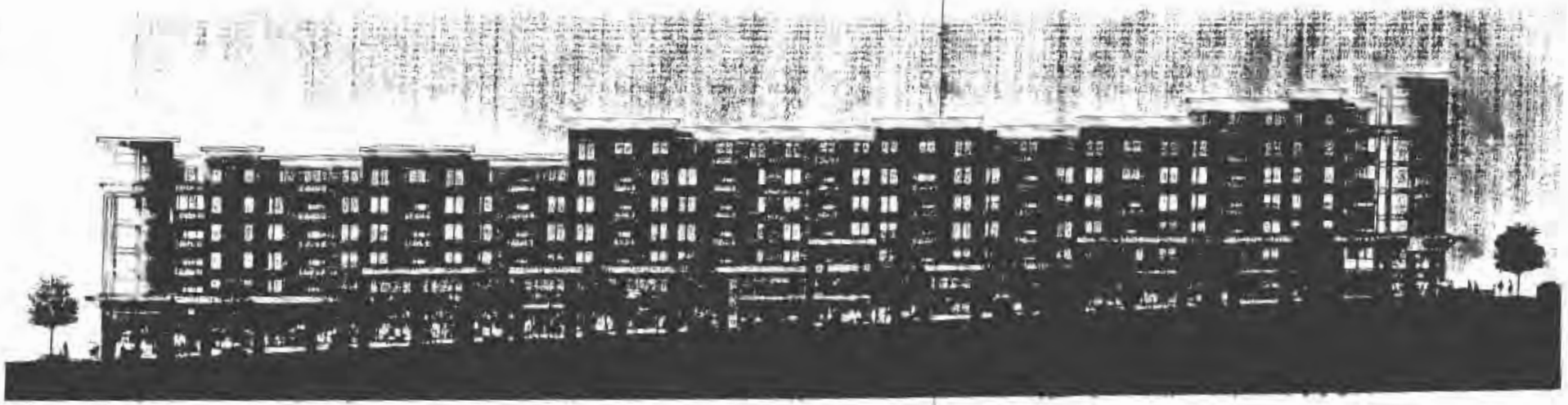
Fairfax County, Virginia

September 14, 2004

Cooper Carry

Atlanta · Washington · New York

www.CooperCarry.com



Richmond Highway Elevation

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
September 14, 2004

Cooper Carry
Atlanta - Washington - New York
www.CooperCarry.com

Groveton Street Elevation

Memorial Street Elevation

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights
Fairfax County, Virginia
September 14, 2004

Cooper Carry
Atlanta - Washington New York
www.CooperCarry.com

Townhouses on Donora Drive

FOR ILLUSTRATIVE PURPOSES ONLY!

MDP Groveton, LLC

Groveton Heights

Fairfax County, Virginia

September 14, 2004

Cooper Carry

Atlanta - Washington - New York

www.CooperCarry.com