



County of Fairfax, Virginia

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

June 5, 2013

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

RE: Rezoning Application RZ 2012-MV-018

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 4, 2013, granting Rezoning Application RZ 2012-MV-018 in the name of Capital Investment Advisors, LLC. The Board's action rezones certain property in the Mount Vernon District from the C-5, C-8, R-4, CRD and HC Districts to the PRM, CRD and HC Districts to permit mixed use development with an overall Floor Area Ratio (FAR) of 1.45 and approval of the conceptual development plans and a waiver #9285-WPFM-001-1 to permit the location of underground storm water management in a residential area. The subject property in the N.E. quadrant of the intersection of Richmond Highway and North Kings Highway on approximately 4.71 acres of land, [Tax Map 83-3 ((1)) 22B, 22C and 22D; 83-3 ((9)) (1) A, B, 1, 2, 3, 4, 4A, 5 and 5A], and is subject to the proffers dated May 23, 2013.

Please note that on May 22, 2013, the Planning Commission approved Final Development Plan Application FDP 2012-MV-018, subject to the development conditions contained in Appendix 2 of the staff report.

The Board also:

- Approved waiver #9285-WPFM-001-1 of Section 6-0303.8 of the Public Facilities Manual (PFM) to allow for an underground stormwater vault on a residential property subject to the waiver conditions in Attachment A of Appendix 3 of the staff report and dated February 6, 2013.

Office of the Clerk to the Board of Supervisors
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- Modified Section 13-303 of the Zoning Ordinance for transitional screening and waived Section 13-304 for the barrier requirements between the residential and commercial uses within the property and along the property boundaries in favor of the landscaping depicted on the CDP/FDP.
- Waived Section 12-0508 of the PFM for the tree preservation target.
- Waived the service drive requirement along Richmond Highway.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Gerry Hyland, Mount Vernon District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
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 4th day of June, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-MV-018**

WHEREAS, Capital Investment Advisors, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-5, C-8, R-4, CRD and HC the Districts to the PRM, CRD and HC Districts, and

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

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

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

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

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

GIVEN under my hand this 4th day of June, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors

FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDP 2012-MV-018

May 8, 2013

The Planning Commission approved FDP 2012-MV-018 for a mixed use development at Tax Map 83-3 ((1)) 22B, 22C, 22D; 83-3 ((9)) (1) A, B, 1-4, 4A, 5, 5A, subject to the following development conditions.

1. Development of the property shall be in substantial conformance with the FDP entitled "The Grande at Huntington" submitted by Smith Engineering consisting of 14 sheets dated July 1, 2012 as revised through April 1, 2013.
2. The Ultimate Road Improvement on Sheet 13 of the CDP/FDP is an exhibit for the purpose of depicting a conceptual layout of the realigned roadways and establishing the necessary right-of-way and setbacks. Modifications to the road design may be permitted without an amendment to the development plans. Furthermore, depiction of the left turn lane from Shields Avenue into the site shall not be considered an endorsement of the proposed turning lane by Fairfax County.

PROFFERS

CAPITAL INVESTMENT ADVISORS, LLC

RZ 2012-MV-018

May 23, 2013

Pursuant to Section 15.2-2303(a) of the *Code of Virginia*, 1950, as amended, Capital Investment Advisors, LLC, for the owners, itself, and successors and/or assigns (hereinafter collectively referred to as the "Applicant") in RZ 2012-MV-018 filed on property identified as Fairfax County tax map 83-3 ((1)) 22B, 22C and 22D and 83-3 ((9)) (1) A, B, 1, 2, 3, 4, 4A, 5 and 5A (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Fairfax County Board of Supervisors (the "Board") approves a rezoning of the Application Property from the C-5, C-8, R-4, CRD and HC Districts to the PRM, CRD and HC District in conjunction with a conceptual/final development plan for residential and retail development. These proffers shall replace and supersede all previous proffers, if any, approved on the Application Property. In the event the rezoning is denied by the Board, these proffers shall immediately be null and void.

1. CONCEPTUAL/FINAL DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Smith Engineering, consisting of fourteen (14) sheets, dated July 1, 2012, as revised through April 1, 2013.
- B. Notwithstanding that the CDP/FDP is presented on fourteen (14) sheets, it shall be understood that the proffered portion of the CDP shall be the entire plan relative to the points of access, the maximum number and type of dwelling units, the square footage of non-residential uses, building heights, the amount and location of open space, the location of the limits of clearing and grading, uses, setbacks from peripheral lot lines and the general location and arrangement of the buildings and parking. The Applicant has the option to request an FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").
- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (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 as determined by the Zoning Administrator and do not increase the total number of dwelling units or non-residential square footage, increase building height,

increase surface parking, decrease the amount of open space; decrease the setback from the peripheries; or reduce open space or landscaping.

D. Development on the Application Property shall be limited to a maximum of 298,000 gross square feet, including Workforce Dwelling Units (WDUs). A maximum of 275 residential units (including WDUs) shall be constructed on the Application Property. Accessory uses and home occupations, including business centers inside the residential buildings, are permitted. The Applicant reserves the right to construct service, resident amenity and storage uses in the cellar space of each building, if provided. Commuter parking shall not be permitted. The following secondary uses shall be permitted:

- Automated teller machines;
- Business service and supply establishments;
- Colleges, universities;
- Commercial recreation uses (limited to health clubs);
- Eating establishments;
- Fast food restaurants (with no drive-through lanes)
- Financial institutions (with no drive-through lanes)
- Garment cleaning establishments;
- Light public utility uses, limited to building mounted telecommunication facilities and mobile and land based telecommunication facilities, which shall be screened so as to mitigate their appearance, but not interfere with functionality;
- Offices;
- Personal service establishments;
- Private schools of special and general education (which do not require outdoor recreation areas);
- Public uses;
- Quick service food stores;
- Repair service establishments; and
- Retail sales establishments.

2. TRANSPORTATION

- A. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate at no cost and convey in fee simple with no encumbrances to the Board right-of-way up to a width of eighty-eight (88) feet from the centerline along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. Dedication shall be made at time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.
- B. Subject to VDOT and DPWES approval, the Applicant shall remove one (1) existing access to Richmond Highway and construct frontage improvements to Richmond Highway within dedicated right-of-way as shown on the CDP/FDP. Said improvements shall include a deceleration lane as shown on the CDP/FDP, as approved by VDOT. Said improvements shall be constructed prior to the issuance of the first RUP for the Application Property.
- C. Subject to VDOT and DPWES approval, the Applicant shall dedicate at no cost and convey in fee simple with no encumbrances to the Board right-of-way to various widths along the Application Property's Shields Avenue/North Kings Highway frontage as shown on Sheet 3 of the CDP/FDP. Said dedication may be exclusive of the trail proposed along the Application Property's Shield Avenue/North Kings Highway frontage. Dedication shall be made at time of site plan approval or upon demand of either Fairfax County or VDOT, whichever should first occur.
- D. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to Shields Avenue/North Kings Highway within dedicated right-of-way as shown on the CDP/FDP. Said improvements shall include a northbound through lane and a southbound left turn bay into the Application Property as shown on the CDP/FDP, as approved by VDOT. Subject to VDOT approval, said improvements shall include modifications, as needed, including timing, to existing traffic signals located at the Application Property's access to North Kings Highway/Shields Avenue and at the intersection of Richmond Highway and Shields Avenue. Said improvements shall be constructed prior to the issuance of the first RUP for the Application Property.
- E. Subject to VDOT approval, a painted crosswalk with a handicap accessible ramp shall be installed at the Application Property's access on Jamaica Drive to connect to an existing ramp at Bangor Drive as shown on the CDP/FDP. Said improvements shall be constructed prior to the issuance of the first RUP for the Application Property.
- F. The Applicant shall provide written support to the Fair Haven Citizens Association and/or the Pavilions at Huntington Metro Association if the Association requests traffic calming measures, such as stop signs, raised crosswalks and speed tables, for installation by VDOT. If traffic calming

measures are approved, the Applicant shall contribute the sum of seven thousand five hundred dollars (\$7,500.00) toward their installation.

- G. Subject to VDOT and Fairfax County Department of Transportation (FCDOT) approval, the Applicant shall install a bus shelter within the right-of-way along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. The design and location of the bus shelter shall be determined prior to site plan approval. To the extent feasible, the bus shelter shall be located within the landscape amenity panel of the streetscape and shall not impede access to building entries. The bus shelter location may necessitate adjustments to landscaping as shown on the CDP/FDP, which shall be accommodated without the necessity of a PCA, CDPA or FDPA. Should the bus shelter require relocation on the Application Property as a result of improvements to Richmond Highway, the Applicant shall grant necessary easements for access and construction by others. If the Applicant is precluded from installation of the bus shelter as shown on the CDP/FDP, the Applicant shall escrow the cost of the bus shelter, up to twenty thousand dollars (\$20,000.00), with Fairfax County for installation of a bus shelter, which may be off-site but in proximity to the Application Property, by others.
- H. The Applicant shall provide a minimum of forty (40) bicycle spaces located in bicycle racks throughout the Application Property as shown on the CDP/FDP and a minimum of one hundred (100) bicycle spaces located in bicycle storage areas distributed throughout the parking garage. Bicycle racks shall be inverted U-style racks, or other design as approved by FCDOT. Specific locations shall be determined at time of site plan in coordination with FCDOT, and improvements shall be installed prior to the issuance of the first RUP for the Application Property.
- I. At time of site plan approval, the Applicant shall contribute to Fairfax County the sum of two hundred fifty thousand dollars (\$250,000.00), which is partially based on the percentage of trips generated by the Application Property on Shields Avenue/North Kings Highway. Said contribution shall be used for the realignment of Shields Avenue/North Kings Highway or other transportation improvements in proximity to the Application Property as determined by FCDOT. A portion or all of the contribution amount may be credited to the Applicant, if the Applicant constructs road improvements in addition to those as shown on the CDP/FDP to facilitate a future alignment of Shields Avenue/North Kings Highway.
- J. If, over Applicant's objection, the ultimate road improvements to Shields Avenue/North Kings Highway result in the closure by VDOT of the southbound left turn movement into the Application Property, the Applicant shall not seek compensation from the Fairfax County Board of Supervisors, FCDOT, and/or the Commonwealth of Virginia and VDOT for this potential loss of access. If the southbound left turn movement into the Application Property is closed by VDOT,

the Applicant shall reconfigure the Application Property's access to Shields Avenue/North Kings Highway as necessary.

- K. Should Richmond Highway be widened by others beyond what is shown on the CDP/FDP, the Applicant shall reconfigure the Application Property's access to Richmond Highway as necessary.
- L. At such time as ultimate road improvements are made to North Kings Highway and Shields Avenue, the Applicant shall grant, at no cost, necessary easements for utility relocation by others and dedication of right of way.
- M. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

3. STREETScape

- A. The Applicant shall install a streetscape generally consisting of landscaping and a trail along the Application Property's Richmond Highway frontage as shown on the CDP/FDP. The Applicant shall coordinate the installation of the proposed streetscape with VDOT. Unless maintained by VDOT, the trail located along Richmond Highway shall be privately maintained by the Applicant. Maintenance shall include keeping the walking surface in good repair and snow removal in inclement weather.
- B. The Applicant shall install a streetscape generally consisting of landscaping and a trail along the Application Property's Shields Avenue and North Kings Highway frontage as shown on the CDP/FDP. Unless maintained by VDOT, the trail located along the Application Property's Shields Avenue and North Kings Highway frontage shall be privately maintained by the Applicant. Maintenance shall include keeping the walkway surface in good repair and snow removal in inclement weather.
- C. The Applicant shall install landscaping, modified transitional screening and a sidewalk, five (5) in width, along the Application Property's Jamaica Drive frontage as shown on the CDP/FDP. Unless maintained by VDOT, the sidewalk shall be privately maintained by the Applicant. Maintenance shall include keeping the walkway surface in good repair and snow removal in inclement weather.
- D. At time of site plan, the Applicant shall grant a public access easement, in a form as reviewed and approved by the County Attorney, over the trails proposed along the frontages of the Application Property.
- E. The Applicant reserves the right to locate outdoor seating on the Application Property outside of the proposed trail and sidewalk areas.

4. LANDSCAPING AND OPEN SPACE

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on a CDP/FDP shall be submitted concurrently with the first submission of a site plan for review and approval by the Urban Forest Management Division (UFMD). Perimeter landscaping, as shown on the CDP/FDP, is intended to meet the intent of the transitional screening requirements of the Zoning Ordinance. The landscape plan shall include details for the courtyard and open space landscaping. The landscape plan shall incorporate native species to the greatest extent feasible, however, this limitation shall not apply to seasonal plantings and ground cover. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be reviewed in consultation with the Department of Planning and Zoning (DPZ), and as approved by UFMD.
- B. For those areas where landscaping is proposed above structured parking or on hardscape/architectural surfaces, the Applicant shall install landscaping in accordance with the following measures:
- Trees (category 2 or larger) shall be planted in soils with a minimum depth of three (3) feet, with a minimum width of eight (8) feet and a minimum planting area of 64 square feet;
 - Smaller trees and/or shrubs shall be planted in soils with a minimum depth of ten (10) inches for shrubs and 18-24 inches for small trees; and
 - Ground covers and/or grasses shall be planted in soils with a minimum depth of eight (8) inches.
 - Trees planted within planters shall meet the requirements of Section 12 of the Fairfax County Public Facilities Manual (PFM) to the greatest extent feasible.
- C. At the time of site plan approval, the Applicant shall grant a public access easement over the open space areas shown on the CDP/FDP. The Applicant reserves the right as part of the public access easement to reasonably control access to, and use of, the public easement area.
- D. The design of the publically accessible courtyard shall be in general conformance to that shown on the CDP/FDP. Minor modifications to the design, which may include the addition of a water feature, may be permitted at time of site plan so long as the character and quality of the courtyard remains in conformance with the CDP/FDP.

- E. The Applicant may request additional canopy credit for planted trees through wildlife benefits, or other credits for planted tree species, in accordance with the PFM.
- F. Should underground or overhead utilities conflict with landscaping proposed on the CDP/FDP, the Applicant shall relocate said landscaping, without the necessity of a PCA, CDPA or FDPA, to obtain canopy credit.
- G. Subject to receipt of permission from VDOT at no cost, the Applicant shall landscape those areas of surplus VDOT right-of-way adjacent to the Application Property.

5. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicant shall implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan which emphasizes Low Impact Development (LID) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with Stormwater Management Waiver #9285-WPFM-001-1 as recommended for approval by DPWES. Stormwater management facilities, which shall include the use of an underground detention vault or cistern, if a waiver is approved, and on-site structural Best Management Practices (BMPs), shall be provided as generally depicted and described on the CDP/FDP. Based on the results of appropriate infiltration testing, the Applicant reserves the right to include other Low Impact Design (LID) practices which may utilize techniques such as evapotranspiration of water, filtration of water through vegetation and/or soil or the re-use of retained water through facilities such as, but not limited to, the following: bioretention facilities, filterra systems, bay filters, storm tech chambers, pervious pavers (including the PaveDrain® system), green roofs or cisterns. Specific areas that shall be evaluated for use of pervious pavers include the plaza area located at the intersection of Richmond Highway and Shields Avenue/North Kings Highway and the interior courtyard, both as shown on the CDP/FDP. LID methods shall be reasonably incorporated provided that they are in substantial conformance with the CDP/FDP. The Applicant reserves the right to pursue additional stormwater management measures provided the same are in substantial conformance with the CDP/FDP including a waiver to allow the proposed underground detention facilities.
- B. The SWM facilities for the Application Property shall implement a design that results in a 25% decrease in the volume of stormwater runoff from the two (2) year, 24-hour storm.
- C. The stormwater detained in the underground detention vault or cistern shall be seasonably used for on-site irrigation. During those times of year when irrigation is not used, the facility shall be designed such that storage time shall not exceed ten (10) days. At that time the Applicant shall have the right to discharge excess volumes at release rates allowed by the PFM.

- D. The BMP plan for the Application Property shall implement a design which removes at least 40% phosphorus utilizing the removal efficiencies shown on the CDP/FDP. This shall be accomplished by utilizing onsite structural BMP facilities such as, but not limited to, bioretention facilities, filterra systems, infiltration trenches, bay filters, storm tech chambers, drainage swales, pervious pavers (including the PaveDrain® system) or green roofs with a minimum phosphorous removal efficiency of 55%. Final design calculations shall be provided to show general, applicable compliance with the appropriate sections of the PFM during final site plan review and approval.
- E. Should the U.S. Environmental Protection Agency, or its designee, issue new stormwater management regulations affecting the Application Property, the Applicant shall have the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement to amend the CDP/FDP or these proffers or gain approval of an administrative modifications to the CDP/FDP or proffers, provided the facility designs substantially conform with the CDP/FDP.
- F. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The Applicant shall establish a reserve fund, in an amount as determined by DPWES at time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.

6. RECREATIONAL FACILITIES

- A. The Applicant shall provide recreational facilities to serve the residences of the Application Property, including indoor recreation facilities, which may include exercise rooms, media centers and cyber cafés.
- B. At the time of site plan, the Applicant shall demonstrate that the minimum expenditure for the recreational facilities on the Application Property in accordance with Section 6-110 of the Zoning Ordinance was one thousand seven hundred dollars (\$1,700.00) per residential dwelling. In the event the total cost of recreational improvements constructed on the Application Property is demonstrated to be less than one thousand seven hundred dollars (\$1,700.00) per unit, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority (FCPA) for the development of active recreational facilities in the vicinity of the Application Property prior to site plan approval.
- C. The Applicant shall contribute three hundred fifty eight thousand nine hundred eighty six dollars (\$358,986.00) to the FCPA, prior to the issuance of the first RUP on the Application Property, for park, trail and athletic field improvements in the Mount Vernon District intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Mount Vernon District. The

contribution is based on \$893.00 per resident with the efficiency/studio, one bedroom and one bedroom with den units generating 1.25 residents per unit, and two bedroom and two bedroom with den units generating two residents per unit. If 197 studio, one bedroom and one bedroom with den units and 78 two bedroom and two bedroom with den units are constructed, then 402 residents will be generated and the contribution amount will be \$358,986.00. In the event that fewer units are constructed or the ratio of units is modified, the contribution may be modified.

7. NOISE ATTENUATION

At the time of site plan submission for each residential building, the Applicant shall submit a refined acoustical analysis for that building. If the noise study concludes that the specific building will be affected by noise levels that require mitigation, then the refined acoustical analysis will incorporate findings from a building shell analysis based on the building plans to determine what noise attenuation measures may be needed. Such study shall be submitted to the Environment and Development Review Branch of DPZ and DPWES for review. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building shell analysis.

- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from North Kings Highway and from Richmond Highway having levels projected to be between 65-70 dBA Ldn, shall have the following acoustical treatments measures:
 - (i) Exterior walls shall have a laboratory Sound Transmission Classification (STC) rating of at least 39.
 - (ii) Doors, windows and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels between 65 and 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any facade impacted by noise, they shall have the same laboratory STC ratings specified for exterior walls.
 - (iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from North Kings Highway and Richmond Highway having levels projected to be between 70-75 dBA Ldn, shall have the following acoustical treatment measures.

- (i) Exterior walls shall have a laboratory Sound Transmission Class (STC) rating of at least 45.
- (ii) Doors, windows and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any façade impacted by noise, they shall have the same laboratory STC rating specified by exterior walls.
- (iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and materials ("ASTM") to minimize sound transmission.

C. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit through an independent noise study as reviewed and approved by DPWES and the DPZ, provided that these methods will be effective in reducing interior noise levels to approximately 45 dBA Ldn, and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn. The plaza area shown on the CDP/FDP at the intersection of Richmond Highway and Shields Avenue/North Kings Highway shall not be deemed an outdoor recreation area and shall not be subject to the 65 dBA Ldn limitation described herein.

8. ARCHITECTURAL DESIGN

- A. The architectural design of the buildings shall be consistent with the conceptual elevations as shown on the CDP/FDP, and shall be generally consistent in style on all sides of the buildings. No balconies shall be provided for those dwelling units that face Richmond Highway. The elevations may be refined as a result of final design and engineering so long as the character and quality of the buildings remain in substantial conformance with those shown on the CDP/FDP.
- B. All mechanical equipment, with the exception of necessary transformers and emergency back-up generators, shall be located on the roofs of the buildings. This rooftop equipment shall be screened from the view of pedestrians who are at ground level. Any telecommunications equipment, antennae or dishes on the roof or attached to the roof of the buildings that are not individual satellite dishes that belong to the residents of the building shall be flush mounted, screened and/or treated to complement the architecture of the building. Notwithstanding the foregoing, the Applicant shall follow all laws and regulations established by the FCC or other organization with regard to telecommunication equipment.
- C. At time of site plan and building plan approval, the Applicant shall demonstrate compliance of the residential buildings with the universal design criteria as set forth in the ICC/ANSI A117.1 (American National Standard Accessible and Usable Buildings and Facilities as referenced in the current edition of the Virginia

Statewide Building Code) and the 1988 Fair Housing Design Manual. All residential units shall have the following accessible design features:

- (i) At least one accessible route that connects all spaces and elements that are part of the unit as defined by ANSI.
- (ii) User passage doorways with a minimum width of 32 inches.
- (iii) Threshold beveled changes between $\frac{1}{4}$ - $\frac{1}{2}$ inch maximum.
- (iv) Compliance of lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by ANSI.
- (v) Reinforcement for future installation of bath fixtures as defined by ANSI.
- (vi) Levered knobs throughout the unit.

9. SUSTAINABLE DESIGN

In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs, or comparable program as approved by DPZ, within its sole discretion at time of site plan submission, to be implemented in the construction of the residential dwellings:

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each building; or
- B. Certification in accordance with the 2012 National Green Building Standards (NGBS) using the ENERGY STAR [®] Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environmental and Development Review Branch of DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building where such rating is reasonably obtainable.

10. WORKFORCE HOUSING

The Applicant shall provide 12% of the total number of residential units constructed on the Application Property as Workforce Dwelling Units (WDUs) in accordance with the Policy Guidelines adopted by the Board of Supervisors on October 15, 2007. Said WDUs shall be distributed among the residential buildings to the extent feasible. Should the type of building construction be modified to Building Type 5 at time of site plan, the Applicant shall also comply with the requirements of Part 8 of Article 2 of the Zoning Ordinance for the provision of affordable dwelling units (ADUs). In such event, the combined number of ADUs and WDUs shall equate to a minimum of 12% of the total number of residential units constructed on the Application Property.

11. LIGHTING

All on-site lighting shall be directed downward and inward in order to minimize light from spilling onto adjacent properties. In order to provide maximum security, energy efficiency and quality ambient lighting, full cut-off light fixtures shall be used for all parking lot and parking deck lighting, including any "wall-pack" security lighting. Lighting for landscaping shall not utilize "up-lighting", but shall rather utilize downward-focused lighting that does not present glare or provide an overly lit environment that hinders night-time vision.

12. PARKING MANAGEMENT

The Applicant shall assign parking management as one of the duties of its property manager. Parking management shall entail the efficient use of available constructed parking spaces, including the assignment of parking spaces to residents within the parking garage, either in a lease or purchase agreement, and designation of retail parking as enforced by signage, which may be shared with the residential use.

13. TRANSPORTATION DEMAND MANAGEMENT STRATEGIES

A. The Applicant shall implement a transportation demand management (TDM) Program as set forth in a TDM Plan (the TDM Plan), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential uses constructed on the Application Property. The TDM Program shall include, but not be limited to, the following:

- (i) Designation of an individual(s) to act as the TDM Program Manager (TPM) whose responsibility shall be to implement the TDMs in coordination with FCDOT. The transportation strategies management position may be part of other duties assigned to the individual(s).
- (ii) Dissemination of information regarding Metro rail, Metro bus, ridesharing, and other relevant transit options in residential lease packages;
- (iii) Making Metro maps, schedules and forms, ridesharing and other relevant transit option information available to tenants in a common area; such as a central lobby, community room, or building management office;
- (iv) Provision of a teleworking center wired with high capacity data/network connections available for the use of all residents.
- (v) Distribution of a newsletter at a minimum on a quarterly basis, or maintenance of a web page for tenants of the Application Property describing and updating information on TDM strategies and services;

- (vi) Provision of a Smart Trip Card (or a similar fare card) with a value of thirty-five dollars (\$35.00) per household to new resident(s) of each dwelling unit on the Application Property at time of lease execution.
 - (vii) Implementation of other strategies found to be effective in reducing the number of SOV trips as mutually agreed to by the Applicant and FCDOT.
 - (viii) Participation in Fairfax County's Community Residential Program.
- B. The Applicant shall participate in or otherwise become associated with a larger Transportation Management Association should one be established for this area.
- C. The Applicant shall prepare a TDM Work Plan at site plan with the objective to reduce the number of weekday peak hour vehicle trips generated by the residential uses located on the Application Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Program. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Application Property. The TDM Plan shall include the following:
- (i) A baseline number of weekday peak hour residential vehicle trips for the proposed units within the Application Property, against which the TDM Goal as defined below will be measured, shall be derived upon the number of residential units site plan approved, constructed and occupied on the Application Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph D.(iv) or as qualified below and using the trip generation rates/equations applicable to such residential uses as set forth in the Institute of Transportation Engineers, Trip Generation, 8th, Edition for Land Use Code 220. If the Applicant has constructed fewer than 275 multifamily residential units as part of the proposed development, then the baseline trip generation numbers applicable upon completion of construction shall be calculated as if 275 residential units had actually been constructed.
 - (ii) TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by a minimum of 25% for the residential uses, which is the TDM Goal.
 - (iii) Stabilization shall be deemed to occur one (1) year following issuance of the last initial RUP for the final new building to be constructed on the Application Property.
- D. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT may be incorporated without the necessity of PCA, CDPA or FDPA.

- (i) The Applicant shall appoint and continuously employ, or cause to be employed, a TPM. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Application Property. The TPM duties may be part of other duties assigned to the TPM. The TPM shall notify FCDOT in writing within ten (10) days of appointment, and shall do the same within ten (10) days of any change in such appointment.
- (ii) Every calendar year, no later than March 1st, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Application Property. Any changes to the TDM Plan shall be highlighted in this report.

The Annual Report and Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and Budget, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and/or budget as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget.

- (iii) The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within thirty (30) days after approval of TDM Budget. The Applicant shall provide a one time contribution of twenty-seven thousand five hundred dollars (\$27,500.00) to establish the TDM Account, which shall thereafter be supplemented with funds provided by the Applicant, as needed, to cover the cost of the TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
- (iv) The Applicant shall establish a TDM Incentive Fund. The TDM Incentive Fund is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial lessees/purchasers within the Application Property. Such contributions shall be made one time on a building by building basis at the rate of \$0.01 per gross square foot of new residential use to be constructed on the Application Property and provided prior to the issuance of the first RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Application Property. The TDM Incentive Fund account shall be closed upon disbursement of the

contribution made by the last building to be constructed and occupied on the Application Property.

- (v) The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Application Property beginning one year following issuance of the final initial RUP for the first new building to be constructed on the Application Property. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected biennially until the results of three (3) consecutive biennial traffic counts conducted upon completion of construction show that the applicable trip reduction goals for the Application Property have been met. At such time and notwithstanding (vi) below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, as defined herein, FCDOT may suspend such Vehicle Traffic Counts if the results of the three (3) consecutive biennial traffic counts conducted and reported after Stabilization show that the trip reduction goals have been met. The Application Property shall thereafter be exempt from reporting traffic counts and the TPM shall notify FCDOT of this in the Annual Report. Any time during which Person Survey response rates do not reach 25%, FCDOT may request additional surveys be conducted the following year.
- (vi) If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips and/or to modify the trip reduction goals, which shall not require an amendment to these proffers.
- (vii) The TPM shall bear sole responsibility for continuing implementation of the TDM Program and compliance with this proffer. The TPM shall continue to administer the TDM Program in the ordinary course in accordance with this proffer including submission of Annual Reports.
- (viii) All owners of the Application Property shall be advised of the TDM Program set forth in this proffer. The then current owner shall advise all

successor owners and/or developers of their funding obligations pursuant to the requirements of this proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.

- E. It is the intent of this proffer that the TDM Plan will adapt over time to respond to the changing transportation related circumstances of the Application Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in this proffer. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA, CDPA or FDPA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth above.

14. SCHOOLS CONTRIBUTION

At the time of site plan approval, the Applicant shall contribute the amount of \$10,488.00 per student projected to be generated by the Application Property to the Board for the construction of capital improvements to Fairfax County public schools to which the students generated by the Application Property are scheduled to attend. The contribution shall be based on student yield ratios of .059, .019 and .032 per unit for elementary, middle and high school, respectively. The final school contribution shall be determined based upon the total number of residential units depicted at site plan.

Prior to commencement of construction, the Applicant shall notify Fairfax County Public Schools of the intended construction and anticipated completion dates.

15. SIGNS

Signs for the Application Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission.

16. CONSTRUCTION ACTIVITIES

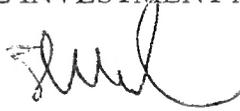
- A. Prior to commencement of construction, the Applicant shall provide the name and telephone number of a contact person for construction issues to the President of the Fair Haven Citizens Association and the President of the Pavilions at Huntington Metro Homeowners Association.
- B. Heavy equipment and construction trucks shall access the Application Property from Richmond Highway or Shields Avenue/North Kings Highway. The Applicant shall inform construction workers of this limitation that will preclude use of Jamaica Drive, or surrounding residential streets, for access. This restriction, and appropriate penalties, shall be included in all construction contracts.

17. MISCELLANEOUS

- A. Escalation Clause. All monetary contributions, except as may be further specified in these proffers, shall escalate on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted), as permitted by Virginia State Code Section 15.2-2303.3.
- B. Construction. The improvements described herein shall be constructed concurrently with the development unless otherwise specified. Should any of the improvements described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator. Construction of the buildings shown on the CDP/FDP may be phased.
- C. Severability. If determined appropriate in accordance with the Zoning Ordinance, any of the buildings within the Application Property may be subject to proffered condition amendments and final development plan amendments without joinder or consent of the property owners of the other buildings.
- D. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.
- E. 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 in the same instrument.

APPLICANT/CONTRACT PURCHASER OF
TAX MAP 83-3 ((9)) (1) A, 1, 2, 3, 4, 4A
AGENT FOR OWNERS OF TAX MAP 83-3 ((1))
22B, 22C and 22D and 83-3 ((9)) (1) B, 5, 5A

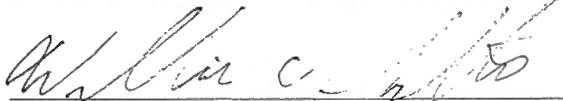
CAPITAL INVESTMENT ADVISORS, LLC



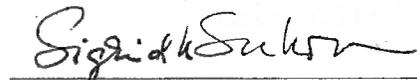
By: Stephen A. Bannister
Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 83-3 ((9) (1) A and 1



William Carroll Sutton x



Sigrid K. Sutton x

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER OF TAX MAP 83-3 ((9) (1) 2

 *ATTORNEY IN FACT*

Saiful Islam Chowdhury

[SIGNATURES CONTINUED ON NEXT PAGE]

LIMITED POWER OF ATTORNEY

KNOW ALL MEN BY THESE PRESENTS:

That I, Saiful Islam Chowdhury, a resident of Fairfax County, Virginia, have made, constituted and appointed and do by these presents make, constitute and appoint Stephen A. Bannister, of Capital Investment Advisors, LLC located at 800 Slaters Lane, Alexandria, Virginia, my true and lawful attorney, for me and in my name, place and stead, to submit and process a rezoning application with Fairfax County on my property located at 2513 Jamaica Drive, Alexandria, Virginia. This Power of Attorney includes the authority to sign applications, affidavits and proffers; and to do, execute, and perform all and every other act or acts necessary thereto, as I myself might or could do if acting personally. This Power of Attorney shall not terminate upon my disability, incapacity or incompetency, and shall remain in full force and effect as provided in Title 11, Section 9.0 of the Code of Virginia, 1950, as amended. I hereby ratify and confirm all lawful acts done by my attorney by virtue hereof.

WITNESS my signature and seal this 30th day of August, 2012.

By: Saiful Islam Chowdhury (SEAL)
Name: Saiful Islam Chowdhury

STATE OF VIRGINIA:
COUNTY OF FAIRFAX : to-wit:

The foregoing instrument was acknowledged before me this 30th day of AUGUST, 2012, by SAIFUL ISLAM CHOWDHURY

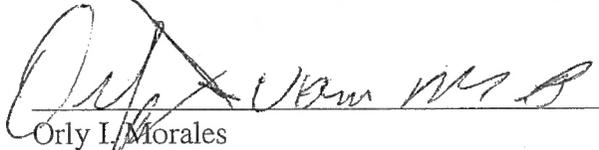
Nicholas A. Mandrides
Notary Public

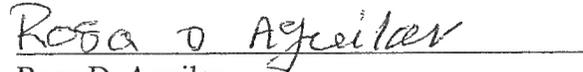
My commission expires: 01-31-2016



Nicholas A. Mandrides
NOTARY PUBLIC
Commonwealth of Virginia
Reg. #287909
My Commission Expires
January 31, 2016

TITLE OWNERS OF TAX MAP 83-3 ((9) (1) 3

 x
Orly I. Morales

 x
Rosa D. Aguilar

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 83-3 ((9) (1) 4 and 4A

THE BIANCA M. MCKENZIE REVOCABLE TRUST

By: Sheppard A. McKenzie, III, Trustee

Victor B. McKenzie, TRUSTEE
By: Victor B. McKenzie, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 83-3 ((9) (1) 4 and 4A

THE BIANCA M. MCKENZIE REVOCABLE TRUST

Sheppard A. McKenzie III, Trustee
By: Sheppard A. McKenzie, III, Trustee

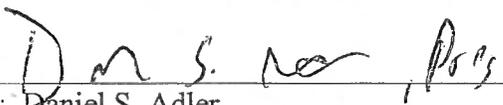
By: Victor B. McKenzie, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER OF TAX MAP 83-3 ((1) 22B

A&M LIMITED COMPANY, a Virginia Limited Liability
Company

By: Dashco, Inc., a Virginia Corporation, its Manager

A handwritten signature in dark ink, appearing to read "Daniel S. Adler, Pres.", is written over a horizontal line.

By: Daniel S. Adler

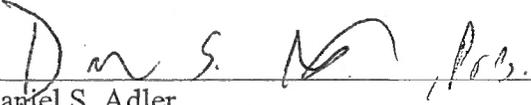
Its: President

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNER OF TAX MAP 83-3 ((1)) 22C, 22D
and 83-3 ((9)) (1) B, 5, 5A

RICHMOND HIGHWAY, LLC, a Virginia
Limited Liability Company

By: Dashco, Inc., a Virginia Corporation, its Manager


By: Daniel S. Adler
Its: President

[SIGNATURES END]

CONCEPTUAL DEVELOPMENT PLAN/FINAL DEVELOPMENT PLAN (CDP/FDP)

FOR THE GRANDE AT HUNTINGTON MOUNT VERNON DISTRICT FAIRFAX COUNTY, VIRGINIA

Application No: RZDP 2013-0018

Site: MAYLAN

APPROVED DEVELOPMENT PLAN
 (B)P (G)DP (C)DP (F)DP (P)C (C)P
 SEE PROFFERS DATED: May 25, 2013

Date of (B)DP (C)DP (P)C Approval: June 4, 2013

Sheet: 1 of 14

Comments: PC MAY 25, 2013
 FDP Comments: May 8, 2013

GENERAL NOTES

1. THIS SITE CONSISTS OF THE FOLLOWING PARCELS

PARCEL	AREA (ACRES)	CDP	NO.	ADDRESS
063-3 (09) 020	21.287 / 0.10719	09030	1170	4228 RICHMOND HIGHWAY
063-3 (09) 022	109.437 / 2.51797	09028	1157	6220 RICHMOND HIGHWAY
063-3 (09) 020	14.980 / 0.3356	09028	1177	6117 NORTH KINGS HIGHWAY
063-3 (09) 011 A	8.119 / 0.03169	09028	1179	NEA
063-3 (09) 011 B	1.994 / 0.00800	09028	1182	NEA
063-3 (09) 011 0001	7.812 / 0.1747	09025	1077	2515 JAMAICA DRIVE
063-3 (09) 011 0002	8.258 / 0.1899	09028	0904	2515 JAMAICA DRIVE
063-3 (09) 011 0003	7.554 / 0.1744	09011	0202	2515 JAMAICA DRIVE
063-3 (09) 011 0004	7.232 / 0.1614	29181	1563	2025 JAMAICA DRIVE
063-3 (09) 011 0005A	1.002 / 0.03070	NEA	NEA	NEA
063-3 (09) 011 0005B	16.441 / 0.34217	21462	0142	SUNLITE CT
063-3 (09) 011 0005A	1.500 / 0.03463	21462	0142	NEA
TOTAL AREA	206.158 / 4.53045			



VICINITY MAP
 SCALE: 1" = 500'

APPLICANT/DEVELOPER

6220 GRANDE, LLC
 800 SLATES LANE
 ALEXANDRIA, VIRGINIA 22310
 (703) 709-6888

LAND USE ARCHITECT

WALSH, COLUCCI, LUBELY, EMRICH & WALSH
 COURTHOUSE PLAZA, 2200 CLARENDON BLVD, 13TH FLOOR
 ARLINGTON, VIRGINIA 22201
 (703) 528-4700

ARCHITECT

ADG
 Architectural Design Group, Inc.
 1449 Pine St, Suite 614 Alexandria, VA 22304
 Tel: 703-648-4948
 Fax: 703-648-6488

TRAFFIC ENGINEER

GOROVE / SLADE ASSOCIATES, INC
 7001 HERITAGE VILLAGE PLAZA, SUITE 220
 GAINESVILLE, VIRGINIA 20155
 (571) 248-0792

LANDSCAPE ARCHITECT



CIVIL ENGINEER

SMITH ENGINEERING
 14901 BOGLE DRIVE SUITE 101
 CHANTILLY, VIRGINIA 20151
 (703) 956-6204

OWNERSHIP INFORMATION

TM 83-3 (11) 22B
 A & M LIMITED LIABILITY COMPANY
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

TM 83-3 (11) 22C
 RICHMOND HIGHWAY LLC
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

TM 83-3 (11) 22D
 RICHMOND HIGHWAY LLC
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

TM 83-3 (11) 101 A
 WILLIAM CARROLL SUTTON
 AND SOROK K. SUTTON
 6739 STONECUTTER DR
 BURKE, VA 22015

TM 83-3 (11) 101 B
 RICHMOND HIGHWAY LLC
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

TM 83-3 (11) 101 0001
 WILLIAM CARROLL SUTTON
 AND SOROK K. SUTTON
 6739 STONECUTTER DR
 BURKE, VA 22015

TM 83-3 (11) 011 0002
 SARAFU ISLAM CHOWDHURY
 2515 JAMAICA DR
 ALEXANDRIA, VA 22303

TM 83-3 (11) 011 0003
 ORLY MORALEZ
 AND ROSA D. AGUILAR
 2515 JAMAICA DR
 ALEXANDRIA, VA 22303

TM 83-3 (11) 011 0004
 SHEPPARD A. MCKENZIE III, TRUSTEE
 8713 OLD MOUNT VERNON RD
 ALEXANDRIA, VA 22309

TM 83-3 (11) 011 0004A
 SHEPPARD A. MCKENZIE III, TRUSTEE
 8713 OLD MOUNT VERNON RD
 ALEXANDRIA, VA 22309

TM 83-3 (11) 011 0005
 RICHMOND HIGHWAY LLC
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

TM 83-3 (11) 011 0005A
 RICHMOND HIGHWAY LLC
 11350 RANDOM HILLS RD. UNIT 720
 FAIRFAX, VA 22030

ZONING & AREA TABULATION - OVERALL

TOTAL SITE AREA	= 206.158 SF / 4.53045 AC
HEIGHT OF WAY DEVIATION	= 1.22888 SF / 0.0281 AC
EXISTING FOOTPRINT	= 0.0 / 0.0 AC
PROPOSED FOOTPRINT	= 0.0 / 0.0 AC
PROPOSED LOT	= 0.0 / 0.0 AC
TOTAL COMMERCIAL GROSS FLOOR AREA	= 4 (100,000 SF MAXIMUM)
PROPOSED COMMERCIAL GROSS FLOOR AREA	= 4,200,000 SF (MAXIMUM)
TOTAL IMPROVED GROUND COVER AREA	= 2,200,000 SF (MAXIMUM)
PROPOSED FLOOR AREA RATIO	= 200,000 SF / 205,196 SF = 0.975
PROPOSED NUMBER OF RESIDENTIAL UNITS	= 0
PROPOSED MAXIMUM BUILDING HEIGHT	= 25 FEET (MINUS 5 FEET) = 20 FEET
PROPOSED BUILDING HEIGHT	= 45 FEET (MAXIMUM) = 45 FEET (BUILDING 14, 15)
OPEN SPACE REQUIRED	= 20% OF 41,935 SF (0.8387 AC)
OPEN SPACE PROVIDED	= 1,250,000 SF (28.222 SF / 0.647 AC) (MAXIMUM)
MINIMUM YARD REQUIREMENTS	= N/A
INCLUDES WORKFORCE HOUSING	
** THIS CALCULATION INCLUDES LOTS FORMERLY WITHIN THE FAIR HAVEN SUBDIVISION	

PARKING TABULATION

PARKING REQUIRED (TOTAL SPACES)	
NET FLOOR AREA	= 17,500 SF
1 SPACE PER 100 SF (1.0000) AREA	= 175 SPACES
5 SPACES PER ADDITIONAL 1,000 AREA	= 90 SPACES
BUS/BIKE	= 104 SPACES
COMMERCIAL DEVELOPMENT DISTRICT	= 200 SPACES
TOTAL PARKING REQUIRED	= 369 SPACES
PARKING PROVIDED (TOTAL SPACES)	
NUMBER OF LOTS	= 275 LOTS
TOTAL PARKING PROVIDED	= 369 SPACES PER LOT
PARKING PROVIDED (MULTI-FAMILY RESIDENTIAL UNITS)	
NUMBER OF UNITS	= 275 UNITS
TOTAL PARKING PROVIDED	= 369 SPACES PER UNIT
PARKING PROVIDED (MULTI-FAMILY RESIDENTIAL UNITS)	
NUMBER OF UNITS	= 300 UNITS
TOTAL PARKING PROVIDED	= 369 SPACES PER UNIT
PARKING PROVIDED (RESIDENTIAL)	
SURFACE PARKING	= 40 SPACES OR GREATER
PARKING GARAGE	= 385 SPACES OR GREATER
** PARKING REDUCTION REQUEST TO BE SUBMITTED BY OTHERS	
** INCLUDES FLOOD HANDICAP ACCESSIBLE SPACES	
CONDITIONS REQUIRED (COMMERCIAL)	
1 SPACE PER 100,000 GSF	= 4 SPACES
1 SPACE PER EACH ADDITIONAL 20,000 GSF	= 7 SPACES
TOTAL PARKING REQUIRED	= 11 SPACES
LOADINGS REQUIRED (RESIDENTIAL)	
1 SPACE PER 100,000 GSF	= 4 SPACES
1 SPACE PER EACH ADDITIONAL 20,000 GSF	= 7 SPACES
TOTAL PARKING REQUIRED	= 11 SPACES
LOADINGS REQUIRED (TOTAL)	
TOTAL REQUIRED LOADINGS	= 6 SPACES
LOADINGS PROVIDED	
MINIMUM LOADINGS PROVIDED	= 6 SPACES

REQUESTED WAIVERS/MODIFICATIONS

1. SERVICE DRIVE REQUIREMENT (4th SECTION 10.01.01)
2. TREE PRESERVATION REQUIREMENT (4th SECTION 10.01.01)
3. TRANSITIONAL SCREENINGS (1) AND NUMBER REQUIREMENT (1) (SECTION 10.01.01)
4. UNDERGROUND TRANSPORTATION (RESIDENTIAL DEVELOPMENT) (SECTION 10.01.01)

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS & DEMOLITION PLAN
3. LAYOUT PLAN
4. STORMWATER MANAGEMENT PLAN
5. BEST MANAGEMENT PRACTICES PLAN
6. CUT/FILL ANALYSIS
7. CUT/FILL ANALYSIS
8. EXISTING VEGETATION MAP
9. LANDSCAPE PLAN
10. LANDSCAPE & STREETSCAPE DETAILS
11. ILLUSTRATIVE SITE DETAILS
12. ILLUSTRATIVE ARCHITECTURAL DETAILS
13. ILLUSTRATIVE ROAD IMPROVEMENTS FOR RIGHT
14. PEDESTRIAN CIRCULATION PLAN

SMITH ENGINEERING

COVER SHEET
 THE GRANDE AT HUNTINGTON
 CONCEPTUAL / FINAL DEVELOPMENT PLAN



SMITH ENGINEERING

PROJECT: 085-01
 BLAKE A. SMITH
 2018-05-01

DATE: 05/01/2013
 TIME: 10:00 AM

NO.	DESCRIPTION	DATE
001	ISSUED FOR PERMIT	05/01/2013
002	ISSUED FOR PERMIT	05/01/2013
003	ISSUED FOR PERMIT	05/01/2013
004	ISSUED FOR PERMIT	05/01/2013
005	ISSUED FOR PERMIT	05/01/2013
006	ISSUED FOR PERMIT	05/01/2013
007	ISSUED FOR PERMIT	05/01/2013
008	ISSUED FOR PERMIT	05/01/2013
009	ISSUED FOR PERMIT	05/01/2013
010	ISSUED FOR PERMIT	05/01/2013
011	ISSUED FOR PERMIT	05/01/2013
012	ISSUED FOR PERMIT	05/01/2013
013	ISSUED FOR PERMIT	05/01/2013
014	ISSUED FOR PERMIT	05/01/2013
015	ISSUED FOR PERMIT	05/01/2013
016	ISSUED FOR PERMIT	05/01/2013
017	ISSUED FOR PERMIT	05/01/2013
018	ISSUED FOR PERMIT	05/01/2013
019	ISSUED FOR PERMIT	05/01/2013
020	ISSUED FOR PERMIT	05/01/2013

Application No: RZ/OP 2012-0018

Staff: MAYLAN

APPROVED DEVELOPMENT PLAN
 (DP) (GD) (CD) (FD) (PR) (CP)
 SEE PROFFERS DATED: May 23, 2013
 Date of (R/O) (P/C) Approval: June 4, 2013
 Sheet: 3 of 14
 Comment: PC MAY 23, 2013
 POP CONDITIONS MAY 8, 2013

SMITH ENGINEERING

EXISTING CONDITIONS & DEMOLITION PLAN THE GRANDE AT HUNTINGTON CONCEPTUAL / FINAL DEVELOPMENT PLAN

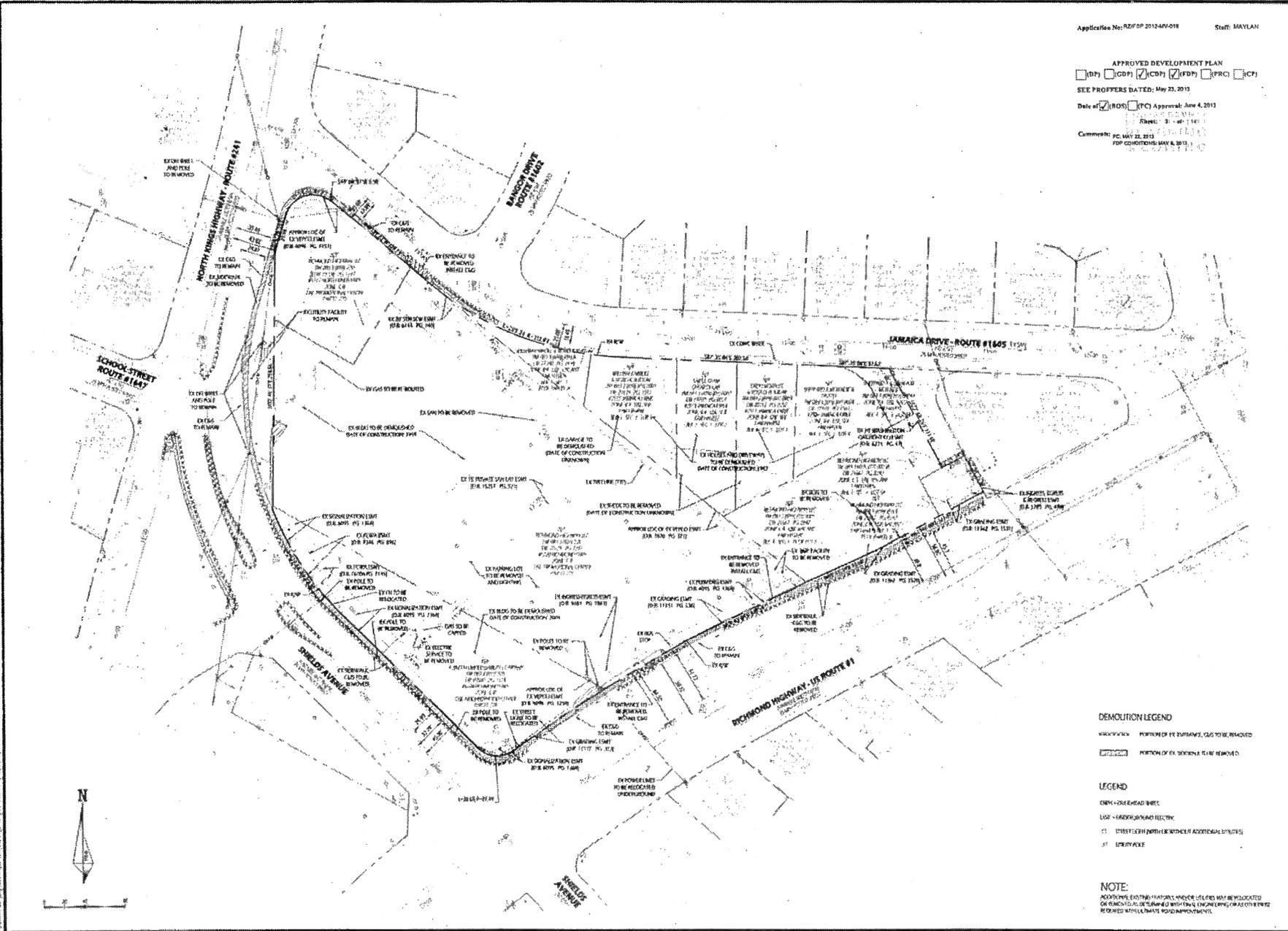
15400 UNIVERSITY DRIVE, SUITE 100, DALLAS, TEXAS 75244
 TEL: 972-443-9100
 FAX: 972-443-9101
 WWW.SMITHENGINEERING.COM



SMITH ENGINEERING
 PROJECT: 08501
 15400 UNIVERSITY DRIVE, SUITE 100, DALLAS, TEXAS 75244
 TEL: 972-443-9100
 FAX: 972-443-9101
 WWW.SMITHENGINEERING.COM

PLAN ITEMS	REVISIONS
01	ISSUED TO RFP
02	ISSUED TO RFP
03	ISSUED TO RFP
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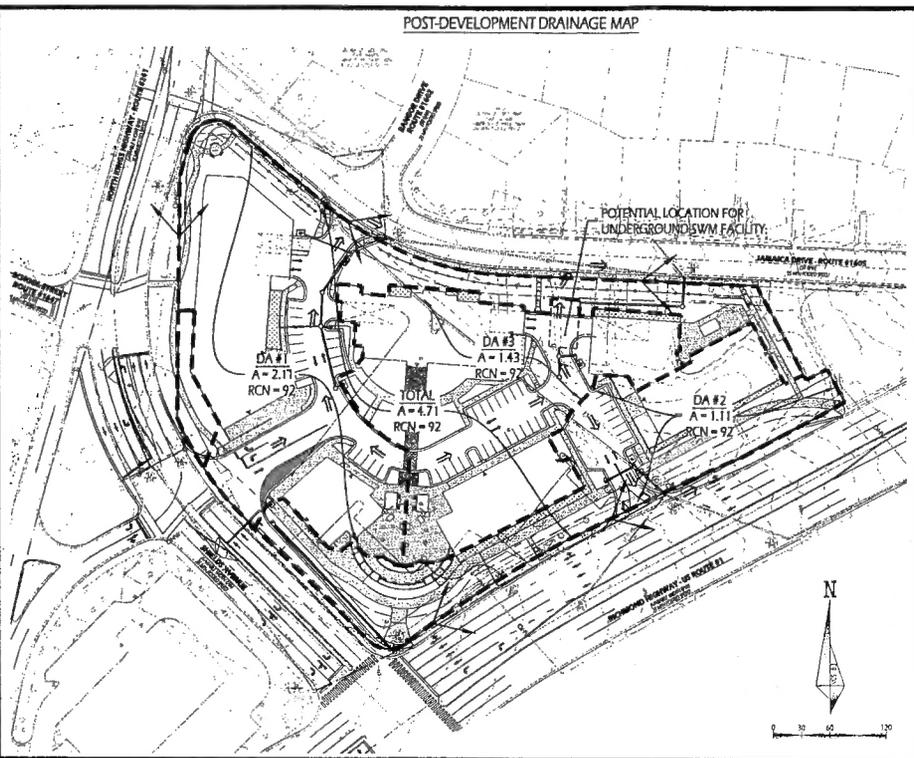
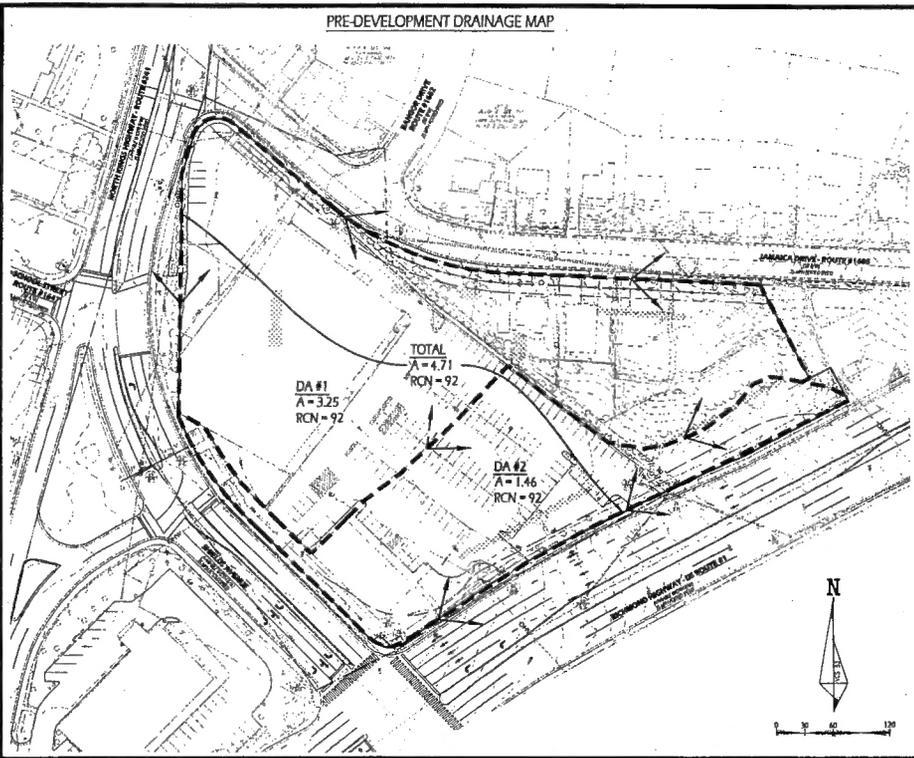
SCALE: 1" = 40'
 DATE: MAY 1, 2013
 SHEET: 03 OF 14



DEMOLITION LEGEND
 [Symbol] PORTION OF EX DEMOLISH, TO BE REMOVED
 [Symbol] PORTION OF EX TO BE REMOVED

LEGEND
 [Symbol] EXISTING OVERHEAD WIRE
 [Symbol] EXISTING UNDERGROUND WIRE
 [Symbol] EXISTING STREET LIGHTS
 [Symbol] EXISTING UTILITY

NOTE:
 ALL EXISTING UTILITIES AND WIRE LINES ARE TO BE DEMOLISHED OR RELOCATED AS SHOWN ON THIS PLAN. ENGINEERING OR ARCHITECTURE REQUIRED WHERE NECESSARY FOR DEMOLITION.



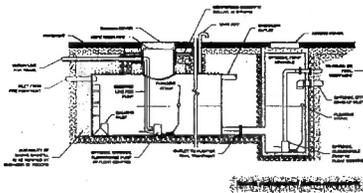
STORMWATER MANAGEMENT NARRATIVE

THE EXISTING SITE CONSISTS OF TWO COMMERCIAL BUILDINGS, A PARKING LOT, AND FOUR SINGLE FAMILY HOMES. THE PRE-DEVELOPMENT SUPERFICIAL AREA IS 7.143 AC AND HAS A RUNOFF COEFFICIENT OF 0.12. THIS PLAN PROPOSES FOUR BARRIERS (USE BUILDINGS WITH PARASURFACING AND UNDERGROUND DRIVE ACOES AND LANDSCAPING). A POST-DEVELOPMENT RCN NUMBER OF 92 IS EXPECTED. IN ORDER TO CONTROL POST DEVELOPMENT FLOWS, UNDERGROUND DETENTION METHODS, INCLUDING BUT NOT LIMITED TO: (UNDERGROUND WALLS), SWM FACILITY, AND WATER REUSE TECHNIQUES, MAY BE IMPLEMENTED ON SITE. SPECIFIC FACILITIES SHALL BE DESIGNED WITH FINAL ENGINEERING. THE APPROPRIATE LOCATION FOR SUCH A FACILITY (MORE THAN ONE MAY BE NECESSARY) HAS BEEN SHOWN ON THIS SHEET. A MORE SPECIFIC DESIGN WITH SUPPORTING CALCULATIONS SHALL BE PROVIDED WITH FINAL ENGINEERING, HOWEVER PRELIMINARY CALCULATIONS HAVE BEEN PROVIDED HEREON. NATURAL DRAINAGE DIVIDES SHALL BE HONORED TO THE EXTENT PRACTICAL.

PRE-DEVELOPMENT (TOTAL)

AREA = 4.71 AC
 RCN = 92
 TC = 5 MIN
 2 YEAR = 14.90 CFS
 10 YEAR = 22.28 CFS
 20% REDUCTION
 2 YEAR = 12.28 CFS
 10 YEAR = 18.28 CFS
 VOLUME 2 YEAR = 40,206 CF
 VOLUME 10 YEAR = 30,155 CF

***POTENTIAL UNDERGROUND SWM FACILITY**



*EXACT TYPE OF FACILITY TO BE DETERMINED WITH FINAL ENGINEERING

←← OVERLAND RELIEF FLOW PATH

NOTE:

1. ESTIMATE LIMIT OF 100-YEAR OVERLAND RELIEF WILL BE DETERMINED WITH FINAL ENGINEERING TO ENSURE PERMANENT STRUCTURES WILL NOT BE IMPACTED.
2. CISTERN SHALL BE DESIGNED SUCH THAT DURING PERIODS OF NO IRRIGATION (WATER REUSE), THE FACILITY SHALL RELEASE AT A RATE NECESSARY TO DRAIN WITHIN 72 HOURS.

Application No: RZFDP 2012-MV-018

Site #: MAYLAN

APPROVED DEVELOPMENT PLAN
 (DP) (CDP) (CDD) (FUP) (PRO) (CT)

SEE PRO DIFFERS DATED: May 22, 2013

Date of (BOS) (PC) Approval: June 4, 2013

Sheet: 4 of 14

Comment: MAY 22, 2013
 FDP CONDITIONS: MAY 8, 2013

POST-DEVELOPMENT (DA #1)

AREA = 2.11 AC
 RCN = 92
 TC = 5 MIN
 2 YEAR = 7.79 CFS
 10 YEAR = 13.73 CFS

POST-DEVELOPMENT (DA #2)

AREA = 1.11 AC
 RCN = 92
 TC = 5 MIN
 2 YEAR = 3.98 CFS
 10 YEAR = 7.22 CFS

POST-DEVELOPMENT (DA #3) TO SWM FACILITY

AREA = 1.43 AC
 RCN = 92
 TC = 5 MIN
 2 YEAR = 5.13 CFS
 10 YEAR = 9.05 CFS

POST-DEVELOPMENT (TOTAL)

AREA = 4.71 AC
 RCN = 92
 TC = 5 MIN
 2 YEAR = 16.90 CFS
 10 YEAR = 29.81 CFS
 VOLUME 2 YEAR = 40,206 CF
 VOLUME 10 YEAR = 30,155 CF

2-YEAR ALLOWABLE RELEASE RATES FROM SWM FACILITY

$Q_{release} = Q_{in} - V_{in} \frac{dV_{in}}{dt}$
 $2\text{-YEAR}_{release} = 12.68 - 7.79 - 3.98 = 8.11 \text{ CFS}$

10-YEAR ALLOWABLE RELEASE RATES FROM SWM FACILITY

$Q_{release} = Q_{in} - V_{in} \frac{dV_{in}}{dt}$
 $10\text{-YEAR}_{release} = 29.81 - 13.73 - 7.22 = 19.06 \text{ CFS}$

2-YEAR VOLUME REDUCTION (TOTAL SITE)

$V_{red} = V_{in} - V_{out}$
 $2\text{-YEAR}_{V_{red}} = 40,206 - 30,155 = 10,051 \text{ CF}$

***ANTICIPATED RELEASE RATES (TOTAL)**

$Q_{total} = 2\text{-YEAR} = 0.00 \text{ CFS (SWM FACILITY)} + 7.79 \text{ CFS (DA #1)} + 3.98 \text{ CFS (DA #2)} = 11.77 \text{ CFS}$
 $Q_{total} = 10\text{-YEAR} = 3.38 \text{ CFS (SWM FACILITY)} + 13.04 \text{ CFS (DA #1)} + 8.24 \text{ CFS (DA #2)} = 24.66 \text{ CFS}$
 *EXACT TYPE TO BE DETERMINED WITH FINAL ENGINEERING

SMITH ENGINEERING

STORMWATER MANAGEMENT PLAN
 THE GRANDE AT HUNTINGTON
 CONCEPTUAL / FINAL DEVELOPMENT PLAN
 HUNTINGTON, VIRGINIA
 COUNTY: LAMAR COUNTY, VIRGINIA
 CO. # 2012-01-08



SMITH ENGINEERING

PROJECT: 085-01

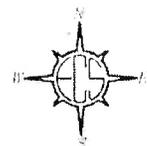
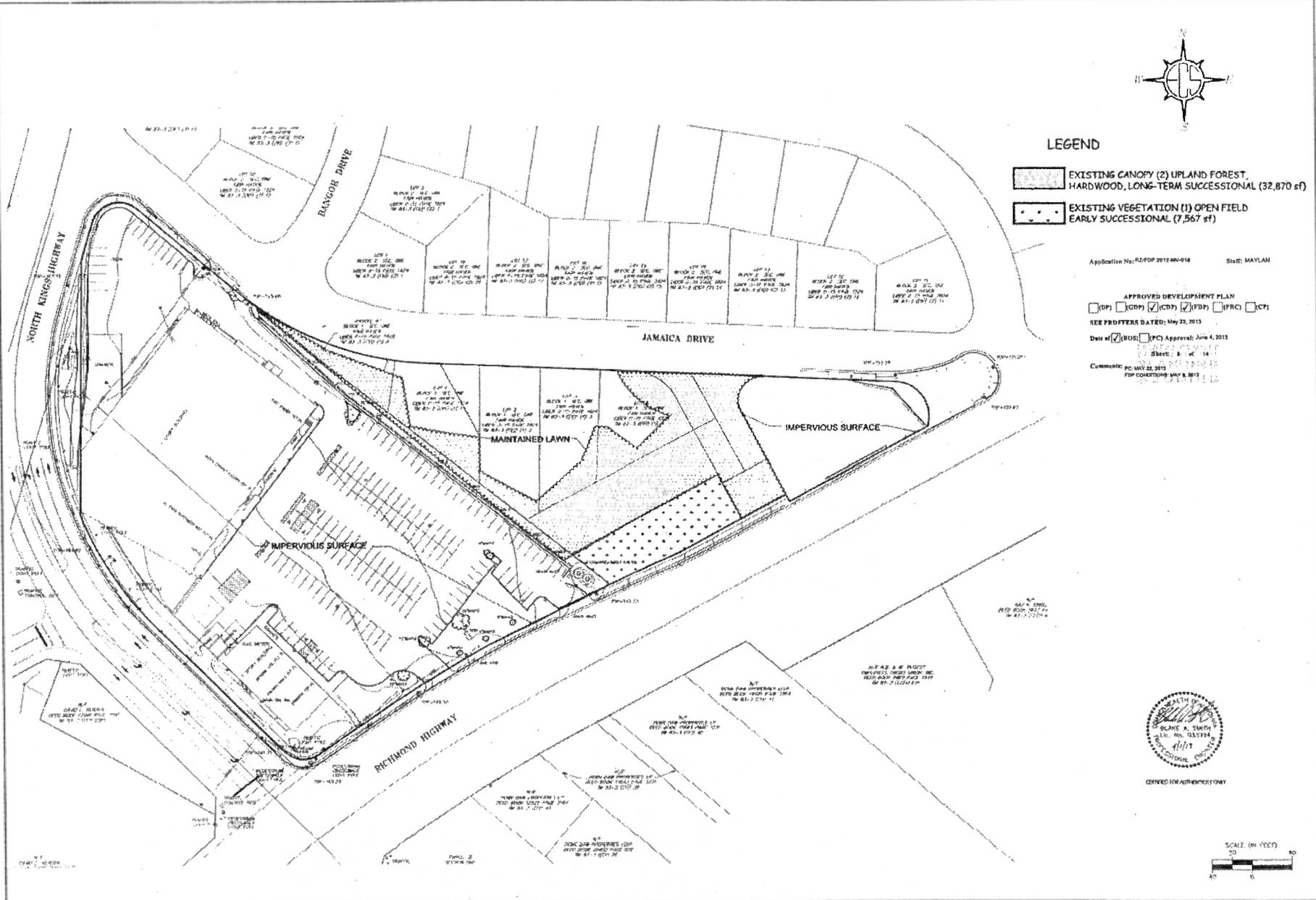
BLAKE A. SMITH
 703-558-4204
 BLAKE@SMITHENGINEERING.COM

11970 BOULEVARD SUITE 101
 CHARLETT, VA 26151

PLAN YEARS

DATE	STATUS
07/17/12	ISSUED TO CLIENT
09/25/12	SUBMIT TO DPZ
11/14/12	SUBMIT TO DPZ
12/07/12	SUBMIT TO DPZ
01/14/13	SUBMIT TO DPZ
02/15/13	SUBMIT TO DPZ
04/01/13	SUBMIT TO DPZ

SCALE: 1" = 60'
 DATE: JUL 1, 2012
 SHEET: 01 OF 14



LEGEND

- EXISTING CANOPY (2) UPLAND FOREST, HARDWOOD, LONG-TERM SUCCESSIONAL (32,870 sf)
- EXISTING VEGETATION (1) OPEN FIELD EARLY SUCCESSIONAL (7,567 sf)

Application No: RZ-FDP 2012-00-018 Staff: MAYLAN

APPROVED DEVELOPMENT PLAN
 (DP) (DD) (CD) (FD) (PR) (CT)
 SEE PROFFERS DATED: May 23, 2013
 Date of (BUS) (PC) Approval: June 4, 2013
 Comment: PC MAY 22 2013 FOR CONDITIONS MAY 8 2013



ENGINEER/ARCHITECT/PLANNER

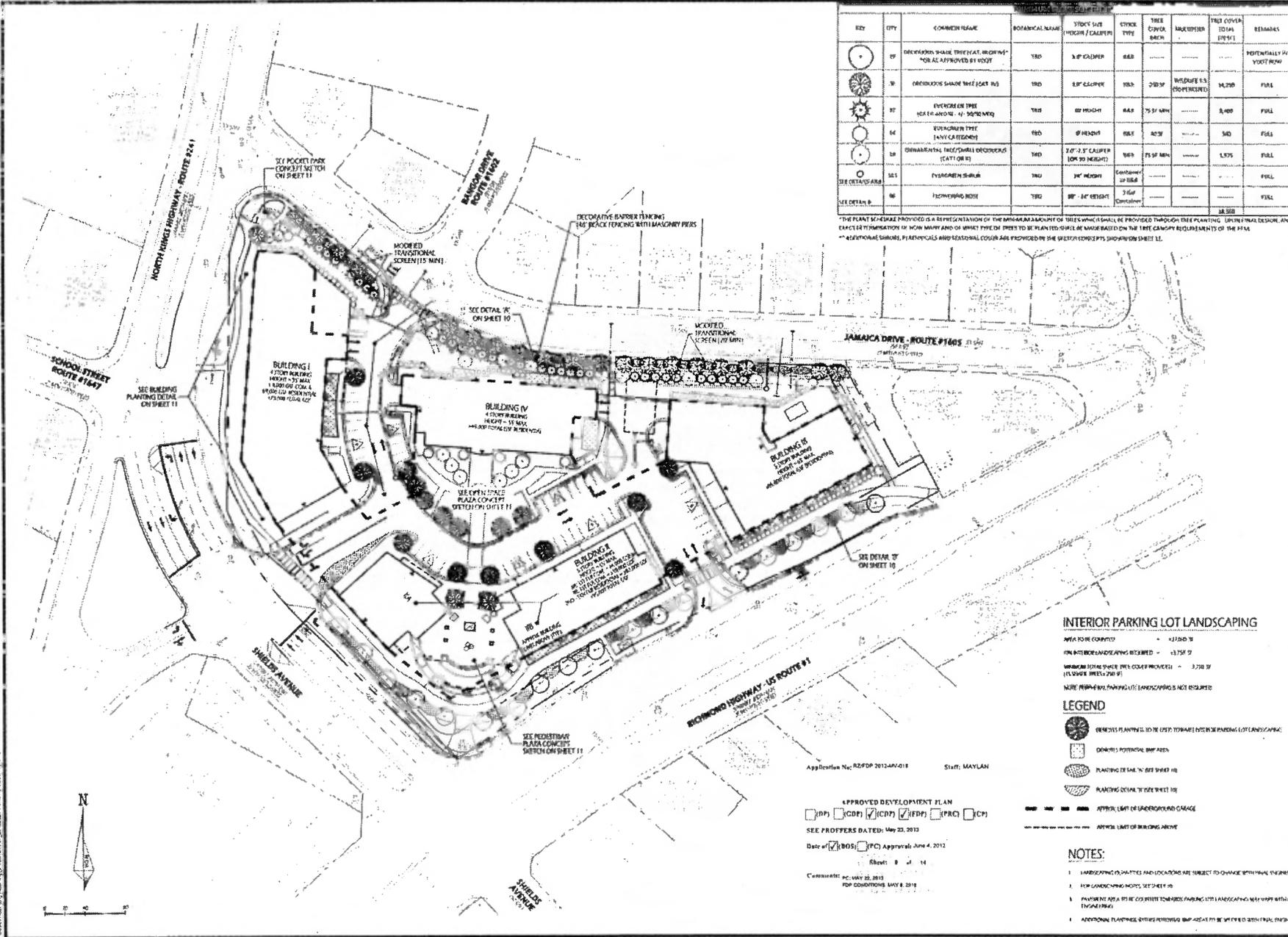


DEVELOPMENT OF THE STANDARD FOR SERVICE
 OF THE STATE OF VIRGINIA
 PROFESSIONAL ENGINEER
 IN THE STATE OF VIRGINIA
 NO. 12345



THE GRANDE AT HUNTINGTON
HUNTINGTON, VIRGINIA
 FAIRFAX COUNTY

EXISTING VEGETATION
MAP
 6220 GRANDE LLC



KEY	SYM	COMMON NAME	BOTANICAL NAME	STOCK SIZE (HIGHS / CALIPERS)	STOCK TYPE	TREE COVER BASH	MAX HEIGHT	TREE COVER (10/14/18/21)	REMARKS
1	○	DECAENIA SHADE TREE (CAT. 100) **	TRD	3" @ CALIPER	66B	---	---	---	POTENTIALLY IN YOUTH ROW
2	○	DECAENIA SHADE TREE (CAT. 10)	TRD	3" @ CALIPER	103B	200W	---	14,250	FULL
3	○	EVERGREEN TREE (CAT. 10) **	TRD	6" @ HEIGHT	AA4	75 SF MIN	---	4,400	FULL
4	○	EVERGREEN TREE (CAT. 10) **	TRD	6" @ HEIGHT	BB4	40 SF	---	540	FULL
5	○	ORNAMENTAL TREE (CAT. 10) **	TRD	3" @ CALIPER (OK TO HEIGHT)	103B	75 SF MIN	---	1,575	FULL
6	○	EVERGREEN SHrub	TRD	1" @ HEIGHT	---	---	---	---	FULL
7	○	FLORIBUND ROSE	TRD	6" @ HEIGHT	---	---	---	---	FULL

THE PLANT SCHEDULE PROVIDED IS A REPRESENTATION OF THE APPROXIMATE QUANTITY OF TREES WHICH SHALL BE PROVIDED THROUGH TREE PLANTING. DURING FINAL DESIGN, AN EXACT QUANTITY IN HOW MANY AND OF WHAT TYPE OF TREES TO BE PLANTED SHALL BE MADE BASED ON THE TREE CANOPY REQUIREMENTS OF THE PLAN. ** ADDITIONAL SYMBOLS, PLANTINGS AND SEASONAL COLOR ARE PROVIDED IN THE SHEET FOR THE PLS. (SHOW ON SHEET 11)

INTERIOR PARKING LOT LANDSCAPING

AREA TO BE CONSIDERED: 43,740 SF
 ON INTERIOR LANDSCAPING RESERVED: 43,740 SF
 MINIMUM TOTAL TREE COVER PROVIDED: 3,750 SF (8.5% TREE COVER)
 NOTE: PERMANENT PARKING LOTS (EMERGENCIES) ARE EXCLUDED

LEGEND

- TREE PLANTING TO BE USED TO ACHIEVE INTERIOR PARKING LOT LANDSCAPING
- DRIVEWAY POTENTIAL IMPACTS
- PLANTING DETAIL TO SEE SHEET 10
- PARKING DETAIL TO SEE SHEET 10
- APPROX. LIMIT OF UNDERGROUND GARAGE
- APPROX. LIMIT OF BUILDING ABOVE

NOTES:

1. LANDSCAPING PLANTINGS AND LOCATIONS ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING.
2. FOR LANDSCAPING NOTES, SEE SHEET 10.
3. PLANTING AREA TO BE COVERED THROUGH PARKING LOT LANDSCAPING MAY VARY WITH FINAL ENGINEERING.
4. ADDITIONAL PLANTING SYMBOLS PROVIDED MAY BE USED AT DISCRETION OF THE ENGINEER.

Application No: RZ/FDP 2012-041-018 Staff: MAYLAN

APPROVED DEVELOPMENT PLAN

SEE PROFFERS DATED: May 23, 2012

Date of [X] (BOS) [] (PC) Approval: June 4, 2012

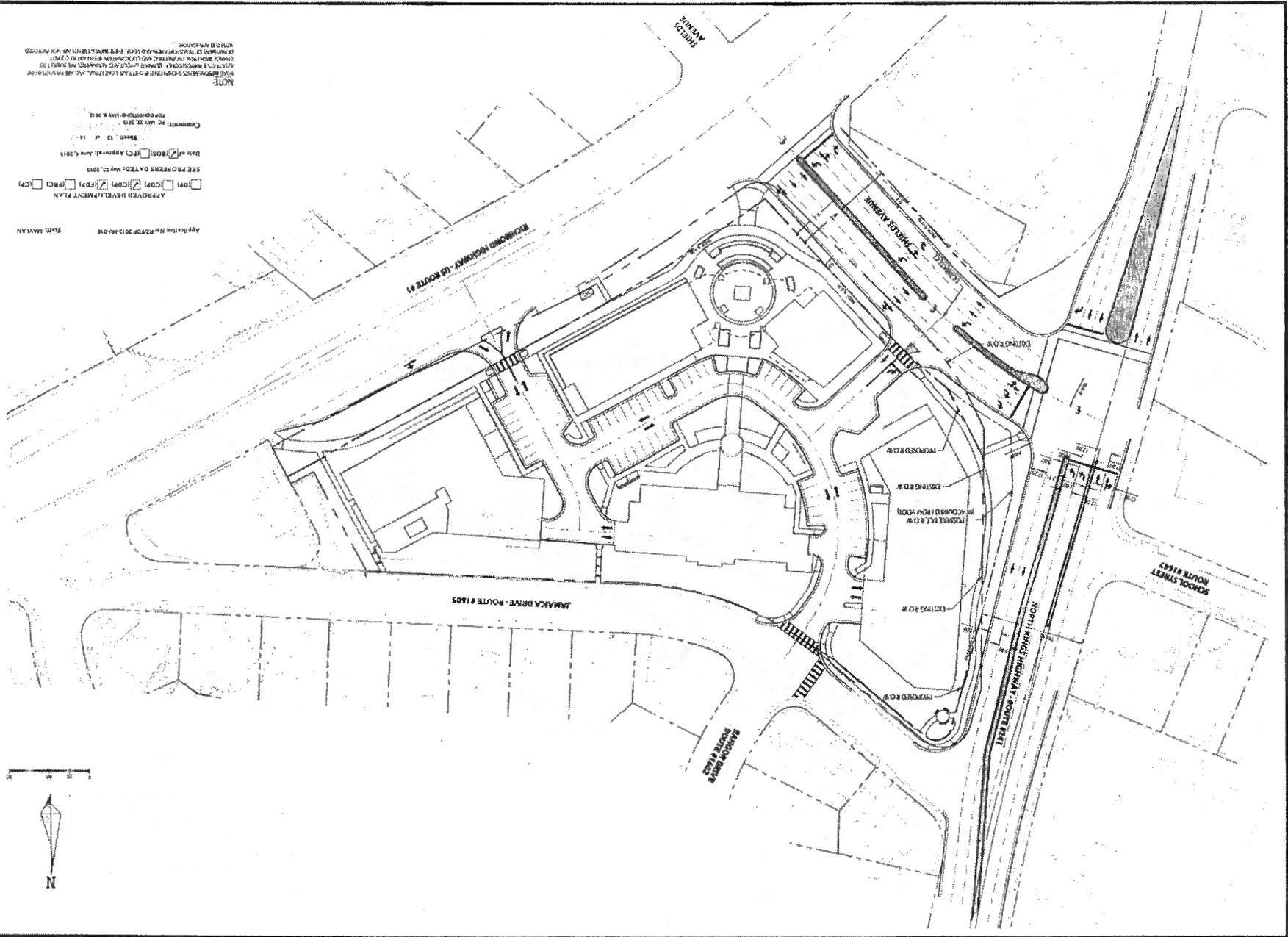
Comments: 05 MAY 23 2012 FOR CONSTRUCTION MAY 8 2012

SMITH ENGINEERING

LANDSCAPE PLAN
THE GRANDE AT HUNTINGTON
CONCEPTUAL / FINAL DEVELOPMENT PLAN

SMITH ENGINEERING
PROJECT: 005-01
BLAKE A. SMITH
REGISTERED PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LICENSE NO. 53399-1
1495 BRIDGE DRIVE SUITE 101
CHARLOTTE, NC 28217

SCALE: 1" = 40'
ANSI L 1542
SHEET 25 OF 48



NOTE
 THIS PLAN IS A PRELIMINARY PLAN AND IS SUBJECT TO CHANGE WITHOUT NOTICE. THE CLIENT IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE CLIENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE ENGINEER'S RESPONSIBILITY IS LIMITED TO THE DESIGN AND CONSTRUCTION OF THE PROJECT AS SHOWN ON THIS PLAN. THE ENGINEER DOES NOT WARRANT THE ACCURACY OF THE INFORMATION PROVIDED HEREON.

APPROVED DEVELOPMENT PLAN
 (DP) (CB) (CDM) (FD) (PC) (CP)

SEE PREPARED BY: MAY 23, 2013
 DATE #1 (BOS) (PC) APPROVAL DATE 4, 2013
 SHEET 13 OF 14
 COMMENTS: NO. MAY 22, 2013
 FOR COMMENTS: MAY 8, 2013

APPROVED BY: RZDF 2013/04/03
 SMITH ENGINEERING

SMITH ENGINEERING
 PROJECT: 08501
 DATE: JAN 1, 2013
 SHEET 13 OF 14

ULTIMATE ROAD IMPROVEMENTS EXHIBIT
THE GRANDE AT HUNTINGTON
 CONCEPTUAL / FINAL DEVELOPMENT PLAN

SMITH ENGINEERING

RZ 2012-MV-018

Zoning Application Closeout Summary Report

Printed: 6/7/2013

General Information

APPLICANT: CAPITAL INVESTMENT ADVISORS, LLC
DECISION DATE: 06/04/2013
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM MAYLAND
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON JUNE 4, 2013 SUPERVISOR MCKAY RECOMMENDED APPROVAL OF RZ 2012-MV-018 AND ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN SUBJECT TO THE PROFFERS DATED MAY 23, 2013. HE ALSO RECOMMENDED APPROVAL OF WAIVER #9285-WPFM-001-1 OF SECTION 6-0303.8 OF THE PUBLIC FACILITIES MANUAL TO ALLOW FOR AN UNDERGROUND STORMWATER VAULT ON A RESIDENTIAL PROPERTY SUBJECT TO THE WAIVER CONDITIONS IN ATTACHMENT A OF APPENDIX 3 OF THE STAFF REPORT AND DATED FEBRUARY 6, 2013 AND APPROVAL OF A MODIFICATION OF SECTION 13-303 OF THE ZONING ORDINANCE FOR TRANSITIONAL SCREENING AND WAIVER OF SECTION 13-304 FOR THE BARRIER REQUIREMENTS BETWEEN THE RESIDENTIAL AND COMMERCIAL USES WITHIN THE PROPERTY AND ALONG THE PROPERTY BOUNDARIES IN FAVOR OF THE LANDSCAPING DEPICTED ON THE CDP/FDP AND A WAIVER OF SECTION 12-0508 OF THE PUBLIC FACILITIES MANUAL FOR THE TREE PRESERVATION TARGET AND A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG RICHMOND HIGHWAY. THE MOTION WAS SECONDED BY SUPERVISOR HYLAND AND WAS APPROVED WITHOUT OBJECTION.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
C-8	4.71 ACRES	PRM	4.71 ACRES	PRM	4.71 ACRES

Tax Map Numbers

0833 ((09))(01)0001	0833 ((09))(01)0003	0833 ((09))(01)0005	0833 ((01))()0022 C	0833 ((01))()0022 D
0833 ((09))(01) B	0833 ((09))(01)0002	0833 ((09))(01)0005 A	0833 ((09))(01) A	0833 ((09))(01)0004 A
0833 ((01))()0022 B	0833 ((09))(01)0004			

Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES. LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES. LAND AREA
MFD	275	4.71 ACRES		33			
TOTALS	275			33			

6/7/2013

Approved Waivers/Modifications

WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
 WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE
 WAIVE BARRIER REQUIREMENT
 MODIFY TRANSITIONAL SCREENING REQUIREMENT
 WAIVE SERVICE DRIVE REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 05-23-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
LIMITS OF CLEARING AND GRADING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC CALMING MEASURES	01-01-0001	0	SITE PLAN	\$7,500	01-01-0001
DESIGN AMENITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PUBLIC AMENITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	RUP	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	RUP	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	RUP	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	RUP	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	SITE PLAN	\$314,640	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	RUP	\$358,986	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	RUP	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	RUP	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	RUP	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	RUP	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	RUP	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	SITE PLAN	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	AT REDEVELPMNT	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	SITE PLAN	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION / OTHER TRANSPORTATION	01-01-0001	0	SITE PLAN	\$250,000	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	SITE PLAN	\$0	01-01-0001

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 06-07-2013

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	SITE PLAN	0	01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001

FDP 2012-MV-018

Zoning Application Closeout Summary Report

Printed: 6/7/2013

General Information

APPLICANT: CAPITAL INVESTMENT ADVISORS, LLC
DECISION DATE: 05/22/2013
CRD: YES
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM MAYLAND
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON MAY 22, 2013, COMMISSIONER MIGLIACCIO MOVED APPROVAL OF FDP 2012-MV-018 SUBJECT TO THE DEVELOPMENT CONDITIONS DATED MAY 8, 2013 AND THE BOARDS APPROVAL OF RZ 2012-MV-018. SECOND BY COMMISSIONER SARGENT AND APPROVED WITHOUT OBJECTION.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	4.71 ACRES

Tax Map Numbers

0833 ((09))(01)0001	0833 ((09))(01)0003	0833 ((09))(01)0005	0833 ((01))()0022 C	0833 ((01))()0022 D
0833 ((09))(01) B	0833 ((09))(01)0002	0833 ((09))(01)0005 A	0833 ((09))(01) A	0833 ((09))(01)0004 A
0833 ((01))()0022 B	0833 ((09))(01)0004			

Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	275	4.71 ACRES		33			
TOTALS	275			33			

6/7/2013

Approved Waivers/Modifications

WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE
WAIVE BARRIER REQUIREMENT
MODIFY TRANSITIONAL SCREENING REQUIREMENT
WAIVE SERVICE DRIVE REQUIREMENT

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 06-07-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	SITE PLAN	0	01-01-0001
OFF-SITE IMPROVEMENTS - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001

6/7/2013

REVITALIZATION



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ/FDP 2012-MV-018
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 AUG 01 2012

APPLICATION FOR A REZONING (PLEASE TYPE or PRINT IN BLACK INK)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Capital Investment Advisors, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-5, C-8 and R-4 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ()	CDP (X)	FDP (X)	CDPA ()	FDPA ()
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LEGAL DESCRIPTION:

Metes and Bounds - See Attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

83-3	((1))		22B, 22C and 22D	Approx. 4.708 acres
83-3	((9))	(1)	A, B, 1, 2, 3, 4, 4A, 5 and 5A	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

6228, 6220 Richmond Highway, 6117 North Kings Highway, 2515, 2513, 2511, 2509 Jamaica Drive, Alexandria, VA 22303

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

Northeast quadrant of Richmond Highway (Rte. 1) and North Kings Highway (Rte. 241)	
PRESENT USE: Residential and Commercial	PROPOSED USE: Multifamily residential w/first floor retail
MAGISTERIAL DISTRICT: Mount Vernon	OVERLAY DISTRICT (S): H-C, CRD

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Lynne J. Strobel, attorney/agent

Type or Print Name
 WALSH, COLUCCI, LUBELEY, EMRICH & WALSH, P.C.
 2200 Clarendon Blvd, Suite 1300, Arlington, VA 22201

Lynne J. Strobel

 Signature of Applicant or Agent
 (Work) (703) 528-4700 (Mobile)

 Telephone Number

Address

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: October 17, 2012

Fee Paid \$ 34,005.00

RZ/FDP 2012-0177/0178 mpc
Victoria Ruffner
 10/17/12