



County of Fairfax, Virginia

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

November 21, 2012

Sara V. Mariska
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, Suite 1300
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 2006-SU-007

Dear Ms. Mariska:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 20, 2012, approving Proffered Condition Amendment Application PCA 2006-SU-007 in the name of Timber Ridge at EDS, LLC. The Board's action amends the proffers for Rezoning Application RZ 2006-SU-007, previously approved for mixed use development to permit modifications to the residential portion of the development and associated modifications to proffers and site design at a density of 0.80 FAR inclusive of ADU and bonus units associated with workforce housing and ADU. The subject property is located W. of Centreville Road between Wall Road and EDS Drive, on approximately 37.4 acres of land zoned PRM, AN and WS [Tax Map 24-4 ((1)) 6C3 and 6C4], in the Sully District and is subject to the proffers dated October 24, 2012.

Please note that on October 17, 2012, the Planning Commission approved Final Development Plan Amendment Application FDPA 2006-SU-007, subject to development conditions dated October 16, 2012.

The Board also reaffirmed previously-approved waivers and modifications as follows:

- Modified the loading space requirement to allow fewer spaces, as shown on the tabulations of the Conceptual Development Plan Amendment/ Final Development Plan Amendment (CDPA/ FDPA).
- Modified the transitional screening along Centreville Road, in favor of the landscape buffer treatment shown on the CDPA/FDPA.

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- Waived the barrier requirements along the eastern property boundary, between the proposed multi-family residential uses and nonresidential uses and the off-site single-family detached houses, in favor of that shown on the CDPA/FDPA.
- Approved modification to permit private streets in excess of 600 linear feet.
- Waived the interparcel access requirement to the EDS campus to the west, at Tax Map 24-4 ((1)) 6B and to the office uses on the Cox property to the north, on Tax Map Parcels 24-4 ((1)) 6E and 6F.

The Board also approved the following additional modifications:

- Modified the 200 square foot minimum privacy yard requirements for the single family attached dwellings in favor of the open space shown on the CDPA/FDPA.
- Modified the trail requirements for Centreville Road in favor of the existing and proposed trail network as shown on the CDPA/FDPA.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 20th day of November, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2006-SU-007**

WHEREAS, the Timber Ridge at EDS, LLC, filed in the proper form an application to amend the proffers for RZ 2006-SU-007 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 20th day of November, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

**PROFFERS
TIMBER RIDGE AT EDS, LLC**

PCA 2006-SU-007

October 24, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Timber Ridge at EDS, LLC (hereinafter referred to as the "Applicant"), for itself, successors and assigns in PCA 2006-SU-007, filed for property identified as Fairfax County Tax Map 24-4 ((1)) 6C3 and 6C4 (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a proffered condition amendment of the Application Property in conjunction with a Conceptual Development Plan Amendment/Final Development Plan Amendment (CDPA/FDPA). These proffers shall replace and supersede all previous proffers approved on the Application Property that pertain to the Application Property only.

I. CONCEPTUAL DEVELOPMENT PLAN AMENDMENT/FINAL DEVELOPMENT PLAN AMENDMENT

1. Substantial Conformance. Subject to the provisions of 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDPA/FDPA, prepared by VIKA, Inc. dated January 25, 2012 and revised through October 16, 2012.
2. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CPDA/FDPA may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor modifications to the building footprints shown on the CDPA/FDPA and make other modifications provided that such modifications are in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator, and do not increase building height nor decrease the amount of open space, limits of clearing and grading, landscaping, or distances to peripheral lot lines as dimensioned on the CDPA/FDPA.
3. Notwithstanding that the CDPA/FDPA is the subject of Proffer I.1 above, it shall be understood that the CDPA shall be limited to the location of public and private streets, location and amount of open space, limits of clearing and grading, internal street network and the maximum square footage of residential development. The Applicant has the option to request Final Development Plan Amendments ("FDPAs") for elements other than CDPA elements from the Planning Commission for all of, or a portion of, the CDPA/FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.
4. Any of the buildings shown on the CDPA/FDPA may be the subject of a partial and separate Proffered Condition Amendment ("PCA") and/or FDPA without joinder and/or consent of the other building owners as determined by the Zoning Administrator pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance. Previously approved

proffered conditions applicable to buildings that are not the subject of such a PCA or FDPA shall otherwise remain in full force and effect.

5. The Applicant reserves the right to adjust residential gross square footage between any building in Blocks 3, 4, 5, and 6 as identified on Sheet C-7A of the CDPA/FDPA provided that the total gross floor area does not exceed the amounts set forth on Sheet C-7a of the CDPA/FDPA, and as limited below; the building heights as shown on the CDPA/FDPA are not exceeded; the minimum landscaped open space, and peripheral dimensions to lot lines are not reduced, as such elements are shown on Sheets C-5, C-5A, C-5B, and C-6 of the CDPA/FDPA; and provided such adjustments are otherwise in substantial conformance with the CDPA/FDPA. The Applicant further reserves the right to adjust the number of stories from that shown on Sheet C-7A provided that the maximum height specified on Sheet C-7A is not exceeded.
6. Maximum FAR. The maximum floor area ratio ("FAR") permitted on the Application Property shall be 0.79 inclusive of Affordable Dwelling Units and Workforce Dwelling Units. Based on this maximum FAR, the maximum gross floor area ("GFA") that may be constructed on the Application Property shall be 1,294,602 square feet. The Applicant reserves the right to construct a lesser amount of GFA provided that the buildings and Application Property remain in substantial conformance with that shown on the CDPA/FDPA as determined by the Zoning Administrator. The maximum number of dwellings units shall not exceed 805 units, inclusive of affordable dwelling units and associated bonus units, and workforce dwelling units. Although the FAR on the Application Property shall be up to 0.79, the overall FAR on the Application Property combined with Fairfax County Tax Map 24-4 ((1)) 6B4 and 6C1 shall not exceed 0.69.
7. Phasing. Build-out of the Application Property may proceed in phases subject to market demand. The Applicant reserves the right to develop partial blocks. The FAR and/or number of dwelling units per acre constructed within a respective phase of the project may exceed the maximum intensity limitations set forth herein so long as such maximum intensity limitations are not exceeded over the entirety of the Application Property that is the subject of RZ 2006-SU-007. Except as qualified herein, the creation of the landscaped open space areas and associated improvements may occur in phases, concurrent with the phasing of development/construction of the Application Property. As such, the total area of landscaped open space provided at any given phase of development shall not be required to be equivalent to the 37% overall landscaped open space required at project completion; provided that the total combined open space at the completion of all development shall satisfy the overall landscaped open space requirement as shown on the CDPA/FDPA.
8. Streetscape and Landscape Phasing.
 - A. The streetscape and associated landscaping shown on Sheets L-11 and L-12 of the CDPA/FDPA entitled "Collector Road Pedestrian Enhancements and Streetscape" shall be installed at the same time as the North South Collector Road, weather permitting, except the Applicant need not install those elements such as streetscape or landscaping to be installed more than ten (10) feet from the right-

of-way line, as set forth on Sheets L-11 and L-12 of the CDPA/FDPA. The Applicant shall install the berms and shade and evergreen trees along the Application Property's full Centreville Road frontage prior to the issuance of the first RUP for a building within Blocks 3 or 6 as depicted on Sheets L-9 and L-10 of the CDPA/FDPA.

- B. The landscaping and pedestrian improvements associated with the private streets shown on Sheets L-01 and L-02 of the CDPA/FDPA shall be installed at generally the same time as the private street with which they are associated. Such landscaping and pedestrian improvements shall be maintained by the property owner or successor Condominium Owners' Association (COA) as defined in Proffer 46 hereof.
- C. The streetscape and landscaping along the North South Collector Road as shown on Sheets L-11 and L-12 of the CDPA/FDPA shall be installed at the same time as the adjacent road improvements are completed.

- 9. Density Credit. Density credit shall be reserved for the Application Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDPA/FDPA or as may reasonably be required by Fairfax County, VDOT or others at the time of site plan approval.

II. USES

- 10. The Application Property shall be developed with multifamily dwellings and single family attached dwellings.
- 11. The permitted uses shall not result in any additional buildings beyond those represented on the CDPA/FDPA. However, the Applicant reserves the right to establish Group 8 Temporary Uses, including construction and sales trailers, on any of the Blocks, all on an interim basis as may be approved by the Zoning Administrator or Board of Zoning Appeals, as applicable, all without the necessity of an amendment to the CDPA/FDPA or Proffers if such are in substantial conformance with the CDPA/FDPA, are located within building envelopes and do not alter the limits of clearing and grading.

III. TRANSPORTATION

- 12. Transportation. All transportation improvements to be made pursuant to this Section III shall be subject to Virginia Department of Transportation ("VDOT"), Fairfax County Department of Transportation ("FCDOT") and Department of Public Works and Environmental Services ("DPWES") approval. Substantially complete in this Section III shall mean such road is base paved and open and available for use by the public, but not necessarily accepted by VDOT into the State secondary road system for maintenance. Upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provisions of the road or signal improvements to be made under this Section III have been unreasonably delayed by others, the Zoning Administrator may agree to a later date for the completion of the improvement in question. Further, all escrows provided in this

Section III shall be adjusted on an annual basis from the date of approval of this Application in conformance with adjustment criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

13. North South Collector Road.

- A. The Applicant shall, prior to the issuance of residential use permits ("RUPs") for more than 500 units, dedicate right-of-way for construction and substantially complete (i) the "North South Collector Road" connecting EDS Drive (Route 8105) to Wall Road (Route 648) as a four (4) lane, median divided, public right of way with a design speed of 40 MPH, unless VDOT approves a lesser design speed, (ii) improvements to EDS Drive at the intersection of EDS Drive and the North South Collector Road of the CDPA/FDPA, and (iii) certain improvements to Wall Road at the intersection of Wall Road and the North South Collector Road (exclusive of those referenced in Proffer 15) as shown on Sheets C-5, C-5A, C-5B, and C-6. Such construction shall be substantially complete no later than the issuance of the last Residential Use Permit (RUP) for the first building in Blocks 5 and 6.

- B. The Applicant shall install along and adjacent to the North South Collector Road, pedestrian enhancement consisting of pedestrian signage, special pavement treatments, oversized crosswalk striping, median refuges and landscaping generally as shown on Sheets L-11 and L-12 of the CDPA/FDPA if approved by VDOT. The Applicant agrees, that (i) the COA contemplated in Proffer 46 herein shall maintain such elements that VDOT will not accept for maintenance and will, if required, enter into a maintenance agreement with VDOT, or (ii) the Applicant will use materials acceptable to VDOT if VDOT is to maintain such elements. The COA documents shall disclose the existence of such maintenance obligation. The Applicant shall not be prevented or delayed in obtaining any other approvals or permits if VDOT or the County does not permit any or all of such pedestrian enhancements, nor shall the Applicant be required to escrow for such improvements provided the Applicant demonstrates that diligent efforts have been made to obtain VDOT and County approval for such enhancements. Such enhancements shall be shown on the initial site plan for the North South Collector Road or applicable portion thereof. At time of site plan approval for the North South Collector Road, or applicable portion thereof, if VDOT and/or the County have not consented to such pedestrian enhancements within the right of way, this proffer to provide the pedestrian enhancements which were not approved, shall be deemed null and void.

As an alternative to the timing outlined above, the Applicant shall have the ability to phase the construction of the North South Collector.

14. Centreville Road.

- A. To the extent not previously acquired by VDOT, the Applicant shall dedicate and convey (with construction by others) to the Fairfax County Board of Supervisors

in fee simple (i) at time of site plan approvals for the adjacent development that includes any portion of Blocks 3 or 6 or (ii) when requested by VDOT or the County, whichever occurs first, the land areas adjacent to Centreville Road (Route 657) consisting of approximately 3.1 acres.

- B. At the time of site plan approval for portions of the Application Property adjacent to Centreville Road, the Applicant shall construct right turn deceleration lanes along Centreville Road as shown on the CDPA/FDPA to serve each of the site entrances at Main Street and Parkland Drive. These deceleration lanes shall be constructed when the associated private street to which they tie in is constructed i.e., intersections with Parkland Drive and Main Street.
- C. The Applicant shall, at the time of site plan approval for the site plan that includes Main Street, extend the northbound left turn lane on Centreville Road at Main Street as generally shown on Sheets C-5, C-5A, C-5B and C-6 of the CDPA/FDPA within the existing median, subject to VDOT approval.
- D. The Applicant shall, prior to site plan approval for that site plan that includes Wall Road, provide either an additional northbound left-turn lane on Centreville Road or an extension of the existing left-turn lane that serves Wall Road as required by VDOT within existing rights-of-way.

15. Wall Road. Prior to the issuance of RUPs for more than 500 units, the Applicant shall construct (and thereafter substantially complete) those improvements to Wall Road as depicted on Sheets C-5 and C-5A of the CDPA/FDPA.

16. McLearen Road.

Prior to the issuance of RUPs for more than 500 units, the Applicant shall construct (and thereafter substantially complete) those improvements to the McLearen Road/Centreville Road intersection and the McLearen Road/EDS West Drive intersection, both as depicted on Sheet C-10 of the CDPA/FDPA.

17. Traffic Signals.

A. Centreville Road/Kinross Circle South.

- (i) Prior to the approval of the first site plan for any building in Block 3 or at such time as deemed applicable by VDOT, but no later than ninety (90) days from approval of the site plan showing Main Street connected to Centreville Road, the Applicant will submit to VDOT plans for the modification of the signals existing at the Centreville Road/Kinross Circle South intersection to accommodate a fourth approach at this location (Main Street). Such signal shall include pedestrian count down heads, and "chirping devices" to aid the visually impaired if approved by VDOT.

- (ii) The Applicant shall substantially complete the above signal modifications, subject to VDOT approvals, prior to the first RUP for the first site plan in Block 3.
- (iii) If the signal has not been previously installed (or committed to be installed) by others prior to the approval of the first site plan for any building in Block 3, the Applicant shall submit to VDOT a warrant study based on build out of the Application Property and nearby development, and design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study referenced in this Proffer.
- (iv) If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction in an amount as determined by DPWES, less any funds committed to by others for the same signal.

B. North South Collector Road/Wall Road.

- (i) Prior to approval of the first site plan for the first building in Blocks 3 or 4 or at such time deemed applicable by VDOT, the Applicant shall submit to VDOT a warrant study based on build out of the Application Property and nearby development.
- (ii) The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- (iii) If based on the Applicant's submission of a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

C. Wall Road/Centreville Road.

- (i) The Applicant on request of the County or prior to approval of the first site plan for Blocks 3, 4 or 6, whichever occurs first, shall provide right-of-way dedication and/or easements along the property's Centreville Road and Wall Road frontages necessary for the installation of a traffic signal by others at the intersection of Wall Road and Centreville Road.

- (ii) If not already proffered for construction or constructed by others, prior to approval of the first site plan for any building in Blocks 3 or 4, the Applicant shall submit to VDOT a warrant study for a signal at the intersection of Wall Road and Centreville Road based on build out of the Application Property and nearby development. Such warrant study shall be submitted no later than twelve (12) months after initial RUP for first building in Blocks 3 or 4.
- (iii) If deemed warranted, then the Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for said signal or to be reimbursed for any contribution to be made by others for such signal subsequent to the signal installation.
- (iv) If based on a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

D. EDS Drive/North South Collector Road.

- (i) Prior to approval of the first site plan for the first building in Blocks 3, 4, 5, or 6, or at such time deemed applicable by VDOT, the Applicant shall submit to VDOT a warrant study for the intersection of EDS Drive and the North South Collector Road based on build out of the remaining portions of the Application Property and nearby development.
- (ii) The Applicant shall design, equip and install such signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines it to be warranted based on the submitted warrant study. The Applicant shall be entitled to use any monies escrowed, and/or posted by others for such signal if available.
- (iii) If based on a warrant study, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed by others for the same signal.

E. North South Collector Road/Parkland Drive.

- (i) Prior to the approval of the first site plan for any buildings in Blocks 4 or 5, or at such time deemed applicable by VDOT, the Applicant shall submit to VDOT a warrant study for the intersection of the North South Collector and Parkland Drive based on full build out of the remaining portions of the

Application Property and those background developments referenced in the TIA for the subject intersection.

- (ii) The Applicant shall design, equip and install said signal, including pedestrian count down heads and "chirping devices" at such time as VDOT determines them to be warranted based on the submitted warrant study.
- (iii) If based on the warrant studies, VDOT determines the signal will not be warranted until a time subsequent to bond release for the final site plan for the Application Property, then the Applicant shall provide an escrow for the cost of such signal prior to such final bond release in lieu of construction, less any funds committed to by others for the same signal.

F. Signal Timing Modifications to Centreville Road. Within 180 days after substantial completion of the North South Collector Road, but in no event later than release of the bond for the North South Collector Road, the Applicant shall make signal timing modifications to the following signals if requested by VDOT: Centreville Road and McLearn Road, Centreville Road and Kinross South and Centreville Road and Wall Road.

G. In all circumstances in this Proffer 17 where the Applicant is to design, bond and construct a signal, when warranted by VDOT, the Applicant shall diligently pursue such design, bonding and construction following VDOT's agreement that such signal is warranted.

18. Right-of-Way Acquisition/Condemnation. For any of the improvements listed above for which off-site right-of-way and/or easements are required, if, six (6) months subsequent to the initial request by the Applicant to obtain the necessary right-of-way and easements, the Applicant is unable to bring about the dedication by others and the necessary right-of-way and easements, or to acquire by purchase the right-of-way or easements at fair market value, as determined by a Member of the Appraisal Institute (MAI) appraisal, the Applicant shall request the Board of Supervisors (the "Board") to condemn the necessary land and/or easements. It is understood that the Applicant's request to the Board for condemnation will not be considered until the Applicant has demonstrated to the satisfaction of the County their failed attempts to acquire the right-of-way and easements and the Applicant has forwarded the request in writing to the Division of Land Acquisition or other appropriate County official, accompanied by (1) plans, plats and profiles showing the necessary right-of-way grading easements to be acquired, including all associated easements and details of the proposed transportation improvements to be located on said right-of-way property; (2) an independent appraisal of the value of the right-of-way property to be acquired and all damages to the residue of the affected property; (3) a sixty (60) year title search certificate of the right-of-way property to be acquired; and (4) an escrow in an amount equal to the appraised value of the property to be acquired and of all damages to the residue which can be drawn upon by the County. It is also understood that in the event the property owner of the property to be acquired it is awarded more than the appraised value of the property and to the damages to the residue

in a condemnation suit, the amount of the award in excess of the escrow amount shall be paid to the County by the Applicant within forty-five (45) days of said award. In addition, the Applicant agrees that all reasonable and documented third party sums expended by the County in acquiring the right-of-way and necessary easements shall be paid to the County by the Applicant within sixty (60) days of written demand.

In the event the County is successful in acquiring the off-site right-of-way, then the Applicant shall construct the improvement(s) for which right-of-way is available. It is expressly understood that in the event the County abandons efforts or does not acquire the aforesaid right-of-way and/or easements by means of its condemnation powers within thirty-six (36) months from the Applicant's written request to the Division of Land Acquisition, the Applicant is relieved of any responsibility under this proffer to construct any off-site portion of the aforesaid transportation improvements specifically affected by the unavailability of the easements or right-of-way (with all associated bonds released) and the Applicant shall escrow in an amount determined by DPWES, as appropriate, for any uncompleted portions of the transportation improvements, with such escrow to be refunded to the Applicant along with the escrow previously paid to the County for the right-of-way acquisition at the expiration of ten (10) years if the County has not acquired such right-of-way and constructed such improvements.

19. Transportation Demand Management. The Applicant shall implement and operate a transportation demand management ("TDM") program for Block 3 within the Application Property as follows:
 - A. The designation of a Resident Transportation Coordinator ("TC"). The Applicant shall appoint a TC prior to the issuance of the first RUP for Block 3.
 - B. The TC will be available to FCDOT staff to work cooperatively to promote opportunities to enhance participation in TDM programs.
 - C. Commencing with the appointment of the TC, implementation of specific programs as follows:
 - (i) The Applicant, through the TC, shall promote ride sharing on an ongoing basis by displaying information on ride sharing in areas utilized by residents, such as residential common areas and building lobbies. The TC shall: (a) maintain a tenant database that can be used by the TC and/or FCDOT to distribute transit/rideshare information and promote transit use, (b) coordinate with FCDOT to ensure appropriate, up-to-date materials are distributed for promotion of transit and ridesharing; and (c) provide an annual report to FCDOT summarizing the outreach efforts, including a listing of participants, and the initiatives participants are engaged in providing.
 - (ii) The Applicant shall, as part of the execution of each lease in Block 3, advise each tenant that a private TDM program exists and a public TDM program exists and encourage them to participate and contact the TC or FCDOT for participation opportunities.

- (iii) Each new residential building in Block 3 with an associated parking garage shall provide secure, weather protected bicycle storage for 6 bicycles.
 - (iv) Residential buildings in Block 3 shall be hardwired to provide high capacity, high bandwidth communication lines, or the equivalent wireless access. The Applicant shall further provide a common area in one of the residential buildings with business facilities, which may include, but not be limited to, wireless internet access, fax machine, photocopier and desktop computers private space for phone calls and access to a wash room.
 - (v) Beginning twelve (12) months after the issuance of the first RUP for the first building on the Application Property, and annually each April 1 thereafter, the TC shall prepare and submit to FCDOT a report quantifying the use of public transportation, carpooling, vanpooling and other rideshare programs, created under the TDM program.
20. Bus Shelters. Prior to the issuance of more than 350 RUPs, the Applicant shall construct bus shelters (but not bus pull outs) at two (2) to three (3) locations within the Application Property or on Centreville Road adjacent to the Application Property as mutually agreed upon by the Applicant and FCDOT. If no such agreement on locations can be reached by the issuance of the 600th RUP, the Applicant shall donate \$20,000 per unconstructed bus stop to FCDOT for up to a maximum of two unconstructed bus shelters to be used for bus shelters in the vicinity of the Application Property, with such sum to be adjusted on an annual basis based on the criteria outlined in Section 15.2-2303.3 of the Code of Virginia. The COA shall be responsible for providing and emptying trash receptacles at such bus shelters on a routine basis and such obligation shall be disclosed in the applicable property owner's association documents.
21. Pedestrian and Maintenance Vehicle Access to Park. The pedestrian access (and associated landscaping and hardscape) to the athletic fields as shown on Sheet 13 of the CDP/FDP approved in conjunction with RZ 2006-SU-007 shall be constructed prior to the issuance of the first RUP for any building in Block 5 as shown on the CDPA/FDPA. Additionally, the Applicant shall work with the owners of Fairfax County Tax Map 24-4 ((1)) 6B4 ("Parcel 6B4") to provide an access easement for Park Authority maintenance vehicles from the intersection of the North South Collector Road and Court Street across the drive aisles on Blocks 9 and 10, as shown on the CDP/FDP for RZ 2006-SU-007 and thence across the pedestrian access shown on Sheet 13 to connect to the Park. The portion of the pedestrian access shown on Sheet 13 of the CDP/FDP between the westernmost drive aisle on Block 9 and the Park shall be 12' in width to accommodate maintenance vehicles provided 4' of such 12' way may be constructed using grasscrete or similar pavers. Upon the completion of the North South Collector Road, the Applicant shall work with the owner of Parcel 6B4 to grant the Fairfax County Park Authority a temporary easement from the intersection of the North South Collector and Court Street to the diamond fields constructed in the Park (as defined in Proffer X) for maintenance vehicles. Such temporary easement shall be null and void at such time as the access

easement described in the second sentence of this proffer is granted. At the time of construction of the Park, the Applicant shall construct a pedestrian access with associated amenities along Wall Road from the North South Collector Road to the Park as shown on Sheets 4 and 7 of the CDP/FDP associated with RZ 2006-SU-007.

IV. STORM WATER MANAGEMENT AND BEST MANAGEMENT PRACTICES

22. Existing Overall Storm Water Management Plan. Storm Water Management ("SWM") and Best Management Practices (BMPs) has been and, subject to any required approval of DPWES contemplated in Proffer 23 below, will continue to be provided as set forth in the Site Plan No. 5810-SP-05-1 approved by Fairfax County on June 22, 1987. The CDPA/FDPA does not depict any additional SWM or BMP facilities on the Application Property.
23. Additional Facilities. If deemed necessary by the Director of DPWES prior to site plan approval(s), an exception to the performance criteria shall be requested in accordance with the provisions set forth in Section 118-6-9 of the Chesapeake Bay Preservation Ordinance and/or the Public Facilities Manual for any increase, if any, in impervious surface over that contemplated by Site Plan No. 5810-SP-05-1. If the exception is not requested or, if requested, not approved, SWM or BMPs will be provided for any incremental increase in the total impervious area over that contemplated in Site Plan No. 5810-SP-05-1 in accordance with a plan approved by the Director of DPWES, and said plan may require minor modifications to the existing facilities or the construction of additional facilities (or underground vaults, provided such vaults will only be permitted in areas to be developed with non-residential uses and shall be maintained by the owners of such non-residential property on property subject to the CDP/FDP approved in conjunction with RZ 2006-SU-007) in areas that are planned for land disturbance activities, all without the necessity of amending the CDP/FDP.

V. PARKING

24. Parking shall be provided in accordance with Article 11 of the Zoning Ordinance. The Applicant reserves the right to provide more or less spaces than the number of spaces shown on the CDPA/FDPA so long as the Applicant complies with Article 11.

VI. DESIGN

25. Design Concepts. The architectural guidelines for the Application Property with respect to building facades, building scale and massing, building site and streetscape and building signage and lighting are set forth on Sheets A-1, A-2, L-1, L-2, L-5 through L-13 of the CDPA/FDPA. These sheets are intended to be illustrative of the general quality and character of the development. Modifications to these elements as shown on the CDPA/FDPA shall not require an amendment to the proffers or CDPA/FDPA and are permitted provided the changes are in substantial conformance with the CDPA/FDPA.
26. Additional Residential Design. The residential buildings along the North South Collector shall have their front façade oriented toward such road. Such front facades shall be of

similar quality and character to the front facades along Centreville Road as the quality and character of such facades are depicted on Sheets A-1 and A-2 of the CDPA/FDPA.

27. Main Street Activation. In order to provide for street level activation along the north side of Main Street, the Applicant shall provide amenity space in the first floor of the multifamily building comprised of Type A units which may include, but not be limited to a lobby, fitness center, business center, and/or drop-off area.

28. Unifying Elements.

A. All signs and street furniture, including garbage cans, benches and lamp posts, shall be consistent, both in terms of materials and design, throughout the development.

B. The fronts of all buildings shall be constructed of glass, stone, brick, and/or cementitious siding.

29. Signage.

A. Project Signage. All signage provided on the Application Property shall comply with Article 12 of the Zoning Ordinance. Any permanent freestanding signs shall be monument type with a maximum height of 10 feet (except as otherwise provided in any Comprehensive Sign Plan that may be approved) and shall be generally located as shown on the CDPA/FDPA. Pole signs shall not be permitted on the Application Property. All directional and wayfinding signage shall be consistent, both in terms of materials and design, throughout the development. The Applicant reserves the right to obtain approval of a Comprehensive Sign Plan at any time that would permit modifications to the provisions of Article 12 without obtaining a PCA or CDPA/FDPA.

B. Temporary Signs. No temporary signs (including "popsicle" paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant, or at the Applicant's or any builder's direction, to assist in the initial and future marketing, sales and/or rental of dwelling units on the Application Property. The Applicant and any builders shall direct their agents and employees involved in marketing the Application Property to adhere to this Proffer.

30. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty-two (22) feet in height, measured from the ground to the top of the light standard, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Application Property. All upper level parking deck lighting fixtures shall not exceed a height of seventeen (17) feet measured from the ground to the top of the light standard. Lighting on the top level of the residential parking garages shall not

extend above the roof line of the residential buildings. Lighting within the parking decks shall be installed between the ceiling beams to reduce glare.

31. Screening. All rooftop mechanical equipment shall be screened so to limit the visibility of such equipment from the surrounding street level with such screening to be compatible with the façade of the building.

VII. LANDSCAPING

32. Landscaping and Open Space. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on Sheets L-01 and L-02 of the CDPA/FDPA unless the timing of the installation of such landscaping is otherwise required by these proffers. The Applicant shall maintain such landscaping. The species and initial planting site of such landscaping is set forth on Sheets L-01 and L-02 of the CDPA/FDPA, subject to revision as may be approved by Urban Forest Management ("UFM").
33. Location of Utilities. Utility lines shall be generally located so as to not interfere with landscaping concepts shown on the CDPA/FDPA. The landscaping set forth on the CDPA/FDPA shall be designed to accommodate the extension of the Colonial Pipeline facilities through the Application Property generally in the location shown on Sheet C-6 of the CDPA/FDPA, the Dominion Power/Verizon facilities along Centreville Road, and the forty-eight (48) inch waterline shown in Centreville Road. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utility lines provided such relocated landscaping shall retain a generally equivalent number of plantings and continues to reflect the concepts illustrated on the CDPA/FDPA in those areas. For all other areas of the Application Property, in the event that during the process of site plan review any landscaping shown on the CDPA/FDPA cannot be installed in order to locate utility lines, as determined by DPWES, then an area of additional landscaping generally consistent with that displaced shall be substituted at an alternate location on the Application Property, subject to approval by UFM.
34. Parking Deck Landscaping. The Applicant shall provide planting areas and landscaping on the top level of any parking garages as shown on Sheet L-01. Such landscaping at minimum shall include medium shade trees in adequately sized planters, as determined by UFM, with such landscaping to be maintained in good health by the Applicant.
35. Maintenance of Cleared, but Undeveloped Areas. Following the approval of the first site plan on the Application Property, any disturbed areas of the Application Property shall be seeded and maintained on a regular basis in accordance with the PFM standards.

VIII. PRIVATE STREETS/PEDESTRIAN IMPROVEMENTS

36. Private Streets. All streets and travelways on the Application Property other than the North South Collector Road shall be private and shall be maintained by the Community Association as contemplated in Proffer 46 and such maintenance obligation shall be disclosed in the Community Association documents. All such private streets shall be

subject to a public access easement, in a form acceptable to the County Attorney. The quality and character of such private streets are set forth on Sheets L-01 and L-02 of the CDPA/FDPA. Main Street, Rotary Drive and Parkland Drive will be constructed with materials and depths of pavement consistent with public street standards in accordance with Fairfax County Public Facilities Manual ("PFM"), as determined by DPWES. Such sheets also depict the sidewalk widths and landscaping to be provided adjacent to such private streets. Modifications to such private street layouts shall be permitted provided the Zoning Administrator determines that any alternative layouts are consistent with the quality and character depicted on Sheets L-01 and L-02.

37. Pedestrian Improvements. The Applicant shall, concurrent with the development of adjacent areas, construct the pedestrian network consisting of an interconnected network of sidewalks and trails set forth on Sheets L-03 and L-04 of the CDPA/FDPA, except the connections to the Park, which are to be constructed when required by Proffer 21. Concurrent with site plan approval for each respective building, the Applicant shall place all sidewalks and trails shown on the CDPA/FDPA on such a site plan in public access easements, in a form acceptable to the County Attorney. The Community Association shall maintain such sidewalks and/or trails located outside the public right-of-way. Additionally, the Community Association shall maintain such sidewalks and/or trails within the public right-of-way that are constructed with specialty paving as identified on the CDPA/FDPA or any sidewalks and/or trails within the public right-of-way that VDOT will not agree to maintain. The maintenance responsibilities for such sidewalks shall be disclosed in the Community Association documents.

IX. GREEN BUILDING PRACTICES

38. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented in the construction of the single family attached units shown as Type D units on the CDPA/FDPA. Selection of certification method shall be within the Applicant's sole discretion at time of site plan submission. The following green building commitment shall only apply to the single-family attached uses shown on the CDPA/FDPA, and shall not apply to other uses on the Application Property. Compliance with this green building proffer shall not prohibit the development and construction (including issuance of site plans, building permits and other related permits) or other uses on the Property consistent with these proffers and the CDPA/FDPA. In addition to the choices identified herein, the Applicant may submit an alternative third party certification for the single-family attached uses shown on the CDPA/FPA that meets the substantive intent of the choices identified below. Such alternative third party certification must be reviewed and approved by DPZ prior to construction that utilizes such alternative certification.

- A. LEED for Homes Certification;
- B. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP.

- C. Qualification in accordance with ENERGY STAR for Homes as determined by the submission of documentation to the Environment and Development Review Branch of DPZ from home energy rater certified through the Residential Services Network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for Homes qualification prior to the issuance of the RUP for each single family attached dwelling.

If the Applicant selects the LEED for Home option, upon the approval of the first single family attached building permit, the Applicant will execute a separate agreement and post a "green building escrow," in the form of cash or a letter of credit or other financial surety from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$4,000.00 per unit based on an average square footage of 2,000 per unit. This escrow will be in addition to and separate from other bond requirements and will be released as a total sum, and not an individual dwelling unit basis, upon demonstration of attainment of certification for each dwelling unit, by the U.S. Green Building Council ("USGBC"), under the current version at the time of project registration with the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design for Homes (LEED for Homes) rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that each dwelling unit 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 for each dwelling unit within three (3) years of issuance of the final RUP for a single family attached unit, a proportion of the escrow related to the number of units failing to achieve certification will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. The Applicant shall adhere to the following procedures for attainment of LEED certification:

- (i) If the Applicant provides the Environment and Development Review Branch of DPZ, within three (3) years of issuance of the final RUP, documentation demonstrating that LEED certification for any dwelling unit(s) has not been attained but that the dwelling unit(s) has been determined by the USGBC to fall within three (3) points of attainment of LEED certification, 50% of the escrow proportionate to the dwelling unit(s) failing to achieve certification will be released to the applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.
- (ii) If the Applicant fails to provide, within three (3) years of issuance of the final RUP for the building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that any dwelling unit(s) has fallen short of certification by three (3) points or less, the entirety of the escrow proportionate to the dwelling units failing to achieve certification will be

released to Fairfax County and will be posted to a fund within the county budget supporting implementation of County environmental initiatives.

- (iii) If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification for any dwelling unit(s) application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the proffered time frame shall be extended until such time as evidence is obtained, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
- (iv) LEED-AP - The Applicant will include a LEED-accredited professional as a member of the design team. The LEED-accredited professional will work with the team to incorporate sustainable design elements and innovative technologies into the project with the goal of having the project attain LEED certification. At the time of the site plan submission, the Applicant will provide documentation to the Environment and Development Review Branch of DPZ demonstrating compliance with the commitment to engage such a professional.
- (v) The Applicant will include, as part of the first single family attached building permit submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design for Homes (LEED for Homes) rating system that the applicant anticipates attaining. A professional engineer or licensed architect will provide certification statements at 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 certification of the project.

X. PUBLIC FACILITIES CONTRIBUTION

39. Park.

- A. The Applicant shall dedicate in fee simple to the Fairfax County Park Authority (FCPA) approximately 17.0 acres of land on property identified as Tax Map 24-4 ((1)) 6B3 ("Parcel 6B3"), for the development of public parkland (the "Park"), provided the Applicant receives density credit for the land area so dedicated, as provided for in Section 2-308 of the Zoning Ordinance. Such density credit shall be reserved to Parcel 6B3. The Applicant shall construct a five (5) field Athletic Field Complex in substantial conformance with Sheet 13 of the CDP/FDP approved in conjunction with RZ 2006-SU-007.
- B. In addition to dedication, the Applicant shall provide the following services and improvements:

- (i) Preparation and pursuit of requisite site plans and obtain necessary Site Plan approval and construction and VDOT entrance permits;
- (ii) Site utility work shall include:
 - a. Relocation of existing sewer main and manhole out of field of play areas as shown on Sheet 13 of the CDP/FDP;
 - b. Provision of electric power of sufficient capacity to light two rectangle fields and three diamond fields according to the specification attached hereto as Exhibit C (the "Field Specifications") and to supply necessary power for a future restroom and concession building, field irrigation, and parking lot lighting in accordance with the Field Specifications.
 - c. Provision of wired conduit to light pole locations for field lighting at the two rectangle fields. Lights will be located as required to achieve the details in the Field Specifications.
 - d. Provision of non-wired conduit stubbed at each diamond field to allow for future lighting of the three diamond fields. Conduit will be stubbed to permit lights to be located to achieve the photometrics detailed in the Field Specifications.
 - e. Provision of an irrigation pump house according to the Field Specifications and water service connection including water meter at the location of the irrigation pump house as shown on Sheet 13 of the CDP/FDP and of sufficient capacity to irrigate all three diamond fields and service a future restroom and concession building and possible future hydration of the rectangle fields; and
 - f. Stubbing water, sewer and electric service to the area designated on Sheet 13 of the CDP/FDP for restrooms and concessions;
- (iii) Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:
 - a. Obtaining any necessary wetlands permits;
 - b. Clearing and grubbing of existing vegetation;
 - c. Stripping and stockpiling of topsoil;
 - d. Provide dust prevention measures;
 - e. Installing silt fencing;

- f. Finished grading of five athletic fields in accordance with the Field Specifications;
 - g. Grading of parking lot and secondary facility areas (playground, warm-up areas, restroom/concession area); and
 - h. Installing of site drainage with storm water management to be provided at the pond located to the west on EDS property.
- (iv) Construction of the following facilities on the Park:
- a. Two (2) rectangle fields with minimum playing dimensions of 195' by 360' suitable for both adult and youth play and improved with a synthetic all-weather turf surface, including at least 5' of the overrun area (the remainder of the overrun area shall be sod turf) and with field lighting in accordance with the Field Specifications, a synthetic turf sub grade profile and subsurface drainage system shall be used on the rectangle fields and shall be in accordance with the Field Specifications for synthetic turf fields; lighting shall be provided in accordance with the Field Specifications;
 - b. Two (2) 60' diamond baseball fields with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
 - c. One (1) 90' diamond baseball field with fences and backstops, containment netting, concrete bleacher pads to meet all ADA accessibility standards and to accommodate the bleachers shown on Sheet 13 of the CDP/FDP, sodded turf and irrigation all in accordance with the Field Specifications; Rootzone Mix shall be used at a minimum depth of 6" in the turf area and shall be in accordance with the Field Specifications.
 - d. Sidewalks and access trails as depicted on Sheet 13 of the CDP/FDP, including off-site pedestrian access to the Park; all trails shall meet the standards set by the Americans with Disabilities Act Accessibility Guidelines;
 - e. A finished asphalt parking lot built to PFM standards containing 270 parking spaces, with lighting;
 - f. Seeding of the area of the portion of the Park intended for recreational use, but not improved with the athletic fields or other

facilities such as parking, according to Field Specifications for general grounds;

- g. Landscaping in the parking lot and at the peripheral areas of the Park to PFM and Zoning Ordinance standards.
- (v) The dedication of the Park to FCPA shall occur within thirty (30) days following substantial completion of the improvements listed in subparagraph B. above and acceptance of such improvements by the Park Authority for maintenance. For the rectangular fields, this shall occur, subject to delays outside of the Applicant's reasonable control not later than fourteen (14) months from the time that play is permanently ceased on any of the existing fields located in the area previously leased to the CYA (as such cessation is determined by CYA with a certified letter sent to the Director of the Zoning Evaluation Department, the Sully District Supervisor and FCPA executed by CYA and the Applicant and specifying such date of cessation). With respect to the diamond fields, this shall occur one growing season beyond the 14 months to allow sod on the diamond fields to take root prior to those fields.

Applicant shall obtain a bond as security for the public improvements necessary to construct the Park shown on Sheet 13 of the CDP/FDP and referenced herein. Such bond shall be reduced by fifty percent (50%) to be released upon completion of the rough grading for the Park. Such bond shall comply with all the rating requirements set forth in Section 2-0600 of the PFM. Should Applicant not substantially complete the parks within the timeframes noted above, then no bond extension shall be granted by Fairfax County nor shall any RUPs be issued on Blocks, 3 or 4 until such completion. However, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of the fields have been reasonably delayed by others or matters outside the Applicant's control as determined by the Zoning Administrator, the Zoning Administrator may agree to the issuance of 50% of RUPs for Blocks 3 and 4 and a later date for the completion of the fields at which time the remainder of the RUPs may be issued. Additionally, prior to substantial completion of the fields, the Applicant shall not be entitled to RUPs or more than 50% of the maximum permitted square footage in Blocks 3 and 4 in the aggregate. Substantial completion shall be defined as the date determined by an independent certified landscape architect or professional engineer paid for by the Applicant, but reporting to the County, that the improvements to be provided pursuant to this Proffer are available for their intended purpose and substantially complete (except for growing season permitted for sod for the diamond fields) in accordance with the site plans therefore and the Field Specifications. Failure to substantially complete the fields within the timeframes above shall not impact the issuance of RUPs for Blocks 5 or 6.

- (vi) Any debris or waste on the Park parcel shall be removed prior to dedication as determined by FCPA. Prior to dedication the Applicant shall arrange a walk-through inspection with the Park Authority Land Acquisition Manager, Area 5 Operations Manager, and Resource Management Division representative to demonstrate successful completion of this requirement.
- (vii) Applicant shall involve FCPA in various stages of the site design process (including at (i) schematic, (ii) design, development and (iii) final permit drawings) and incorporate comments of FCPA that are consistent with the Field Specifications. FCPA Project Management staff shall be provided access during the construction process if they desire to monitor that the Park is built according to the Field Specifications.

40. Schools Contribution.

- A. Prior to the issuance of the first RUP for the Application Property, the Applicant shall contribute \$247,500 to DPWES for transfer to the Fairfax County School Board as its public school contribution for this application, with such sum to adjust from the date of approval of this application to the date of payment based on the criteria outlined in Section 15.2-2303.3 of the Code of Virginia.

XI. COMMUNITY SITE AMENITIES AND RECREATIONAL FACILITIES CONTRIBUTION

41. Community Site Amenities. The Applicant shall provide the community amenities and active and passive recreation areas and plaza areas generally as depicted on Sheets L-07 and L-08 of the CDPA/FDPA. The exact elements that comprise such amenities shall be determined at time of site plan for the buildings adjacent to such amenities and such amenities shall be constructed at the same time as the adjacent buildings. Additional site amenities may be provided at time of site plan provided they are of the quality and character of those set forth on Sheets L-07 and L-08 of the CDPA/FDPA. At a minimum such active site amenities shall include two (2) sport courts, one or more pools, and a community room and/or fitness center.

42. Recreational Facilities Contribution. The Applicant shall contribute \$955 per Non ADU residential unit for the total number of Non ADU residential units to be constructed on the Application Property with such payment to be made in accordance with Section 16-404 of the Ordinance. Credited against said contribution shall be the cost of any recreational improvements located on the Application Property for residents or guests only, whether located inside or outside, such as swimming pools, health clubs and related facilities, as well as the Park facility to be constructed on Parcel 6B3.

XII. AFFORDABLE DWELLING UNITS/WORKFORCE HOUSING

43. ADUs. The Applicant shall provide ADUs in accordance with the provisions of Part 8 of Article 2 of the Zoning Ordinance, except as may be modified by the ADU Advisory

Board. The total number of ADUs shall be determined at the time of site plan review and approval. The applicant reserves the right to locate ADUs generated by single family attached dwelling units in the multiple family dwelling unit buildings. The ADUs may be provided as for-sale or rental units and shall be administered in accordance with the requirements of the ADU Ordinance. Notwithstanding the foregoing, should the Board of Supervisors amend the ADU Ordinance after the date of approval of this PCA, the Applicant reserves the right, at its sole discretion, to opt in to the new ADU Ordinance, in part or in whole, without the need for a PCA and/or FDPA. If the Applicant so opts into any such new ADU Ordinance, the provisions of this proffer which relate to the new provisions of the ADU Ordinance which Applicant has elected to opt into shall no longer be effective.

44. Workforce Dwelling Units.

In addition to the ADUs required pursuant to Proffer 43, the Applicant shall provide Workforce Dwelling Units (WDUs) such that the total number of ADUs plus WDUs shall be equal to 12% of the non-ADU and non-bonus market rate units in the development. The WDUs shall be provided as for-sale or rental units and shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007. When the required WDUs that are calculated result in a fractional unit less than 0.5, the number shall be rounded down to the next whole number and any fractional unit greater than or equal to 0.5 shall be rounded up to next whole number.

Notwithstanding the foregoing, should the Board of Supervisors' policies related to WDUs be amended, the Applicant reserves the right, at its sole discretion, to opt in to the new policies, in part or in whole, without the need for a PCA and/or FDPA and, if the Applicant so opts into any such new policies, the provisions of this proffer which relate to the new policies of the Board of Supervisors which Applicant has elected to opt into shall no longer be effective. Furthermore, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

XIII. NOISE ATTENUATION MEASURES

45. Prior to site plan approval for the first residential building fronting along Centreville Road, the Applicant shall provide to DPWES and DPZ an acoustical study ("Study") for review and approval in accordance with DPZ established guidelines for studies, to assess the impact of transportation noise from Centreville Road on the proposed development based on final residential building locations. The Study shall utilize standard measures to

evaluate noise, and shall confirm existing mapped noise contour intervals and as a condition of site plan approval shall demonstrate that exterior wall construction techniques that are to be provided will ensure that a maximum interior noise level of approximately DNL 45 dBA shall be achieved for any dwelling unit and that the Study shows will be exposed to noise levels in excess of DNL 65 dBA. All units that require interior or exterior structural noise alteration shall be identified on the site plan.

XIV. COMMUNITY ASSOCIATION

46. Prior to issuance of the first RUP for the Application Property, the Applicant shall establish a "Community Association" in accordance with Virginia law. Such Community Association may consist of an umbrella owners association for the entire Application Property (or the existing Bristol Owners Association, which is the master association to which the Application Property is presently subject), and/or individual sub associations or condominium owners' associations ("COAs") formed for specific buildings or groups of buildings. All residential units shall be members of a Community Association. The Community Association(s) shall be responsible for the obligations specifically identified in these proffers, including all maintenance, TDM, and notification obligations. The Community Association documents or any residential lease of the units shall disclose the Application Property's proximity to Dulles Airport and the potential for expansion of airport operations and resultant potential noise impact.

XV. WETLANDS PERMIT

47. The Applicant shall obtain any authorizations required under Section 404 of the Clean Water Act or the Virginia Water Protection Permit program prior to land disturbing activities in any jurisdictional waters of the US or waters of the Commonwealth on the Application Property.

XVI. TIMING OF IMPROVEMENTS

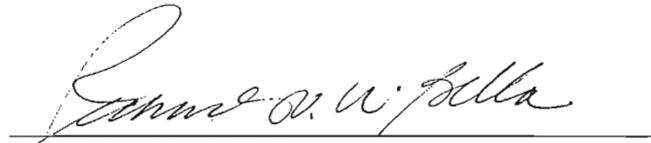
48. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicants' control, the required improvements have been or will be delayed beyond the time set forth in these proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

XVII. COUNTERPARTS

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

APPLICANT/TITLE OWNER OF TAX MAP 24-4 ((1)) 6C3 and 6C4
TIMBER RIDGE AT EDS, LLC

By: Timber Ridge Managing Member IV, LLC, its Managing Member

A handwritten signature in cursive script, appearing to read "Richard D. DiBella", written over a horizontal line.

By: Richard D. DiBella

Its: Manager

[SIGNATURE ENDS]

**PROPOSED FINAL DEVELOPMENT
PLAN AMENDMENT CONDITIONS**

FDPA 2006-SU-007

October 16, 2012

If it is the intent of the Planning Commission to approve Final Development Plan Amendment FDPA 2006-SU-007 for residential development located at Tax Maps 24-4 ((1)) 6C3 and 6C4, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions which supersede all previous conditions (those conditions carried forward from previous approval that apply to the subject property are marked with an asterisk*):

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Timber Ridge at EDS" prepared by Vika, Inc and Land Design, consisting of Sheets C-1 through L-14 dated January 25, 2012, as revised through October 16, 2012.
2. All signage shall be architecturally compatible with the buildings in terms of style, color and materials. The location of all signs shall comply with the provisions of Article 12 of the Zoning Ordinance, irrespective of that shown on the FDP.*
3. All lighting shall meet or exceed the standards set forth in the Zoning Ordinance for outdoor lighting at the time of site plan review, with final determination made by Department of Public Works and Environmental Services staff. The submission of a photometric study shall also be required for the athletic fields.*
4. As the site contains a Fairfax Water easement, the site plan shall be reviewed and approved by Fairfax Water. As requested by Fairfax Water, the recordation of an amendment to the existing easement agreement shall also be required prior to site plan approval.*
5. If approved by DPWES, stormwater management and Best Management Practices (BMPs) may be accomplished through the expansion of the existing stormwater detention and BMP pond located at Tax Map 24-4 ((1)) Parcel 6B in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) unless waived or modified by DPWES. If such facility is expanded, in order to restore a natural appearance to the existing stormwater management facility, a landscape plan shall be submitted as part of the first submission of the site plan. This landscaping plan shall show landscaping in all possible planting areas of the pond, in keeping with the planting policy of Fairfax County. This landscape plan shall also show a variety of tree species, of various sizes, to be planted throughout. No RUP's shall be issued until the facility is planted.*

6. In order to enhance the transitional screening and tree canopy shown on the CDPA/FDPA, the site plan shall increase the amount of tree canopy plantings shown along the northern and eastern sides of the property on the CDPA/FDPA by a minimum of 5% with specific quantities, locations and species to be subject to the review and approval of Urban Forest Management.

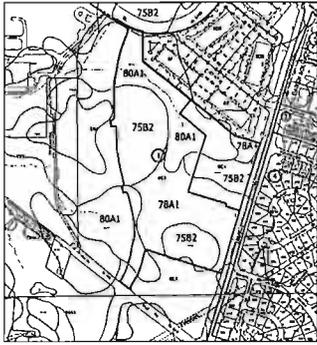
The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

PROFFERED CONDITIONS AMENDMENT /
 CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
TIMBER RIDGE AT EDS
 PCA 2006-SU-007 / CDPA 2006-SU-007-1 / FDPA 2006-SU-007-1

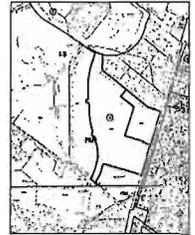
SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

JANUARY 25, 2012
 MARCH 20, 2012
 JULY 6, 2012
 AUGUST 22, 2012
 SEPTEMBER 12, 2012

OCTOBER 16, 2012 (Streetscape Cross Section Revision)



SOILSMAP
 SCALE - 1" = 500'



TAX MAP/VICINITY MAP
 SCALE - 1" = 1000'

SHEET INDEX:

CIVIL

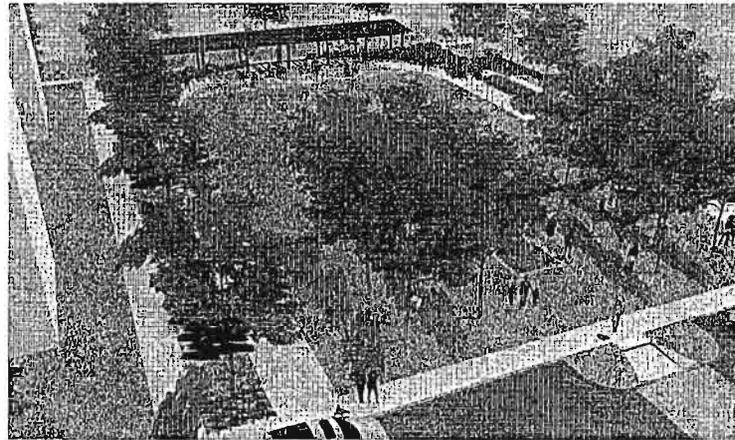
- C-1 COVER SHEET
- C-2 SITE CONTEXT AND OVERALL MASTER PLAN
- C-3 EXISTING CONDITIONS
- C-4 PARTIAL PCA PLAT
- C-5 PARTIAL CDPA/FDPA - OVERALL
- C-5A PARTIAL CDPA/FDPA - DETAIL
- C-5B PARTIAL CDPA/FDPA - DETAIL
- C-6 SCHEMATIC BLOCK PLAN
- C-7 NOTES AND TABULATIONS
- C-7A DEVELOPMENT TABULATIONS
- C-8 SWM NARRATIVES AND ADEQUATE OUTFALL
- C-9 TRAFFIC CIRCULATION PLAN
- C-10 TRAFFIC CIRCULATION PLAN
- C-11 SWM POND PLAN (FOR INFORMATION ONLY)
- C-12 SWM POND PLAN (FOR INFORMATION ONLY)
- C-13 SWM POND PLAN (FOR INFORMATION ONLY)
- C-14 SWM POND PLAN (FOR INFORMATION ONLY)
- C-15 PCA/CDPA/FDPA AREA EXISTING VEGETATION MAP
- C-16 OVERALL EXISTING VEGETATION MAP

ARCHITECTURE

- A-1 CONCEPTUAL ELEVATION/IMAGES
- A-2 CONCEPTUAL ELEVATION/IMAGES

LANDSCAPE ARCHITECTURE

- L-00 OVERALL SITE PLAN
- L-01 LANDSCAPE PLAN
- L-02 LANDSCAPE PLAN
- L-03 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-04 SITE AMENITIES AND PEDESTRIAN CIRCULATION
- L-05 STREETScape STANDARDS
- L-06 SITE DETAILS
- L-07 COMMUNITY SITE AMENITIES
- L-08 COMMUNITY SITE AMENITIES
- L-09 CENTREVILLE ROAD BUFFER PLAN
- L-10 CENTREVILLE ROAD BUFFER PLAN
- L-11 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETScape
- L-12 COLLECTOR ROAD PEDESTRIAN ENHANCEMENTS AND STREETScape
- L-13 COMMUNITY CIRCULATION PLAN
- L-14 PERSPECTIVES



CONCEPTUAL / FINAL DEVELOPMENT PLAN PERSPECTIVE

TAX MAP NOS.
 24-4 (01) 6C3 & 6C4



APPLICANT

TIMBER RIDGE AT EDS LLC
 42295 RYAN ROAD
 SUITE 112-614
 ASHBURN, VIRGINIA 20148

APPLICANTS' REPRESENTATIVE

WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, PC
 2200 CLARENDON BOULEVARD, 15TH FLOOR
 ARLINGTON, VIRGINIA 22201
 MARTIN D. WALSH, ESQ & SARA MARISKA
 (703) 528-4700

ARCHITECT

KTGY
 8605 WESTWOOD CENTER DRIVE
 SUITE 300
 VIENNA, VIRGINIA 22182
 MARK DRAKE
 (703) 992-6116

ENGINEER

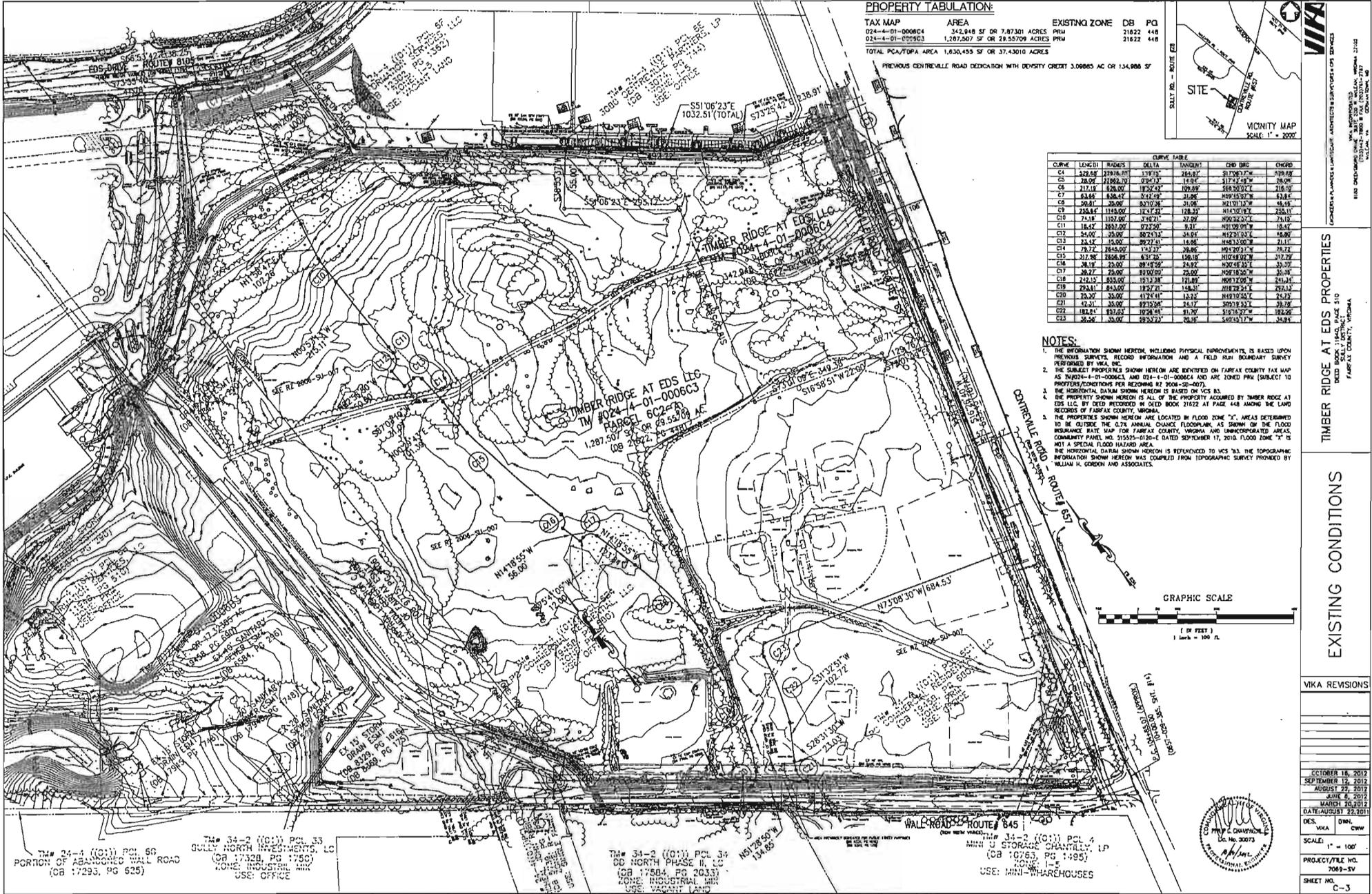
VIKA, INC
 VIKA VIRGINIA, LLC
 8180 GREENSBORO DRIVE, SUITE 200
 MCLEAN, VIRGINIA 22102
 ROBERT R. COCHRAN
 (703) 442-7800

LANDSCAPE ARCHITECT / PLANNER

LAND DESIGN / WASHINGTON DC
 200 SOUTH PEYTON STREET
 ALEXANDRIA, VIRGINIA 22314
 MARCI BONNER, RLA
 (703) 549-7784

TRANSPORTATION

WELLS AND ASSOCIATES, INC
 1420 SPRING HILL ROAD
 SUITE 600
 MCLEAN, VIRGINIA 22102
 ROBIN ANTONUCCI, PE
 (703) 917-6620



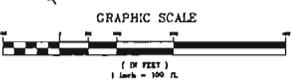
PROPERTY TABULATION:

TAX MAP	AREA	EXISTING ZONE	DB	PQ
024-4-01-0006C4	342,948 SF OR 7.87301 ACRES	PRM	21622	448
024-4-01-0006C3	1,287,507 SF OR 29.55709 ACRES	PRM	21622	448
TOTAL PCA/TOPA AREA 1,630,455 SF OR 37.43010 ACRES				
PREVIOUS CENTREVILLE ROAD DEDICATION WITH DENSITY CREDIT 3.00085 AC OR 134,888 SF				



CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHD BRG	CHORD
C4	522.58	17976.07	17.975	244.87	S172°17'W	579.98
C5	330.02	10869.00	19.043	151.81	S172°15'W	380.90
C6	217.18	628.00	18.324	109.89	S88°50'21"E	218.10
C7	534.64	838.47	34.429	31.06	S89°15'37"W	438.81
C8	290.01	30.00	92.709	31.06	S101°01'W	484.81
C9	238.84	1148.00	12.417	128.32	N143°01'12"E	235.11
C10	751.18	1192.00	31.021	37.09	S90°52'27"E	751.18
C11	18.07	1892.00	0.72202	9.11	S01°00'00"W	18.07
C12	54.00	35.00	88.743	34.04	N123°13'E	48.80
C13	23.17	15.00	88.721	14.06	N48°13'00"E	21.11
C14	29.72	245.00	13.313	28.86	N81°02'17"E	30.22
C15	312.36	1508.00	6.513	158.16	N02°49'10"E	312.29
C16	38.17	23.00	89.483	24.82	S90°45'32"E	35.37
C17	26.87	23.00	89.500	25.00	S90°18'26"E	35.36
C18	232.12	853.00	15.113	121.82	N82°12'00"W	231.81
C19	232.81	843.00	15.271	148.31	N18°28'21"E	232.12
C20	25.00	35.00	41.721	13.22	S49°10'50"E	24.22
C21	42.11	35.00	82.758	24.17	S89°13'51"E	39.28
C22	181.41	831.00	10.268	81.00	S13°52'27"E	182.26
C23	35.26	35.00	89.523	20.18	S49°12'17"W	24.81

- NOTES:**
1. THE INFORMATION SHOWN HEREON, INCLUDING PHYSICAL IMPROVEMENTS, IS BASED UPON PREVIOUS SURVEYS, RECORD INFORMATION AND A FIELD RE-SURVEY PERFORMED BY VIKIA, INC.
 2. THE SUBJECT PROPERTIES SHOWN HEREON ARE IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS 024-4-01-0006C4 AND 024-4-01-0006C3 AND ARE ZONED PRM (SUBJECT TO PROPERTIES/CONDITIONS PER ZONING RZ 2004-S0-007).
 3. THE HORIZONTAL DATUM SHOWN HEREON IS BASED ON NAD 83.
 4. THE PROPERTIES SHOWN HEREON IS ALL OF THE PROPERTY ACQUIRED BY TIMBER RIDGE AT EDS LLC BY DEED RECORDED IN DEED BOOK 21622 AT PAGE 448 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
 5. THE PROPERTIES SHOWN HEREON ARE LOCATED IN FLOOD ZONE "X". AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA AND UNINCORPORATED AREAS, COMMUNITY PANEL NO. 515575-0120-E DATED SEPTEMBER 17, 2010. FLOOD ZONE "X" IS NOT A SPECIAL FLOOD HAZARD AREA.
 6. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO NAD 83. THE TOPOGRAPHIC INFORMATION SHOWN HEREON WAS COMPILED FROM TOPOGRAPHIC SURVEY PROVIDED BY WILLIAM H. GORDON AND ASSOCIATES.



VIKA
 VIKIA REWISONS
 1600 CRENSHAW BLVD., SUITE 2100
 ARLINGTON, VA 22209
 TEL: 703.441.1111
 FAX: 703.441.1111
 WWW.VIKIA.COM

TIMBER RIDGE AT EDS PROPERTIES
 DEED BOOK 11642, PAGE 410
 FAIRFAX COUNTY, VIRGINIA

EXISTING CONDITIONS

VIKA REWISONS

DATE:	OCTOBER 18, 2012
DATE:	SEPTEMBER 12, 2012
DATE:	AUGUST 22, 2012
DATE:	JULY 6, 2012
DATE:	MARCH 20, 2012
DATE:	AUGUST 22, 2011
DESIGNER:	VIKA
DRAWN BY:	CWW
SCALE:	1" = 100'
PROJECT/FILE NO.:	7089-SV
SHEET NO.:	C-3



ENGINEER & PLANNER & LANDSCAPE ARCHITECTS & SURVEYORS & SUBSEQUENT DESIGN
 WEA, INCORPORATED WEA, VIRGINIA, LLC
 4000 REDWOOD DRIVE SUITE 200 W. FALLS CHURCH, VIRGINIA 22034
 (703) 441-1100 FAX (703) 441-1102
 WWW.WEA-VA.COM

TIMBER RIDGE
 AT ED'S
 TAX MAP NUMBERS
 24-4 (01) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

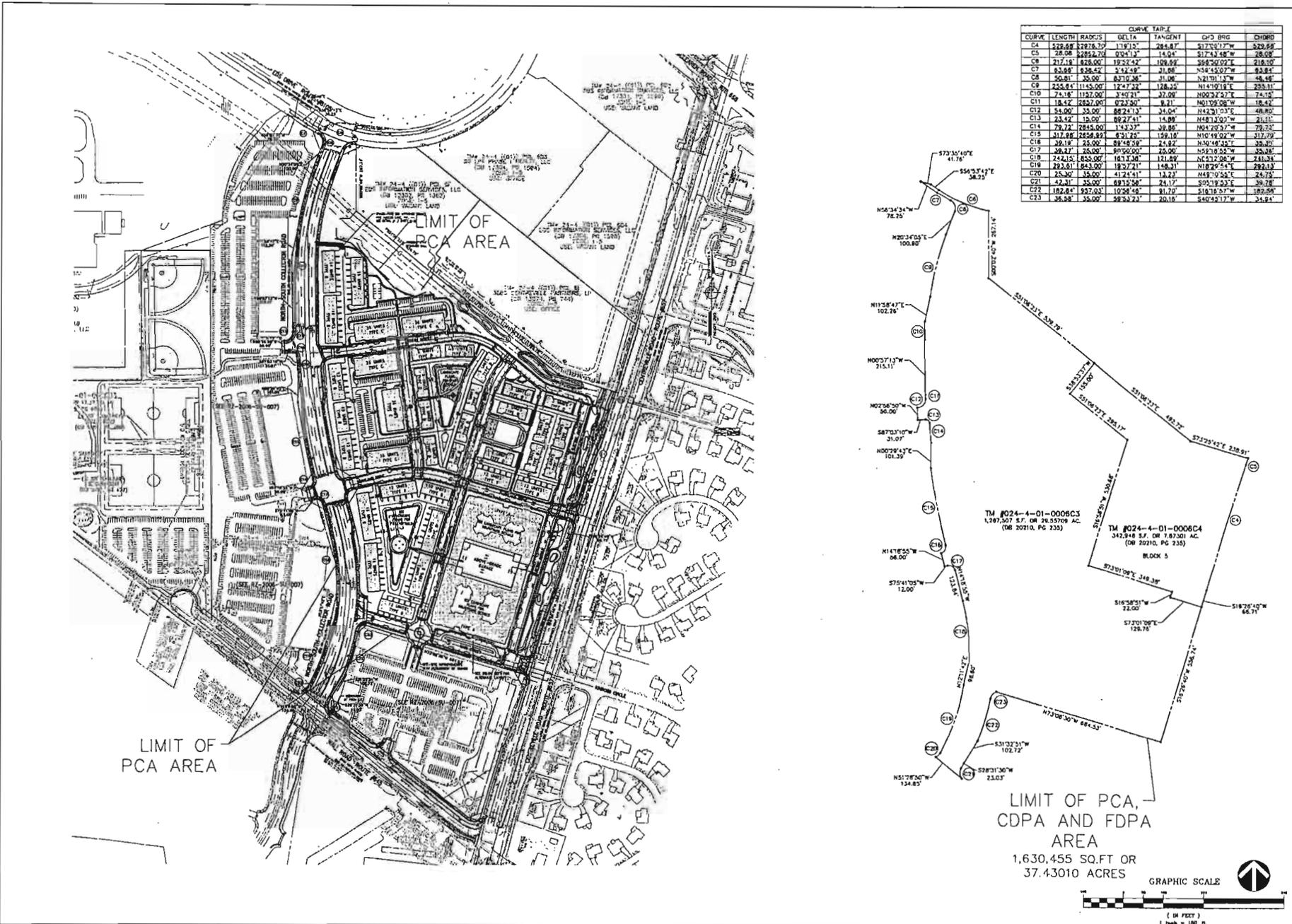
PARTIAL
 PCA PLAT



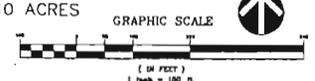
VIKA REVISIONS

CHIEF: 16-2012
 SURV: 12-2012
 ANNOT: 22-2012
 DATE: JAN 25, 2012
 SCALE: 1"=100'
 PROJECT/TITLE NO.: 051058
 SHEET NO.: C-4

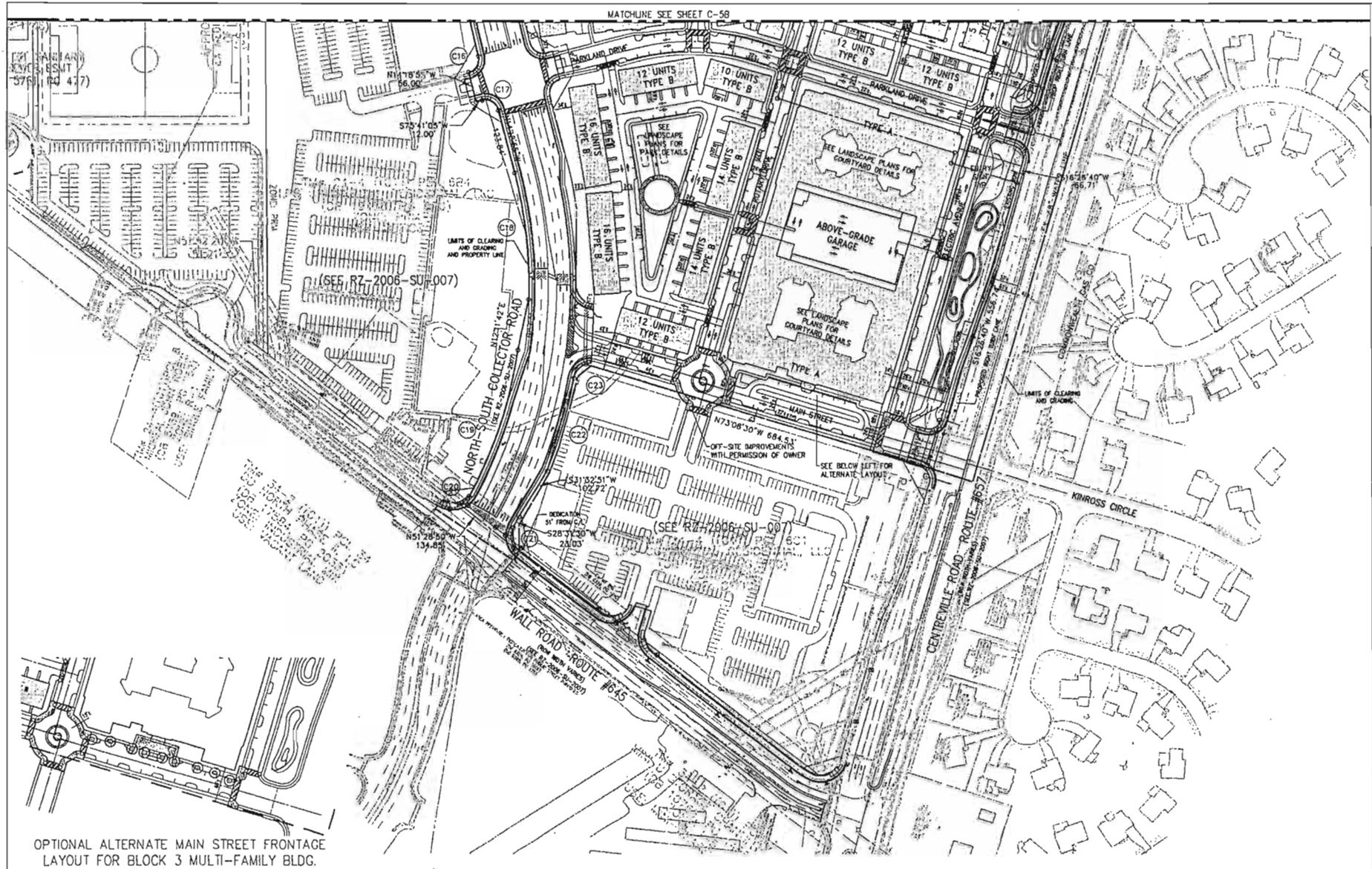
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C4	222.68	2876.79	119.15	288.47	217.0177	529.69
C5	25.08	2858.25	204.13	15.91	217.4348	28.08
C6	217.18	1828.00	182.42	108.82	556.5002	218.10
C7	83.68	838.42	212.48	21.88	558.4502	83.88
C8	56.81	35.00	82.00	21.00	324.0011	48.98
C9	258.81	1155.00	174.22	108.82	118.9181	258.81
C10	74.18	1152.00	340.21	32.00	1003.2421	74.18
C11	18.42	2827.00	87.20	9.21	181.0908	18.42
C12	35.00	35.00	88.21	35.00	142.3033	48.98
C13	23.52	19.00	82.74	15.89	148.1100	21.21
C14	79.74	2845.00	153.37	39.88	104.7037	79.74
C15	312.98	2858.82	82.28	159.18	110.9902	312.98
C16	39.18	25.00	82.80	24.82	150.4452	39.22
C17	39.42	25.00	80.00	20.00	152.1852	39.28
C18	242.18	832.00	181.36	121.89	164.2098	242.18
C19	293.01	843.00	182.71	158.31	118.2754	293.01
C20	25.30	35.00	41.24	13.23	149.0551	24.75
C21	42.31	35.00	88.25	24.17	105.1952	39.78
C22	182.81	937.00	102.88	81.70	118.1857	182.81
C23	38.98	35.00	88.23	20.19	140.4517	38.84



LIMIT OF PCA,
 CDPA AND FDP
 AREA
 1,630,455 SQ.FT OR
 37.43010 ACRES

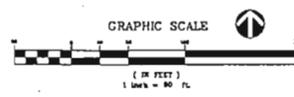


MATCHLINE SEE SHEET C-56



OPTIONAL ALTERNATE MAIN STREET FRONTAGE LAYOUT FOR BLOCK 3 MULTI-FAMILY BLDG.

SEE SHEETS C-7 & C-7A FOR PROPOSED DEVELOPMENT TABULATIONS



ENGINEER & ARCHITECT & LANDSCAPE ARCHITECTS & SURVEYORS & SUSTAINABLE DESIGN
 WMA INCORPORATED - WMA VIRGINIA, LLC
 8000 SADDLEBROOK DRIVE, SUITE 200 • FLYING SAVERS, VIRGINIA 22132
 (703) 442-8800 • FAX (703) 751-7292
 2025 COUNTRY DRIVE 104-100 • F/A • (501) 984-2242
 WWW.WMA.COM

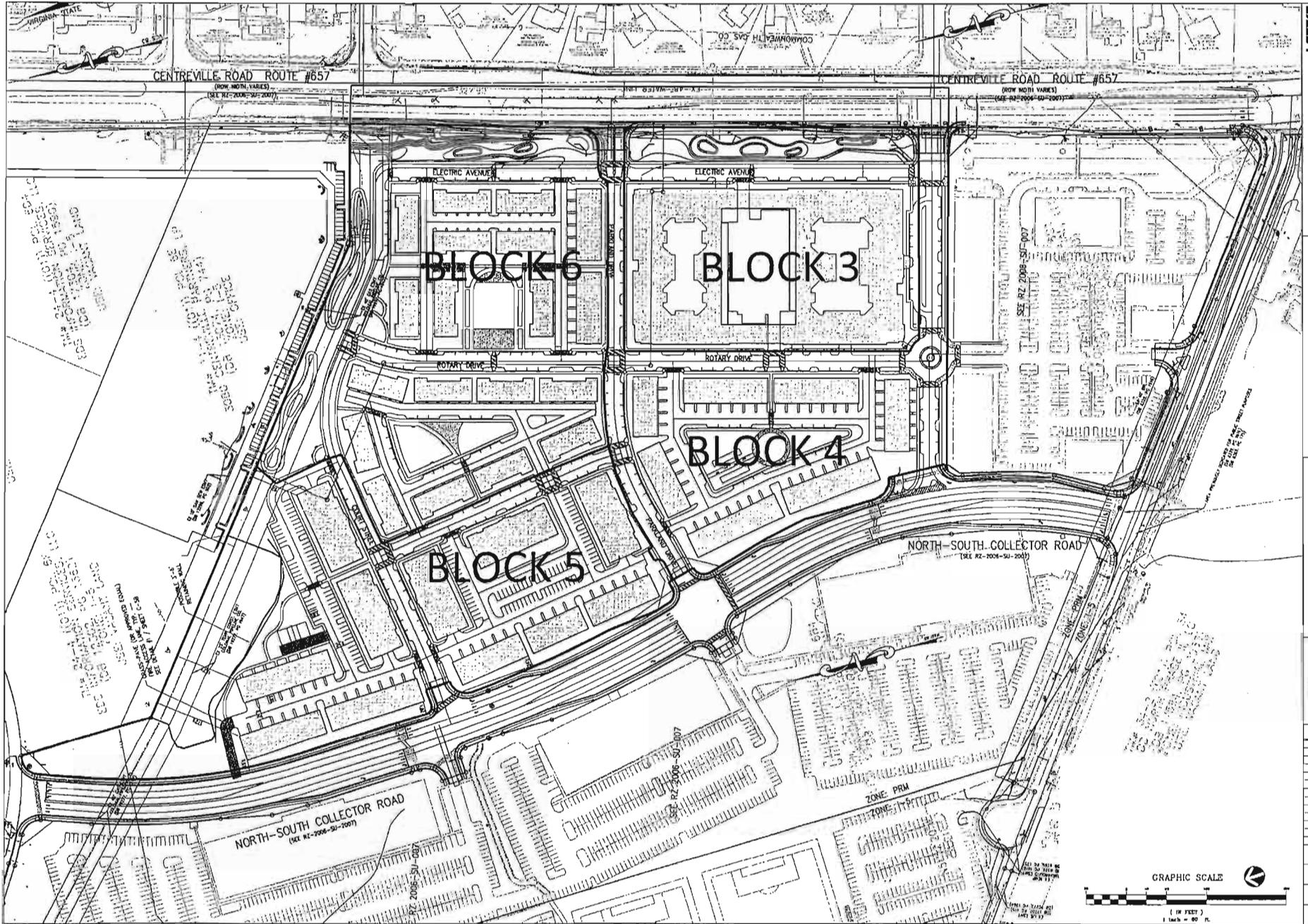
TIMBER RIDGE
 AT ED'S
 TAX MAP NUMBERS
 24-4 (10) DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PARTIAL CDDPA/FDPA
 DETAIL



VIKA REVISIONS

DATE	BY	CHKD.	BY
SEPTEMBER 16, 2012			
SEPTEMBER 17, 2012			
AUGUST 22, 2012			
JULY 6, 2012			
MARCH 29, 2012			
DATE	JAN 25, 2012		
DES.	SIF	CHKD.	SIF
SCALE:	1" = 80'		
PROJECT/TITLE NO.	V1065		
SHEET NO.	C-5A		




 ENGINEERS & PLANNERS & ARCHITECTS & SURVEYORS & REGIONAL DEVELOPERS
 1400 WASHINGTON ST. - SUITE 1000 - WASHINGTON, VA 22202
 800-520-0000 / 703-433-3333 FAX 703-433-3333
 2020 CENTURY BUILDING SUITE 1000 & COMMONWEALTH, ARLAND 20214
 2021 BULLOCK ST. #1000-1001
 VA 22114-1001, U.S.A.

TIMBER RIDGE
AT EDS
TAX MAP NUMBERS
24-4 (1) 6C3 AND 6C4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

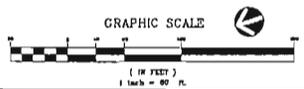
SCHEMATIC
BLOCK PLAN



VIKA REVISIONS

NO.	DATE	BY	CHK'D	APP'D
1	OCTOBER 16, 2012			
2	SEPTEMBER 12, 2012			
3	AUGUST 22, 2012			
4	JULY 6, 2012			
5	MARCH 20, 2012			
6	DATE: JAN 25, 2012			

SCALE: 1"=80'
 PROJECT/TITLE NO. V7089
 SHEET NO. C-6



GENERAL NOTES

1. **LOCATION/EXISTING ZONING AND USE:** THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION IS APPROXIMATELY 37.4 ACRES AS DELINEATED ON THIS PLAN AND IDENTIFIED AS FAIRFAX COUNTY TAX MAP NO. 24-4 (11) 8C3 AND 8C4 AND OWNED BY TIMBER RIDGE AT EDS, LLC. THE SITE IS ZONED TO THE PRM DISTRICT, WITH WATERSHED PROTECTION OVERLAY DISTRICT, AND AN AIRPORT NOISE OVERLAY DISTRICT. THE PROPERTY IS A PORTION OF THE PROPERTY THAT WAS REZONED FROM THE 1S DISTRICT TO THE PRM DISTRICT PURSUANT TO RZ 2006-SU-007.
2. **REQUEST:** THE APPLICANT REQUESTS A PARTIAL PCACDPA/FDPA ON BLOCKS 3.4, 5.8 AND 7 OF RZ 2006-SU-007 TO REDUCE APPROXIMATELY 30,750 SQUARE FEET OF RETAIL USE, REMOVE A PREVIOUSLY SHOWN RECREATION BUILDING, ADD SINGLE FAMILY ATTACHED DWELLING UNITS AND MODIFY THE LAYOUT OF THE MULTIFAMILY RESIDENTIAL USE.
3. **COMPREHENSIVE PLAN:**
 - 3.1. **PLAN TEXT/PLAN AMENDMENT:** THE PROPERTY IS LOCATED WITHIN LAND UNIT D-3 OF THE DULLES SUBURBAN CENTER IN AREA II, THE COMPREHENSIVE PLAN RECOMMENDS THAT THIS PROPERTY BE DEVELOPED WITH HIGH QUALITY, CAMPUS-STYLE OFFICES IN THE RANGE OF 0.50 TO 1.0 F.A.U. IT IS ALSO RECOMMENDED THAT A PORTION OF THE PROPERTY NEAR THE INTERSECTION OF MULLEREN ROAD AND RT. 28 BE CONSIDERED AS A FUTURE TRANSIT STOP. AS AN OPTION, THE PLAN ALLOWS A MIX OF USES INCLUDING THE COMBINATION OF OFFICE, RETAIL, RECREATION AND RESIDENTIAL USES ON THIS SPECIFIC SITE OF APPROXIMATELY 87 ACRES. THE COUNTY'S AIRPORT NOISE IMPACT OVERLAY DISTRICT BOUNDARY LIES ON THE FAR WESTERN EDGE OF THE PROPERTY.
 - 3.2. **CENTREVILLE ROAD (RT. 607):** ALONG THE SUBJECT PROPERTY, THE COMPREHENSIVE PLAN CALLS FOR CENTREVILLE ROAD (RT. 607) TO IMPROVE TO A 6-LANE COLLECTOR ROAD. THIS COPD/PD DEDICATES A VDOT ROAD CONSTRUCTION PLAN FOR THE FUTURE FOUR (4) LANE WIDENING OF CENTREVILLE ROAD ALBERT WITH PROPOSED ROW. TO SUPPORT THE ULTIMATE SIX (6) LANE IMPROVEMENT WITHIN THE PLANNED CENTER MEDIAN, THE APPLICANT IS PROPOSING TO DEDICATE R.O.W. AS SHOWN, TO THEREBY ALLOW FUTURE IMPLEMENTATION OF THE VDOT PLAN.
4. **PROPOSED USES:** MULTIFAMILY RESIDENTIAL AND SINGLE FAMILY ATTACHED DWELLING UNITS.
5. **MINOR MODIFICATIONS:** THE APPLICANT RESERVES THE RIGHT TO MAKE MINOR MODIFICATIONS TO THE BUILDINGS FOR FOOTPRINT SIZE, PARKING LOT LAYOUT, AND GROSS FLOOR AREA AS SHOWN ON THIS FINAL DEVELOPMENT PLAN AMENDMENT (FDA) BASED ON FINAL ENGINEERING AND ARCHITECTURAL DESIGN PROVIDED THE OVERALL FLOOR AREA RATIO (FAR) IS NOT EXCEEDED, OPEN SPACE PROVIDED IS NOT REDUCED, AND ANY MINOR CHANGES AND BULK PLANE ANGLES TO THE PERIPHERAL LOT LINES ARE NOT REDUCED AND THAT THE CHANGES ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE COPD/FPA. THE DIMENSIONS SHOWN FOR BLOCK, SETBACK ARE MEASURED TO THE OUTER VERTICAL FACADES AND DO NOT INCLUDE ANY ARCHITECTURAL ELEMENTS SUCH AS COVERED BALCONIES, PORCHES, CHIMNEYS, EAVES, ETC.
6. **SPECIAL AMENITIES & ARCHITECTURAL DETAILING:** THIS SUBMISSION INCLUDES DESIGN FEATURES AND AMENITIES UNIQUE TO MIXED USE, RETAIL, AND A LUXURY RESIDENTIAL DEVELOPMENT FOR ACTIVE AND PASSIVE RECREATION, STREETSCAPE FEATURES, AND A LANDSCAPED WALKWAY TO PROVIDE PEDESTRIAN ACCESS THROUGH THE SITE (SEE ARCHITECTURAL DESIGN GUIDELINES TO MIXED USE).
7. **BOUNDARY & TOPOGRAPHY INFORMATION:** BOUNDARY INFORMATION FOR THE SUBJECT SITE IS TAKEN FROM AN 'ALTA' SURVEY PREPARED BY WILLIAM W. GORDON ASSOCIATES, INC. (W.H.G.A.) IN SPRING OF 2004 AND DOES REFLECT TITLE INFORMATION. TOPOGRAPHIC INFORMATION PRESENTED IS AT A TWO-FOOT CONTOUR INTERVAL AND IS BASED ON AERIAL MAPPING AND DOES NOT REFLECT ALL EXISTING CONDITIONS (E.G. THE CYA, BALS, BELLS).
8. **PUBLIC STREETS:** THE PROPOSED NORTH-SOUTH COLLECTOR ROAD IS PLANNED AS A PUBLIC STREET TO CONSIST OF FOUR (4) LANES WITH A CENTER MEDIAN FOR LEFT TURN LANES. THE ROAD IS SUBJECT TO VDOT APPROVAL AND AS SUCH MAY CHANGE BASED ON DETERMINATION OF ALLOWABLE DESIGN SPEED. IF NEEDED, THE APPLICANT WILL DEDICATE TO VDOT FOR PUBLIC STREET PURPOSES TO ALLOW FOR THE WIDENING OF CENTREVILLE ROAD AS SHOWN HEREIN (PRESENTLY UNDER CONSTRUCTION). (SEE TABULATION REGARDING ESTIMATED AREA TO BE DEDICATED.)
9. **ON-SITE & OFF-SITE INTERSECTIONS:** SEE PROFFERS ASSOCIATED WITH RZ 2006-SU-007.
10. **UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS ONE UTILITY EASEMENT ON THE PARTIAL PCA AREA HAVING A WIDTH OF 25 FEET OR MORE. A PROPOSED 40-FOOT-WIDE COLUMBIA GAS EASEMENT, WILL GENERALLY FOLLOW THE SITES NORTHERN LOT LINE WHOLLY WITH THE SITE.
11. **WATER/SANITARY:** PUBLIC WATER AND SANITARY SEWER IS AVAILABLE TO SERVICE THE DEVELOPMENT.
12. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWMP/BMP):** SEE PRELIMINARY SWM PLAN AND OUTFALL ANALYSIS.
13. **CLEARING AND GRADING:** IT IS NOTED THAT THE LIMITS OF CLEARING AND GRADING ARE TO THE PROPERTY LINES EXCEPT WHERE INDICATED TO PROVIDE OFF-SITE PUBLIC IMPROVEMENTS.
14. **LANDSCAPING/BUFFERING:** STREET TREES WILL BE PROVIDED AS SHOWN ON THE TYPICAL STREET SECTIONS AND ARCHITECTURAL DESIGN GUIDELINES. LANDSCAPING IS ALSO PROVIDED ALONG THE PERIMETER OF THE PROPERTY TO PROVIDE A BUFFER ALONG CENTREVILLE ROAD IN CONFORMANCE WITH THE COMPREHENSIVE PLAN RECOMMENDATION. THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE.
15. **GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES OR PLACES OF BURIAL ON THE PROPERTY.
16. **LIGHTING/NOISE:** IT IS THE INTENT OF THE APPLICANT TO ABIDE BY ANY AND ALL APPLICABLE PROVISIONS OF ARTICLE 14 (PERFORMANCE STANDARDS), WHERE REQUIRED AND IF NECESSARY, THE APPLICANT INTENDS TO PROVIDE PEDESTRIAN-SCALE STREET LIGHTS IN LIEU OF STANDARD STREET LIGHTS ALONG ALL PRIVATE STREETS. FURTHER, NO LOUDSPEAKER SYSTEM WILL BE UTILIZED ON THE SUBJECT SITE.
17. **SIGNAGE:** PROPOSED SIGN LOCATIONS ARE DELINEATED ON THE PLAN AND THE SIGNS WILL EITHER COMPLY WITH ARTICLE 12 OF THE ZONING ORDINANCE OR THE APPLICANT.
18. **RESERVES THE RIGHT TO REQUEST APPROVAL OF A COMPREHENSIVE SIGN PLAN.**
19. **HAZMAT:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (CFR) PARTS 118.4, 302.4, AND 305, COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT REGULATIONS YR 813-10-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 46, CODE PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE, IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
20. **PARKING SPACES:** SURFACE, STRUCTURED (DECK), AND ON-STREET PARKING SPACES FOR VISITOR AND PROPOSED USES ARE PROVIDED IN ACCORDANCE WITH ART. 11. THE APPLICANT RESERVES THE RIGHT TO PROVIDE ADDITIONAL PARKING AND TO ADJUST (REDUCE OR INCREASE) THE PARKING PROVIDED BASED ON CORRECTING REGULATIONS OR INCREASES IN USES PROVIDED.
21. **DEVELOPMENT FINISHES:** SEE PROFFERS - AN EXACT DEVELOPMENT TRACTABLE OR SCHEDULE IS UNKNOWN SINCE IT WILL BE BASED ON FUTURE RESIDENTIAL DEVELOPMENT AND TENANT NEEDS, FUNDING, AND PRODUCT ACQUISITION BY THE MARKET.
22. **SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, WFO HOOKS, BICYCLE RACKS, FOUNTAINS, GAZEBOS, ARBORES, PLANTERS, AND WALLS AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED. ARCHITECTURAL FEATURES SUCH AS BALCONIES AND STAIRWELLS MAY ALSO BE PROVIDED.
23. **EVA:** AN EXISTING VEGETATION MAP (EVA) HAS BEEN PROVIDED WITH RZ 2006-SU-007.
24. **SCENIC ASSETS/EXISTING STRUCTURES:** A WETLANDS SWALE IS LOCATED ALONG THE NORTHERN EDGE OF THE PROPERTY. THE SITE CONTAINS NO OTHER NATURAL FEATURES OR SCENIC ASSETS DESERVING OF PROTECTION AND PRESERVATION (SEE FDPA). THERE ARE NO EXISTING BUILDINGS ON SITE.
25. **ADUs:** THE APPLICANT WILL PROVIDE AFFORDABLE DWELLING UNITS (ADU) AND WORKFORCE DWELLING UNITS (WOU) IN ACCORDANCE WITH THE APPROVED PROFFERS FOR THIS APPLICATION. THE QUANTITIES PROVIDED WILL BE DEPENDENT UPON APPROVED PROFFERS AND FINAL SITE DESIGN.
26. **RESOURCE PROTECTION:** THE ENTIRE SITE LIES WITHIN A RESOURCE MANAGEMENT AREA (RMA). NO PORTION OF THE SITE LIES WITHIN A RESOURCE PROTECTION AREA (RPA). THERE ARE NO ECLS ON THE PROPERTY.
27. **BLOCKS:** THE FAIRFAX COUNTY BLOCKS MAP IS SHOWN ON THE COVER SHEET (SHEET C-1).
28. **BLOCK & BUILDING ADJUSTMENTS:** THE DEVELOPMENT TABULATION BY BLOCK DEPICTS THE PROPOSED USE(S) FOR EACH BUILDING AND PROVIDES A SUBTOTAL ESTIMATE OF THE BUILDING GROSS SQUARE FOOTAGE (GSF) WITHIN EACH OF THE COMMUNITY BLOCKS IDENTIFIED HEREIN. THE BLOCK GSF SUBTOTALS WERE USED FOR ESTIMATING PARKING AND LOADING COUNTS.
29. **SUBDIVISION:** THE APPLICANT MAY SUBDIVIDE THE PROPERTY, SUCH SUBDIVISION LINES WILL BE DETERMINED BUT SHALL GENERALLY FOLLOW THE PROPOSED TRAVEL LINES THAT DEFINE EACH BLOCK.

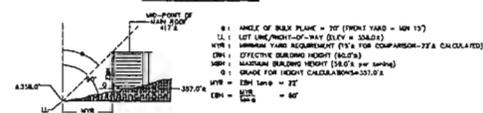
OVERALL TABULATIONS (See also Sheet 7A)

EXISTING ZONING PER RZ 2006-SU-007:	PRM
SITE AREA OF ORIGINAL RZ 2006-SU-007:	66.88± AC. OR 2,913,449± SF (EXCLUDING AREA FOR BALLFIELDS)
CENTREVILLE ROAD ROW DEDICATION:	3.0868± AC. OR 134,986 SF
WALL ROAD ROW DEDICATION:	0.0883± AC. OR 3,848 SF
COLLECTOR ROAD ROW DEDICATION:	5.74129 AC. OR 250,086 SF
NET SITE AREA:	57.95516 AC. OR 2,524,527 SF
SITE AREA OF PCACDPA/FDPA:	1,630,455 SF OR 37.43010 ACRES (Prior to North/South Collector Road & Wall Rd Dedication and Not Including Centreville Rd.)
TOTAL FLOOR AREA RATIO (ALLOWED):	.7 (PER COMP PLAN-2,913,449 SF)
TOTAL FLOOR AREA RATIO OVERALL (PROPOSED, WADUs + BONUS DENSITY):	.59 (for 1,724,002± GSF Primary Plan-See Breakdown)
Alternate Plan-See Breakdown)	.68 (for 2,011,802± GSF
TOTAL F.A.R. IN THE PCACDPA/FDPA AREA (PROPOSED, WADUs + BONUS DENSITY):	.79 (for 1,294,602± GSF Primary Plan-See Breakdown)
Alternate Plan-See Breakdown)	.78 (for 1,294,602± GSF
GFA BREAKDOWN-OVERALL PRIMARY PLAN TAB:	GSF
MIXED USE COMMERCIAL / RETAIL (INCL. GROCERY, RESTAURANT, ETC.):	67,800± GSF
OFFICE:	
MIXED USE OFFICE:	40,600± GSF
FREE STANDING OFFICE:	321,200± GSF
RESIDENTIAL = 805± DU**	
(+/-720 MULTI-FAMILY UNITS & +/-85 SINGLE FAMILY ATTACHED UNITS):	1,294,602 GSF
TOTAL PRIMARY PLAN:	1,724,002± GSF (SEE NOTE #4)
TOTAL INCLUDES 5% ADUs & 3% WORKFORCE HOUSING UNITS**	
GFA BREAKDOWN-OVERALL ALTERNATE PLAN TAB:	GSF
MIXED USE COMMERCIAL / RETAIL (INCL. GROCERY, RESTAURANT, ETC.):	78,800± GSF
OFFICE:	
MIXED USE OFFICE:	40,800± GSF
FREE STANDING OFFICE:	600,000± GSF
RESIDENTIAL = 805± DU**	
(+/-720 MULTI-FAMILY UNITS & +/-85 SINGLE FAM ATTACHED UNITS):	1,294,602 GSF
TOTAL PRIMARY PLAN:	2,011,802± GSF (SEE NOTE #4)
TOTAL INCLUDES 5% ADUs & 3% WORKFORCE HOUSING UNITS**	
NO. OF MULTI-FAMILY RESIDENTIAL UNITS PROPOSED:	805**
RESIDENTIAL DENSITY:	
OVERALL SITE AREA (66.88 AC):	12.04 DU / ACRE
PCACDPA/FDPA AREA (37.43 AC):	21.51 DU / ACRE
GROSS SITE AREA:	65.88 ACRES
STREET DEDICATION:	8.9284± ACRES***
NET SITE AREA:	2,524,527 SF OR 57,95516 ACRES
PRM OPEN SPACE REQ'D. PER Z.O. 2-309: 20% (2 x 57,95516 AC = 11.59 AC)	
PRM OPEN SPACE PROVIDED PER Z.O. 2-308 AND PROFFER #5 AT PROJECT COMPLETION: 37% (.37 x 57,95516 AC= 21.44 AC)	
PRM OPEN SPACE PROVIDED IN THE PCACDPA/FDPA AREA (37.43 AC): 35% (.35 x 37.43 AC= 13.1 AC)	
PRM DEVELOPED RECREATIONAL OPEN SPACE:	
SITE AREA (68.88 AC): 4.1% (2411 X 68.88 AC = 2.75 AC)	
PCACDPA/FDPA (37.43 AC): 7.34% (0734 X 37.43 AC = 2.75 AC)	
FOOTNOTES:	
(1) A PORTION OF THE BALL FIELD LAND TO BE RELOCATED LIES OUTSIDE THE RZ 2006-SU-007 ZONING LIMITS.	
(2) DENSITY & ADU CALCULATIONS TO BE BASED UPON EXISTING PROFFERS.	
(3) ACTUAL NUMBER OF UNITS WILL BE DETERMINED BASED ON DWELLING SIZE AND MIX OF 1, 2, AND 3 BEDROOM UNITS AT FINAL SITE PLAN	
(4) SEE PROFFER #5	
**PROPOSED GSF IS STATED AS A 1 NUMBER TO ALLOW ARCHITECTURAL DESIGN FLEXIBILITY BASED ON MARKET DEMANDS.	
***805 UNITS INCLUDES 21 ADUs AND 85 WOU±, BASED ON A MAXIMUM OF 720 MULTI-FAMILY DWELLING UNITS OF WHICH 150 ARE EXEMPT FROM THE ADU ORDINANCE, AND 85 SINGLE FAMILY ATTACHED HOUSING UNITS. THE INTENDED AFFORDABLE UNITS ARE THE EQUIVALENT OF 4.75% OF THE SINGLE-FAMILY ATTACHED, AND 2.85% OF THE NON-EXEMPT MULTI-FAMILY UNITS. FINAL NUMBER OF ADUs AND WOU± TO BE DETERMINED BASED ON FINAL UNIT MIX AND DESIGN, AND WILL BE PRESENTED TO DPWS AT TIME OF FINAL SITE PLAN.	
****STREET DEDICATION AREA IS COMPRISED OF THE DEDICATION FOR CENTREVILLE ROAD AND THE DEDICATION FOR NORTH-SOUTH COLLECTOR AND WALL ROAD.	

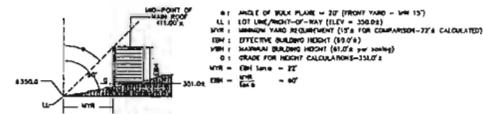
ANGLE OF BULK PLANE (Based on R-30 Zoning)

NOTE: THERE ARE NO ANGLE OF BULK PLANE REQUIREMENTS FOR THE PRM DISTRICT. THE ANGLE OF BULK PLANE COMPUTATIONS SHOWN HEREON ARE FOR COMPARISON PURPOSES ONLY IN CONSIDERATION OF THE CENTER OF SECTION 16 IN THE ZONING ORDINANCE. ACTUAL YARD SETBACKS ARE SHOWN ON THE COPD/FPA.

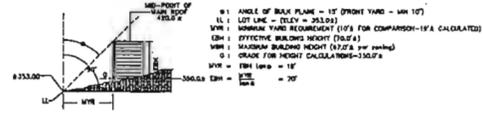
NOT TO SCALE



R-30 FRONT YARD BULK PLANE - UNIT TYPE - A. MEASURED FROM CENTREVILLE ROAD.



R-30 FRONT YARD BULK PLANE - UNIT TYPE - B. MEASURED FROM NORTH-SOUTH COLLECTOR ROAD.



R-30 SIDE YARD BULK PLANE - UNIT TYPE - C. MEASURED FROM NORTHERN PROPERTY LINE.

ZONING ORDINANCE WAIVERS & MODIFICATIONS REQUESTED

1. THE APPLICANT REQUESTS TO REAFFIRM THE PREVIOUS TRANSITIONAL SCREENING MODIFICATION AND WAIVER OF THE BARRIER REQUIREMENTS ON THE EASTERN PERIPHERY OF THE PROPERTY PURSUANT TO SECTION 13-305, PARAGRAPHS 3 AND 12 OF THE ZONING ORDINANCE. IN LIEU OF A PHYSICAL BARRIER, AND AS SHOWN HEREIN, THE APPLICANT IS PROVIDING A NATURAL BARRIER BETWEEN THE APPLICATION PROPERTY AND THE PROPERTIES TO THE EAST IN THE FORM OF A LANDSCAPED BERM, APPROXIMATELY 80 FEET LONG AND RANGING IN HEIGHT FROM 3 FEET TO 16 FEET.
2. WAIVER AND/OR MODIFICATION OF ALL TRAILS AND BIKE TRAILS IN FAVOR OF THE STREETSCAPE AND ON-ROAD BIKE TRAIL. STATE SHOWN WITH THE FDPA APPLICATION.
3. PURSUANT TO SECTION 11-201, PARAGRAPH (4) AND SECTION 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTI-FAMILY DWELLING UNITS IN FAVOR OF WHAT IS SHOWN WITH THE FDPA APPLICATION.
4. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH (2) OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
5. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH (2) OF SECTION 11-302 OF THE ZONING ORDINANCE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FT. IN LENGTH.
6. CENTREVILLE ROAD CONSTRUCTION. A WAIVER OF THE COMPREHENSIVE TRANSPORTATION PLANS RECOMMENDATION FOR SIX (6) LANE WIDENING OF CENTREVILLE ROAD AS REQUIRED UNDER SECTION 17-201 PARAGRAPH 4.
7. INTER-PARCEL ACCESS. A WAIVER OF THE INTER-PARCEL ACCESS REQUIREMENT TO THE ADJOINING EDS CAMPUS AND EXISTING OFFICE USES.
8. 200 SF PRIVATE YARD. PURSUANT TO ARTICLE 6 OF THE FAIRFAX COUNTY Z.O. (PART 4, SECTION 6-407.2) A MODIFICATION OF THE REQUIREMENT TO PROVIDE A 200 SQ FT PRIVATE YARD ON EACH SINGLE FAMILY ATTACHED DWELLING UNIT LOT, IN FAVOR OF THAT WHICH IS SHOWN ON THE PLANS.

****NOTE: SEE SHEET 7A FOR TABULATIONS**

VKA REVISIONS

DATE: OCT 16, 2012
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: AUG 22, 2012
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: JUL 6, 2012
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: MAR 29, 2012
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: JAN 25, 2012
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: JUL 6, 2011
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: MAR 29, 2011
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON
 DATE: JAN 25, 2011
 DESIGNED BY: J. W. WILSON
 CHECKED BY: J. W. WILSON

TIMBER RIDGE AT EDS
TAX MAP NUMBERS 24-4 (11) 8C3 AND 8C4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

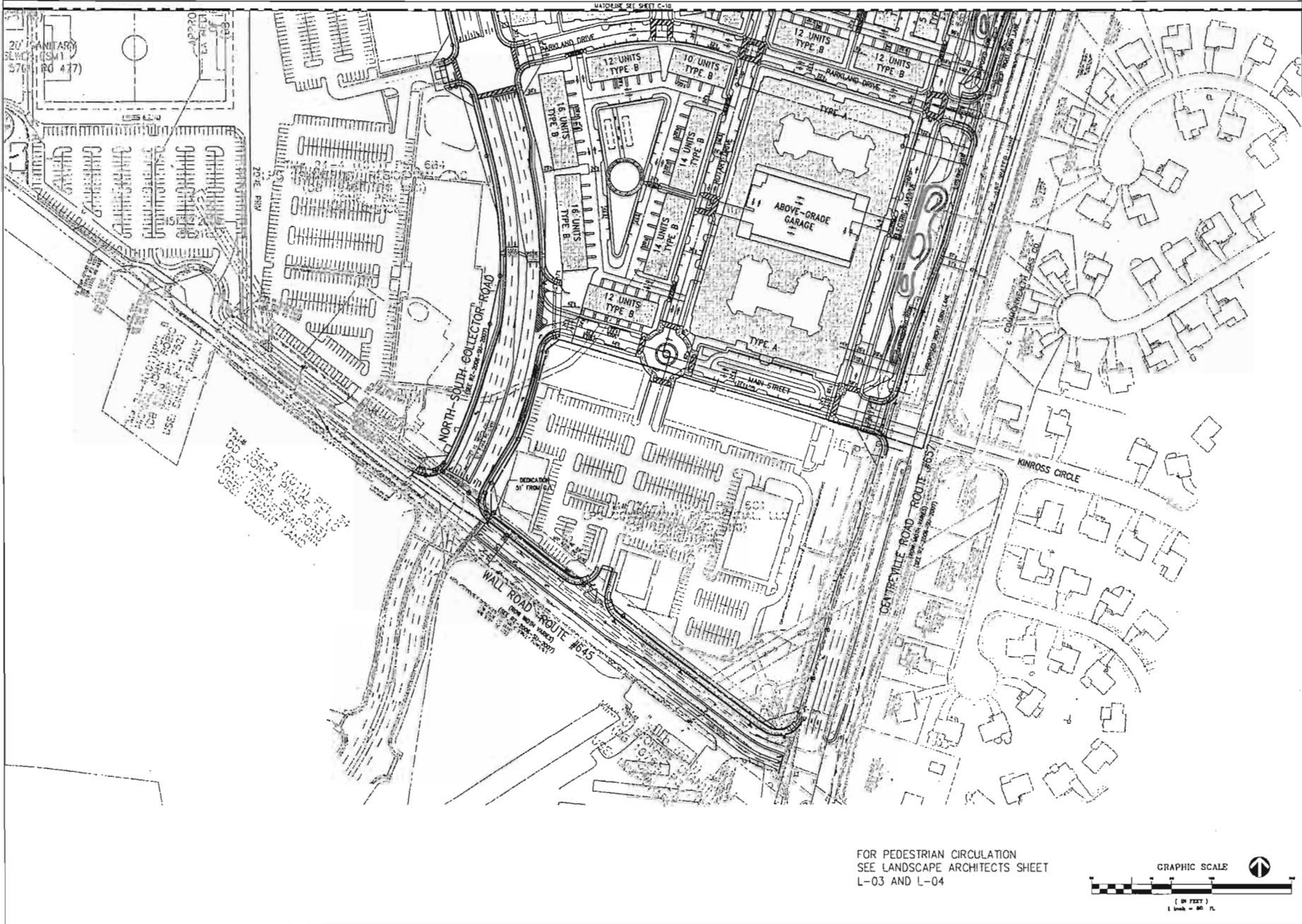
NOTES AND TABULATIONS



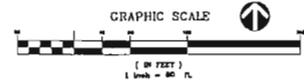
VKA REVISIONS

DATE	BY	DESCRIPTION
OCT 16, 2012	J. W. WILSON	REVISION
SEPTEMBER 12, 2012	J. W. WILSON	REVISION
AUGUST 22, 2012	J. W. WILSON	REVISION
JUL 6, 2012	J. W. WILSON	REVISION
MAR 29, 2012	J. W. WILSON	REVISION
JAN 25, 2012	J. W. WILSON	REVISION
JUL 6, 2011	J. W. WILSON	REVISION
MAR 29, 2011	J. W. WILSON	REVISION
JAN 25, 2011	J. W. WILSON	REVISION

SCALE: N/A
 PROJECT/TITLE NO.: V7069
 SHEET NO.: C-7



FOR PEDESTRIAN CIRCULATION
SEE LANDSCAPE ARCHITECTS SHEET
L-03 AND L-04



VKA
 CONCEPTS & PLANNING & LANDSCAPE ARCHITECTS & SURVEYORS & SUSTAINABLE DESIGN
 VIKAS INCORPORATED - 1000 W. WINDHAM LANE
 SUITE 2000 - WINDHAM, VIRGINIA 22190
 TEL: 703-441-7900 FAX: 703-441-7917
 WWW.VIKAL.COM

**TIMBER RIDGE
 AT EDS
 TAX MAP NUMBERS
 24-4 (1) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA**

**TRAFFIC
 CIRCULATION
 PLAN**



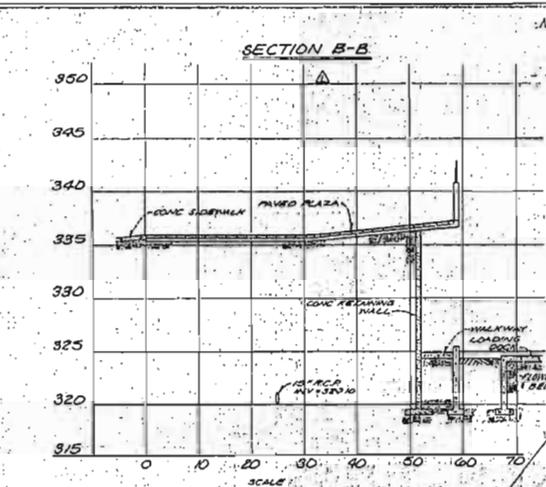
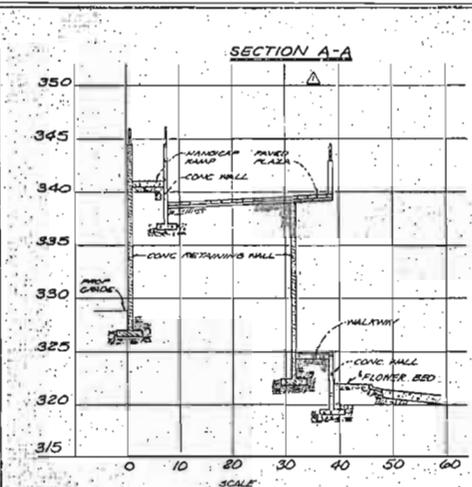
VKA REVISIONS

DATE	BY	CHKD BY	DESCRIPTION
OCTOBER 18, 2012			
SEPTEMBER 13, 2012			
AUGUST 22, 2012			
JULY 6, 2012			
MARCH 20, 2012			
DATE: JAN 23, 2012			
DES. STY	DWH	STY	
SCALE:	1" = 80'		
PROJECT/FILE NO.:	V2069		
SHEET NO.:	C-8		

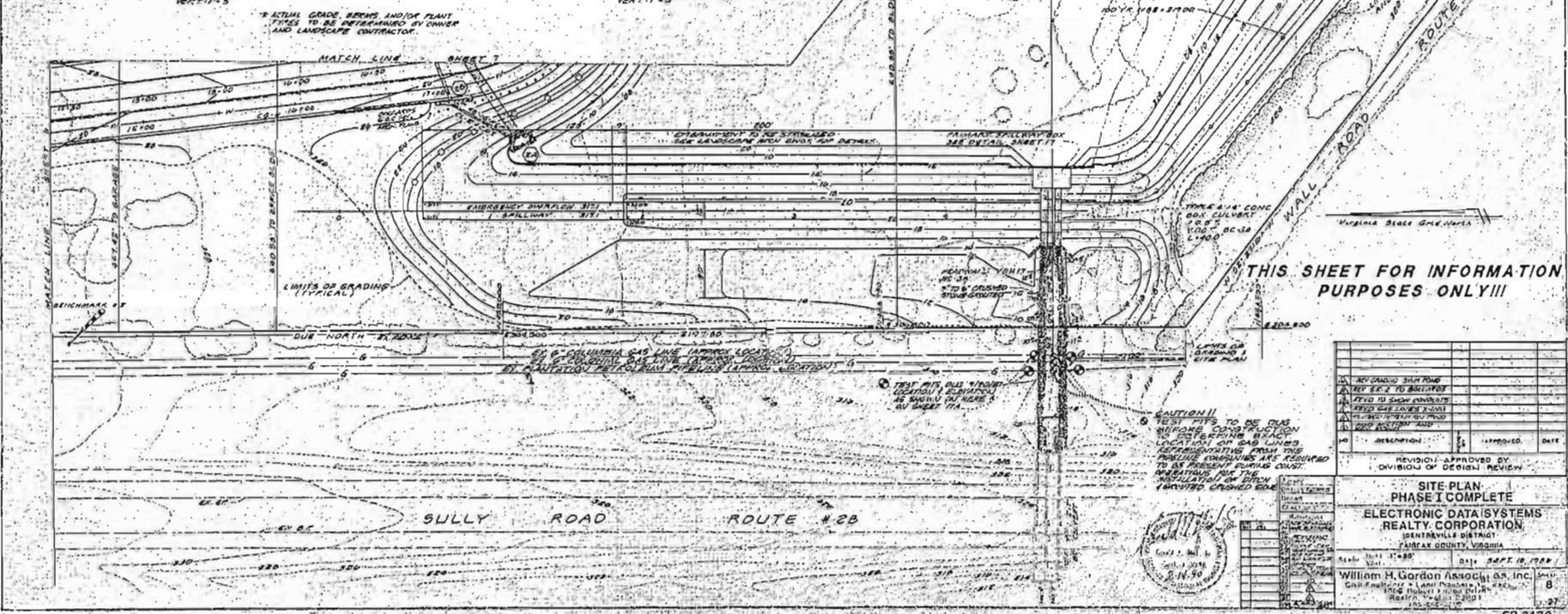


VIRGINIA REVISIONS

NO.	DESCRIPTION	DATE



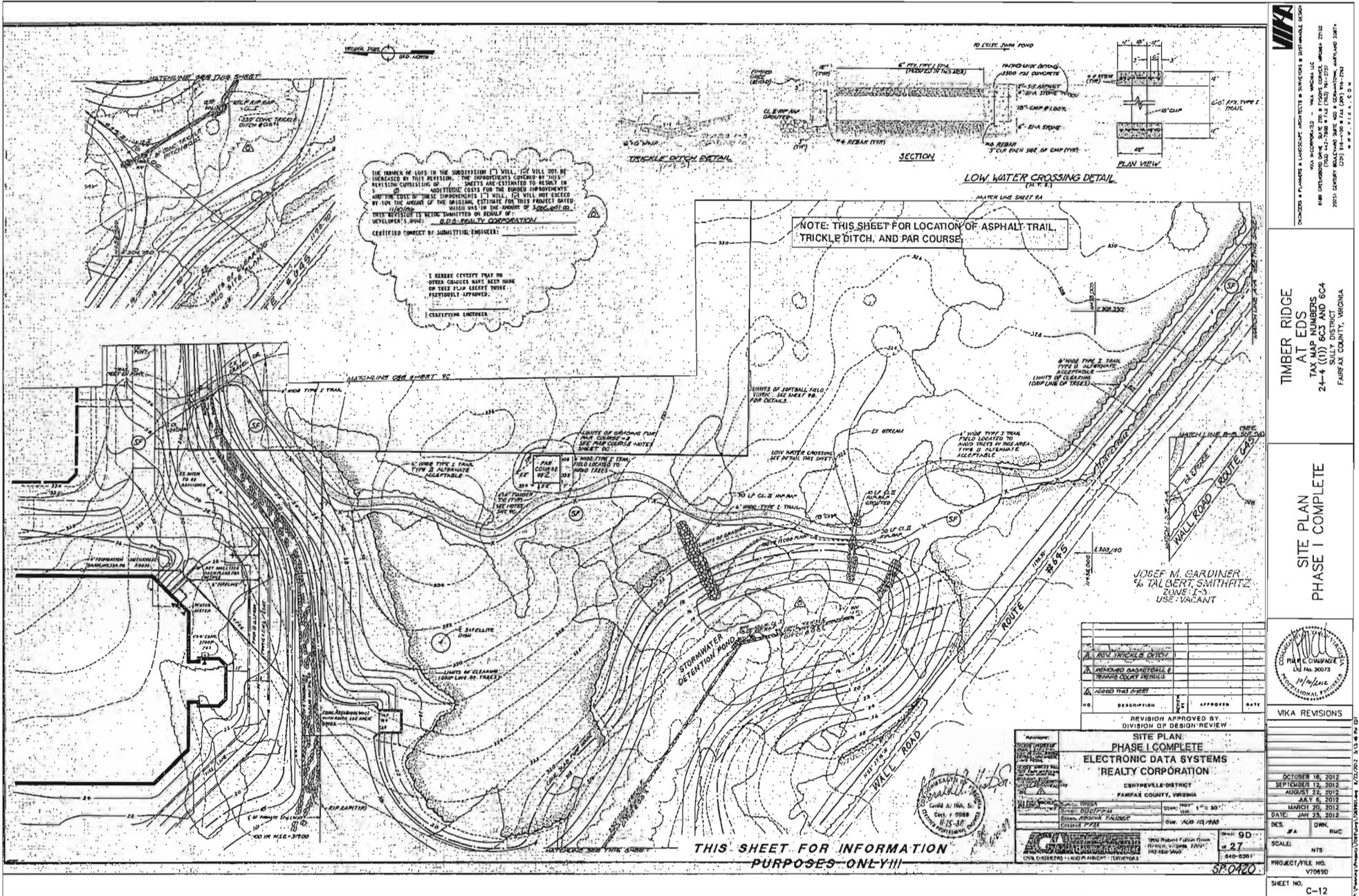
NOTES:
 1) MIN. POND DEPTH 4.5 FEET.
 2) ELEVATION IN THE POND FOR EXCESS STORAGE (TO BE USED TO SUPPLEMENT THE VERTICAL CURBSIDE) DETERMINED BY THE 1% SLOPE WAS 44.5 FEET. RECALCULATED POND IS INDICATED BY AS DIRECTED BY THE OWNER.



THIS SHEET FOR INFORMATION PURPOSES ONLY!!!

NO.	DESCRIPTION	DATE

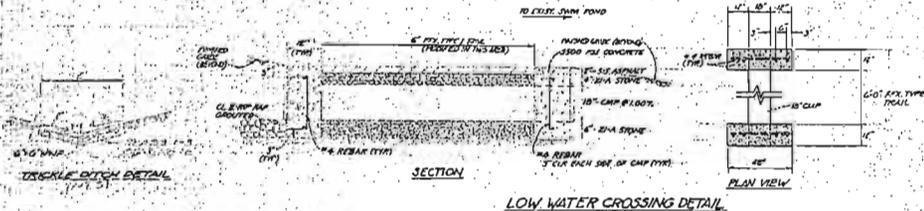
SITE PLAN
PHASE I COMPLETE
ELECTRONIC DATA SYSTEMS
REALTY CORPORATION
 (FAIRFAX COUNTY, VIRGINIA)
 DATE: SEPT. 18, 2008
 William M. Gordon ASSOCIATES, INC.
 Civil Engineer & Land Developer, License No. 8182
 Project: Timber Ridge
 100-000-0000



THE NUMBER OF LOTS TO THE SUBDIVISION IT WILL NOT BE INCREASED BY THIS REVISION. THE IMPROVEMENTS COVERED BY THIS REVISION CONSISTING OF SHEETS ARE ESTIMATED TO RESULT IN ADDITIONAL COSTS FOR THE IMPROVEMENTS AND THE COST OF THESE IMPROVEMENTS IT WILL NOT EXCEED BY THE AMOUNT OF THE ORIGINAL ESTIMATE FOR THIS PROJECT DATED 1/15/12 WHICH WAS IN THE AMOUNT OF \$2,000,000. THIS REVISION IS BEING SUBMITTED AS RESULT OF DEVELOPER'S SHARE. G.P.S. REALTY CORPORATION CERTIFIED CORRECT BY SUBMITTING ENGINEER:

I HEREBY CERTIFY THAT NO OTHER CHANGES HAVE BEEN MADE ON THIS PLAN EXCEPT THOSE INDICATED BY APPROVED REVISIONS.

DATE: 1/25/12



NOTE: THIS SHEET FOR LOCATION OF ASPHALT TRAIL, TRICKLE DITCH, AND PAR COURSE

NO.	DESCRIPTION	DATE	APPROVED	RATE
1	ADD THIS SHEET			

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

SITE PLAN PHASE I COMPLETE
ELECTRONIC DATA SYSTEMS REALTY CORPORATION
 CENTREVILLE-DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE: JAN 25, 2012

SCALE: NTS

PROJECT/FILE NO. 170950

SHEET NO. C-12

VIFA

PROVIDERS OF PLANNING & LANDSCAPE ARCHITECTURE SERVICES & DESIGN MANUALS

600 COMMONWEALTH BLVD. SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031
 (703) 891-1100 • FAX (703) 948-7272
 WWW.VIFA.COM

TIMBER RIDGE AT EDS
 TAX MAP NUMBERS 24-4 (01) 603 AND 604
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

SITE PLAN COMPLETE
 PHASE I COMPLETE

VIFA REVISIONS

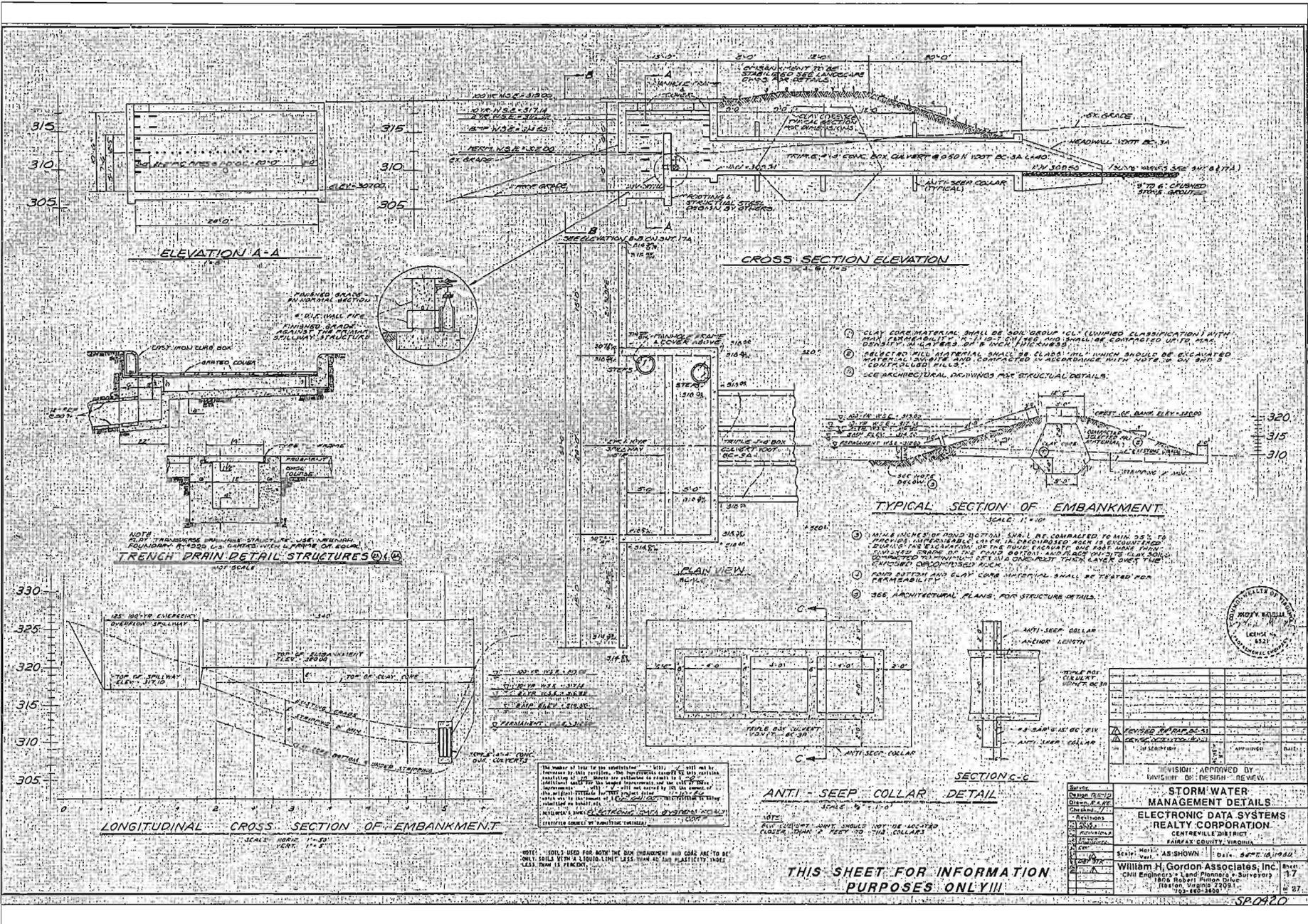
DATE	DESCRIPTION	BY	CHKD	APP'D
OCTOBER 18, 2011				
SEPTEMBER 22, 2012				
AUGUST 22, 2012				
JULY 6, 2011				
MARCH 20, 2012				
DATE	JAN 25, 2012			

DES. JFA OWN. RMC

SCALE: NTS

PROJECT/FILE NO. 170950

SHEET NO. C-12



CONTRACTOR: PLANNING & ENGINEERING ARCHITECTS & ENGINEERS, INC.
 WEA INCORPORATED - WEA SURVEYING, LLC
 1800 GARDNER ROAD, SUITE 100, FARMERSVILLE, VA 22434
 20251 CHERRYWOOD ROAD, SUITE 100, GERRARDSON, WASHINGTON, VA 22187
 WEA, INC. P.O. BOX 1000, WEA, VA 22434

TIMBER RIDGE AT EDS
TAX MAP NUMBERS
 24-4 (11) 6C3 AND 6C4
 BULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

STORM WATER MANAGEMENT DETAILS



WKA REVISIONS

NO.	DATE	DESCRIPTION	APPROVED BY	DATE
1	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
2	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
3	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
4	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
5	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
6	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
7	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
8	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
9	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	
10	10/10/12	ISSUED FOR PERMIT	W.H. GORDON	

REVISION: APPROVED BY: _____
 REVISION OR: DESIGN REVIEW: _____

STORM WATER MANAGEMENT DETAILS
ELECTRONIC DATA SYSTEMS REALTY CORPORATION
 CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Scale: As Shown Date: 5/27/12, 10/19/12
 William H. Gordon Associates, Inc. 17
 Civil Engineers & Land Planners & Surveyors
 1876 Robert Fulton Drive
 Fairfax, Virginia 22031
 703-460-3400

SCALE: NTS
 PROJECT/TITLE NO. VT0890
 SHEET NO. C-13

DETENTION POND COMPUTATIONS

1. DRAINAGE AREA
 DRN-AREA = 155.7 AC
 DRN-AREA = 43.3 AC
 TOTAL = 197.0 AC

2. CONCENTRATION TIME
 PRE-DEVELOPMENT
 L = 4,000 LF
 H = 3.0 - 3.10 = 30 FT
 TC = 24 MIN. USE TC = 25 MIN

POST-DEVELOPMENT
 L = 500 LF OVERLAND FLOW - TC = 3 MIN
 L = 3,500 LF PIPED SYSTEM
 451555 AVE. V = 8.0 FPS IN PIPE
 TC = 3,500 LF / 8 FPS = 9.72 MIN - USE 10 MIN
 T = TC + T₁ = 10 + 10 = 20 MIN

3. RUN-OFF COEFFICIENT
 PRE-DEVELOPMENT
 C = 0.25 FOR 10 YR STORM
 C = 0.2 FOR 2 YR STORM

POST-DEVELOPMENT
 C = 0.25 FOR 10 YR STORM
 C = 0.2 FOR 2 YR STORM

4. RUN-OFF INCREASE (DR-AREA)
 PRE-DEVELOPMENT (TC = 25 MIN)
 Q₁ = C₁ * I * A
 Q₂ = 0.2 * 2.7 * 155.7 = 63.00 CFS
 Q₁₀ = 0.25 * 4.0 * 155.7 = 155.7 CFS

POST-DEVELOPMENT (TC = 10 MIN)
 Q₂ = 0.25 * 4.0 * 155.7 = 155.7 CFS
 Q₁₀ = 0.25 * 4.0 * 155.7 = 155.7 CFS

5. MAX. ALLOWABLE FLOW FROM POND
 DT = 10.75 * 3.8 = 197.0 - 300.46 = 196.47 CFS
 Q₁₀ = 155.7 CFS
 Q₁₀₀₀ = 0.25 * 7.0 * 197.0 = 1,042.25 CFS

6. SW VOLUME
 C = 0.25
 CP, OF STORAGE REQUIRED = 2,000 CF/AC
 V = 2,000 CF/AC * 155.7 AC = 307,400 CF

7. ESTIMATED STORAGE VOLUME

PAIAPAS COUNTY 10 YR - SW HYDROGRAPH

TIME	I	Q	STORAGE VOLUME
0	0	0.0	677617
5	2.2	233.6	
10	4.2	469.2	
15	3.1	347.9	
20	1.4	207.2	
25	3.1	337.4	
30	2.3	250.1	
35	1.9	219.0	
40	1.6	189.4	
45	1.1	126.8	
50	0.8	99.8	(Q=83CFS)
55	0.6	72.4	
60	0.6	62.3	

PAIAPAS COUNTY 2 YR - SW HYDROGRAPH

TIME	I	Q	STORAGE VOLUME
0	0	0.0	511943.9
5	1.0	177.8	
10	2.0	356.6	
15	3.4	411.5	
20	2.1	330.0	
25	2.7	320.1	
30	1.8	189.6	
35	1.3	133.3	
40	1.1	127.1	
45	0.9	104.9	
50	0.8	99.8	(Q=83CFS)
55	0.6	72.4	
60	0.6	62.3	

8. PRIMARY SPILLWAY DESIGN

A) FRICTION LOSS OVER SPILLER WALL
 H_f = C_f * V² / (2 * g) * L / W

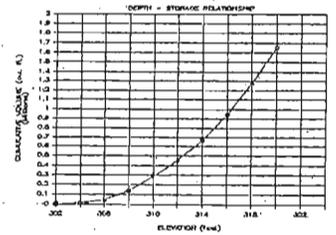
WHERE:
 H_f = entrance loss coefficient
 V = velocity in entrance pipe
 L = 200 ft / 24 ft weir / 5 ft intake depth
 W = approach velocity = 0
 g = acceleration of gravity = 32.2 ft/s²
 C_f = entrance loss coefficient

B) DISCHARGE COEFFICIENT
 GIVEN: $\beta = 4$ for box spillway
 discharge coefficient = 0.85
 outlet elevation = 209.89
 L = 5 ft slope = 0.5%
 n = 0.013

DESIGN FROM ROOT CURVES
 Q = 17,000 cfs @ 314.3 ft
 controlling SW elevation = 314.3

TERRESTRIAL:
 Because NW 1/4 well elev. about 314.3 ft,
 well will be functioning as a free flowing well,
 not as a submerged well.

D. DEPTH STORAGE RELATIONSHIP



10. SW VOLUME PROVIDED
 V = (H₁ - H₂) * A * L
 V = (2.5 - 0.0) * 155.7 * 1.25 FT
 V = 239.0625 CU FT

PROVIDE 2" PVC PIPES
 * DRAINAGE CHANNEL 2" PVC

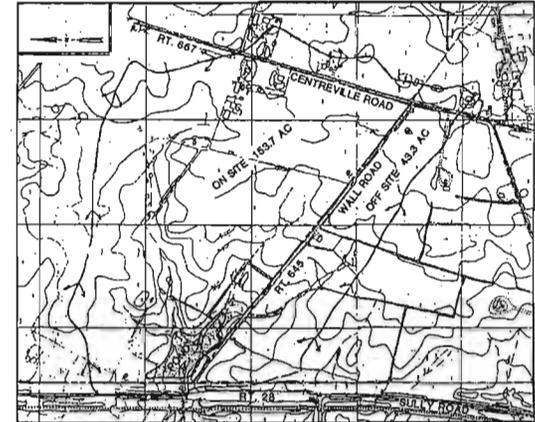
H = 10 TO 2.5 FT - USE AVE. H = 2.5 FT
 DETENTION TIME = 40 MIN
 Q₁₀ = 155.7 CFS
 Q₁₀₀₀ = 1,042.25 CFS
 TOTAL Q = 2,200 CFS

AREA OF 2" PIPE = 0.0218 SF
 H₁ = 2.5 FT
 H₂ = 0.0 FT
 L = 155.7 FT
 PROVIDE 2" PVC PIPES

11. 100 YR EMERGENCY OVERFLOW SPILLWAY

Q₁₀₀₀ = 1,042 CFS
 DRAINAGE CHANNEL 2" PVC
 L = 155.7 FT
 H = 2.5 FT
 USE L = 125 FT

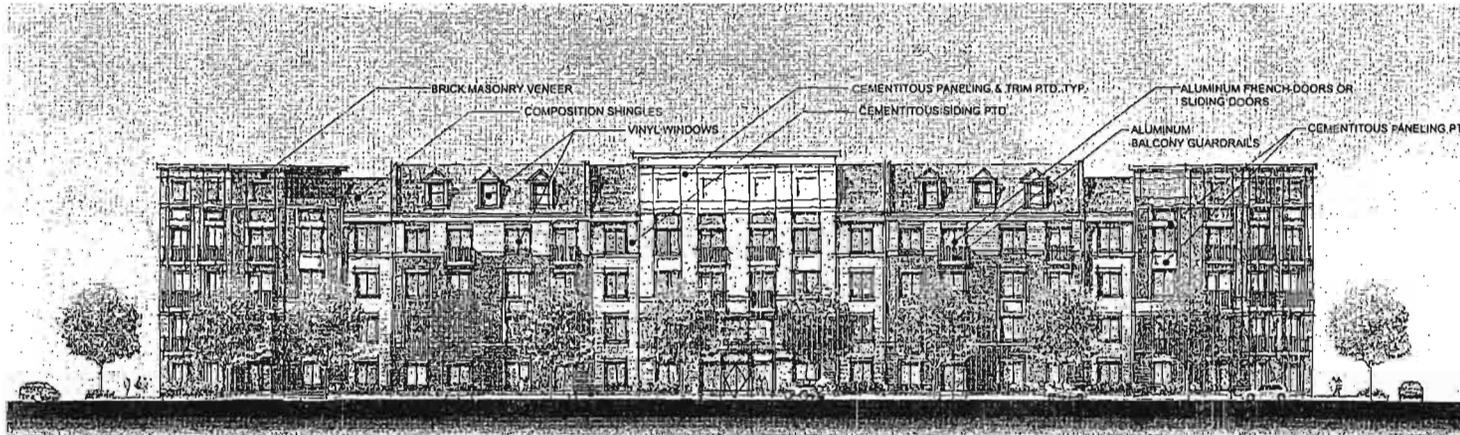
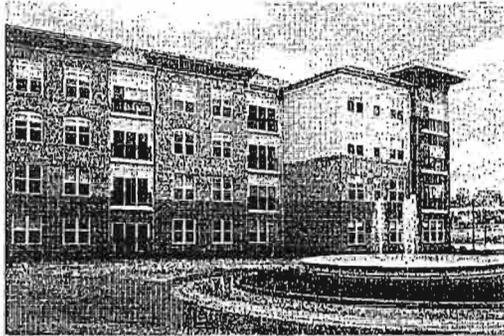
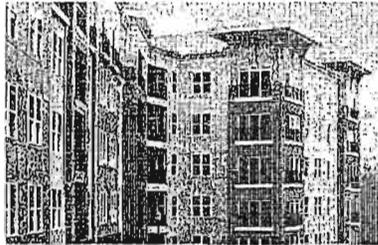
OVERFLOW SIDE CHANNEL
 BOTTOM ELEVATION 209.89 FT
 SIDE SLOPE = 3:1 (H:V)
 CHANNEL CHANNEL 2" PVC
 DEPTH = 2.7 FT



DRAINAGE AREA MAP FOR STORM WATER MANAGEMENT
 SCALE: 1" = 600'

STRUCTURE 1	STRUCTURE 2	STRUCTURE 3
1	2	3
4	5	6
7	8	9
10	11	12
13	14	15
16	17	18
19	20	21
22	23	24
25	26	27
28	29	30
31	32	33
34	35	36
37	38	39
40	41	42
43	44	45
46	47	48
49	50	51
52	53	54
55	56	57
58	59	60
61	62	63
64	65	66
67	68	69
70	71	72
73	74	75
76	77	78
79	80	81
82	83	84
85	86	87
88	89	90
91	92	93
94	95	96
97	98	99
100	101	102
103	104	105
106	107	108
109	110	111
112	113	114
115	116	117
118	119	120
121	122	123
124	125	126
127	128	129
130	131	132
133	134	135
136	137	138
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NOTE: THE INFORMATION SHOWN HEREON IS FOR ILLUSTRATIVE PURPOSES ONLY.



EDS TYPE "A"

LINCOLN PROPERTY COMPANY

CONCEPTUAL ELEVATION IMAGES

FAIRFAX, VA

FOR ILLUSTRATIVE PURPOSES ONLY

Architecture+Planning
 8605 Washwood Center Dr.
 Suite 300
 Vienna, VA 22182
 703.992.6116
 kity.com



VKA
 VIKI ARCHITECTURE & PLANNING, ARCHITECTS & INTERIORS SERVICE
 10000 WOODBURN DRIVE, SUITE 200, FARMERS BRANCH, VIRGINIA 22029
 (703) 499-8800

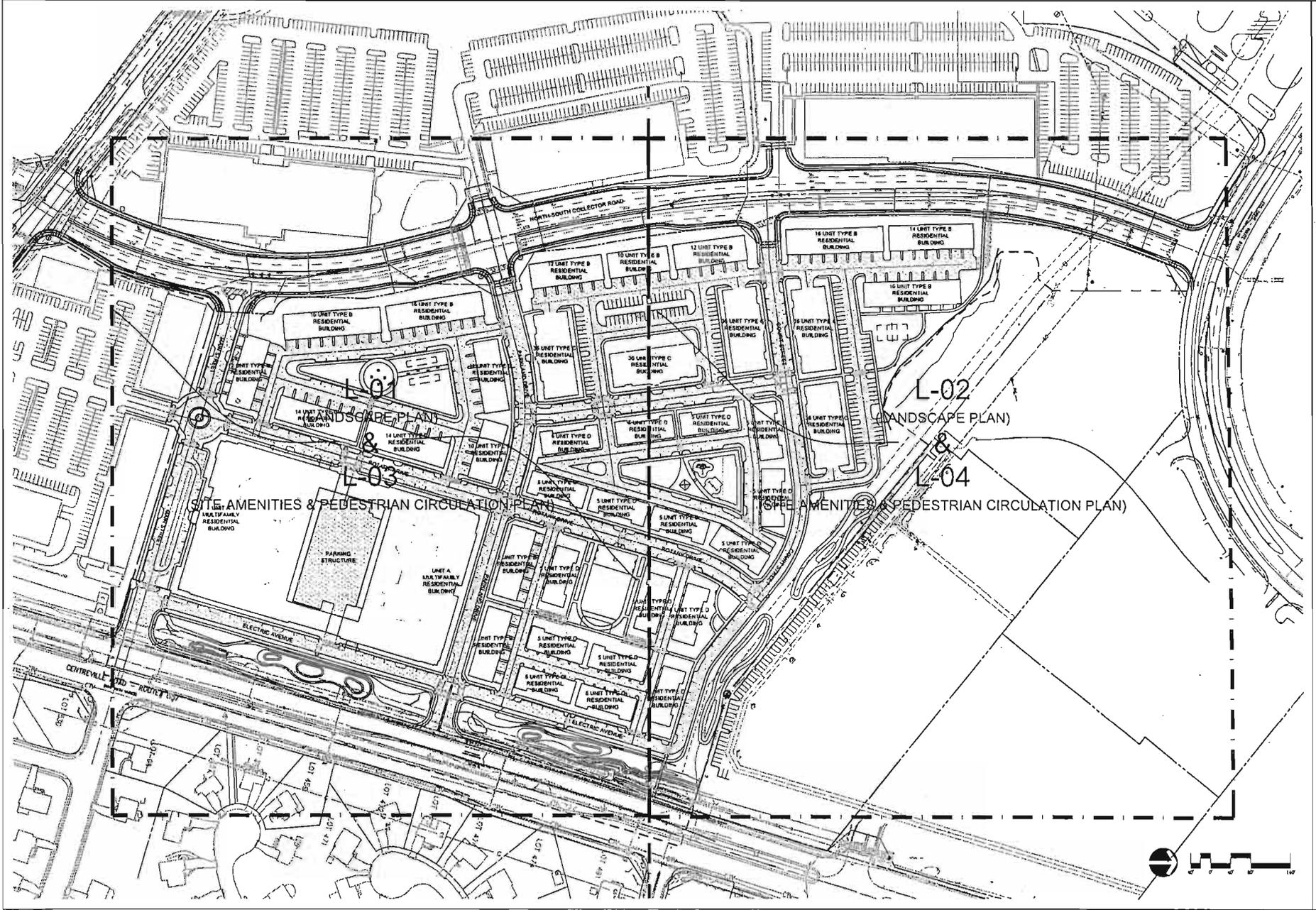
TIMBER RIDGE AT EDS
 TAX MAP NUMBERS 24-4 (00) 6C3 AND 6C4
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPT ELEVATIONS/IMAGES

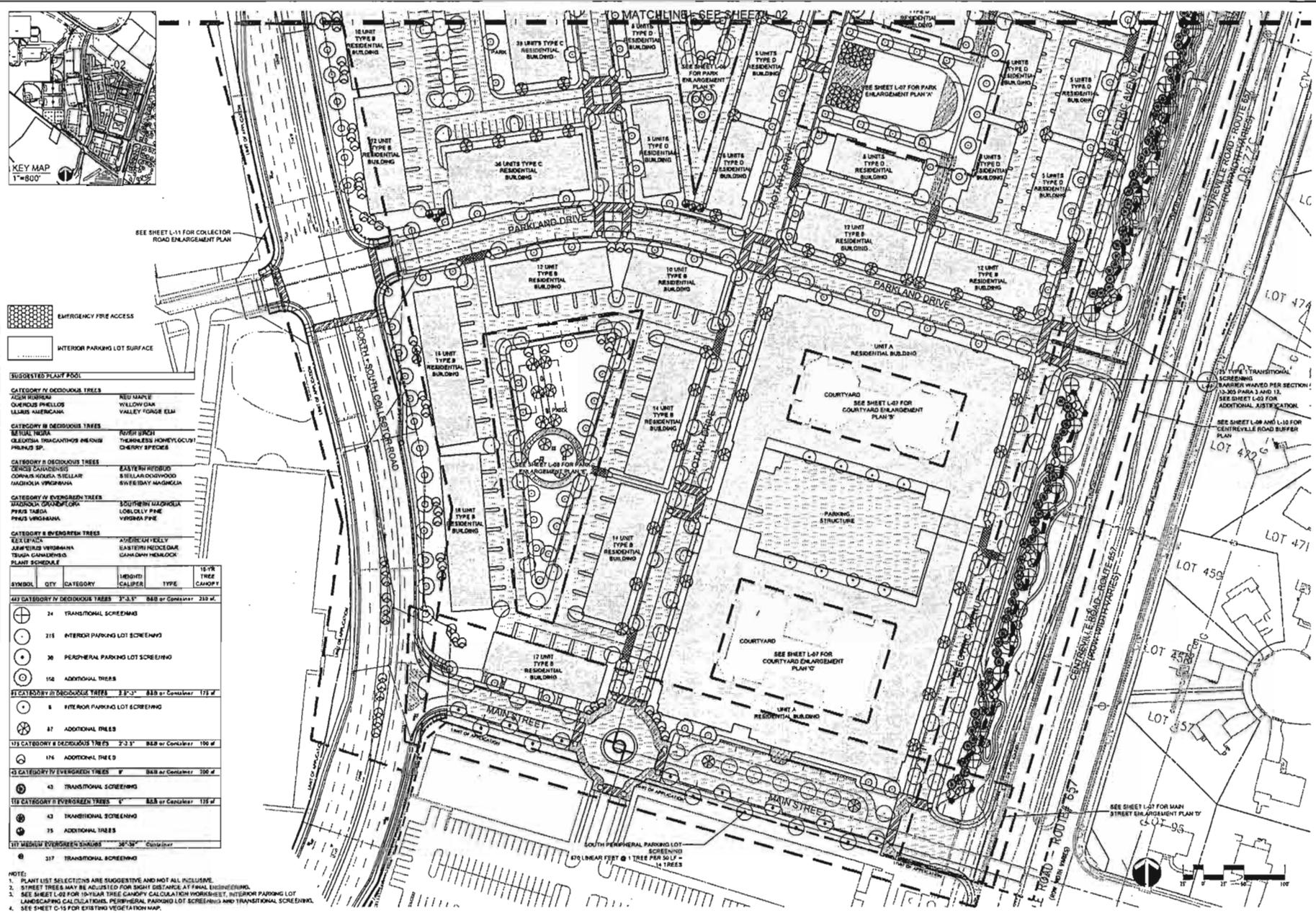


VKA REVISIONS

DATE	BY	DESCRIPTION
OCTOBER 16, 2012		
SEPTEMBER 12, 2012		
AUGUST 22, 2012		
JULY 6, 2012		
MARCH 20, 2012		
JAN 25, 2012		
DATE	BY	DESCRIPTION
DES.	DRAWN	VKA
SCALE	NOT TO SCALE	
PROJECT/FILE NO.	Y7089	
SHEET NO.	A-1	



NETWORKS
 PROJECT: Timber Ridge at Eds
 DRAWN BY: J. Smith
 CHECKED BY: J. Smith
 DATE: 10/16/2012
 PROJECT NO: 1000000000



SEE SHEET L-11 FOR COLLECTOR ROAD ENLARGEMENT PLAN

EMERGENCY FIRE ACCESS

INTERIOR PARKING LOT SURFACE

SUGGESTED PLANT POOL

CATEGORY IV DECIDUOUS TREES

RED MAPLE
YELLOW OAK
VALLEY FOAMGEE ELM

CATEGORY II DECIDUOUS TREES

ROVER SPICE
THORNLESS HONEYLOCUST
CHERRY SPECIES

CATEGORY III DECIDUOUS TREES

EASTERN REDBUD
WILLARD HONEYLOCUST
WINTERBURN HAWDOG

CATEGORY IV EVERGREEN TREES

SCOTTISH LARCH
LOBLOLLY PINE
VERBENA PINE

CATEGORY II EVERGREEN TREES

AMERICAN HOLLY
EASTERN REDCEDAR
CHAMPAGNE YEW

SYMBOL	QTY	CATEGORY	HEIGHT / CALIPER	TYPE	15-YR TREE CANOPY
(Symbol 1)	24	TRANSITIONAL SCREENING	3'-3.5'	BBB or Container	250 SF
(Symbol 2)	215	INTERIOR PARKING LOT SCREENING			
(Symbol 3)	30	PERIPHERAL PARKING LOT SCREENING			
(Symbol 4)	150	ADDITIONAL TREES			
(Symbol 5)	8	INTERIOR PARKING LOT SCREENING	8'-9'-3'	BBB or Container	175 SF
(Symbol 6)	87	ADDITIONAL TREES			
(Symbol 7)	176	ADDITIONAL TREES	3'-3.5'	BBB or Container	100 SF
(Symbol 8)	176	ADDITIONAL TREES			
(Symbol 9)	43	TRANSITIONAL SCREENING	8'	BBB or Container	100 SF
(Symbol 10)	43	TRANSITIONAL SCREENING	8'	BBB or Container	175 SF
(Symbol 11)	75	ADDITIONAL TREES			
(Symbol 12)	317	TRANSITIONAL SCREENING	36"-38"	Container	

NOTE:

- PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
- STREET TREES MAY BE ACQUIRED FOR BRIGHT DISTANCE AT FINAL ENGINEERING.
- SEE SHEET L-02 FOR 10-YEAR TREE CANOPY CALCULATION WORKSHEET, INTERIOR PARKING LOT LANDSCAPING CALCULATIONS, PERIPHERAL PARKING LOT SCREENING AND TRANSITIONAL SCREENING.
- SEE SHEET L-15 FOR EXISTING VEGETATION MAP.

LandDesign

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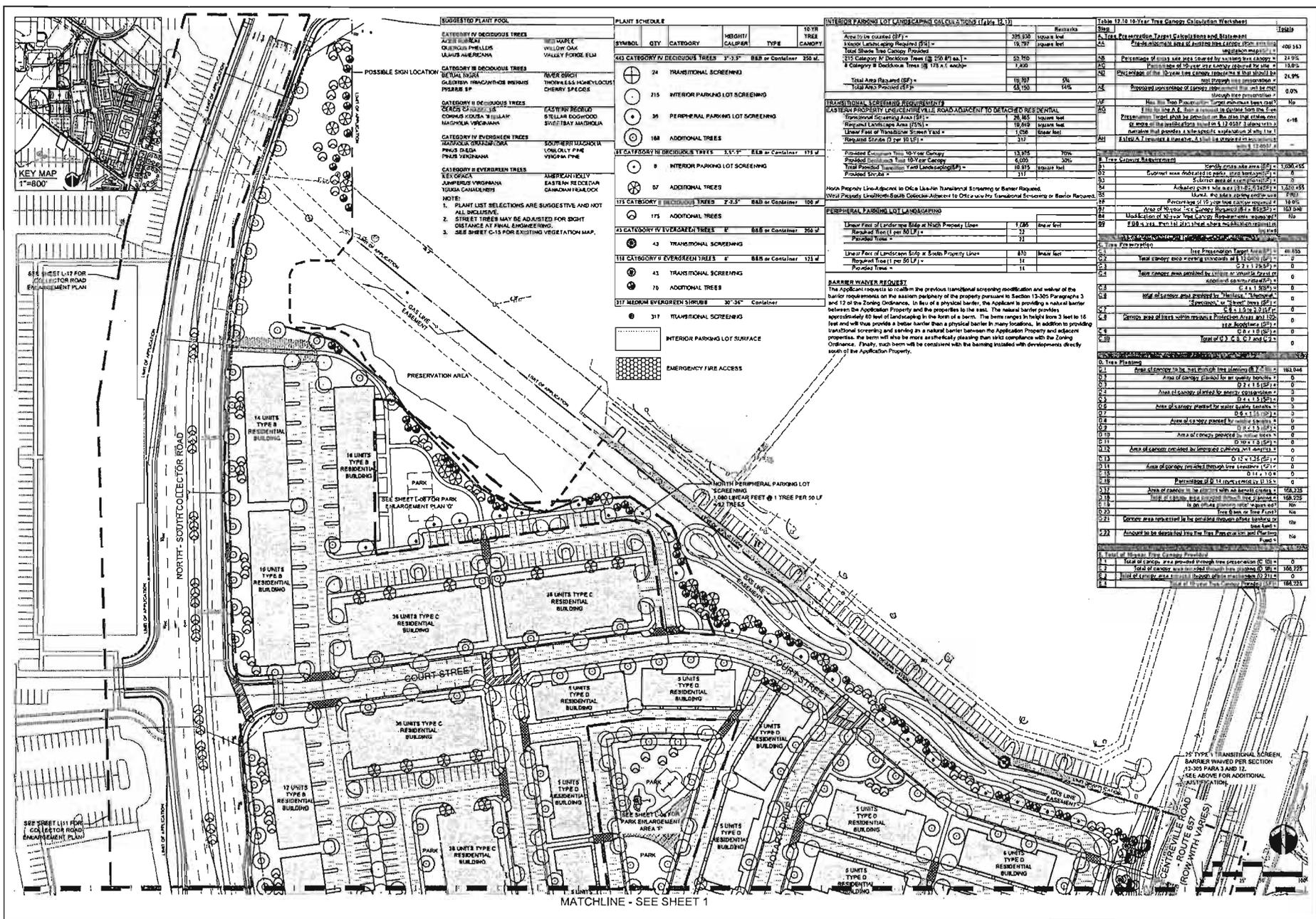


TIMBER RIDGE AT ED'S

FDPA

Landscape Plan

DATE: 08/08/2012
DESIGNED BY: J. Edwards
CHECKED BY: J. Edwards
SCALE: 1"=10'
PROJECT NO.: 2012-001
SHEET NUMBER: L-01



SUGGESTED PLANT POOL

PLANT SCHEDULE

SYMBOL	QTY	CATEGORY	HEIGHT / CALIPER	TYPE	10 YR CANOPY
⊕	24	TRANSITIONAL SCREENING	3'-5' 2"	88B or Container	250 sq ft
⊙	315	INTERIOR PARKING LOT SCREENING			
⊗	30	PERIPHERAL PARKING LOT SCREENING			
⊖	188	ADDITIONAL TREES			
⊕	8	INTERIOR PARKING LOT SCREENING			
⊙	67	ADDITIONAL TREES			
⊗	175	ADDITIONAL TREES			
⊖	43	TRANSITIONAL SCREENING			
⊕	43	TRANSITIONAL SCREENING			
⊙	76	ADDITIONAL TREES			
⊗	317	TRANSITIONAL SCREENING			

LEGEND:
 Interior Parking Lot Surface
 Emergency Fire Access

INTERIOR PARKING LOT LANDSCAPING CALCULATIONS (Table 11-1)

Area to be Covered (SF)	395,530	Minimum Area
Interior Landscaping Required (85%)	336,200	336,200
Total Shade Tree Canopy Provided	52,750	
Category II Deciduous Trees (200 SF eq.)	1,800	
Category III Deciduous Trees (175 SF eq.)	1,800	
Total Area Provided (SF)	3,600	
Total Area Required (SF)	336,200	

TRANSITIONAL SCREENING REQUIREMENTS

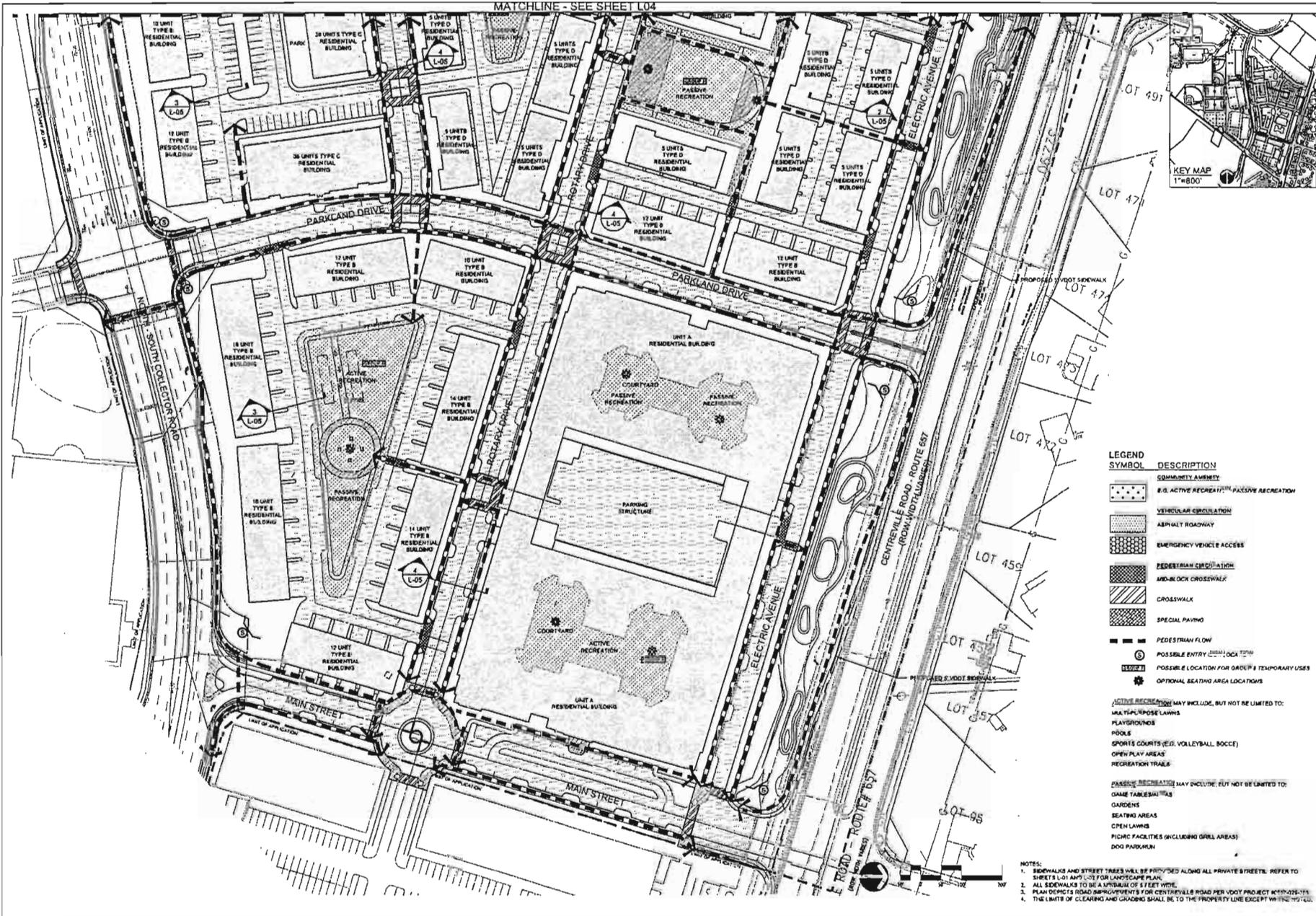
Item	Value	Unit
Transitional Screening Area (SF)	76,800	Square Feet
Required Landscaping Area (SF)	10,800	Square Feet
Linear Feet of Transitional Screen Yard	1,000	Linear Feet
Required Screen (2' by 10')	317	Linear Feet
Provided Screen	13,075	Linear Feet
Required Screen (2' by 10' Canopy)	6,500	Linear Feet
Provided Screen	10,815	Linear Feet

PERIPHERAL PARKING LOT LANDSCAPING

Item	Value	Unit
Linear Feet of Underline Edge at North Property Line	7,000	Linear Feet
Required Tree (1 per 50 LF)	140	Linear Feet
Provided Tree	11	Linear Feet
Linear Feet of Landscaping Edge at South Property Line	870	Linear Feet
Required Tree (1 per 50 LF)	17	Linear Feet
Provided Tree	11	Linear Feet

Table 12-16 10-Year Tree Canopy Calculation Worksheet

Step	Description	Value
1	Total Preservation Target (Category II and III)	400,143
2	Area of canopy planned for water quality	24,900
3	Area of canopy planned for energy conservation	18,000
4	Area of canopy planned for water quality	24,900
5	Area of canopy planned for energy conservation	18,000
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46	Area of canopy planned for water quality	24,900
47	Area of canopy planned for energy conservation	18,000
48	Area of canopy planned for water quality	24,900
49	Area of canopy planned for energy conservation	18,000
50	Area of canopy planned for water quality	24,900



MATCHLINE - SEE SHEET L04



LEGEND SYMBOL	DESCRIPTION
[Symbol]	COMMUNITY AMENITY E.G. ACTIVE RECREATION, PASSIVE RECREATION
[Symbol]	VEHICULAR CIRCULATION APPROXIMATE ROADWAY
[Symbol]	EMERGENCY VEHICLE ACCESS
[Symbol]	PEDESTRIAN CIRCULATION AMBULANCE CROSSWALK
[Symbol]	CROSSWALK
[Symbol]	SPECIAL PAVING
[Symbol]	PEDESTRIAN FLOW
[Symbol]	POSSIBLE ENTRY POINT LOCATIONS
[Symbol]	POSSIBLE LOCATION FOR GARDEN & TEMPORARY USES
[Symbol]	OPTIONAL SEATING AREA LOCATIONS
ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO: MULTI-PURPOSE LAWNS PLAYGROUNDS POOLS SPORTS COURTS (E.G. VOLLEYBALL, BOCCIE) OPEN PLAY AREAS RECREATION TRAILS	
PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO: GAME TABLES/SHEDS GARDENS SEATING AREAS OPEN LAWNS PICNIC FACILITIES (INCLUDING GRILL AREAS) DOG PARK/URIN	

- NOTES:
1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEET L01 AND L02 FOR LANDSCAPE PLAN.
 2. ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
 3. PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT ACCEPTANCE.
 4. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE EXCEPT WHERE NOTED.

LandDesign
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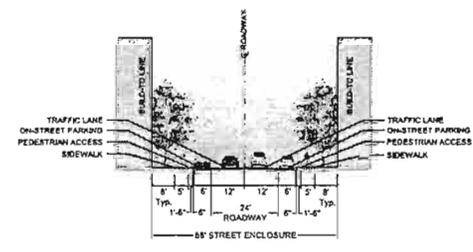
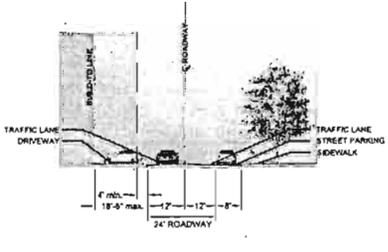
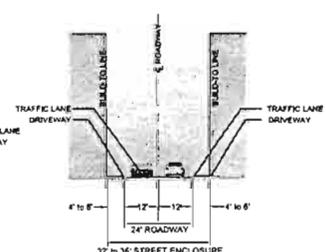
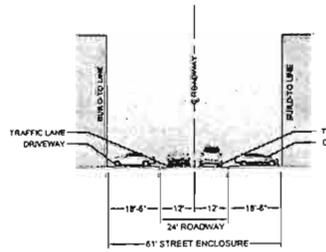
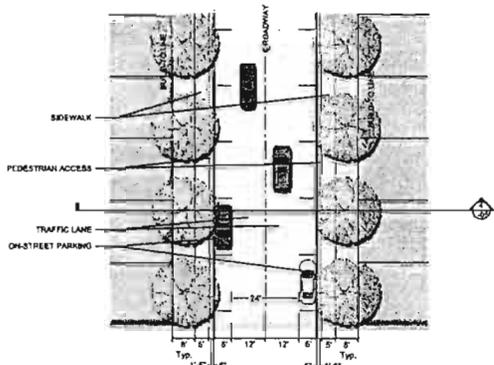
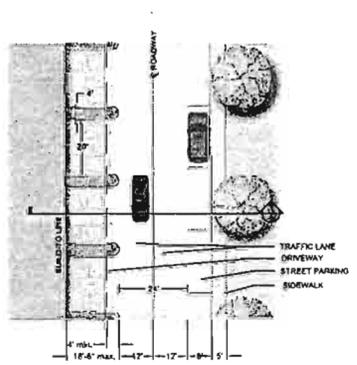
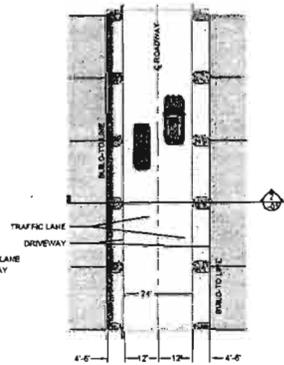
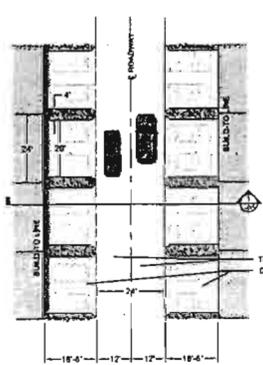
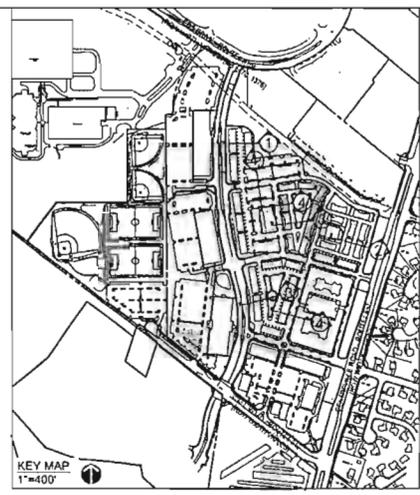


TIMBER RIDGE AT EDs
FDPA
Site Amenities / Pedestrian Circulation Plan

REVISIONS:
DATE: 10/18/2019
DRAWN BY: [Name]
CHECKED BY: [Name]
PROJECT NO.: [Number]
180142513 1st Rev. 10/18/2019

SHEET NUMBER: **L-03**

NOTES:
 1. ALL STREETS PRESENTED ON THIS SHEET ARE PRIVATE STREETS TO BE MAINTAINED BY AN OWNERS ASSOCIATION. THE SECTIONS FEATURING ON-STREET PARKING, SIDEWALKS AND STREET TREES AND WILL BE DESIGNED CONSISTENTLY WITH SECTION 7 (PRIVATE STREETS) OF THE PUBLIC FACILITIES MANUAL.
 2. SEE SHEET L-03 AND L-04 FOR DETAILED LOCATION OF PROPOSED ROADWAY SECTIONS AND SIDEWALKS.



1 TWO-STORY CONDOMINIUM BUILDING ALLEY 1"=20'

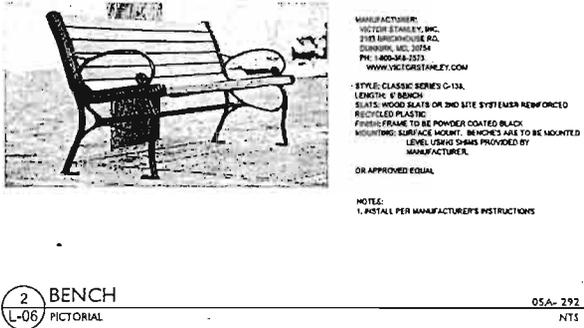
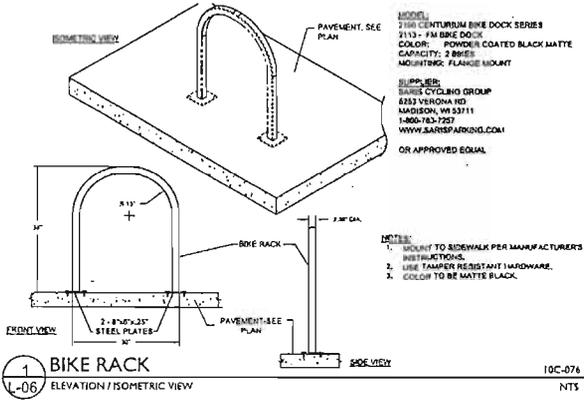
2 TOWNHOUSE ALLEY 1"=20'

3 PARK ALLEY 1"=20'

4 TWO LANE / TWO WAY / PARALLEL PARKING BOTH SIDES 1"=20'

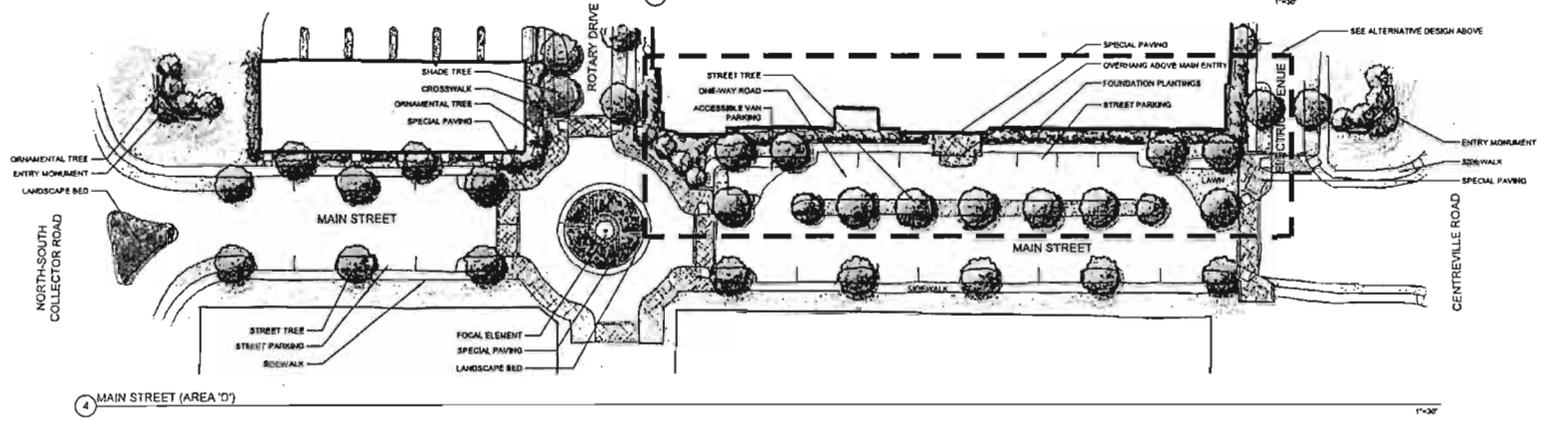
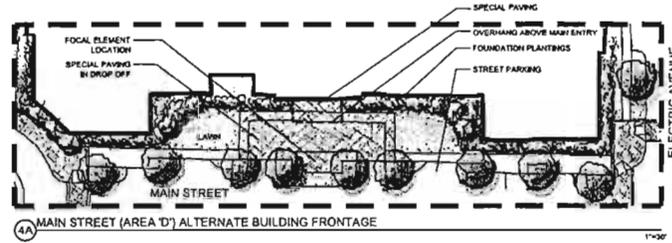
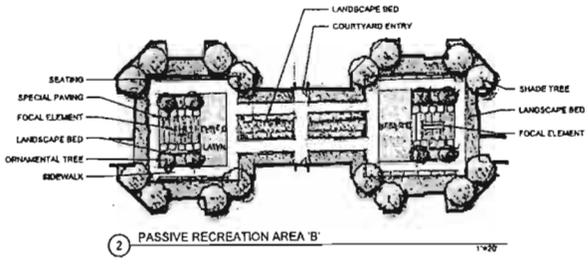
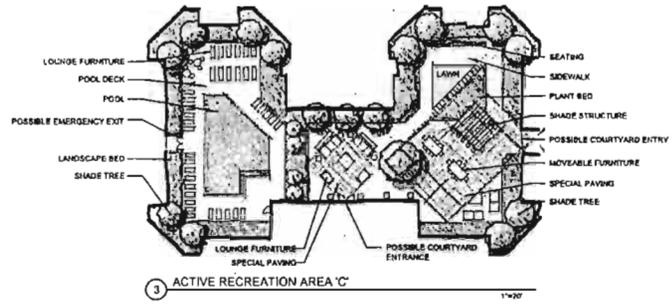
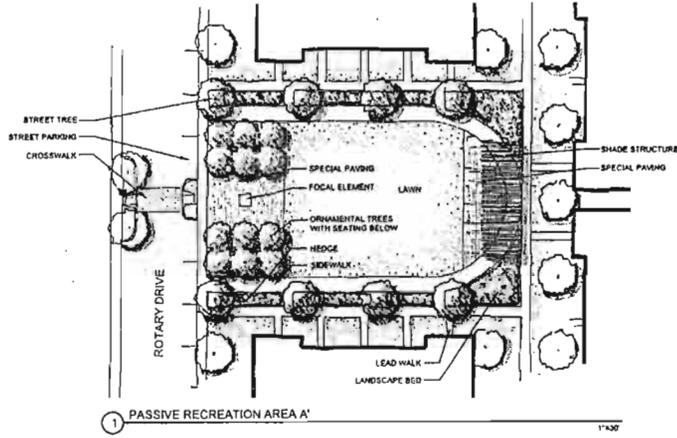


REVISIONS:
 DATE: 10/16/2012
 DRAWN BY: JAC
 CHECKED BY: JAC
 PROJECT: 10162012 Streetscape Construction Manual
 SHEET NO. L-05



REVISIONS:
 1. 10/16/2012: Initial Design
 2. 10/16/2012: Final Design
 3. 10/16/2012: Final Design
 4. 10/16/2012: Final Design

DATE: 10/16/12
 DRAWN BY: JHE
 CHECKED BY: JHE
 O.C. BY: JHE
 PROJECT # 251014
 SHEET NUMBER:
L-06



NOTES:

- GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON HEALTH, ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.

FOCAL ELEMENTS MAY INCLUDE, BUT NOT BE LIMITED TO:

- WATER FEATURES
- FIRE PLACES/PIPS
- SCULPTURES
- SIGNATURE TREE
- TENSILE STRUCTURES

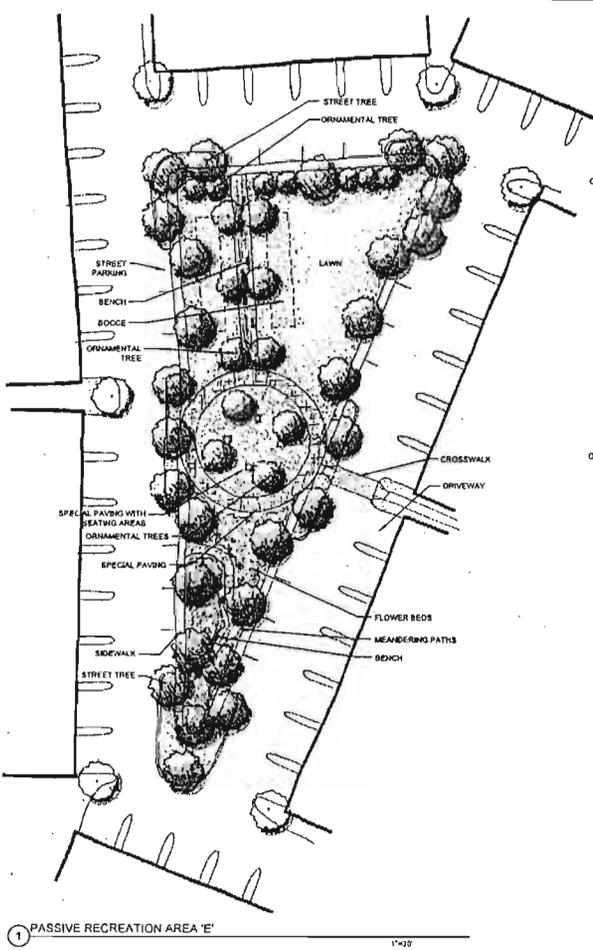
ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:

- MULTI-PURPOSE LAWNS
- PLAYGROUNDS
- POOLS
- SPORTS COURTS (E.G. VOLLEYBALL, BOCCIE)
- OPEN PLAY AREAS
- RECREATION TRAILS

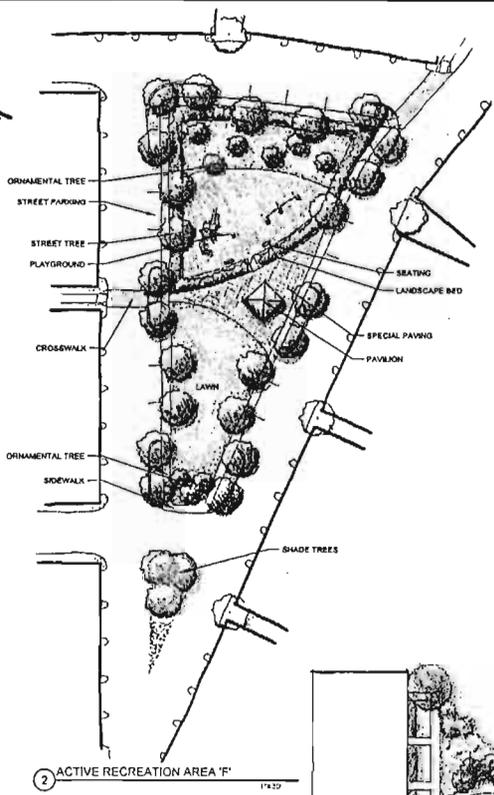
PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:

- CAMPER TABLE AREAS
- GARDENS
- SEATING AREAS
- OPEN LAWNS
- PICNIC FACILITIES (INCLUDING GRILL AREAS)
- DOG PARK/URIM

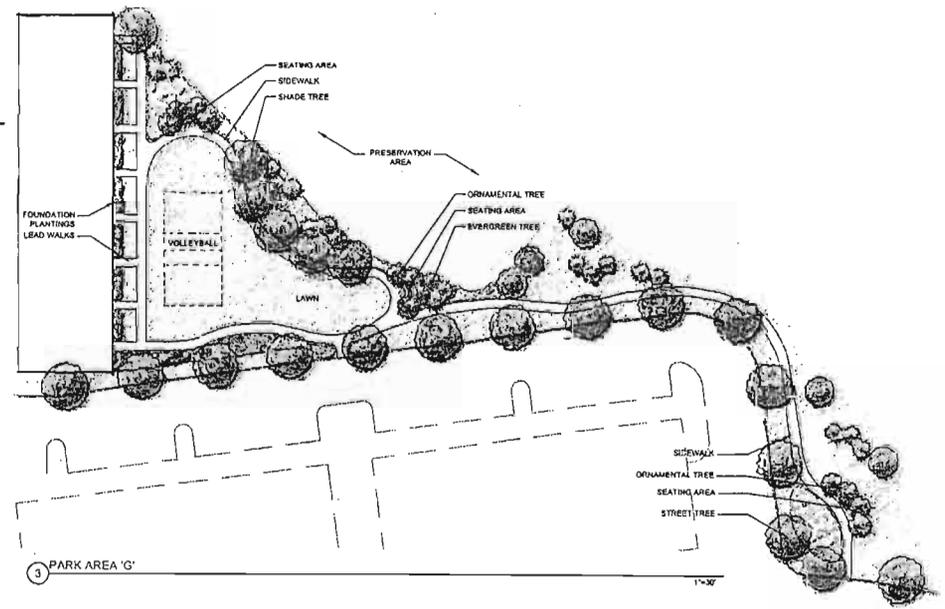




1 PASSIVE RECREATION AREA 'E'



2 ACTIVE RECREATION AREA 'F'



3 PARK AREA 'G'

NOTES:

- GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REFINEMENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED BASEMENTS AND UTILITIES.

FOCAL ELEMENTS MAY INCLUDE, BUT NOT BE LIMITED TO:

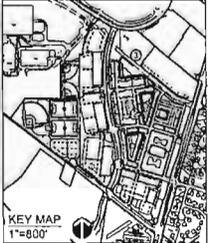
- WATER FEATURES
- FRYE PLACEMENTS
- SCULPTURES
- SIGNATURE TREE
- TENSILE STRUCTURES

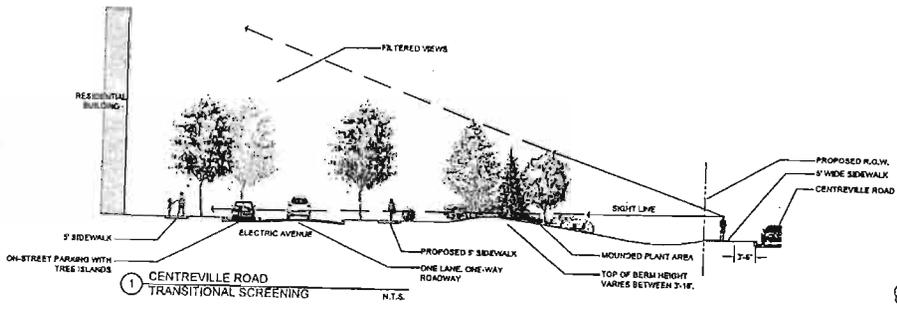
ACTIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:

- MULTI-LEVEL ROOF LAWNS
- PLAYGROUNDS
- POOLS
- SPORTS COURTS (E.G. VOLLEYBALL, BOUCC)
- OPEN PLAY AREAS
- RECREATION TRAILS

PASSIVE RECREATION MAY INCLUDE, BUT NOT BE LIMITED TO:

- GAME TABLE AREAS
- GARDENS
- SEATING AREAS
- OPEN LAWNS
- PICNIC FACILITIES (INCLUDING GRILL AREAS)
- DOG PARK/URIN





LANDSCAPE LEGEND

SYMBOL - CATEGORY

CATEGORY A: TREEMOUNTAIN TREES

- ⊕ TRANSITIONAL SCREENING TREES
- INTERIOR PARKING LOT TREES
- ADDITIONAL TREES

CATEGORY B: DECIDUOUS TREES

- ⊕ INTERIOR PARKING LOT TREES
- ADDITIONAL TREES

CATEGORY C: DECIDUOUS TREES

- ⊕ ADDITIONAL TREES

CATEGORY D: EVERGREEN TREES

- ⊕ TRANSITIONAL SCREENING TREES
- ⊕ ADDITIONAL TREES

MEDICAL EVERGREEN SHRUBS

- ⊕ TRANSITIONAL SCREENING

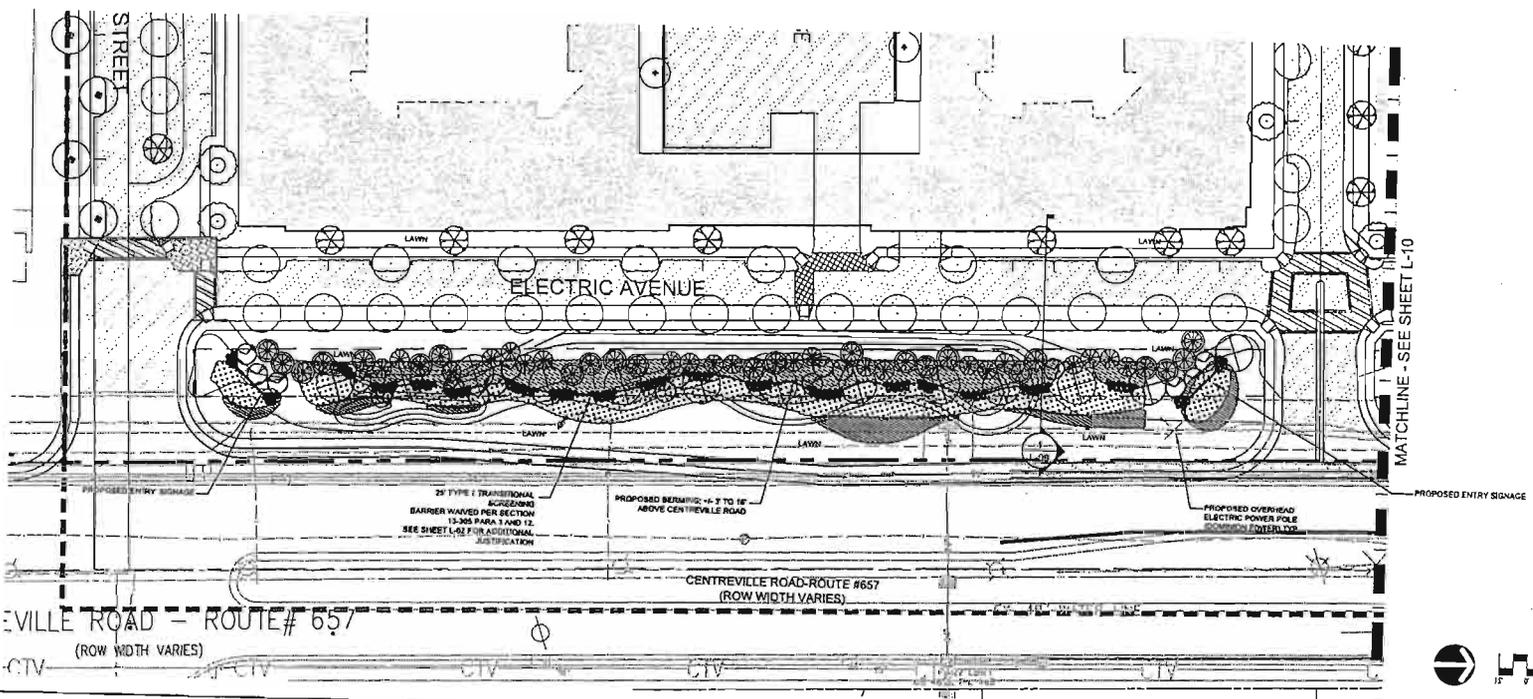
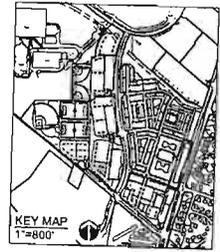
SYMBOL COMMON NAME SIZE

⊕ EVERGREEN SHRUBS 30"-36"
 REX TAXUS

⊕ DECIDUOUS SHRUBS 30"-36"
 ILEX VIBURNUM

⊕ GRASS/COVER

- LANDSCAPE NOTES:
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING.
 3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY, WOODSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
 5. SEE NOTES ON SHEET C-1 AND TABULATIONS SHEET L-02 REGARDING BARRIER WAIVER/AMENDMENTS.
 6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTIFAMILY USES.
 7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS AND/OR GRASS/COVER/PERENNIALS).
 8. STREET TREES SHALL BE SELETTABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HARBORNY. THE AMERICAN ELM IS COVERED TO BE ONE OF THE BEST STREET TREES. TOLERATING VERY LIMITED SPACE AND VARIETY THAT HAS NOT BE SUCCIBLE TO NOTCH ELM DISEASE SINCE ITS INTRODUCTION.
 9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PLAN.



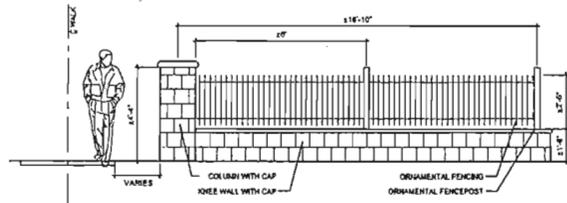
LandDesign
 1114 Powers Drive, Suite 400 Alexandria, VA 22304
 W. 2015/15/16 P. 7/2015/16/17/18
 www.landdesign.com



TIMBER RIDGE AT ED5
 FDPA
 Centerville Road Buffer Plan

REVISIONS:
 04/20/2015 Drawing Changes
 06/22/2015 Drawing Changes
 08/20/2015 Drawing Changes
 08/20/2015 Drawing Changes

DATE: 02/20/2015
 DRAWN BY: JTB
 C.D. BY: JTB
 PROJECT NO: 2014014
 SHEET NO. 09/01
 L-09



SCREEN WALLS TO BE LOCATED SYMMETRICALLY ON EACH SIDE OF WALK

NOTE:
1. VENEER AND CAP TO MATCH ARCHITECTURE.
2. DETAIL IS FOR ILLUSTRATIVE PURPOSES ONLY AND IS SUBJECT TO CHANGE.

1
L-10
SCREEN WALL WITH ORNAMENTAL FENCE
ELEVATION

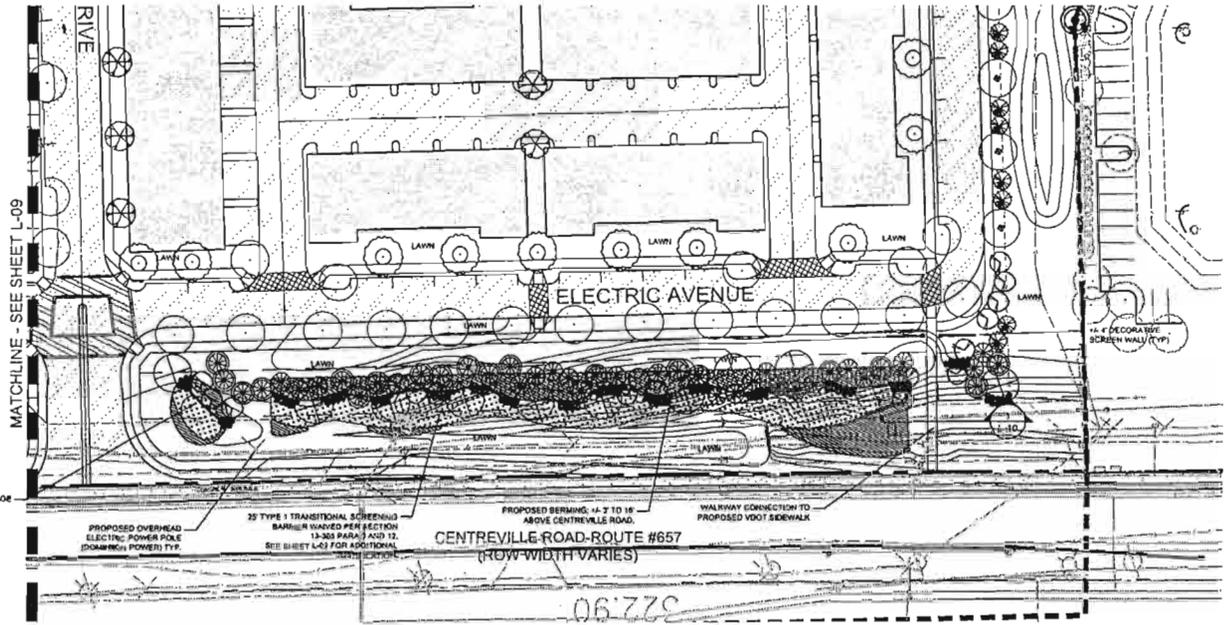
14A-382
3/8"=1'

LANDSCAPE LEGEND

- SYMBOL CATEGORY
- ⊕ TRANSITIONAL SCREENING TREES
 - INTERIOR PARKING LOT TREES
 - ⊙ ADDITIONAL TREES
 - ⊖ CATEGORY II DECIDUOUS TREES
 - ⊗ ADDITIONAL TREES
 - ⊘ CATEGORY III DECIDUOUS TREES
 - ⊙ ADDITIONAL TREES
 - ⊖ CATEGORY IV EVERGREEN TREES
 - ⊗ TRANSITIONAL SCREENING TREES
 - ⊘ CATEGORY V EVERGREEN TREES
 - ⊙ ADDITIONAL TREES
 - ⊖ MEDIUM EVERGREEN SHRUBS
 - ⊗ TRANSITIONAL SCREENING

SYMBOL	COMMON NAME	SIZE
⊖	EVERGREEN SHRUBS	30"-35"
⊗	RESIDENTIAL ELK TARSUS	
⊘	DECIDUOUS SHRUBS	30"-35"
⊙	ELK VIBURNUM	
⊗	GROUND COVER	

- LANDSCAPE NOTES:
1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
 2. STREET TREES MAY BE ADJUSTED FOR SIGHT DISTANCE AT FINAL ENGINEERING.
 3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARRIER CALCULATIONS.
 4. THE LANDSCAPE DESIGN ENGINEER IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF RESOURCES, EASEMENTS AND UTILITIES.
 5. SEE NOTES ON SHEET L-07 AND TABULATIONS SHEET L-02 REGARDING BARRIER WALKWAY MODIFICATIONS.
 6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTI-FAMILY USES.
 7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUND COVER PERENNIALS).
 8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HARBONY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARBONY IS A DISEASE RESISTANT URBAN VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
 9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY CASSEMENTS PER FAIRFAX COUNTY PPA.



REVISIONS:
03/09/2011 Planning Commission
08/02/2011 Final CD
08/20/2011 Final CD
08/20/2011 Final CD
08/20/2011 Final CD
08/20/2011 Final CD

LANDSCAPE LEGEND

SYMBOL CATEGORY

CATEGORY IV DECIDUOUS TREES

TRANSITIONAL SCREENING TREES

INTERIOR PARKING LOT TREES

ADDITIONAL TREES

CATEGORY III DECIDUOUS TREES

INTERIOR PARKING LOT TREES

ADDITIONAL TREES

CATEGORY II DECIDUOUS TREES

ADDITIONAL TREES

CATEGORY I EVERGREEN TREES

TRANSITIONAL SCREENING TREES

TRANSITIONAL SCREENING TREES

ADDITIONAL TREES

CATEGORY I EVERGREEN TREES

TRANSITIONAL SCREENING TREES

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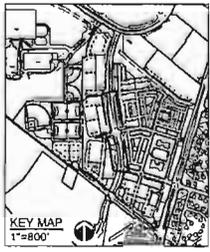
CATEGORY I EVERGREEN TREES

TRANSITIONAL SCREENING TREES

ADDITIONAL TREES

LANDSCAPE NOTES:

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES MAY BE ADJUSTED FOR RIGHT OF WAY DISTANCE AT FINAL ENGINEERING.
3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE & 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND RAMBER CALCULATIONS.
4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RETAINS THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING PERMITS AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
5. SEE NOTES ON SHEET L-01 AND TABULATIONS SHEET L-02 REGARDING BARRIER AND VANDERKAM/STATIONING.
6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MIXED-FAMILY USES.
7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 50% GREEN SPACE (LAWN, SHRUBS, AND/OR GROUNDCOVER PERENNIALS).
8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM WITH HARMONY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES, PROVIDING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARMONY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION.
9. ALL TREES TO BE LOCATED A MINIMUM 5' OFF PUBLIC UTILITY EASEMENTS PER FAIRFAX COUNTY PVA.



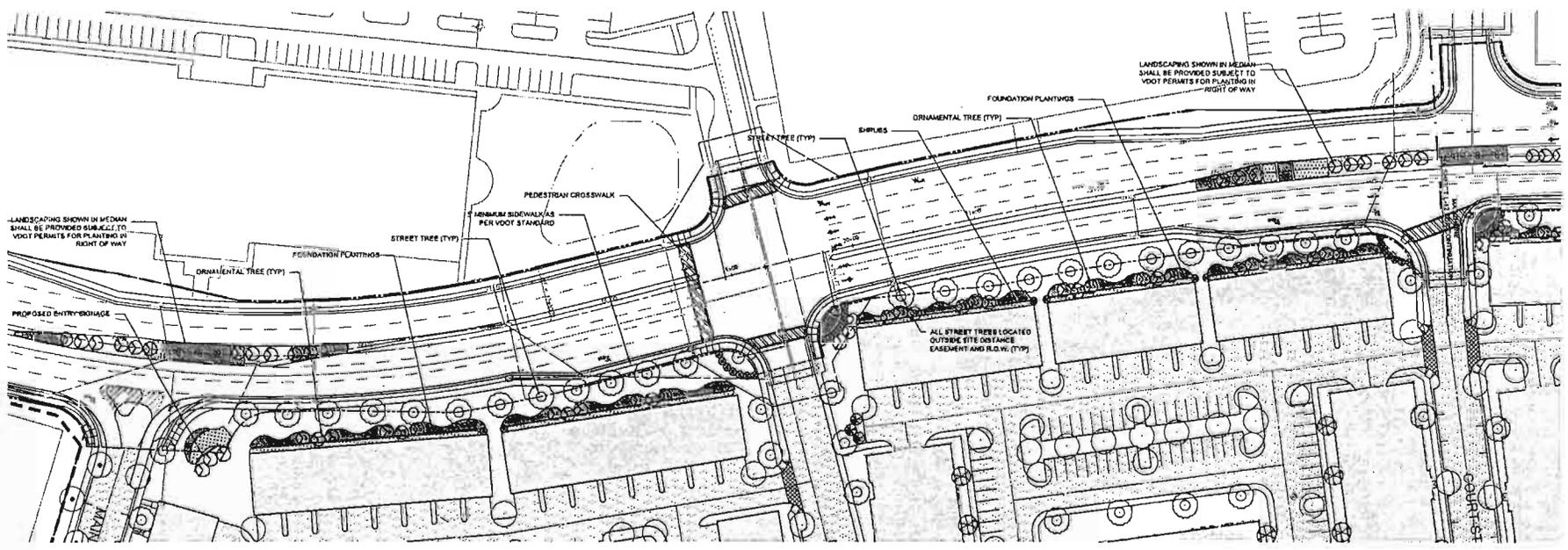
LandDesign
114 North Street, Suite 400, Alexandria, VA 22314
703.836.1100
www.landdesign.com



TIMBER RIDGE AT EDS
FDPA
Collector Road Pedestrian Enhancements & Streetscape

PROJECT: 11400021
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/16/2012
SCALE: 1\"/>

DATE: 10/16/2012
DRAWN BY: [Name]
CHECKED BY: [Name]
DATE: 10/16/2012
SCALE: 1\"/>



LANDSCAPE LEGEND

SYMBOL CATEGORY

CATEGORY I DECIDUOUS TREES

- ⊕ TRANSITIONAL SCREENING TREES
- INTERIOR PARKING LOT TREES
- ⊙ ADDITIONAL TREES

CATEGORY II DECIDUOUS TREES

- ⊖ INTERIOR PARKING LOT TREES
- ⊗ ADDITIONAL TREES

CATEGORY III DECIDUOUS TREES

- ⊘ ADDITIONAL TREES

CATEGORY IV EVERGREEN TREES

- ⊙ TRANSITIONAL SCREENING TREES
- ⊗ TRANSITIONAL SCREENING TREES
- ⊕ ADDITIONAL TREES

SYMBOL COMMON NAME SIZE

- ⊙ EVERGREEN SHRUBS 30'-36'
- ⊗ ARBUTUS
- ⊘ REX
- ⊕ TAXUS

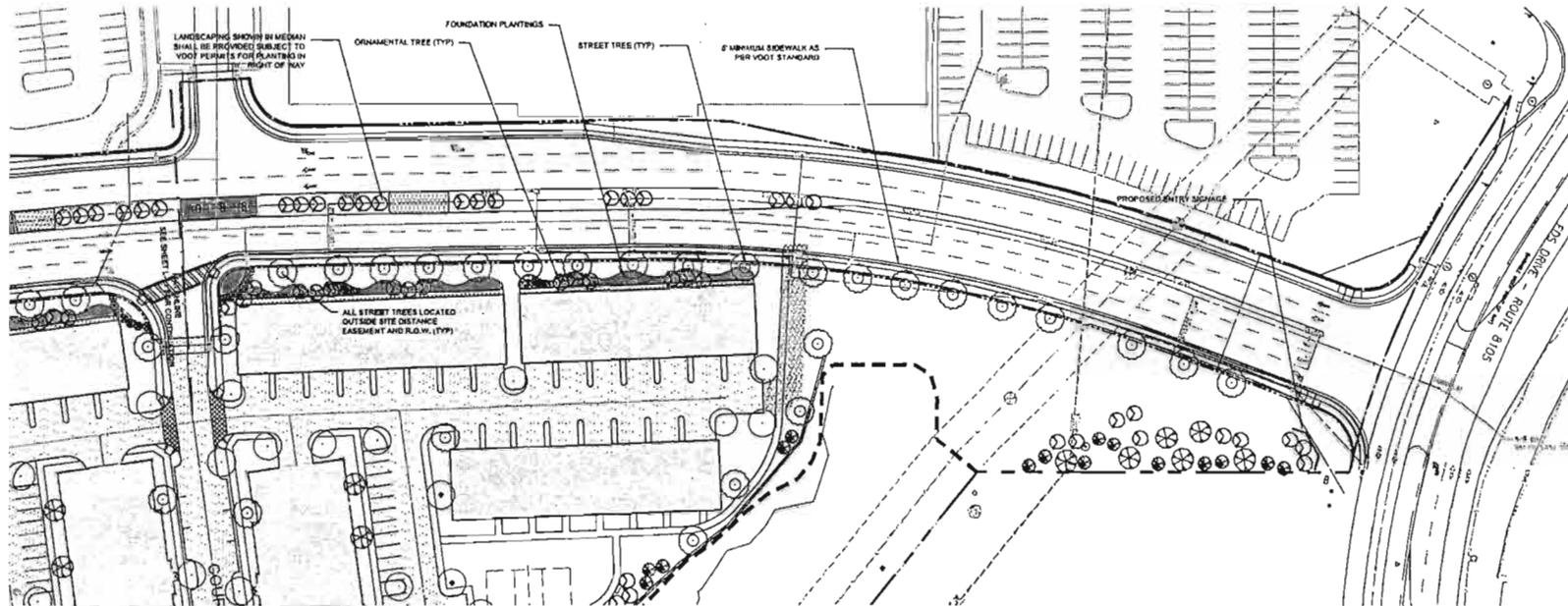
CATEGORY V SHRUBS 30'-36'

- ⊙ REX
- ⊗ VIBURNUM

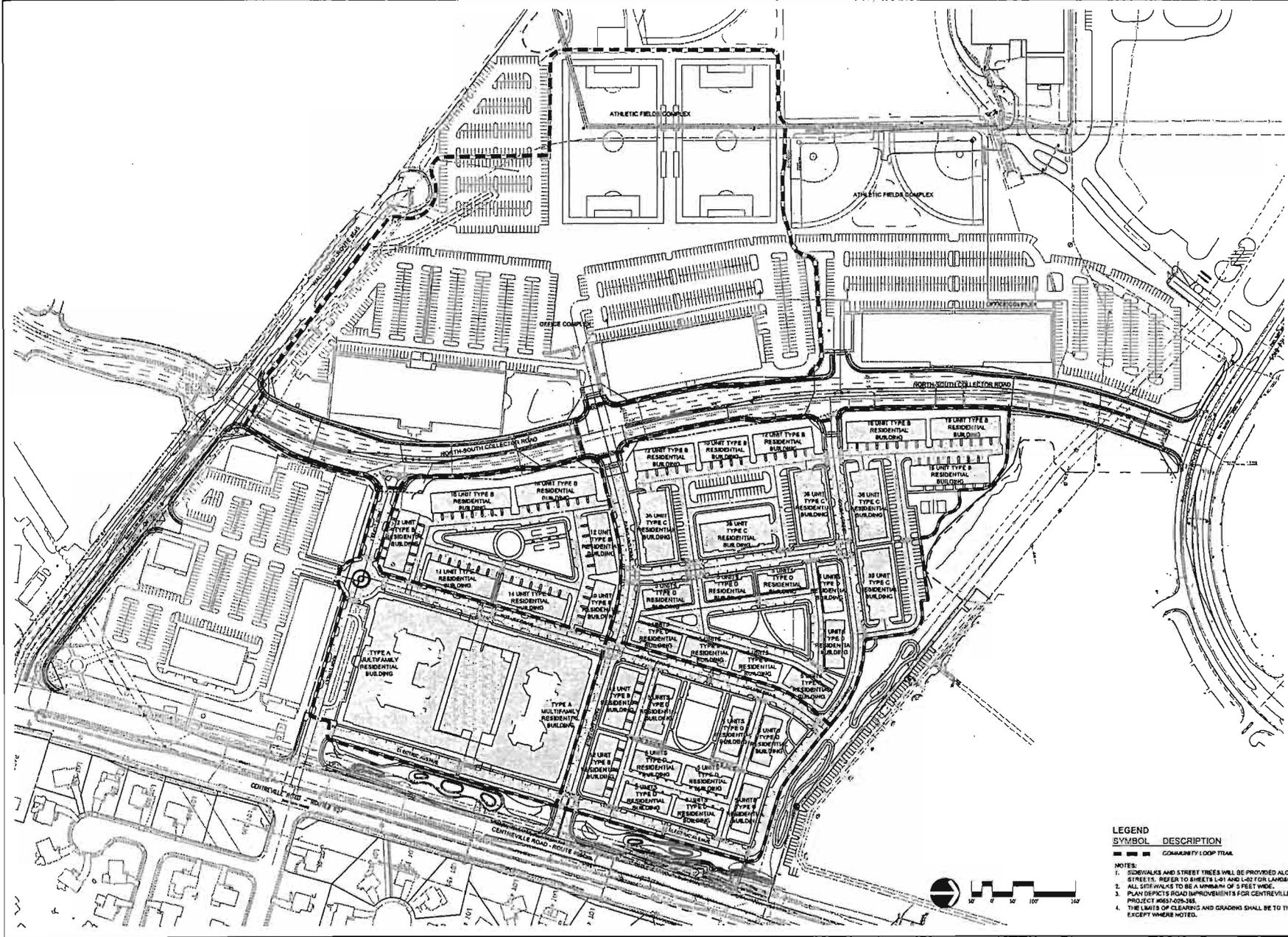
GROUND COVER

LANDSCAPE NOTES:

1. PLANT LIST SELECTIONS ARE SUGGESTIVE AND NOT ALL INCLUSIVE.
2. STREET TREES MAY BE ADJUSTED FOR RIGHT OF WAY DISTANCE AT FINAL ENGINEERING.
3. SEE SHEET L-02 FOR FULL PLANT SCHEDULE, 10-YEAR TREE CANOPY WORKSHEET, INTERIOR PARKING LOT LANDSCAPING, PERIPHERAL PARKING LOT LANDSCAPING, TRANSITIONAL SCREENING AND BARBER CALCULATIONS.
4. THE LANDSCAPE DESIGN SHOWN IS FOR ILLUSTRATIVE PURPOSES TO REPRESENT TYPICAL PLANTING CONCEPTS THAT PORTRAY THE GENERAL APPEARANCE AND CHARACTER FOR THE PROJECT. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLAN BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.
5. SEE NOTES ON SHEET P-1 AND TABULATIONS SHEET L-03 REGARDING BARBER WATER ADJUSTMENTS.
6. THE PROPOSED LANDSCAPE SHALL MEET THE MINIMUM TREE COVER REQUIREMENTS FOR OFFICE, RETAIL AND MULTIFAMILY USES.
7. INTERIOR COURTYARDS TO CONTAIN A MINIMUM 20% GREEN SPACE (LAWN, SHRUBS, ANCHOR GROUND COVER, PERENNIALS).
8. STREET TREES SHALL BE SUITABLE TO WITHSTAND ADVERSE URBAN CONDITIONS. POSSIBLE STREET TREES TO INCLUDE LONDON PLANETREE AND/OR AMERICAN ELM NEW HARBURY. THE AMERICAN ELM IS CONSIDERED TO BE ONE OF THE BEST STREET TREES. TOLERATING VERY LIMITED SPACE AND LASTING FOR DECADES. THE NEW HARBURY IS A DISEASE RESISTANT USDA VARIETY THAT HAS NOT BE SUSCEPTIBLE TO DUTCH ELM DISEASE SINCE ITS INTRODUCTION. ALL TREES TO BE LOCATED A MINIMUM 6' OFF PUBLIC UTILITY EASEMENTS PER FARRAS COUNTY ZMA.



NOTES:
1. ALL PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR.
2. ALL PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR.
3. ALL PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR.
4. ALL PLANTINGS SHALL BE PROVIDED BY THE CONTRACTOR.



LEGEND

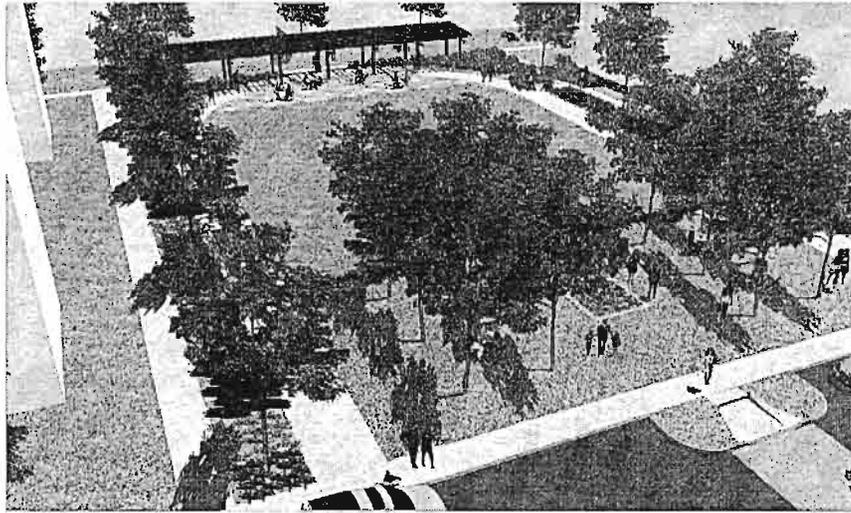
SYMBOL	DESCRIPTION
	COMMUNITY LOOP TRAIL

- NOTES:**
1. SIDEWALKS AND STREET TREES WILL BE PROVIDED ALONG ALL PRIVATE STREETS. REFER TO SHEETS L-01 AND L-02 FOR LANDSCAPE PLAN.
 2. ALL SIDEWALKS TO BE A MINIMUM OF 5 FEET WIDE.
 3. PLAN DEPICTS ROAD IMPROVEMENTS FOR CENTREVILLE ROAD PER VDOT PROJECT #603-029-265.
 4. THE LIMITS OF CLEARING AND GRADING SHALL BE TO THE PROPERTY LINE EXCEPT WHERE NOTED.

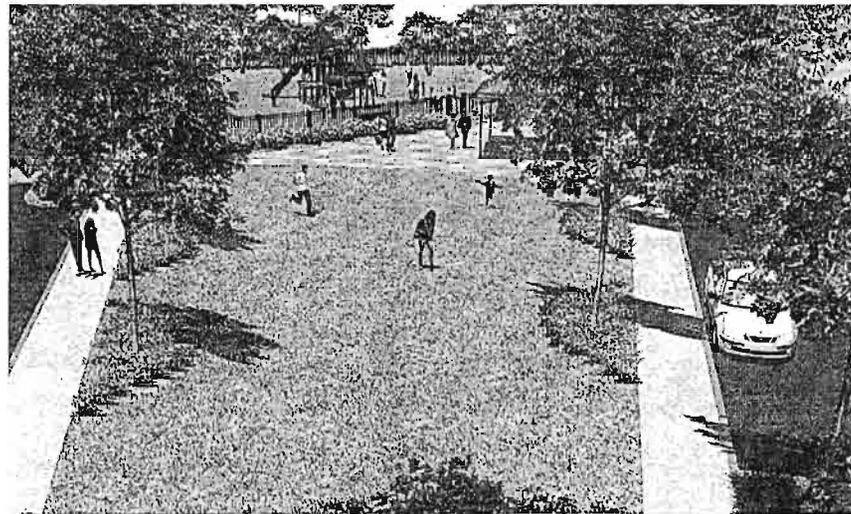


TIMBER RIDGE AT EDs
 FDPA
 Community Circulation Plan

DATE: 10/16/2012
 DRAWN BY: JRM
 CHECKED BY: JRM
 SCALE: AS SHOWN
 PROJECT #: 201144



1 PARK 'A' HTS



2 PARK 'F' HTS



LandDesign .
 1414 Pittman Street, Suite 100, Mechanicsville, VA 23114
 www.LandDesign.com



TIMBER RIDGE AT ED'S
FDPA
 Perspectives

REVISIONS:
 07/08/2011 Initial Comments
 08/17/2011 Final Comments
 10/16/2011 For Package Construction - Update

DATE: 07/20/12
 DRAWN BY: JTB
 C.C. BY: JTB
 PROJECT NO: 2011041
 SHEET NUMBER: L-14

NOTES:
 GRAPHICS SHOWN ARE FOR ILLUSTRATIVE PURPOSES TO REPRESENT IDEAS AND USES FOR THE AMENITY AREAS. THE APPLICANT RESERVES THE OPTION TO MODIFY THE PLANS BASED ON FINAL ENGINEERING DESIGN AND DETERMINATION OF REQUIRED EASEMENTS AND UTILITIES.