



APPLICATION ACCEPTED: April 19, 2012
PLANNING COMMISSION: October 4, 2012
BOARD OF SUPERVISORS: TBD

County of Fairfax, Virginia

September 19, 2012

STAFF REPORT

APPLICATIONS
SEA 87-A-086-03

BRADDOCK DISTRICT

APPLICANT: College Town Associates, L.P.

PRESENT ZONING: C-6

LOCATION: 10697 Braddock Road

PARCEL(S): 68-1((1)) 9A and 9 pt.

ACREAGE: 18.8 acres

PLAN MAP: Retail

SE CATEGORIES: Current Request
Category 6: Waiver of Certain Sign Regulations

Previously Approved
Category 3: Quasi Public Use: Child Care Center
Category 5: Fast Food Restaurant
Category 5: Drive-In Financial Institution
Category 5: Service Station w/ mini-marts
Category 6: Increase in Building Height

SEA PROPOSAL: The applicant proposes to amend SE 87-A-086 (which was previously approved for a child care center with a maximum of 150 children; two drive-in financial institutions; a service station with a mini-mart; and an increase in height from 40 feet to 65 feet for architectural towers in the University Mall Shopping Center) to permit a waiver of certain sign regulations and modifications to development conditions. The proposal includes requests to combine allowable sign area for Buildings

William O'Donnell

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



E and F, and to relocate signs facing the interior courtyard to the north, south and east sides of Building C and the south side of Building D.

STAFF RECOMMENDATIONS:

Staff recommends approval of SEA 87-A-086-03, subject to development conditions contained in Appendix 1.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- modification of the peripheral parking lot landscaping requirements (to provide a ten foot minimum distance along the frontage of the northern and western property lines).
- modification of the lot area, lot width and open space requirements for the property zoned R-1 (RZ 2009-BR-015) to permit the consolidation of this lot into the existing shopping center site.
- modification of the transitional screening and barrier requirements along the western and southern property lines.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approval of this rezoning does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application. For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.

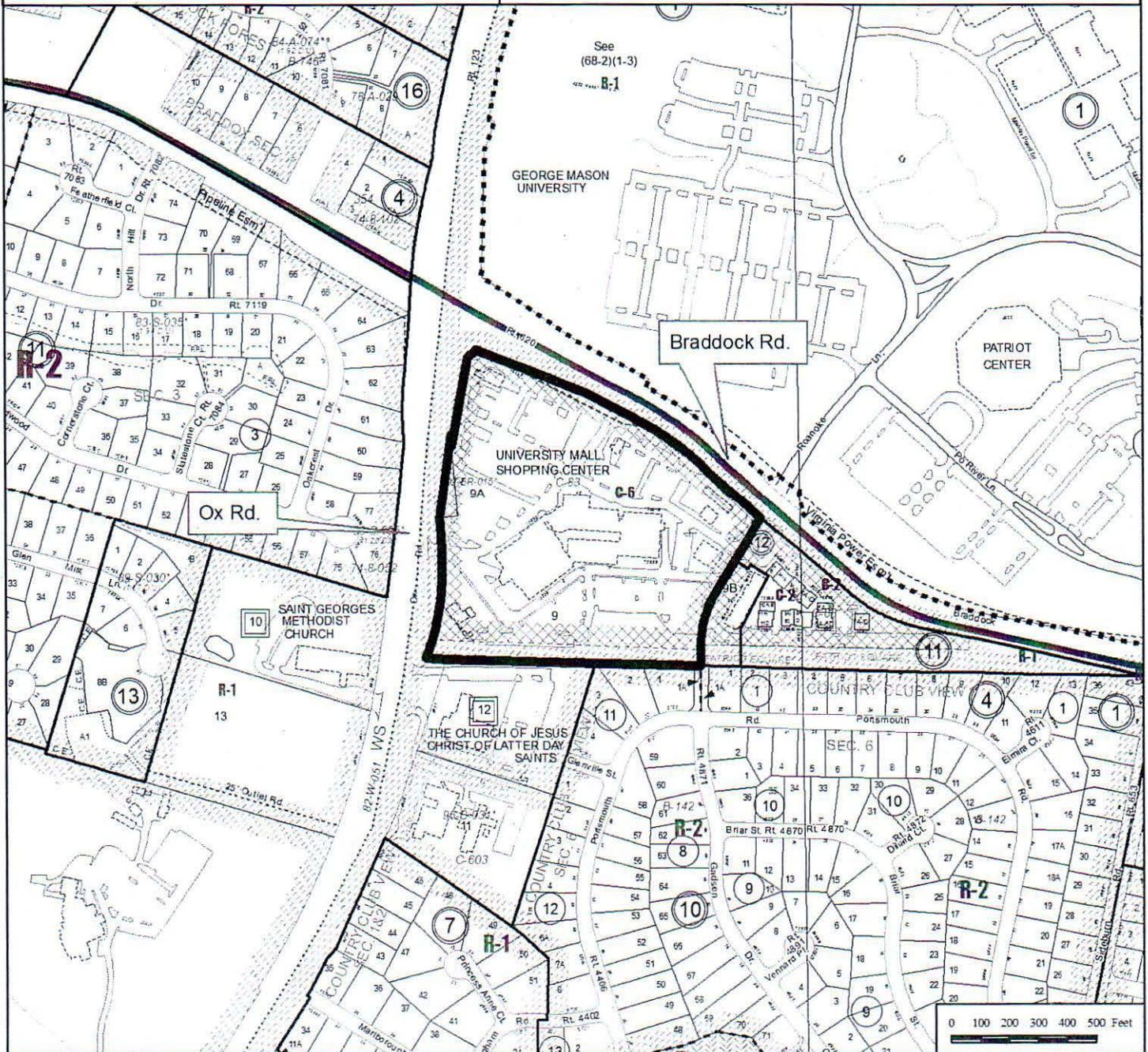


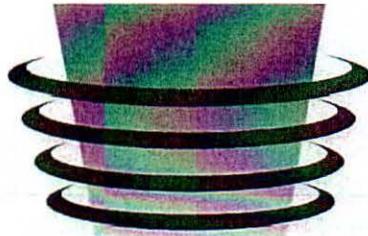
Special Exception Amendment

SEA 87-A-086-03



Applicant: COLLEGE TOWN ASSOCIATES LIMITED PARTNERSHIP
Accepted: 04/19/2012
Proposed: AMEND SE 87-A-086 PREVIOUSLY APPROVED FOR CHILD CARE CENTER, FAST FOOD RESTAURANT, DRIVE-IN FINANCIAL INSTITUTION, INCREASE IN BUILDING HEIGHT SERVICE STATION AND MINI MART TO PERMIT WAIVER OF CERTAIN SIGN REGULATIONS
Area: 18.8 AC OF LAND; DISTRICT - BRADDOCK
Zoning Dist Sect: 09-0620
Art 9 Group and Use: 6-17
Located: 10697 BRADDOCK ROAD, FAIRFAX, VA 22032
Zoning: C-6
Plan Area: 3
Map Ref Num: 068-1- /01/ /0009 pt. /01/ /0009A





UNIVERSITY *Mall*



Special Exception for Waiver Certain Sign Regulations

University Mall
Intersection of Braddock Road and Ox Road
Braddock District
Fairfax County, Virginia

Submitted August 31, 2012

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Submitted August 31, 2012

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UNIVERSITY MALL
7/25/2012
BASE PLAN

Building Name*	Building Description	Façade category	Lineal Foot Dimension (Applicable façades shown as red line on site plan)	Allowable Sign Area (LF Dimension x 1.5)	Proposed Sign Area	Notes
Pad Buildings:						
Building 'H'	Current 1 story bank	primary entrance	100	150	150	Building 'H' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable shall not include freestanding bank site related and directional signage
Building 'G'	Proposed 'G1' and 'G2'					2 Pad bldgs. connected by common drive-thru canopy Building 'G1' not included in Waiver Exception Request
'G 1'	Proposed Bank	primary entrance	76	114	114	
'G 2'	Proposed Fast Food Rest.	primary entrance on Southwest elevation	60	90	90	Building 'G2' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable if shall not include freestanding restaurant related menu boards, site directional, and misc signage
Building 'J'		primary entrance	48	72	72	Building 'J' not included in Waiver Exception Request
'Sunoco'	Current gas station	primary entrance	54	81	81	'Sunoco' not included in Waiver Exception Request
SUB-TOTAL				507	507	
New and Renovation						
Building 'F'	Proposed 2 story building					
	1st Floor Daycare	primary entrance 1st floor	86	129	129	
	2nd floor office	primary entrance 2nd floor	28	42	42	Width of office lobby at 1st floor Waiver Exception Request to combine allowable sign areas for entire building
Building 'E'	Proposed 1 story retail	primary entrance	96	144	144	Waiver Exception Request to permit distribution of Allowable Sign Area on all building 'E' façades
SUB-TOTAL				315	315	
Main Center Buildings:						
Building 'A'	Existing 2 story retail					
		upper level grocery	195	292.5	292.5	300sf allowable maximum for grocery tenant
		lower level retail	185	277.5	252	
					100	MULTI TENANT DIRECTORY on west façade
Building 'B'	Existing 1 story retail					
		primary entrance (mall courtyard)	230 256	345	190	Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria
					48	MULTI TENANT DIRECTORY on north façade
Building 'C'	Existing 2 story retail w/ proposed 2 story addition					
		primary entrance	260	390	177	
		primary entrance	160	240	40	
		mall courtyard	153			Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria
		interior courtyard	130	195	294	Waiver exception request (1) to allow the application of the interior courtyard tenant's storefront lineal footage to the exterior of Building C's south wall, and (2) to allow placement of certain lower level tenant signs on east and north façades.
		interior courtyard	130	195		
					200	MULTI TENANT AND THEATRE MARQUEE on north façade
					30	UNIVERSITY MALL' SIGN on TOWER (VERTICAL)
Building 'D'	Existing 2 story retail					
		primary entrance lower level	160	240	240	
		primary entrance courtyard	162	243	210	Waiver exception request to allow the tenants on the upper level whose storefronts face the courtyard to apply the allowable sign area to the south wall of Building 'D'
SUB-TOTAL				2418	2073.5	
Total Allowable				3240		
Total Proposed					2895.5	
PER THE SIGN WAIVER REQUEST THE TOTAL AREA BEING RELOCATED IS					504 sf	

UNIVERSITY MALL
7/25/2012
INTERPRETATION PLAN

Building Name*	Building Description	Façade category	Lineal Foot Dimension (Applicable façades shown as red line on site plan)	Allowable Sign Area (LF Dimension x 1.5)	Proposed Sign Area	Notes
Pad Buildings:						
Building 'H'	Current 1 story bank	primary entrance	100	150	150	Building 'H' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable shall not include freestanding bank site related and directional signage
Building 'G'	Proposed 'G1' and 'G2'					2 Pad bldgs. connected by common drive-thru canopy Building 'G1' not included in Waiver Exception Request
'G 1'	Proposed Bank	primary entrance	76	114	114	
'G 2'	Proposed Fast Food Rest.	primary entrance on Southwest elevation	60	90	90	Building 'G2' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable if shall not include freestanding restaurant related menu boards, site directional, and misc signage
Building 'J'		primary entrance	48	72	72	Building 'J' not included in Waiver Exception Request
"Sunoco"	Current gas station	primary entrance	54	81	81	'Sunoco' not included in Waiver Exception Request
SUB-TOTAL				507	507	

New and Renovation

Building 'F'	Proposed 2 story building 1st Floor Daycare 2nd floor office	primary entrance 1st floor	86	129	129	Width of office lobby at 1st floor Waiver Exception Request to combine allowable sign areas for entire building
		primary entrance 2nd floor	28	42	42	
Building 'E'	Proposed 1 story retail	primary entrance	96	144	144	Waiver Exception Request to permit distribution of Allowable Sign Area on all building 'E' facades
SUB-TOTAL				315	315	

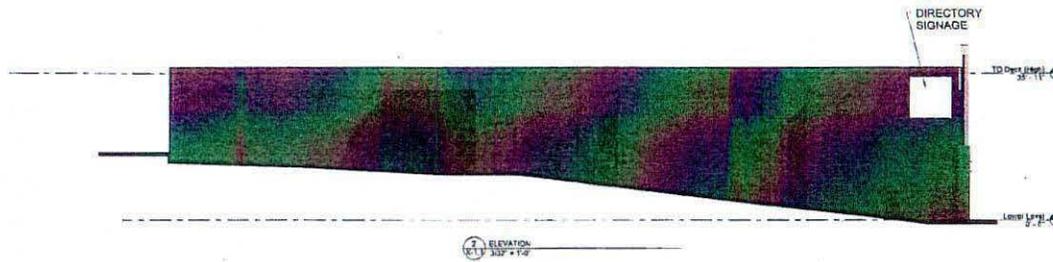
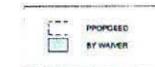
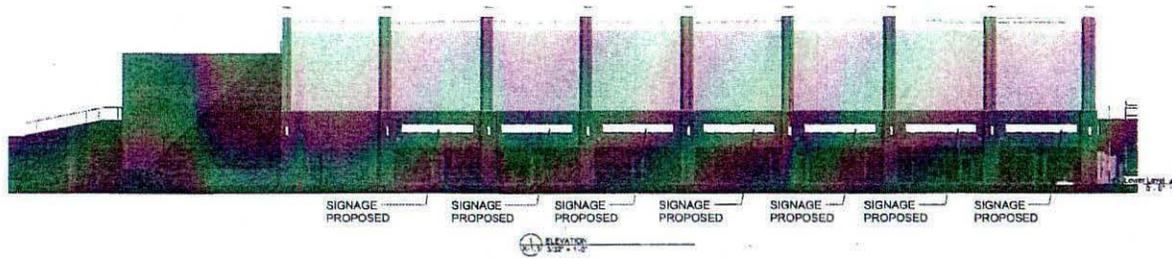
Main Center Buildings:

Building 'A'	Existing 2 story retail	upper level grocery	265	397.5	300	300sf allowable maximum for grocery tenant
		lower level retail	185	277.5	252	
					100	MULTI TENANT DIRECTORY on west façade
Building 'B'	Existing 1 story retail	primary entrance (mall courtyard)	230	345	180	Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria
		primary entrance (mall courtyard)	256		48	
					48	MULTI TENANT DIRECTORY on north façade
Building 'C'	Existing 2 story retail w/ proposed 2 story addition	primary entrance	260	390	177	Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria Waiver exception request (1) to allow the application of the interior courtyard tenant's storefront lineal footage to the exterior of Building C's south wall, and (2) to allow placement of certain lower level tenant signs on east and north facades.
		primary entrance	160	240	40	
		mall courtyard	153		294	
		interior courtyard	130	195	294	
					130	294
					200	MULTI TENANT AND THEATRE MARQUEE on north façade
					30	UNIVERSITY MALL SIGN on TOWER (VERTICAL)
Building 'D'	Existing 2 story retail	primary entrance lower level	160	240	240	Waiver exception request to allow the tenants on the upper level whose storefronts face the courtyard to apply the allowable sign area to the south wall of Building 'D'
		primary entrance courtyard	162	243	210	
SUB-TOTAL				2523	2081	

Total Allowable 3345

Total Proposed 2903

PER THE SIGN WAIVER REQUEST THE TOTAL AREA BEING RELOCATED IS 504 sf



SAMAHA

10621 Popover Street,
Suite 200
Fairfax, VA 22030
T 1 703 681 1313
F 1 703 681 1316



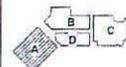
1008 Braddock Road, Suite 200

PERMIT
SUBMISSION

UNIVERSITY
University Mall
Building
A, B, C & D

1008 Braddock Road, Suite 200
Fairfax, VA 22030
George H. Rucker Realty
2011 Sunrise Hill Road
Suite 300
Oakton, Virginia 22124

Author	DATE
Checked	DATE
10. Revision Description	DATE

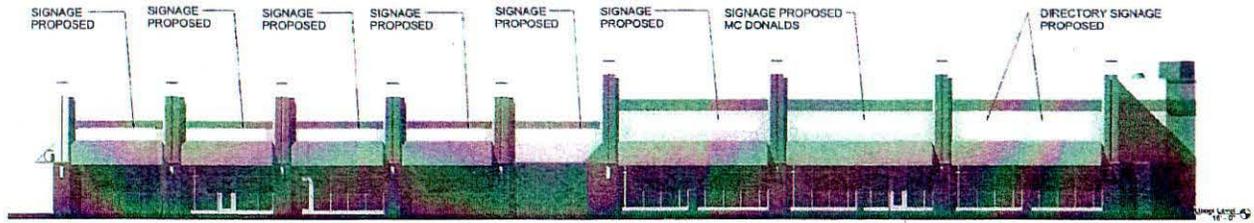


PERMIT SUBMISSION
BUILDING 'A'

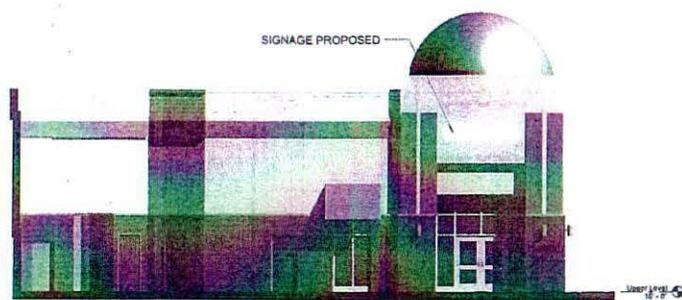
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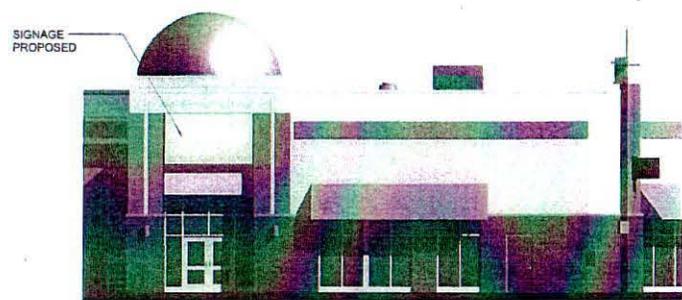
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Project: University Mall
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Drawn: [Name]
Checked: [Name]



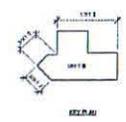
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1/8" = 1'-0"



1.1.1 COLOR WEST 02
3/16" = 1'-0"



1.1.2 COLOR WEST 03
3/16" = 1'-0"



SAMAHA

10521 Rosehams Street,
Suite 200
Falls Church, VA 22033
P: 703.981.3311
F: 703.981.3318

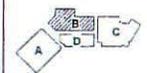


Project Status

UNIVERSITY
State
**University Mall
Building
A, B, C & D**

10650 Brentnack Road, Fairfax, VA
George H. Rucker Realty
2111 Hunter Mill Road
Suite 200
Dorton, Virginia 22124

REVISION/NO	DATE

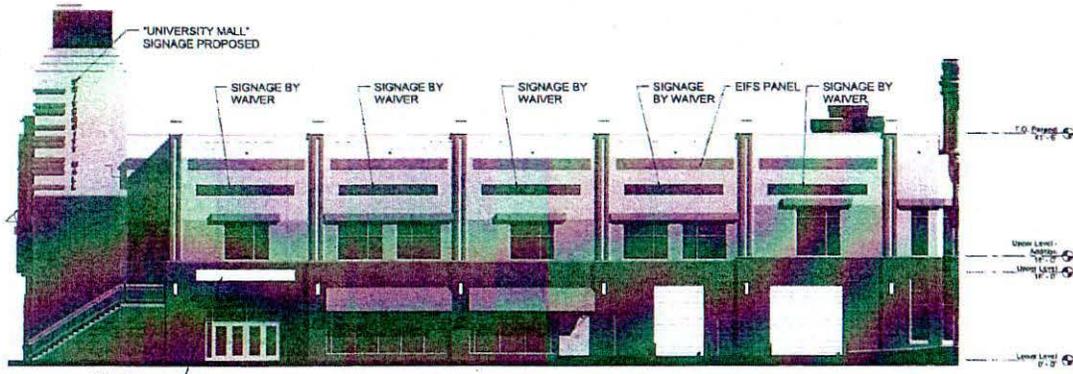


BUILDING 'B'

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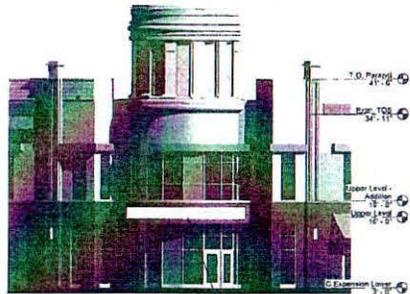
X-1.2

Drawn By: [Name] Date: 8/31/12
Checked By: [Name] Date: 8/31/12
Project Manager: [Name] Date: 8/31/12
Project Engineer: [Name] Date: 8/31/12
Project Architect: [Name] Date: 8/31/12



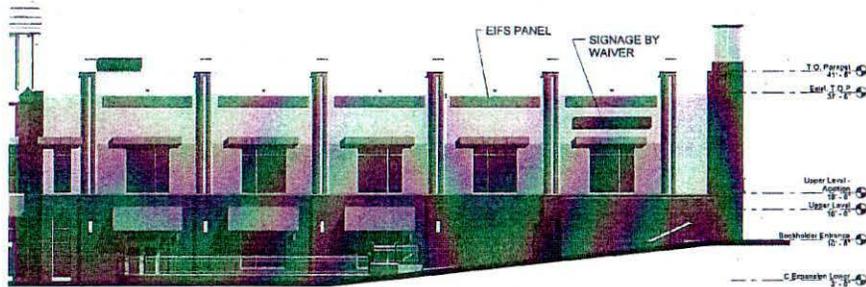
SIGNAGE PROPOSED

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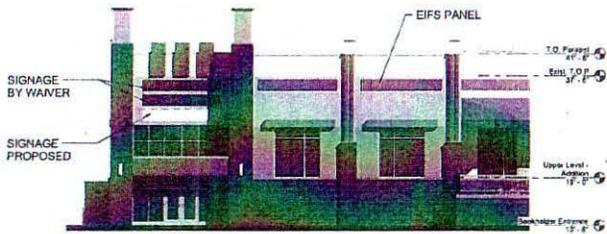


SIGNAGE PROPOSED

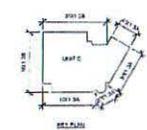
2 ELEVATION 18'-0" x 14'-0"



3 ELEVATION 18'-0" x 14'-0"



4 ELEVATION 18'-0" x 14'-0"



SAMAHA
 15521 Rosehaven Street
 Suite 202
 Fairfax, VA 22030
 T | 703.691.3311
 F | 703.691.3312

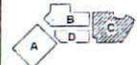


PERMIT SUBMISSION

UNIVERSITY MALL
 University Mall
 Building
 A, B, C & D

10559 Sandrock Road, Fairfax, VA
 George H. Rucker Realty
 2911 Hunter Ice Road
 Suite 206
 Clifton, Virginia 22124

DATE	BY

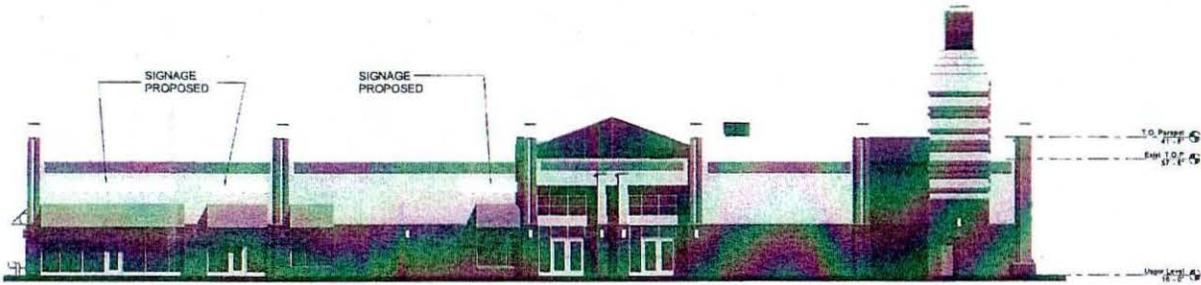


PERMIT SUBMISSION
BUILDING 'C'

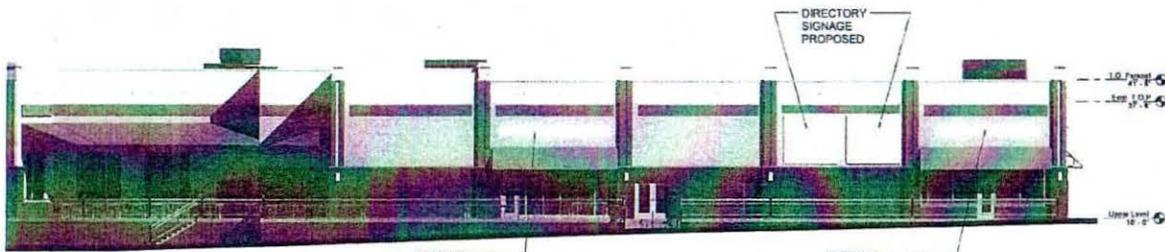
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X-1.3A

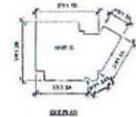
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 Project: 2012 University Mall
 Project Location: 10559 Sandrock Rd
 Project Name: University Mall
 Project Number: 120001



1 COLOR VIEW
1/8" = 1'-0"



2 COLOR VIEW
1/8" = 1'-0"



SAMAHA

10521 Ryebluffs Drive
Suite 100
Falls Church, VA 22041
703.461.3371
703.461.3376



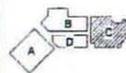
PERMIT
SUBMISSION



University Mall
Building
A, B, C & D

10555 Stratford Road, Fairfax, VA
George H. Puckler Realty
2711 Ingleside Lane, Suite 300
Dekalb, Virginia 22124

NO.	REVISION	DATE

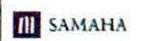
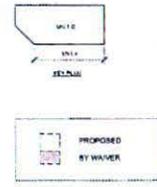
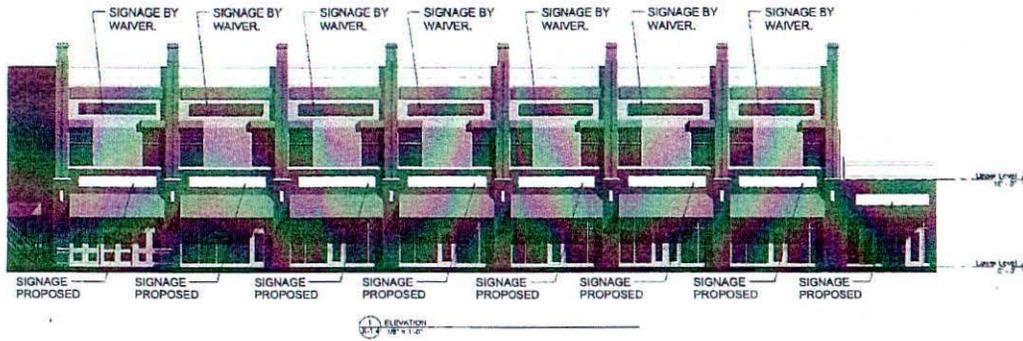


PERMIT SUBMISSION
BUILDING 'C'

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X-1.3B

Scale: 1/8" = 1'-0"
Project: University Mall
Project Location: 10555 Stratford Road
Project Number: 121402



2521 Accoverson Street
 Suite 100
 Fairfax, VA 22030
 T / 703.891.3311
 F / 703.891.3316

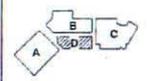


Project Status

UNIVERSITY MALL
 University Mall
 Building
 A, B, C & D

1805 Braddock Road, Fairfax, VA
 George H. Rucko Realty
 2011 Mountain Road
 Suite 200
 Oakton, Virginia 22124

REVISION NO.	DATE	BY	REASON

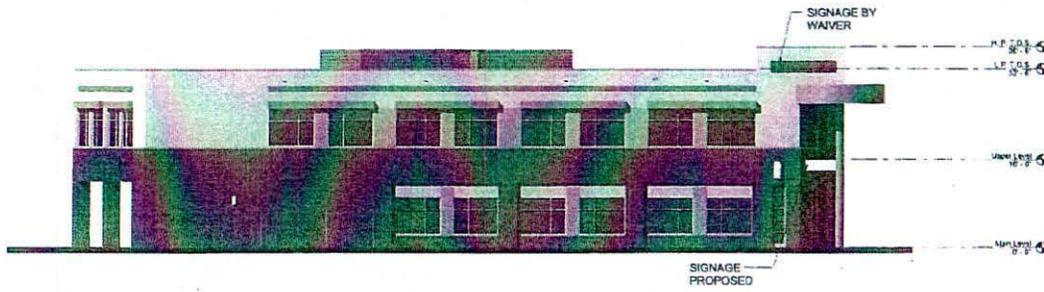


BUILDING 'D'

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X-1.4

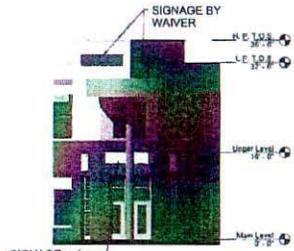
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 Drawn by: [Name]
 Checked by: [Name]
 Project No.: [Number]



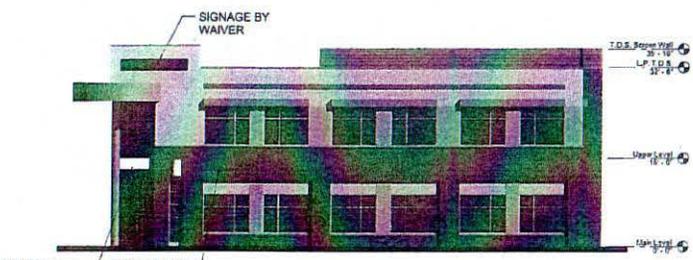
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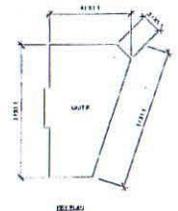
1.2 Elev. West Elevation
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1.3 Elev. Corner Entrance Elevation
1/8" = 1'-0"



1.4 Elev. North Elevation
1/8" = 1'-0"

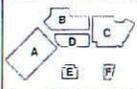


SAMAHA
 13827 Rosehaven Blvd.
 Suite 200
 Fairfax, VA 22036
 T | 703.689.3311
 F | 703.689.3316

UNIVERSITY MALL
 University Mall
 Building F

10535 Ambloch Road, Fairfax, VA
 George H. Rucker Realty
 2811 Hunter Hill Road
 Suite 300
 Canton, Virginia 22124

DATE	DESCRIPTION	BY



BUILDING 'F'
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X-1.6

Lease Exhibit
Sign Criteria
University Mall

Dated August 31, 2012

Purpose:

The purpose of this criteria shall be to establish a uniform sign criteria for University Mall. The criteria shall encourage individual Tenants to use their logos, font styles, and colors for their individual signs.

The required signage described in this exhibit plays an important role for both Tenant identification, and as an external graphic element of the Tenant's graphic presentation.

Section 1:

The advertising or informative content of all signs shall be limited to letters and logos describing the Tenant name and/or type of store. Crests and shield designs shall not be allowed. Tenant logos shall require Landlord approval.

Section 2 – Tenant Logo and Letterset:

Construction:

- Letters and logos shall be internally illuminated channel letter construction.
- Letters shall be constructed of pre-painted, baked finish, fully welded, .063 aluminum.
- Letters shall be 5" deep maximum. The interiors of letters shall be white.
- Letter faces shall be 3/16" thick acrylic with 1" trim caps.
- Each letter shall have at least one (1) 1/4" weep hole.
- Raceway shall be 3"d x 5"h, constructed of .090 aluminum. Signs requiring raceways shall be determined per architectural elevation drawings by Samaha Associates P.C. All other signs shall be direct-mounted to wall surface.
- Tenant must submit artwork, if available, for preparation of detailed, scaled drawings by Concept Unlimited.
- Concept Unlimited shall prepare color sign elevation and detailed drawings for Tenant and Landlord approval.

Colors:

- Colors shall be Tenant standard logo and letterset colors, or as approved by Landlord. Landlord reserves the right to determine appropriate colors according to the building façade or as approved by Fairfax County.

Dimensions:

- Maximum height of letters shall be 24" for 'small shop' Tenants, unless otherwise approved by Landlord.
- Maximum height of letters shall be 36" for 'anchor' Tenants, unless otherwise approved by Landlord.
- All signs shall have one (1) line of copy unless otherwise approved by Landlord.

- Double line signs, if approved by Landlord, shall be a minimum of 28" and a maximum of 40" in overall height, with an individual letter height of no more than 24" and no less than 12".
- Sign length shall not exceed 80% of Tenant storefront.

Electrical:

- The letters shall be illuminated by low voltage LED lighting powered by low voltage transformers. LED manufacturers must be approved by the landlord.
- Low voltage transformers shall be housed behind the façade, or in raceway, in an access area provided by the Landlord. No exposed conduit or wiring is allowed.
- Sign letters must bear UL labels and be produced in accordance with the UL regulations.
- Electrical source - standard 110v must be provided unless otherwise noted.
- Location of power supply shall be determined by Landlord.

Permits and Inspections:

- Tenant or their sign fabricator must obtain from Fairfax County, all necessary permits and or inspections as required by the County.
- Signs must bear all permit labels with numbers as required by County.

Section 3 – Tenant Blade Signs:

- Design shall be as specified.

Section 4 – Tenant Panels for Landlord Directory Signs:

- Design shall be as specified.

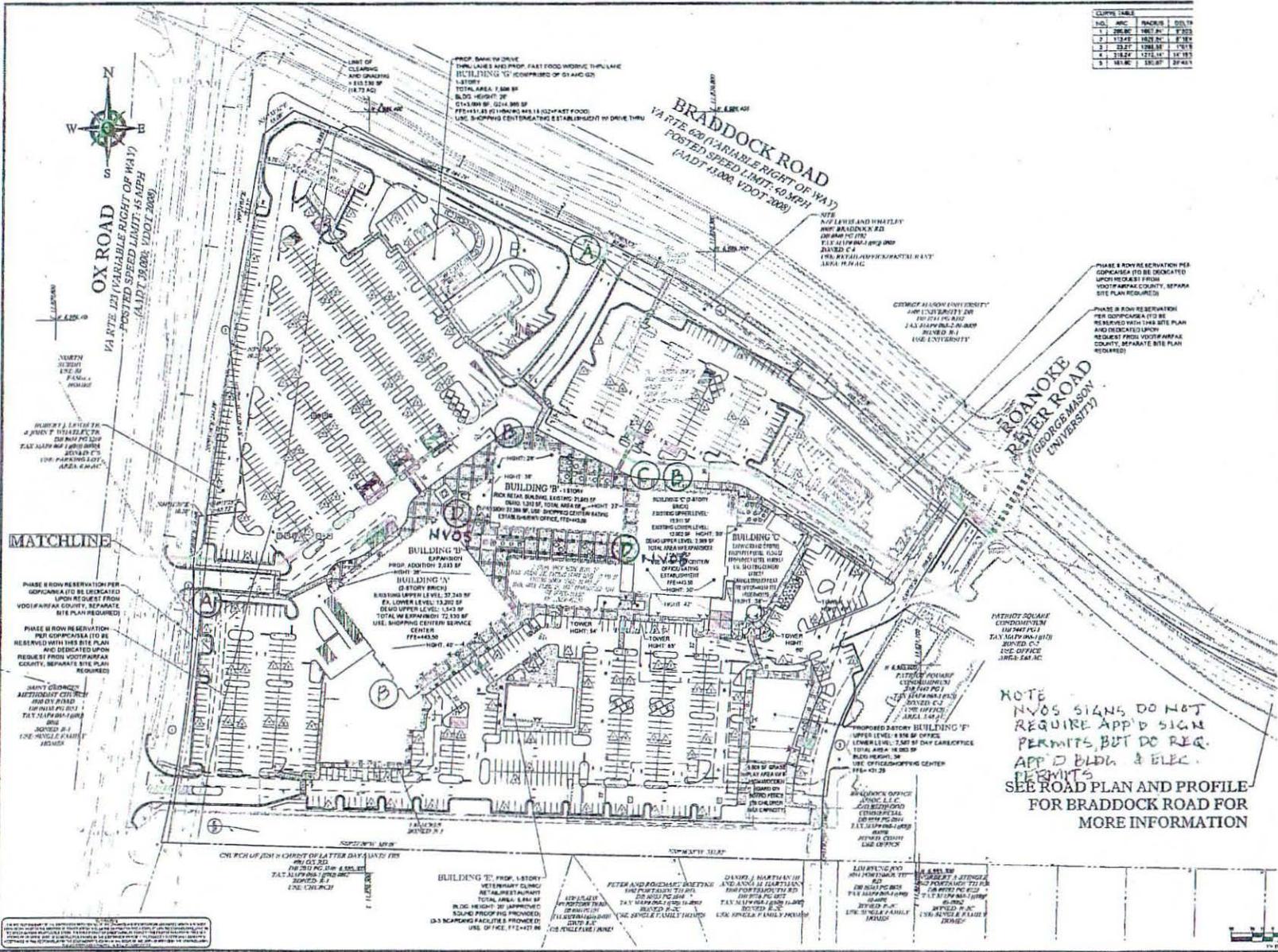
Section 5 – Sign types not allowed:

- Signs of a temporary character or purpose
- Paper signs or stickers utilized as signs whether on the exterior or interior of the Tenant storefront
- Painted or printed signs
- Moving, flashing, rooftop, or parapet signs
- ‘Coming Soon’ and ‘Grand Opening’ signs, unless otherwise approved by Landlord.

Section 6 – Approved Sign Contractor:

- All Tenant signage shall be furnished and installed by
 - Concept Unlimited, Inc.
10020 Farrow Road
Columbia, SC 29203
(803) 755-9100
(800) 345-1444

Matthew Higgins
mhiggins@conceptunlimited.com



NO.	AC.	SQ. FT.	AC.	AC.
1	286.86	1001.41	7.803	
2	113.44	3921.81	28.818	
3	21.47	7386.84	53.914	
4	138.24	4771.14	34.613	
5	161.86	5507.37	39.843	

SIGN TYPE & LOCATION PLAN

BASE PLAN (page 13)

(page 14)
(page 16)
(page 17)
(page 18)

- TYPE 'A' - FREESTANDING SIGN
- TYPE 'B' - MULTI-TENANT WALL DIRECTORY
- TYPE 'C' - THEATRE MOVIE DIRECTORY
- TYPE 'D' - MULTI-TENANT GROUND DIRECTORY

NOT APPROVED FOR CONSTRUCTION

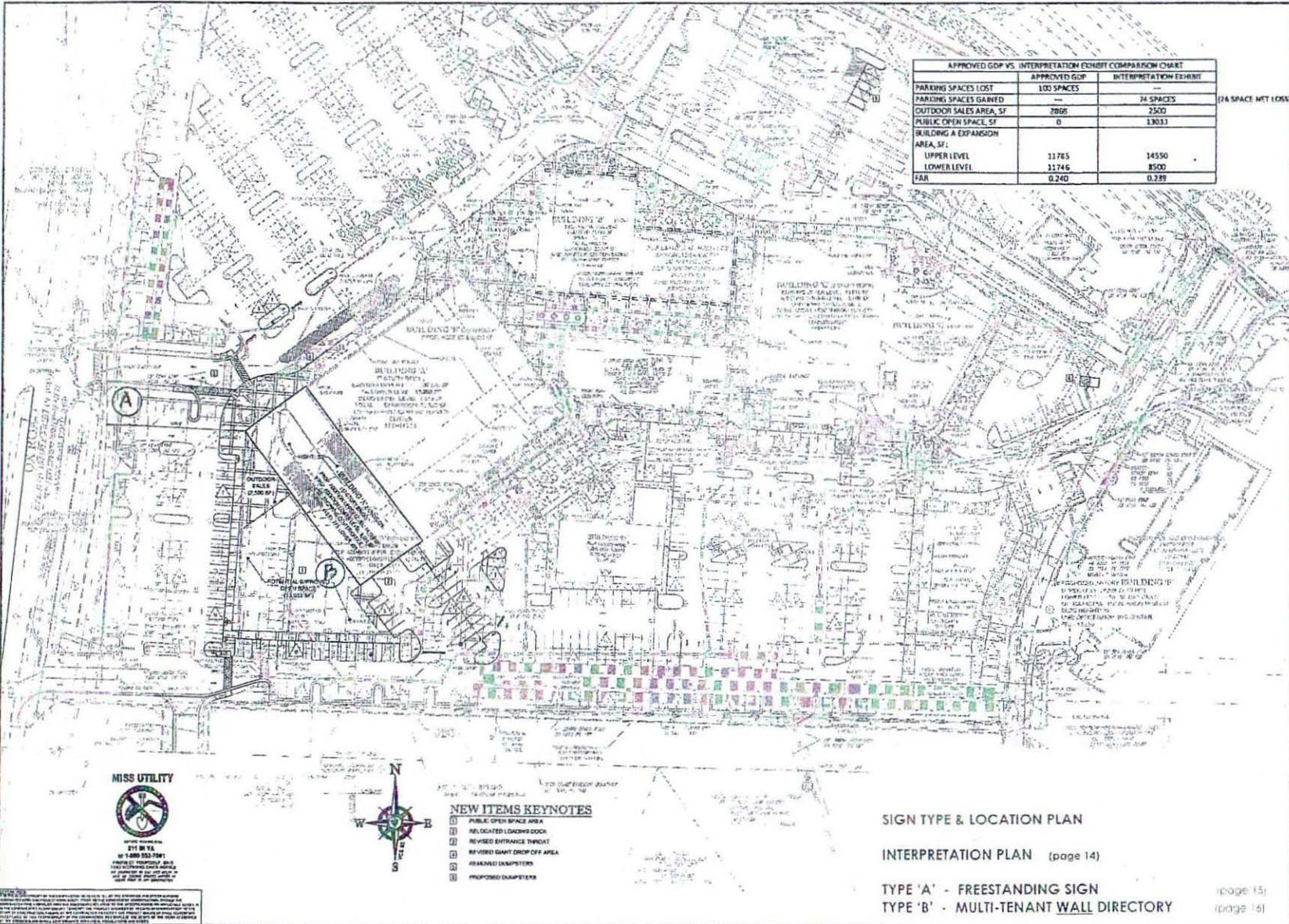
SITE PLAN DOCUMENTS

COLLEGE TOWN ASSOCIATES, I.P.
LIMITATION OF SITE
BRADDOCK DISTRICT
FAIRFAX COUNTY, VIRGINIA

BOHLER ENGINEERS
2200 DAVIS DRIVE, SUITE 200
STERLING, VIRGINIA 20164
PHONE: (703) 790-0000
FAX: (703) 790-0000
www.bohler-engineering.com

OVERALL BASE PLAN

NOTE
NVOS SIGNS DO NOT REQUIRE APP'D SIGN PERMITS BUT DO REQ. APP'D BLDG & ELEC. PERMITS
SEE ROAD PLAN AND PROFILE FOR BRADDOCK ROAD FOR MORE INFORMATION



APPROVED GDP VS. INTERPRETATION EXHIBIT COMPARISON CHART

	APPROVED GDP	INTERPRETATION EXHIBIT
PARKING SPACES LOST	100 SPACES	34 SPACES
PARKING SPACES GAINED	2966	2500
OUTDOOR SALES AREA, SF	0	13033
PUBLIC OPEN SPACE, SF		
BUILDING A EXPANSION AREA, SF:		
UPPER LEVEL	11765	14550
LOWER LEVEL	11746	8500
FAR	0.240	0.289

(1/6 SPACE NET LOSS)

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI
 LICENSE NO. 10000

PROJECT: BUILDING A INTERPRETATION EXHIBIT
 ADDRESS: 1000 UNIVERSITY BLVD., SUITE 100, COLLEGE TOWN, MS 39201
 DATE: 08/15/2018

REVISIONS

NO.	DATE	BY	DESCRIPTION
1	08/15/2018	DL	ISSUED FOR PERMIT

NOT APPROVED FOR CONSTRUCTION

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAT

FOR THE
 GENERALIZED DEVELOPMENT PLAN
 AMENDMENT FOR COLLEGE TOWN
 AMENDMENT FOR COLLEGE TOWN
 AMENDMENT FOR COLLEGE TOWN
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

MISSISSIPPI DISTRICT
 FAYETTE COUNTY, MISSISSIPPI

DAVID LOGAN
 LICENSE NO. 42618

D. B. LOGAN

PROFESSIONAL ENGINEER
 STATE OF MISSISSIPPI
 LICENSE NO. 10000

PROJECT TITLE: BUILDING A INTERPRETATION EXHIBIT

1
OF 1

MISS UTILITY

MISSISSIPPI POWER & LIGHT
 271 36 754
 1-800-553-7941



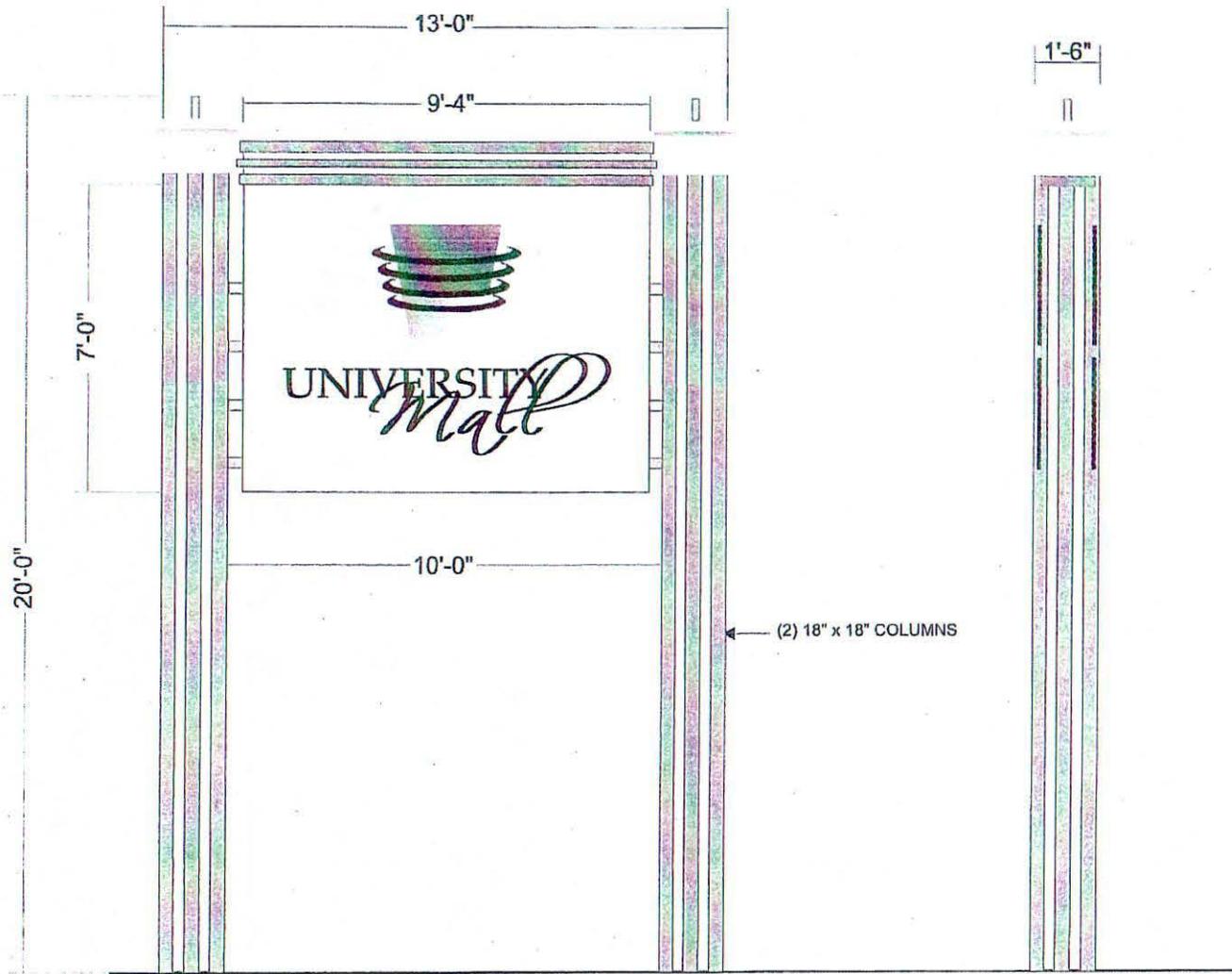
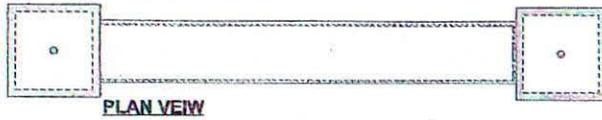
- NEW ITEMS KEYNOTES**
- 1 PUBLIC OPEN SPACE AREA
 - 2 RELOCATED LOADING DOCK
 - 3 REVISOR ENTRANCE THROAT
 - 4 REVISOR QUANT DROP OFF AREA
 - 5 REARWASH DUMPSTERS
 - 6 PROPOSED DUMPSTERS

SIGN TYPE & LOCATION PLAN

INTERPRETATION PLAN (page 14)

TYPE 'A' - FREESTANDING SIGN (page 15)

TYPE 'B' - MULTI-TENANT WALL DIRECTORY (page 16)



DOUBLE FACE ILLUMINATED SIGN

SIDE ELEVATION

GENERAL NOTES:

Logo to be 1" thk. Push thru acrylic.

Letterset to be 1" thk. push-thru acrylic.

Sign box to be illuminated.

**SIGN AREA = 80sf MAX.
EACH OF TWO SIDES**

**MATERIALS AND COLORS
SHALL BE CONSISTENT
WITH DESIGN OF CENTER.**

SIGN TYPE 'A'



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

**FREESTANDING SIGN
(CONCEPTUAL)**

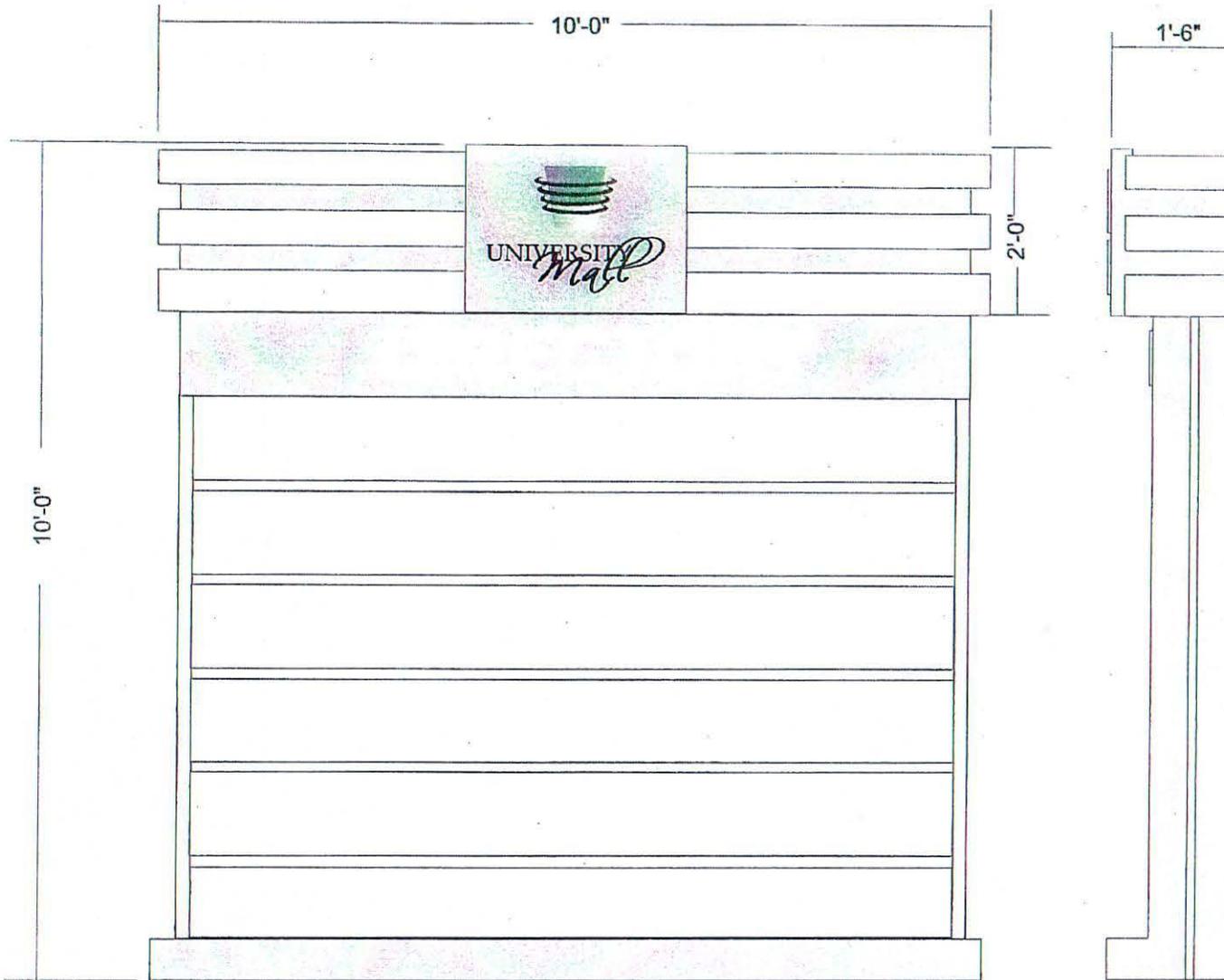
UNIVERSITY MALL

THIS IS AN ORIGINAL DESIGN SUBMITTED BY CONCEPT UNLIMITED FOR YOUR PERSONAL USE. IT IS NOT TO BE SHOWN TO ANYONE OUTSIDE YOUR ORGANIZATION, NOR IT IS TO BE USED, COPIED, REPRODUCED, OR EXHIBITED IN ANYWAY WHATSOEVER. ALL OR ANY PART OF THIS DESIGN (EXCEPT REGISTERED TRADE MARKS) REMAIN THE PROPERTY OF CONCEPT UNL. INC.

PAGE 15

Drawing No:

A7110



SINGLE FACE ILLUMINATED SIGN
WALL MOUNTED

SIDE ELEVATION

GENERAL NOTES:

Logo to be 1" thk. Push thru acrylic.

Letterset to be 1" thk. push-thru acrylic.

"DIRECTORY" letters to be 1" push-thru white acrylic

Sign box to be illuminated.

MATERIALS AND COLORS SHALL BE CONSISTENT WITH DESIGN OF CENTER.

SIGN SHALL CONFORM TO GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

SIGN TYPE 'B'



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

**DIRECTORY SIGN
(CONCEPTUAL)**

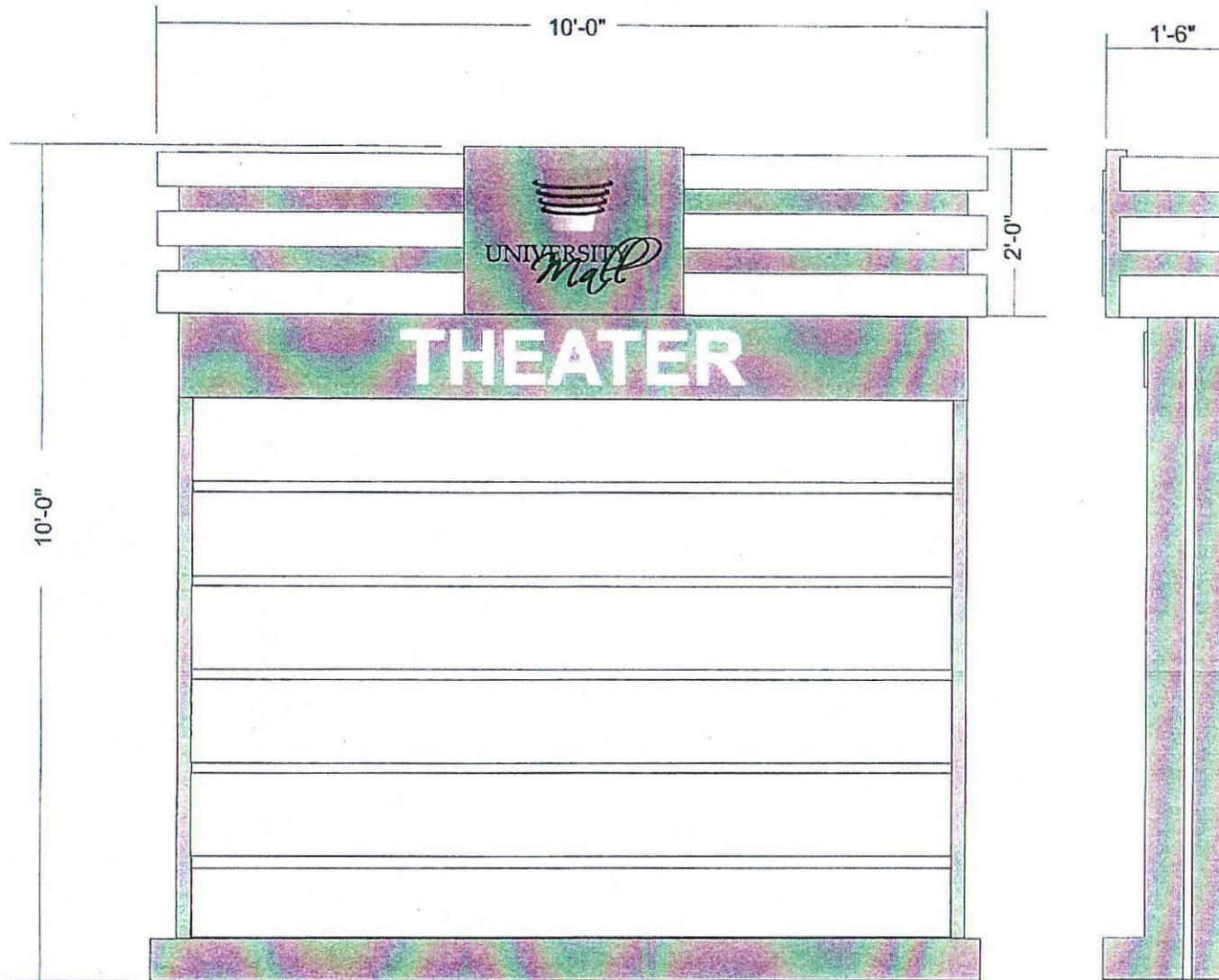
R1 7/16/12 added note for glare standards.

UNIVERSITY MALL

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PAGE 16

Drawing No: **A7115**
Pg. 1 of 2



SINGLE FACE ILLUMINATED SIGN
WALL MOUNTED

SIDE ELEVATION

GENERAL NOTES:

Logo to be 1" thk. Push thru acrylic.

Letterset to be 1" thk. push-thru acrylic.

"Theater" letters to be 1" push-thru white acrylic

Sign box to be illuminated.

MATERIALS AND COLORS SHALL BE CONSISTENT WITH DESIGN OF CENTER.

SIGN SHALL CONFORM TO GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.

SIGN TYPE 'C'

GENERAL NOTES:

(2) 6" x 6" Column.

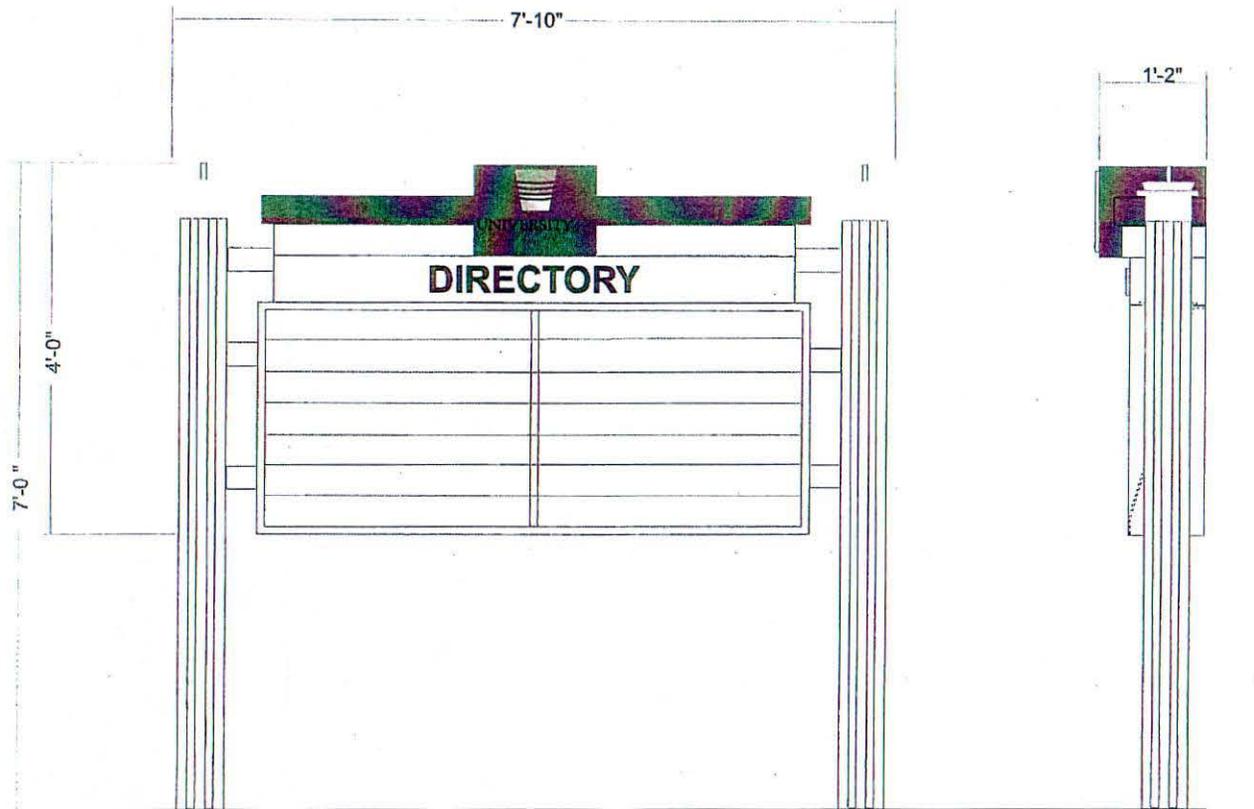
Logo to be 1" thk. Push thru acrylic.

Copy to be 1" thk. push-thru acrylic.

Sign box to be illuminated.

MATERIALS AND COLORS SHALL BE CONSISTENT WITH DESIGN OF CENTER.

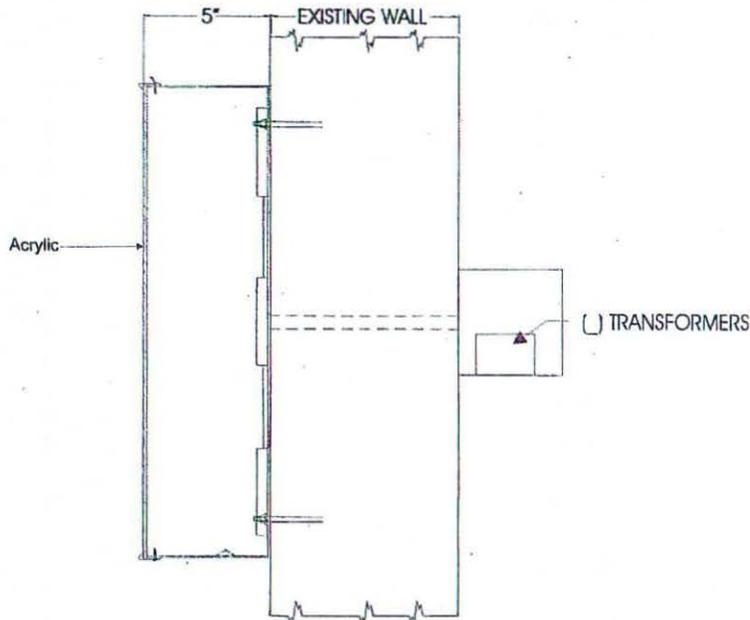
SIGN SHALL CONFORM TO GLARE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.



SINGLE FACE DIRECTIONAL

SIDE VIEW

SIGN TYPE 'D'



LETTERSET DETAIL

GENERAL NOTES:

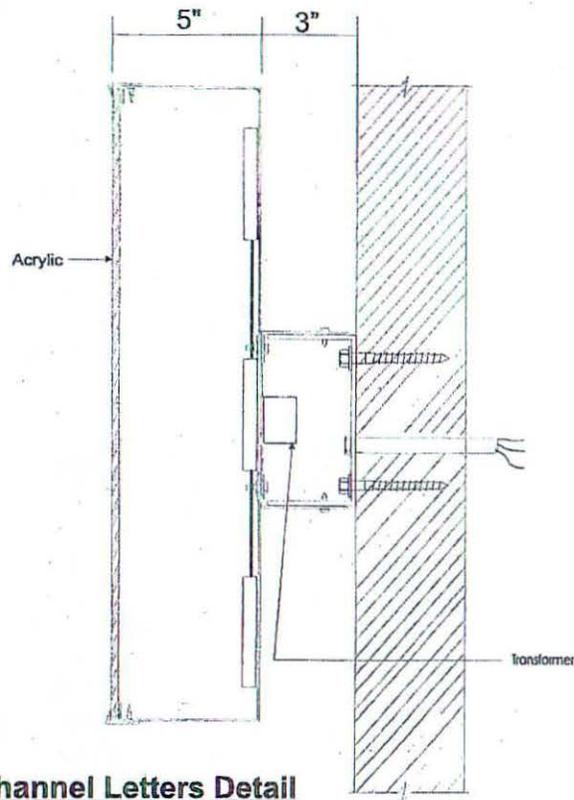
ILLUMINATED LETTERSET

FABRICATED ALUMINUM RETURNS

FACES TO BE ACRYLIC.

**MATERIALS AND COLORS SHALL
BE CONSISTENT WITH DESIGN OF
CENTER AND WITH SIGN CRITERIA**





Channel Letters Detail

GENERAL NOTES:

ILLUMINATED LETTERSET

FABRICATED ALUMINUM 5" RETURNS

FACES TO BE ACRYLIC.

3" x 5" RACEWAY

**MATERIALS AND COLORS SHALL
BE CONSISTENT WITH DESIGN OF
CENTER AND WITH SIGN CRITERIA**



TYPICAL RACEWAY MOUNT



**CONCEPT
UNLIMITED, Inc.**
10020 Farrow Rd. Columbia, SC 29203
Phone (803) 755-9100

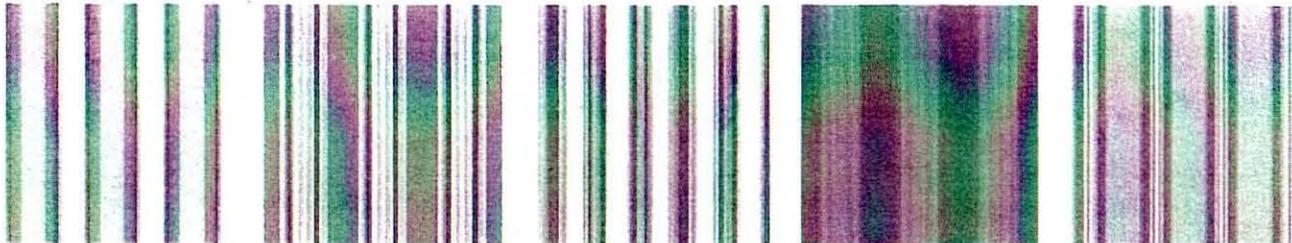
**TENANT ILLUMINATED
CHANNEL LETTERS
(CONCEPTUAL)**

**UNIVERSITY
MALL**

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PAGE 19b

Drawing No: **A7098**
Pg. 2 of 2



JUNIPER
4856-0000

ASHFORD FOREST
4995-0000

COLONIAL
4756-0000

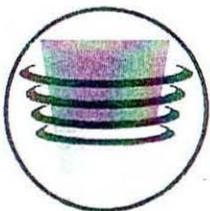
REDWOOD
4818-0000

SAPPHIRE VINTAGE
4948-0000

**SUNBRELLA AWING COLOR OPTIONS
(CONCEPTUAL)**

GENERAL NOTES:
1" x 1" x 1/4" thk. Aluminum tubing
1/4" thk. aluminum circle.

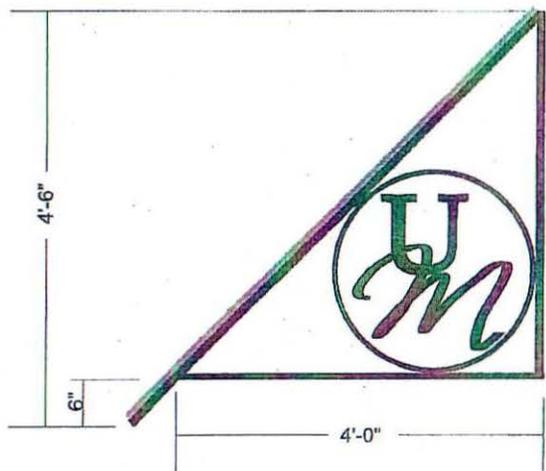
**MATERIALS AND COLORS
SHALL BE CONSISTENT
WITH DESIGN OF CENTER**



LOGO



LETTERSET



AWING DETAIL
OPEN AT END

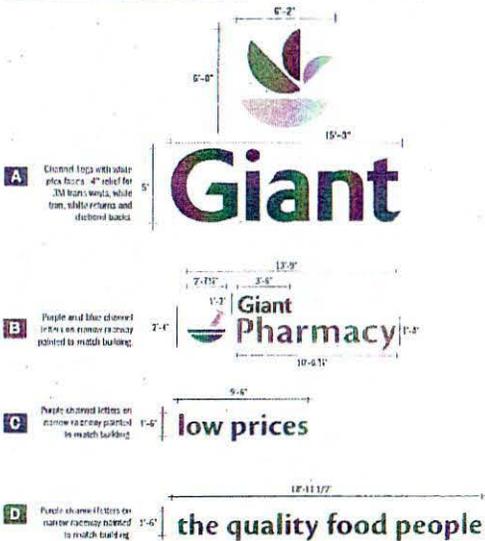
STORE #326
 10501 Greenbelt Rd.
 Eastgate Shopping Center
 Lanham, MD 20706

01/27/10

Option 1



SIGNAGE SCALE: 1/8" = 1'-0"

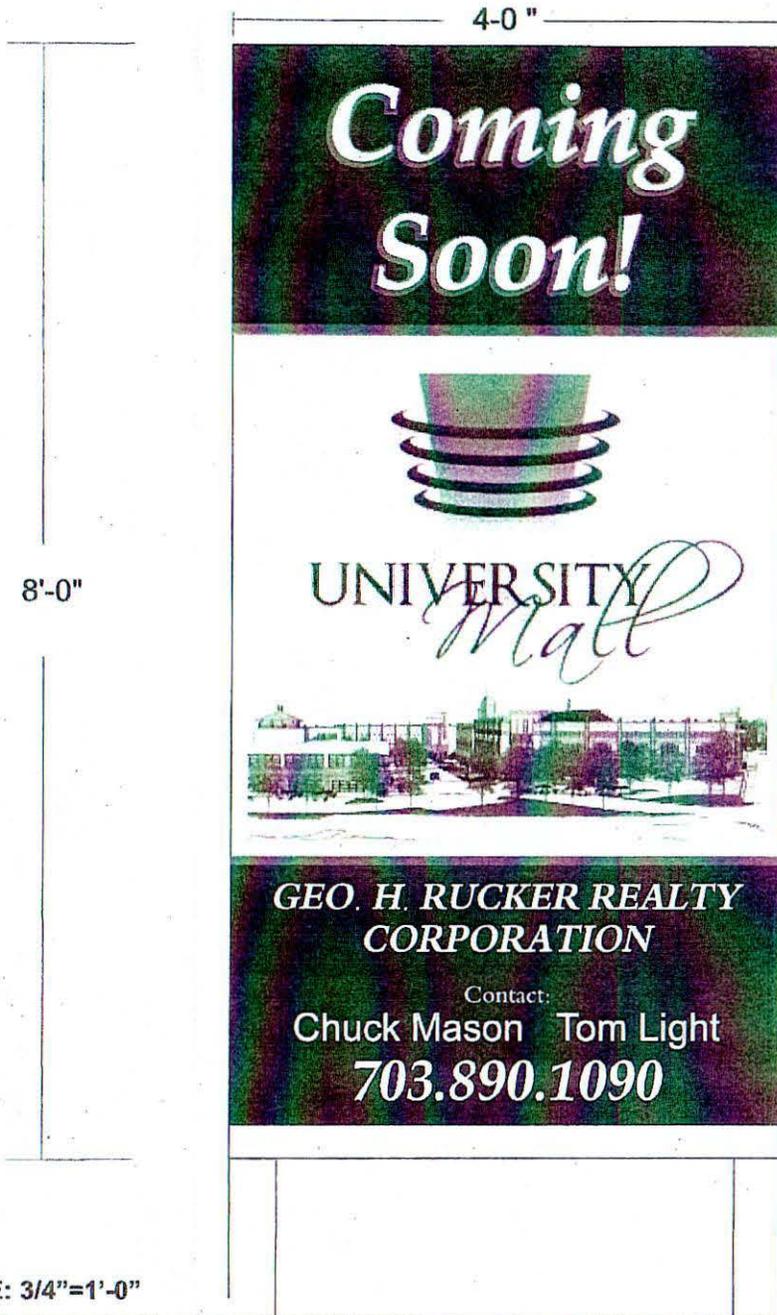


TYPE	LOCATION	DIMENSIONS	FT ²	#
A	logo	front / side 6'-2" x 6'-8"	41.1 R ²	2
A	letters	front / side 15'-3" x 5'	76.25 R ²	2
B	logo	front 2' 7 3/4" x 2'-4"	6.17 R ²	1
B	letters meat	front 3'-0" x 1'-2"	4.08 R ²	1
B	letters bakery	front 10' 6 3/4" x 1'-8"	17.6 R ²	1
C	letters pr	front 9'-6" x 1'-6"	14.25 R ²	1
D	letters gr	front 18'-11 1/2" x 1'-6"	28.44 R ²	1
E	letters welcome	front 6'-8" x 1'-2"	7.78 R ²	4
F	letters me	front 10'-8" x 1'-2"	12.54 R ²	1
G	letters na	front 10" x 1'-2"	11.67 R ²	1
H	letters ba	front 9'-4" x 1'-2"	10.89 R ²	1
I	letters pr	front 15'-8" x 1'-2"	18.28 R ²	1
J	logo/letters pnc	front 9'-7" x 1'-4"	12.78 R ²	1

Total square footage:
 402.52 ft²

CableSigns & Graphics, Inc.
 ERIC RAINES Account Manager
 410-262-8400 x 219 / 443-217-9047 (direct) / F 410-431-5326
 443-623-1088 / info@cablesigns.com

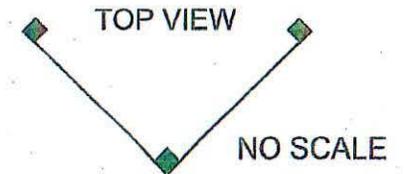
DOCUMENTS DRAWN BY **WD PARTNERS** 1-614-634-7896 / www.wdpartners.com
 SIGNAGE PROVIDED BY **AGNOLI SIGN COMPANY, INC.** 1-410-112-5111 / www.agnolisigncompany.com



SCALE: 3/4"=1'-0"

FABRICATE (2) S/F SIGNS INSTALLED IN V-SHAPE
 WHITE MDO BKGD / DIGITAL PRINT & VINYL APPLIED
 MOUNTED ON (3) 4" X 4" X 12' POSTS PAINTED WHITE

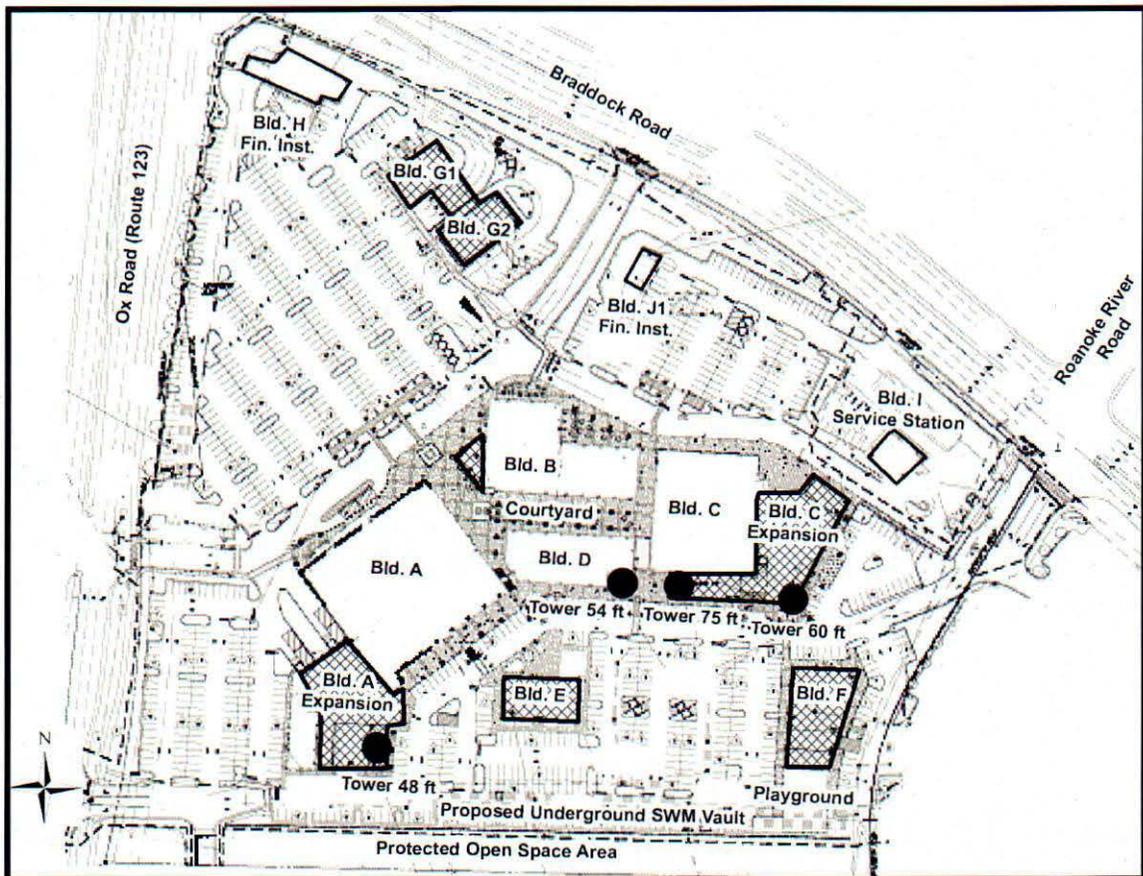
FULL VIEW



**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

DESCRIPTION OF THE APPLICATIONS

On April 26, 2011, The Board of Supervisors approved a concurrent rezoning and proffered condition amendment that permitted an expansion of the existing University Mall Shopping Center with 80,065 square feet of new construction, which increased the FAR from 0.16 to 0.24 (with a total of 206,338 gross square feet). A concurrent SEA application (SEA 87-A-086-03) also consolidated all of the previously approved special exceptions on the site into one application (which included a child care center with a maximum of 150 children; two drive-in financial institutions; and a service station with a mini-mart). The graphic below shows the approved expansion areas in cross-hatch along with existing buildings.



The applicant, College Town Associates, L.P., now seeks approval of Special Exception Amendment to permit a waiver of certain sign regulations and modifications to development conditions to create a unified sign plan for the University Mall Shopping Center. The proposal includes two general requests:

1) combine allowable sign areas for Buildings E and F to allow flexibility in the placement of tenant signs on those buildings; and 2) relocate signs facing the interior courtyard of the shopping center to the north, south and east sides of Building C and the south side of Building D. No new construction is proposed to the shopping center. All previously approved development conditions are proposed to be carried forward.

In addition, since no new construction is proposed with this application, a modification of the submission requirement of a special exception amendment plat was granted in favor of the submission of a sign plan highlighting proposed sign locations on the previously approved SEA Plat. A copy of the sign plan is provided in front of this report. The previously approved SEA Plat for SEA 87-A-086-02 will continue to govern the redevelopment of the property and is included in Appendix 4.

Copies of the development conditions, affidavit and statement of justification for this application are contained in Appendices 1, 2 and 3 respectively.

Waivers and Modifications:

The applicant is requesting a reaffirmation of all the previously approved waivers and modifications listed below.

- Modification of the peripheral parking lot landscaping requirements (which require a ten foot minimum distance along the frontage of the northern and western property lines and off-street parking).
- Modification of the lot area, lot width and open space requirements for the property zoned R-1 (associated RZ 2009-BR-015). This lot would be consolidated into the existing shopping center site.
- Modification of the transitional screening and buffer requirements along the western and southern property lines.

LOCATION AND CHARACTER

Site Description:

The site is located at the corner of Ox Road and Braddock Road on Tax Map Parcels 68-1((1)) 9 pt. and 68-1((1)) 9A located south of George Mason University. It is currently developed as a shopping center with eight buildings; four buildings grouped together in the center of the site and establishing the mall area and four existing free-standing buildings, including a gas station. Four access points are provided; three from Braddock Road and one from Ox Road.

The chart below provides the land use, zoning and current plan for surrounding properties.

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Plan
North	Institutional – George Mason	R-1	Public Facilities
South	Institutional and Single Family Detached	R-2	Residential @ 1 to 2 du/ac
East	Office	C-2	Retail and Other
West	Institutional and Single Family Detached	R-2	Residential @ 1 to 2 du/ac

BACKGROUND

On October 28, 1972, the Board of Supervisors approved RZ C-83 to rezone approximately 27.99 acres from the RE-1 District (now R-1) to the C-D District (now C-6), C-OL (now C-2) and the RE-1 (now R-1) Districts. The C-6 portion was approved for 123,803 gross square feet at a 0.15 FAR and the C-2 portion was approved for 111,949 gross square feet at a 0.50 FAR.

On May 24, 1982, the Board of Supervisors approved SE 82-A-019 to allow modifications to the service station that included relocation a pump island and construction of a canopy.

On September 27, 1982, the Board of Supervisors denied SE 82-A-052 which was a request for a fast food restaurant.

On November 1, 1982, the applicant withdrew SE 82-A-056 which requested permission to operate a drive-in bank.

On June 6, 1983, the Board of Supervisors approved SE 82-A-019-1 to add a third pump island to the previously approved service station.

On October 15, 1984, the Board of Supervisors approved SE 84-A-072 concurrent with PCA C-83-1 and SE 84-A-071 on 28.10 acres to amend the approved GDP to construct four additional freestanding buildings on the C-6 portion of the shopping center at an overall 0.16 FAR and to construct townhouse style offices on the C-2 portion of the site at an overall 0.37 FAR. These buildings included a four story office structure (Building D), two drive-in banks (Building A and B) and a training center.

On April 26, 2011, The Board of Supervisors approved RZ 2009-BR-015, PCA C-83-2 and SEA 87-A-086-02 on 19.9 acres. The rezoning application rezoned 0.16 acres from the R-1 District to the C-6 District to allow the land to develop consistently with land zoned C-6 to permit commercial development associated with PCA C-083-02, with an overall FAR of 0.24. The PCA application permitted an expansion of the existing University Mall Shopping Center with 80,065 square feet of new construction, which increased the FAR from 0.16 to 0.24 (with a total of 206,338 gross square feet). The SEA application permitted a consolidation of all of the previously approved special exceptions on the site into one application (which included a child care center with a maximum of 150 children; two drive-in financial institutions; and a service station with a mini-mart). *These applications currently govern the subject property. Copies of the approved proffers, development conditions and SEA/GDP Plat are included in Appendix 4. The approved development conditions are proposed to be carried forward with the current application.*

On September 12, 2012, Proffer Interpretation PI 1201 002 for PCA C-083-02 determined that a building footprint modification to allow an expansion of the Giant Foods building (Building A) would be in substantial conformance with the proffers, the GDP/ SEA Plat and the development conditions, provided that no more than 72,530 square feet of GFA is occupied in Building A and that the maximum height for the expansion area does not exceed 40 feet. It also determined that other associated modifications to surface parking, open space and architecture would be in substantial conformance with the proffers, the GDP/ SEA Plat and the development conditions. *This determination is shown on the proposed sign plan referenced in the Analysis section below. A copy of the determination is provided in Appendix 5.*

COMPREHENSIVE PLAN PROVISIONS

Plan Area:	Area III
Planning Sector:	Pohick Planning District, P2-Main Branch Community Planning Sector
Plan Map:	Retail and Other
Plan Text:	No Site Specific Plan Text

ANALYSIS

Since no new construction is proposed with this application, a modification of the submission requirement of a special exception amendment plat was granted in favor of the submission of a sign plan highlighting proposed sign locations on the previously approved SEA Plat. A copy of the sign plan is provided in front of this

report. The previously approved SEA Plat for SEA 87-A-086-02 will continue to govern the development on the property and is included in Appendix 4.

Title of Sign Plan: Special Exception for Waiver of Certain Sign Regulations, University Mall

Prepared By: Bohler Engineering, Samaha and Concept Unlimited, Inc.

Dates: August 31, 2012

The proposed sign plan consists of 27 sheets containing sign area tabulations, descriptions, locations and styles of the proposed signs. A sheet index is included on Sheet 1. Pages 4 and 5 provide two charts that summarize the proposed signs by type, number and size, and provide comparisons of the proposed signs to the maximum permitted by the Zoning Ordinance, absent approval of a special exception. Chart A on Page 4 shows the proposed signage based on the previously approved development plan and Chart B on page 5 shows the proposed signage based on an interpretation plan option described in the background section of this staff report. The only difference between the charts is that Building A would be permitted an additional 105 square feet of sign area based on the linear frontage of the building. For this analysis, the sign chart based on the interpretation plan is provided below.

Building Name*	Building Description	Facade category	Lineal Foot Dimension <small>(Applicable facades shown as red line on site plan)</small>	Allowable Sign Area <small>(LJ Dimension x L.S)</small>	Proposed Sign Area	Notes
Pad Buildings:						
Building 'H'	Current 1 story bank	primary entrance	100	150	150	Building 'H' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable shall not include freestanding bank site related and directional signage
Building 'G'	Proposed 'G1' and 'G2'					2 Pad bldgs. connected by common drive-thru canopy Building 'G1' not included in Waiver Exception Request
'G 1'	Proposed Bank	primary entrance	76	114	114	
'G 2'	Proposed Fast Food Rest.	primary entrance on Southwest elevation	60	90	90	Building 'G2' not included in Waiver Exception Request Dimension includes drive thru canopy Allowable sf shall not include freestanding restaurant related menu boards, site directional, and misc signage
Building 'J'		primary entrance	48	72	72	Building 'J' not included in Waiver Exception Request
"Sunoco"	Current gas station	primary entrance	54	81	81	'Sunoco' not included in Waiver Exception Request
		SUB-TOTAL		507	507	

New and Renovation							
Building 'F'	Proposed 2 story building	1st Floor Daycare	primary entrance 1st floor	86	129	129	Width of office lobby at 1st floor Waiver Exception Request to combine allowable sign areas for entire building
		2nd floor office	primary entrance 2nd floor	28	42	42	
Building 'E'	Proposed 1 story retail		primary entrance	96	144	144	Waiver Exception Request to permit distribution of Allowable Sign Area on all building 'E' facades
SUB-TOTAL					315	315	
Main Center Buildings:							
Building 'A'	Existing 2 story retail		upper level grocery	265	397.5	300	300sf allowable maximum for grocery tenant
			lower level retail	185	277.5	252	
						100	MULTI TENANT DIRECTORY on west façade
Building 'B'	Existing 1 story retail		primary entrance (mall courtyard)	230	345	190	Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria
			(mall courtyard)	256			
						48	MULTI TENANT DIRECTORY on north façade
Building 'C'	Existing 2 story retail w/ proposed 2 story addition		primary entrance	260	390	177	Tenant signs facing courtyard are not visible and shall be governed by Landlord and sign criteria Waiver exception request (1) to allow the application of the interior courtyard tenant's storefront lineal footage to the exterior of Building C's south wall, and (2) to allow placement of certain lower level tenant signs on east and north facades.
			primary entrance	160	240	40	
			mall courtyard	153			
			interior courtyard	130	195	294	
						195	
						200	MULTI TENANT AND THEATRE MARQUEE on north façade
						30	UNIVERSITY MALL' SIGN on TOWER (VERTICAL)
Building 'D'	Existing 2 story retail		primary entrance lower level	160	240	240	Waiver exception request to allow the tenants on the upper level whose storefronts face the courtyard to apply the allowable sign area to the south wall of Building 'D'
			primary entrance courtyard	162	243	210	
SUB-TOTAL					2523	2081	
Total Allowable					3345		
Total Proposed						2903	
PER THE SIGN WAIVER REQUEST THE TOTAL AREA BEING RELOCATED IS						504 sf	

The chart above shows that the majority of the proposed signage area falls within the limits permitted by the Zoning Ordinance, except for approximately 504 square feet of interior courtyard signage that is proposed (through the Special Exception) to be located to the north, south and east sides of Building C and the south side of Building D. Staff feels that the additional sign area is not uncommon for shopping centers of this size and that the unique design of the University Mall Shopping Center (using an interior courtyard) justifies the

additional signage. The proposed signs will be contextual to the architecture of the buildings and the additional building signage would also help activate the courtyard area, while maintaining a sense of continuity. Staff finds that the difference in sign area from the Zoning Ordinance is acceptable.

In addition, the applicant proposes to combine allowable sign area for Buildings E and F to accommodate flexibility in the placement of future tenant signs on the buildings. No additional sign area is requested for these buildings. Since Buildings E and F are pad sites located in the rear of the shopping center, staff feels that providing flexibility in the placement of signs would help ensure that the design of the pad buildings would include four sided architecture. Signage would be used to highlight pedestrian access points, which are located on the sides and rears of those buildings. The applicant has also ensured that the proposed signs will be harmonious with the development and will serve their intended purpose of identifying uses in Buildings E and F of the shopping center.

No additional sign area is requested with this application for the remainder of the buildings in the shopping center. The chart above merely lists all buildings in the shopping center and their associated sign area as permitted by the Zoning Ordinance. Pages 2 and 3 show the potential locations of these signs on the GDP/SEA Plat and the Interpretation Plan.

A graphic is also included on Page 24, which highlights the general dimensions for temporary leasing signs, which are proposed to be four feet by eight feet and mounted on four inch by four inch posts, (the applicant proposes to locate no more than two on the site). Staff feels that these signs should be removed after a reasonable time period, and has recommended a development condition that limits the size of these signs to the size specified in the SEA Sign Plan and requires the signs be removed within 18 months from the date of the issuance of the sign permit. Imposition of this development condition will address staff's concerns.

Land Use/Environmental/Transportation/Stormwater Analysis

Review of this application by Department of Planning and Zoning, Planning Division, and the Department of Public Works and Environmental Services raised no issues. Fairfax County Department of Transportation also supported that the application, but indicated that all free-standing signs should be located out of the line of sight from access points (see Appendix 6). A development condition has been written to address that concern.

ZONING ORDINANCE PROVISIONS

This special exception amendment application does not change the previous analysis for the shopping center uses, the previously approved waivers and modifications, or the other applicable Zoning Ordinance provisions as established with the previously approved SEA Plat (SEA 87-A-086-02) for the property. The applicant seeks approval of a third SEA application to waive certain sign regulations. No new construction (other than that approved in SEA 87-A-086-02) is proposed in the shopping center. The approved layout and development conditions for the shopping center are carried forward with this application, with addition of development conditions associated with the sign plan. The review of the Zoning Ordinance Sections below pertains to the applicant's request to waive certain sign regulations only.

General Special Exception Standards (Sect. 9-006)

General Standard 1 states *that the proposed use at the specified location shall be in harmony with the adopted Comprehensive Plan*. No site specific Plan text is provided for this site. As discussed in the Analysis, the majority of the proposed signage is within the limits permitted by the Zoning Ordinance, except for approximately 504 square feet of interior courtyard signage that is proposed to be relocated to the north, south and east sides of Building C and the south side of Building D. Staff feels that the additional sign area is not uncommon for shopping centers of this size and that the unique design of the University Mall Shopping Center (using an interior courtyard) justifies the additional signage. The proposed signs are to be contextual to the architecture of the buildings and the additional building signage would also help activate the courtyard area while maintaining a sense of continuity. Staff also feels that the request to combine allowable sign areas for Buildings E and F to allow flexibility in the placement of signs on those buildings is also reasonable, since it would encourage activity and similar architecture on all four sides of the building pad sites. Signage would be used to highlight pedestrian access points, which are located on the sides and rears of those buildings. This standard has been met.

General Standard 2 states that *the proposed use shall be in harmony with the general purpose and intent of the applicable zoning district regulations*. The proposed sign plan is consistent with the general purpose and intent of the C-6 District.

General Standard 3 requires that *the proposed use shall be such that it will be harmonious with and will not adversely affect the use or development of neighboring properties in accordance with the applicable zoning district regulations and the adopted comprehensive plan. The location, size and height of buildings, structures, walls and fences, and the nature and extent of screening, buffering and landscaping shall be such that the use will not hinder or*

discourage the appropriate development and use of adjacent or nearby land and/or buildings or impair the value thereof. Staff feels that the proposal to locate approximately 504 square feet of interior courtyard signage to the north side of Building C would not adversely affect or hinder the use or development of properties to the north. However, as discussed in the previously approved SEA application, signs located on the south sides of Buildings C, D, E and F could potentially impact the residential development to the south. The applicant acknowledged staff's concern with the previous SEA application and provided a graphic on Sheet 34 of the approved GDP/SEA Plat, showing potential locations of signs and agreed to a development condition specifying that any signs facing the residential communities to the south would be dimmed at least 50% from 10 PM to dawn. The locations of signs shown on the current sign plan are consistent with Sheet 34 of the approved GDP/SEA Plat and the previously approved development conditions have been carried forward. As such, staff feels that the proposal will not adversely affect or hinder the use or development of surrounding properties.

General Standard 4 states that *the proposed use shall be such that pedestrian and vehicular traffic associated with such use will not be hazardous or conflict with the existing and anticipated traffic in the neighborhood.* All signs are proposed to be located on site and away from the main vehicular/pedestrian circulation points. Two development conditions have been written to ensure that the proposed freestanding signs located near the primary entrances from Route 123 and Braddock Road: 1) are not located in the future right of way dedication area associated with the previously approved RZ/PCA application; and 2) adhere to VDOT sight distance requirements. With these development conditions, staff feels this standard has been satisfied.

General Standard 5 requires *that landscaping and screening be provided in accordance with the provisions of Article 13.* No changes are proposed to landscaping or screening with this application. Staff feels that this standard is satisfied.

General Standard 6 requires that *open space be provided in an amount equivalent to that specified for the zoning district in which the proposed use is located.* No changes are proposed to the open space with this application. Staff feels that this standard is satisfied.

General Standard 7 requires that *adequate utility, drainage, parking, loading and other necessary facilities to serve the proposed use shall be provided.* The current application proposes no changes to the utilities, drainage, or parking on-site. This standard is satisfied.

General Standard 8 requires that *signs be regulated by the provisions of Article 12; however, the Board may impose more strict requirements for a*

given use than those set forth in this Ordinance. With the exception of the request which is the subject of this application, the signage on the property will continue to conform to Article 12.

Standards for a Waiver of Certain Sign Regulations (Section 9-620)

Section 9-620 contains four (4) standards for a waiver of certain sign regulations. This application addresses these criteria as follows:

Standard 1 states that *such waiver may be for an increase in sign area, increase in sign height, or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.* As stated earlier, the majority of the proposed signage for University Mall is within the limits permitted by the Zoning Ordinance, except for 504 square feet of interior courtyard signage that is proposed to be located to the north, south and east sides of Building C and the south side of Building D. As such, the request is within the scope of the special exception provisions since the applicant seeks an increase in sign area resulting from the proposed sign relocation.

Standard 2 states that *Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.* The applicant has presented several points in their Statement of Justification (Appendix 3) to substantiate their request. Staff feels that the stores located in the interior courtyard have a competitive disadvantage to those with street exposure and the proposal to relocate those signs to the north, south and east sides of Building C and the south side of Building D would help activate the courtyard and would justify sign areas that are larger than those permitted by the Zoning Ordinance. Staff also supports the request to combine allowable sign area for Buildings E and F to allow for flexibility in tenant sign location because it would facilitate the ability to provide interest in four sides of the pad site buildings. Signage would be used to highlight pedestrian access points, which are located on the sides and rears of those buildings. No additional sign area is requested for these buildings.

Standard 3 states that a waiver request will be in harmony with the policies of the adopted Comprehensive Plan. No issues were raised in the land use analysis. Staff finds this criterion has been satisfied.

Standard 4 states that a waiver shall not have any deleterious effect on the existing or planned development of adjacent properties. Staff believes that the proposed sign plan, which contains 504 square feet of additional sign area, would not set a negative precedent regarding the size and number of other signs at the University Mall Shopping Center. Sheet 34 of the approved GDP/SEA Plat included an illustrative of proposed sign areas facing the residential neighborhood to the south. Staff feels that the proposed sign plan associated with this SEA request continues to be consistent with that sheet.

Waivers and Modifications

In conjunction with the previously approved special exception amendment (SEA 87-A-086-03), the Board of Supervisors approved three modifications, which are not impacted by this approval. The applicant is requesting to reaffirm those modifications with their requested proposal.

- Modification of the peripheral parking lot landscaping requirements (which require a ten foot minimum distance along the frontage of the northern and western property lines and off-street parking).
- Modification of the lot area, lot width and open space requirements for the property zoned R-1 (associated RZ 2009-BR-015). This lot would be consolidated into the existing shopping center site.
- Modification of the transitional screening and buffer requirements along the western and southern property lines.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The application seeks approval to: 1) combine allowable sign areas for Buildings E and F to allow flexibility in the placement of tenant signs on those buildings; and 2) relocate signs facing the interior courtyard of the shopping center to the north, south and east sides of Building C and the south side of Building D. No new construction is proposed to the shopping center (except for that approved in the previous application.) All previously approved development conditions are proposed to be carried forward. It is staff's evaluation that the proposed development is in harmony with the use and intensity recommendations of the Comprehensive Plan and with the applicable Zoning Ordinance requirements.

Staff Recommendations

Staff recommends approval of SEA 87-A-086-03, subject to development conditions contained in Appendix 1.

Staff recommends reaffirmation of the previously approved waivers and modifications:

- modification of the peripheral parking lot landscaping requirements (to provide a ten foot minimum distance along the frontage of the northern and western property lines).
- modification of the lot area, lot width and open space requirements for the property zoned R-1 (RZ 2009-BR-015) to permit the consolidation of this lot into the existing shopping center site.
- modification of the transitional screening and barrier requirements along the western and southern property lines.

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

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

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

APPENDICES

1. Proposed Development Conditions
2. Affidavit
3. Statement of Justification
4. Previously Approved GDP/ SEA Plat and Development Conditions for SEA 87-A-086-02
5. Staff Determination for PI 1201 002
6. Transportation Analysis
7. Zoning Ordinance Provisions
8. Glossary of Terms

PROPOSED DEVELOPMENT CONDITIONS

SEA 87-A-086-03

September 19, 2012

If it is the intent of the Board of Supervisors to approve SEA 87-A-086-03 on Tax Maps 68-1 ((1)) 9A and 9 pt. previously approved for a child care center with a maximum of 150 children; two drive-in financial institutions; a service station with a mini-mart; and an increase in height from 40 feet to 65 feet for architectural towers in the University Mall Shopping Center, to permit a waiver of certain sign regulations and associated modifications to development conditions pursuant to Sect. 9-620 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site (those conditions carried forward from the previous approval are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "College Town Associates, L.P....University Mall," prepared by Bohler Engineering dated and sealed on March 11, 2011. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.*
4. A copy of this Special Exception Amendment and the Non Residential Use Permits SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.*
5. All exterior lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9, of Article 14 of the Zoning Ordinance. Any signage lighting that faces the residential communities to the south shall be dimmed at least 50 percent from 10 PM to dawn.*
6. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as

determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for every use in the shopping center shall be submitted and approved by DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup) for any additional uses on the property.*

7. Pedestrian sidewalks and crosswalks located along the access point leading from George Mason University on Roanoke River Road to the north and the residential community to the south as shown on the GDP/ SEA Plat shall be depicted on the first site plan and shall be completed prior to the issuance of the first Non-residential Use Permit (Non-RUP).*

Child Care Center

8. The maximum daily enrollment shall be limited to 150 students.*
9. The maximum number of staff for the child care center shall not exceed eighteen (18) persons on site at any one time.*
10. The hours of operation of the child care center shall be limited to 6:00 AM to 7:00 PM, Monday through Friday.*
11. The play area shall include a six foot tall wooden board on board fence as shown on the SEA Plat.*
12. Cautionary signage shall be provided on or near Building F to enhance safety for pedestrian access to the child care center.*
13. The parking area shall not be used for recreational purposes.*
14. Based on the minimum required square footage of outdoor play area per child, no more than 50 children shall be in the outdoor play area at any one time.*

Fast Food Restaurant with Drive-in

15. There shall be a maximum of one fast food restaurant in Building G2 which may have a drive-in lane as shown on the SEA Plat.*

Building Heights

16. The height of the accent towers on Buildings A, C, and D shall not exceed the maximum heights shown on the GDP/ SEA Plat. No gross square footage as defined by the Zoning Ordinance shall be permitted in the towers. In addition, no flagpoles or temporary signage shall be displayed on the towers.*

Service Station

17. There shall be no separate free standing sign associated with the proposed service station/ mini-mart.*

18. The hours of operation shall be limited to 6:00 A.M. to Midnight, seven days a week.*
19. Landscaping shall be provided as shown on the SEA Plat. The service station bay entrance screening shall be evergreen and graduated in height to provide for safety and good visual buffer.*

Signage Plan

20. All new signage for the subject property shall be in substantial conformance with the approved Signage Plan Exhibit entitled "Special Exception for Waiver of Certain Sign Regulations, University Mall," prepared by Bohler Engineering, Samaha and Concept Unlimited, Inc. and dated August 31, 2012. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
21. Replacement of signs that are not in conformance with the signage plan may be phased into conformance through the renovation plans per each building referenced on the GDP/SEA Plat associated with SEA 87-A-086-02 and PCA C-083-02, provided that all signage for the renovated building is in conformance with the signage plan prior to the issuance of the first Non-Residential Use Permit for that building. In addition, prior to the issuance of the first Non-RUP for that renovated building, the property owner or responsible party must file sign permit applications for the replacement signs and diligently pursue the Zoning Administrator's approval of the required Sign Permit Application(s).
22. All signs shall be consistent with the color palette, typography and the use of logos indicated in the signage plan. Minor modifications to the color palette, typography, and logos based on final design may be permitted without necessitating a SEA when it is determined by the Zoning Administrator that such modifications are consistent throughout the project and in substantial conformance with the approved SEA.
23. A matrix shall be provided to the Zoning Administrator prior to the issuance of the first sign permit and all subsequent sign permits which includes the tenant name, address, sign type, sign height, sign area, and Non-Residential Use Permit number and/or any other pertinent information deemed necessary by the Zoning Administrator in order to allow efficient tracking of all signage to be provided on site. Each sign permit shall be accompanied by a letter from the property owner, manager and/or agent of the property stating that the requested sign has been reviewed for compliance with this approval.
24. All freestanding permanent signs shall maintain a minimum five-foot setback from any curb-line, walkway, street right-of-way or other pedestrian or vehicular travel way.

25. In addition to Development Condition 5, signs that require lighting shall be internally illuminated or down-lit to avoid glare and light trespass. No up-lighting shall be permitted on any sign.
26. Pursuant to Section 2-505 of the Zoning Ordinance, all freestanding signs shall be located so as not to restrict sight distance for drivers entering or exiting travel intersections, aisles or driveways.
27. Temporary signs shown on Page 24 of the Signage Plan shall require a sign permit and shall be valid for a maximum of 18 months from the date of issuance of the sign permit.

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 7, 2012

(enter date affidavit is notarized)

I, Keith C. Martin, Agent, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

115934a

in Application No.(s): SEA 87-A-086-03

(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE**,** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in BOLD print are to be disclosed. Multiple relationships may be listed together, e.g., Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Robert J. Lewis, Trustee John T. Whatley, Trustee Ann Farr Lewis, Beneficiary Kathleen E. Whatley, Beneficiary Laura E. Behm, Beneficiary	2911 Hunter Mill Rd #300 Oakton, VA 22124	Title Owner/Lessor
College Town Associates Limited Partnership Richard C. Wolff	2911 Hunter Mill Rd #300 Oakton, VA 22124	Applicant/Ground Lessee
Tramonte, Yeonas, Roberts & Martin PLLC Keith C. Martin	8245 Boone Blvd #400 Vienna, VA 22182	Attorneys/Agents Attorney/Agent
Bohler Engineering VA, LLC David B. Logan	22630 Davis Dr., Suite 200 Sterling, VA 20164	Engineers/Agents Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 7, 2012
(enter date affidavit is notarized)

115934/a

for Application No. (s): SEA 87-A-086-03
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the SHAREHOLDERS of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)
Geo. H. Rucker Realty Corporation
29911 Hunter Mill Rd #300
Oakton, VA 22124

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

John R. Jones, Jr.
Marilyn M. Jones
Derek P. Rucker

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: August 7, 2012
(enter date affidavit is notarized)

115934a

for Application No. (s): SEA 87-A-086-03
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Tramonte, Yeonas, Roberts & Martin PLLC

8245 Boone Blvd #400

Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Vincent A. Tramonte II

George P. Yeonas

Jill J. Roberts

Keith C. Martin

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Bohler Engineering VA, LLC

22630 Davis Dr. Suite 200

Sterling, VA 20164

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Adam J. Volanth

Daniel M. Duke

Mark R. Joyce

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 7, 2012
(enter date affidavit is notarized)

115934

for Application No. (s): SEA 87-A-086-03
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)
College Town Associates Limited Partnership
2911 Hunter Mill Rd #300
Oakton, VA 22124

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g.

General Partner, Limited Partner, or General and Limited Partner)

Geo. H. Rucker Realty Corporation-General
Partner
Ann Farr Lewis, Kathleen E. Whatley,
Laura E. Behm- Limited Partners

(check if applicable) [] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed. Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 7, 2012
(enter date affidavit is notarized)

115934/a

for Application No. (s): SEA 87-A-086-03
(enter County-assigned application number(s))

1(d). One of the following boxes must be checked:

[] In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

[x] Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)
None.

(check if applicable) [] There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: August 7, 2012
(enter date affidavit is notarized)

115934/a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)
None.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one) [] Applicant [x] Applicant's Authorized Agent

Keith C. Martin, Agent
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 7th day of August 2012, in the State/Comm. of Virginia, County/City of Fairfax

Teresa F. Rankin
Notary Public

My commission expires: 1-31-2014



TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8221 OLD COURTHOUSE ROAD, SUITE 300
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

RECEIVED
Department of Planning & Zoning
MAR 26 2012
Zoning Evaluation Division

March 26, 2012

Ms. Kris Abrahamson
Department of Planning and Zoning
12055 Government Center Pkwy., Suite 801
Fairfax, VA 22035

Re: Special Exception for Waiver of Certain Sign Regulations
University Mall – College Town Associates, L.P.
Intersection of Braddock and Ox Roads

Dear Ms. Abrahamson:

University Mall, at the intersection of Braddock and Ox Roads, is scheduled for a major renovation, including new construction and re-branding of the existing buildings. A key component of the renovation is a new sign package including freestanding signs, other owner related signs, and new tenant signage.

To accomplish the proposed sign package, and provide all the Center's tenants with effective signage, it is necessary to request a Special Exception for the Waiver of Certain Sign Regulations.

College Town Associates, L.P. is hereby making application to the Fairfax County Department of Planning and Zoning for the following Special Exceptions:

1. Building "F" – Request to combine allowable sign areas for the entire building.
2. Building "C" – Request to allow the application of the interior courtyard's tenant storefront linear footage to the exterior of Building 'C's' north and south walls.
3. Building "C" – Request to allow the placement of certain lower level tenants' signs on the east and north walls of Building "C".
4. Building "D" – Request to allow the tenants on the upper level whose storefronts face the courtyard to apply the allowable sign area to the south wall of Building "D".

Included in this submittal for the Special Exception are the following Exhibits:

1. Base and "Interpretation" site plans denoting the facades used to calculate the sign areas and the location of certain signs.

2. Sign area matrices of the calculations for allowable sign areas for each building in the Base Plan and the "Interpretation" Plan.
3. Building elevations showing the locations of signs.
4. A sign criteria for the proposed individual tenant signs.
5. Conceptual sign designs.
6. Examples of individuals tenant signs.

Please accept this Application on behalf of College Town Associates, L.P.

Very truly yours,

A handwritten signature in black ink, appearing to read "Keith C. Martin". The signature is fluid and cursive, with a long horizontal stroke at the end.

Keith C. Martin

cc: Richard Wolff

TRAMONTE, YEONAS, ROBERTS & ASSOCIATES, PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8221 OLD COURTHOUSE ROAD, SUITE 300
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

December 28, 2011

Ms. Barbara Berlin
Department of Planning and Zoning
12055 Government Center Pkwy., Suite 801
Fairfax, Virginia 22035

RECEIVED
Department of Planning & Zoning

JAN 09 2012

Zoning Evaluation Division

Re: Special Exception for Waiver of Certain Sign Regulations
University Mall

Dear Ms. Berlin:

The following is a statement of justification for the above referenced application. University Mall, at the intersection of Braddock and Ox Roads, is scheduled for a major renovation, including new construction and re-branding of the existing buildings. A key component of the renovation is a new sign package including freestanding signs, other owner related signs, and new tenant signage.

To accomplish the proposed sign package, and provide all the Center's tenants with effective signage, it is necessary to request a Special Exception for the Waiver of Certain Sign Regulations.

College Town Associates, L.P. is hereby making application to the Fairfax County Department of Planning and Zoning for the following Special Exceptions:

1. Building 'F' – Request to combine allowable sign areas for the entire building
2. Building 'A' – Request to combine allowable sign areas for the entire building
3. Building 'C' – Request to allow the application of the interior courtyard's tenant storefront linear footage to the exterior of Building 'C's' north and south walls
4. Building 'D' – Request to allow the tenants on the upper level whose storefronts face the courtyard to apply the allowable sign area to the south wall of Building 'D'.

Included in this submittal for the Special Exception are the following Exhibits:

- Exhibit A, A1 and A2 - Overall and partial site plans denoting the facades used to calculate the sign areas
- Exhibit B - A sign area matrix of the calculations for allowable sign areas for each building
- Exhibit C - A sign criteria for the proposed sign package

- Exhibit D - A typical detail for a tenant wall sign

All of the buildings that are referenced in the Special Exceptions above are shown on Exhibits A through A2, as are the facades used to calculate the allowable sign areas.

The following is a description of the proposed use:

- A. Type of Operation: Waiver of certain sign regulations.
- B. Hours of Operation: Not applicable.
- C. Estimated Number of Patrons: Not applicable.
- D. Proposed Number of Employees: Not applicable.
- E. Estimate of Traffic Impact: Not applicable.
- F. Vicinity to be served: Five mile radius.
- G. Description of Building Facade: Material guidelines provided in sign booklet.
- H. No hazardous or toxic substances to be stored.
- I. Proposed use conforms to all applicable ordinances.

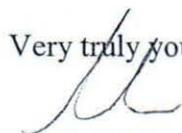
It is submitted that the proposed waivers meet the criteria set forth in Section 9-620 as follows:

1. The waivers are for an increase in sign area or different location of a sign, not otherwise provided by Sect. 12-304.
2. It is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, size or configuration of the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. Such waivers will be in harmony with the policies of the adopted comprehensive plan.
4. Based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

It is hereby requested that a waiver of the Article 9 application submission requirements be granted to allow the use of the approved Special Exception Plat for SE 87-A-086.

Please accept this Application on behalf of College Town Associates, LP.

Very truly yours,



Keith C. Martin



County of Fairfax, Virginia

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

April 27, 2011

Keith C. Martin
Tramonte, Yeonas and Roberts, P.C.
8221 Old Courthouse Road, Suite 300
Vienna, VA 22182

RE: Proffered Condition Amendment Application PCA-C-083-02
(Concurrent with Rezoning Application RZ 2009-BR-015 and
Special Exception Amendment Application SEA 87-A-086-02)

Dear Mr. Martin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 26, 2011, approving Proffered Condition Amendment Application PCA-C-083-02 in the name of College Town Associates, L.P. The Board's action amends the proffers for Rezoning Application RZ C-83, previously approved for commercial development to permit modifications to proffers and site development with an overall Floor Area Ratio (FAR) of 0.24. The subject property is in the southeast quadrant of the intersection of Ox Road and Braddock Road on approximately 18.64 acres of land [Tax Map 68-1 ((1)) 9], in the Braddock District.

Sincerely,

Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova
Supervisor John Cook, Braddock 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
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
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

PROFFERS
College Town Associates, L.P.
RZ 2009-BR-015
PCA C-83-02

April 5, 2011

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this Rezoning and Proffer Condition Amendment (PCA) proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 68-1((1))9A (rezoning parcel) and Tax Map Reference No. 68-1((1))9 (PCA Parcel) (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said rezoning request for the C-6 District and PCA C-83-02 are granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application requests are denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The Applicant hereby reaffirms the Proffered Development Conditions approved with PCA C-83-1 subject to the following amended Proffered Conditions that amend paragraph B of the Proffered Development Conditions dated September 11, 1984, and the proffers associated with the C-2 zoned portion (Tax Map 68-1((112))9B) of PCA C-83-1 shall remain in effect.

GENERAL

1. Substantial Conformance. Subject to the proffers and the provisions of Article 18 of the Zoning Ordinance, under which minor modifications to an approved development plan are permitted, development of the Property shall be in substantial conformance with the Generalized Development Plan/Special Exception Amendment Plat ("GDP/SEA Plat") entitled "College Town Associates, L.P.....University Mall" (hereinafter referred to as GDP/SEA Plat), prepared by Bohler Engineering Inc., and dated June 19, 2009 as revised through March 11, 2011.

2. Minor Modifications. In addition to that described above, pursuant to Paragraph 4 of Section 18-403 of the Zoning Ordinance, minor modifications to the GDP/SEA Plat and these proffers may be permitted as determined by the Zoning Administrator.

3. Maximum Density. The maximum floor area ratio ("FAR") permitted on the Property shall be .24. Based on the maximum FAR, the maximum gross floor area ("GFA") that may be constructed shall be 206,338 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Property remain in substantial conformance with that shown on the GDP/SEA Plat as determined by the Zoning Administrator.

4. Architecture.

A. The final architectural design shall be in substantial conformance with the general type, quality and proportion of materials depicted in the illustrative perspectives, elevations, and section shown on sheets 24 through 32 of the GDP/SEA Plat.

B. Rooftop Equipment. Telecommunications and other related equipment may be placed on the proposed Buildings' rooftops. Any such facilities must comply with the applicable requirements of the Zoning Ordinance. Rooftop mechanical equipment will be shielded from view using parapet walls and designed not to exceed roof coverage limitations of the Zoning Ordinance including the 25% limitation. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.

C. The following colors and materials shall be used on the main shopping center building and shall be compatible with each other and with the illustrations shown on Sheets 24 to 32 of the GDP/SEA Plat as determined by the Department of Public Works and Environmental Services (DPWES):

Materials - Color Palette:

- Masonry – Rusty Red-browns
- EISF (Exterior Finish and Insulation System) – Earth Tones

- Aluminum Storefront and Curtain wall - Silver
- Fabric Awnings – Varied Accent Colors and Patterns
- Corrugated Metal - Gray
- Decorative metal work elements – Black and Silver

- Sidewalk Paving - Buff and Brown

D. Retaining walls shall be constructed in substantial conformance with those shown on sheet 7, 8 and 9A of the GDP/SEA Plat and shall meet Public Facilities Manual ("PFM") requirements.

E. The outdoor play area for the child care center in Building F shall be a minimum area of 5000 s.f. and shall be screened with a solid fence or wall a minimum of 6 feet in height, as shown on the GDP/SEA Plat.

F. Buildings E, F and G shall have consistent 4 sided architectural treatments with compatible materials and color schemes with the Main Mall buildings. Techniques shall include but not be limited to features along the buildings facing Braddock Road and Ox Road.

5. Unifying Elements. All street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development. Such street furniture shall be consistent in quality and character with the illustrative examples included in Site Details Sheet 21 of the GDP/SEA Plat.

6. Signage.

A. All signage shall comply with Article 12; however, all signage for Buildings A, B, C, D, E and F shall be subject to a Special Exception for waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact adjacent neighborhoods; Pole signs shall not be permitted on the Property. All directional and way finding signage shall be consistent, both in terms of materials and design, throughout the development.

B. Accent lighting. All building accent lighting shall be in substantial conformance with the outdoor Lighting Standards of Par. 2C of Sect. 14-902 that provides for full cut-off or directionally shielded lighting fixtures that are aimed and controlled so that the directed light shall be substantially confined to the object intended to be illuminated.

7. Building Height Increase. The accompanying Special Exception application seeks an increase in the allowable height in a C-6 district from 40 feet to allow four building accent towers (a 46 foot tower on Building A, 60 and 65 foot towers on Building C and a 54 foot

tower on Building D) as well as a 42 foot building height for a portion of Building C) as depicted on the GDP/SEA Plat.

8. Building J1. Building J1 is currently occupied by a drive-in financial institution. At least 90 days prior to the expiration of the existing lease, the applicant shall inform the occupant of the building that upon expiration of the lease, the drive-in window and associated driveway will be removed and additional landscaping shall be provided per the recommendation of Urban Forest Management (UFM). If the current occupant leaves the building, the drive-in window and associated driveway shall be removed and additional landscaping shall be provided per the recommendation of UFM. In any event, the drive-in window shall be removed prior to the issuance of a Non-residential (Non-Rup) for a new occupant.

GREEN BUILDING PRACTICES

9. The applicant will include, as part of the site plan/subdivision plan submission and building plan submission for Buildings E, F and G1 to be constructed, a list of specific credits within the most current version of the U.S. Green Building Council's (USGBC's) Leadership in Energy and Environmental Design—Core and Shell rating system (LEED®-CS) that the applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED Silver certification of the project.

10. In addition, prior to site plan approval for Buildings E, F and G1, the applicant will designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

11. Prior to building plan approval for buildings E, F and G1, the applicant will submit, to the Environment and Development Review Branch of DPZ, documentation from the

U.S. Green Building Council demonstrating that LEED Silver precertification under the Core and Shell program has been attained for that building. Prior to release of the bond for the project, the applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED Certification from the U.S. Green Building Council for each building on the property.

12. As an alternative to the actions outlined in the above paragraphs, or if the applicant fails to attain LEED Silver precertification prior to building plan approval, the applicant will execute a separate agreement and post, for each building, a "green building escrow," in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot of building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the LEED-CS rating system or other LEED rating system determined, by the U.S. Green Building Council, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that each building has attained LEED certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification within one year of issuance of the RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

13. In the event building G2 is a Fast Food Restaurant the following measures shall be taken in lieu of LEED certification:

A. Prior to the issuance of the Non-Residential Use Permit, verification shall be provided to the Department of Planning and Zoning that the following green building elements have been completed. These elements shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also a licensed architect or engineer but not a Fast Food Restaurant employee.

B. Prior to the issuance of the Non-Residential Use Permit, a copy of the draft electrical purchasing agreement detailing the purchase of renewable energy credits totaling 35% of the restaurant electrical use, and the methodology for determining the electrical use shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning .

C. The use of rooftop HVAC units with an 11 EER (Energy Efficiency Rating) for the 15 Ton Unit and a 13 SEER (Seasonal Energy Efficiency Rating) for the 4 Ton Unit.

D. The use of compact fluorescent light fixtures as the predominant fixture in the dining room.

E. The use of high efficiency fluorescent light fixtures in kitchen area.

F. The use of low flow water closets, urinals and lavatories.

G. The use of automatic faucets for restroom hand sinks (lavatories) and kitchen area hand sinks, as allowed by the Health Department.

H. The use of low volatile organic compound (VOC) adhesives, paints, and sealants, with the exception of fire caulking, mastic products used to seal the roof membrane and any flues used to weld PVC piping together. Specifically, architectural paints and coatings applied to interior walls and ceilings shall not exceed the VOC contents limits established in Green Seal Standard GS-11, Paints, 1st Edition, May 20, 1993. Anti-Corrosive and anti-rust paints applied to interior ferrous metal substrates shall not exceed the VOC content limit of 250 g/l established in Green Seal Standard GC-03, Anti-Corrosive Paints, 2nd Edition, January 7, 1997. Clear wood finishes, floor coatings, stains, primers, and shellacs applied to interior elements shall not exceed the VOC content limits established in South Coast Air Quality Management District (SCAM) Rule 1113, Architectural Coatings, rules in effect on January 1, 2004. Finally, adhesives, sealants, and sealant primers, with the exception of fire caulking, mastic products used to seal the roof membrane and glues used to weld PVC piping together, shall comply with South Coast Air Quality Management District (SCAM) Rule #1168.

I. The use of highly reflective building roof to include an initial solar reflectivity index (SRI) equal to or greater than 78.

J. Develop and implement a construction and demolition waste program which provides for, at a minimum, construction waste management recycling for the existing building demolition, consisting of storefront windows, glass window lights in exterior doors, structural steel (columns, lintels, etc.), storefront glass window frames, hollow metal doors/frames, and steel supports from dining room seating/tables at site plan review. A copy of the waste program shall be provided to the Environment and Development Review Branch of the Department of Planning and Zoning prior to site plan approval.

14. Prior to the issuance of any permits for building signs for Building G, verification shall be provided to DPZ that LED illumination shall be used within the signs. The use of LED illumination shall be verified either by letter from a LEED-AP or other equivalent green building certified professional who is also licensed architect or engineer but not employed by the applicant.

15. Energy Conservation/Green Building. The Application shall utilize green building practices for the proposed improvements to the Building A and C expansion areas including, but not limited to, the following strategies:

- A. Consult a LEED accredited professional in the design of the addition;
- B. Provide space for storage and collection of recyclables within each building, including code-required paper and cardboard, and additional materials including but not limited to aluminum, plastic, and glass, and proof of a recycling commitment for these materials in the trash haul contract;
- C. Prohibit smoking in the interior public areas of the building and provision of designated smoking areas away from entries and operable windows;
- D. Design the addition to use insulated low e glass, or equivalent functioning glass; with a U factor of 0.35 or better;
- E. Utilize Energy Star (or equivalent) appliances; and
- F. Provide the Environmental Development Review Branch (EDRB) of the Department of Planning and Zoning with evidence of satisfaction of the above five requirements prior to issuance of building permits for the proposed expansion areas.

TRANSPORTATION

16. Reservation/Dedication for Ox Road and Braddock Road. The Applicant shall reserve for future dedication for public street purposes and conveyance in fee simple to the Board of Supervisors, for no additional consideration, monetary or otherwise, the right-of-way needed to widen Ox Road and Braddock Road across the Property's frontage as a grade separated interchange as shown on sheet 20 of the GDP/SEA Plat. The Applicant shall then dedicate the right-of-way as specified in Proffers 16B and 16C. Such right-of-way shall be of variable width, and shall be located within the Property in the areas as generally shown on Sheet 20 of the GDP/SEA Plat. The exact location and amount of right-of-way to be dedicated shall be determined in relation to the final engineering design of the Ox Road/Braddock Road Interchange as determined by DPWES and VDOT. Reservation and Dedication of such right-of-way shall be made as follows:

A. A Deed of Street Reservation to the Board of right-of-way along the Property's Braddock Road and Ox Road frontages as shown on sheet 20 entitled Phase 3 Plan shall be recorded among the land records at time of the first site plan approval for new development. The Deed shall be in conformance with that which is proffered. The Applicant shall provide a copy of the Deed to the Fairfax County Department of Transportation before recordation.

B. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land areas as shown on Sheet 19 of the GDP/SEA Plat or as determined by the final designs of the interim transportation improvements for the Ox Road/Braddock Road corridor. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication, at their own expense.

C. At such time in the future as VDOT or Fairfax County, whichever occurs first, shall demand, the Applicant shall prepare, submit for approval, and then execute a Deed of Dedication to the Board of Supervisors that conveys in fee simple and dedicates for public street purposes, for no additional consideration, monetary or otherwise, the land area as shown on Sheet 20 of the GDP/SEA Plat or as determined by the final designs for the Ox Road/Braddock Road interchange. The Applicant shall provide temporary construction easements as deemed necessary by VDOT or FCDOT for no additional consideration monetary or otherwise. The Applicant shall vacate and demolish any structures in the dedication area and reconfigure land bays as necessary prior to dedication at their own expense.

D. In the event the Applicant receives written notice to dedicate the Braddock Road and Ox Road right-of-way pursuant to paragraphs C. and D. above prior to the expiration of the leases governing Building "H" and the "Gas Station Building" lessees, (i) the Applicant shall request the County to acquire the necessary property rights held by Building "H" and the "Gas Station Building" lessees by means of its condemnation powers, at the Applicant's expense. The Applicant's request will not be considered until it has forwarded, in writing, to the appropriate County agency accompanied by: (1) plans and profiles showing the necessary right-of-way or easements to be acquired, including all associated details of the proposed transportation improvements to be located on said property; (2) an independent appraisal of the leasehold value of the right-of-way easements to be acquired and of all damages and benefits to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way or easements to be acquired; and (4) Letter of Credit or cash (at the Applicant's discretion) in an amount equal to the appraised value of the right-of-way or easements to be acquired and of all damages to the residue, which Letter of Credit can be drawn upon by the County. In the event the property owner and Lessees of the right-of-way or easements to be acquired are awarded more than the appraised value of same and of the damages to the residue in a condemnation suit, the amount of the award in excess of the Letter of Credit or cash posted amount shall be paid to the County by the Applicant within fifteen (15) days of said award. All other costs incurred by the County in acquiring the right-of-way, including relocation costs and attorney's fees associated with condemnation, shall be paid to the County by the Applicant on

demand. The Applicant agrees to waive its condemnation award for its fee simple interests in the condemned right-of-way.

E. The Applicant shall not renew the leases for Building H and the Building I Service Station and shall not enter into any new leases that would convey any leasehold interest in the reservation area described above. All new leases of leasehold interests outside the reservation area shall include full disclosure of the reserved right-of-way and shall include a lease termination paragraph upon dedication.

F. If not previously approved by the Board of Supervisors, an SEA will be required for Building I (service station) to reflect Phase II and III improvements as shown on the GDP/SEA Plat.

17. Bike Parking. At the time of each site plan for new construction, the Applicant shall provide and install a minimum of one (1) bicycle storage space per 7,500 square feet of total commercial gross floor area unless demonstrated that a minimum of twenty-eight (28) bicycle storage spaces have been provided on-site. The design and placement of bicycle storage spaces shall be done in consultation with the Fairfax County Department of Transportation and shall not be located in vehicular parking spaces.

18. New Southern Entrance on Ox Road and Inter-Parcel Access to the South.

A. Prior to the issuance of the first new Non-RUP, the Applicant shall (1) construct a temporary right in/right out only entrance along Ox Road generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat, (2) dedicate additional right of way needed to construct the inter-parcel access to the south (as shown on the GDP/SE Plat on Sheets 7, 8, 19, and 20) to the Board of Supervisors in fee simple for public street purposes, for no additional consideration, monetary or otherwise, and (3) escrow with the County one-half (1/2) of the cost not to exceed \$125,000 to design, equip and install a new traffic signal at a shared common full movement entrance located off-site of the Property approximately 565 feet to the south of the existing north Property entrance on Route 123.

B. Prior to final bond release, the applicant shall conduct a signal warrant study for a traffic signal in the general vicinity, which may be off-site, of the New Ox Road Entrance as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat.

(i) In the event that the signal is found warranted, the applicant shall (1) fully fund the installation of the traffic signal, (2) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already complete by VDOT, (3) construct the inter-parcel access travel-way to the southern property line with the flexibility to slightly shift the inter-parcel access to accommodate access from the south, and (4) record a public access easement for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

(ii) In the event that the signal is deemed necessary by VDOT, or VDOT closes the new southern entrance on Ox Road the Applicant shall escrow an additional \$125,000.00 for signalization of the shared common full movement entrance located off-site to the south as referenced above. Said escrow contribution shall be made within thirty (30) days of receipt of a written request by either VDOT or FCDOT. The Applicant shall also (1) close the temporary southern right in/right out access point on Ox Road (Rt. 123) shown on the GDP/SE Plat if not already completed by VDOT, (2) construct the inter-parcel access travel-way to the southern property line with the flexibility to slightly shift the inter-parcel access to accommodate access from the south, and (3) record a public access easement for the inter-parcel access if the inter-parcel access falls outside of the previously dedicated land.

C. In the event that a traffic signal is not warranted by the signal warrant study or deemed necessary by VDOT, the right in/right out only entrance along Ox Road generally as shown on Sheet 7 and Sheet 19 of the GDP/SEA Plat may remain and those funds escrowed by the Applicant shall be returned with interest no later than 10 years after final bond release or at the time VDOT deems the traffic signal is not necessary.

19. Existing Ox Road Entrance. Prior to the issuance of the first new NON-Rup, the Applicant shall lengthen the throat to the entrance on Ox Road, construct a sidewalk connection to Ox Road and paved crosswalks connecting to Building A as shown on sheet 7 and 8. It is understood that this entrance will be eliminated by VDOT with the interchange improvements as shown on sheet 20 of the GDP/SEA Plat. At such time, the Applicant shall reconfigure the parking area and plant additional landscaping along Ox Road to conform with the landscaping on either side at their own expense.

20. Eastern Braddock Road Entrance. Prior to the issuance of the first new Non-RUP, the Applicant shall widen the entrance/exit along Braddock Road to provide a left turn exit, through exit and right turn exit lanes as shown on sheets 7, 8, 19 and 20 of the GDP/SEA Plat (at the intersection of Roanoke River Road and Braddock Road).

21. Westbound Left Turn on Braddock Road. Prior to the issuance of the first new Non-RUP the Applicant shall lengthen the westbound left turn lane at the Roanoke River Road and Braddock Road intersection to provide a 335 foot turn lane, with a 200 foot taper as shown on the GDP/SEA Plat sheet number 7.

22. Shared Parking Study/Parking Reduction Study. At the time of dedication of right-of-way for the "Phase 2 Plan" and/or "Phase 3 Plan", a shared parking study and/or parking reduction study that demonstrates that adequate parking is available for the entire shopping center shall be submitted for approval in accordance with the Zoning Ordinance. If it is determined in review of the revised shared parking and/or parking reduction study that the parking is not adequate for the shopping center, the Applicant shall be permitted to provide additional parking spaces on the Property without a proffered condition amendment, provided that open space is not reduced, or to reduce the number of uses and adhere to the limits specified by DPWES.

23. Pedestrian Signal Timing. Subsequent to completing the improvements outlined in paragraphs 19 and 20, the Applicant shall submit a pedestrian signal study to VDOT seeking an increase in the amount time allocated for pedestrians using the crosswalks at the intersection of Braddock Road and Roanoke River Road and pay for any modifications to the timing of the pedestrian signal at the intersection of Braddock Road and Roanoke River Road, as approved and determined to be necessary by VDOT.

STORMWATER MANAGEMENT

24. Stormwater Management ("SWM") Facilities. The Applicant will fulfill such requirements through the use of an underground system shown on the GDP/SEA Plat in accordance with the stormwater management narrative and Fairfax County requirements in the Public Facilities Manual. SWM and outfall shall be reviewed for adequacy by DPWES at the

time of site plan approval. If measures depicted on the GDP/ SEA Plat are determined not to be adequate, a PCA may be required.

25. Interim SWM Facilities. Concurrent with the construction of the underground system during the first phase of development, the Applicant shall phase construction of SWM facilities as approved by DPWES.

LANDSCAPING

26. Landscaping and Landscaped Open Space. The site plan submitted for the development shall include a landscape plan consistent with that on Sheets 17, 18, 19 and 20 of the GDP/SEA Plat. The Applicant shall maintain the existing landscaping on site and the proposed landscaping as shown on the GDP/SEA Plat. All new deciduous trees provided as shown on such landscape plan, shall be a minimum of 2 to 2.5 inches in caliper at the time of planting. All new evergreen trees used in peripheral screening and landscaping areas and public spaces shall be a minimum of six (6') feet in height at the time of planting. Such landscape plan shall be provided in substantial conformance with the landscaping concepts shown on the GDP/SEA Plat as determined and approved by UFM.

27. Location of Utilities. Along all existing and proposed public rights-of-way, utility lines shall be generally located so as to not interfere with the landscaping concepts shown on the GDP/SEA Plat. The Applicant reserves the right to make minor modifications to relocate such landscaping to reasonably accommodate utilities lines and Virginia Department of Transportation (VDOT) sight distances provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the GDP/SEA Plat and shall conform to the tree canopy calculations specified in the County Public Facility Manual (PFM). Any tree or shrub determined to impact utilities lines and sight distance shall be replaced with an appropriate size or relocated elsewhere on the site with equal size and quality, as determined by UFM. For all other areas of the Property, in the event that, during the process of site plan review any landscaping shown the GDP/SEA Plat cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping

consisting of equivalent flora generally consistent with that displaced shall be substituted at an alternate location on the Property, subject to approval by UFM.

28. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist or Landscape Architect, and shall be subject to the review and approval of the Urban Forest Management Division DPWES.

A. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for limits of clearing and grading shown on the GDP/SEA Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved such as: crown pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

29. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. The owners of the Lots subject to the Amended Covenant dated September 15, 1984 as recorded in Deed Book 6040 at page 971 of the land records, the Braddock District Planning Commission and abutting Property Owners shall be invited to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of

clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

30. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP/SEA Plat, subject to a 5 foot clearing area along the southern property line to allow construction of the retaining walls. A replanting plan shall be developed and implemented, subject to approval by the UFM for the 5 foot wide area protected by the limits of clearing and grading that must be disturbed for the retaining wall.

31. Tree Preservation Fencing.

A. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition Plan, as may be modified by the "Root Pruning" development condition below.

B. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is

determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

32. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by UFM and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist or landscape architect.
- A UFM representative shall be informed when all root pruning and tree protection fence installation is complete.

33. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFM. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer development conditions, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFM.

34. Bonding.

A. A professional with experience in plant appraisal, such as a certified arborist or landscape architect, shall be retained to determine the replacement value of trees noted "to be saved" on the tree preservation plan including both on-site trees and off-site trees 8 inches in diameter and greater, and 25 feet from the limits of clearing and grading. These trees and their value shall be identified on the tree preservation plan at the time of the first submission

of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFM.

B. The Applicant shall practice due diligence to preserve healthy trees determined worthy of saving by Urban Forestry Management. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three percent (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be released shall be determined by UFM. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFM.

C. If at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by UFM, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with UFM, and the Applicant's certified arborist or landscape architect. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant shall also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the GDP Plat that is determined by UFM to be dead or dying due to unauthorized construction activities. This payment shall be based on the "Trunk Formula Method" noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Braddock District.

35. Native Trees. Native species of trees shall be used within the landscaping, streetscape and parking lot landscaping space areas as determined appropriate by the County

Urban Forester per the County PFM. Applicant shall remove, replace and maintain any dead trees in the parking lot landscaping.

36. Supplemental Landscaping in the R-1 zoned area. At the time of planting, the minimum size of deciduous canopy and understory trees shall be 2"-2 ½" caliper, and the minimum height of evergreen trees shall be 8 feet per the County PFM. Areas that are cleared and graded for construction of the retaining wall next to the 50 foot buffer shall be replanted by the Applicant with native species more typically found at the edges of forests, such as *Acer rubrum* (Red maple), *Amelanchier arborea* (Serviceberry), *Cercis canadensis* (Redbud), *Carpinus caroliniana* (American Hornbeam), *Carya glabra* (Pignut hickory), *Cornus florida* (Dogwood), *Hamamelis virginiana* (Witchhazel), *Juniperus virginiana* (Redcedar), *Ilex opaca* (American holly), and *Quercus coccinea* (Scarlet oak), as determined and approved by UFM, as soon as construction activities in the retaining wall area are completed and planting conditions are appropriate, but in no instance shall this occur later than the issuance of a Final NonRUP for any structure adjacent to a cleared area.

MISCELLANEOUS

37. Pedestrian Elements.

A. The Applicant shall construct and maintain pedestrian walk-ways and crosswalks as sheet shown on sheets 10 and 11 of the GDP/SEA Plat as follows:

- Paver crossways connecting Buildings G1 and G2 and to sidewalk from Braddock Road entrance. See Area Detail "D" sheet 11.
- Paver crosswalk leading to Building C. See Area Detail "B" Sheet 11.
- A paver landing area with a knee wall at the center's entrance on Roanoke River Road aligned with the crosswalks from George Mason University connecting to the center's interval sidewalk system. See Sheet 10.
- A pedestrian sidewalk with a raised crosswalk connection to the neighborhood along the southern property line. See Area Detail "C" Sheet 11.

- Each pedestrian element shall be constructed concurrently during construction of the building in closest proximity, and the entire pedestrian circulation plan must be provided with the first phase of construction.

B. The Applicant shall maintain sidewalks and/or trails located outside the public right-of-way. The pedestrian connection to the neighborhood to the south shall include street lights lit and be maintained, including snow removal by the Applicant. The Applicant shall also remove snow/ice from the 50 foot segment of sidewalk north of the property line.

38. Trash. All outdoor trash receptacles shall conform to the standards set forth in the Public Facilities Manual for the screening of such receptacles. The Applicant shall: (a) provide trash cans in the general vicinity of each outdoor seating and patio area; (b) provide for the removal of the trash bi-weekly from this area and (c) generally clean and clear each outdoor seating and patio area of trash daily. The Applicant shall arrange for trash pick ups to occur, no earlier than 7 a.m. and no later than 9 p.m.

39. Loading. All loading activities shall strictly comply with time of day restrictions set forth in the Public Facilities Manual.

40. Food Odor. The applicant shall not allow the discharge of air contaminants/objectable odors generated by the restaurants or their solid waste. The Applicant shall employ, but not be limited to, the following control measures: **A.** All putrescible material as defined by the Fairfax County Code Section 109-1-1-2, shall be stored in sealed containers and shall be disposed in a container(s) reserved exclusively for use by the restaurants. Such putrescible material shall not be shredded or unsealed. **B.** All putrescible materials shall be removed from the subject property by a commercial refuse hauler as needed, Monday through Saturday. Said trash removal shall occur, no earlier than 7 a.m. and no later than 9 p.m. These standards shall be in addition to any other performance standards, regulations, ordinances, or restrictions provided by law.

41. Parking Enforcement. The Applicant shall prohibit parking of vehicles by people not visiting the shopping center and shall provide signage to alert the public. The Applicant shall maintain a contract with a towing service and have parked vehicles which are in violation towed from the Property at the violator's expense.

42. Security Cameras and Security Guards. A. The Applicant shall install and monitor 24 hour surveillance cameras recording outdoor activity within all parking lots of the shopping center. The Applicant shall provide 24 hour access to camera website to the Fairfax County Police Department. B. Security guards shall patrol the property on Friday and Saturday nights and on nights where live entertainment is provided in any of the eating establishments.

43. Community Room. The Applicant shall construct at no cost to the County, a community meeting space of not less than 1000 square feet at or above grade in the shopping center for uses coordinated by the Applicant. This meeting space shall be used at no cost to the community other than a nominal deposit which would be fully refundable. The Applicant shall provide utilities, cleaning services and general maintenance at no cost to the County. The Applicant shall also provide basic office furniture including desks, chairs and tables and post scheduling information and a phone number.

44. Escalator Clause; Escalation in Contribution Amounts. All proffers specifying contribution amounts, the contribution amount shall escalate on a yearly basis from the base year of 2010 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

45. Successors and Assigns. These proffers shall bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these proffers shall include and be binding upon the Applicant's successor(s) in interest and/or developer(s) of any portion of the Property.

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

47. University Mall Management Contact Information. Telephone numbers and email addresses for Mall Management Officials shall be provided to the Braddock District Supervisors Office for contact on Mall Management issues.

48. Building G. Applicant shall commence construction of the main shopping center renovation and/or building additions prior to the issuance of a NON-RUP for a use in Building E, F and G.

49. Applicant shall replace any on-site fencing that is removed or damaged during construction of the retaining wall next to the 50 foot buffer. The replacement fencing shall be the same type of material and same height as the original fencing.

College Town Associates Limited Partnership
Applicant/Groundlessee

By: Geo. H. Rucker Realty Corporation its
General Partner

By: 
Richard C. Wolff, its President

TITLE OWNERS/LESSOR

Robert J. Lewis

Robert J. Lewis, Trustee

John T. Whatley, Trustee

TITLE OWNERS/LESSOR

Robert J. Lewis, Trustee

 Trustee

John T. Whatley, Trustee

DEVELOPMENT CONDITIONS

SEA 87-A-086-02

March 23, 2011

If it is the intent of the Board of Supervisors to approve SEA 87-A-086-02 on Tax Maps 68-1((1)) 9A and 9 pt. previously approved for a child care center with the University Mall Shopping Center to permit a relocation of the child care center, a fast food restaurant with a drive-in, drive-in financial institutions, an increase in building height from 40 feet up to a maximum of 65 feet, a service station with a mini-mart, and other site modifications pursuant to Sect. 4-604 and 9-607 of the Fairfax County Zoning Ordinance, the staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site (those conditions carried forward from the previous approval are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.*
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to the special exception shall be in substantial conformance with the approved Special Exception Amendment (SEA) Plat entitled "College Town Associates, L.P. . . . University Mall," prepared by Bohler Engineering dated and sealed on March 11, 2011. Minor modifications to the approved special exception may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. A copy of this Special Exception Amendment and the Non Residential Use Permits SHALL BE POSTED in a conspicuous place on the property of the use and made available to all departments of the County of Fairfax during the hours of operation of the permitted use.
5. All exterior lighting, including streetlights, security lighting, signage lighting and pedestrian or other incidental lighting shall be in accordance with the Performance Standards contained in Part 9, of Article 14 of the Zoning Ordinance. Any signage lighting that faces the residential communities to the south shall be dimmed at least 50 percent from 10 PM to dawn.
6. All signage shall comply with Article 12 of the Zoning Ordinance. As proffered, the applicant shall file a Special Exception Amendment in the future for a

waiver of certain sign regulations to allow relocation of signs and additional sign areas that will not negatively impact the adjacent neighborhoods.

7. Parking spaces shall meet the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES; a parking tabulation which demonstrates that parking requirements are met for every use in the shopping center shall be submitted and approved by DPWES prior to issuance of a Non-Residential Use Permit (Non-Rup) for any additional uses on the property.
8. Pedestrian sidewalks and crosswalks located along the access point leading from George Mason University on Roanoke River Road to the north and the residential community to the south as shown on the GDP/ SEA Plat shall be depicted on the first site plan and shall be completed prior to the issuance of the first Non-residential Use Permit (Non-RUP).
9. Notwithstanding that shown on the GDP/ SEA Plat, an accurate setback from Ox Road for Building H shall be measured and provided on all site plan submissions. If the setback is determined to not meet the Zoning Ordinance requirement of 40 feet in a C-6 District, the applicant shall 1) provide evidence that the existing building has been taxed for a period of 15 years pursuant to Section 15.2307 of the Code of Virginia (which would deem the building as a legal nonconforming use without the ability to expand), or 2) apply for a modification of yard requirement during the first submission of the site plan. In the event that these options fail, the applicant may need to remove the drive-in canopy on Building H to comply with the setback requirement.

Child Care Center

10. The maximum daily enrollment shall be limited to 150 students.*
11. The maximum number of staff for the child care center shall not exceed eighteen (18) persons on site at any one time.*
12. The hours of operation of the child care center shall be limited to 6:00 AM to 7:00 PM, Monday through Friday.*
13. The play area shall include a six foot tall wooden board on board fence as shown on the SEA Plat.
14. Cautionary signage shall be provided on or near Building F to enhance safety for pedestrian access to the child care center.
15. The parking area shall not be used for recreational purposes.
16. Based on the minimum required square footage of outdoor play area per child, no more than 50 children shall be in the outdoor play area at any one time.*

Fast Food Restaurant with Drive-in

17. There shall be a maximum of one fast food restaurant in Building G2 which may have a drive-in lane as shown on the SEA Plat.

Building Heights

18. The height of the accent towers on Buildings A, C, and D shall not exceed the maximum heights shown on the GDP/ SEA Plat. No gross square footage as defined by the Zoning Ordinance shall be permitted in the towers. In addition, no flagpoles or temporary signage shall be displayed on the towers.

Service Station

19. There shall be no separate free standing sign associated with the proposed service station/ mini-mart.*
20. The hours of operation shall be limited to 6:00 A.M. to Midnight, seven days a week.*
21. Landscaping shall be provided as shown on the SEA Plat. The service station bay entrance screening shall be evergreen and graduated in height to provide for safety and good visual buffer.*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty-six (36) months after the date of approval unless, at a minimum, the use has been established or construction has commenced and been diligently prosecuted for one of the buildings in the proposed development options. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

COLLEGE TOWN ASSOCIATES, L.P.

GENERALIZED DEVELOPMENT PLAN/SPECIAL EXCEPTION AMENDMENT PLAT

UNIVERSITY MALL

BRADDOCK DISTRICT, FAIRFAX COUNTY, VIRGINIA
TAX MAP# 068-1 ((1)) 0009 & 0009A

LEGEND

FOR ENTIRE PLAN SET
(NOT TO SCALE)

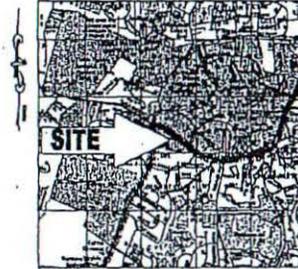
EXISTING

DISTING NOTE



PROPOSED

PROPOSED NOTE



OWNER/DEVELOPER
COLLEGE TOWN ASSOCIATES, L.P.
C/O GEO. H. RUCKER REALTY CORPORATION
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CONTACT: RICK WOLFF
PHONE: (703) 890-1085

PREPARED BY:



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CONTACT: DAVID B. LOGAN, P.E.

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FALLS CHURCH, VA 22042
CONTACT: MICHAEL STUBBS
(703) 264-4467

ELECTRIC

DOMINION VIRGINIA POWER
11100 BURNING TREE RD
FAIRMONT, VA 22030
CONTACT: STEVE DALLAGHAN
(703) 436-3362

GAS

VAL VERMONT GAS
8401 BELLE MEAD ROAD
SPRINGFIELD, VA 22151
CONTACT: GAILLE DUBOIS
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SEWER

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1200 GOVERNMENT CENTER PKWY.
SUITE 301
FAIRMONT, VA 22138
CONTACT: ROBERT GANTON
(703) 221-0011 #1019

WATER

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1500 ARLINGTON HILLS BLVD
ARLINGTON, VA 22218
CONTACT: MARK JOHNSON
(703) 264-3634

DRAINAGE & STORMWATER

FAIRFAX COUNTY SPOKES
1200 GOVERNMENT CENTER PKWY.
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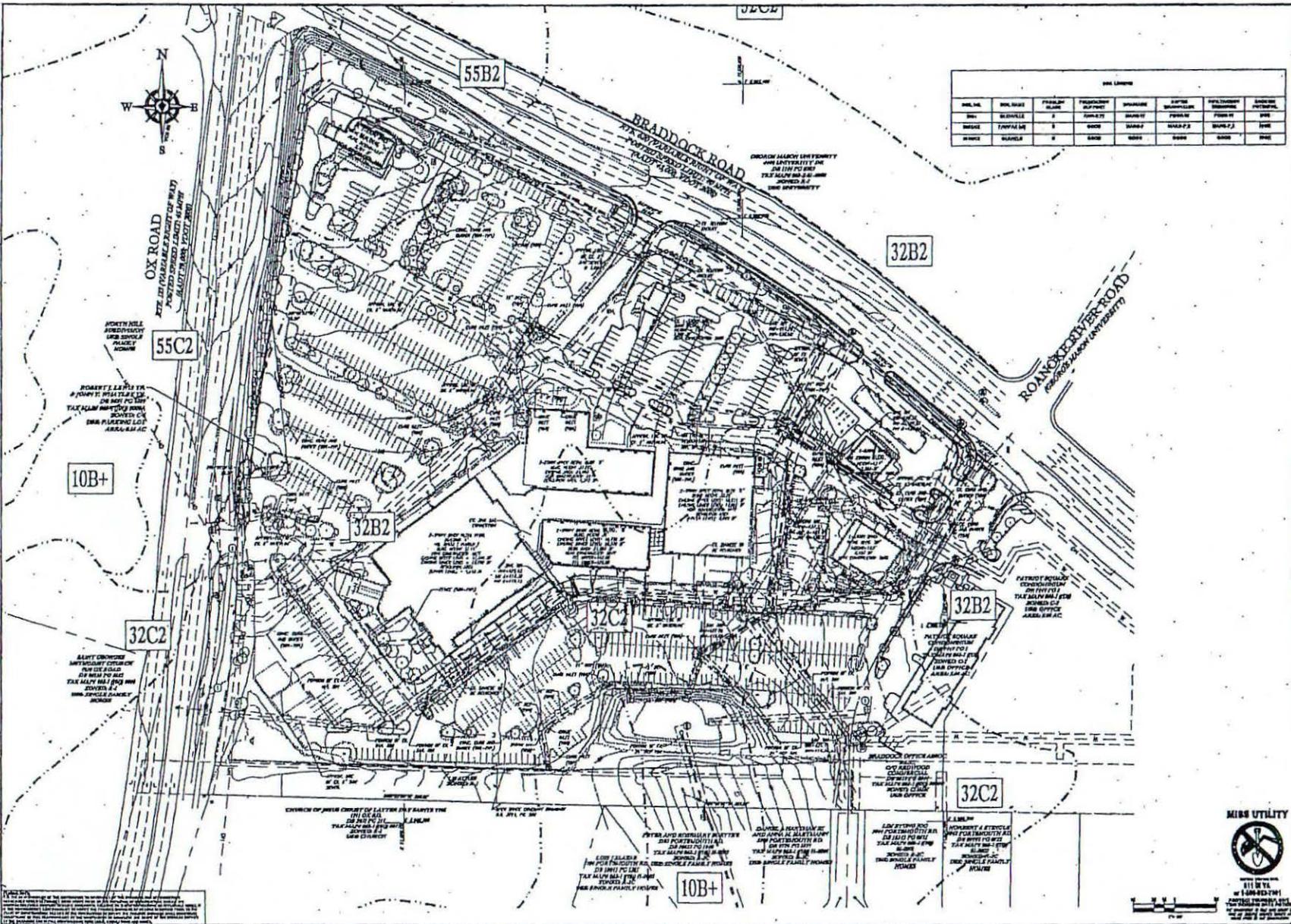
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WWW.BOHLERENGINEERING.COM

NO.	REV.	DESCRIPTION	DATE
1		ISSUED FOR PERMIT	06/15/11
2		REVISION	06/15/11
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NO.	NO. SHEET	PROJ. NO.	PROJ. NAME	DATE	SCALE	DATE	BY
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4	4	4	4	4	4	4	4
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7	7	7	7	7	7	7	7
8	8	8	8	8	8	8	8
9	9	9	9	9	9	9	9
10	10	10	10	10	10	10	10

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEERS

11111 BROADWAY
SUITE 100
DALLAS, TEXAS 75244
PHONE: (214) 343-1111
FAX: (214) 343-1112
WWW.BOHLER-ENGINEERING.COM

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10	11/11/11	ISSUED FOR PERMITTING	DL

NOT APPROVED FOR CONSTRUCTION

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAN

GENERALIZED DEVELOPMENT PLAN FOR THE BRADDOCK DISTRICT PARTIAL COUNTY, VIRGINIA

PROPOSED FOR CONSTRUCTION

AMENDMENT FOR C-100-100

SPECIAL EXCEPTION AMENDMENT FOR C-100-100

COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY HALL

BRADDOCK DISTRICT
PARTIAL COUNTY, VIRGINIA

HEALTH OF
DAVID EDMAN
L.M. No. 42418
3/11/11
NATIONAL BOARD

D. B. LOGAN

PROFESSIONAL ENGINEER
No. 11111
11/11/11

POST TITLE:
SOILS MAP

SHEET NUMBER:
4
OF 14

MISS UTILITY

NO UTILITY CROSSINGS

11111 BROADWAY
SUITE 100
DALLAS, TEXAS 75244
PHONE: (214) 343-1111
FAX: (214) 343-1112
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3	12/15/11	REVISED PER COMMENTS	BOHLER
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6	02/15/12	REVISED PER COMMENTS	BOHLER
7	03/01/12	REVISED PER COMMENTS	BOHLER
8	03/15/12	REVISED PER COMMENTS	BOHLER
9	04/01/12	REVISED PER COMMENTS	BOHLER
10	04/15/12	REVISED PER COMMENTS	BOHLER

NOT APPROVED FOR CONSTRUCTION

PROJECT NO.	111000000
DATE	03/11/11
DRAWN BY	BOHLER
CHECKED BY	BOHLER

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT
FOR
GENERALIZED DEVELOPMENT
PLAN NO. 2000-00-11
PROPOSED CONSTRUCTION
AMENDMENT PCA 0-00-00
BY LOCAL RESOLUTION
AMENDMENT 00A 07-0-000-00
DOLLE & TOWNS
ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
PRINCE GEORGE COUNTY, VIRGINIA



D. B. LOGAN

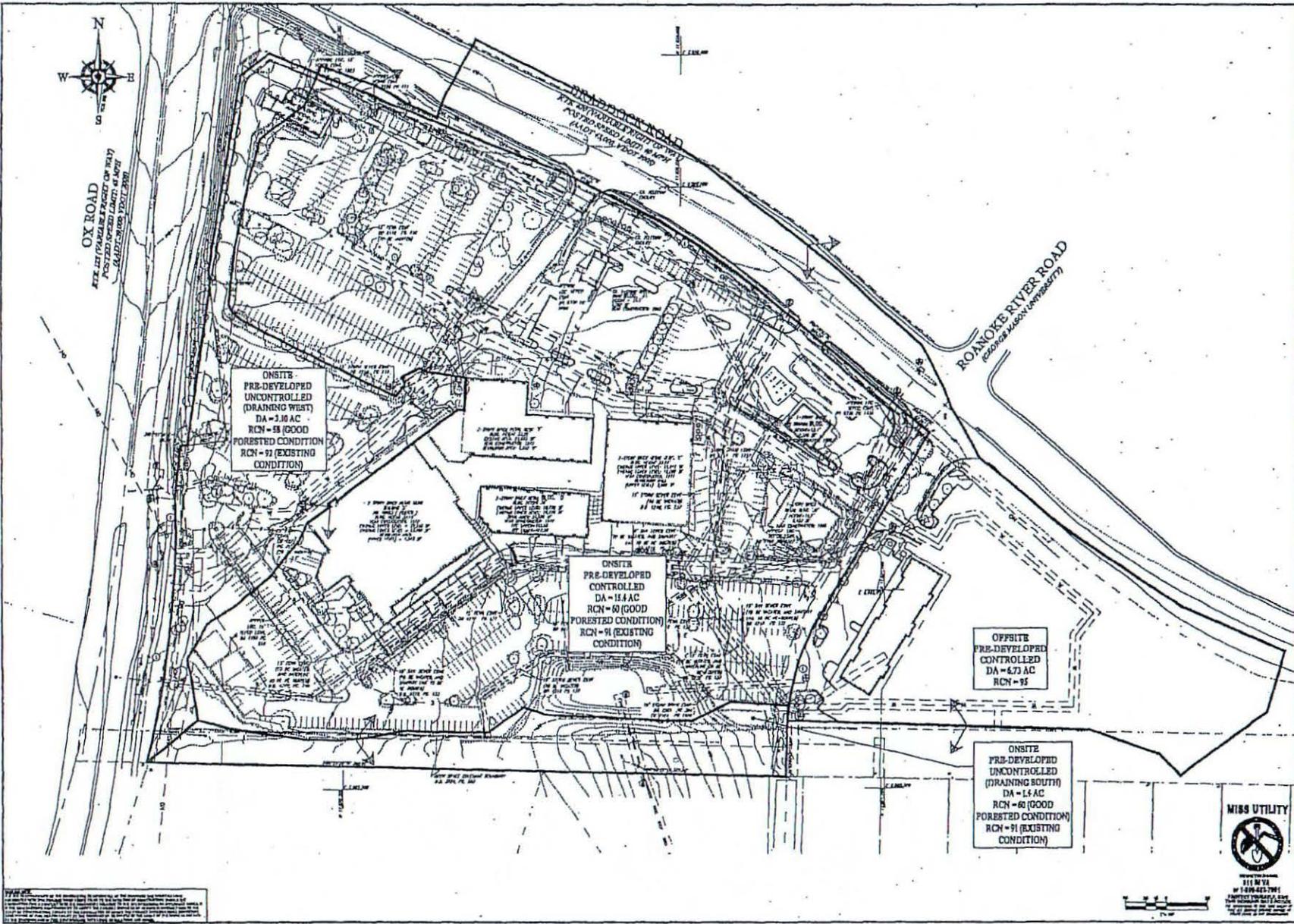
PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 13118
EXPIRES 03/31/12

SHEET TITLE
**PRE-DEVELOPED
DRAINAGE DIVIDE MAP**

WEST NUMBER
12
OF 14



MISS UTILITY
WEEDS THEM
811 MYS
WEED THEM
FASTEST WAY TO FIND THE
LOCATION OF UTILITY LINES



NOT TO SCALE
THIS PLAN IS A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITHOUT NOTICE.
THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
BOHLER ENGINEERING, INC. 111000000 03/11/11



NO.	DATE	REVISION	BY
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NOT APPROVED FOR CONSTRUCTION

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UNAPPROVED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAN
 THE
 UNAPPROVED DEVELOPMENT PLAN NO. 2008-20-011
 SPECIAL EXCEPTION AMENDMENT PCA 0-001-06
 SPECIAL EXCEPTION AMENDMENT NO. 17-0-00-06
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL
 BRADDOCK DISTRICT
 FAYETTE COUNTY, VIRGINIA

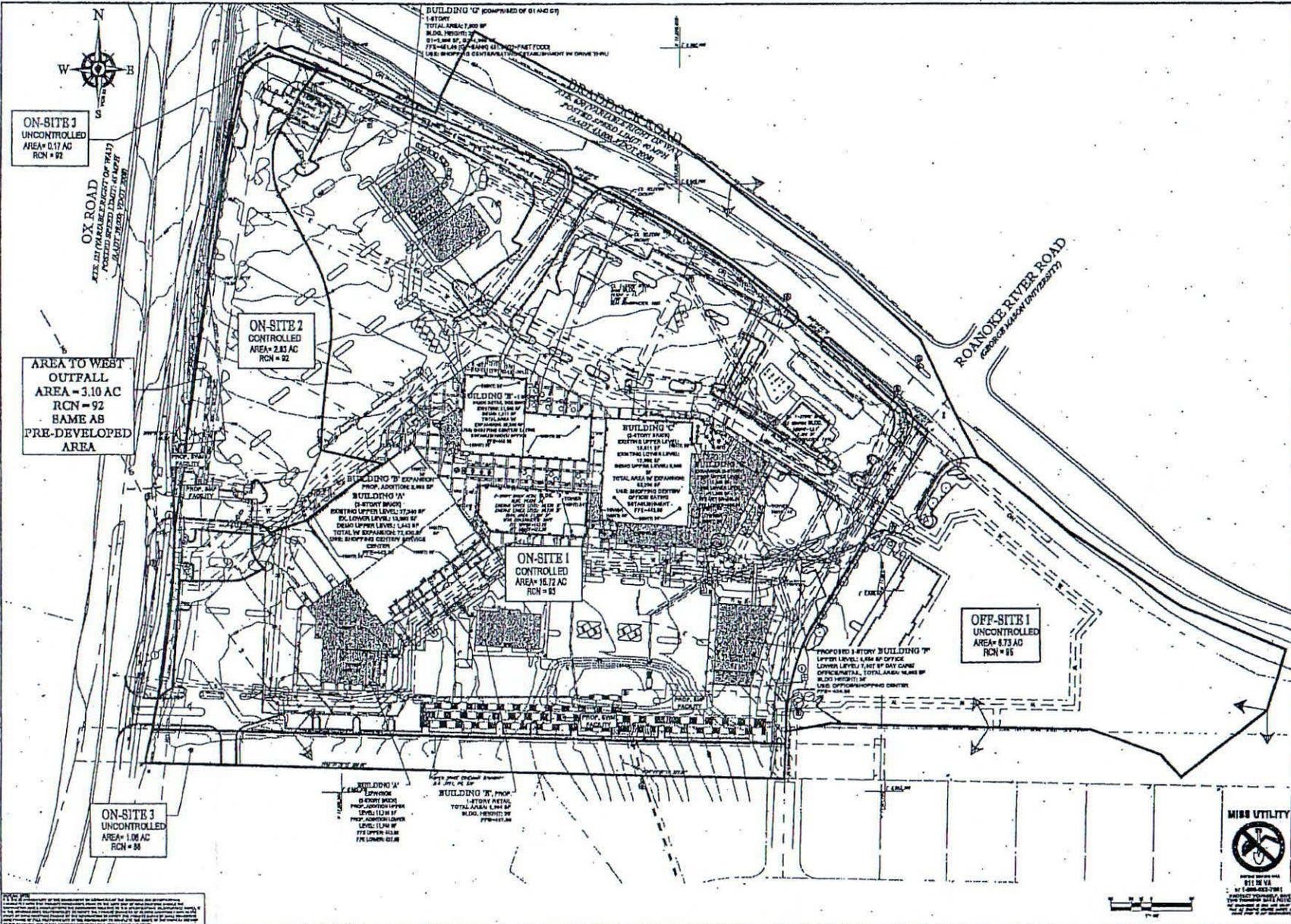


D. B. LOGAN

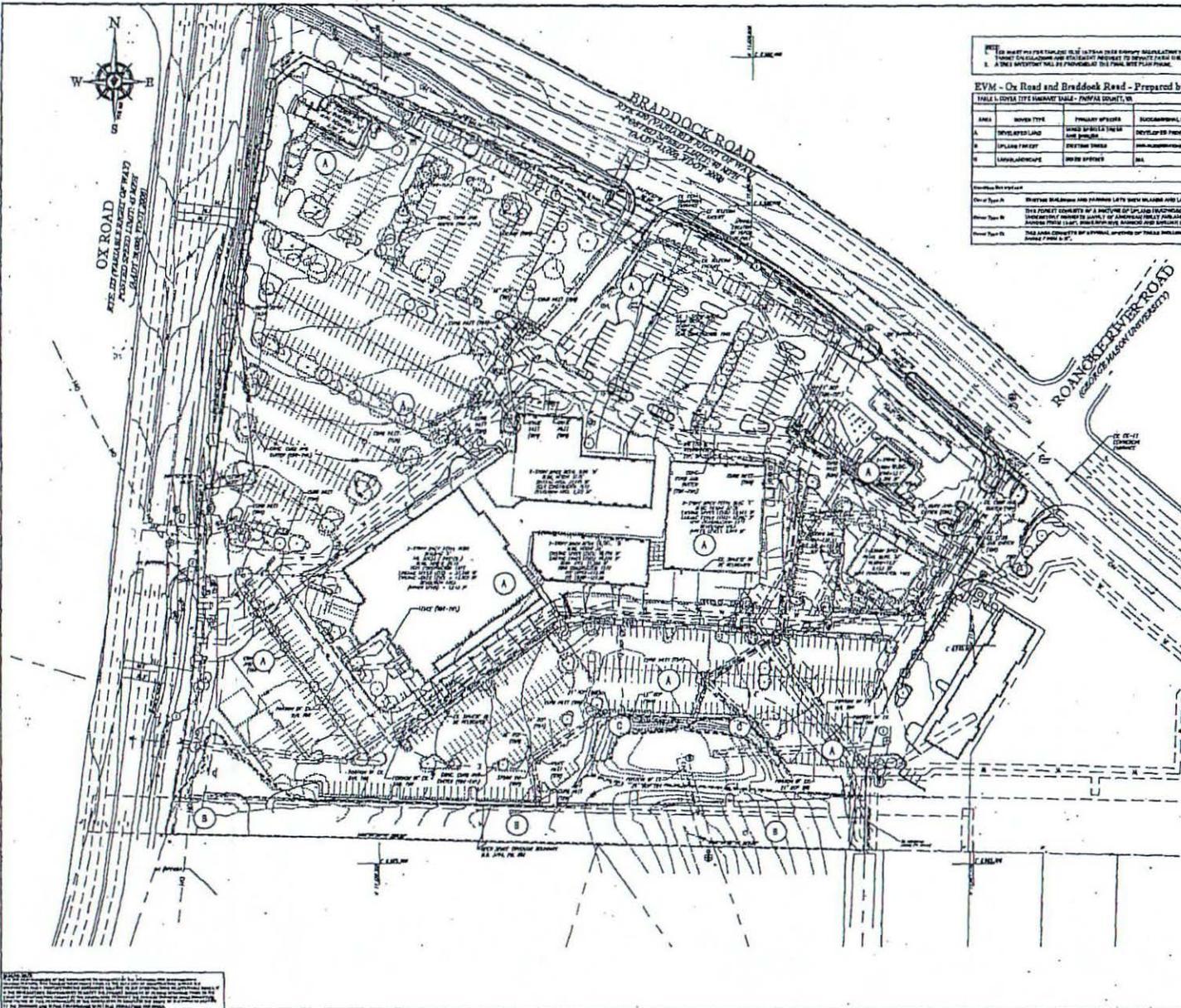
PROFESSIONAL SPECIAL
 POST-DEVELOPED DRAINAGE DIVIDE MAP

SHEET TITLE
 POST-DEVELOPED DRAINAGE DIVIDE MAP

13
 OF 34



NOT TO SCALE
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 THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND THAT THE INFORMATION PROVIDED IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.
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SEE SHEET FOR THE LOCATION OF ALL UTILITIES AND ALL OTHER INFORMATION PERTAINING TO THE LOCATION AND PROPOSED PROJECT TO BE CONSIDERED IN THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.

EVM - Ox Road and Braddock Road - Prepared by Bohler Engineering

TABLE 1. COVER TYPE HANDBOOK TABLE - PALMER COUNTY, MO

AREA	COVER TYPE	TYPICAL SPECIES	SOCIOECONOMIC VALUE	ACREAGE	PERCENTAGE OF SITE DEVELOPED BY THIS CATEGORY	REMARKS
A	DEVELOPED LAND	MADE DEVELOPED LAND AND BUILDINGS	DEVELOPED PROPERTY	11.37 AC.	17%	RM
B	UPLAND FOREST	DECIDUOUS TREES	NON-AGRICULTURAL	1.04 AC.	2%	RM
C	LOWLAND/LANDSCAPE	WATER BODIES	WATER	0.13 AC.	0.2%	FOR TO WOOD
				YEAR TOTAL, APPROX.	0.1%	

Cover Type Legend:
 Cover Type A: Shorter Deciduous and Hardwood Late Snow Melted and Landscaped Areas
 Cover Type B: This Forest Category is a Mixture of Upland Deciduous and Hardwood Trees. Shorter Deciduous and Hardwood Trees. Includes Forests of Shorter Deciduous and Hardwood Trees. Includes Forests of Shorter Deciduous and Hardwood Trees. Includes Forests of Shorter Deciduous and Hardwood Trees.
 Cover Type C: This Area Consists of Wetlands, Swamps, and Shrublands. It is a Mixture of Shorter Deciduous and Hardwood Trees. It is a Mixture of Shorter Deciduous and Hardwood Trees. It is a Mixture of Shorter Deciduous and Hardwood Trees.

EXISTING VEGETATION LEGEND:

COVER TYPE MONOTYPE

(A) DEVELOPED

(B) UPLAND TREES

(C) LOWLAND/LANDSCAPE

BOHLER ENGINEERING

1000 N. W. 10th St., Suite 100, Ocala, FL 32101
 Phone: 352/349-1111
 Fax: 352/349-1112
 Website: www.bohlereng.com

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GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCEPTION
 AMENDMENT PLAN

GENERALIZED DEVELOPMENT PLAN AS SHOWN IN THE PROPOSED CONSTRUCTION AMENDMENT FOR C-200-01 SPECIAL EXCEPTION AMENDMENT 100-17-000-01 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
 PALMER COUNTY, MISSOURI



D. B. LOGAN

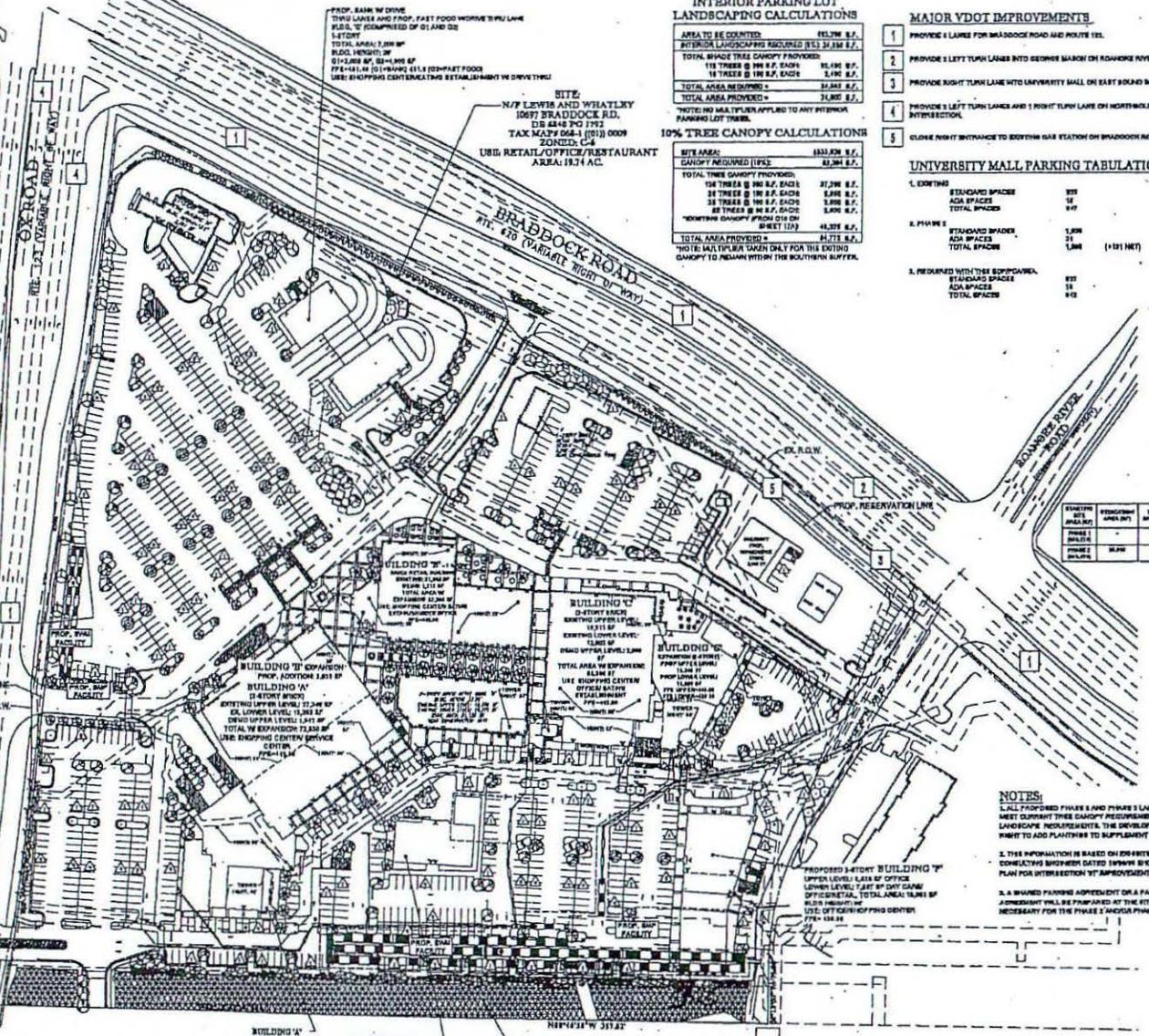
PROFESSIONAL ENGINEER
 MISSOURI LICENSE NO. 00119
 EXPIRES 03/31/11

SHEET TITLE
EXISTING VEGETATION MAP

SHEET NUMBER
16
 OF 14



NOT TO SCALE
 THIS PLAN IS A GENERALIZED DEVELOPMENT PLAN AND DOES NOT SHOW THE EXACT LOCATION OF ALL UTILITIES AND ALL OTHER INFORMATION PERTAINING TO THE LOCATION AND PROPOSED PROJECT TO BE CONSIDERED IN THE FINAL DESIGN AND CONSTRUCTION OF THE PROJECT.



PROP. BARR W DRIVE
TURNS LANE AND PROP. EAST FOOD SERVICE TRAIL LANE
BLDG. 'C' (COMPRISED OF Q1 AND Q2)
L-ENTRY
TOTAL AREA: 7,300 SF
BLDG. HEIGHT: 20'
Q1: 3,100 SF @ 20' HIGHS SF
PFE-10-1.14 (10' HIGHS) @ 1.14 (10' HIGHS) FOOD
USE: SHOPPING CENTER WITH RESTAURANT AND SERVICE

SITE:
N/7 LEWIS AND WHATLEY
10677 BRADDOCK RD.
DB 44-48 PG 1793
TAX MAP 708-1 (2013) 0009
ZONED: C-4
USE: RETAIL/OFFICE/RESTAURANT
AREA: 19.74 AC

**INTERIOR PARKING LOT
LANDSCAPING CALCULATIONS**

AREA TO BE COVERED:	62,100 S.F.
INTERIOR LANDSCAPING REQUIRED (15) 34.50 S.F.	
TOTAL SHADE TREE CANOPY PROVIDED:	
115 TREES @ 200 S.F. EACH:	23,000 S.F.
10 TREES @ 100 S.F. EACH:	1,000 S.F.
TOTAL AREA PROVIDED =	24,000 S.F.
TOTAL AREA REQUIRED =	24,000 S.F.

10% TREE CANOPY CALCULATIONS

SITE AREA:	183,000 S.F.
CANOPY REQUIRED (10%):	18,300 S.F.
TOTAL TREE CANOPY PROVIDED:	
120 TREES @ 200 S.F. EACH:	24,000 S.F.
30 TREES @ 100 S.F. EACH:	3,000 S.F.
30 TREES @ 100 S.F. EACH:	3,000 S.F.
30 TREES @ 100 S.F. EACH:	3,000 S.F.
40 TREES @ 100 S.F. EACH:	4,000 S.F.
100 TREES @ 100 S.F. EACH:	10,000 S.F.
TOTAL AREA PROVIDED =	47,000 S.F.
TOTAL AREA PROVIDED =	47,000 S.F.

MAJOR VDOT IMPROVEMENTS

1. PROVIDE 1 LANE FOR BRADDOCK ROAD AND ROUTE 151.
2. PROVIDE 1 LEFT TURN LANE INTO GEORGE MARION ON ROAD/NEAR RIVER ROAD.
3. PROVIDE RIGHT TURN LANE INTO UNIVERSITY MALL ON EAST BOUND BRADDOCK ROAD.
4. PROVIDE 1 LEFT TURN LANE AND 1 RIGHT TURN LANE ON NORTHBOUND ROUTE 151 AT BRADDOCK ROAD INTERSECTION.
5. CLOSE RIGHT ENTRANCE TO EASTING GAS STATION ON BRADDOCK ROAD.

UNIVERSITY MALL PARKING TABULATIONS (OVERALL)

1. EXISTING	
STANDARD SPACES	322
ADA SPACES	16
TOTAL SPACES	338
2. PHASE 1	
STANDARD SPACES	1,000
ADA SPACES	50
TOTAL SPACES	1,050 (101 NET)
3. REMAINED WITH/IN EXISTING	
STANDARD SPACES	322
ADA SPACES	16
TOTAL SPACES	338

PHASE	STANDARD SPACES	ADA SPACES	TOTAL SPACES
PHASE 1	1,000	50	1,050
PHASE 2	322	16	338
PHASE 3	322	16	338

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
No. 10000
Professional Seal

NO.	DATE	REVISION	BY
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NOT APPROVED FOR CONSTRUCTION

UNIVERSITY MALL
BRADDOCK DISTRICT
FAYETTE COUNTY, VIRGINIA

GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAN



D. B. LOGAN

MISS UTILITY

PHASE 1 PLAN

SHEET NUMBER: 19 OF 31

NOTES:

1. ALL PROPOSED PHASE 1 AND PHASE 2 LANDSCAPING PLANTINGS MEET CURRENT TREE CANOPY REQUIREMENTS AND PERMANENT LANDSCAPE REQUIREMENTS. THE DEVELOPER FURNISHES THE MEANS TO ADD PLANTINGS TO SUPPLEMENT REQUIREMENTS.

2. THIS INFORMATION IS BASED ON EVIDENCE FROM VDOT'S CONDUCTED SURVEY DATED 12/09/10 SHOWING THE CURRENT PLAN FOR INTERSECTION OF IMPROVEMENTS.

3. A SHARED PARKING AGREEMENT OR A PARKING REDUCTION AGREEMENT WILL BE PREPARED AT THE SITE PLAN PHASE IF NECESSARY FOR THE PHASE 1 AND PHASE 2.



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3.0 Surface Preparation

3.1 Cleaning
 Streets using mechanical brooming devices or stiff bristle hand brooms. Scraper and low line sand and sweep off all surface. Pressure washing may be necessary to remove residual oils. Use a two-person hand sprayer to remove stains. Spray depressure on stained area and let stand for 15 minutes. Using a stiff broom or brush, agitate the stained area to remove stain and rinse with water. Repeat this procedure on severe stains. Thoroughly clean the area and let dry for 24 hours.

3.2 Repair Damaged Asphalt
 Damaged and cracked asphalt shall be repaired by heating damaged area until the asphalt content is in a liquid state (heating asphalt does not exceed 275° F), tamping new and taking to new slab asphalt. Necessary to ensure repair is level with adjacent area. Infrared type heating mechanisms are the recommended for this procedure.

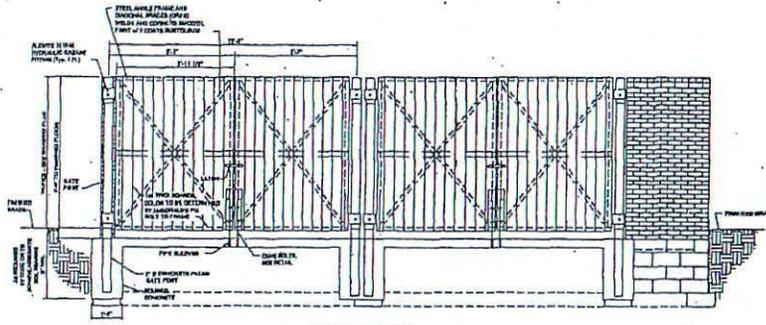
3.3 Preparation of New Asphalt
 New asphalt surface shall be allowed to cool after final compaction and is less than 140° F before applying coating. Asphalt mix design shall specified by a qualified Pavement Engineer and shall be designed for the purpose of the application.

3.4 Coating Application

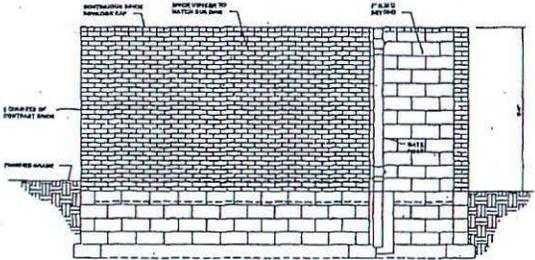
3.1 Environmental Conditions
 Surface should be dry for at least 24 hours prior to applying Stamped Asphalt markings, 30° F and rising, is the recommended minimum air and surface temperature. The temperature of the asphalt surface must be at least 5° F above the dew point temperature during and after applying marking. Coating application must be completed at least two hours before access to street for proper cure.

3.2 Marking
 Mark all adjacent areas using paint-grade marking tape. Use dust binned on concrete and asphalt surfaces. Marking paper installed a minimum of 48 inches beyond the edge of marked area to prevent any spray of marking onto adjacent areas.

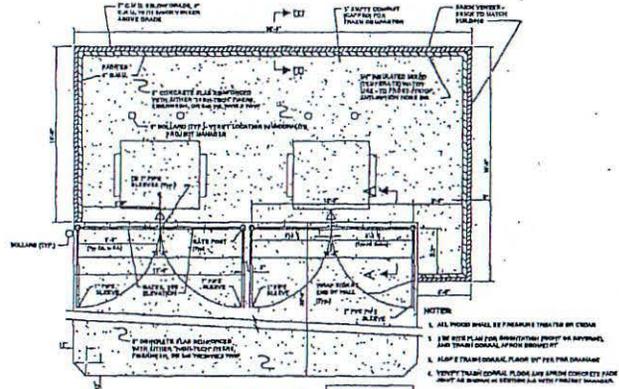
3.3 Spray Equipment
 Spray machine gun (SPRAYER) SHALL BE SEVERE "D2-T22-04" SPRAYERS.
 The coating manufacturer shall approve spray gun settings and alternative spray techniques.



FRONT ELEVATION
 NO SCALE



LEFT ELEVATION



TRASH CORRAL PLAN
 NO SCALE

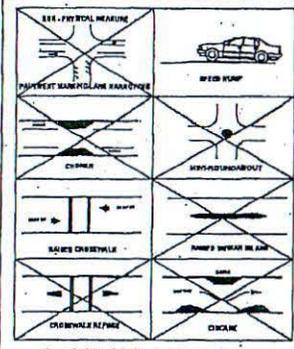


Figure 3. Typical Physical and Non-Physical Traffic Marking Scenarios
 RECOMMENDATIONS:
 1. RAISED CURBSHOTS: A RAISED HUMP IN THE ROADWAY WITH A 10-FOOT FLAT TOP. SET BACKWARDS UNDER THE ROAD AT RIGHT ANGLES TO THE DIRECTION OF TRAFFIC FLOW.
 2. REFERRED HUMP: A RAISED HUMP IN THE ROADWAY WITH A PARABOLIC TOP, EXTENDING ACROSS THE ROAD AT RIGHT ANGLES TO THE TRAFFIC.

BOHLER ENGINEERING
 1000 UNIVERSITY BLVD., SUITE 100
 UNIVERSITY, MISSOURI 64116
 PHONE: (816) 251-1111
 FAX: (816) 251-1112
 WWW: WWW.BOHLERENGINEERING.COM

REV	DATE	REVISIONS	BY
1	07/18/11	ISSUE FOR PERMIT	DL
2	07/18/11	REVISED PER COMMENTS	DL
3	07/18/11	REVISED PER COMMENTS	DL
4	07/18/11	REVISED PER COMMENTS	DL
5	07/18/11	REVISED PER COMMENTS	DL
6	07/18/11	REVISED PER COMMENTS	DL
7	07/18/11	REVISED PER COMMENTS	DL
8	07/18/11	REVISED PER COMMENTS	DL
9	07/18/11	REVISED PER COMMENTS	DL
10	07/18/11	REVISED PER COMMENTS	DL
11	07/18/11	REVISED PER COMMENTS	DL
12	07/18/11	REVISED PER COMMENTS	DL

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 11111
 SHEET NO. 22
 DATE: 3/11/11

GENERALIZED DEVELOPMENT PLAN
 SPECIAL EXCAVATION
 AMENDMENT PLAN

FOR
 GENERALIZED DEVELOPMENT
 PLAN R.E. 2008-24-15
 PROPOSED SPECIAL EXCAVATION
 AMENDMENT PCA DISTRICT 05
 SPECIAL EXCAVATION
 AMENDMENT SEA BY A-210-05
 COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY, MISSOURI

SHADDOCK DISTRICT
 FAYETTE COUNTY, MISSOURI

3/11/11

D. B. LOGAN

PROFESSIONAL ENGINEER
 MISSOURI LICENSE NO. 000000000
 EXPIRES 12/31/11

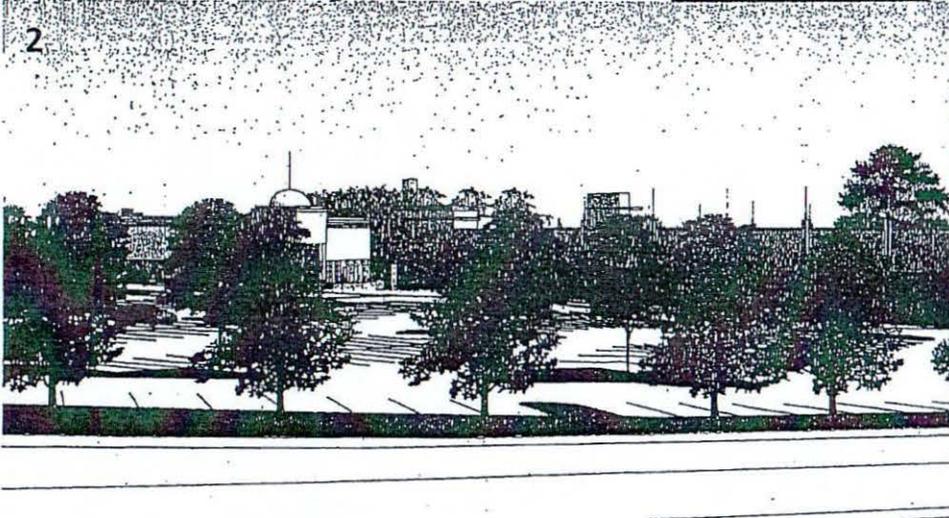
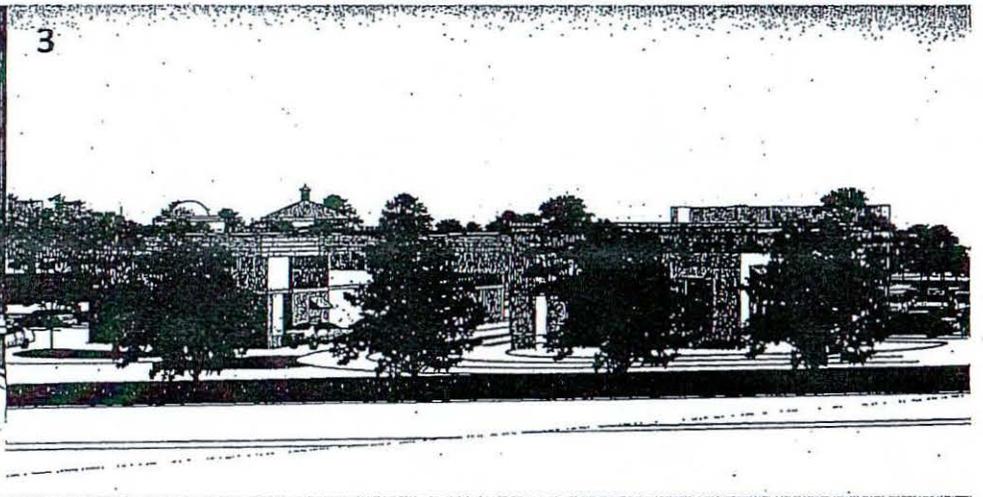
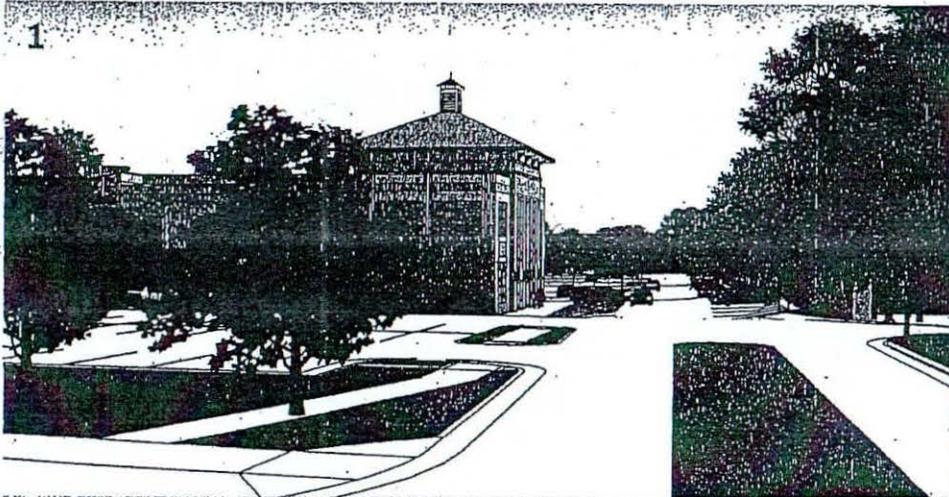
DATE: 3/11/11

SITE DETAILS

22
 OF 24

MISS UTILITY

MISSOURI PUBLIC SERVICE COMMISSION
 1111 N. VA. ST.
 COLUMBIA, MISSOURI 65201
 (816) 425-1000



These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

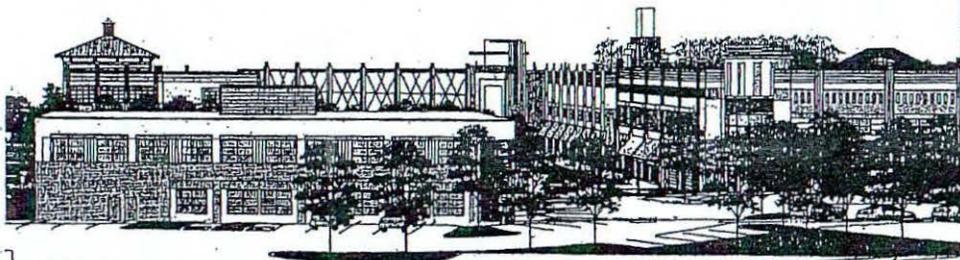
COLLEGE TOWN ASSOCIATES LP SAMAHA

Sheet 25 of 34

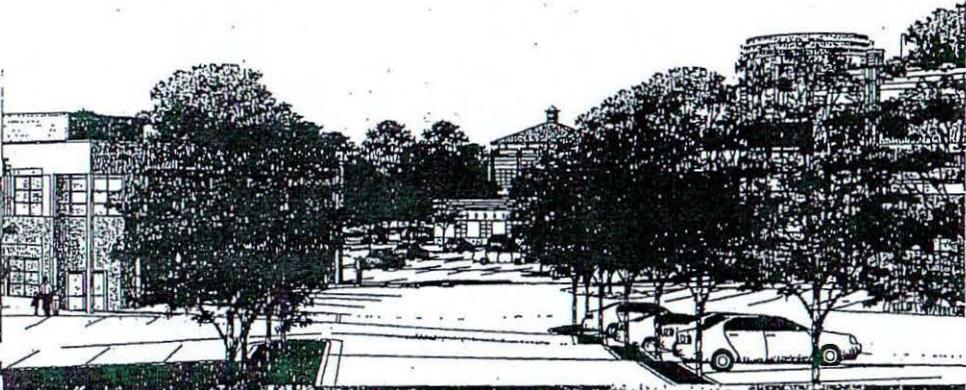
MARCH 11, 2011 PAGE 2



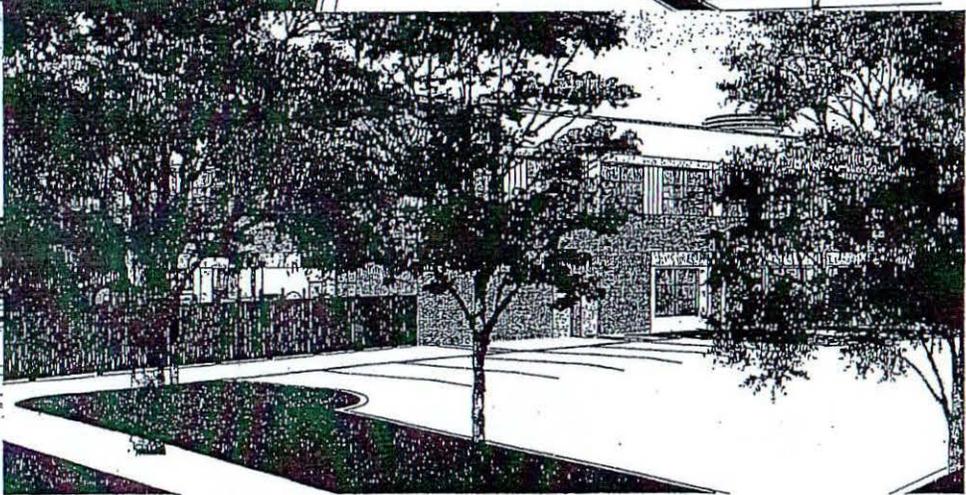
5



7



6



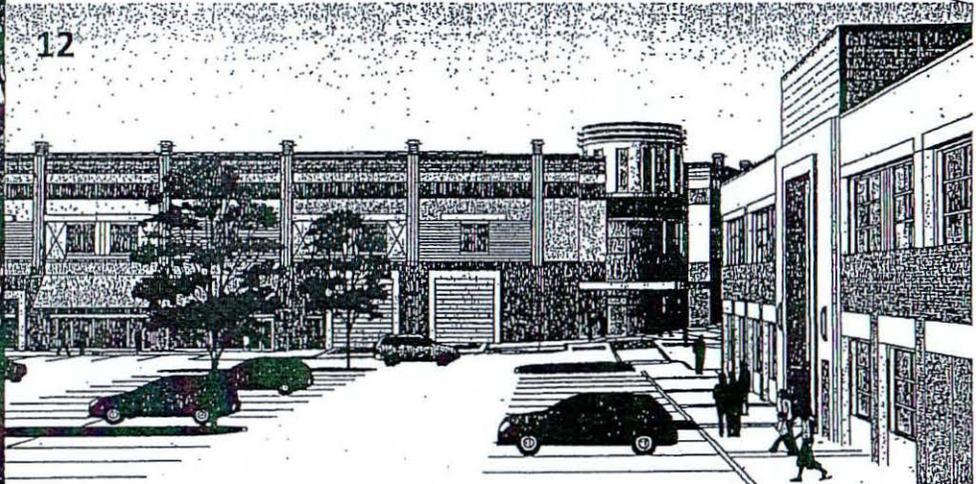
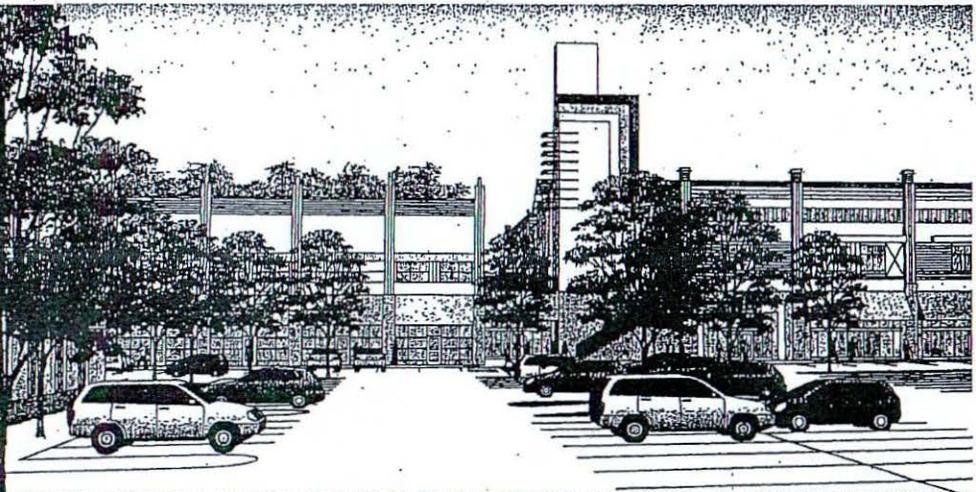
These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

COLLEGE TOWN ASSOCIATES LP  SAMAHHA

MARCH 11, 2011 PAGE 3

Sheet 26 of 34





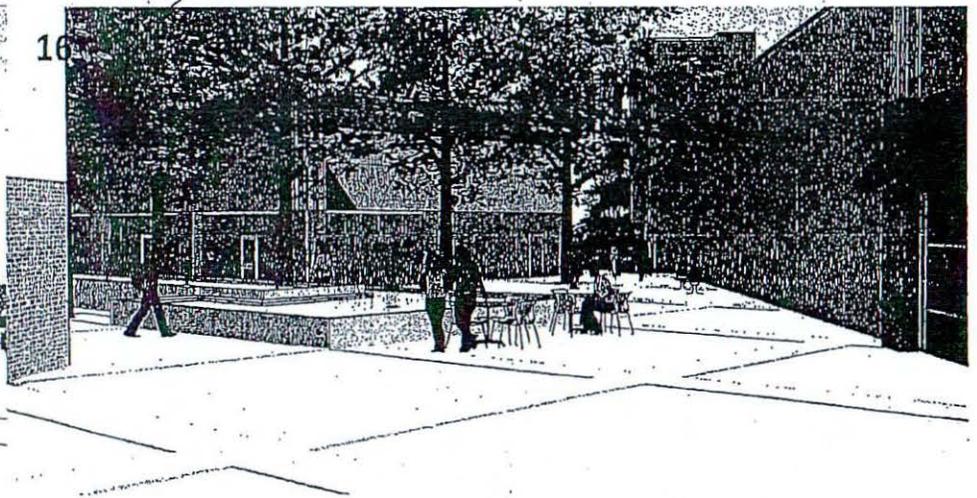
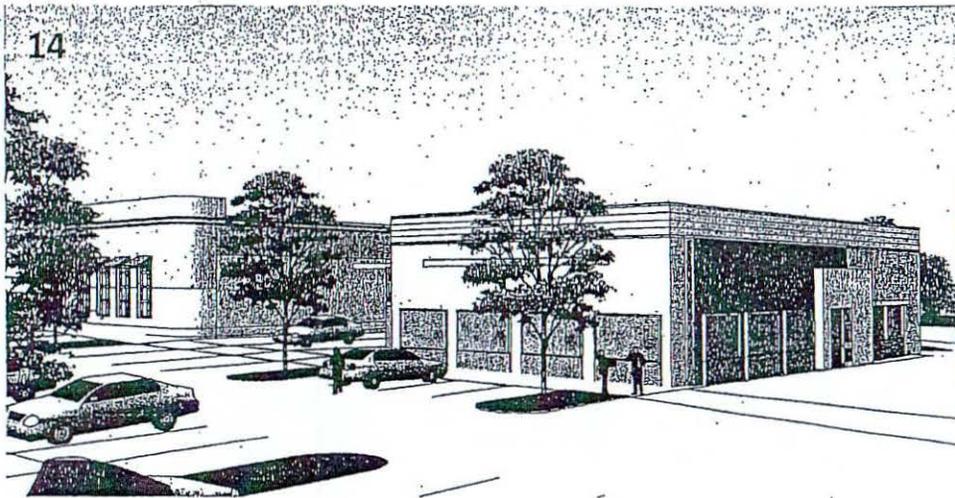
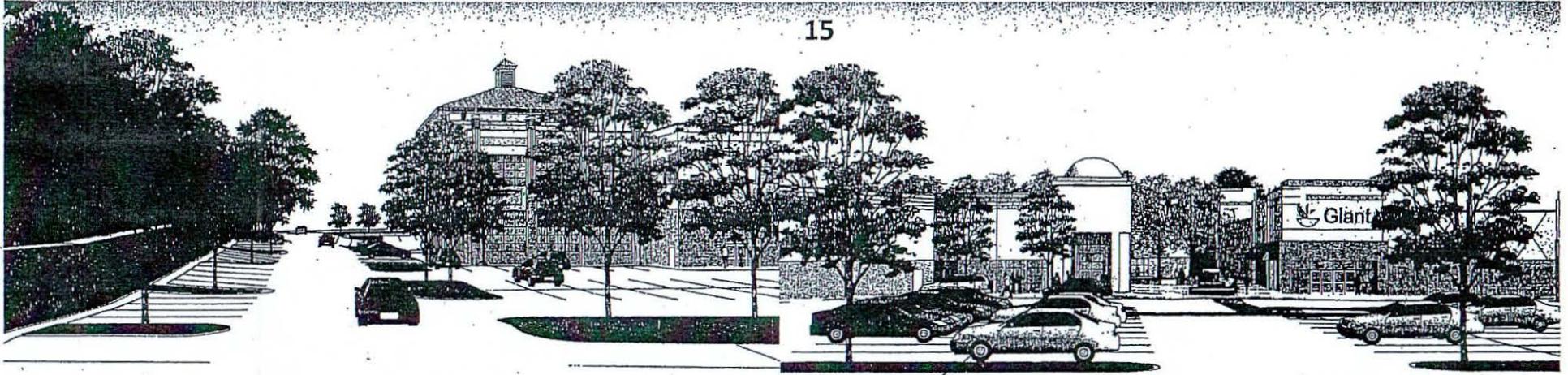
These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

COLLEGE TOWN ASSOCIATES LP SAMAHA

Sheet 27 of 34

MARCH 11, 2011 PAGE 4





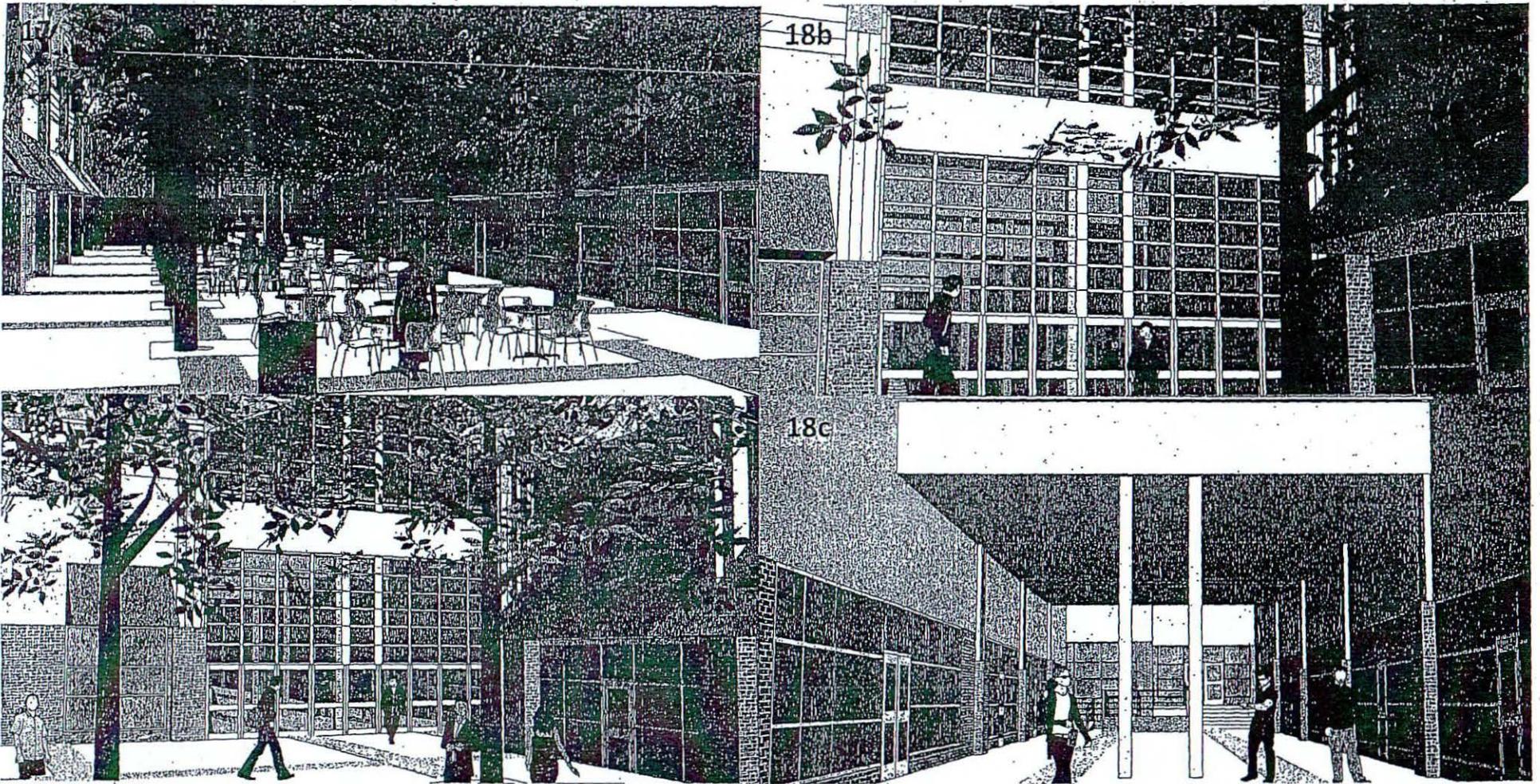
These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

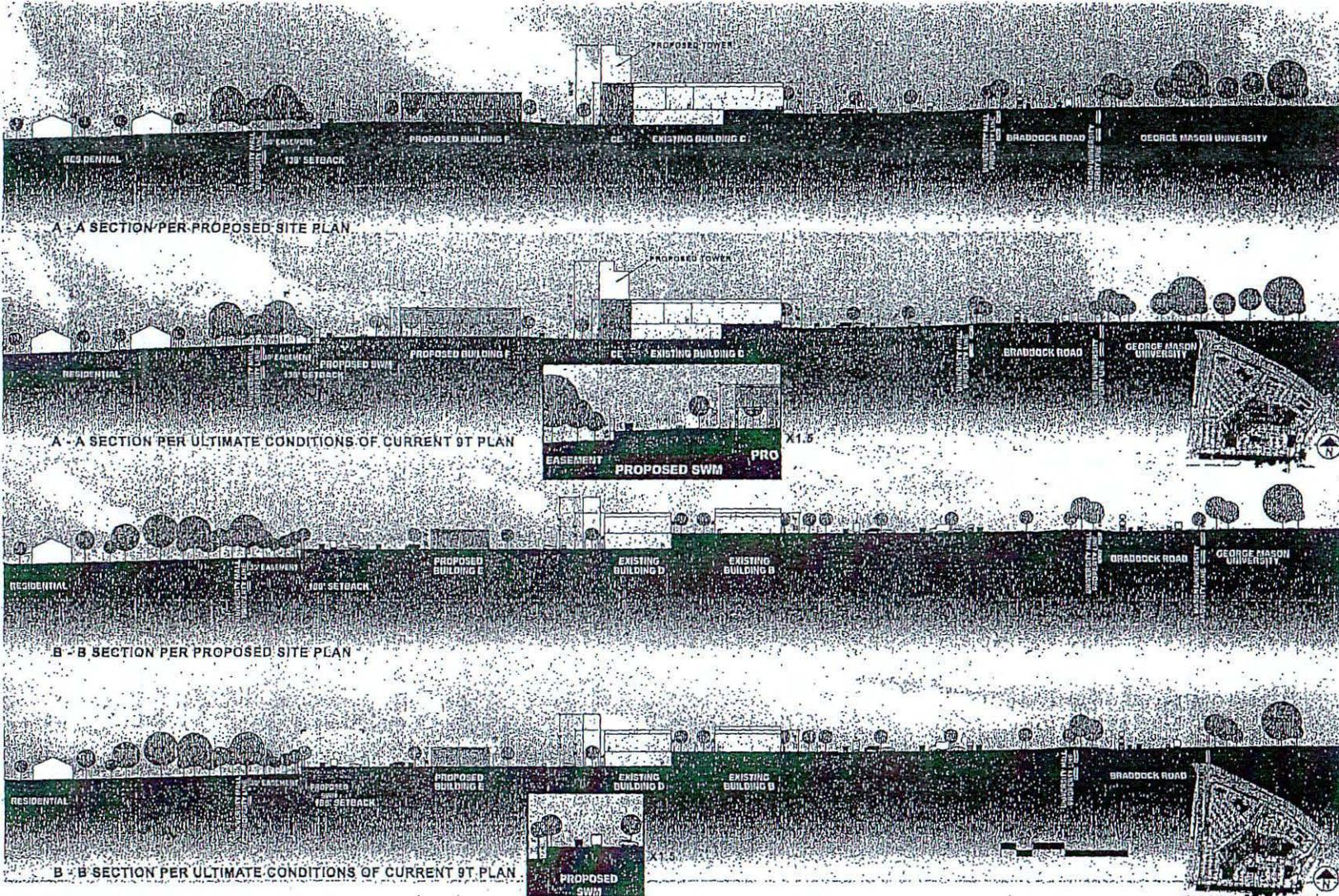
COLLEGE TOWN ASSOCIATES LP SAMAHA



MARCH 11, 2011 PAGE 5

Sheet 28 of 34



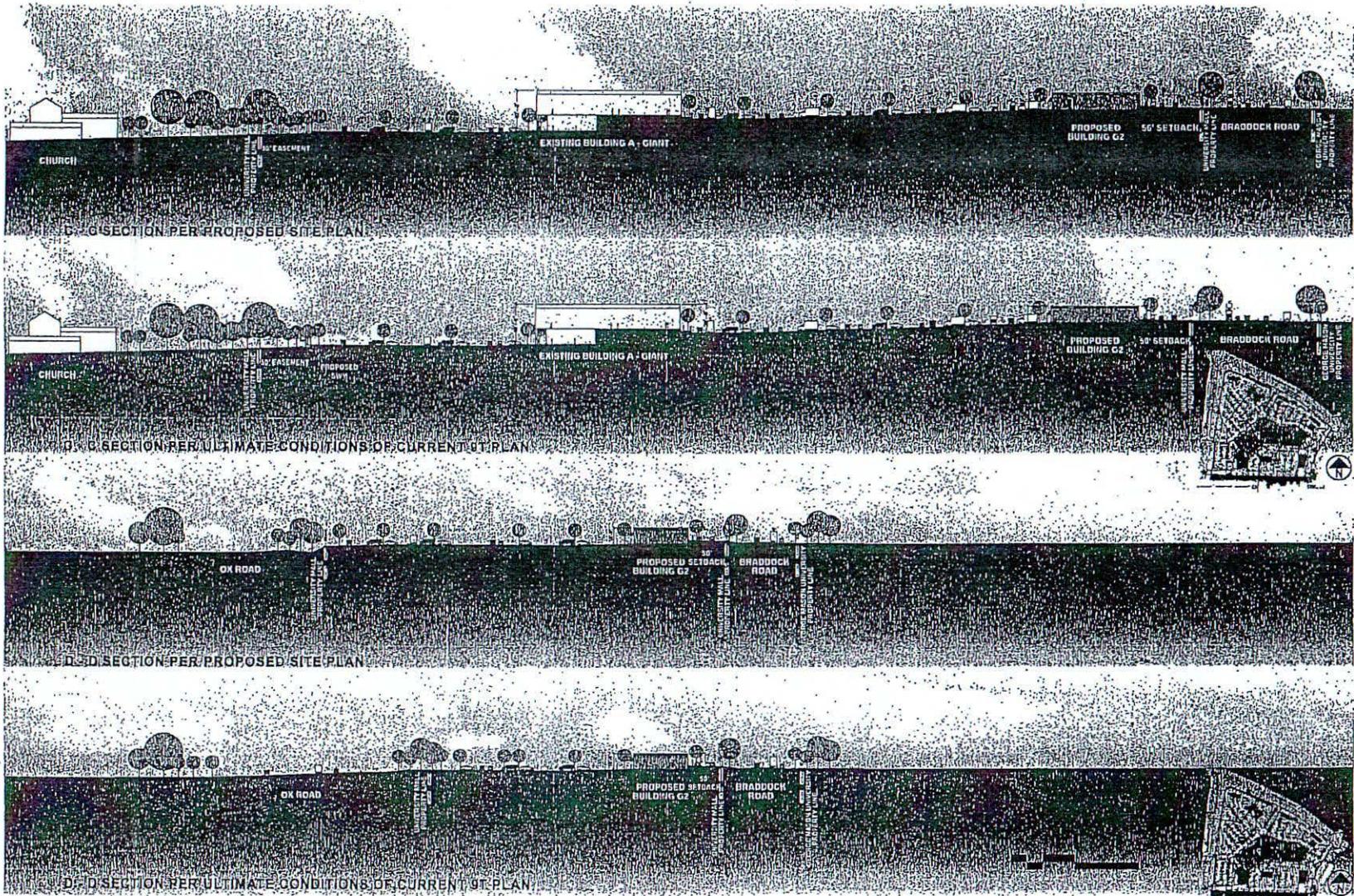


SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP  SAMAHA

These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these drawings.





These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.

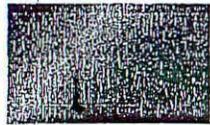
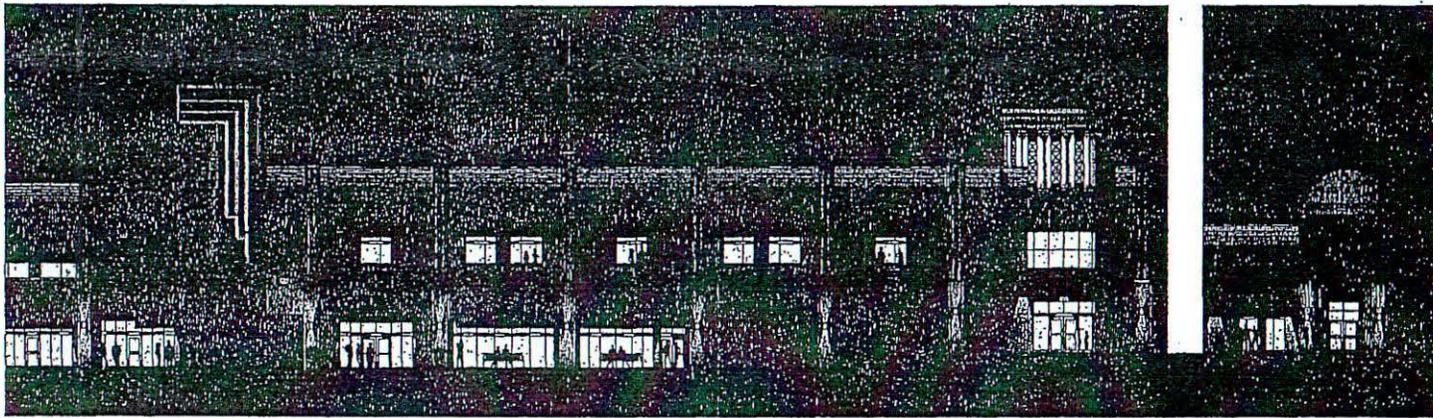
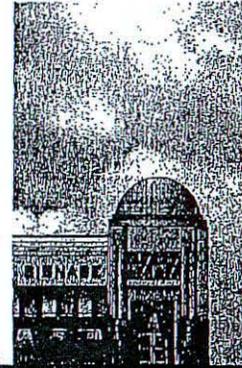
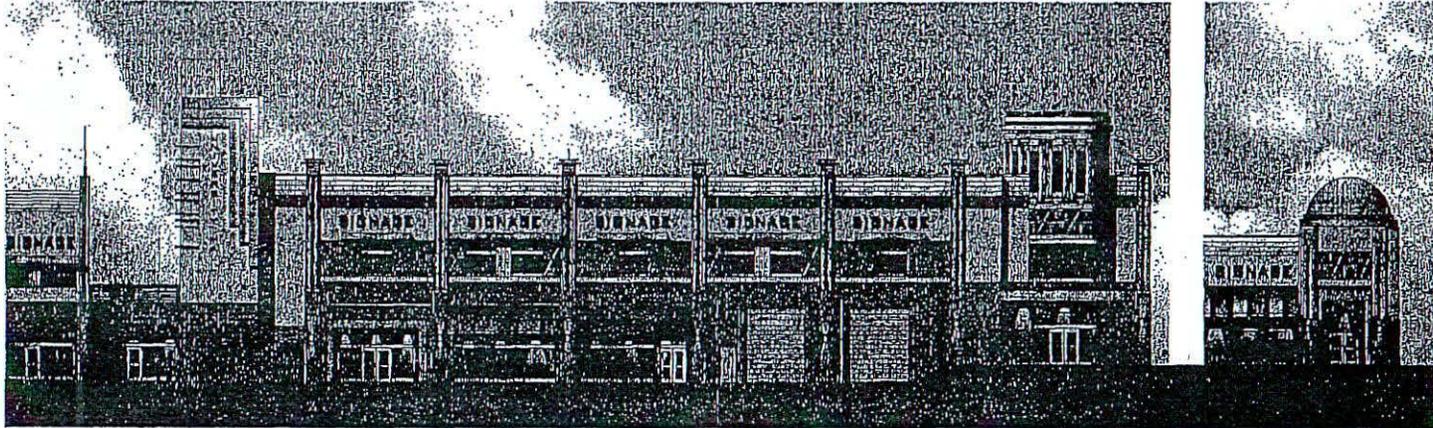
SITE SECTIONS

COLLEGE TOWN ASSOCIATES LP SAMAHA

MARCH 11, 2011 PAGE 8

Sheet 31 of 34





CLEAR ANODIZED ALUMINUM



HONEY



CHOCOLATE



CLEAR ANODIZED ALUMINUM



RED CLAY 356



MOSS 478



LAKWOOD 480A



SUEDE 105



BUCKSKIN 449



COLONADE
4856



GASTON
4975



PLUM
FANCY
4909



COLLEGE TOWN ASSOCIATES LP SAMAHA

These drawings are for illustrative purposes only to represent the General Development Plan. The actual construction may vary from these illustrations.





County of Fairfax, Virginia

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

September 12, 2012

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin PLLC
8221 Old Courthouse Road, Suite 300
Vienna, VA 22182

Re: Interpretation for RZ 2009-BR-015, PCA C-083-02 and SEA 87-A-086-02 College Town Associates, L.P., Tax Map 068-1 ((1)) 9 pt. and 9A: Building Addition and Site Modifications

Dear Mr. Martin:

Your letter of August 9, 2012 requested an interpretation of the proffers, the Generalized Development Plan/ Special Exception Amendment Plat (GDP/ SEA Plat) and development conditions accepted and approved by the Board of Supervisors in conjunction with the above-referenced applications. This determination is based on your letter and attachments, which include a design graphic entitled "Interpretation Exhibit: Site Plan for College Town Associates L.P." containing four sheets prepared by Bohler Engineering. Copies of your letter with the relevant exhibits are enclosed.

On April 26, 2011, the Board of Supervisors approved RZ 2009-BR-015, PCA C-083-02 and SEA 87-A-086-02 subject to proffers and development conditions, to permit an expansion of the existing University Mall Shopping Center with 80,065 square feet of new construction, which increased the existing FAR from 0.16 to 0.24 on the 19.9 acre site zoned to the C-6 and R-1 Districts. This construction included a major renovation of the main shopping center buildings and the addition of three freestanding buildings that contain retail, office, veterinary hospital, eating establishments, child care center, fast food restaurant and financial institution uses. The RZ application rezoned 0.16 acres on Tax Map 068-1 ((1)) 9 pt. from the R-1 District to the C-6 District to allow the land to develop consistently with land zoned C-6 and permitted the commercial expansion associated with PCA C-083-02. The SEA application consolidated all of the previously approved special exceptions on the site into one application (which include a child care center with a maximum of 150 children; two drive-in financial institutions; and a service station with a mini-mart).

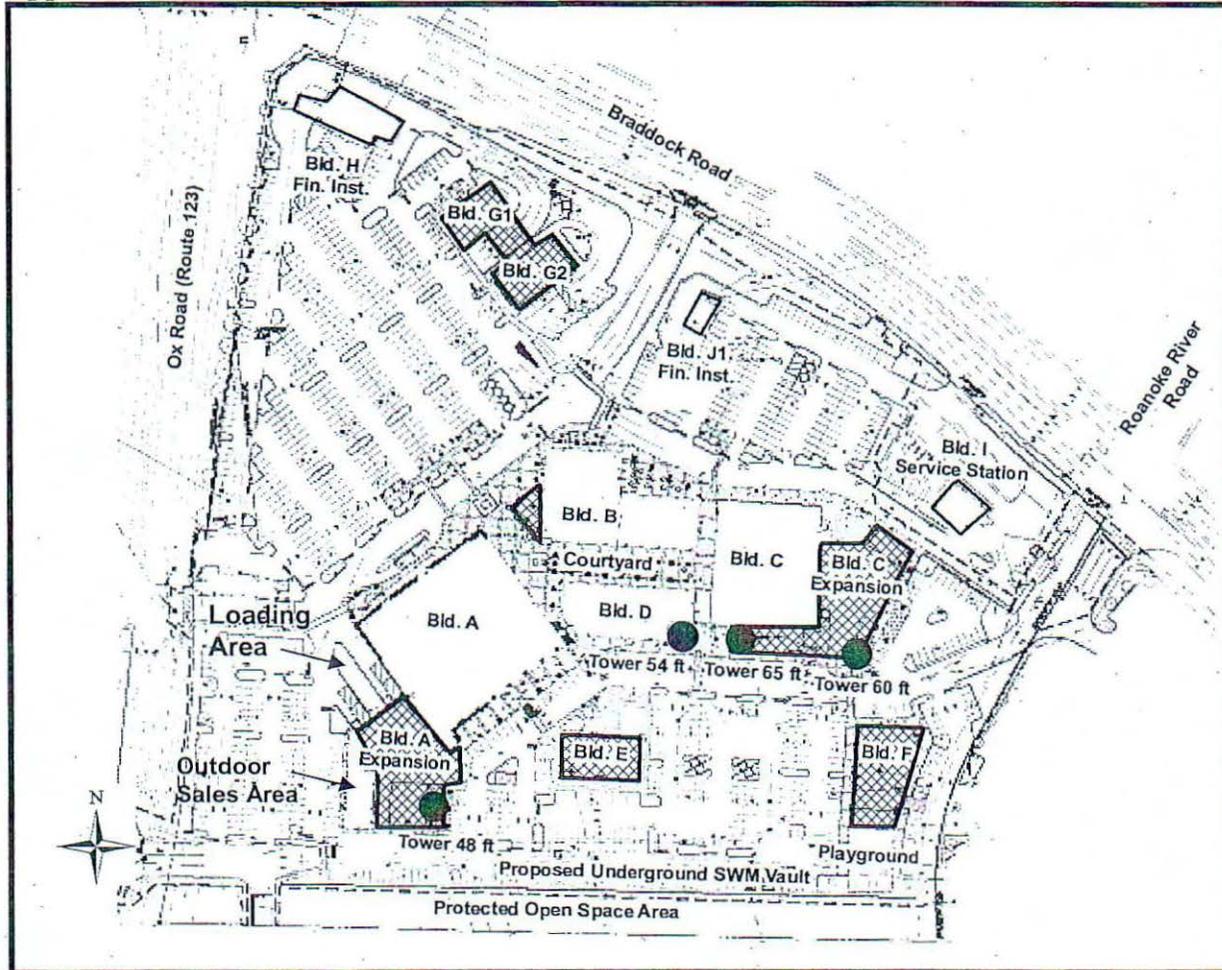
According to your letter; the major anchor at University Mall, Giant Foods desires to enlarge and modernize its existing store with 14,000 square feet of additional floor area. The approved GDP/ SEA Plat dated June 19, 2009, as revised through March 11, 2011, shows a large shopping center consisting of 10 buildings (Buildings A through J) with a gross square footage of 206,338 gross square feet. Giant Foods is located in Building A (which is located on the west side of the

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



shopping center) and occupies 37,340 square feet on the upper level of the building facing Ox Road and Braddock Road. Other existing retail uses occupy approximately 13,000 square feet of space on the lower level facing the southern property line. In the approved rezoning, Building A was approved for a 23,531 square foot expansion to the southwest (as shown below) and a maximum of 72,530 square feet, with heights ranging from 32 feet to 40 feet tall.

Approved GDP/ SEA Plat

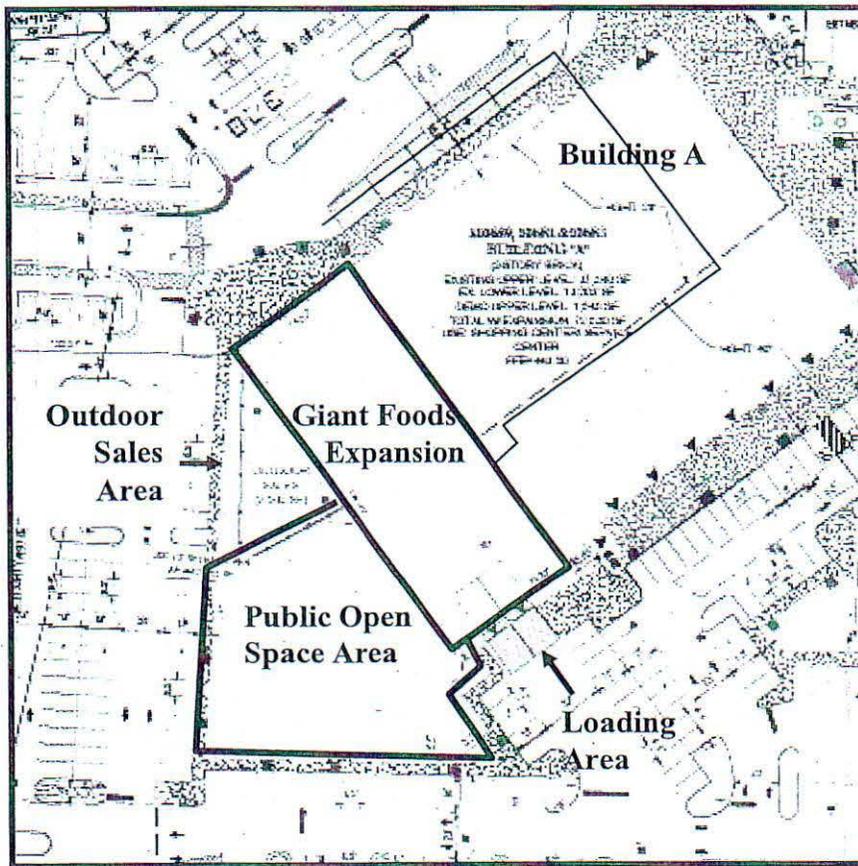


As shown in your Interpretation Exhibit below, you are proposing an addition to Building A that includes a modification of the expansion area footprint to allow additional floor area for Giant Foods. The proposed addition would include the following changes to the site:

- 1) replacing the existing exterior loading space area serving Giant Foods located on the west side of the building with a rectangular building addition, which would be located approximately 140 feet from the Route 123 (Ox Road);
- 2) relocating the exterior loading spaces (which are currently accessed from the front of the building on the west side) to the interior of the rectangular building addition (which would be accessed from the rear of the building on the south side);
- 3) providing a building height of 40 feet to match the roofline of the existing Giant Foods building (Building A);

- 4) reducing the parking on the site by 29 spaces, which could be further reduced by an additional 48 spaces if the proposed Braddock Road and Route 123 (Ox Road) interchange improvements shown on Sheets 19 and 20 of the GDP/ SEA Plat occur in the future;
- 5) reconfiguring the surface parking area and travel lanes around Building A;
- 6) shifting the location of an approved outdoor sales area located on the west side of Building A and reducing the size of the sales area from 2,869 square feet to 2,500 square feet;
- 7) adding a new 14,200 square foot open space area located to the west of Building A; and
- 8) removing the 48 foot tall architectural tower located on the southeast corner of the Building A expansion area.

Building A Interpretation Exhibit



Given that Building A was approved to be expanded and the expansion area was combined with the existing footprint for Building A on the GDP/ SEA Plat, it is my determination that the proposed building addition would be in substantial conformance with the proffers, the GDP/ SEA Plat and the development conditions, provided that no more than 72,530 square feet of GFA is occupied in Building A and the maximum height for the expansion area does not exceed 40 feet. It is also my determination that the other associated modifications listed above would be in substantial conformance with the proffers, the GDP/ SEA Plat and the development conditions provided that:

- 1) a parking tabulation, which demonstrates that parking requirements are met during all phases of the renovation, continues to be submitted to DPWES;
- 2) if the Virginia Department of Transportation (VDOT) or the Fairfax County Department of Transportation (FCDOT) requests the right of way shown on Sheets 19 and 20 of the GDP/ SEA Plat and listed in Proffer 16 for the Braddock Road and Route 123 (Ox Road) interchange improvements, then a shared parking study/parking reduction which demonstrates adequate parking is submitted as specified in Proffer 22;
- 3) the existing Route 123 (Ox Road) entrance is eliminated with the interchange improvements specified in Proffer 19;
- 4) architecture for the proposed building addition continues to be in conformance with illustrative perspectives, elevations and sections shown on Sheets 24 through 32 of the GDP/SEA Plat and referenced in Proffer 4.
- 5) no outdoor sales activities take place in the 14,200 square foot open space area shown on the interpretation exhibit.

In addition, pursuant to Par. 5C of Section 18-204 (minor building addition), notifications are required to be sent by the requestor to the adjacent properties. An affidavit affirming that the required notice has been provided was submitted with this interpretation request.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator and only addresses those questions described and discussed in this letter. If you have any questions regarding this interpretation, please feel free to contact William O'Donnell at (703) 324-1290.

Sincerely,



Barbara C Berlin, AICP, Director
Zoning Evaluation Division, DPZ

O:\wodonn\ZED\Interpretations\University Mall\University Mall PCA C-083-02 Interpretation.doc

Attachments: A/S

cc: John C. Cook, Supervisor, Braddock District
Ellen J. Hurley, Planning Commissioner, Providence District
Diane Johnson-Quinn, Deputy Zoning Administrator, Permit Review Branch, ZAD, DPZ
Ken Williams, Plan Control, Land Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Kevin Guinaw, Chief, Applications Acceptance and Special Projects Branch
File: RZ 2009-BR-015, PCA C-083-02 and SEA 87-A-086-02, PI 12 01 002, Imaging

TRAMONTE, YEONAS, ROBERTS & MARTIN PLLC
ATTORNEYS AND COUNSELLORS AT LAW

8245 BOONE BOULEVARD, SUITE 400
VIENNA, VIRGINIA 22182
TELEPHONE: 703-734-4800
FACSIMILE: 703-442-9532

August 9, 2012

Mr. William O'Donnell
Department of Planning and Zoning
12055 Government Center Pkwy., Suite 801
Fairfax, VA 22035

Re: Proffer Interpretation of Substantial Conformance with
Proffered GDP
PCA C-083-02
College Town Associates, L.P.

Dear Mr. O'Donnell:

The following is a request for a Proffer interpretation of substantial conformance of a proposed building redesign with the proffered Generalized Development Plan (GDP) in PCA C-083-02. The major anchor at University Mall, Giant Foods, desires to enlarge its existing store by 14,000 square feet in a modernization effort. The attached plan shows the proposed footprint and parking outlined in red overlaying the approving footprint and parking. The following revisions are proposed for review for substantial conformance with the approved GDP: relocation of dumpster/addition of parking spaces; reduction on total number of parking spaces; building addition measurement to property line; lane reconfigurations; relocated loading dock/new throat entrance; new outdoor sales area; and proposed public open space area; floor area shifts in location and orientation; and removal of the tower on Building A.

It is submitted that the proposed layout represents a positive design improvement and is in substantial conformance with the approved GDP. The additional area requested by Giant will not exceed the approved gross floor area. The addition will be 40 feet in height to match the height of the existing building. Positive elements of this redesign are: 1) moves the exterior loading docks from highway and customer view to a covered/enclosed area behind and underneath the store; 2) a larger pedestrian-friendly space is created on the side of the building replacing a large blank wall; and 3) a majority of the displaced parking spaces are recaptured in

the redesign with only a net loss of 29 spaces. Phase 2 will lose an additional 29 spaces and Phase 3 will lose another 19 spaces. The public open space area will not be used for any retail or sales activities.

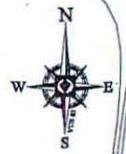
Thank you for your consideration of this matter.

Very truly yours,

A handwritten signature in black ink, appearing to be 'Keith C. Martin', written over a horizontal line.

Keith C. Martin

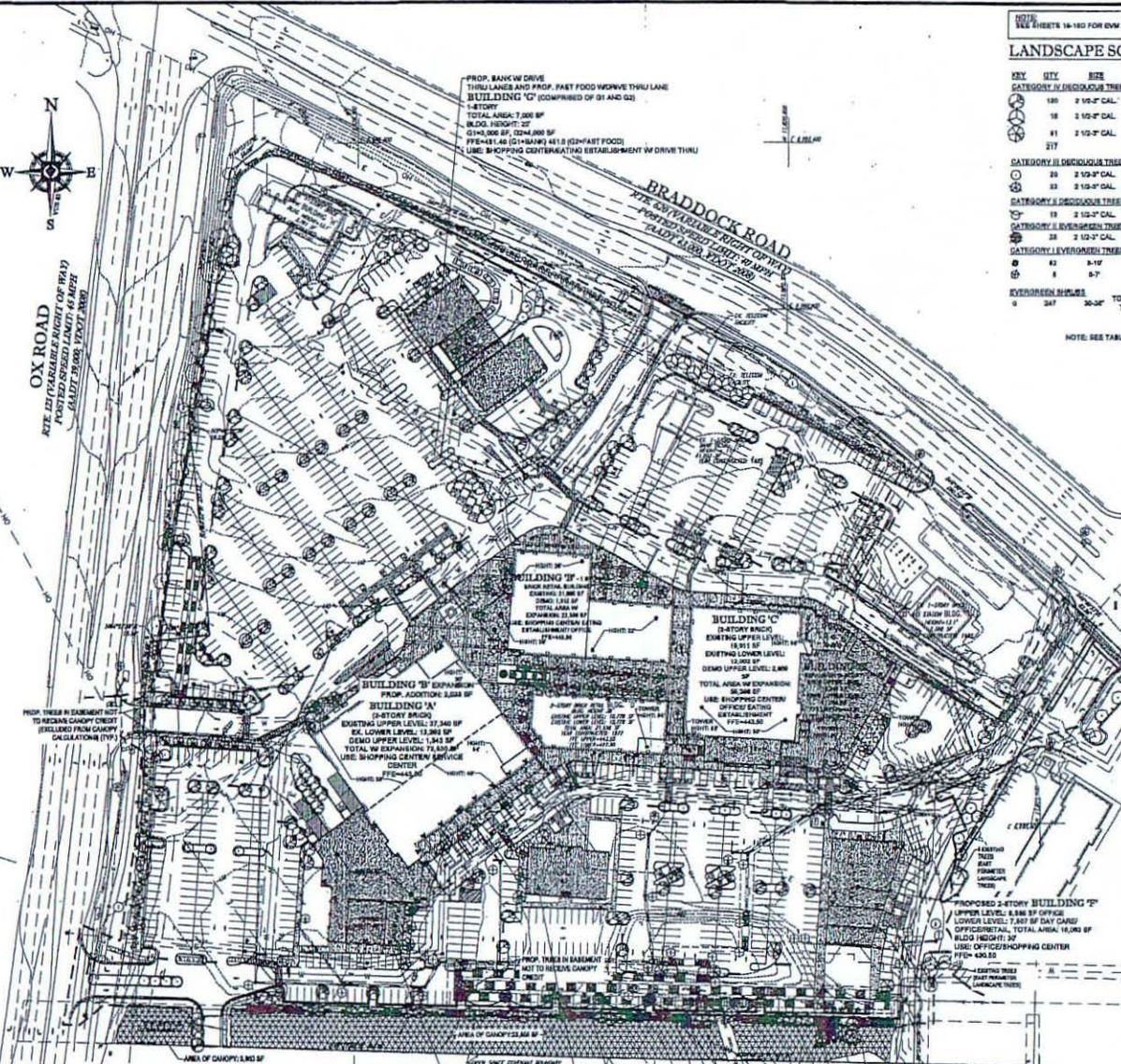
Cc: Richard Wolff



OX ROAD
SEE THE (VARIES HEIGHT OF WALL)
PAINTED REDDISH LINE IN EACH
DIRECTION FROM ADJACENT
LANE

PROP. BANK W/ DRIVE
THRU LANES AND PROP. PAST FOOD VEHIC THRU LANE
BUILDING 'C' (COMPRISED OF 01 AND 02)
1-STORY
TOTAL AREA: 7,000 SF
BLDG. HEIGHT: 27'
GL: 414,000 SF, 02: 44,000 SF
FF: 414,000 SF (01+02) 418' (02+FAST FOOD)
1. USE SHOPPING CENTER/RESTAURANT W/ DRIVE THRU

BRADDOCK ROAD
SEE (VARIES HEIGHT OF WALL)
PAINTED REDDISH LINE IN EACH
DIRECTION FROM ADJACENT
LANE



LANDSCAPE SCHEDULE

KEY	QTY	SIZE	STOCK TYPE	REMARKS	10 YR. TREE CANOPY (SF)	EST. TOTAL 10 YR. TREE CANOPY
1	180	2 1/2" CAL.	B+B		300	24,000
2	18	2 1/2" CAL.	B+B	NATIVE	200	3,600
3	81	2 1/2" CAL.	B+B			37,600
CATEGORY II DECIDUOUS TREES						
4	20	2 1/2" CAL.	B+B	NATIVE	160	3,200
5	83	2 1/2" CAL.	B+B		160	9,432
CATEGORY III DECIDUOUS TREES						
6	13	2 1/2" CAL.	B+B			2,332
CATEGORY IV DECIDUOUS TREES						
7	28	2 1/2" CAL.	B+B		100	2,300
CATEGORY V EVERGREEN TREES						
8	82	8-10"	B+B		80	2,600
9	1	8-10"	B+B			

EVERGREEN HOURS
9 247 30-30" TO BE DETERMINED AT TIME OF SITE PLAN

25,200 SF OF PROPOSED CANOPY
NOTE: SEE TABLE 18.12 ON SHEET 18 FOR OVERALL 18 YEAR CANOPY TOTAL

NOTES:

- SEE SHEET 18 FOR COMPLIANCE CHARTS
- DAYCARE TENANT TO PROVIDE AMENITIES IN OUTDOOR PLAY AREA DETAILS TO BE PROVIDED AT SITE PLAN.
- PRIOR TO ANY PLANT INSTALLATION, THE LANDSCAPE CONTRACTOR IS REQUIRED TO OBTAIN A LETTER TO THE FARMEX COUNTY URBAN FORESTRY MANAGEMENT DIVISION CERTIFYING THAT ALL TREES MARKED AS NATIVE SPECIES ON THIS PLAN HAVE BEEN PROPAGATED FROM SEED OR NON-GENETICALLY MODIFIED GENIHOPLASM COLLECTED WITHIN THE MIDA-TLANTIC REGION.

LANDSCAPE LEGEND

- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (INTERIOR PARKING LOT (PERMANENT))
- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (PERIMETER LANDSCAPE (PERMANENT))
- CATEGORY IV DECIDUOUS TREE (200 SF CANOPY CREDIT) (PLANTER BOX (TREES IN EASTWALL))
- CATEGORY II DECIDUOUS TREE (100 SF CANOPY CREDIT) (INTERIOR PARKING LOT) (PERIMETER LANDSCAPE)
- CATEGORY II DECIDUOUS TREE (100 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY II DECIDUOUS TREE (100 SF CANOPY CREDIT) (PERIMETER LANDSCAPE)
- CATEGORY II DECIDUOUS TREE (100 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY I EVERGREEN TREE (50 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY I EVERGREEN TREE (50 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- CATEGORY I EVERGREEN TREE (50 SF CANOPY CREDIT) (SUPPLEMENTAL BUFFER PLANTING)
- EVERGREEN HOURS
- VEGETATION TO BE PRESERVED AND COUNTED TOWARDS 18-YEAR TREE CANOPY

BOHLER ENGINEERING

REGISTERED PROFESSIONAL ENGINEER
NO. 10000
EXPIRES 12/31/2024

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
NO. 10000
EXPIRES 12/31/2024

REVISIONS

NO.	DATE	DESCRIPTION	BY
1	01/15/24	ISSUE FOR PERMITS	ML
2	01/15/24	ISSUE FOR PERMITS	ML
3	01/15/24	ISSUE FOR PERMITS	ML
4	01/15/24	ISSUE FOR PERMITS	ML
5	01/15/24	ISSUE FOR PERMITS	ML
6	01/15/24	ISSUE FOR PERMITS	ML
7	01/15/24	ISSUE FOR PERMITS	ML
8	01/15/24	ISSUE FOR PERMITS	ML
9	01/15/24	ISSUE FOR PERMITS	ML
10	01/15/24	ISSUE FOR PERMITS	ML

NOT APPROVED FOR CONSTRUCTION

PROJECT NO. 22-000-00-01
DATE: 01/15/24
SCALE: AS SHOWN

**GENERALIZED DEVELOPMENT PLAN
SPECIAL EXCEPTION
AMENDMENT PLAT**

FOR
GENERALIZED DEVELOPMENT
PLAN #Z 2008-08-018
PROPOSED CONSTRUCTION
AMENDMENT PCA 0-083-02
SPECIAL EXCEPTION
AMENDMENT SEA 07-A-084-02

COLLEGE TOWN ASSOCIATES, L.P.

UNIVERSITY MALL

BRADDOCK DISTRICT
FARMEX COUNTY, VIRGINIA

HEALTH OF
DAVID LOGAN
L.S. No. 43916
Professional Engineer
No. 10000
Exp. 12/31/2024

D. B. LOGAN

PROFESSIONAL ENGINEER
No. 10000
Exp. 12/31/2024

MISS UTILITY

811 BY 98
AT 1-800-832-7001
PROTECT YOURSELF, AND THE ENVIRONMENT, BY CALLING 811 BEFORE YOU DIG. WE'LL FIND ALL UTILITIES IN YOUR AREA.

SHEET TITLE: **LANDSCAPE PLAN**

SHEET NUMBER: **17**

OF 24

THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES. THE USER OF THIS PLAN ASSUMES ALL RESPONSIBILITY FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM ALL APPLICABLE AGENCIES AND AUTHORITIES.



County of Fairfax, Virginia

MEMORANDUM

DATE: May 23, 2012

TO: Barbara Berlin, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Angela Kadar Rodeheaver, Chief
Site Analysis Section
Department of Transportation

FILE: 3-5 (SE 84-C-024)

SUBJECT: Transportation Impact

REFERENCE: SEA 87-A-086-~~3~~
Land Identification Map: 68-1((1)) 9 pt & 9A

Transmitted herewith are the comments of the Department of Transportation with respect to the referenced application. These comments are based on the information made available to this office dated May 1, 2012. This amendment is a request to permit waiver of certain sign regulations.

This department has reviewed the subject application and would not object to its approval provided all "free standing" signs are located out of the line of sight.

AKR/mdg

SPECIAL EXCEPTIONS

allowing the alteration, even if the use may not be in harmony with the adopted comprehensive plan.

3. A plan shall be submitted which depicts the proposed alteration and the overall impact or effect of the alteration to the structure. No such alteration shall result in an increase in building square footage, an increase in the area of the building occupied by the nonconforming use, or in the relocation of the building on the site.
4. Such special exception may be approved notwithstanding any existing nonconformity and any nonconformity that may be created by the public improvement, and approval of the special exception shall permit such nonconformities to continue as nonconformities.

Upon approving a special exception, the Board may impose such conditions as deemed necessary to address any impacts of the nonconformity or proposed modification.

9-620

Waiver of Certain Sign Regulations

The purpose of this special exception is to provide some relief where appropriate for those signs in the C and I districts which, because of certain unusual circumstances as specified below, do not provide identification as intended by the sign regulations. In the C and I districts, the Board may approve, either in conjunction with the approval of a rezoning or as a Category 6 special exception, a modification or waiver of the sign regulations in accordance with the following:

1. Such waiver may be for an increase in sign area, increase in sign height or different location of a sign, not otherwise provided by Sect. 12-304. Such waiver shall not allow the erection of a freestanding sign or off-site sign, not otherwise permitted by this Ordinance, or the establishment of any sign prohibited by the provisions of Sect. 12-104.
2. Such waiver may be approved only when it is demonstrated by the applicant that there are unusual circumstances or conditions in terms of location, topography, size or configuration of the lot; access to the lot; unusual size or orientation of the structure on the lot; or other unique circumstance of the land or structure that impacts the applicant's ability to provide for a reasonable identification of the use.
3. It is determined that such waiver will be in harmony with the policies of the adopted comprehensive plan.
4. A waiver of the sign provisions may be approved only in those locations where, based upon a review of the relationship of the sign to the land, buildings and conforming signs in the neighborhood, it is determined that the sign will not have any deleterious effect on the existing or planned development of adjacent properties and that it is consistent with the purpose and intent of Article 12.

9-621

Provisions for Outdoor Storage in Association with Warehousing Establishments in the Sully Historic Overlay District

The Board may approve a special exception authorizing the establishment of outdoor storage in association with a warehousing establishment on land zoned I-5 or I-6 in the Sully Historic Overlay District in accordance with the provisions of Sect. A1-303.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBA: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBA value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area; information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A **GENERALIZED DEVELOPMENT PLAN (GDP)** is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A **CONCEPTUAL DEVELOPMENT PLAN (CDP)** is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A **FINAL DEVELOPMENT PLAN (FDP)** is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		