



County of Fairfax, Virginia

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

September 26, 2012

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 92-H-015

Dear. Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 25, 2012, approving Proffered Condition Amendment Application PCA 92-H-015 in the name of GBI Corporation. The Board's action amends the proffers for Rezoning Application RZ 92-H-015, previously approved for a child care center to permit an increase in Floor Area Ratio (FAR) for the child care center (to 0.24) and associated modifications to proffers and site design. The subject property is located in the N.E. quadrant of the intersection of Sunrise Valley Drive and Dulles Town Boulevard, on approximately 40,075 square feet of land zoned PDH-20 [Tax Map 15-4 ((1)) 3E], in the Dranesville District and is subject to the proffers dated June 13, 2012.

Please note that on September 13, 2012, the Planning Commission approved Final Development Plan Amendment Application FDPA 92-H-015, subject to the development conditions dated June 28, 2012

The Board also:

- Modified the barrier requirement between the proposed child care center and the adjacent multi-family development to the south.
- Modified the peripheral parking lot landscaping requirement.

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

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<http://www.fairfaxcounty.gov/bosclerk>

- Modified the ten-year tree canopy requirement.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District 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 25th day of September, 2012, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 92-H-015**

WHEREAS, the GBI Corporation, filed in the proper form an application to amend the proffers for RZ 92-H-015 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 Dranesville 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 25th day of September, 2012.



Catherine A. Chianese
Clerk to the Board of Supervisors

PROFFERS

GBI CORPORATION

PCA 92-H-015

June 13, 2012

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, GBI Corporation (hereinafter referred to as the "Applicant") for the owner, itself, and successors and assigns, in PCA 92-H-015, filed on property identified as Fairfax County tax map reference 15-4 ((1)) 3E (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves this proffered condition amendment. All previous proffers and development conditions applicable to the Application Property shall be replaced and superseded by these proffers.

1. FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Final Development Plan (FDP) prepared by Christopher Consultants, consisting of five (5) sheets, dated December 1, 2011, as revised through May 15, 2012.
- B. Pursuant to Paragraph 4 of Section 16-403 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP and do not increase the total square footage, decrease the amount of open space, decrease the setbacks from the peripheral lot lines, or modify the access point.

2. USES

The development and use of the Application Property shall be limited to a child care center with a maximum daily enrollment of 140 children.

3. LANDSCAPING

A landscape plan that shows, at a minimum, landscaping in conformance with Sheet 4 of the FDP shall be submitted in conjunction with the site plan for that land area encompassed by the FDP. The landscape plan shall incorporate native species to the greatest extent feasible, as determined by Urban Forest Management Division (UFMD).

4. TREE PRESERVATION AND LIMITS OF CLEARING

- A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist, Landscape Architect or Registered Consulting Arborist, and shall be subject to the review and approval of UFMD, DPWES. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater within 10 feet of the limits of clearing and grading shown on the FDP for the Application Property. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the FDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- B. The Applicant shall conform strictly to the limits of clearing and grading as shown on the FDP, subject to allowances for the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the FDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- C. In order to protect trees located off-site, the Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist, landscape architect or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES representative to determine where adjustments to the clearing limits can be made to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall

be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- D. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, or landscape architect and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

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

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.

- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

F. During any clearing or tree removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, landscape architect or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals.

5. TRANSITIONAL SCREENING AND BARRIERS

A. The Applicant shall provide a minimum buffer of fifteen (15) feet along the northeastern property line as shown on the FDP. A minimum buffer varying in width from fifteen (15) feet to twenty-three (23) feet shall be provided adjacent to Sunrise Valley Drive as shown on the FDP. Existing mature trees will be preserved in these areas to the extent feasible as shown on the FDP in coordination with UFMD, and supplemental plantings consisting of shrubs and ground cover shall be provided as shown on the FDP in consideration of existing easements.

B. The Applicant shall provide a six (6) foot high solid fence, which shall not preclude a picket style fence, constructed of wood, composite or similar material to enclose the proposed play areas as shown on the FDP.

6. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

Stormwater management (SWM) and Best Management Practices (BMPs) facilities shall be provided off-site as described in the narrative on Sheet 5 of the FDP to satisfy detention and water quality requirements in accordance with the requirements of the Public Facilities Manual. At the time of site plan submission, the Applicant shall request a waiver of stormwater management and a partial waiver of the stormwater quality control requirements as stated in Section 101-2-2-(13) of the Fairfax County Code/Subdivision Ordinance and Section 6-0401.2 of the Fairfax County Public Facilities Manual (PFM) to permit measures off-site. Should the stormwater management waivers not be granted by DPWES, a proffered condition amendment may be necessary to allow the provision of stormwater management on-site.

7. DESIGN AND CONSTRUCTION

A. The architecture of the proposed child care center building shall be compatible with the adjacent residential and non-residential development. An elevation is attached as an exhibit to these proffers for illustrative

purposes. Final building design and materials shall be selected by the Applicant at time of site plan. Exterior building materials shall be selected from brick, stone, masonry, cementitious panels, stucco or materials of similar quality. The roof type shall be gable or hip and covered with fiberglass shingles. Earthtone colors shall be used on the building exterior to match the surrounding area.

- B. The Applicant shall provide a sufficient number of parking spaces to accommodate the staff for the child care center.
- C. All landscaping and improvements shall be constructed and/or installed concurrent with the development shown on the FDP.

8. LIGHTING

Parking lot lighting poles located on the Application Property shall not exceed fourteen (14) feet in height. Parking lot lighting shall be downward directed and shielded adjacent to residential uses to minimize impacts on adjacent properties.

9. GREEN BUILDING PRACTICES

- A. The Applicant shall include a LEED®-accredited (or equivalent program) 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 proposed child care center. At the time of 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.
- B. The Applicant shall provide one (1) preferred parking space for low-emissions vehicles. The location of the space shall be labeled on the site plan and the space shall be demarked with a Reserved for Low-Emissions Vehicle Parking sign. The Applicant shall provide proof of installation prior to the issuance of a Non-RUP.
- C. The Applicant shall exclusively use native and non-invasive species for landscape and other plantings on the Application Property. The Applicant shall provide planting lists showing species and location of plantings on the landscape plan submitted with the site plan.
- D. The Applicant shall incorporate LED or fluorescent lamps in interior building light fixtures.
- E. The Applicant shall install motion sensor faucets and flush valves and ultralow-flow plumbing fixtures that have a maximum water usage listed

below (to be modified with the project-specific fixtures). The Applicant shall provide manufacturers' product data prior to the issuance of a Non-RUP.

Water Closet (gallons per flush, gpf) 1.28
 Urinal (gpf) 0.5
 Showerheads (gallons per minute, gpm*) 2.0
 Lavatory faucets (gpm**) 1.5
 Kitchen and janitor sink faucets 2.20
 Metering faucets 0.25

*When measured at a flowing water pressure of 80 pounds per square inch (psi)

**When measured at a flowing water pressure of 60 pounds per square inch (psi).

- F. The Applicant shall provide an area for the separation, collection and storage of glass, paper, metal, plastic and cardboard generated by employees. There shall be a dedicated area on the Application Property for the storage of materials to be recycled.
- G. The Applicant shall have a construction waste management plan that consists of hiring a waste removal and diversion company to process all construction waste at a recycling center. The Applicant shall provide a copy of the waste removal contract to DPWES as proof of compliance during construction.
- H. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, floor systems, composite wood, and agrifiber products, as well as furniture and furnishings, if available. Low-emitting is defined according to the following table:

Application	(VOC Limit g/L less water)
Carpet Adhesive	50
Rubber floor adhesive	60
Ceramic tile adhesive	65
Anti-corrosive/anti-rust paint	250
Clear wood finishes	350

The Applicant shall provide the manufacturer's product data prior to the issuance of a Non-RUP.

- I. The Applicant shall install carpet and carpet padding that meets the testing and product requirements of the Carpet and Rug Institute Green Label Plus Program. The Applicant shall provide the manufacturers' product data prior to the issuance of a Non-RUP.

- J. The Applicant shall install vinyl composition tile and rubber tile flooring that meets the requirements of the FloorScore certification program. The Applicant shall provide the manufacturers' product data and certification letter prior to the issuance of a Non-RUP.

- K. The Applicant shall install Energy Star, or equivalent, appliances and equipment for all refrigerators, dishwashers, water heaters, computers, monitors, water coolers, and other appliances and office equipment (if available). The Applicant shall provide installation locations and manufacturers' product data, including the Energy Star energy guide if installed, prior to the issuance of a Non-RUP.

10. SUCCESSORS AND ASSIGNS

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

11. COUNTERPARTS

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

{A0522610.DOC / 1 Proffers PCA 92-H-015 - 6-13-12 (c/n) 000536 000031}

[SIGNATURES BEGIN ON FOLLOWING PAGE]

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 15-4 ((1) 3E

GBT CORPORATION

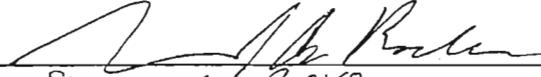


By: Frank S. Gordon
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 15-4 ((1) 3E

ROCKS DULLES TOWN CENTER LIMITED, L.C.


By: SAMUEL A. ROCKS
Its: Manager

[SIGNATURES END]



FOR ILLUSTRATIVE PURPOSES ONLY-SUBJECT TO CHANGE AT TIME OF FINAL DESIGN

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDPA 92-H-015

June 28, 2012

If it is the intent of the Planning Commission to approve Final Development Plan FDPA 92-H-015, to permit site modifications, on property located at Tax Map 15-4 ((01)) 3E, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions.

1. This Final Development Plan Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this FDPA shall be in substantial conformance with the approved FDP entitled "Dulles Day Care" consisting of five sheets, prepared by Christopher Consultants, dated December 2, 2011 as revised through May 15, 2012. Minor modifications to the approved FDPA may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
2. Based on the minimum required square footage of outdoor play area per child, no more than 63 children shall be in the outdoor play area at any one time.
3. All loading and unloading of children shall occur on the application property.
4. A minimum of 38 off-street parking spaces shall be provided either on-site or through a parking space agreement with an abutting property.
5. A practice of staggered drop-off and pick-up of children shall be used by the child care center to lessen traffic congestion.
6. The standard hours of operation shall be limited to 6:00 a.m. to 7:30 p.m., Monday – Friday.

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

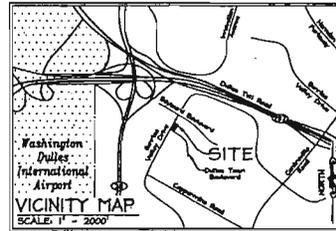
DULLES DAY CARE

PCA-FDPA 92-H-015

FAIRFAX COUNTY, VIRGINIA DRANESVILLE DISTRICT

DEVELOPMENT PLAN NOTES

- THIS PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX MAP B-4 (11) AS PARCEL 3E. THE PROPERTY IS ZONED PDH-20. THE PURPOSE OF THIS APPLICATION IS TO ENLARGE THE BUILDING FOOTPRINT 4,068 S.F. OVER THE APPROVED 32,424-SQ-FT TO 40,000 S.F. AND INCREASE THE BUILDING FOOTPRINT ONE STORY TO TWO STORIES.
- OWNER: ROCKS DULLES TOWN CENTER LIMITED, L.C.
1940 GALLONS ROAD
VIENNA, VIRGINIA 22182
- DEVELOPER: GBI CORPORATION
6408 GROVEDALE DRIVE, SUITE 202
ALEXANDRIA, VIRGINIA 22304
- LEGAL DESCRIPTION: T11 15-4 (11) SE DULLES TOWN CENTER, PCL 13, DEED BOOK 0793 PAGE 0792.
- THE BOUNDARY SURVEY WAS PERFORMED BY CHRISTOPHER CONSULTANTS BETWEEN THE DATES OF 11/20/11 AND 11/27/11.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF ONE (1) FOOT FROM A FIELD SURVEY PREPARED BY CHRISTOPHER CONSULTANTS BETWEEN THE DATES OF 11/20/11 AND 11/27/11.
- THERE IS NO RESOURCE PROTECTION AREA (RPA) ON THE SITE PER THE FAIRFAX COUNTY GIS.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY, OR FAIRFAX COUNTY ON THE SITE.
- THE PROPERTY SHOWN HEREON IS LOCATED ON F.E.C.F.A. MAP COMMUNITY PANEL NUMBER 80060006, DATED SEPTEMBER 17, 2006, ZONE X, AN AREA DETERMINED TO BE OUTSIDE OF THE 500 YEAR FLOODPLAIN.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE SUBJECT PROPERTY IS CURRENTLY SERVED BY PUBLIC WATER AND SEWER.
- TO THE BEST KNOWLEDGE OF THE ENGINEER AND DEVELOPER, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES ON THE SITE. ANY PETROLEUM PRODUCTS UTILIZED, STORED, TREATED AND/OR DISPOSED OF SHALL COMPLY WITH FEDERAL AND STATE REGULATIONS.
- THE BUILDING FOOTPRINT AND THE LOCATION OF SITE FEATURES REPRESENTED HEREON ARE APPROXIMATE. THE BUILDING FOOTPRINT MAY BE INCREASED OR DECREASED, AND SITE FEATURES SUCH AS THE DUMPSTER, FENCES AND PARKING SPACES MAY BE RELOCATED, SO LONG AS THE FINISH OPEN SPACE SHOWN IN THE TABULATIONS IS PROVIDED AND THE AMOUNT OF LANDSCAPING AND FINISH DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DECREASED.
- LANDSCAPING WILL BE PROVIDED IN ACCORDANCE WITH ARTICLE 15 OF THE ZONING ORDINANCE, UNLESS OTHERWISE NOTED. IT SHOULD BE NOTED THAT LANDSCAPING SHOWN IS PRELIMINARY AND IS REPRESENTATIVE OF THE TYPE AND EXTENT OF LANDSCAPING TO BE PROVIDED.
- THE LIMITS OF CLEARING AND GRADING SHOWN HEREON ARE APPROXIMATE AND MAY CHANGE WITH FINAL ENGINEERING AND DESIGN.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE SITE HAS BEEN PROVIDED WITH THE DULLES TOWN CENTER PHASE 1 PUP (M00-SP-09) IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES. NO ADDITIONAL RESOURCES ARE PROPOSED.
- A FINAL SOILS/GEOTECHNICAL REPORT WILL BE REQUIRED AND PROVIDED UNDER SEPARATE COVER UPON FINAL SITE PLAN SUBMISSION AND WILL BE IMPLEMENTED AS APPROVED.
- NO ADVERSE EFFECTS ON NEIGHBORING PROPERTIES ARE ANTICIPATED. A LANDSCAPE BUFFER OF VARYING WIDTH WILL BE PROVIDED ALONG THE PERIMETER OF THE PROPERTY.
- OTHER THAN THE EXISTING TREES ON THE PROPERTY, THERE ARE NO AREAS THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO THE PROVISIONS OF ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, UNLESS OTHERWISE NOTED.
- ALL IMPROVEMENTS SHALL CONFORM WITH THE ADOPTED COMPREHENSIVE PLAN OF THE COUNTY.
- NO SPECIAL PERMITS ARE PROPOSED WITH THIS DEVELOPMENT.
- ONCE THE FINAL SITE PLAN HAS BEEN APPROVED AND ALL APPLICABLE PERMITS ARE IN PLACE THE DEVELOPMENT SCHEDULE WILL BE DETERMINED.
- THERE ARE NO ANTICIPATED PUBLIC IMPROVEMENTS WITH THIS PLAN.
- THERE ARE NO PLANNED TRAILS REQUIRED ON OR ADJACENT TO THIS PROPERTY BY THE ADOPTED COMPREHENSIVE PLAN.
- THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE ON THE PROPERTY.
- ALL SIGNS PROVIDED WILL BE IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 12 OF THE ZONING ORDINANCE.
- THE PROPOSED CHILD CARE CENTER WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AND PARKING SPACES SHALL BE PROVIDED AS SURFACE SPACES. THE NUMBER OF PARKING SPACES SHOWN HEREON MAY BE INCREASED OR DECREASED SO LONG AS THE FINISH OPEN SPACE PROVIDED IN THE TABULATIONS AND THE AMOUNT OF LANDSCAPING ARE NOT DECREASED, AND THE FINISH NUMBER OF SPACES REQUIRED BY ARTICLE 11 IS PROVIDED.



WAIVERS AND MODIFICATIONS

- A MODIFICATION IS BEING REQUESTED FOR THE "BARRIER" OF TRANSITIONAL SCREENING REQUIREMENT (ZONING ORDINANCE SECTION 12-209.1) ALONG THE EASTERN PROPERTY LINE BETWEEN THE PROPOSED CHILD CARE CENTER AND THE ADJACENT MULTIPLE FAMILY DWELLINGS. THE REQUIREMENT IS ONE ROW OF TREES AVERAGING 50 FEET OR MORE. WE ARE PROVIDING MORE TREES THAN THE REQUIREMENT BY INCLUDING 7 TREES AVERAGING 10 FEET ON CENTER ALONG THE EASTERN PROPERTY LINE ADJACENT TO THE PROPOSED PLAY AREA AT THE REAR PORTION OF THE PROPERTY, AND ANOTHER 8 TREES BETWEEN THE PROPOSED BIOPARK AND THE EASTERN PROPERTY LINE AT THE FRONT PORTION OF THE PROPERTY.
- A WAIVER IS BEING REQUESTED FOR THE PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENT (ZONING ORDINANCE SECTION 12-209.1.1) WHERE THE PARKING LOT ABUTS THE RIGHT OF WAY OF SUNRISE VALLEY DRIVE AND DULLES TOWN BOULEVARD. THE REQUIREMENT IS FOR A 10 FOOT WIDE LANDSCAPE STRIP LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE THAT CONTAINS AT LEAST ONE TREE FOR EACH FORTY FEET. DUE TO SITE EASEMENT CONSTRAINTS, EXISTING TREE COVER CANNOT BE COUNTED IN THESE AREAS, EVEN THOUGH ELEVEN EXISTING TREES SHALL BE PRESERVED IN THE LANDSCAPE STRIP LOCATED BETWEEN THE PARKING LOT AND THE PROPERTY LINE. TREES CANNOT BE PLANTED WITHIN THE EASEMENT AREAS EITHER, SO ON-SITE SHROUBS/GROUNDCOVER IS PROPOSED TO BE PLANTED WITHIN THE EASEMENT AREAS, SUBJECT TO COUNTY APPROVAL DURING THE SITE PLAN PROCESS.
- A MODIFICATION IS BEING REQUESTED FOR THE 10-YEAR TREE CANOPY REQUIREMENT (PUBLIC FACILITIES MANUAL SECTION 12-093.2). TEN PERCENT TREE CANOPY IS REQUIRED FOR THIS PDH-20 ZONING DISTRICT. DUE TO SITE EASEMENT CONSTRAINTS, EXISTING TREE CANOPY CANNOT BE COUNTED AND TREES CANNOT BE PLANTED IN THE AREA OF THE SITE THAT CONTAINS EXISTING EASEMENTS. HOWEVER, IF TREES ARE PROPOSED TO BE PLANTED ELSEWHERE ON THE SITE (OUTSIDE OF EASEMENTS) FOR A TOTAL OF 15% TREE COVERAGE. IN ADDITION, THIS PROPOSED TREE COVERAGE WILL BE SUPPLEMENTED WITH SHROUBS/GROUNDCOVER PLANTING WITHIN THE EASEMENT AREAS ON-SITE (SUBJECT TO COUNTY APPROVAL DURING THE SITE PLAN PROCESS).

APPLICANT:

MR. FRANK GORDON, PRESIDENT
GBI CORPORATION
6408 GROVEDALE DRIVE, SUITE 202
ALEXANDRIA, VIRGINIA 22310

PREPARED BY:

christopher consultants, ltd.
9417 innovation drive
monroesville, va 20110
703-393-9887
703-393-9076 (fax)

SHEET INDEX

- COVER SHEET
- EXISTING CONDITIONS & VEGETATION PLAN AND TREE PRESERVATION PLAN
- CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
- LANDSCAPE PLAN
- SWM/BMP PLAN

1ST SUBMISSION - DECEMBER 2, 2011
2ND SUBMISSION - FEBRUARY 7, 2012
3RD SUBMISSION - APRIL 2, 2012
4TH SUBMISSION - MAY 15, 2012

christopher consultants
engineering - surveying - land planning
10000 WOODBURN ROAD, SUITE 200
ALEXANDRIA, VA 22304



COVER SHEET

DULLES DAY CARE
CONCEPTUAL / FINAL
DEVELOPMENT PLAN AMENDMENT
DRANESVILLE DISTRICT
FAIRFAX COUNTY VIRGINIA

PROJECT NO.	18-202.00
SCALE	AS SHOWN
DATE	DECEMBER 1, 2011
DESIGN: PEF	
DRAWN: PEF	
CHECKED: HT	
SHEET No.	1 of 5

PWC-3623

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

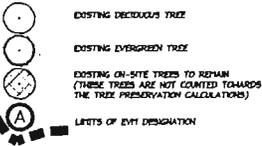
DATE	REVISION
02-15-12	ADDRESS QUANTITY CORRECTIONS DATED APRIL 11, 2012

EVM DESIGNATION COVER TYPE SUMMARY TABLE

AREA	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	ACRAGE	DESCRIPTION
A	DEVELOPED LAND	NONE	N/A	0.53	GRAVEL PARKING LOT
B	LANDSCAPED TREE CANOPY	OAK, MAPLE, DOGWOOD, ARBORVITAE, STACAFOR, PINE, ASH	YOUNG FOREST	0.39	FOREST ESTABLISHED THROUGH THE PLANTING OF NURSERY STOCK TREES, ALL OF GOOD HEALTH

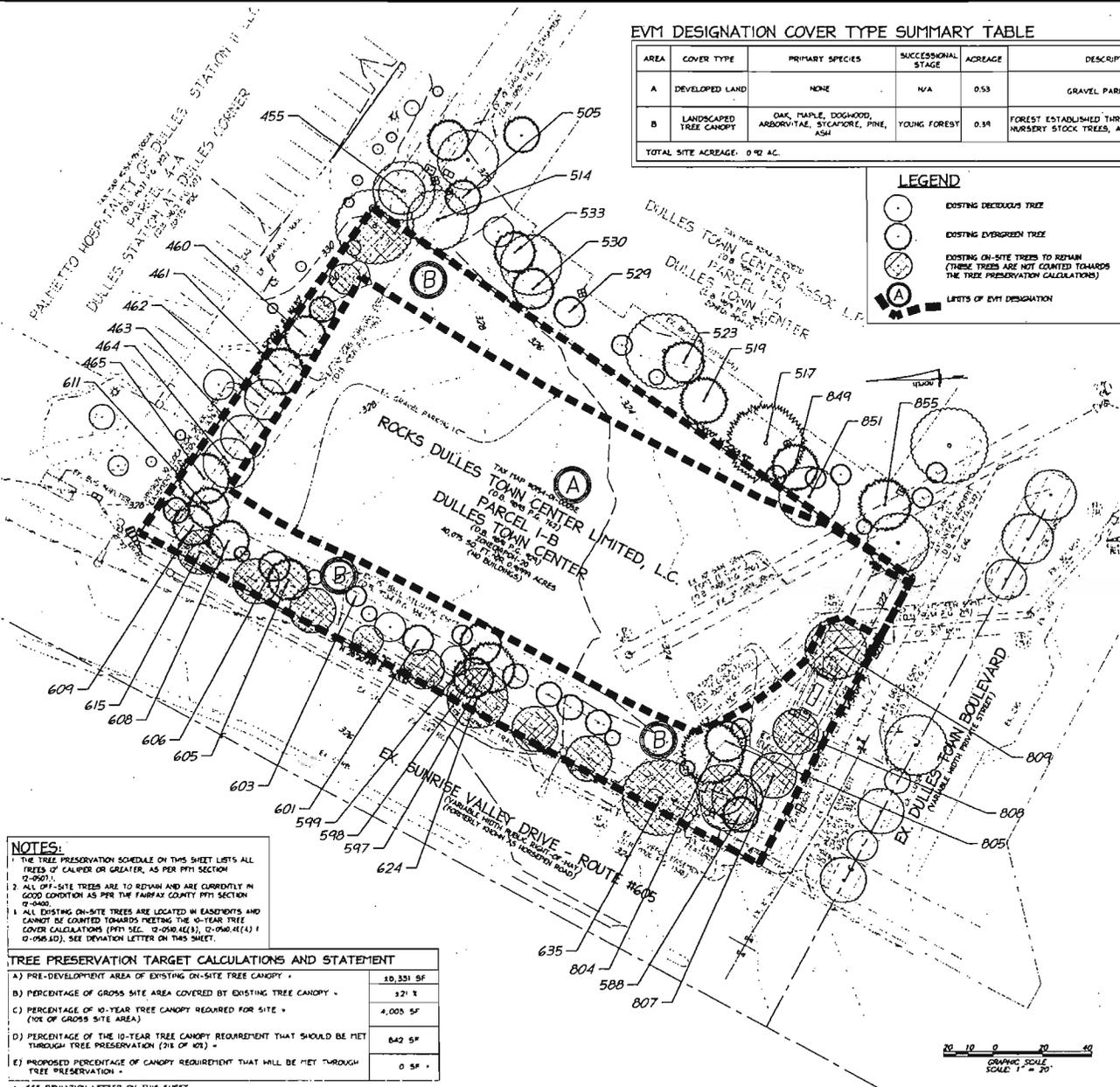
TOTAL SITE ACRAGE: 0.92 AC.

LEGEND



TREE PRESERVATION SCHEDULE

TREE #	BOTANICAL NAME	COMMON NAME	TRUNK DIAMETER (INCHES)	CROWN RADIIUS (ONE RADIIUS) (FEET)	CONDITION	REMARKS	
111	QUERCUS FALCATA	PIG OAK	11	8	17	19.3	TO REMAIN
112	QUERCUS LAEVOGARBA	WHITE OAK	12	8	17	11.8	TO REMAIN
113	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
114	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
115	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
116	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
117	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
118	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
119	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
120	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
121	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
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123	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
124	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
125	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
126	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
127	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
128	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
129	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
130	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
131	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
132	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
133	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
134	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
135	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
136	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
137	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
138	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
139	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
140	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
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142	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
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145	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
146	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
147	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
148	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
149	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN
150	QUERCUS LAEVOGARBA	WHITE OAK	10	8	15	11.1	TO REMAIN



NOTES:
 1. THE TREE PRESERVATION SCHEDULE ON THIS SHEET LISTS ALL TREES OF CALIBER OR GREATER, AS PER PTH SECTION 12-2007.
 2. ALL OFF-SITE TREES ARE TO REMAIN AND ARE CURRENTLY IN GOOD CONDITION AS PER THE FAIRFAX COUNTY PTH SECTION 12-2007.
 3. ALL EXISTING ON-SITE TREES ARE LOCATED IN EASMENTS AND CANNOT BE COUNTED TOWARDS MEETING THE 10-YEAR TREE COVER CALCULATIONS (PPH SEC. 12-2007.4E(3), 12-2007.4E(4) & 12-2007.4D). SEE DEVIATION LETTER ON THIS SHEET.

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A) PRE-DEVELOPMENT AREA OF EXISTING ON-SITE TREE CANOPY -	10,331 SF
B) PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY -	32.1
C) PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE -	4,005 SF
D) PERCENTAGE OF THE 10-YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION (21% OF 40%) -	842 SF
E) PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION -	0 SF

* SEE DEVIATION LETTER ON THIS SHEET

TREE PRESERVATION TARGET DEVIATION REQUEST

christopher consultants
 May 16, 2012

Mr. Michael Krapp
 Director of Urban Forestry
 Department of Public Works and Environmental Services
 Fairfax County
 12065 Government Center Parkway
 Suite 608
 Fairfax, VA 22035-5603

RE: Dulles Day Care
 PCAP/DMA #13-14-015
 and Project #11082 002.01

Dear Mr. Krapp:

A deviation is being requested from the Tree Preservation Target as per Section 12-2007.3 of the Fairfax County Public Facilities Manual (PFM). Due to site external constraints, achieving tree canopy cannot be counted and a new canopy will be planted in the area of the site that consists existing easements. As per PFM Section 12-2007.3A(3), trees located in easements cannot be guaranteed survival a minimum of ten years. Seventeen trees, however, are proposed to be planted elsewhere on the site (outside of easements) for a total of 45% tree coverage. In addition, this proposed tree coverage will be supplemented with shrub/groundcover planting within the easement areas on-site (subject to County approval during the site plan process). Since the 45% proposed tree coverage does not meet the required 10% tree canopy requirement for the PDH-20 zoning district, a modification of this requirement is being requested to not preclude development of this allowable use (PFM 12-2007.3A(1)). This modification is required in order to address the 10-year tree canopy requirements.

Very truly yours,
 Lindsey Burleigh, Certified Arborist
 Landscape Designer

cc: Frank Gordon
 Lynne Strabel

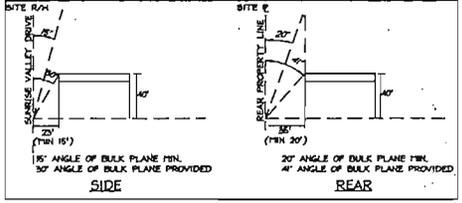
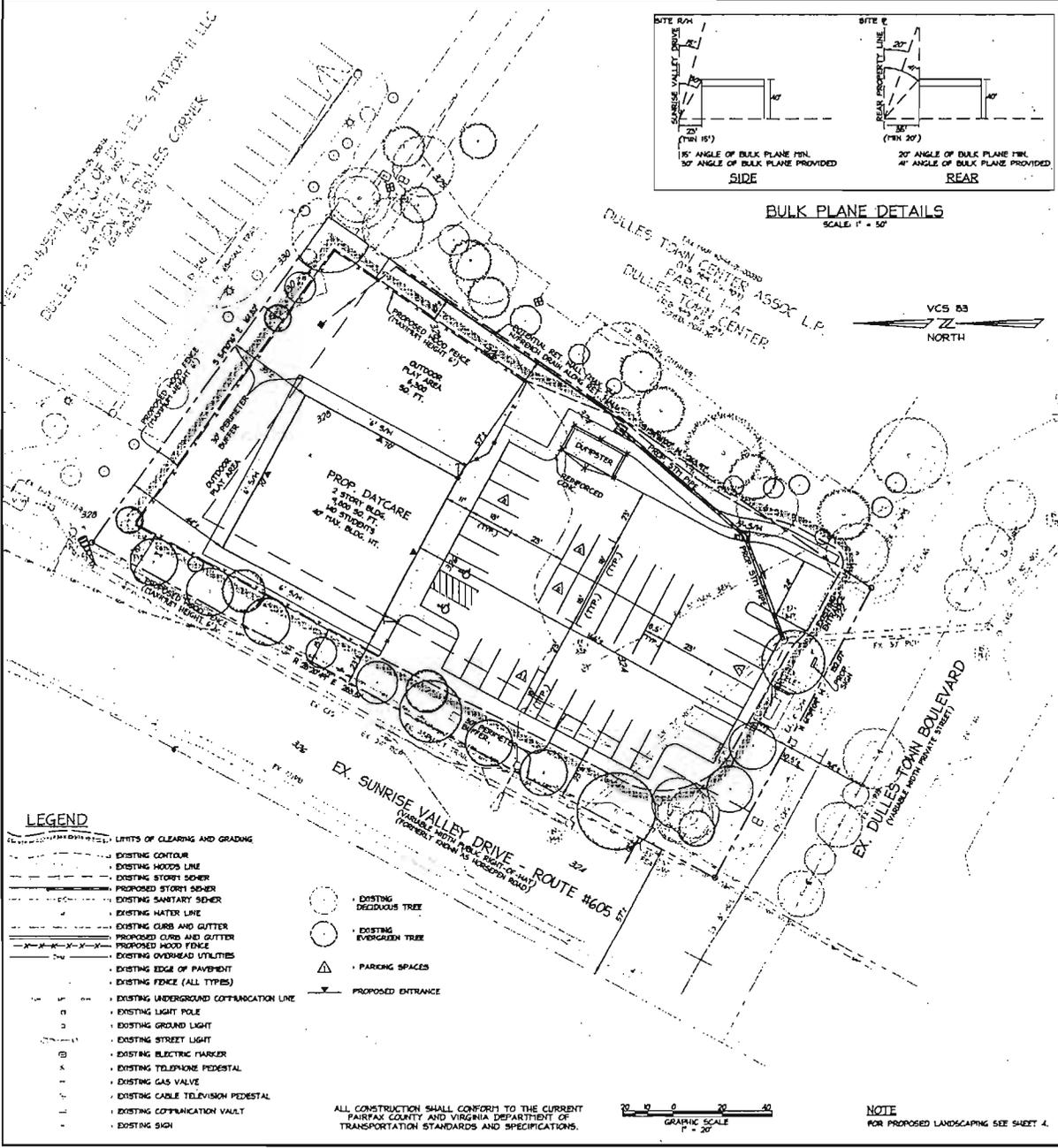
THIS SHEET IS FOR EVM & TREE PRESERVATION PURPOSES ONLY!

christopher consultants
 engineering, surveying, land planning
 12065 Government Center Parkway, Suite 608
 Fairfax, VA 22035-5603
 Tel: 703.261.8200
 Fax: 703.261.8201

EXISTING CONDITIONS & VEGETATION MAP AND TREE PRESERVATION PLAN

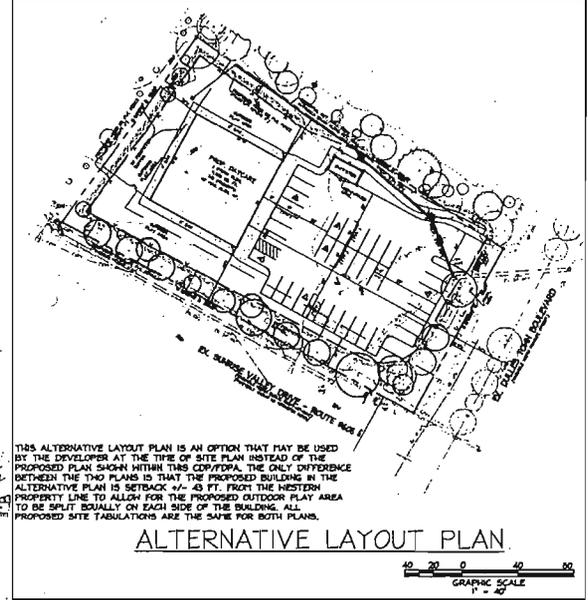
DULLES DAY CARE CONCEPTUAL / FINAL DEVELOPMENT PLAN ATTENDMENT
 DRAKESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROJECT NO: 11082.00
 SCALE: 1"=20'
 DATE: DECEMBER 1, 2011
 DESIGN: JFT
 DRAWN: JFT
 CHECKED: JFT
 SHEET NO: 2 of 5
 PWC-3623



BULK PLANE DETAILS
SCALE: 1" = 30'

DATE	REVISION
02-07-12	LABELLED THE TABULET
	FENCE HEIGHT PER COUNTY REQUEST
04-02-12	REVISED LAYOUT
05-15-12	ADDRESS COUNTY COMMENTS
	DATED APRIL 16, 2012



ALTERNATIVE LAYOUT PLAN
SCALE: 1" = 20'

THIS ALTERNATIVE LAYOUT PLAN IS AN OPTION THAT MAY BE USED BY THE DEVELOPER AT THE TIME OF SITE PLAN INSTEAD OF THE PROPOSED PLAN SHOWN WITHIN THIS CONCEPT. THE ONLY DIFFERENCE BETWEEN THE TWO PLANS IS THAT THE PROPOSED BUILDING IN THE ALTERNATIVE PLAN IS SETBACK 4'-6" FROM THE WESTERN PROPERTY LINE TO ALLOW FOR THE PROPOSED OUTDOOR PLAY AREA TO BE SPLIT EQUALLY ON EACH SIDE OF THE BUILDING. ALL PROPOSED SITE TABULATIONS ARE THE SAME FOR BOTH PLANS.

SITE TABULATIONS

OVERALL SITE		APPROVED DEVELOPMENT		PROPOSED	
SITE AREA:	25.75 AC.	FLOOR AREA:	152,421 S.F.	FLOOR AREA:	9,800 S.F.
EXISTING PRIMARY USE:	MULTI-FAMILY DWELLINGS	FLOOR AREA RATIO (FLOOR AREA/SITE AREA):	0.16 F.A.R.	FLOOR AREA RATIO (FLOOR AREA/SITE AREA):	0.24 F.A.R.
APPROVED SECONDARY USE:	CHILD CARE CENTER	CHILD CARE CENTER CAPACITY:	140 STUDENTS	CHILD CARE CENTER CAPACITY:	140 STUDENTS
OPEN SPACE REQUIRED:	7.71 AC. (718)	MAXIMUM BUILDING HEIGHT ALLOWED:	40 FT.	MAXIMUM BUILDING HEIGHT PROVIDED:	25 FT.
OPEN SPACE PROVIDED:	10.81 AC. (481)	PARKING REQUIRED (0.14 SP./STUDENT):	25 SPACES	PARKING PROVIDED:	36 SPACES
AREA OF PCA-FDPA (CHILD CARE CENTER)		EXISTING SITE AREA: 0.92 AC. (40,075 S.F.)		EXISTING ZONING: PDH-20 (VACANT)	
MAX. FLOOR AREA PERMITTED (200 S.F./101 (#1)): 40,200 S.F.		PROPOSED: 4,000 S.F. (43 X 100)		PROPOSED: 4,300 S.F. (43 X 100)	
ACTIVE RECREATION AREA REQUIREMENTS (100 S.F. PER STUDENT OUTSIDE AT ONE TIME):		APPROVED DEVELOPMENT: 7,000 S.F.		PROPOSED: 40 FT. (TWO STORIES ABOVE GRADE)	
APPROVED SECONDARY USE: CHILD CARE CENTER		PROPOSED: 140 STUDENTS		PROPOSED: 140 STUDENTS	
PROPOSED OPEN SPACE (DAY CARE CENTER):		PROPOSED: 0.44 AC. (408)		PROPOSED: 2 HANDICAP	
YARD REQUIREMENTS		FRONT YARD: CONTROLLED BY A 20 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 15 FEET.		DATE: DECEMBER 1, 2011	
SIDE YARD: CONTROLLED BY A 15 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 10 FEET.		REAR YARD: CONTROLLED BY A 20 DEGREE ANGLE OF BULK PLANE, BUT NOT LESS THAN 20 FEET.		DESIGN: PFF	
NOTE: FOR PROPOSED LANDSCAPING SEE SHEET 4.				DRAWN: PFF	
				CHECKED: HT	
				SHEET NO.:	

LEGEND

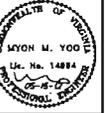
- LIMITS OF CLEARING AND GRADING
- EXISTING CONTOUR
- EXISTING WOODS LINE
- EXISTING STORY SOWER
- PROPOSED STORY SOWER
- EXISTING SANITARY SEWER
- EXISTING WATER LINE
- EXISTING CURB AND GUTTER
- PROPOSED CURB AND GUTTER
- PROPOSED HOOD FENCE
- EXISTING OVERHEAD UTILITIES
- EXISTING EDGE OF PAVEMENT
- EXISTING FENCE (ALL TYPES)
- EXISTING UNDERGROUND COMMUNICATION LINE
- EXISTING LIGHT POLE
- EXISTING GROUND LIGHT
- EXISTING STREET LIGHT
- EXISTING ELECTRIC MARKER
- EXISTING TELEPHONE PEDESTAL
- EXISTING GAS VALVE
- EXISTING CABLE TELEVISION PEDESTAL
- EXISTING COMMUNICATION VAULT
- EXISTING SIGN
- EXISTING DECIDUOUS TREE
- EXISTING EVERGREEN TREE
- △ PARKING SPACES
- ▽ PROPOSED ENTRANCE

ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT FAIRFAX COUNTY AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.



NOTE
FOR PROPOSED LANDSCAPING SEE SHEET 4.

christopher consultants
engineering, surveying, land planning
1000 W. MARKET ST., SUITE 200
FAIRFAX, VA 22033
703.353.8800



CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

DULLES DAY CARE CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
DUNESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROJECT NO. 180201.00
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