



County of Fairfax, Virginia

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

August 1, 2012

Sara V. Mariska
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard
13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 2008-MD-003

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 31, 2012, approving Proffered Condition Amendment Application PCA 2008-MD-003 in the name of WRI Hilltop Village, LLC. The Board's action amends the proffers for Rezoning Application RZ 2008-MD-003, previously approved for mixed use development to permit additional uses and associated modifications to proffers and site design with an overall Floor Area Ratio (FAR) of 0.27. The subject property is located in the N.E. quadrant of the intersection of Beulah Street and Telegraph Road, on approximately 31.87 acres of land zoned PDC and NR [Tax Map 100-1 ((1)) 9A, 11A, 11A1, 14 and 15], in the Lee District and is subject to the proffers dated June 27, 2012.

Please note that on July 26, 2012, the Planning Commission approved Final Development Plan Amendment Application FDPA 2008-MD-003.

The Board also:

- Approved a Planned District variance in accordance with the provisions of Section 16-401(8) of the Zoning Ordinance to allow the proposed secondary uses in Hilltop Village Center to exceed 25 percent of the proposed principal uses and allow up to 243,000 square feet of secondary uses.
- Reaffirmed the modification of transitional screening and barrier requirements along all boundaries in favor of the landscaping shown on the Conceptual/Final Development Plan Amendment (CDPA/FDPA).

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- Reaffirmed waiver of the required loading spaces for the two approved drive-in financial institutions and a modification of the loading spaces for the uses as shown on the CDPA/FDPA.
- Reaffirmed the right to construct the proposed Hilltop Village Center Development on the closed landfill sooner than 20 years after the closure of the landfill, pursuant to Section 9-205 (9) of the Zoning Ordinance.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 31st day of July, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2008-MD-003**

WHEREAS, the Board of Supervisors, filed in the proper form an application to amend the proffers for RZ 2008-MD-003 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 31st day of July, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

WRI Hilltop Village, LLC

PCA 2008-MD-003

June 27, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, WRI Hilltop Village, LLC (hereinafter referred to as the "Applicant"), for itself, successors and assigns in RZ 2008-MD-003, filed for property identified as Tax Map 100-1 ((1)) 9A, 11A, 11A1, 14, and 15 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a proffered condition amendment of the Application Property in conjunction with a Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA) for mixed-use development. These proffers shall replace and supersede all previous proffers approved on the Application Property.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- a. Subject to the provisions of 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 CDPA/FDPA, consisting of thirteen (13) sheets prepared by Dewberry & Davis LLC, dated February 17, 2012 and revised through June 6, 2012.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPDA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDPA/FDPA and make other modifications provided that such modifications are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator, and do not increase building height nor decrease the amount and location of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.
- c. Notwithstanding that the CDPA/FDPA is presented on thirteen (13) sheets and said CDPA/FDPA is the subject of Proffer 1.a. above, it shall be understood that the CDPA shall be limited to the location and amount of open space, limits of clearing and grading, internal street network and the maximum square footage of office and retail development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDPA elements from the Planning

Commission for all of, or a portion of, the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

- d. Any of the buildings shown on the CDPA/FDPA may be the subject of a partial and separate Proffered Condition Amendment (PCA) and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

2. USES

- a. As shown on the CDPA/FDPA, the Application Property shall be developed with a maximum of 382,000 square feet of gross floor area (GFA).
- b. As shown on the CDPA/FDPA uses shall include the following:
 - All uses permitted in the PDC District.
 - Secondary uses may include the following:
 - Drive-in financial institutions
 - Health clubs
 - Child care centers and nursery schools
 - Colleges/universities
 - Fast food restaurants
 - Private schools of special education
 - Retail sales establishment-large (grocery store)
 - Quick service food stores
 - Veterinary hospitals
- c. Any additional Secondary uses specified in the PDC District and not specifically listed in Proffer 2b may be permitted with the approval of a Final Development Plan Amendment and/or Special Exception application or Special Permit application, as applicable. A Proffered Condition Amendment ("PCA") application shall not be required, so long as the layout is in substantial conformance with the CDPA.
- d. The Applicant shall submit a FDPA for any proposed child care center or nursery school demonstrating location and amount of outdoor recreation space.
- e. Construction of all uses may be phased.

- f. Prior to public occupancy of the grocery store shown on the CDPA/FDPA, the landfill operated on property identified as 100-1 ((1)) 9A and 9B shall cease accepting construction and demolition debris.

3. TRANSPORTATION

a. Right-of-way Dedications

- i. Fee simple dedication has been made to the Board of Supervisors of additional right-of-way on Telegraph Road as shown on the CDPA/FDPA to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements between Beulah Street and the existing Aerospace Data Facility East (hereinafter referred to as "Aerospace"), formerly the Defense Communications Electronics Evaluation Testing Agency, entrance/Hilltop entrance.
- ii. Fee simple dedication has been made to the Board of Supervisors of additional right-of-way on Telegraph Road to accommodate the additional through lane, turn lane, bike lane, and shared use trail along the Application Property's Telegraph Road frontage as shown on the CDPA/FDPA between the Aerospace entrance and the off-site Parcel identified as Fairfax County tax map reference 100-1 ((1)) 16.
- iii. Fee simple dedication has been made to the Board of Supervisors, of right-of-way up to 59 1/2 feet from the October 2008 proposed centerline along the Telegraph Road frontage of the off-site parcels identified as Fairfax County tax map reference 100-1 ((1)) 9A, 17 and 23A. Dedication based on the VDOT October 2008 Public Information Hearing Plans shown for the Telegraph Road improvement (designated as the "Southern Segment") as part of VDOT Plan 0611-029-303, P102, R202, C502.
- iv. Fee simple dedication has been made to the Board of Supervisors of additional right-of-way on Beulah Street as shown on the CDPA/FDPA to accommodate the proffered road widening and installation of turn lanes, to include easements and/or rights-of-way for signal poles and other similar facilities required for the proffered improvements.
- v. 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 or as may be

reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.

- b. Telegraph Road Improvements: Prior to the issuance of any non-residential use permit (hereinafter referred to as "Non-RUP") for the Application Property unless incorporated into the improvements for Telegraph Road to be completed by VDOT or the United States Government, and as further conditioned below, the Applicant has bonded, and shall construct the following improvements as shown on the CDPA/FDPA on Telegraph Road:
 - i. A third southbound lane along the site frontage that will align with the existing right turn lane at Landsdowne Shopping Center;
 - ii. A separate southbound right turn lane to northbound Beulah Street;
 - iii. Relocation of the existing traffic pole at Beulah Street in the northeast quadrant;
 - iv. An in-road bike lane in the southbound direction from Tax Map 100-1 ((1)) 16 to Beulah Street;
 - v. A shared use ten (10) foot wide asphalt trail along the site frontage;
 - vi. Modification of the median at the Aerospace entrance to permit dual left turn lanes from northbound Telegraph Road into the site;
 - vii. Reconstruction of the existing traffic signal at the site entrance/Aerospace driveway;
 - viii. A right turn deceleration lane of approximately 300 feet in length adjacent to Tax Map 100-1 ((1)) 16 and restriction of the easternmost site entrance to a right in/out access. If said improvements cannot be constructed off-site as demonstrated to DPWES at time of site plan, the Applicant shall bond the improvements with Department of Public Works and Environmental Services (DPWES) as part of the site plan approval; and
 - ix. A separate northbound turn lane approximately 200 feet in length with a 100 foot taper exiting the Aerospace entrance which shall be subject to receipt of all necessary easements and/or letters of permission from Fort Belvoir. Should said easements and/or letters of permission not be granted to the Applicant at no cost, there shall be no further obligations under this proffer.

- c. Beulah Street Improvements: Prior to the issuance of any Non-RUP for the Application Property, the Applicant has bonded, and shall construct the following improvements on Beulah Street:
 - i. A separate northbound right turn lane of approximately 250 feet in length at the View Lane intersection, including replacement of the existing bike lane;
 - ii. Lengthening of the existing southbound left turn lane by approximately 120 feet in length at the View Lane intersection;
 - iii. A separate northbound right turn lane of approximately 250 feet in length at the existing Old Beulah intersection, including replacement of the existing bike lane;
 - iv. Modification of the existing traffic signal at Old Beulah Street; and
 - v. Replacement of the existing six (6) foot wide shared use trail with a ten (10) foot wide asphalt trail between Telegraph Road and View Lane.
- d. The improvements described in proffers 3b. and 3c. herein shall be constructed concurrent with site development and shall be either open for traffic or operational, as applicable. However, upon demonstration by the Applicant that in spite of diligent efforts to complete the proffered improvement(s), the improvement(s) has or should be delayed, the Zoning Administrator may agree to a later date for the completion of the improvements(s).
- e. Subject to VDOT warrants and approval, the Applicant shall install a traffic signal within existing Beulah Street right-of-way at the Application Property's access to View Lane. Said traffic signal shall be installed within six (6) months of the issuance of the first Non-RUP for the Application Property. The warrant study has been submitted to VDOT.
- f. The northernmost entrance to the construction and demolition debris landfill located on Beulah Street on the property identified as Fairfax County tax map reference 100-1 ((1)) 9B shall have a temporary median opening which shall remain open in order to accommodate the closure of the existing construction and demolition debris landfill located adjacent to the Application Property. Upon completion of closure requirements as determined by the Virginia Department of Environmental Quality, the median shall be restored to its original dimensions. The curb cut entrance on Beulah Street shall remain for landfill post-closure care.

- g. Plans to widen Telegraph Road to a four lane section from the Fort Belvoir Humfreys Center entrance (north of the programmed Mulligan Road improvements at Fort Belvoir and approximately 2,100 linear feet south of Hayfield Road) to the intersection of Hayfield Road have been designed. Said plans shall be taken to a level of completion consistent with the FI ("Furnish Field Inspection Plans") plan stage. Prior to the issuance of the first Non-RUP for the Application Property, FI plans will be delivered to VDOT for its subsequent use administering and/or completing the engineering design process for said improvements. The Applicant shall coordinate such plans with Fairfax County Public Schools and VDOT to minimize off-site right-of-way requirements and to implement the proposed roadway and bike lane improvements, within the limits indicated herein associated with the "Northern Segment" of Telegraph Road in VDOT Plan 0611-029-303, P106, R206, C506. If funding is available for design or construction by others, the Applicant shall contribute the design costs up to two hundred thousand dollars (\$200,000.00) to Fairfax County for use in the Telegraph Road Corridor, including road and stormwater management improvements at the time of the initial Non-RUP for the Application Property.
- h. The Applicant shall construct two (2) bus shelters on the Application Property as shown on the CDPA/FDPA. Bus shelters shall be installed prior to the issuance of the first Non-RUP for the Application Property.
- i. A Non-RUP for the freestanding office building shown on the CDPA/FDPA shall not be issued prior to January 1, 2014, unless improvements to Telegraph Road consistent with VDOT Plan 0611-029-303 between Beulah Street and Hayfield Road are fully funded for construction as verified in writing by VDOT, Fairfax County Department of Transportation (FCDOT) or the Federal Government. Verification of full construction funding for this improvement shall release the restriction on the issuance of a Non-RUP at time of verification.
- j. Prior to the issuance of a Non-RUP for the freestanding office building shown on the CDPA/FDPA, the Applicant shall contribute the sum of one hundred thousand dollars (\$100,000.00) to Fairfax County for use in the Telegraph Road Corridor, including road and stormwater management improvements, associated with the "Northern Segment" of Telegraph Road in VDOT Plan 0611-029-303, P106, R206, C506 and the "Southern Segment" of Telegraph Road in VDOT Plan 0611-029-303, P102, R202, C502.
- k. In the event that the Applicant is unable to acquire the necessary approvals from the U.S. Government for off-site improvements to be constructed on the Fort Belvoir property, in spite of diligent efforts to complete the improvements, there shall be no further obligation under these proffers.

Evidence of attempts to acquire said approvals shall be provided to the Zoning Administrator at time of the site plan application required in connection with the approval of PCA 2008-MD-003 for the Application Property.

4. GEOTECHNICAL

A geotechnical study of the Application Property prepared in accordance with the provisions of the Public Facilities Manual have been submitted to and approved by the Geotechnical Review Board through DPWES. The recommendations of the Geotechnical Review Board shall be implemented during construction.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- a. Stormwater management (SWM) and Best Management Practices (BMP) in locations as generally shown on the CDPA/FDPA and as located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9B have been submitted. Said facilities have been designed in accordance with the requirements of the Public Facilities Manual and Chesapeake Preservation Ordinance, unless modified by DPWES. To the extent feasible and in accordance with DPWES policies regarding planting within and around SWM facilities, the Applicant shall use natural plantings to vegetate the pond located on property identified among the Fairfax County tax map records as 100-1 ((1)) 9B. In the event that the stormwater management or BMPs are modified by DPWES, modification of the SWM/BMP ponds shown on the CDPA/FDPA shall not require the approval of a proffered condition amendment or amendment to the CDPA/FDPA as determined by the Department of Planning and Zoning (DPZ).
- b. The Applicant shall implement low impact development techniques on the Application Property to the extent feasible. Such techniques may include, but not be limited to, bioretention, vegetated swales, filter strips, permeable pavers, rain barrels, and tree box filters.
- c. The proposed stormwater management facility located on the property identified as Fairfax County tax map 100-1 ((1)) 9B, including the toe of the embankment, shall be setback a minimum of fifty (50) feet from any residential property line.
- d. A portion of the water collected in the proposed stormwater management facility located on property identified as Fairfax County tax map 100-1 ((1)) 9B shall be used to supplement the water source used to irrigate the adjacent golf course facilities.

6. LANDSCAPING AND OPEN SPACE

- a. The Applicant shall provide landscaping on the Application Property as generally shown on the CDPA/FDPA. Deciduous trees shall have a minimum of two and a half (2 ½) to three (3) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting. The Applicant will use appropriate and acceptable standard industry measures to prevent tree root penetration for trees planted above the landfill cap.
- b. Notwithstanding what is shown on the CDPA/FDPA, the Applicant shall provide one Category IV deciduous tree in each parking island directly adjacent to the loading dock for the grocery store, subject to final engineering and design of the grocery store.
- c. All landscaping shall be maintained in good health by the Applicant. Any items that should die shall be promptly replaced by the Applicant.
- d. A detailed landscape plan has been submitted and approved by Urban Forest Management. The Applicant shall utilize native species as coordinated with Urban Forest Management.
- e. To screen parking in proximity to Beulah Street and as modified by proffer 9.m., the Applicant shall install a hedge adjacent to Beulah Street as shown on the CDPA/FDPA.
- f. With coordination from Urban Forest Management (UFM) of DPWES, a selection of a minimum of twenty-four (24) existing mature evergreen trees, with a minimum three (3) inch caliper, from the Application Property, that would otherwise be removed, have been transplanted to the Lansdowne community in proximity to Beulah Street. The size and health of the trees were considered in the selection process to maximize the opportunity for survival.
- g. The Applicant shall provide landscaping and a screen fence along Telegraph Road in the rear of the grocery store as generally shown on the CDPA/FDPA. Minor modifications to the proposed screening shall be permitted based upon review and approval from Dominion Virginia Power so long as the screening is in substantial conformance with the CDPA/FDPA.

7. GREEN BUILDING PRACTICES

- a. The Applicant shall include a U.S. Green Building Council Leadership in Energy and Environmental Design ("LEED") accredited professional as a member of the design team. The LEED accredited professional shall work

with the team to incorporate LEED design elements into the project. At time of site plan submission, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.

- b. The Applicant shall include, as part of the site plan submission and building plan submission, a list of green building practices that have been incorporated into the project.
- c. To the extent feasible, the Applicant shall incorporate energy efficient practices and techniques in all buildings, including the grocery store that is identified on the CDPA/FDPA.
- d. Green building practices and techniques incorporated by the proposed grocery store shall include the following:
 - i. Throughout the grocery store, operating procedure shall include, but not be limited to, the use of Glycol refrigerant, use of LED lights in medium temperature and frozen food display cases, use of high-efficiency light fixtures and bulbs, and use of recycled products and products that have low indoor air quality emissions; and
 - ii. The installation of a white roof.
- e. Prior to the issuance of a building permit for the freestanding office building (the "Submitted Building"), the Applicant shall provide a LEED Silver Scorecard (the "Scorecard") that lists the anticipated credits within the version of the U.S. Green Building Council's Leadership in Energy and Environmental Design that is applicable at the time of the approval of this zoning application. The Scorecard shall meet, at least, the minimum number of credits necessary to attain LEED Silver Certification of the Submitted Building.
- f. Within one (1) year of issuance of the Non-RUP for the Submitted Building, the Applicant shall obtain LEED Silver Certification for the Submitted Building from the U.S. Green Building Council unless the Applicant provides documentation to the Environment and Development Review Branch of DPZ that U.S. Green Building Council review of the LEED Silver Certification has been delayed through no fault of the Applicant.
- g. Within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide to the Environment and Development Review Branch of DPZ a letter from a LEED-accredited professional stating that: a LEED building maintenance reference manual

(the "Manual") has been prepared for use by future building owner's and/or tenants; the Manual has been written by a LEED-accredited professional; copies of the Manual shall be provided to all future building occupants; and, the Manual, at a minimum, provides the following:

- i. A narrative description of LEED components, including a description of the environmental benefits of that component and information regarding the importance of maintenance and operation in retaining the attributes of the Submitted Building;
 - ii. Product manufacturer's manuals or other instructions, where applicable, regarding operations and maintenance needs for applicable LEED components, including operational practices that can enhance energy and water conservation;
 - iii. A maintenance staff notification process for improperly functioning equipment and/or a list of local service providers that offer regularly scheduled service and maintenance contracts to assure proper performance of LEED building-related equipment and the Submitted Building, to include, where applicable, the HVAC system, water heating equipment, water conservation features, sealants, and caulks;
 - iv. Contact information that the Submitted Building's occupants can use to obtain further guidance on each LEED component that is applicable to the Submitted Building. Submission of this letter, as described above, shall satisfy this proffer; and
 - v. In addition to the letter specified above, and also within one (1) year of the issuance of a Non-RUP for the Submitted Building, the Applicant shall provide an electronic copy of the Manual in PDF format (or other electronic format as determined acceptable by the County) to the Environment and Development Review Branch of the DPZ. This electronic version of the manual shall be edited to exclude information pertaining to security systems or maintenance of systems in classified and secure areas.
- h. All references to the U.S. Green Building Council shall apply to similar certifying agencies presently in place, or that are created subsequent to approval of this rezoning application, provided that the alternative certifying agency is acceptable to Fairfax County and the Applicant.

8. PARKS AND RECREATION

- a. Pursuant to Paragraph 2 of Section 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall construct

recreation facilities that will include an adult soccer field, youth baseball field, pavilion, playground, open play area, and associated parking on that property identified among the Fairfax County tax map records as 100-1 ((1)) 9B. The soccer field shall include an irrigation system.

- b. The Applicant shall provide a public access easement on the Application Property that will include access to the future recreation facilities located on the property identified among the Fairfax County tax map records as 100-1 ((1)) 9B.
- c. Once the construction and demolition debris landfill on property identified as Fairfax County tax map 100-1 ((1)) 9A and 9B reaches the final fill volume of up to 8.95 million cubic yards, or when the Applicant ceases accepting construction and demolition debris, whichever occurs first, the Applicant shall diligently pursue capping of the landfill in accordance with the Closure Plan as approved by the Department of Environmental Quality ("DEQ"). The Applicant shall submit a site plan for the recreation facilities to DPWES no later than six (6) months from commencement of landfill capping. Construction of the recreational facilities shall commence, weather permitting, within thirty (30) days after the Applicant receives written notification from DEQ that closure is satisfactory, or site plan approval, whichever is later, unless delayed through no fault of the Applicant. If delays are a result of weather, construction shall commence as soon as practical. Once construction has commenced, the work shall be completed within nine (9) months. Should commencement of construction be delayed, for reasons other than weather, documentation shall be provided to DPZ to demonstrate prompt submission of materials to DEQ and Fairfax County, and construction shall commence as soon as possible.

9. DESIGN AND OPERATION

- a. The Applicant shall provide streetscape improvements and plantings as generally shown on Sheets 5 and 7 of the CDPA/FDPA.
- b. The Applicant shall construct plazas, pedestrian trails, sidewalks and crosswalks as generally shown on Sheets 6 and 7 of the CDPA/FDPA. The plazas shall include decorative pavers and serve as focal point features to define the development.
- c. The Applicant shall use similar building materials for all uses on the Application Property, including the drive-in financial institutions, to create a unified design theme. All buildings shall be architecturally compatible.
- d. Prior to the issuance of a Non-RUP for either of the two one-story shopping center buildings as identified on the CDPA/FDPA as Buildings A/D and C, the Applicant, in coordination with the Heritage Resource

Division, shall establish a seating area on the Application Property that includes sign(s) describing historical events in the area.

- e. Prior to the issuance of a Non-RUP for either of the two one-story shopping center buildings as identified on the CDPA/FDPA as Buildings A/D and C, the Applicant shall provide an outdoor seating area in proximity to the northwest corner of the grocery store.
- f. Prior to the issuance of any sign permits for the Application Property, the Applicant shall obtain approval of a Comprehensive Sign Plan. Signage for the Application Property shall be provided in accordance with CSP 2008-MD-003, or as may be permitted in accordance with Article 12 of the Zoning Ordinance. All signage may be modified with the approval of an amendment to CSP 2008-MD-003.
- g. The Planning Commission has reviewed and approved the garage as being in conformance with these proffers. As part of the site plan approval process, the building plans for the parking garage, including the proposed vertical circulation, stairs and elevators, has been submitted to the Director of DPZ for review and approval.
- h. The two (2) buildings shown on the CDPA/FDPA as one-story bank pads shall not exceed twenty-five (25) feet in height, exclusive of any architectural features.
- i. The proposed grocery store shall be designed as follows:
 - i. The architecture and design of the proposed grocery store shall be generally in character with the photograph attached hereto. Building materials shall be of earthtone colors and shall be limited to face brick or architectural concrete block, architectural metal panels, architectural pre-cast concrete, stone, exterior insulation and finish system (E.I.F.S.) and reflective and non-reflective glass;
 - ii. The facade of the grocery store adjacent to Telegraph Road shall be in general conformance with the "Rear Elevation" exhibit attached hereto. The architectural elements of the Telegraph Road facade shall be compatible with the architectural elements used for the remaining three (3) sides of the grocery store. All rooftop mechanical equipment shall be screened. The building materials for the rear facade, exclusive of doors, shall be of the same earthtone colors used on the front facade. Doors shall be earthtone colors, but may be different colors than those used on the front and rear facades.

- iii. The pavement elevation of the loading dock for the grocery store as shown on the CDPA/FDPA shall be four (4) feet below the finished floor elevation. There shall be no outdoor storage associated with the retail uses on the Application Property except for the proposed grocery store. The area in front of the grocery store may be used for the outdoor display of goods for sale. There shall be no outdoor storage between the rear façade of the grocery store and Telegraph Road, with the exception of parked vehicles and/or trailers; and
- iv. Architectural drawings have been submitted and approved by the Lee District Supervisor and Planning Commissioner as being in compliance with these proffers.
- j. The possible one (1) to two (2) foot retaining wall facing Telegraph Road shall be constructed of materials that are compatible with the materials used for the grocery store.
- k. The freestanding office building shown on the CDPA/FDPA shall be constructed with fixed windows and without balconies adjacent to Telegraph Road.
- l. Architectural drawings of the freestanding parking garage have been provided to the Base Commander of Fort Belvoir by certified mail or hand delivery with a copy to the Lee District Supervisor's office, and suggestions associated with security received from the Base Commander of Fort Belvoir have been incorporated.
- m. Notwithstanding that shown on the CDPA/FDPA, a four (4) foot high wall shall be installed in lieu of a portion of the hedge shown parallel to Beulah Street. The wall shall extend from View Lane south to the terminus of the head-in parking, which is approximately four hundred (400) feet in length. The wall shall be constructed of masonry materials that will be compatible with the building materials utilized on the Application Property.
- n. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for placement throughout the development and screening of such receptacles. The Applicant shall provide at least one (1) trash receptacle in the vicinity of each plaza and seating area; shall provide for the removal of the trash at least one (1) time per week from each area; and shall regularly clean and clear the outdoor plaza and seating areas of trash.
- o. The hours of operation for retail uses, other than the grocery store, eating establishments, and ATM machines, shall be no earlier than 5:00 a.m. and no later than 12:00 a.m. (midnight).

- p. The Applicant shall provide a point of contact for the development to the Lee District Supervisor's office to ensure that concerns regarding appearance and operation, including hours of operation, are promptly addressed.
- q. The operator of the grocery store shall regularly monitor its parking lot (at least twice a day) to collect grocery carts.

10. LIGHTING AND NOISE

- a. To prevent lighting from adversely impacting adjacent properties, exterior building lighting shall be shielded in a manner that prevents light spillage. All exterior lighting fixtures shall be equipped with "cut-off" luminaries. All lighting standards shall comply with Zoning Ordinance Article 14, Part 9, Outdoor Lighting Standards.
- b. Outdoor speakers that may be utilized by the drive-in financial institutions shall not be used between the hours of 9:00 p.m. and 7:00 a.m.

11. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

- a. The Applicant shall implement the following transportation demand management (TDM) strategies to reduce peak hour vehicle trips from the Application Property during the AM and PM peak periods. Unless specified below, the TDM strategies shall be implemented prior to issuance of the first Non-RUP for the Application Property. Strategies shall include the following:
 - i. Metro maps, schedules and forms, ridesharing and other relevant transit option information shall be available to tenants and employees through either a common website or newsletter to be published at least twice a year;
 - ii. The Applicant shall provide at least ten (10) reserved parking spaces for the office building for carpools/vanpools prior to the issuance of the first Non-RUP for the office building;
 - iii. Transportation coordination duties shall be assigned to an office/retail property manager, who will implement the TDM strategies as follows:
 - 1. Coordinate with FCDOT or any agency designated by FCDOT to promote opportunities to enhance participation in TDM programs;

2. Encourage and coordinate the formation of carpools and vanpools by promoting participation in established ride-matching programs; and
 3. Encourage and coordinate participation in established regional guaranteed ride home programs.
- iv. Secure, weather protected bicycle storage shall be provided in a location convenient to tenants, employees and visitors. The Applicant shall designate the locations as part of the first site plan and phase construction with the adjoining development plans.
- b. The Applicant shall establish a goal of reducing vehicular peak hour trips by 10% (the "TDM Goal"), derived from trip generation rates and/or equations applicable to the 96,000 gross square foot freestanding office building as set forth in the Institute of Transportation Engineers, Trip Generation Manual, 7th Edition Land Use, Code 710 (General Office). The Applicant shall utilize the strategies described herein to meet the TDM Goal. Further, the Applicant shall evaluate the TDM Goal as follows:
- i. Twelve (12) months following issuance of the first Non-RUP for the freestanding office building, the effectiveness of the TDM program shall be evaluated using surveys and/or traffic counts prepared by the transportation coordinator in cooperation with FCDOT. The transportation coordinator shall submit an Annual Report to FCDOT based upon said surveys and/or traffic counts, in order to facilitate a determination by FCDOT that the TDM Goal has, or has not, been achieved. The Applicant shall conduct such surveys and/or traffic counts annually until it is demonstrated through two (2) consecutive surveys and/or annual traffic counts that the TDM Goal has been achieved, at which time, no additional surveys and/or traffic counts shall be required; and
 - ii. In the event that the TDM Goal has not been achieved pursuant to the aforesaid two consecutive surveys and/or traffic counts, then the Applicant shall meet with FCDOT to review the TDM Program for the purpose of identifying additional strategies and programs that may be implemented to assist in achieving the TDM Goal.
- c. The Applicant shall participate in the efforts to establish a regional bus circulator system (the "Circulator") as described in proffers associated with RZ 2007-LE-007 with the objective of the Circulator serving the Application Property. Subject to the approval of RZ 2007-LE-007, the Applicant shall contribute the sum of two thousand dollars (\$2,000.00) per year to Fairfax County commencing with the issuance of the first Non-

RUP for the Application Property for a period of five (5) years. Upon the expiration of the five (5) year period, and subject to the Circulator servicing the Application Property, the Applicant shall negotiate with Fairfax County and FCDOT an annual pro-rata payment based on percentage of use by employees, tenants and patrons of the Application Property, but not to exceed five thousand dollars (\$5,000.00) per year.

12. SUCCESSOR AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

13. COUNTERPARTS

These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

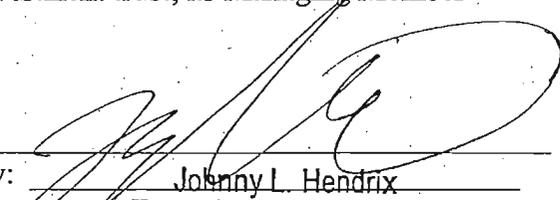
{A0524274.DOC / 1 Proffers - 6-27-12 (cln) 003062 000011}

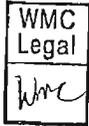
[SIGNATURE BEGINS ON THE FOLLOWING PAGE]

APPLICANT/TITLE OWNER

WRI HILLTOP VILLAGE, LLC, a Delaware Limited Liability Company

By: Weingarten Realty Investors, a Texas real estate investment trust, its Managing Member


By: Johnny L. Hendrix
Its: Executive Vice President



Handwritten initials

[SIGNATURE ENDS]



REAR ELEVATION

STANDING SEAM METAL MECHANICAL
EQUIPMENT SCREEN AS NECESSARY
(COLOR TO MATCH WALL COLOR)

STANDING SEAM
METAL ROOF

DECORATIVE MEDALLIONS
AND DOWN LIGHTING

ROOF LINE



REAR ELEVATION

LOADING DOCKS
4 FEET BELOW BUILDING FINISH
FLOOR ELEVATION (TYP)

RAISED WALL TO BLOCK
ROOFTOP UNIT VIEW
(ADJUSTED TO SPECIFIC
SITEVIEW SHEDS)

3 COLOR - BLOCK STAMPED
CONCRETE TIP UP PANELS
(MATCHING COLORS OF THE
REMAINDER OF BUILDING)

*LANDSCAPE AND HARDSCAPE
SCREENING ALONG
TELEGRAPH ROAD

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2008-MD-003

July 12, 2012

The Planning Commission approved FDPA 2008-MD-003 for a retail shopping center/office development at Tax Maps 100-1 ((1)) 9A, 11A, 11A1, 14, 15, by requiring conformance with the following development condition.

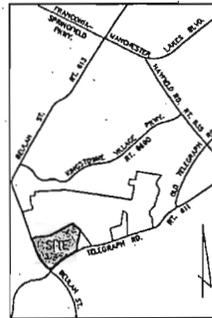
1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Hilltop Village Center" submitted by Dewberry and Davis, LLC, consisting of thirteen sheets dated February 17, 2012, as revised through June 6, 2012.

HILLTOP VILLAGE CENTER

Lee District

Fairfax County, Virginia

Conceptual Development Plan Amendment / Final Development Plan Amendment CDPA / FDPA



VICINITY MAP
SCALE: 1" = 2,000'

Applicant:
WRI Hilltop Village, LLC
9420 Forum Drive, Suite 101
Raleigh, NC 27615

Sheet Index

1. COVER SHEET
2. CDPA / FDPA
3. CDPA / FDPA ENLARGEMENT
4. NOTES AND TABULATION
5. LANDSCAPE PLAN
6. PEDESTRIAN CIRCULATION & PERSPECTIVES
7. PLAN DETAILS
8. STORMWATER MANAGEMENT
9. STORMWATER MANAGEMENT
10. STORMWATER MANAGEMENT
11. STORMWATER MANAGEMENT
12. STORMWATER MANAGEMENT
13. EXISTING VEGETATION MAP

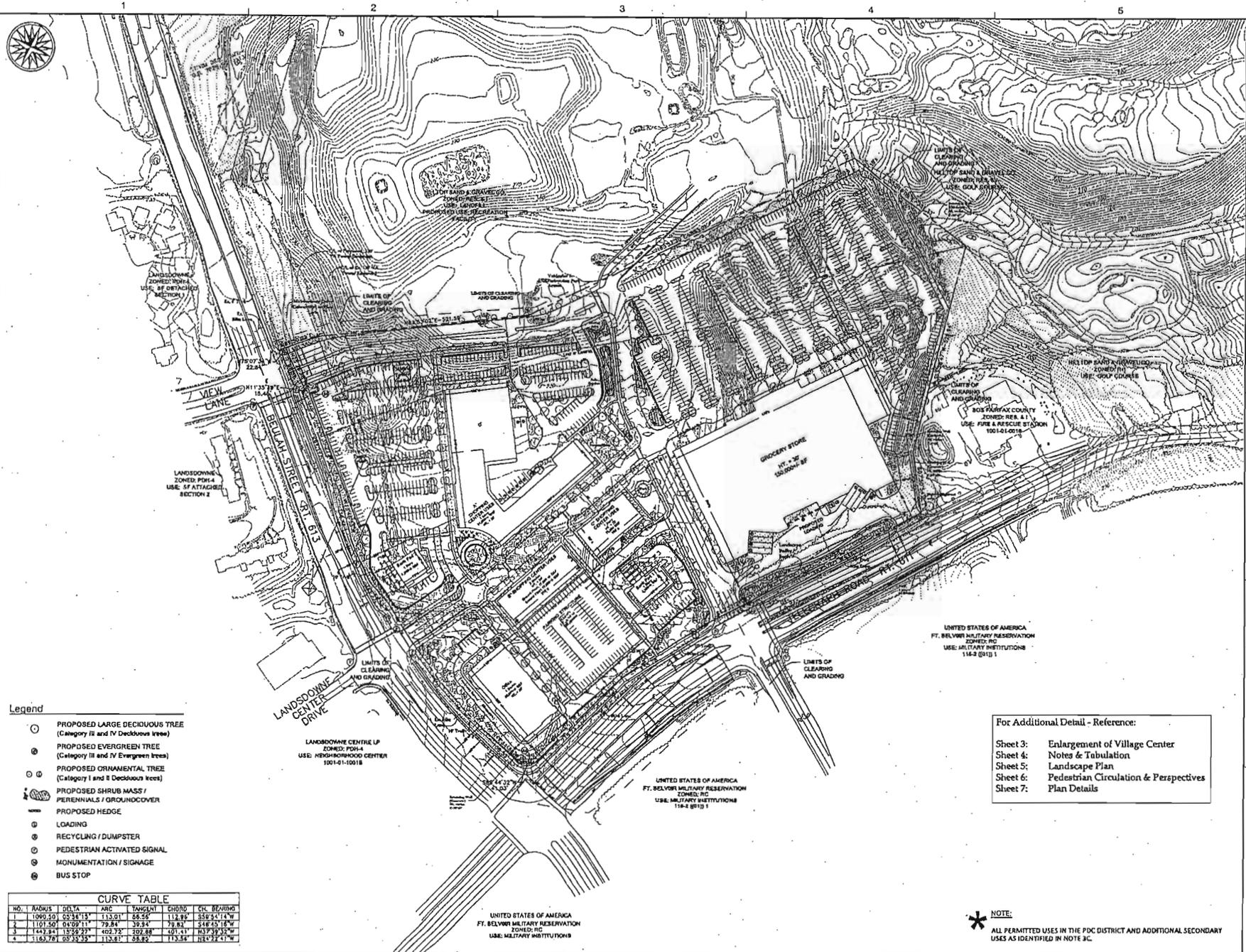
HILLTOP VILLAGE CENTER
Conceptual Development Plan Amendment /
Final Development Plan Amendment
CDPA / FDPA



REAL



Revised June 6, 2012
Revised March 13, 2012
February 17, 2012



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - ⊙ PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - ⊙ PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - ⊙ PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - PROPOSED HEDGE
 - LOADING
 - RECYCLING / DUMPSTER
 - PEDESTRIAN ACTIVATED SIGNAL
 - MONUMENTATION / SIGNAGE
 - BUS STOP

| CURVE TABLE | | | | | | |
|-------------|---------|---------|--------|---------|--------|-------------|
| NO. | RADIUS | DELTA | ARC | TANGENT | CHORD | CH. BEARING |
| 1 | 1090.50 | 63.1613 | 113.01 | 86.56 | 114.89 | 339°32'14"W |
| 2 | 1101.50 | 61.0211 | 79.84 | 39.54 | 79.82 | 218°15'18"W |
| 3 | 1442.84 | 13.5927 | 402.72 | 202.88 | 401.41 | 83°39'35"W |
| 4 | 1163.78 | 69.3332 | 113.81 | 88.82 | 113.56 | 354°27'41"W |

For Additional Detail - Reference:

- Sheet 3: Enlargement of Village Center
- Sheet 4: Notes & Tabulation
- Sheet 5: Landscape Plan
- Sheet 6: Pedestrian Circulation & Perspectives
- Sheet 7: Plan Details

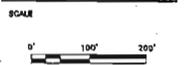
*** NOTE:**
ALL PERMITTED USES IN THE PDC DISTRICT AND ADDITIONAL SECONDARY USES AS IDENTIFIED IN NOTE 3C.

Dewberry & Davis LLC
1500 WASHINGTON BLVD.
FARMAC, VA 22031
PHONE: 703.886.8800
FAX: 703.886.8808
www.dewberry.com

HILLTOP VILLAGE CENTER
CONCEPTUAL DEVELOPMENT PLAN
AMENDMENT / FINAL DEVELOPMENT
PLAN AMENDMENT
CDPA / FDPA
LIFE DISTRICT
FAIRFAX COUNTY, VIRGINIA



KEY PLAN



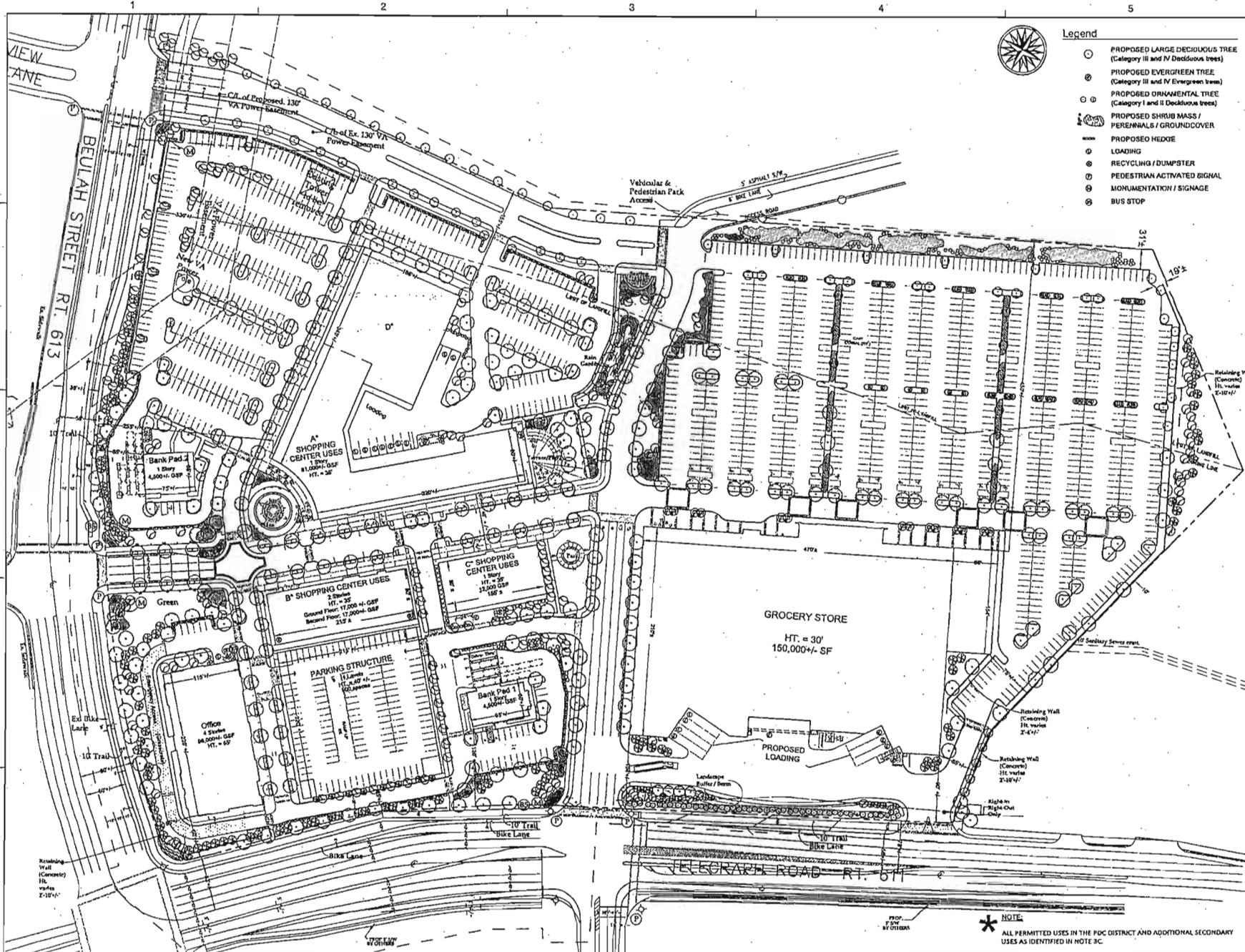
| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|--------------------|
| 1 | 03.13.12 | ARC | |
| 2 | 06.08.12 | DWC | Landscape Revision |

REVISIONS

DRAWN BY: ARC
APPROVED BY: _____
CHECKED BY: DWC
DATE: February 17, 2012

TITLE
HILLTOP VILLAGE CENTER
Conceptual Development Plan
Amendment / Final Development
Plan Amendment
CDPA / FDPA

PROJECT NO.



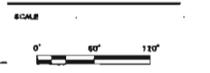
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 9000 Oldham Forest Blvd.
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 Raleigh, NC 27615
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 Fax: 919.487.2001
 www.dewberry.com

HILLTOP VILLAGE CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 AMENDMENT / FINAL DEVELOPMENT
 PLAN AMENDMENT
 CDPA / FDPA
 L&S DISTRICT
 HANFORD COUNTY, VIRGINIA



KEY PLAN



| NO. | DATE | BY | DESCRIPTION |
|-----|----------|-----|----------------------|
| 1 | 05.06.12 | DMC | Landscaping Revision |
| 2 | 03.13.12 | ARC | |

DESIGNED BY: ARC
 DRAWN BY: ARC
 APPROVED BY: DMC
 CHECKED BY: DMC
 DATE: February 17, 2012

TITLE
HILLTOP VILLAGE CENTER
 Conceptual Development Plan
 Amendment / Final Development
 Plan Amendment
 CDPA / FDPA Enlargement

PROJECT NO.

*** NOTE**
 ALL PERMITTED USES IN THE PDC DISTRICT AND ADDITIONAL SECONDARY USES AS IDENTIFIED IN NOTE 3C.



KEY PLAN

SCALE

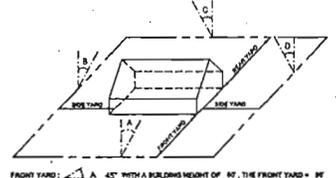
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NO. DATE BY Description

DRAWN BY: ARC
APPROVED BY: OMC
CREATED BY: OMC
DATE: February 17, 2012

TITLE: HILLTOP VILLAGE CENTER
Conceptual Development Plan /
Amendment / Final Development
Plan Amendment
Notes and Tabulation

PROJECT NO.



FRONT YARD: 45' WITH A BUILDING HEIGHT OF 80', THE FRONT YARD = 80'
SIDE YARD: 10' NO REQUIREMENT
REAR YARD: 20'

ANGLE OF BULK PLANE
MINIMUM REQUIRED YARD FOR BUILDING WITH 80' HEIGHT
NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PDC DISTRICT. THE GRAPHIC CONDITION IS OF THE CONCEPTUAL CONSIDERATION OF THE PROPOSED RETAIL, COMMERCIAL, COMMUNITY AND THE PROPOSED BOUNDARY LINES AND THE DRAIN STAKING MAY VARY IN PART OF SECTION 16-102 OF THE ZONING ORDINANCE.

Table with 2 columns: Description and Value. Includes rows for existing and proposed zoning (PDC), land area of original CDPA/FDPA (31.0 AC), maximum permitted floor area ratio (1.3), and parking spaces provided (143 SP).

- (1) TWO (2) DRIVE-IN BANK FACILITIES (4,500 SF/EA x 2 = 9,000 SF) ARE INCLUDED IN THIS SHOPPING CENTER GROSS SQUARE FOOTAGE. DRIVE-IN BANK STAKING SPACES ARE SHOWN ON THE GRAPHIC IN ACCORDANCE WITH THE PAR. 3 OF SECT. 11-104 OF THE ZONING ORDINANCE.
- (2) AS SET FORTH IN NOTES 26, PARKING FOR RATING ESTABLISHMENTS IS NOT INCLUDED IN THE SHOPPING CENTER PARKING STANDARD AS IDENTIFIED IN PAR. 33 OF SECT. 11-104 OF THE ZONING ORDINANCE. INCLUSION OF ANY RATING ESTABLISHMENTS IN THE TENANCY OF THE CENTER WILL REQUIRE A DEMONSTRATION OF THE ADEQUACY OF PARKING BASED ON THE APPLICABLE STANDARDS OF SECT. 11-104.
- (3) SEE NOTE 36.

- 1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA / FDPA) IS LOCATED ON THE FARMINGTON COUNTY TAX MAPS AS 100-110 (11A, 11A, 11A, 11A) AND 11 AND CONTAINS A TOTAL OF 31.0 ACRES. THE PROPERTY IS LOCATED IN THE LES SUGGESTIBLE DISTRICT.
- 2. THE PROPERTY IS ZONED PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT TO PERMIT THE ESTABLISHMENT OF A MIXED USE DEVELOPMENT WHICH INCLUDES OFFICE, AND RETAIL SALES ESTABLISHMENTS, INCLUDING RETAIL SALES ESTABLISHMENT- LARGE AND OTHER PERMITTED USES.
- 3. THE CDPA / FDPA HAS BEEN FILED TO:
 - A. ADD 1,000 SQ. FEET OF RETAIL BUILDING, BUILDING TO MAINTAIN THE 1:1 RATIO AND INCREASE THE TOTAL SQUARE FOOTAGE OF BUILDING TO 11,000 SQ. FT.
 - B. MODIFY THE PERMITTED USES WITHIN THE SECOND FLOOR OF BUILDING "B".
 - C. REPLACE THE PERMITTED SECONDARY USES WITHIN THE BUILDING CENTER TO INCLUDE HEALTH CLINIC, TUTOR CARE CENTERS AND MOBILE SCHOOLS, COLLEGE COURSEWORK, FAST FOOD RESTAURANTS, PRIVATE SCHOOLS OF SPECIAL EDUCATION, QUICK SERVICE FOOD STORES, VETERINARY HOSPITALS.
 - D. MODIFY THE LANDSCAPE BUFFER ALONG TELEGRAPH ROAD SOUTH OF THE PROPOSED RETAIL SALES ESTABLISHMENT AND TO REFLECT LANDSCAPE ASSOCIATED WITH THE WIDENING OF TELEGRAPH ROAD.
- 4. THE CDPA / FDPA IS COMPOSED OF UP TO 14,000 SQUARE FEET OF GROSS FLOOR AREA (GFA) OF OFFICE SPACE, 14,000 SQUARE FEET OF GFA OF SHOPPING CENTER USE. THE SHOPPING CENTER SHALL BE COMPOSED OF ALL PERMITTED USES IN THE PDC DISTRICT AND THOSE SECONDARY USES IDENTIFIED HEREIN. A PROPOSED CONVICTION AMENDMENT (CDCA) HAS BEEN FILED TO ACCORDANCE THIS CDPA / FDPA.
- 5. THE TOPOGRAPHIC INFORMATION HEREIN IS FROM AERIAL SURVEY, AT TWO FOOT VERTICAL INTERVALS, FROM VERMONT RESOURCE MAPPING FLOW IN DECEMBER 2007.
- 6. THE BOUNDARY INFORMATION IS FILED FOR BY DEWBERRY & DAVIS LLC.
- 7. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- 8. PUBLIC UTILITIES ARE AVAILABLE TO THIS SITE AND WILL BE EXTENDED AS REQUIRED BY THE PROJECT.
- 9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAYES ON THE SUBJECT PROPERTY.
- 10. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CONVICTION (EQC) ON THE SUBJECT PROPERTY.
- 11. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY AS SHOWN HEREON. NONE OF THESE STRUCTURES ARE REGISTERED AS HISTORIC STRUCTURES OR ARCHITECTURAL MONUMENTS. THESE STRUCTURES WILL BE REMOVED AS PART OF THE CONCEPT PROPOSAL. THERE IS AN EXISTING DALLFIELD WHICH WILL BE RELOCATED TO THE PROPOSED RECREATION CENTER IMMEDIATELY NORTH OF THE SUBJECT APPLICATION AREA.
- 12. THERE IS A UTILITY GREATER THAN TWENTY-FIVE (25) FEET ON THE SUBJECT PROPERTY IN THE FORM OF A 150 FOOT VEECO FACILITY WHICH HOLDS OVERHEAD TRANSMISSION LINES. THIS EXISTING TOWER IS IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS PROPOSED FOR REMOVAL WHICH WILL BE ACQUIRED BY THE UTILITY AS REQUIRED BY AGREEMENT TO THE UTILITY AS REQUIRED BY AGREEMENT AS SHOWN ON THE GRAPHIC. IN ADDITION, THERE ARE NO HAZARDOUS UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- 13. STORMWATER MANAGEMENT WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC UTILITIES MANUAL AS REQUIRING BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). THE CDPA / FDPA MAKES NO CHANGES TO COVERAGE, THE VERMONT DRAINAGE AREAS IDENTIFIED IN THE APPROVED CONCEPT DEVELOPMENT PLAN AMENDMENT (CDCA) AND THE CONVICTION AMENDMENT (CDCA) WILL BE CONTROLLED BY THE TWO (2) WET POND AT THE LOCATIONS IDENTIFIED IN A-2 AND A-3.
- 14. ADJACENT PROPERTIES INCLUDE A PUBLIC FACILITY (PDC) STATION ON THE EAST, A GOLF COURSE (GOLF) ON TOP OF A CLOSED LANDFILL ON THE EAST AND NORTH, AN ACTIVE CONSTRUCTION AND DEMOLITION DEMOS LANDFILL ALSO ON THE NORTH THAT WILL BE CLOSED AND IS PROPOSED FOR CONVERSION TO AN ACTIVE RECREATION FACILITY ONCE THE PUBLIC UTILITIES ARE REMOVED AND THE WESTERN BOUNDARY ADJACENT TO TELEGRAPH ROAD AND BELLEVUE STREET, RESPECTIVELY.
- 15. THE SITE DOES NOT CURRENTLY INCLUDE SCENIC AREAS WORTHY OF PROTECTION.
- 16. THE SUBJECT PROPERTY IS IN THE LENGTH COMMUNITY PLANNING DISTRICT (LCP) IN THE HILLTOP PLANNING DISTRICT OF AREA IV. THE COMMUNITY PLAN RECOMMENDS PRIVATE RESIDENTIAL USES AND AS AN OPTION RESIDENTIAL USES AT 1.5 FLOORING UNITS PER ACRE. PROVIDED THERE IS SUFFICIENT PUBLIC UTILITIES AND AS AN OPTION CONSOLIDATED ACCESS, FURTHER, AS AN OPTION, RETAIL AND OFFICE USES UP TO 1.5 FLOORING UNITS PER ACRE ON THE TOTAL SITE AREA OF APPROXIMATELY 33 ACRES THAT INCLUDES TAX MAP 100-110 (11A, 11A, 11A, 11A) AND IS SUBJECT TO THE CONDITIONS ESTABLISHED IN THE COMMUNITY PLAN (RECOMMENDATION #7).
- 17. THE PROPOSED DEVELOPMENT PROGRAM REVISIONS FOR THE SUBJECT PROPERTY ARE IN CONFORMANCE WITH THE LAND USE ACT AND ZONING ORDINANCE AS SET FORTH IN THE RETAIL OFFICE OPTION.
- 17. THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
- 18. THERE ARE PROPOSED IMPROVEMENTS TO THE EXISTING PUBLIC RIGHTS-OF-WAY AS SHOWN HEREON FOR THE ROAD PORTIONS OF THE PROPERTY THAT HAVE PAVEMENT ON PUBLIC ROADS.
- 19. A STATEMENT OF THE PUBLIC IMPROVEMENTS PROJECTS AND THE TIMING OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROPOSAL.
- 20. THIS COMPREHENSIVE PLAN MAP FORTHCOMES A FUTURE BICYCLE TRAIL ALONG THE BELLEVUE STREET AND TELEGRAPH ROAD PORTIONS OF THE PROPERTY AND AS SHOWN ON THE GRAPHIC.
- 21. AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE FARMINGTON COUNTY ZONING ORDINANCE. THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES WILL BE DETERMINED AT THE TIME OF THE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11. THE APPLICANT RESERVES THE RIGHT TO ADD PARKING SPACES BEYOND WHAT IS SHOWN ON THE CDPA / FDPA PROVIDED THE AMOUNT OF OPEN SPACE AND THE DISTANCE TO THE NEAREST LOT LINES IS NOT COMPROMISED. FURTHERMORE, THE APPLICANT RESERVES THE RIGHT TO REQUEST A REDUCTION IN THE NUMBER OF ACCESSIBLE PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 11-104 OF THE ZONING ORDINANCE.
- 22. PURSUANT TO PAR. 8 OF SECT. 8-103 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPLICANT'S APPROVAL OF THE PROPOSED DEVELOPMENT SITE IMPROVEMENTS, INCLUDING BUT NOT LIMITED TO: LANDSCAPE BUFFER, UTILITIES AND LANDSCAPING WITHIN THE LIMITS OF A FORMER LANDFILL PLOTS TO THE STIPULATED TWENTY (20) YEAR PERIOD FROM TERMINATION OF THE LAND USE OPERATIONS SUBJECT TO THE APPROVAL CRITERIA OF SAID PARAGRAPH 8.
- 23. PURSUANT TO PAR. 18 OF SECT. 11-102 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPROVED MODIFICATION (CDCA) OF THE PROPOSED DEVELOPMENT AND DISTRIBUTION OF LOADING SPACES. LOADING SPACES SHALL BE PROVIDED AS SHOWN ON THE GRAPHIC WITH LOADING AREAS FOR THE TWO MAJOR CONCENTRATIONS OF RETAIL SALES ESTABLISHMENTS IDENTIFIED BY SETTING THE STREET SIDE RETAIL AND OFFICE WITH FRONT LOADING AREAS. PROVISIONS WITHIN THE PARAGRAPH AND A SINGLE OFF STREET LOADING SPACE FOR THE PROPOSED OFFICE BUILDING.
- 24. PURSUANT TO PAR. 38 OF SECT. 11-101 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPROVED (CDCA) WAYS OF LOADING SPACES FOR THE TWO DRIVE-IN BANK FACILITIES.
- 25. PURSUANT TO PAR. 21 OF SECT. 11-104, ANY RATING ESTABLISHMENTS INCLUDED IN THE SHOPPING CENTER MUST DEMONSTRATE CONFORMANCE TO THE APPLICABLE FARMINGTON STANDARDS FOR THAT USE.
- 26. PURSUANT TO PAR. 1 OF SECT. 11-104 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPROVED WAYS OF THE TRANSITIONAL SCENIC AND MAJOR RECREATION AREAS WITHIN THE DIFFERENT USES WITHIN THE SUBJECT PROPERTY IN FAVOR OF THE LANDSCAPE AS SHOWN ON THE GRAPHIC.
- 27. PURSUANT TO PAR. 1 OF SECT. 11-104 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPROVED (CDCA) WAYS OF THE TRANSITIONAL SCENIC AND MAJOR RECREATION AREAS TO THE ADJACENT EXISTING LANDFILL AND FUTURE RECREATION FACILITY ON THE NORTHWEST CORNER AND EXISTING GOLF COURSE AND FIBER STATION ON THE EASTERN BOUNDARY.
- 28. THE PROPOSED IMPROVEMENTS TO THE SITE AND BUILDINGS ARE BASED ON PRELIMINARY DESIGN. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE CDPA / FDPA. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE OPEN SPACE TO THE NEAREST LOT LINES OF THE PDC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS. THE APPLICANT UNDERSTANDS THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 14-103 OF THE ZONING ORDINANCE.
- 29. PURSUANT TO PAR. 1 OF SECT. 11-104 OF THE ZONING ORDINANCE, THE APPLICANT SEES REAFFIRMATION OF THE APPROVED (CDCA) WAYS OF THE TRANSITIONAL SCENIC AND MAJOR RECREATION AREAS ALONG THE FRONTAGES OF BELLEVUE STREET (WESTERN BOUNDARY) AND TELEGRAPH ROAD (SOUTHERN BOUNDARY) IN FAVOR OF THE GRAPHIC. THIS TREATMENT IS INCLUSIVE OF STREET TREES, STREET LIGHTS, LANDSCAPE TREES, AND OTHER PLANTINGS ALONG THOSE SIDES OF THE PARKING AREAS RELATED TO THE PUBLIC RIGHTS-OF-WAY AND SUPPLEMENTAL LANDSCAPE MATERIALS AS WELL AS THE BENCHING, FINCHING AND SUPPLEMENTAL SCENIC LANDSCAPING AT THE DISTRICT LOADING AREA ADJACENT TO TELEGRAPH ROAD AS NOTED.
- 30. ON-SITE FACILITIES INCLUDE URBAN STREETSCAPE FEATURES SUCH AS A CENTRAL MAIN STREET, ATTRACTIVELY LANDSCAPED SIDEWALKS AND STAIRS, BICYCLE OPEN SPACE THAT SERVES AS OVERSHADING PLACES FOR THE PATRONS AND TENANTS OF THE VILLAGE CENTER. IT IS TO BE UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS WALKWAYS, TRAILWAYS, HOME, FLOORING, WHEELCHAIR ACCESS, LIGHT FIXTURES, HISTORIC MATERIALS, PUBLIC ART AND ACTIVE RECREATION FACILITIES, WALLS, FENCES, BENCHES, AND OTHER UTILITIES AND MAINTENANCE STRUCTURES MAY BE PROVIDED AS LONG AS THE RELEVANT PROVISIONS ESTABLISHED IN THE SUBSTANTIAL CONFORMANCE WITH THAT ARE IDENTIFIED ON THE GRAPHIC.
- 31. IT IS TO BE UNDERSTOOD THAT DURING THE PHASED CONSTRUCTION, PROPOSED PARKING SPACES AND BUILDING FOOTPRINTS MAY BE USED FOR OVERHEAD BANKING PARKING AREAS FOR THE ADJACENT USES/BUILDINGS ON SITE.

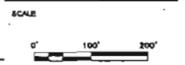
TABULATION:

Table with 2 columns: Description and Value. Includes rows for existing and proposed zoning (PDC), land area of original CDPA/FDPA (31.0 AC), maximum permitted floor area ratio (1.3), and parking spaces provided (143 SP).

- (1) TWO (2) DRIVE-IN BANK FACILITIES (4,500 SF/EA x 2 = 9,000 SF) ARE INCLUDED IN THIS SHOPPING CENTER GROSS SQUARE FOOTAGE. DRIVE-IN BANK STAKING SPACES ARE SHOWN ON THE GRAPHIC IN ACCORDANCE WITH THE PAR. 3 OF SECT. 11-104 OF THE ZONING ORDINANCE.
- (2) AS SET FORTH IN NOTES 26, PARKING FOR RATING ESTABLISHMENTS IS NOT INCLUDED IN THE SHOPPING CENTER PARKING STANDARD AS IDENTIFIED IN PAR. 33 OF SECT. 11-104 OF THE ZONING ORDINANCE. INCLUSION OF ANY RATING ESTABLISHMENTS IN THE TENANCY OF THE CENTER WILL REQUIRE A DEMONSTRATION OF THE ADEQUACY OF PARKING BASED ON THE APPLICABLE STANDARDS OF SECT. 11-104.
- (3) SEE NOTE 36.

NOTES:

- 1. THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT (CDPA / FDPA) IS LOCATED ON THE FARMINGTON COUNTY TAX MAPS AS 100-110 (11A, 11A, 11A, 11A) AND 11 AND CONTAINS A TOTAL OF 31.0 ACRES. THE PROPERTY IS LOCATED IN THE LES SUGGESTIBLE DISTRICT.
- 2. THE PROPERTY IS ZONED PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT TO PERMIT THE ESTABLISHMENT OF A MIXED USE DEVELOPMENT WHICH INCLUDES OFFICE, AND RETAIL SALES ESTABLISHMENTS, INCLUDING RETAIL SALES ESTABLISHMENT- LARGE AND OTHER PERMITTED USES.
- 3. THE CDPA / FDPA HAS BEEN FILED TO:
 - A. ADD 1,000 SQ. FEET OF RETAIL BUILDING, BUILDING TO MAINTAIN THE 1:1 RATIO AND INCREASE THE TOTAL SQUARE FOOTAGE OF BUILDING TO 11,000 SQ. FT.
 - B. MODIFY THE PERMITTED USES WITHIN THE SECOND FLOOR OF BUILDING "B".
 - C. REPLACE THE PERMITTED SECONDARY USES WITHIN THE BUILDING CENTER TO INCLUDE HEALTH CLINIC, TUTOR CARE CENTERS AND MOBILE SCHOOLS, COLLEGE COURSEWORK, FAST FOOD RESTAURANTS, PRIVATE SCHOOLS OF SPECIAL EDUCATION, QUICK SERVICE FOOD STORES, VETERINARY HOSPITALS.
 - D. MODIFY THE LANDSCAPE BUFFER ALONG TELEGRAPH ROAD SOUTH OF THE PROPOSED RETAIL SALES ESTABLISHMENT AND TO REFLECT LANDSCAPE ASSOCIATED WITH THE WIDENING OF TELEGRAPH ROAD.
- 4. THE CDPA / FDPA IS COMPOSED OF UP TO 14,000 SQUARE FEET OF GROSS FLOOR AREA (GFA) OF OFFICE SPACE, 14,000 SQUARE FEET OF GFA OF SHOPPING CENTER USE. THE SHOPPING CENTER SHALL BE COMPOSED OF ALL PERMITTED USES IN THE PDC DISTRICT AND THOSE SECONDARY USES IDENTIFIED HEREIN. A PROPOSED CONVICTION AMENDMENT (CDCA) HAS BEEN FILED TO ACCORDANCE THIS CDPA / FDPA.
- 5. THE TOPOGRAPHIC INFORMATION HEREIN IS FROM AERIAL SURVEY, AT TWO FOOT VERTICAL INTERVALS, FROM VERMONT RESOURCE MAPPING FLOW IN DECEMBER 2007.
- 6. THE BOUNDARY INFORMATION IS FILED FOR BY DEWBERRY & DAVIS LLC.
- 7. A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS PROPERTY AND THE NATURE OF THE APPLICANT'S INTEREST IN THE SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- 8. PUBLIC UTILITIES ARE AVAILABLE TO THIS SITE AND WILL BE EXTENDED AS REQUIRED BY THE PROJECT.
- 9. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAYES ON THE SUBJECT PROPERTY.
- 10. THERE IS NO FLOODPLAIN, RESOURCE PROTECTION AREA (RPA) OR ENVIRONMENTAL QUALITY CONVICTION (EQC) ON THE SUBJECT PROPERTY.
- 11. THERE ARE EXISTING STRUCTURES ON THE SUBJECT PROPERTY AS SHOWN HEREON. NONE OF THESE STRUCTURES ARE REGISTERED AS HISTORIC STRUCTURES OR ARCHITECTURAL MONUMENTS. THESE STRUCTURES WILL BE REMOVED AS PART OF THE CONCEPT PROPOSAL. THERE IS AN EXISTING DALLFIELD WHICH WILL BE RELOCATED TO THE PROPOSED RECREATION CENTER IMMEDIATELY NORTH OF THE SUBJECT APPLICATION AREA.
- 12. THERE IS A UTILITY GREATER THAN TWENTY-FIVE (25) FEET ON THE SUBJECT PROPERTY IN THE FORM OF A 150 FOOT VEECO FACILITY WHICH HOLDS OVERHEAD TRANSMISSION LINES. THIS EXISTING TOWER IS IN THE NORTHWEST CORNER OF THE SUBJECT PROPERTY IS PROPOSED FOR REMOVAL WHICH WILL BE ACQUIRED BY THE UTILITY AS REQUIRED BY AGREEMENT TO THE UTILITY AS REQUIRED BY AGREEMENT AS SHOWN ON THE GRAPHIC. IN ADDITION, THERE ARE NO HAZARDOUS UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- 13. STORMWATER MANAGEMENT WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC UTILITIES MANUAL AS REQUIRING BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWES). THE CDPA / FDPA MAKES NO CHANGES TO COVERAGE, THE VERMONT DRAINAGE AREAS IDENTIFIED IN THE APPROVED CONCEPT DEVELOPMENT PLAN AMENDMENT (CDCA) AND THE CONVICTION AMENDMENT (CDCA) WILL BE CONTROLLED BY THE TWO (2) WET POND AT THE LOCATIONS IDENTIFIED IN A-2 AND A-3.
- 14. ADJACENT PROPERTIES INCLUDE A PUBLIC FACILITY (PDC) STATION ON THE EAST, A GOLF COURSE (GOLF) ON TOP OF A CLOSED LANDFILL ON THE EAST AND NORTH, AN ACTIVE CONSTRUCTION AND DEMOLITION DEMOS LANDFILL ALSO ON THE NORTH THAT WILL BE CLOSED AND IS PROPOSED FOR CONVERSION TO AN ACTIVE RECREATION FACILITY ONCE THE PUBLIC UTILITIES ARE REMOVED AND THE WESTERN BOUNDARY ADJACENT TO TELEGRAPH ROAD AND BELLEVUE STREET, RESPECTIVELY.
- 15. THE SITE DOES NOT CURRENTLY INCLUDE SCENIC AREAS WORTHY OF PROTECTION.
- 16. THE SUBJECT PROPERTY IS IN THE LENGTH COMMUNITY PLANNING DISTRICT (LCP) IN THE HILLTOP PLANNING DISTRICT OF AREA IV. THE COMMUNITY PLAN RECOMMENDS PRIVATE RESIDENTIAL USES AND AS AN OPTION RESIDENTIAL USES AT 1.5 FLOORING UNITS PER ACRE. PROVIDED THERE IS SUFFICIENT PUBLIC UTILITIES AND AS AN OPTION CONSOLIDATED ACCESS, FURTHER, AS AN OPTION, RETAIL AND OFFICE USES UP TO 1.5 FLOORING UNITS PER ACRE ON THE TOTAL SITE AREA OF APPROXIMATELY 33 ACRES THAT INCLUDES TAX MAP 100-110 (11A, 11A, 11A, 11A) AND IS SUBJECT TO THE CONDITIONS ESTABLISHED IN THE COMMUNITY PLAN (RECOMMENDATION #7).
- 17. THE PROPOSED DEVELOPMENT PROGRAM REVISIONS FOR THE SUBJECT PROPERTY ARE IN CONFORMANCE WITH THE LAND USE ACT AND ZONING ORDINANCE AS SET FORTH IN THE RETAIL OFFICE OPTION.



| No. | DATE | BY | Description |
|-----|----------|-----|----------------------|
| 3 | 08.08.12 | DMC | Landscaping Revision |
| 1 | 03.13.12 | ARC | |

REVISIONS

DRAWN BY: ARC

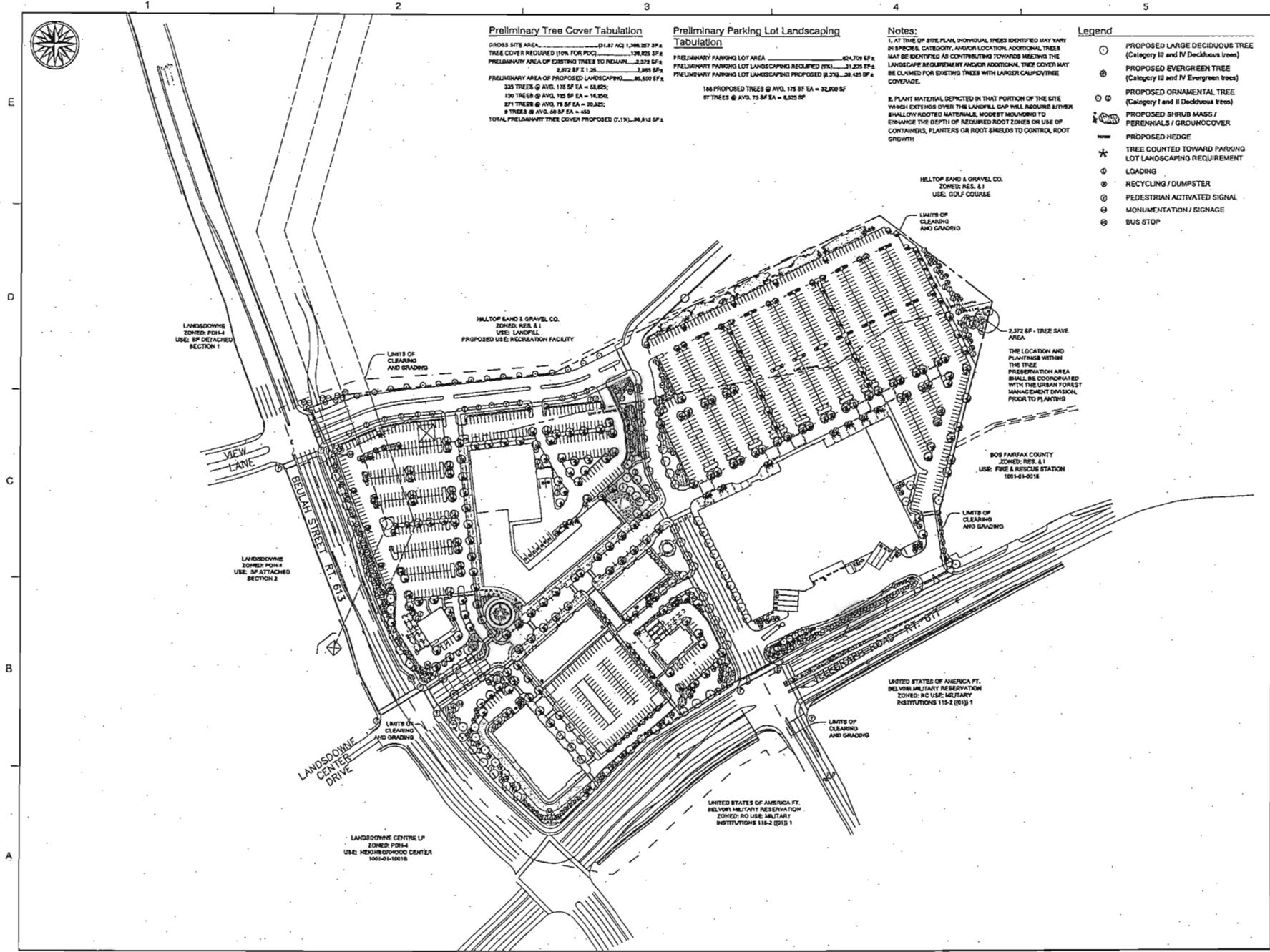
APPROVED BY: _____

CHECKED BY: DMC

DATE: February 17, 2012

TITLE
HILLTOP VILLAGE CENTER
 Conceptual Development Plan
 Amendment / Final Development
 Plan Amendment
 Landscape Plan

PROJECT NO.



Preliminary Tree Cover Tabulation

GROSS SITE AREA: 1,014,742 SF @ 1.368:1 SF/F
 TREE COVER REQUIRED (10% FOR PDCA): 128,822 SF @ 1.368:1 SF/F
 PRELIMINARY AREA OF EXISTING TREES TO REMAIN: 3,272 SF @ 1.368:1 SF/F
 PRELIMINARY AREA OF PROPOSED LANDSCAPING: 3,985 SF @ 1.368:1 SF/F
 333 TREES @ AVG. 175 SF EA = 58,275 SF
 120 TREES @ AVG. 125 SF EA = 15,000 SF
 371 TREES @ AVG. 75 SF EA = 27,825 SF
 9 TREES @ AVG. 50 SF EA = 450 SF
 TOTAL PRELIMINARY TREE COVER PROPOSED (7.1%): 100,415 SF @ 1.368:1 SF/F

Preliminary Parking Lot Landscaping Tabulation

PRELIMINARY PARKING LOT AREA: 624,709 SF @ 1.368:1 SF/F
 PRELIMINARY PARKING LOT LANDSCAPING REQUIRED (3%): 18,741 SF @ 1.368:1 SF/F
 PRELIMINARY PARKING LOT LANDSCAPING PROPOSED (8.7%): 54,425 SF @ 1.368:1 SF/F
 184 PROPOSED TREES @ AVG. 175 SF EA = 32,300 SF
 87 TREES @ AVG. 75 SF EA = 6,525 SF

Notes:

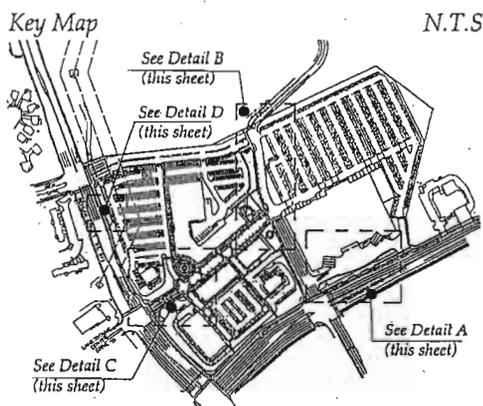
1. AT TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY IN SPECIES, CATEGORY, AND/OR LOCATION. ADDITIONAL TREES MAY BE IDENTIFIED AS CONTRIBUTING TOWARDS MEETING THE LANDSCAPE REQUIREMENT BY ADDING ADDITIONAL TREE COVER MAY BE CLAIMED FOR EXISTING TREES WITH LARGER CANOPY/TREE COVERAGE.

2. PLANT MATERIAL, DEPICTED IN THAT PORTION OF THE SITE WHICH EXTENDS OVER THE LANDFILL CAP WILL REQUIRE EITHER SHALLOW ROOTED MATERIALS, MODIFIED HOUSING TO ENHANCE THE DEPTH OF REQUIRED ROOT ZONES OR USE OF CONTAINERS, PLANTERS OR ROOT BARRIERS TO CONTROL ROOT GROWTH.

- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV Deciduous trees)
 - ⊗ PROPOSED EVERGREEN TREE (Category III and IV Evergreen trees)
 - ⊙ PROPOSED ORNAMENTAL TREE (Category I and II Deciduous trees)
 - ⊗ PROPOSED SHRUB MASS / PERENNIALS / GROUND COVER
 - PROPOSED HEDGE
 - * TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT
 - ⊙ LOADING
 - ⊙ RECYCLING / DUMPSTER
 - ⊙ PEDESTRIAN ACTIVATED SIGNAL
 - ⊙ MONUMENTATION / SIGNAGE
 - ⊙ BUS STOP

E
D
C
B
A

1 2 3 4 5

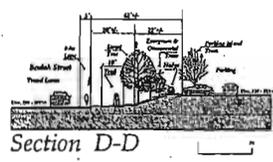
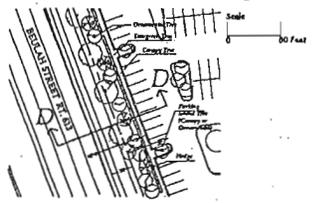


N.T.S.

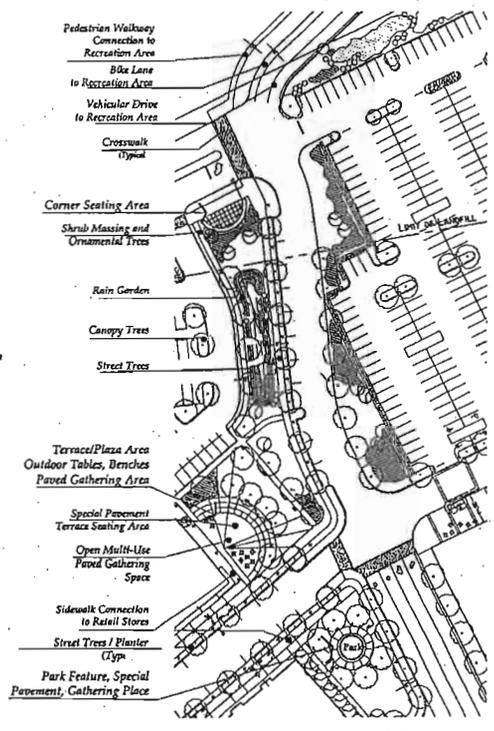
NOTE:
Detail Plans reflect development/design intent. Specific pavement patterns, textures and placement of plant material, street furniture and streetscape elements subject to coordination with final engineering and architectural design.



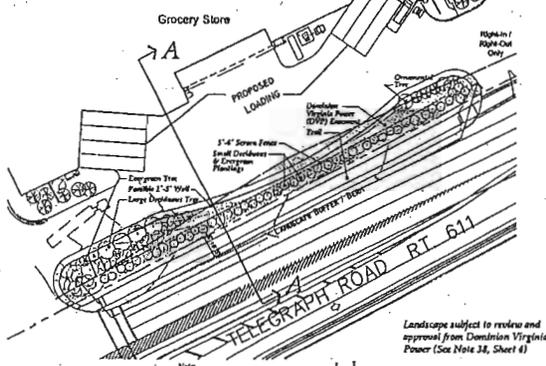
Detail D: Landscape Edge at Parking Beulah Street Frontage



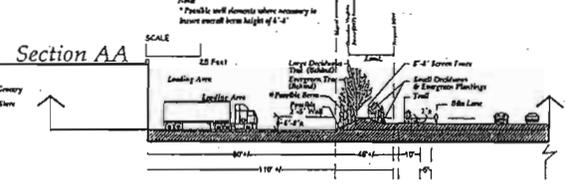
Detail B: Park, Terrace, Greenway to Recreation Entry



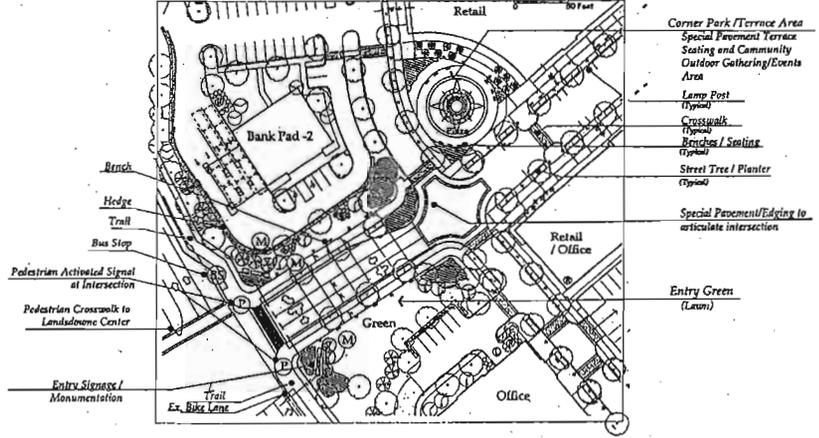
Detail A: Berm at Telegraph Road (Grocery Loading Area)



Landscape subject to review and approval from Dominion Virginia Power (See Note 38, Sheet 4)



Detail C: Corner Plaza Area



Dewberry & Davis LLC
 4000 MARKET PLACE
 FARMERSVILLE, VA 22029
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 FAX: 703-948-9919
 www.dewberry.com

HILLTOP VILLAGE CENTER
 CONCEPTUAL DEVELOPMENT PLAN
 AMENDMENT / FINAL DEVELOPMENT
 PLAN AMENDMENT
 CDPA / FDPA
 LEE CRISTINI
 LANDSCAPE ARCHITECT
 FARMERSVILLE, VIRGINIA



KEY PLAN

SCALE

| No. | DATE | BY | DESCRIPTION |
|-----|----------|-----|------------------|
| 2 | 08.09.11 | DMC | Revised Detail A |
| 1 | 03.13.12 | ARC | |

DRAWN BY: ARC
 APPROVED BY: DMC
 CHECKED BY: DMC
 DATE: February 17, 2012

TITLE: **HILLTOP VILLAGE CENTER**
 Conceptual Development Plan
 Amendment / Final Development
 Plan Details

PROJECT NO.

REC'D

Dewberry

Dewberry & Davis LLC

HILLTOP VILLAGE CENTER TELEGRAPH ROAD

SCALE

NO. DATE BY Description

APPROVED BY: BDC

DATE: NOVEMBER 20, 2010

PROJECT NO. 3363-SF-008-3

PROJECT NO. 52 of 112

PROJECT NO. 8

8 of 13

SWM NARRATIVE

STORMWATER MANAGEMENT (DETENTION) IS PROVIDED FOR THIS SITE PLAN AS WELL AS THE FUTURE RECREATION CENTER LOCATED TO THE IMMEDIATE NORTH OF HILLTOP VILLAGE CENTER...

Table with columns: 10-YEAR, 100-YEAR, 10-YEAR, 100-YEAR. Rows: POST-OFF (1), PRE-DEV (2), DETENTION REQUIRED (1)-(2), DETENTION PROVIDED (SEE SHEET 56).

* AREA ACQUIRING DETENTION = PROPOSED DISTURBED AREA + FUTURE RECREATION CENTER = 38.82 AC + 18.83 AC = 57.65 AC (DETENTION PROVIDED BY DMI POND 3)...

PROPOSED SWM POND 2 SPILLWAY - RISER BUOYANCY CHECK

- 1. ANCHOR OF SAFETY (F) SHALL BE EQUAL TO OR GREATER THAN 1.5 TIMES THE HORIZONTAL DISTANCE... 2. ANCHOR OF SAFETY (F) SHALL BE EQUAL TO OR GREATER THAN 1.5 TIMES THE HORIZONTAL DISTANCE...

Table with columns: RISER EXTENSION WIDTH, RISER EXTENSION HEIGHT, RISER WIDTH, RISER HEIGHT, FOOTING PROJECTION.

Table with columns: VOLUME OF WATER DISPLACED AT ROOF (MGAL), VOLUME OF WATER DISPLACED AT NORMAL POOL (MGAL).

Table with columns: VOLUME OF CONCRETE PROVIDED (CY), WEIGHT OF CONCRETE PROVIDED (KIP).

Table with columns: VOLUME OF SOLIDWORK PROFORM PRODUCTION (MGAL), WEIGHT OF SOLIDWORK PROFORM PRODUCTION (KIP).

Table with columns: VOLUME OF SOLIDWORK PROFORM BUREAU (MGAL), WEIGHT OF SOLIDWORK PROFORM BUREAU (KIP).

Table with columns: VOLUME OF SOLIDWORK PROFORM BUREAU (MGAL), WEIGHT OF SOLIDWORK PROFORM BUREAU (KIP).

Table with columns: VOLUME OF SOLIDWORK PROFORM BUREAU (MGAL), WEIGHT OF SOLIDWORK PROFORM BUREAU (KIP).

PROPOSED SWM POND 2 SPILLWAY - CULVERT RATING CURVE

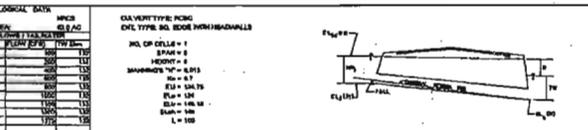


Table with columns: INLET FLOW, FLOW FOR EACH PIPE, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION.

PROPOSED SWM POND 2 SPILLWAY RATING CURVE

Table with columns: ELEVATION, FLOW, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION.

PROPOSED SWM POND 2 SPILLWAY RATING CURVE - CLOGGED CONDITION

Table with columns: ELEVATION, FLOW, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION.

PROPOSED SWM POND 2 SPILLWAY RATING CURVE - TAILWATER ANALYSIS

Table with columns: STATION, ELEVATION, FLOW, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION, FLOW FOR EACH PIPE, HEADWATER ELEVATION.

THE TAILWATER ELEVATION IS ELEVATION OF HEAD TOP OF # 8 OR LARGER DIAMETER CONDUIT AT OUTLET

NOTE:

THE STORMWATER MANAGEMENT INFORMATION SHOWN HEREON, INCLUDING THE DETENTION, BMP, AND OUTFALL DATA, WAS APPROVED WITH SITE PLAN 3363-SF-008 FOR THE HILLTOP VILLAGE CENTER IMPROVEMENTS AND IS PROVIDED IN THIS APPLICATION FOR INFORMATION ONLY.

PROPOSED SWM POND 2 SPILLWAY DESIGN MODEL - HEC-1 INPUT

HEC-1

The following information was prepared for the purpose of this design model. It is the responsibility of the user to verify the accuracy of the data and to ensure that the model is used in accordance with the manufacturer's instructions. The user should consult the manufacturer's literature for more information on the use of this program.

Model Name: SWM_POND_2_SPILLWAY
 Model Type: HEC-1
 Model Date: 02/17/12
 Model User: [Name]

Model Input Data

| Station | Flow (cfs) | Depth (ft) | Velocity (ft/s) | Area (sq ft) | Perimeter (ft) | Hydraulic Radius (ft) | Channel Slope (ft/ft) | Manning's n |
|---------|------------|------------|-----------------|--------------|----------------|-----------------------|-----------------------|-------------|
| 1 | 100 | 1.5 | 1.5 | 150 | 100 | 1.5 | 0.001 | 0.05 |
| 2 | 200 | 2.0 | 2.0 | 200 | 150 | 1.33 | 0.001 | 0.05 |
| 3 | 300 | 2.5 | 2.5 | 300 | 200 | 1.5 | 0.001 | 0.05 |
| 4 | 400 | 3.0 | 3.0 | 400 | 250 | 1.6 | 0.001 | 0.05 |
| 5 | 500 | 3.5 | 3.5 | 500 | 300 | 1.67 | 0.001 | 0.05 |
| 6 | 600 | 4.0 | 4.0 | 600 | 350 | 1.71 | 0.001 | 0.05 |
| 7 | 700 | 4.5 | 4.5 | 700 | 400 | 1.75 | 0.001 | 0.05 |
| 8 | 800 | 5.0 | 4.5 | 800 | 450 | 1.78 | 0.001 | 0.05 |
| 9 | 900 | 5.5 | 4.0 | 900 | 500 | 1.8 | 0.001 | 0.05 |
| 10 | 1000 | 6.0 | 3.5 | 1000 | 550 | 1.82 | 0.001 | 0.05 |
| 11 | 1100 | 6.5 | 3.0 | 1100 | 600 | 1.83 | 0.001 | 0.05 |
| 12 | 1200 | 7.0 | 2.5 | 1200 | 650 | 1.85 | 0.001 | 0.05 |
| 13 | 1300 | 7.5 | 2.0 | 1300 | 700 | 1.86 | 0.001 | 0.05 |
| 14 | 1400 | 8.0 | 1.5 | 1400 | 750 | 1.87 | 0.001 | 0.05 |
| 15 | 1500 | 8.5 | 1.0 | 1500 | 800 | 1.88 | 0.001 | 0.05 |
| 16 | 1600 | 9.0 | 0.5 | 1600 | 850 | 1.89 | 0.001 | 0.05 |
| 17 | 1700 | 9.5 | 0.0 | 1700 | 900 | 1.9 | 0.001 | 0.05 |
| 18 | 1800 | 10.0 | 0.0 | 1800 | 950 | 1.91 | 0.001 | 0.05 |
| 19 | 1900 | 10.5 | 0.0 | 1900 | 1000 | 1.92 | 0.001 | 0.05 |
| 20 | 2000 | 11.0 | 0.0 | 2000 | 1050 | 1.93 | 0.001 | 0.05 |
| 21 | 2100 | 11.5 | 0.0 | 2100 | 1100 | 1.94 | 0.001 | 0.05 |
| 22 | 2200 | 12.0 | 0.0 | 2200 | 1150 | 1.95 | 0.001 | 0.05 |
| 23 | 2300 | 12.5 | 0.0 | 2300 | 1200 | 1.96 | 0.001 | 0.05 |
| 24 | 2400 | 13.0 | 0.0 | 2400 | 1250 | 1.97 | 0.001 | 0.05 |
| 25 | 2500 | 13.5 | 0.0 | 2500 | 1300 | 1.98 | 0.001 | 0.05 |
| 26 | 2600 | 14.0 | 0.0 | 2600 | 1350 | 1.99 | 0.001 | 0.05 |
| 27 | 2700 | 14.5 | 0.0 | 2700 | 1400 | 2.0 | 0.001 | 0.05 |
| 28 | 2800 | 15.0 | 0.0 | 2800 | 1450 | 2.01 | 0.001 | 0.05 |
| 29 | 2900 | 15.5 | 0.0 | 2900 | 1500 | 2.02 | 0.001 | 0.05 |
| 30 | 3000 | 16.0 | 0.0 | 3000 | 1550 | 2.03 | 0.001 | 0.05 |
| 31 | 3100 | 16.5 | 0.0 | 3100 | 1600 | 2.04 | 0.001 | 0.05 |
| 32 | 3200 | 17.0 | 0.0 | 3200 | 1650 | 2.05 | 0.001 | 0.05 |
| 33 | 3300 | 17.5 | 0.0 | 3300 | 1700 | 2.06 | 0.001 | 0.05 |
| 34 | 3400 | 18.0 | 0.0 | 3400 | 1750 | 2.07 | 0.001 | 0.05 |
| 35 | 3500 | 18.5 | 0.0 | 3500 | 1800 | 2.08 | 0.001 | 0.05 |
| 36 | 3600 | 19.0 | 0.0 | 3600 | 1850 | 2.09 | 0.001 | 0.05 |
| 37 | 3700 | 19.5 | 0.0 | 3700 | 1900 | 2.1 | 0.001 | 0.05 |
| 38 | 3800 | 20.0 | 0.0 | 3800 | 1950 | 2.11 | 0.001 | 0.05 |
| 39 | 3900 | 20.5 | 0.0 | 3900 | 2000 | 2.12 | 0.001 | 0.05 |
| 40 | 4000 | 21.0 | 0.0 | 4000 | 2050 | 2.13 | 0.001 | 0.05 |
| 41 | 4100 | 21.5 | 0.0 | 4100 | 2100 | 2.14 | 0.001 | 0.05 |
| 42 | 4200 | 22.0 | 0.0 | 4200 | 2150 | 2.15 | 0.001 | 0.05 |
| 43 | 4300 | 22.5 | 0.0 | 4300 | 2200 | 2.16 | 0.001 | 0.05 |
| 44 | 4400 | 23.0 | 0.0 | 4400 | 2250 | 2.17 | 0.001 | 0.05 |
| 45 | 4500 | 23.5 | 0.0 | 4500 | 2300 | 2.18 | 0.001 | 0.05 |
| 46 | 4600 | 24.0 | 0.0 | 4600 | 2350 | 2.19 | 0.001 | 0.05 |
| 47 | 4700 | 24.5 | 0.0 | 4700 | 2400 | 2.2 | 0.001 | 0.05 |
| 48 | 4800 | 25.0 | 0.0 | 4800 | 2450 | 2.21 | 0.001 | 0.05 |
| 49 | 4900 | 25.5 | 0.0 | 4900 | 2500 | 2.22 | 0.001 | 0.05 |
| 50 | 5000 | 26.0 | 0.0 | 5000 | 2550 | 2.23 | 0.001 | 0.05 |
| 51 | 5100 | 26.5 | 0.0 | 5100 | 2600 | 2.24 | 0.001 | 0.05 |
| 52 | 5200 | 27.0 | 0.0 | 5200 | 2650 | 2.25 | 0.001 | 0.05 |
| 53 | 5300 | 27.5 | 0.0 | 5300 | 2700 | 2.26 | 0.001 | 0.05 |
| 54 | 5400 | 28.0 | 0.0 | 5400 | 2750 | 2.27 | 0.001 | 0.05 |
| 55 | 5500 | 28.5 | 0.0 | 5500 | 2800 | 2.28 | 0.001 | 0.05 |
| 56 | 5600 | 29.0 | 0.0 | 5600 | 2850 | 2.29 | 0.001 | 0.05 |
| 57 | 5700 | 29.5 | 0.0 | 5700 | 2900 | 2.3 | 0.001 | 0.05 |
| 58 | 5800 | 30.0 | 0.0 | 5800 | 2950 | 2.31 | 0.001 | 0.05 |
| 59 | 5900 | 30.5 | 0.0 | 5900 | 3000 | 2.32 | 0.001 | 0.05 |
| 60 | 6000 | 31.0 | 0.0 | 6000 | 3050 | 2.33 | 0.001 | 0.05 |
| 61 | 6100 | 31.5 | 0.0 | 6100 | 3100 | 2.34 | 0.001 | 0.05 |
| 62 | 6200 | 32.0 | 0.0 | 6200 | 3150 | 2.35 | 0.001 | 0.05 |
| 63 | 6300 | 32.5 | 0.0 | 6300 | 3200 | 2.36 | 0.001 | 0.05 |
| 64 | 6400 | 33.0 | 0.0 | 6400 | 3250 | 2.37 | 0.001 | 0.05 |
| 65 | 6500 | 33.5 | 0.0 | 6500 | 3300 | 2.38 | 0.001 | 0.05 |
| 66 | 6600 | 34.0 | 0.0 | 6600 | 3350 | 2.39 | 0.001 | 0.05 |
| 67 | 6700 | 34.5 | 0.0 | 6700 | 3400 | 2.4 | 0.001 | 0.05 |
| 68 | 6800 | 35.0 | 0.0 | 6800 | 3450 | 2.41 | 0.001 | 0.05 |
| 69 | 6900 | 35.5 | 0.0 | 6900 | 3500 | 2.42 | 0.001 | 0.05 |
| 70 | 7000 | 36.0 | 0.0 | 7000 | 3550 | 2.43 | 0.001 | 0.05 |
| 71 | 7100 | 36.5 | 0.0 | 7100 | 3600 | 2.44 | 0.001 | 0.05 |
| 72 | 7200 | 37.0 | 0.0 | 7200 | 3650 | 2.45 | 0.001 | 0.05 |
| 73 | 7300 | 37.5 | 0.0 | 7300 | 3700 | 2.46 | 0.001 | 0.05 |
| 74 | 7400 | 38.0 | 0.0 | 7400 | 3750 | 2.47 | 0.001 | 0.05 |
| 75 | 7500 | 38.5 | 0.0 | 7500 | 3800 | 2.48 | 0.001 | 0.05 |
| 76 | 7600 | 39.0 | 0.0 | 7600 | 3850 | 2.49 | 0.001 | 0.05 |
| 77 | 7700 | 39.5 | 0.0 | 7700 | 3900 | 2.5 | 0.001 | 0.05 |
| 78 | 7800 | 40.0 | 0.0 | 7800 | 3950 | 2.51 | 0.001 | 0.05 |
| 79 | 7900 | 40.5 | 0.0 | 7900 | 4000 | 2.52 | 0.001 | 0.05 |
| 80 | 8000 | 41.0 | 0.0 | 8000 | 4050 | 2.53 | 0.001 | 0.05 |
| 81 | 8100 | 41.5 | 0.0 | 8100 | 4100 | 2.54 | 0.001 | 0.05 |
| 82 | 8200 | 42.0 | 0.0 | 8200 | 4150 | 2.55 | 0.001 | 0.05 |
| 83 | 8300 | 42.5 | 0.0 | 8300 | 4200 | 2.56 | 0.001 | 0.05 |
| 84 | 8400 | 43.0 | 0.0 | 8400 | 4250 | 2.57 | 0.001 | 0.05 |
| 85 | 8500 | 43.5 | 0.0 | 8500 | 4300 | 2.58 | 0.001 | 0.05 |
| 86 | 8600 | 44.0 | 0.0 | 8600 | 4350 | 2.59 | 0.001 | 0.05 |
| 87 | 8700 | 44.5 | 0.0 | 8700 | 4400 | 2.6 | 0.001 | 0.05 |
| 88 | 8800 | 45.0 | 0.0 | 8800 | 4450 | 2.61 | 0.001 | 0.05 |
| 89 | 8900 | 45.5 | 0.0 | 8900 | 4500 | 2.62 | 0.001 | 0.05 |
| 90 | 9000 | 46.0 | 0.0 | 9000 | 4550 | 2.63 | 0.001 | 0.05 |
| 91 | 9100 | 46.5 | 0.0 | 9100 | 4600 | 2.64 | 0.001 | 0.05 |
| 92 | 9200 | 47.0 | 0.0 | 9200 | 4650 | 2.65 | 0.001 | 0.05 |
| 93 | 9300 | 47.5 | 0.0 | 9300 | 4700 | 2.66 | 0.001 | 0.05 |
| 94 | 9400 | 48.0 | 0.0 | 9400 | 4750 | 2.67 | 0.001 | 0.05 |
| 95 | 9500 | 48.5 | 0.0 | 9500 | 4800 | 2.68 | 0.001 | 0.05 |
| 96 | 9600 | 49.0 | 0.0 | 9600 | 4850 | 2.69 | 0.001 | 0.05 |
| 97 | 9700 | 49.5 | 0.0 | 9700 | 4900 | 2.7 | 0.001 | 0.05 |
| 98 | 9800 | 50.0 | 0.0 | 9800 | 4950 | 2.71 | 0.001 | 0.05 |
| 99 | 9900 | 50.5 | 0.0 | 9900 | 5000 | 2.72 | 0.001 | 0.05 |
| 100 | 10000 | 51.0 | 0.0 | 10000 | 5050 | 2.73 | 0.001 | 0.05 |

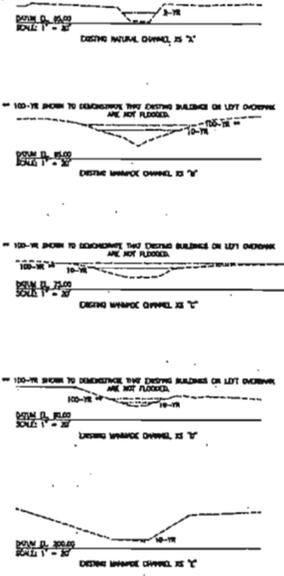
PROPOSED SWM POND 3 SPILLWAY DESIGN MODEL - HEC-1 OUTPUT

Model Output Data

| Station | Flow (cfs) | Depth (ft) | Velocity (ft/s) | Area (sq ft) | Perimeter (ft) | Hydraulic Radius (ft) | Channel Slope (ft/ft) | Manning's n |
|---------|------------|------------|-----------------|--------------|----------------|-----------------------|-----------------------|-------------|
| 1 | 100 | 1.5 | 1.5 | 150 | 100 | 1.5 | 0.001 | 0.05 |
| 2 | 200 | 2.0 | 2.0 | 200 | 150 | 1.33 | 0.001 | 0.05 |
| 3 | 300 | 2.5 | 2.5 | 300 | 200 | 1.5 | 0.001 | 0.05 |
| 4 | 400 | 3.0 | 3.0 | 400 | 250 | 1.6 | 0.001 | 0.05 |
| 5 | 500 | 3.5 | 3.5 | 500 | 300 | 1.67 | 0.001 | 0.05 |
| 6 | 600 | 4.0 | 4.0 | 600 | 350 | 1.71 | 0.001 | 0.05 |
| 7 | 700 | 4.5 | 4.5 | 700 | 400 | 1.75 | 0.001 | 0.05 |
| 8 | 800 | 5.0 | 4.5 | 800 | 450 | 1.78 | 0.001 | 0.05 |
| 9 | 900 | 5.5 | 4.0 | 900 | 500 | 1.8 | 0.001 | 0.05 |
| 10 | 1000 | 6.0 | 3.5 | 1000 | 550 | 1.82 | 0.001 | 0.05 |
| 11 | 1100 | 6.5 | 3.0 | 1100 | 600 | 1.83 | 0.001 | 0.05 |
| 12 | 1200 | 7.0 | 2.5 | 1200 | 650 | 1.85 | 0.001 | 0.05 |
| 13 | 1300 | 7.5 | 2.0 | 1300 | 700 | 1.86 | 0.001 | 0.05 |
| 14 | 1400 | 8.0 | 1.5 | 1400 | 750 | 1.87 | 0.001 | 0.05 |
| 15 | 1500 | 8.5 | 1.0 | 1500 | 800 | 1.88 | 0.001 | 0.05 |
| 16 | 1600 | 9.0 | 0.5 | 1600 | 850 | 1.89 | 0.001 | 0.05 |
| 17 | 1700 | 9.5 | 0.0 | 1700 | 900 | 1.9 | 0.001 | 0.05 |
| 18 | 1800 | 10.0 | 0.0 | 1800 | 950 | 1.91 | 0.001 | 0.05 |
| 19 | 1900 | 10.5 | 0.0 | 1900 | 1000 | 1.92 | 0.001 | 0.05 |
| 20 | 2000 | 11.0 | 0.0 | 2000 | 1050 | 1.93 | 0.001 | 0.05 |
| 21 | 2100 | 11.5 | 0.0 | 2100 | 1100 | 1.94 | 0.001 | 0.05 |
| 22 | 2200 | 12.0 | 0.0 | 2200 | 1150 | 1.95 | 0.001 | 0.05 |
| 23 | 2300 | 12.5 | 0.0 | 2300 | 1200 | 1.96 | 0.001 | 0.05 |
| 24 | 2400 | 13.0 | 0.0 | 2400 | 1250 | 1.97 | 0.001 | 0.05 |
| 25 | 2500 | 13.5 | 0.0 | 2500 | 1300 | 1.98 | 0.001 | 0.05 |
| 26 | 2600 | 14.0 | 0.0 | 2600 | 1350 | 1.99 | 0.001 | 0.05 |
| 27 | 2700 | 14.5 | 0.0 | 2700 | 1400 | 2.0 | 0.001 | 0.05 |
| 28 | 2800 | 15.0 | 0.0 | 2800 | 1450 | 2.01 | 0.001 | 0.05 |
| 29 | 2900 | 15.5 | 0.0 | 2900 | 1500 | 2.02 | 0.001 | 0.05 |
| 30 | 3000 | 16.0 | 0.0 | 3000 | 1550 | 2.03 | 0.001 | 0.05 |
| 31 | 3100 | 16.5 | 0.0 | 3100 | 1600 | 2.04 | 0.001 | 0.05 |
| 32 | 3200 | 17.0 | 0.0 | 3200 | 1650 | 2.05 | 0.001 | 0.05 |
| 33 | 3300 | 17.5 | 0.0 | 3300 | 1700 | 2.06 | 0.001 | 0.05 |
| 34 | 3400 | 18.0 | 0.0 | 3400 | 1750 | 2.07 | 0.001 | 0.05 |
| 35 | 3500 | 18.5 | 0.0 | 3500 | 1800 | 2.08 | 0.001 | 0.05 |
| 36 | 3600 | 19.0 | 0.0 | 3600 | 1850 | 2.09 | 0.001 | 0.05 |
| 37 | 3700 | 19.5 | 0.0 | 3700 | 1900 | 2.1 | 0.001 | 0.05 |
| 38 | 3800 | 20.0 | 0.0 | 3800 | 1950 | 2.11 | 0.001 | 0.05 |
| 39 | 3900 | 20.5 | 0.0 | 3900 | 2000 | 2.12 | 0.001 | 0.05 |
| 40 | 4000 | 21.0 | 0.0 | 4000 | 2050 | 2.13 | 0.001 | 0.05 |
| 41 | 4100 | 21.5 | 0.0 | 4100 | 2100 | 2.14 | 0.001 | 0.05 |
| 42 | 4200 | 22.0 | | | | | | |

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OUTFALL CROSS SECTIONS



SEE SHEET 88 FOR CHANNEL CAPACITY COMPUTATIONS.

EXISTING SWM POND 1 - STAGE VS STORAGE

| STAGE | AREA UNDERGROUND | TOTAL VOLUME | STORAGE |
|-------|------------------|--------------|--------------|
| FEET | (ACRES) | (CUMULATIVE) | (CUMULATIVE) |
| 10.00 | 1.21 | 1,451.5 | 1,451.5 |
| 10.25 | 1.22 | 1,826.0 | 3,277.5 |
| 10.50 | 1.23 | 2,200.5 | 5,103.5 |
| 10.75 | 1.24 | 2,575.0 | 6,929.5 |
| 11.00 | 1.25 | 2,949.5 | 8,755.5 |
| 11.25 | 1.26 | 3,324.0 | 10,581.5 |
| 11.50 | 1.27 | 3,698.5 | 12,407.5 |
| 11.75 | 1.28 | 4,073.0 | 14,233.5 |
| 12.00 | 1.29 | 4,447.5 | 16,059.5 |
| 12.25 | 1.30 | 4,822.0 | 17,885.5 |
| 12.50 | 1.31 | 5,196.5 | 19,711.5 |
| 12.75 | 1.32 | 5,571.0 | 21,537.5 |
| 13.00 | 1.33 | 5,945.5 | 23,363.5 |
| 13.25 | 1.34 | 6,320.0 | 25,189.5 |
| 13.50 | 1.35 | 6,694.5 | 27,015.5 |
| 13.75 | 1.36 | 7,069.0 | 28,841.5 |
| 14.00 | 1.37 | 7,443.5 | 30,667.5 |
| 14.25 | 1.38 | 7,818.0 | 32,493.5 |
| 14.50 | 1.39 | 8,192.5 | 34,319.5 |
| 14.75 | 1.40 | 8,567.0 | 36,145.5 |
| 15.00 | 1.41 | 8,941.5 | 37,971.5 |
| 15.25 | 1.42 | 9,316.0 | 39,797.5 |
| 15.50 | 1.43 | 9,690.5 | 41,623.5 |
| 15.75 | 1.44 | 10,065.0 | 43,449.5 |
| 16.00 | 1.45 | 10,439.5 | 45,275.5 |
| 16.25 | 1.46 | 10,814.0 | 47,101.5 |
| 16.50 | 1.47 | 11,188.5 | 48,927.5 |
| 16.75 | 1.48 | 11,563.0 | 50,753.5 |
| 17.00 | 1.49 | 11,937.5 | 52,579.5 |
| 17.25 | 1.50 | 12,312.0 | 54,405.5 |
| 17.50 | 1.51 | 12,686.5 | 56,231.5 |
| 17.75 | 1.52 | 13,061.0 | 58,057.5 |
| 18.00 | 1.53 | 13,435.5 | 59,883.5 |
| 18.25 | 1.54 | 13,810.0 | 61,709.5 |
| 18.50 | 1.55 | 14,184.5 | 63,535.5 |
| 18.75 | 1.56 | 14,559.0 | 65,361.5 |
| 19.00 | 1.57 | 14,933.5 | 67,187.5 |
| 19.25 | 1.58 | 15,308.0 | 69,013.5 |
| 19.50 | 1.59 | 15,682.5 | 70,839.5 |
| 19.75 | 1.60 | 16,057.0 | 72,665.5 |
| 20.00 | 1.61 | 16,431.5 | 74,491.5 |
| 20.25 | 1.62 | 16,806.0 | 76,317.5 |
| 20.50 | 1.63 | 17,180.5 | 78,143.5 |
| 20.75 | 1.64 | 17,555.0 | 79,969.5 |
| 21.00 | 1.65 | 17,929.5 | 81,795.5 |
| 21.25 | 1.66 | 18,304.0 | 83,621.5 |
| 21.50 | 1.67 | 18,678.5 | 85,447.5 |
| 21.75 | 1.68 | 19,053.0 | 87,273.5 |
| 22.00 | 1.69 | 19,427.5 | 89,099.5 |
| 22.25 | 1.70 | 19,802.0 | 90,925.5 |
| 22.50 | 1.71 | 20,176.5 | 92,751.5 |
| 22.75 | 1.72 | 20,551.0 | 94,577.5 |
| 23.00 | 1.73 | 20,925.5 | 96,403.5 |
| 23.25 | 1.74 | 21,300.0 | 98,229.5 |
| 23.50 | 1.75 | 21,674.5 | 100,055.5 |
| 23.75 | 1.76 | 22,049.0 | 101,881.5 |
| 24.00 | 1.77 | 22,423.5 | 103,707.5 |
| 24.25 | 1.78 | 22,798.0 | 105,533.5 |
| 24.50 | 1.79 | 23,172.5 | 107,359.5 |
| 24.75 | 1.80 | 23,547.0 | 109,185.5 |
| 25.00 | 1.81 | 23,921.5 | 111,011.5 |
| 25.25 | 1.82 | 24,296.0 | 112,837.5 |
| 25.50 | 1.83 | 24,670.5 | 114,663.5 |
| 25.75 | 1.84 | 25,045.0 | 116,489.5 |
| 26.00 | 1.85 | 25,419.5 | 118,315.5 |
| 26.25 | 1.86 | 25,794.0 | 120,141.5 |
| 26.50 | 1.87 | 26,168.5 | 121,967.5 |
| 26.75 | 1.88 | 26,543.0 | 123,793.5 |
| 27.00 | 1.89 | 26,917.5 | 125,619.5 |
| 27.25 | 1.90 | 27,292.0 | 127,445.5 |
| 27.50 | 1.91 | 27,666.5 | 129,271.5 |
| 27.75 | 1.92 | 28,041.0 | 131,097.5 |
| 28.00 | 1.93 | 28,415.5 | 132,923.5 |
| 28.25 | 1.94 | 28,790.0 | 134,749.5 |
| 28.50 | 1.95 | 29,164.5 | 136,575.5 |
| 28.75 | 1.96 | 29,539.0 | 138,401.5 |
| 29.00 | 1.97 | 29,913.5 | 140,227.5 |
| 29.25 | 1.98 | 30,288.0 | 142,053.5 |
| 29.50 | 1.99 | 30,662.5 | 143,879.5 |
| 29.75 | 2.00 | 31,037.0 | 145,705.5 |
| 30.00 | 2.01 | 31,411.5 | 147,531.5 |
| 30.25 | 2.02 | 31,786.0 | 149,357.5 |
| 30.50 | 2.03 | 32,160.5 | 151,183.5 |
| 30.75 | 2.04 | 32,535.0 | 153,009.5 |
| 31.00 | 2.05 | 32,909.5 | 154,835.5 |
| 31.25 | 2.06 | 33,284.0 | 156,661.5 |
| 31.50 | 2.07 | 33,658.5 | 158,487.5 |
| 31.75 | 2.08 | 34,033.0 | 160,313.5 |
| 32.00 | 2.09 | 34,407.5 | 162,139.5 |
| 32.25 | 2.10 | 34,782.0 | 163,965.5 |
| 32.50 | 2.11 | 35,156.5 | 165,791.5 |
| 32.75 | 2.12 | 35,531.0 | 167,617.5 |
| 33.00 | 2.13 | 35,905.5 | 169,443.5 |
| 33.25 | 2.14 | 36,280.0 | 171,269.5 |
| 33.50 | 2.15 | 36,654.5 | 173,095.5 |
| 33.75 | 2.16 | 37,029.0 | 174,921.5 |
| 34.00 | 2.17 | 37,403.5 | 176,747.5 |
| 34.25 | 2.18 | 37,778.0 | 178,573.5 |
| 34.50 | 2.19 | 38,152.5 | 180,399.5 |
| 34.75 | 2.20 | 38,527.0 | 182,225.5 |
| 35.00 | 2.21 | 38,901.5 | 184,051.5 |
| 35.25 | 2.22 | 39,276.0 | 185,877.5 |
| 35.50 | 2.23 | 39,650.5 | 187,703.5 |
| 35.75 | 2.24 | 40,025.0 | 189,529.5 |
| 36.00 | 2.25 | 40,399.5 | 191,355.5 |
| 36.25 | 2.26 | 40,774.0 | 193,181.5 |
| 36.50 | 2.27 | 41,148.5 | 195,007.5 |
| 36.75 | 2.28 | 41,523.0 | 196,833.5 |
| 37.00 | 2.29 | 41,897.5 | 198,659.5 |
| 37.25 | 2.30 | 42,272.0 | 200,485.5 |
| 37.50 | 2.31 | 42,646.5 | 202,311.5 |
| 37.75 | 2.32 | 43,021.0 | 204,137.5 |
| 38.00 | 2.33 | 43,395.5 | 205,963.5 |
| 38.25 | 2.34 | 43,770.0 | 207,789.5 |
| 38.50 | 2.35 | 44,144.5 | 209,615.5 |
| 38.75 | 2.36 | 44,519.0 | 211,441.5 |
| 39.00 | 2.37 | 44,893.5 | 213,267.5 |
| 39.25 | 2.38 | 45,268.0 | 215,093.5 |
| 39.50 | 2.39 | 45,642.5 | 216,919.5 |
| 39.75 | 2.40 | 46,017.0 | 218,745.5 |
| 40.00 | 2.41 | 46,391.5 | 220,571.5 |
| 40.25 | 2.42 | 46,766.0 | 222,397.5 |
| 40.50 | 2.43 | 47,140.5 | 224,223.5 |
| 40.75 | 2.44 | 47,515.0 | 226,049.5 |
| 41.00 | 2.45 | 47,889.5 | 227,875.5 |
| 41.25 | 2.46 | 48,264.0 | 229,701.5 |
| 41.50 | 2.47 | 48,638.5 | 231,527.5 |
| 41.75 | 2.48 | 49,013.0 | 233,353.5 |
| 42.00 | 2.49 | 49,387.5 | 235,179.5 |
| 42.25 | 2.50 | 49,762.0 | 237,005.5 |
| 42.50 | 2.51 | 50,136.5 | 238,831.5 |
| 42.75 | 2.52 | 50,511.0 | 240,657.5 |
| 43.00 | 2.53 | 50,885.5 | 242,483.5 |
| 43.25 | 2.54 | 51,260.0 | 244,309.5 |
| 43.50 | 2.55 | 51,634.5 | 246,135.5 |
| 43.75 | 2.56 | 52,009.0 | 247,961.5 |
| 44.00 | 2.57 | 52,383.5 | 249,787.5 |
| 44.25 | 2.58 | 52,758.0 | 251,613.5 |
| 44.50 | 2.59 | 53,132.5 | 253,439.5 |
| 44.75 | 2.60 | 53,507.0 | 255,265.5 |
| 45.00 | 2.61 | 53,881.5 | 257,091.5 |
| 45.25 | 2.62 | 54,256.0 | 258,917.5 |
| 45.50 | 2.63 | 54,630.5 | 260,743.5 |
| 45.75 | 2.64 | 55,005.0 | 262,569.5 |
| 46.00 | 2.65 | 55,379.5 | 264,395.5 |
| 46.25 | 2.66 | 55,754.0 | 266,221.5 |
| 46.50 | 2.67 | 56,128.5 | 268,047.5 |
| 46.75 | 2.68 | 56,503.0 | 269,873.5 |
| 47.00 | 2.69 | 56,877.5 | 271,699.5 |
| 47.25 | 2.70 | 57,252.0 | 273,525.5 |
| 47.50 | 2.71 | 57,626.5 | 275,351.5 |
| 47.75 | 2.72 | 58,001.0 | 277,177.5 |
| 48.00 | 2.73 | 58,375.5 | 279,003.5 |
| 48.25 | 2.74 | 58,750.0 | 280,829.5 |
| 48.50 | 2.75 | 59,124.5 | 282,655.5 |
| 48.75 | 2.76 | 59,499.0 | 284,481.5 |
| 49.00 | 2.77 | 59,873.5 | 286,307.5 |
| 49.25 | 2.78 | 60,248.0 | 288,133.5 |
| 49.50 | 2.79 | 60,622.5 | 289,959.5 |
| 49.75 | 2.80 | 60,997.0 | 291,785.5 |
| 50.00 | 2.81 | 61,371.5 | 293,611.5 |
| 50.25 | 2.82 | 61,746.0 | 295,437.5 |
| 50.50 | 2.83 | 62,120.5 | 297,263.5 |
| 50.75 | 2.84 | 62,495.0 | 299,089.5 |
| 51.00 | 2.85 | 62,869.5 | 300,915.5 |
| 51.25 | 2.86 | 63,244.0 | 302,741.5 |
| 51.50 | 2.87 | 63,618.5 | 304,567.5 |
| 51.75 | 2.88 | 63,993.0 | 306,393.5 |
| 52.00 | 2.89 | 64,367.5 | 308,219.5 |
| 52.25 | 2.90 | 64,742.0 | 310,045.5 |
| 52.50 | 2.91 | 65,116.5 | 311,871.5 |
| 52.75 | 2.92 | 65,491.0 | 313,697.5 |
| 53.00 | 2.93 | 65,865.5 | 315,523.5 |
| 53.25 | 2.94 | 66,240.0 | 317,349.5 |
| 53.50 | 2.95 | 66,614.5 | 319,175.5 |
| 53.75 | 2.96 | 66,989.0 | 321,001.5 |
| 54.00 | 2.97 | 67,363.5 | 322,827.5 |
| 54.25 | 2.98 | 67,738.0 | 324,653.5 |
| 54.50 | 2.99 | 68,112.5 | 326,479.5 |
| 54.75 | 3.00 | 68,487.0 | 328,305.5 |
| 55.00 | 3.01 | 68,861.5 | 330,131.5 |
| 55.25 | 3.02 | 69,236.0 | 331,957.5 |
| 55.50 | 3.03 | 69,610.5 | 333,783.5 |
| 55.75 | 3.04 | 69,985.0 | 335,609.5 |
| 56.00 | 3.05 | 70,359.5 | 337,435.5 |
| 56.25 | 3.06 | 70,734.0 | 339,261.5 |
| 56.50 | 3.07 | 71,108.5 | 341,087.5 |
| 56.75 | 3.08 | 71,483.0 | 342,913.5 |
| 57.00 | 3.09 | 71,857.5 | 344,739.5 |
| 57.25 | 3.10 | 72,232.0 | 346,565.5 |
| 57.50 | 3.11 | 72,606.5 | 348,391.5 |
| 57.75 | 3.12 | 72,981.0 | 350,217.5 |
| 58.00 | 3.13 | 73,355.5 | 352,043.5 |
| 58.25 | 3.14 | 73,730.0 | 353,869.5 |
| 58.50 | 3.15 | 74,104.5 | 355,695.5 |
| 58.75 | 3.16 | 74,479.0 | 357,521.5 |
| 59.00 | 3.17 | 74,853.5 | 359,347.5 |
| 59.25 | 3.18 | 75,228.0 | 361,173.5 |
| 59.50 | 3.19 | 75,602.5 | 362,999.5 |
| 59.75 | 3.20 | 75,977.0 | 364,825.5 |
| 60.00 | 3.21 | 76,351.5 | 366,651.5 |
| 60.25 | 3.22 | 76,726.0 | 368,477.5 |
| 60.50 | 3.23 | 77,100.5 | 370,303.5 |
| 60.75 | 3.24 | 77,475.0 | 372,129.5 |
| 61.00 | 3.25 | 77,849.5 | 373,955.5 |
| 61.25 | 3.26 | 78,224.0 | 375,781.5 |
| 61.50 | 3.27 | 78,598.5 | 377,607.5 |
| 61.75 | 3.28 | 78,973.0 | 379,433.5 |
| 62.00 | 3.29 | 79,347.5 | 381,259.5 |
| 62.25 | 3.30 | 79,722.0 | 383,085.5 |
| 62.50 | 3.31 | 80,096.5 | 384,911.5 |
| 62.75 | 3.32 | 80,471.0 | 386,737.5 |
| 63.00 | 3.33 | 80,845.5 | 388,563.5 |
| 63.25 | 3.34 | 81,220.0 | 390,389.5 |
| 63.50 | 3.35 | 81,594.5 | 392,215.5 |
| 63.75 | 3.36 | 81,969.0 | 394,041.5 |
| 64.00 | 3.37 | 82,343.5 | 395,867.5 |
| 64.25 | 3.38 | 82,718.0 | 397,693.5 |
| 64.50 | 3.39 | 83,092.5 | 399,519.5 |
| 64.75 | 3.40 | 83,467.0 | 401,345.5 |
| 65.00 | 3.41 | 83,841.5 | 403,171.5 |
| 65.25 | 3.42 | 84,216.0 | 404,997.5 |
| 65.50 | 3.43 | 84,590.5 | 406,823.5 |
| 65.75 | 3.44 | 84,965.0 | 408,649.5 |
| 66.00 | 3.45 | 85,339.5 | 410,475.5 |
| 66.25 | 3.46 | 85,714.0 | 412,301.5 |
| 66.50 | 3.47 | 86,088.5 | 414,127.5 |
| 66.75 | 3.48 | 86,463.0 | 415,953.5 |
| 67.00 | 3.49 | 86,837.5 | 417,779.5 |
| 67.25 | 3.50 | 87,212.0 | 419,605.5 |
| 67.50 | 3.51 | 87,586.5 | 421,431.5 |
| 67.75 | 3.52 | 87,961.0 | 423,257.5 |
| 68.00 | 3.53 | 88,335.5 | 425,083.5 |
| 68.25 | 3.54 | 88,710.0 | 426,909.5 |

