



# County of Fairfax, Virginia

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

May 1, 2013

Brian J. Winterhalter  
Cooley LLP  
Reston Town Center  
One Freedom Square  
11951 Freedom Drive  
Reston, VA 20190

RE: Rezoning Application RZ 2010-HM-008

Dear Mr. Winterhalter:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 30, 2013, granting Rezoning Application RZ 2010-HM-008 in the name of RBP & M LLC, Section 913, LP and Bozzuto Development Company. The Board's action rezones certain property in the Hunter Mill District from the I-4 District to PRM District to permit mixed use development with a Floor Area Ratio (FAR) of 2.5 on the northern portion and a 0.42 FAR on the southern portion, excluding bonus density associated with ADU and WDU, approval of the conceptual development plan and a waiver #2615-WPFM-003-01 to permit the location of underground storm water management facilities. The subject property is located N. of Route 267, S. of Sunset Hills Road and W. of Wiehle Avenue on approximately 5.507 acres of land. [Tax Map 17-4 ((19)) 1-4, 5A and 6A; 17-4 ((24)) 4B], and is subject to the proffers dated April 11, 2013.

**The Board also:**

- Modified paragraph 1 of Section 16-102 of the Zoning Ordinance for yard regulations, setbacks, bulk regulations, and building heights, in favor of that shown on the CDP/Final Development Plan (FDP).
- Modified the transitional screening and a waiver of the barrier requirements, in favor of that shown on the CDP/FDP.
- Modified the loading requirement, in favor of the loading spaces depicted on the CDP/FDP.

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

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The Board also:

- Modified paragraph 4 of Section 17-201 of the Zoning Ordinance for the widening of Sunset Hills Road, in favor of that shown on the CDP/FDP and as proffered
- Approved a deviation from the tree preservation target percentage, in favor of the proposed landscaping shown on the CDP/FDP and as proffered
- Waived paragraph 1(b) of Section 2-414 to permit the existing office building to be set back approximately 70 feet from the Dulles Toll Road
- Approved waiver to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8), subject to the conditions dated October 9, 2012, for Waiver Number 2615-WPFM 003-1.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill 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 30<sup>th</sup> day of April, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2010-HM-008**

**WHEREAS**, RBP & M, LLC, Section 913, LP and Bozzuto Development Company, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-4 District to the PRM District, 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

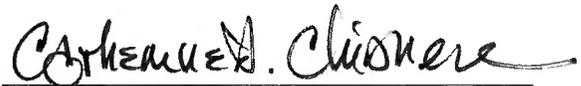
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM 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 30th day of April, 2013.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**RBP & M, LLC  
BOZZUTO DEVELOPMENT COMPANY  
SECTION 913 LIMITED PARTNERSHIP  
PROFFER STATEMENT  
RZ 2010-HM-008**

**November 9, 2010  
Revised April 11, 2013**

Pursuant to Section 15.2-2303 (A) of the Code of Virginia (1950, as amended) and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended) (the "Zoning Ordinance"), the property owners and applicants, for themselves and their successors and assigns (collectively referred to as the "Applicant"), in this rezoning application proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Map as 17-4 ((19)) 1, 2, 3, 4, 5A, and 6A (the "RBP & M Property") and 17-4 ((24)) 4B (the "Section 913 Property" and, collectively with the RBP & M Property, the "Property") shall be in accordance with the following conditions ("Proffers") if, and only if, RZ 2010-HM-008 (the "Application") is granted. In the event that this Application is denied, these Proffers shall be immediately null and void and of no further force or effect.

**GENERAL**

1. Conceptual Development Plan/Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") dated April 23, 2010, and revised through February 7, 2013, prepared by Urban Ltd., and consisting of 31 sheets, as further described below.
2. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan are presented on the same sheets and defined as the CDP/FDP in Proffer 1, it shall be understood that the CDP consists of (i) the maximum square footage of permitted development on the Property, including the proposed mix and locations of uses as set forth on the CDP/FDP and as qualified under Proffer 5; (ii) the minimum proposed open space; (iii) the general location and arrangement, minimum setbacks, and maximum building heights of the buildings on the Property as shown on the CDP/FDP; and (iv) the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property (collectively, the "CDP Elements"). The Applicant reserves the right to request approval from the Planning Commission of a Final Development Plan Amendment ("FDPA") pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements for all or a portion of the Property and the CDP/FDP, provided such FDPA is in substantial conformance with these Proffers.
3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted pursuant to Section 16-403(4) of the Zoning Ordinance when necessitated by sound engineering or when

necessary as part of final site engineering. Such modifications shall be permitted, provided: (a) the maximum building heights for each building are not increased beyond the heights identified on Sheet 6 of the CDP/FDP and Proffer 7; (b) the minimum setbacks for each building are not decreased beyond the setbacks identified in Sheet of the CDP/FDP; (c) the amount of open space identified on Sheet 2 of the CDP/FDP is not reduced; and (d) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP.

4. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment ("CDPA"), FDP, Proffered Condition Amendment ("PCA"), Rezoning, Special Exception, Comprehensive Sign Plan, Special Permit, Variance or other zoning action (including that the Section 913 Property may be the subject of any such an application in order to develop the Phase II Development, as hereinafter defined, in accordance with Proffer 5 below) without the joinder and/or consent of the owners of the other land areas, provided that such application complies with Par. 6 of Sect. 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application shall remain in full force and effect.

#### PROPOSED DEVELOPMENT

5. Proposed Development. Redevelopment of the Property may occur in phases. The development proposed with this Application shall include: (a) a multi-family residential building on the RBP & M Property containing up to 421 multi-family dwelling units (the "Residential Units") and up to 10,000 square feet of non-office secondary uses ("Secondary Uses") as permitted under Section 6-403 of the Zoning Ordinance (the "Proposed Development") in accordance with the tabulations set forth on Sheet 2 of the CDP/FDP; and (b) the existing office building on the Section 913 Property containing 30,608 square feet of office and accessory uses ("Office Uses") in accordance with the tabulations set forth on Sheet 2 of the CDP/FDP (collectively, the Proposed Development and the Office Uses shall constitute the "Phase I Development"). The Applicant anticipates that the Section 913 Property may be the subject of a future Rezoning, CDPA, FDP, PCA or other zoning action, as permitted in accordance with Proffer 4 above, to redevelop the Section 913 Property (the "Phase II Development"). Although no improvements are proposed for the Section 913 Property with Phase I, the Section 913 Property is included with this Application for the purpose of facilitating coordinated development of the RBP & M Property and the Section 913 Property. At such time as the Phase II Development occurs, such development shall be consistent with, and complementary to, the general character of the Phase I Development as a high-quality, mixed-use, and transit-oriented development and shall be well-integrated into the transit station area.

6. Secondary Uses. The Secondary Uses shall be located on the ground floor of the residential building along the Reston Station Boulevard frontage of the RBP & M Property as shown on Sheet 6 of the CDP/FDP. The Applicant shall develop a minimum of 3,500 square feet of Secondary Uses, provided, however, that the Applicant may convert such Secondary Use space to amenity space for residents of the building (such as, but not limited to, a fitness center,

business center, or community room) if the Applicant is unable to lease the Secondary Use space for Secondary Uses within one (1) year of the issuance of Residential Use Permits ("RUPs") for sixty-five percent (65%) or more of the Residential Units shown on the final site plan. The Secondary Uses shall have at least two (2) direct pedestrian access points from the sidewalk along the north side of Reston Station Boulevard.

7. Building Height. The building heights for the Proposed Development shall not exceed the maximum building heights shown on Sheet 6 of the CDP/FDP. Building height shall be measured in accordance with the provisions of the Fairfax County Zoning Ordinance and shall be exclusive of those structures that are excluded from the maximum building height regulations as set forth in Section 2-506 of the Zoning Ordinance, including, for example, penthouses and other rooftop structures used for common amenity space, exercise rooms, meeting rooms and similar facilities. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than that which is represented on the CDP/FDP, provided the configuration of the building footprint remains in substantial conformance with that shown on the CDP/FDP.

8. Declarations and Owners' Associations.

- A. Umbrella Owners' Association. At any time, the Applicant may record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the RBP & M Property to address the general maintenance and other obligations (including stormwater management and transportation demand management) of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. If recorded or established, the declaration and/or UOA documents shall separately identify those maintenance or proffer obligations that will or are expected to fall principally on owners or residents of the residential building and such obligations shall be disclosed to the owners/residents in accordance with the terms of this proffer.
- B. Homeowner and Condominium Owners' Association. In the event units in the residential building are held for sale, the Applicant shall cause either a homeowners' association and/or a condominium owners' association ("HOA/COA") to be formed for the residential building. If a declaration is recorded and/or a UOA is established for the RBP & M Property, the HOA/COA shall be a member of the declaration and/or UOA.
- C. Commercial Association. In the event the residential building is a rental residential building without units held for sale, the Applicant may cause a Commercial Association ("CA") to be formed for the residential building. If a declaration is recorded and/or a UOA is established for the RBP & M Property, the CA shall be a member of the declaration and/or UOA.
- D. Disclosures. The declaration establishing any HOA/COA/CA on the RBP & M Property (including budgets provided in any offering or sale materials) shall

specify the proffer and maintenance conditions and obligations set forth in these Proffers. Purchasers shall be advised in writing of these proffer conditions and obligations prior to entering into a contract of sale.

- E. UOA Transportation Demand Management ("TDM") Obligations. All residents, tenants, owners, employers and employees living, working, operating a business or owning property within the RBP & M Property shall be advised of the TDM Plan described in Proffer 26. All HOA/COA/CA members shall be informed of any funding obligations for the TDM program prior to entering into a contract of sale, and all such obligations shall be included in the HOA/COA/CA documents.

### LIGHTING

9. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance and shall be generally consistent with the outdoor lighting fixtures provided for other developments in the Wiehle-Reston East Metro Station area, as determined by the Applicant in consultation with the Zoning Evaluation Division ("ZED"). All proposed parking garage and building mounted security lighting on the RBP & M Property shall utilize full cut-off fixtures.

### NOISE ATTENUATION

10. Noise Attenuation. Concurrent with the initial submission of a site plan for the residential building, the Applicant shall submit to the County a refined acoustical analysis detailing the projected noise impacts of the Dulles Toll Road on the Residential Units and proposed mitigation techniques (the "Noise Study"). The Noise Study shall be conducted in accordance with requirements established by the Fairfax County Department of Planning & Zoning ("DPZ") and shall be submitted to DPZ and the Fairfax County Department of Public Works & Environmental Services ("DPWES") for review and approval. The Noise Study shall include projected noise levels in the Residential Units, outdoor balconies/patios, and outdoor recreation areas shown on the submitted site plan based on the proposed final site topography and conditions as shown on the site plan (rather than existing topography and conditions). The Noise Study shall include the following information: site plan and cross section views of the source of the noise in relation to the residential building, the affected Residential Units, and the affected outdoor recreation areas, and the consultant's recommendations for appropriate noise attenuation measures to ensure that the affected areas meet the standards outlined below. A copy of the approved Noise Study shall be included with the submission of the building permit applications for the residential building. The building plan shall identify the noise-affected spaces and the noise attenuation measures, including materials, to be provided to ensure that each such affected occupied space meets the standards outlined below.

- A. Acceptable Noise Levels within Residential Units. The Applicant shall provide noise attenuation measures in order to reduce interior noise in all Residential Units to approximately 45 dBA Ldn or less.

- i. Above 75 dBA Ldn. No Residential Unit (or portion thereof, such as outdoor balconies) may be established in areas projected to be impacted by noise levels greater than 75 dBA Ldn.
  - ii. 70 dBA Ldn to 75 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise greater than 70 dBA Ldn (but not more than 75 dBA Ldn) the Applicant shall construct such units using the following acoustical measures:
    - a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45;
    - b. Doors 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 of Ldn 70 dBA or above;
    - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and
    - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
  - iii. 65 dBA Ldn to 70 dBA Ldn. In order to reduce interior noise to a level of no more than 45 dBA Ldn for Residential Units that are projected to be impacted by noise projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:
    - a. Exterior walls shall have a laboratory STC rating of at least 39;
    - b. Doors 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 of Ldn 70 dBA or above;
    - c. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
    - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- B. Noise Levels at Outdoor Recreation Areas and Balconies/Patios. The Applicant shall provide noise attenuation measures as determined necessary by the Noise Study as approved by DPWES and DPZ to ensure that traffic-related noise in the

outdoor recreation areas and balconies/patios do not exceed 65 dBA Ldn. Adjustments to the noise attenuation measures that are in substantial conformance with those indicated on the CDP/FDP may be permitted subject to the approval of the Zoning Administrator to ensure that the noise attenuation measures provide the necessary noise attenuation.

- C. Noise Contours on Site Plans and Building Permits. All site plans, building permit applications and building plans submitted to the County for the Residential Units shall indicate whether such building is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. Building and site plans for each unit that is subject to noise mitigation as provided herein shall depict the final noise contours as determined by the Noise Study.

### **PARKING**

11. Zoning Ordinance Parking Requirements. Parking shall be provided in accordance with the parking requirements of Article 11 of the Fairfax County Zoning Ordinance, as determined by DPWES, for the uses within the Proposed Development. The maximum number of parking spaces for the Residential Units shall be the minimum number of parking spaces required under Article 11 of the Zoning Ordinance in effect as of the date of these Proffers. The Applicant reserves the right to provide parking spaces for the Secondary Uses in addition to the total number of parking spaces shown on Sheet 2 of the CDP/FDP (a) if such additional spaces result from the final design of the parking structure, or (b) to the extent necessary to accommodate uses established on the RBP & M Property that result in a higher parking requirement than is shown on the CDP/FDP (e.g., eating establishments), provided that (i) the building height as set forth on Sheet 6 of the CDP/FDP and in Proffer 7 are not exceeded and (ii) the building footprints for each building remain in substantial conformance with the building footprints shown on Sheet 6 of the CDP/FDP.

12. Future Parking Reductions. Given (a) the Property's proximity to the Wiehle-Reston East Metro Station, (b) the planned bus service at the Property, (c) the character of the Proposed Development as a mixed-use, urban development, and (d) the Transportation Demand Management ("TDM") Plan detailed in Proffer 26, the Applicant may pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Fairfax County Zoning Ordinance and approved by the Board of Supervisors.

13. Bicycle Parking. As part of site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install secure bicycle storage sufficient to provide one (1) visitor bicycle space for every twenty-five (25) Residential Units, one (1) long-term bicycle space for residents for every five (5) Residential Units, and one (1) visitor/employee bicycle space for every 5,000 square feet of Secondary Uses. The Applicant also shall provide signage within the RBP & M Property to guide bicyclists to the secure bicycle storage facilities. The Applicant shall determine the final location of the secure bicycle storage, the type of bicycle racks, and bicycle signage in consultation with the Fairfax County Department of Transportation

("FCDOT") Bicycle Coordinator prior to site plan approval for the Proposed Development. The bicycle storage facilities designated on the site plan and the bicycle signage shall be installed prior to the issuance of the first RUP for the Residential Units.

14. Electric Vehicle Charging Facilities. As part of site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install at least one (1) electric vehicle charging station, and ancillary wiring and infrastructure necessary to increase the number of electric vehicle charging stations, within the parking garage for the residential building.

### SIGNAGE

15. Signage. Signage for the Proposed Development 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 in accordance with Section 12-210 of the Zoning Ordinance.

### LANDSCAPING

16. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheet 10 of the CDP/FDP (the "Overall Landscape Plan"), which illustrates the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas and parks. The Overall Landscape Plan is conceptual in nature and may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of landscaping as that shown on the Overall Landscape Plan and the CDP/FDP, as determined by Urban Forest Management Division of DPWES ("UFMD").

- A. Native Species. The Applicant shall use native species to the extent practicable throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by UFMD, to modify as part of site plan approval for each building the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for each building of the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the "Landscape Plan") for such building(s), which shall include, among other things:
  - i. Irrigation information;
  - ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;

- iii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings;
  - iv. Information demonstrating that the Landscape Plans are consistent with and are part of implementation of the SWM Plan defined in Proffer 18; and
  - v. Other information that may be requested by UFMD.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Overall Landscape Plan of the CDP/FDP and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the public spaces, courtyard areas and streetscape improvements and plantings as approved by ZED and UFM, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.
- D. Planting Strips. The Applicant shall install street trees consistent with the Streetscape plans included on Sheet 10 of the CDP/FDP. For trees not planted within an 8-foot wide minimum planting area, or that do not meet the minimum planting area required by the PFM, the Applicant shall provide details for alternative designs showing how the proposed planting spaces will provide for normal tree growth and performance by installing structural cells or an equivalent solution acceptable to UFMD to meet the following specifications:
- i. A minimum of 6 feet open surface width and 48 square feet open surface area.
  - ii. Rooting area a minimum of 8 feet wide, which can be achieved in instances where open surface area width is less than 8 feet by providing suitable rooting area below paved surfaces using methods that do not require soil compaction for structural purposes such as structural cells.
  - iii. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 455 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 760 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 400 cubic feet per tree.
  - iv. Planting spaces shall provide 36-48 inches of soil depth.
  - v. Planting spaces shall be interconnected to the furthest extent feasible.

- vi. Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.

The Applicant shall provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting spaces to permit UFMD to verify the proper installation and planting of trees in conformance with the approved site plan. At such time, the Applicant also shall provide UFMD written documentation demonstrating that the materials and methods used satisfy the requirements of the plan and verifying that the contractors performing the work are licensed as may be required by the manufacturer. Following installation and no later than final bond release for the site plan for which this proffer is applicable, the Applicant shall provide written confirmation from a certified arborist and/or landscape architect verifying installation of trees by a licensed contractor consistent with the requirements of this proffer.

- E. Open Space Designs. As part of final engineering and design, and subject to review and approval by ZED, the Applicant may elect to modify the designs of the various open space areas from the designs shown on Sheets 10, 11, and 12 of the CDP/FDP, provided that such modifications offer a similar quality of design and quantity of plantings and materials as those shown on the CDP/FDP and are in accordance with Section 16-403(4) of the Zoning Ordinance. The Applicant shall incorporate into the design or architecture of the Proposed Development public art features or designs selected by the Applicant in consultation with representatives of the Initiative for Public Art in Reston to be maintained by the Applicant. The public art shall be completed prior to final bond release for the Proposed Development.
- F. Tree Preservation. UFM has approved a tree preservation deviation for the RBP & M Property based on the provision that construction activities be reasonably expected to impact existing trees or forested areas used to meet the Tree Preservation Target to the extent these would not likely survive in a healthy and structurally sound manner for a minimum of ten (10) years in accordance with the post-development standards for trees and forested areas provided in Section 12-0403 and 12-0404 of the PFM. The tree canopy requirement will be met with new planting proposed with the Proposed Development.
- G. Tree Replacement. The Applicant shall replace any tree that is planted on the RBP & M Property, and is counted toward meeting the overall tree canopy requirement, that is damaged, such that thirty percent (30%) or more of the crown is no longer viable, as a result of maintenance to the stormwater management facilities and storm sewer pipe on the RBP & M Property with a tree of equal or greater size. The size of the replacement tree shall be based on the caliper size of the tree to be replaced as shown on the final site plan.

17. Streetscaping. The Applicant shall provide streetscape improvements and plantings ("Streetscape") as indicated on the Overall Landscape Plan shown on Sheet 10 of the CDP/FDP. Notwithstanding the foregoing, and subject to approval by ZED, the Applicant may make minor modifications to the Streetscape, including shifting the locations of street trees, to accommodate final architectural designs, sight distance concerns and utilities, as well as to facilitate outdoor elements in the Proposed Development, provided that such changes are in substantial conformance with these Proffers and the CDP/FDP and as approved by DPWES. As part of site plan approval for the Proposed Development, the Applicant shall grant public access easements for the entry plaza area and sidewalks on the RBP & M Property.

### STORMWATER MANAGEMENT

18. Stormwater Management. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable Fairfax County Public Facilities Manual ("PFM") requirements for stormwater quantity and stormwater quality in effect at the time of the approval of this Application. The site plan shall include strategies for addressing both water quantity and water quality management issues, including detailed mitigation measures to be implemented as part of construction. The Applicant shall construct stormwater quantity and quality measures in accordance with the site plan (and each subsequent revision thereto) with the Proposed Development, such that the runoff reductions outlined below shall be achieved.

- A. Stormwater Management Goals. Using a series of infiltration facilities and/or structural and non-structural stormwater management and/or Best Management Practices ("BMP") facilities, the Applicant shall demonstrate the Proposed Development's conformance with applicable PFM requirements for stormwater quantity and stormwater quality in effect at the time of the approval of this Application. Underground stormwater detention shall be provided in conformance with the conditions of DPWES Waiver #2615-WPFM-003-1.
- B. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "SWM Agreement") providing for the perpetual maintenance of all stormwater management facilities that are part of the Proposed Development ("SWM Facilities"). The SWM Agreement shall require the Applicant (or its successors) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.

## TRANSPORTATION IMPROVEMENTS

19. Right-of-Way for Sunset Hills Road. As part of the first site plan approval for the Proposed Development, or upon the written request of Fairfax County, whichever occurs first, the Applicant shall reserve for future dedication to the Board of Supervisors right-of-way to 53 feet from the existing centerline of Sunset Hills Road, as shown on Sheets 2 and 6 of the CDP/FDP. Upon the written request of Fairfax County at such time as the necessary engineering and funding exist to permit the widening of Sunset Hills Road, the Applicant shall dedicate such right-of-way in fee simple to the Board of Supervisors for public street purposes.

20. Right-of-Way and Construction for Reston Station Boulevard and Metro Center Drive. As part of the first site plan approval for the Proposed Development, or upon written request of Fairfax County, whichever occurs first, the Applicant shall dedicate in fee simple the right-of-way along Reston Station Boulevard and Metro Center Drive, as shown as "Proposed R.O.W. Dedication" on Sheet 6 of the CDP/FDP, to the Board of Supervisors for public street purposes. Subject to VDOT approval, the Applicant shall construct widening and frontage improvements, and implement lane restriping as necessary, for Reston Station Boulevard and Metro Center Drive as shown on Sheet 6 of the CDP/FDP. The Applicant shall complete and open such improvements to traffic (but not necessarily have such improvements accepted by VDOT) prior to the issuance of the first RUP for the Proposed Development.

21. Construction of Interim Private Drive. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall construct a private drive along the eastern boundary of the RBP & M Property as shown on Sheet 6 of the CDP/FDP. This private drive shall be for the purpose of serving the parking garage entrance and loading spaces on the RBP & M Property as an interim condition until the approval and establishment of a public road connection from Reston Station Boulevard to Sunset Hills Road.

22. Escrow for Future Access Connection. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall post an escrow in the amount of \$15,079.16 in the form of cash or a letter of credit from a financial institution authorized to conduct business in the Commonwealth of Virginia as a contribution toward the implementation of a future access connection from Reston Station Boulevard to Sunset Hill Road along the eastern boundary of the RBP & M Property as shown on Sheet 5B of the CDP/FDP. Fairfax County shall be permitted to draw upon the escrow at such time as the required engineering is complete and the necessary funding is in place for the construction of such access connection. At such time, the Applicant shall grant to the County a temporary construction and grading easement on the RBP & M Property as necessary for the construction of the access connection.

23. Retail Loading Area. Prior to site plan approval for the Proposed Development, the Applicant shall determine, in consultation with VDOT and DPWES, whether to proceed with the retail loading entrance along Metro Center Drive as shown on Sheet 6 of the CDP/FDP or the alternative retail loading entrance along Metro Center Drive as shown on Sheet 13A of the CDP/FDP to provide safe and efficient retail loading for the residential building. In the event the

Applicant determines, in consultation with VDOT and DPWES, that an alternative design for the retail loading entrance along Metro Center Drive is preferable to both options identified in the CDP/FDP, the Applicant shall be permitted to proceed with such an alternative without the need for a CDPA/FDPA/PCA. The Applicant shall incorporate the selected retail loading entrance prior to final site plan approval.

24. Traffic Signal Timing Study. As part of the site plan process, if VDOT determines that a signal timing study is necessary, the Applicant shall submit a signal timing study for the signalized intersections along Wiehle Avenue, from the intersection of Sunset Hills Road to the intersection of the Dulles Toll Road (Westbound Ramps), to determine appropriate signal timing modifications. Such signal timing study shall be subject to review and approval by VDOT and shall provide for sufficient pedestrian crossing times in accordance with established standards as determined by VDOT. This proffer will be considered to be satisfied with the submittal of the signal timing study to VDOT, if required.

25. Traffic Signal Facilities. If the relocation of any traffic signal heads, poles, mast arms, or related ancillary facilities is required to accommodate the Proposed Development, the Applicant shall complete the relocation of such traffic signal facilities prior to the issuance of the first RUP for the residential building. If the traffic signal has not yet been installed at the intersection of Reston Station Boulevard, the Metro parking garage entrance, and the proposed private road referenced in Proffer 21, the Applicant shall not be responsible for installation of the new traffic signal, but shall coordinate with others to ensure that the traffic signal design will accommodate the Proposed Development on the RBP & M Property.

#### TRANSPORTATION DEMAND MANAGEMENT

26. Transportation Demand Management. This proffer sets forth the components of a transportation demand management program for the Proposed Development that shall be implemented by the Applicant, and its successors or assigns, to reduce peak hour vehicle trips generated by the residents of the RBP & M Property. The proffered elements of the transportation demand management program shall be identified and more fully described in a Transportation Demand Management Plan (the "TDM Plan") the Applicant shall submit to FCDOT for review and approval as set forth below. It is the intent of this proffer that the TDM Plan adapt over time to respond to changing transportation related circumstances of the RBP & M Property, as well as to technological and/or other improvements, with the objective of meeting the proffered vehicle trip reduction goals.

A. Definitions:

- i. Applicant Control Period. The "Applicant Control Period" is the period starting immediately following approval of this rezoning Application and ending on the date when three (3) consecutive annual Trip Counts conducted starting at least one (1) full calendar year after the Residential Units reach Full Occupation show that vehicle trips generated by the Residential Units are less than or equal to the TDM Goal (as defined

herein). Upon expiration of the Applicant Control Period, the Applicant may assign responsibility for ongoing implementation of the TDM Plan to a future UOA/HOA/COA/CA, in the event such an association is created that includes the Residential Units, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon the assignment of the TDM responsibilities to a UOA/HOA/COA/CA, the Applicant shall have no further obligations under this proffer.

- ii. Full Occupation. For purposes of this proffer, "Full Occupation" of the Residential Units shall be deemed to occur upon the issuance of 80 percent (80%) of all RUPs for the Residential Units, except as otherwise agreed to by the Applicant and FCDOT.
- iii. Peak Hours. For purposes of this proffer, the relevant weekday "Peak Hours" shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the RBP & M Property as approved in consultation with FCDOT. To determine the Peak Hours, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when public schools are not in session). The methodology for determining the Peak Hours may be modified subject to approval of FCDOT in order to respond to technological and/or other improvements in trip counting.

B. Trip Reduction Objective. The objective of this TDM program shall be to reduce the number of vehicle trips generated by the Residential Units to be developed on the RBP & M Property during weekday Peak Hours (as determined based on the Institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> Edition) by meeting the vehicle trip reductions set forth below. The Secondary Uses established as part of the Proposed Development and the Existing Development shall not be included in the TDM Plan.

C. Baseline Trips. The baseline number of vehicle trips for the Residential Units against which the TDM Goals (as defined herein) will be measured shall be 210 AM Peak Hour trips and 249 PM Peak Hour trips (the "Baseline Trips"). The Baseline Trips are based on the 421 Residential Units that may be constructed on the RBP & M Property as part of the Proposed Development and using the trip generation rates/equations applicable to such uses and densities as set forth in the Institute of Transportation Engineers, Trip Generation, 8<sup>th</sup> Edition. In the event the Applicant constructs fewer than 421 Residential Units as part of the Proposed Development, then the Baseline Trips applicable upon Full Occupation shall be

calculated as if 421 Residential Units in the Proposed Development had actually been constructed as reflected on the CDP/FDP.

- D. TDM Goals. The "TDM Goals" for the vehicle trip reductions for the Residential Units shall be as follows:

Peak Hour	Residential Use Permits	ITE Land Use Code	Maximum ITE Projected Trips	Target Peak Hour Trip Reduction Percentage	TDM Trip Reduction Goal
AM	1 to 421	220	210	40%	126
PM	1 to 421	220	249	40%	149

- E. TDM Plan. In order to meet the TDM Goals set forth in this proffer, the Applicant shall develop and implement the TDM Plan. The TDM Plan shall outline the components of the Applicant's TDM program and the specific TDM strategies the Applicant will implement to meet the TDM Goals, which shall be selected by the Applicant in consultation with FCDOT. The Applicant shall submit the TDM Plan to FCDOT for review and approval prior to site plan approval for the Proposed Development. The Applicant shall implement the TDM Plan, as approved by FCDOT, prior to the issuance of the first RUP for the Residential Units. The Applicant may amend and supplement the TDM Plan from time to time, subject to approval by FCDOT, without the need for a PCA.

- F. TDM Strategies. The following list represents potential TDM strategies the Applicant may select and implement as part of the TDM Plan in order to meet the TDM Goals. It is the Applicant's intent to identify a non-exclusive list of potential TDM strategies, which the Applicant may amend and supplement from time to time, subject to approval by FCDOT, without the need for a PCA. The TDM strategies are as follows:

- i. Designation of the TPM, as described above;
- ii. A targeted marketing program for residential sales/leases that encourages and attracts TDM-oriented residents, such as bicyclists, one or no-car individuals/families and employees of nearby employers to live in the Proposed Development; provided, however, that such marketing shall be completed on a non-discriminatory basis in conformance with the Fair Housing Act and all other applicable laws and regulations;
- iii. Integration of transportation information and education materials into office leases and residential sales/rental kits;
- iv. Coordination/assistance with vanpool and carpool formation programs, including ride matching services, with adjacent office/residential buildings

and homeowners associations and established guaranteed ride home programs;

- v. Establishment of a site-specific project website that includes multimodal transportation information, real-time travel and transit data, the possibility of online transit pass sales or value loading and connections to supporting links;
- vi. Provision of a 500 – 850 square-foot business center that offers broadband or high-speed data connections (including “secure” voice and/or data connections), computers, facsimile machine and similar items;
- vii. Provision of broadband or high-speed data connections/wiring for internet access for all Residential Units;
- viii. Establishment of a location to be staffed/managed by the TPM within the Proposed Development at which transit and ridesharing information is made available to tenants, residents and visitors;
- ix. A parking management plan for the Residential Units, which shall include (i) a unit sales/rental program/policy under which each residential unit is allocated one (1) parking space as part of the base purchase/rental price, and that additional parking spaces may be purchased/leased for an additional cost; and (ii) dedicated space for residential vanpools and car-sharing vendors not otherwise addressed in these Proffers;
- x. Distribution of fare media or other incentives up to a maximum \$50.00 per Residential Unit, at least one time, to all initial residents of driving age, as well as on select occasions as an incentive;
- xi. Use of car sharing program(s) (such as the existing ZipCar service or comparable program);
- xii. Provision of secure bicycle storage in accordance with Proffer 13; and
- xiii. “Personalized transportation advising” integrated into new residential unit walk-throughs, including appropriate training of residential sales/leasing agents.

G. Process of Implementation. The Applicant shall implement the TDM program as follows, provided that amendments and supplements to the implementation process set forth below may be made, subject to approval by FCDOT, without the need for a PCA.

- i. TDM Program Manager. Prior to the issuance of the first building permit for the Proposed Development, the Applicant shall appoint a professional TDM Program Manager (the "TPM") to develop, implement, and monitor the elements of the TDM Plan. The TPM may have additional duties beyond implementation of the TDM Plan. The Applicant shall provide written notice to FCDOT of the appointment of the TPM within ten (10) days of such appointment and, thereafter, within ten (10) days of any change in such appointment. Following the initial appointment of the TPM, the Applicant, and its successors or assigns, shall continuously employ a TPM for the Proposed Development.
  
- ii. Annual Report and TDM Budget. Within thirty (30) days following the issuance of the first building permit for the Proposed Development, the TPM shall prepare and submit to FCDOT a "TDM Budget" sufficient to implement the TDM Plan for the remainder of the year and for the next calendar year. Each calendar year thereafter, but no later than October 15<sup>th</sup>, the TPM shall prepare and submit to FCDOT a report ("Annual Report") detailing the implementation of the TDM Plan and any modifications to the TDM Budget. The Annual Report shall include, at a minimum, the following items or the items identified in a template for the Annual Report provided by FCDOT:
  - a. A description of the current calendar year's TDM strategies and implementation efforts;
  - b. Description of the details associated with the monitoring and reporting requirements of the TDM program;
  - c. Analysis of any applicable Surveys and/or Trip Counts for the current calendar year;
  - d. Description of the TDM strategies that will be put into place for the upcoming calendar year; and
  - e. Any revisions to the TDM Plan for the upcoming calendar year; and
  - f. Any revisions to the TDM Budget needed to implement the TDM Plan for the upcoming calendar year.

The Annual Report, the TDM Budget, and any revisions to the TDM Plan shall be reviewed by FCDOT. If FCDOT does not respond with any comments within sixty (60) days after submission, then the Annual Report for the current calendar year and the TDM Budget and TDM Plan for the upcoming calendar year shall be deemed approved and the TDM Plan

shall be implemented accordingly. If FCDOT responds with comments on the Annual Report, the TDM Budget, or any revisions to the TDM Plan, then the TPM will meet with FCDOT within fifteen (15) days of receiving FCDOT's comments. No later than thirty (30) days after the meeting, the TPM shall submit revisions to the Annual Report, the TDM Budget, and/or the TDM Plan to FCDOT for review and approval. Upon FCDOT's approval, the TPM shall implement the approved TDM Plan and fund the approved TDM Budget.

- iii. TDM Account. Within sixty (60) days following the issuance of the first building permit for the Proposed Development, the Applicant, through the TPM, shall establish and fund a separate interest-bearing account with a financial institution qualified to do business in Virginia (the "TDM Account") in an amount equal to the initial TDM Budget for the purpose of implementing the TDM Plan. The TPM shall provide written documentation demonstrating the establishment of the TDM Account to FCDOT within ten (10) days of its establishment. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
  - a. Annual Funding. The TDM Account shall be replenished annually, no later than December 31<sup>st</sup>, in accordance with the upcoming calendar year's approved TDM Budget. The annual TDM Budget shall not exceed \$25,000, which shall escalate on a yearly basis in accordance with Proffer 38 below.
  - b. Management of TDM Account. The TDM Account shall be managed by the Applicant, its successors or assigns, as applicable. In the event the implementation of the TDM program becomes the responsibility of an assignee UOA/HOA/COA/CA, a line item for the TDM Account shall be included in the applicable UOA/HOA/COA/CA budget. The documents that establish and control the UOA/HOA/COA/CA shall provide that the TDM Account shall not be eliminated as a line item in the applicable budget, and that funds in the TDM Account shall not be utilized for purposes other than to fund the TDM program.
- iv. TDM Remedy Fund. Concurrent with the establishment and funding of the TDM Account, the Applicant, through the TPM, shall establish a separate interest-bearing account with a financial institution qualified to do business in Virginia (the "TDM Remedy Fund") for the purpose of meeting immediate needs for funding to supplement the TDM Account in support of additional TDM strategies. The TPM shall provide written documentation demonstrating the establishment of the TDM Remedy

Fund to FCDOT within ten (10) days of its establishment. All interest earned on the principal shall remain in the TDM Remedy Fund and shall be used for TDM Remedy Fund purposes.

Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall fund the TDM Remedy Fund by making a one-time contribution of \$0.10 per gross square foot of floor area of the Residential Units to be constructed on the RBP & M Property. This contribution amount shall escalate on a yearly basis in accordance with Proffer 38 below. Funds in the TDM Remedy Fund shall be drawn upon only for the purpose of meeting immediate needs for additional TDM funding and may be drawn on prior to any TDM Budget adjustments as may be necessary.

- v. TDM Incentive Fund. Prior to the issuance of the first RUP for the Residential Units, the Applicant shall make a one-time contribution of \$75 per unit into a sub-account of the TDM Account to fund a multi-modal/transit incentive program for initial purchasers and/or lessees of the Residential Units. Such program shall be prepared by the Applicant, in consultation with FCDOT, and shall include consideration of fare media distribution and value loading, financing incentives, and alternative incentives (such as grocery delivery) tailored to residents who are not likely to make use of alternative commuting option benefits.
- vi. Surveys. One year after the Residential Units reach Full Occupation and every three (3) years thereafter, unless otherwise approved by FCDOT, the TPM shall conduct a survey of residents of the RBP & M Property to evaluate the effectiveness of the TDM Plan in meeting the TDM Goals and to evaluate the need for changes to the TDM Plan (the "Survey"). The TPM shall submit to FCDOT, as part of each Annual Report, an analysis of any Survey conducted during the year. Analysis of the Survey shall include, at a minimum, the following items or the items identified in a template for the Survey provided by FCDOT:
  - a. A description of the TDM strategies in effect for the survey period and a description of how such measures have been implemented;
  - b. The number of people surveyed and the number of people who responded;
  - c. The results of the surveys taken during the survey period;
  - d. The number of residents participating in the TDM programs, displayed by category and mode of use; and

- e. An evaluation of the effectiveness of the TDM program elements in place, including their effectiveness at achieving the TDM Goals, and, if necessary, proposed modifications and how they will be implemented.

If a Survey reveals that changes to the TDM Plan are needed or advisable, then the TPM shall coordinate such changes with FCDOT and, as necessary, adjust the TDM Budget and implement the revisions.

- vii. Trip Counts. The Applicant, through the TPM, shall verify that the proffered TDM Goals are being met through the completion of vehicle trip counts of the Residential Units (the "Trip Counts") as follows:

- a. Methodology. For purposes of this Proffer, Trip Counts shall be measured on three (3) consecutive days over a maximum two-week period (but not including a week containing a federal holiday or when public schools are not in session) between September 1<sup>st</sup> and October 31<sup>st</sup> of each calendar year, or such other time as the TPM and FCDOT shall mutually determine. The Trip Counts shall include Peak Hour counts of vehicles entering and exiting driveways to the residential building as well as intersection turning movement counts at those street connections to/from the RBP & M Property, as coordinated with and approved by FCDOT. The Trip Counts shall be conducted so that only trips generated by the Residential Units on the RBP & M Property shall be counted (i.e. cut-through trips, retail trips, etc., shall be excluded).

- b. Frequency of Trip Counts. One year after the Residential Units reach Full Occupation, and every year thereafter until such time as three (3) consecutive Trip Counts show that the vehicle trips generated by the Residential Units are less than or equal to the TDM Goals, the TPM shall conduct Trip Counts to measure the actual vehicle trips generated by the Residential Units constructed on the RBP & M Property as of the date the Trip Count is completed and to evaluate whether such vehicle trips are less than, equal to, or greater than the TDM Goals.

If the results of three (3) consecutive Trip Counts reveal that the TDM Goals have been met, then the Applicant Control Period shall expire and the Applicant shall have no further obligations under this proffer. Thereafter, the Applicant's successor and/or an assignee UOA/HOA/COA/CA shall conduct Trip Counts every two (2) years.

- H. Evaluation and Remedies. The results of each Trip Count shall be compared to the maximum number of trips allowed for the Residential Units to determine whether actual traffic counts are equal to, less than, or greater than the maximum allowed trips under the TDM Goals.
- i. Compliance. In the event the Trip Counts conducted upon Full Occupation of the Residential Units show that the vehicle trips generated by the Residential Units at the time the Trip Counts are conducted are equal to or less than the maximum number trips allowed under the TDM Goals set forth above for three (3) consecutive years, then (a) the Applicant Control Period shall expire, (b) any funds remaining in the TDM Remedy Fund shall be released back to the Applicant, and (c) the Applicant, and subsequently its successors and assigns, shall continue to administer the TDM Plan in the ordinary course, in accordance with the provisions of these Proffers.
- ii. Out of Compliance. In the event a Trip Count conducted upon Full Occupation of the Residential Units shows that the vehicle trips generated by the Residential Units at the time the Trip Count is conducted are greater than the maximum number of trips allowed under the TDM Goals set forth above, then the TPM shall convene a meeting with FCDOT within thirty (30) days of the completion of the Trip Count to review the results of the Trip Count and the TDM Plan then in place and to develop modifications to the TDM Plan and the TDM Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Plan and TDM Budget to FCDOT within thirty (30) days following this meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget, the TPM shall (a) draw down on the TDM Remedy Fund, as needed; (b) increase the TDM Account with TDM Remedy Funds, if necessary, in order to cover any proportional additional costs to implement the updated TDM Budget; and (c) implement the provisions of the revised TDM Plan as developed in consultation with FCDOT.
- I. Ongoing Implementation of TDM Plan. Upon the expiration of the Applicant Control Period, the Applicant, a successor, or an assignee UOA/HOA/COA/CA, as applicable, shall be responsible for the ongoing implementation of the TDM Plan. The TPM shall conduct additional Trip Counts every two (2) years to determine whether the TDM Goals continue to be met. In the event an Annual Report submitted by the TPM demonstrates through trend analysis that a change in commuting patterns has occurred that is significant enough to reasonably call into question whether the TDM Goals continue to be met, then FCDOT may require the TPM to conduct additional Trip Counts on a more frequent basis (but

not more frequently than once per year) to determine whether, in fact, the TDM Goals are being met.

- i. Continuation of TDM Plan. In the event subsequent Trip Counts conducted after the Applicant Control Period expires reveal that the actual trips generated remain equal to or less than the maximum number of trips permitted under the TDM Goals, then the TPM shall continue to implement the TDM Plan and to make Annual Reports to FCDOT.
  - ii. Future Increases in Vehicle Trips. In the event subsequent Trip Counts conducted after the Applicant Control Period expires reveal that the actual trips generated exceeds the maximum number of trips permitted under the TDM Goals, then the TPM shall resume conducting Trip Counts until such time as three (3) consecutive annual Trip Counts show that vehicle trips generated by the Residential Units once again are less than or equal to the TDM Goals. The TPM also shall convene a meeting with FCDOT within thirty (30) days of the completion of the Trip Count to review the results of the Trip Count and the TDM Plan then in place and to develop modifications to the TDM Plan and the TDM Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Plan and TDM Budget to FCDOT within thirty (30) days following this meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Plan and updated TDM Budget shall be deemed approved. Following approval of the revised TDM Plan and updated TDM Budget, the TPM shall (a) draw down on the TDM Remedy Fund, as needed; (b) increase the TDM Account with TDM Remedy Funds, if necessary, in order to cover any proportional additional costs to implement the updated TDM Budget; and (c) implement the provisions of the revised TDM Plan as developed in consultation with FCDOT.
  - iii. Additional Trip Counts. The TPM shall repeat the process above (including additional adjustments to the TDM Plan, additional funding and additional monitoring) until the TDM Goals again have been met for three (3) consecutive years, whereupon the TPM shall then be required to conduct Trip Counts only every two (2) year, as described above.
- I. Review of Trip Reduction Goals. At any time the TPM may request that FCDOT review the TDM Goals for the Residential Units and set a lower goal for vehicle trips reductions consistent with the results of Surveys and Trip Counts provided for in this proffer. In the event a revised lower goal is established, the TDM Goals shall be revised accordingly without the need for a PCA.
  - J. Enforcement. If the TPM fails to timely submit the Annual Report to FCDOT as required by this Proffer, the TPM shall have sixty (60) days within which to cure

such violation. If after such sixty (60) day period the TPM has not submitted the delinquent Annual Report, then the Applicant and/or UOA/HOA/COA/CA, as applicable, shall be subject to a penalty of \$75 per day payable to Fairfax County to be used for multi-modal/transit related improvements in the vicinity of the Property until such time as the report is submitted to FCDOT.

### RECREATIONAL FACILITIES

27. Amenities and Facilities for Residents. The Applicant shall provide as part of the Proposed Development facilities designed to meet the on-site recreational needs of the future residents of such units. Pursuant to Paragraph 2 of Section 16-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,700.00 per non-Affordable Dwelling Unit on such recreational facilities. Prior to final bond release for any site plan for the Proposed Development, the balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority for the provision of recreational facilities located in proximity to the Property. To satisfy the above Zoning Ordinance requirement, the Applicant shall make the following facilities or amenities available for the residential building:

- A. Swimming pool;
- B. Interior courtyard areas, which shall include informal seating areas, landscaping, hardscape areas, and passive recreation areas;
- C. Fitness center with stationary bikes, treadmills, weight training equipment with weight machines and free weights, etc.; and
- D. At least one of the following to be located in the area identified as "Lawn" on Sheet 11 of the CDP/FDP: i) bocce ball court, ii) putting green, iii) volleyball court, and/or iv) badminton court/equipment.

28. Parks Contribution. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$1,786 per Residential Unit to the Fairfax County Park Authority for public parks in the vicinity of the Property. The public parks contribution shall escalate from the date of the approval of this Application to the date of payment in accordance with Proffer 38.

### PUBLIC SCHOOLS CONTRIBUTION

29. Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, at the time of issuance of the first building permit for the residential building, the Applicant shall contribute \$816 per Residential Unit (based on an assumed rate of 0.087 students per unit multiplied by \$9,378 per student generated) constructed on the RBP & M Property to the Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements and capacity enhancements to schools in the Reston area that serve the RBP & M Property. The public

schools contribution shall escalate from the date of the approval of this Application to the date of payment in accordance with Proffer 38.

### AFFORDABLE HOUSING

30. Affordable Dwelling Units. Regardless of whether the Proposed Development is exempt from the requirement to provide Affordable Dwelling Units (“ADUs”) pursuant to Section 803 of Part 8 of Article 2 of the Fairfax County Zoning Ordinance in effect as of the approval date of this Application (the “ADU Ordinance”), the Applicant shall provide five percent (5%) of the total number of Residential Units constructed as part of the Proposed Development to be sold/rented as ADUs administered pursuant to the ADU Ordinance.

31. Workforce Dwelling Units. In addition to the number of ADUs required pursuant to Proffer 30, the Applicant also shall provide seven percent (7%) of the total number of Residential Units constructed as part of the Proposed Development to be sold/rented as Workforce Dwelling Units (“WDUs”) administered as set forth in the “Board of Supervisors’ Workforce Dwelling Unit Administrative Policy Guidelines” adopted October 15, 2007. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit greater than or equal to 0.5, the number shall be rounded up to the next whole number. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

### GREEN BUILDING

32. Green Building for the Residential Units. In order to promote energy conservation and green building techniques, the Applicant shall select one of the following programs to be implemented and will inform the Environment and Development Review Branch of DPZ which program the Applicant has chosen as part of the first site plan submission for the Proposed Development.

- A. NAHB Green. If the Applicant selects NAHB Green, then the Applicant shall seek certification of the Residential Units in accordance with the National Association of Home Builders (“NAHB”) National Green Building Certification rating system using the Energy Star Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy

rater certified through the NAHB Research Center that demonstrates each Residential Unit has attained Bronze level certification prior to the issuance of the RUP for each unit.

- B. LEED New Construction or LEED for Homes Multifamily Mid-Rise. If the Applicant selects LEED New Construction or LEED for Homes Multifamily Mid-Rise, then the Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—for Homes Multifamily Mid-Rise (LEED®-for Homes Multifamily Mid-Rise) or LEED-NC rating system determined to be applicable to the residential building in consultation with the Environment and Development Review Branch of the DPZ. A LEED-accredited professional ("LEED-AP") who is also a professional engineer or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.

In addition, the Applicant will designate the Chief of the Environment and Development Review Branch of the DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

Prior to building plan approval, the Applicant will submit documentation, to the Environment and Development Review Branch of DPZ, regarding the U.S. Green Building Council's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the residential building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED certification. Prior to release of the bond for the project, the Applicant shall provide documentation to the Environment and Development Review Branch of DPZ demonstrating the status of attainment of LEED certification or a higher level of certification from the U.S. Green Building Council for the building.

If the U.S. Green Building Council's review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED certification, the Applicant will post a "green building escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of \$2 per gross square foot of the residential building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification, or higher level of

certification, by the U.S. Green Building Council, under the most current version of the LEED for Homes Multifamily Mid-Rise rating system or the LEED-NC rating system. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council that the building has attained LEED certification will be sufficient to satisfy this commitment.

If the Applicant provides to the Environment and Development Review Branch of DPZ, within one year after issuance of the final RUP for the residential building, documentation demonstrating that LEED certification for the building has not been attained but that the building has been determined by the U.S. Green Building Council to fall within three points of attainment of LEED certification, fifty percent (50%) of the escrow will be released to the Applicant; the other fifty percent (50%) will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant fails to provide, within one year after issuance of the final RUP for the residential building, documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED certification or demonstrating that the building has fallen short of LEED certification by three points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the Environment and Development Review Branch of DPZ, that USGBC completion of the review of the LEED certification application has been delayed through no fault of the Applicant, the Applicant's contractors or subcontractors, the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.

- C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ that the residential building has been awarded certification in accordance with the EarthCraft House Program prior to the issuance of the first RUP for the residential building.

## ARCHITECTURE

33. Architectural Design and Building Materials. Notwithstanding the notes on Sheets 13C and 13D of the CDP/FDP, the character of the architectural design and building materials for the residential building shall be in general conformance with the elevations shown on Sheets 13C and 13D of the CDP/FDP. The Applicant reserves the right to adjust the quantity of parking

stories and occupied stories with the final design and to adjust the finished grade as part of the final design and engineering, provided the maximum building height is honored, no more than an additional thirty percent (30%) of a parking story is raised above the grades shown on Sheets 13C and 13D, and any such parking story area raised above grade has architectural treatment consistent with the character of the architectural design and building materials shown on Sheets 13C and 13D. Exterior building materials for the residential building shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, and architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details and accents may include other materials.

#### RESTON ASSOCIATION

34. Participation in the Reston Association. The Applicant shall negotiate in good faith with the Reston Association, with the goal of reaching an agreement within 180 days of the approval of this Application, for the joinder of the individual Residential Units within the RBP & M Property into the Reston Association with respect to the use of Reston Association amenities/facilities and the payment of appropriate annual dues for the use of such amenities/facilities, as mutually agreed upon by the Applicant and the Reston Association.

#### MISCELLANEOUS PROFFERS

35. Advance Density Credit. The Applicant reserves density credit as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein.

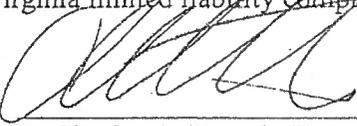
36. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

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

38. Annual Escalation Clause. For all proffers in this document specifying monetary contributions, the contribution and/or budget amount shall escalate or de-escalate, as applicable, on a yearly basis from the base year of 2012 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

[Signature pages follow]

**RBP & M, LLC,**  
a Virginia limited liability company

By: 

Name: Charles A. Veatch, II

Title: Manager

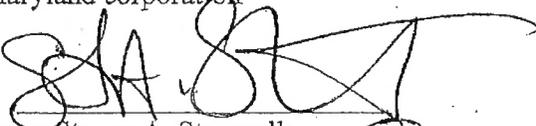
**SECTION 913 LIMITED PARTNERSHIP,**  
a Virginia limited partnership

By: 

Name: Charles A. Veatch, II

Title: General Partner and Limited Partner

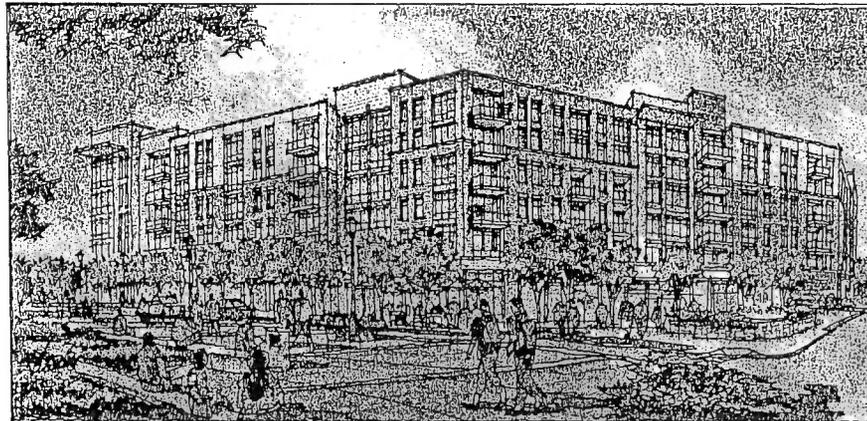
**BOZZUTO DEVELOPMENT COMPANY,**  
a Maryland corporation

By:   
Name: Steven A. Strazzella  
Title: Senior Vice President

EF



REZONING PLAN (RZ)  
 CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP)  
 (RZ# 2010-HM-008, FDP# 2010-HM-008)  
 FOR  
**VEATCH PROPERTY**  
 HUNTER MILL DISTRICT  
 FAIRFAX COUNTY, VIRGINIA



OWNERS

(T.M. 017-4-19-0001, 0002,  
 0003, 0004, 0005A, 0006A)  
 RBP & M, LLC  
 PO BOX 8008  
 RESTON, VA 20195

(T.M. 017-4-24-0004B)  
 SECTION 913 LP  
 C/O R H HAGNER & CO INC  
 102 SHERIDAN AV.  
 AAFMAA FT. MEYER, VA. 22211

DEVELOPERS

RBP AND M LLC  
 11160C1 South Lakes Dr, Suite 805  
 Reston, VA, 20190  
 703-471-7522

BOZZUTO DEVELOPMENT COMPANY  
 7850 Walker Dr, Suite 400  
 Greenbelt, MD 20770  
 301-220-0100

CIVIL ENGINEER

URBAN, Ltd.  
 7712 Little River Turnpike  
 Annandale, Va. 22003  
 703-642-8080

LANDSCAPE ARCHITECT

URBAN, Ltd.  
 7712 Little River Turnpike  
 Annandale, VA 22003  
 703-642-8080

ATTORNEY

Cooley, LLP  
 One Freedom Square  
 Reston Town Center  
 11951 Freedom Drive  
 Reston, VA 20190  
 703-456-8000

ARCHITECT

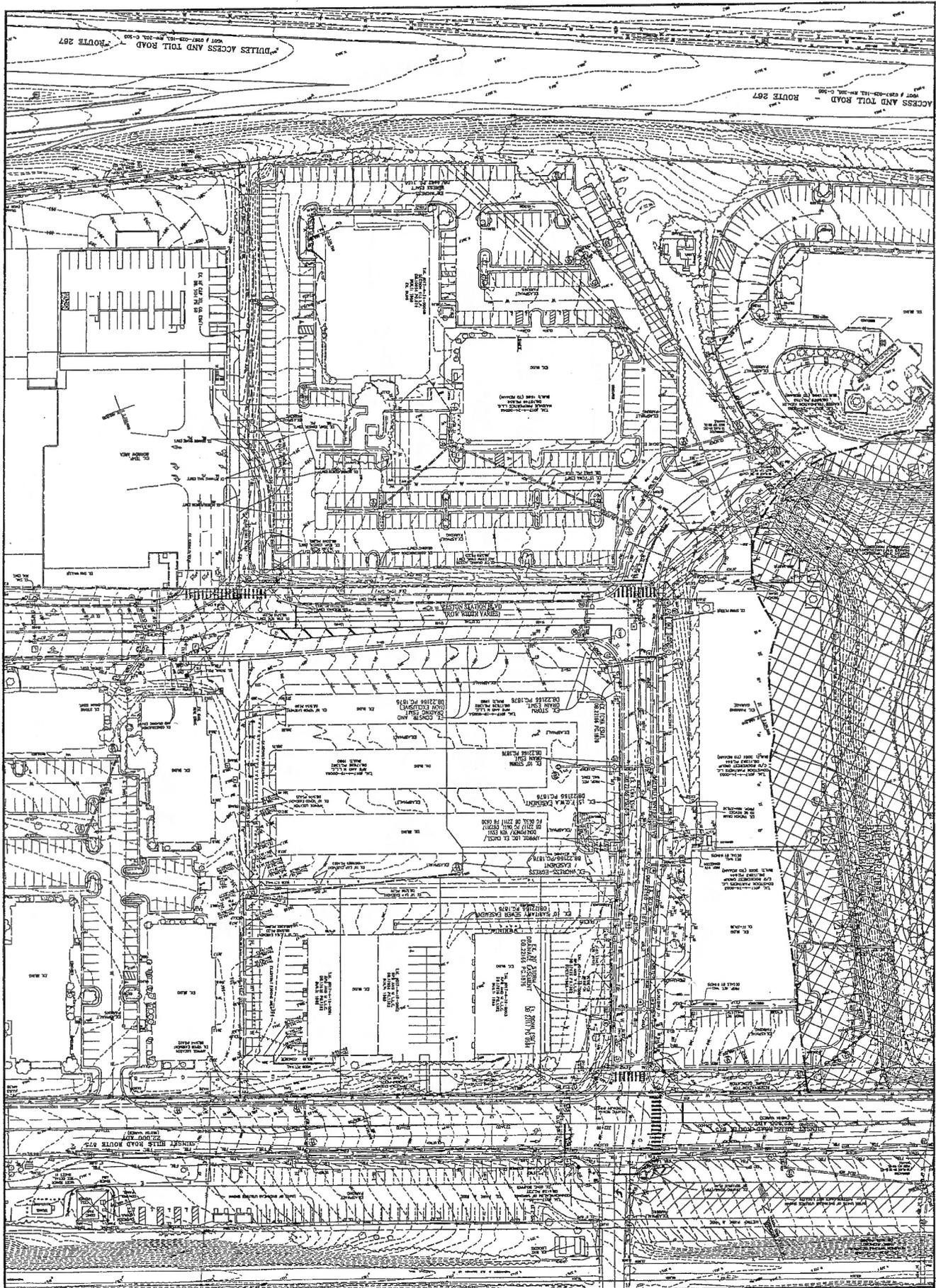
KTGY Group, INC.  
 8605 Westwood Center Drive  
 Suite 300  
 Vienna, VA 22182



PLAN DATE
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MARCH, 2010  
 SHEET 1 OF 24  
 ZP-12556





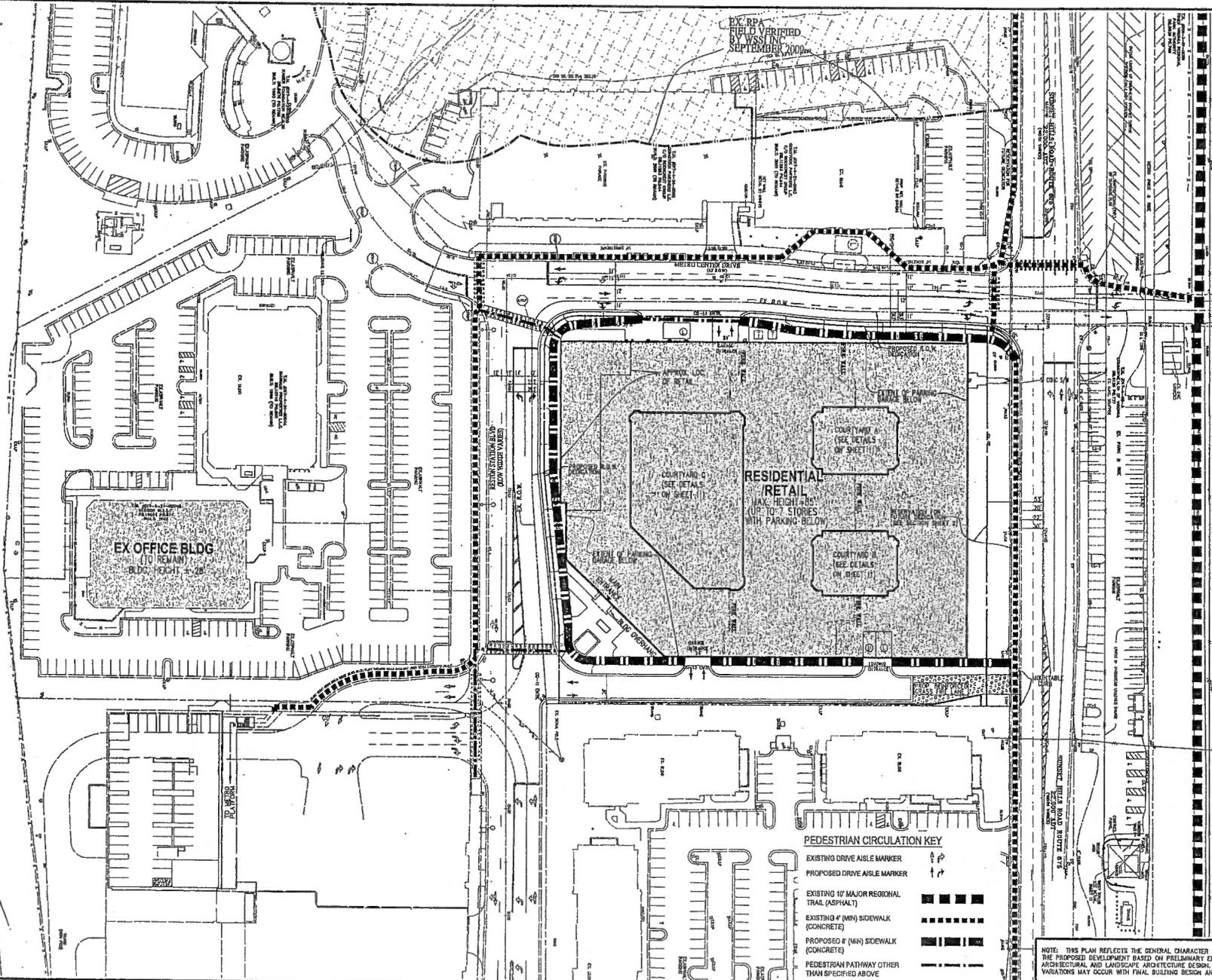
<p>DATE: MARCH, 2010</p> <p>SCALE: 1"=40'</p> <p>CL: 01</p> <p>SHEET: 21</p> <p>FILE NO: 21-12556</p>	<p>EXISTING CONDITIONS</p> <p><b>VEATCH PROPERTY</b></p> <p>HUNTER MILL ELECTION DISTRICT</p> <p>FAIRFAX COUNTY, VIRGINIA</p>		<p><b>urban</b></p> <p>Planners - Engineers - Landscape Architects - Land Surveyors</p>	<p>Urban, Ltd.</p> <p>7113 Lake River Turnpike</p> <p>Annandale, Virginia 22003</p> <p>Tel: 703.642.8500</p> <p>Fax: 703.642.8331</p> <p>www.urban-ltd.com</p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>PLN DATE</th> <th>DATE</th> <th>DESCRIPTION</th> <th>REVIEWED BY</th> <th>APPROVED BY</th> <th>BATE</th> </tr> </thead> <tbody> <tr> <td>04-23-10</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>01-07-10</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>06-08-09</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>07-29-09</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>11-05-08</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>01-24-08</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>02-07-07</td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table> <p style="text-align: center; font-size: small;">REVISION APPROVED BY DIVISION OF DESIGN REVIEW</p>	PLN DATE	DATE	DESCRIPTION	REVIEWED BY	APPROVED BY	BATE	04-23-10						01-07-10						06-08-09						07-29-09						11-05-08						01-24-08						02-07-07					
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AND TOLLE ROAD - ROUTE 287

EX RPA FIELD VERIFIED BY WSI, INC. SEPTEMBER 2006



- PEDESTRIAN CIRCULATION KEY**
- EXISTING DRIVE AISLE MARKER
  - PROPOSED DRIVE AISLE MARKER
  - EXISTING 10' MAJOR REGIONAL TRAIL (ASPHALT)
  - EXISTING 4' (MIN) SIDEWALK (CONCRETE)
  - PROPOSED 4' (MIN) SIDEWALK (CONCRETE)
  - PEDESTRIAN PATHWAY OTHER THAN SPECIFIED ABOVE

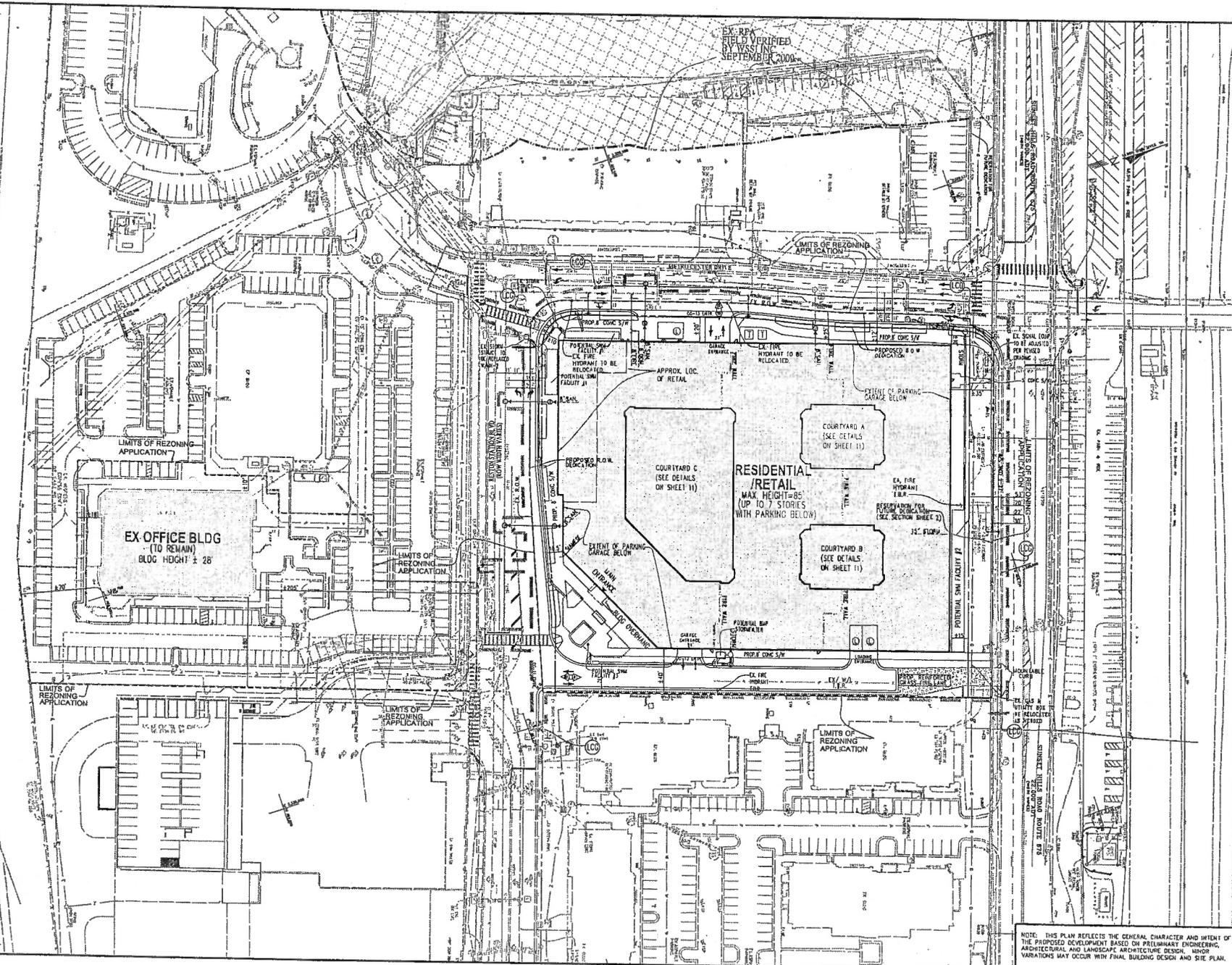
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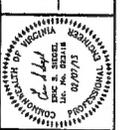


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02-24-11				
02-24-11				

Urban Ltd.  
 11111 Rte. 287  
 Ft. Mill, SC 29504  
 Tel: 803.541.1111  
 Fax: 803.541.1111  
 www.urban.com



Planner: Gayleann Lande Architects-Land Services



CDP/FPD  
 VEATCH PROPERTY  
 HUNTERS HILL ELECTION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL #1614

DATE: MARCH 2010

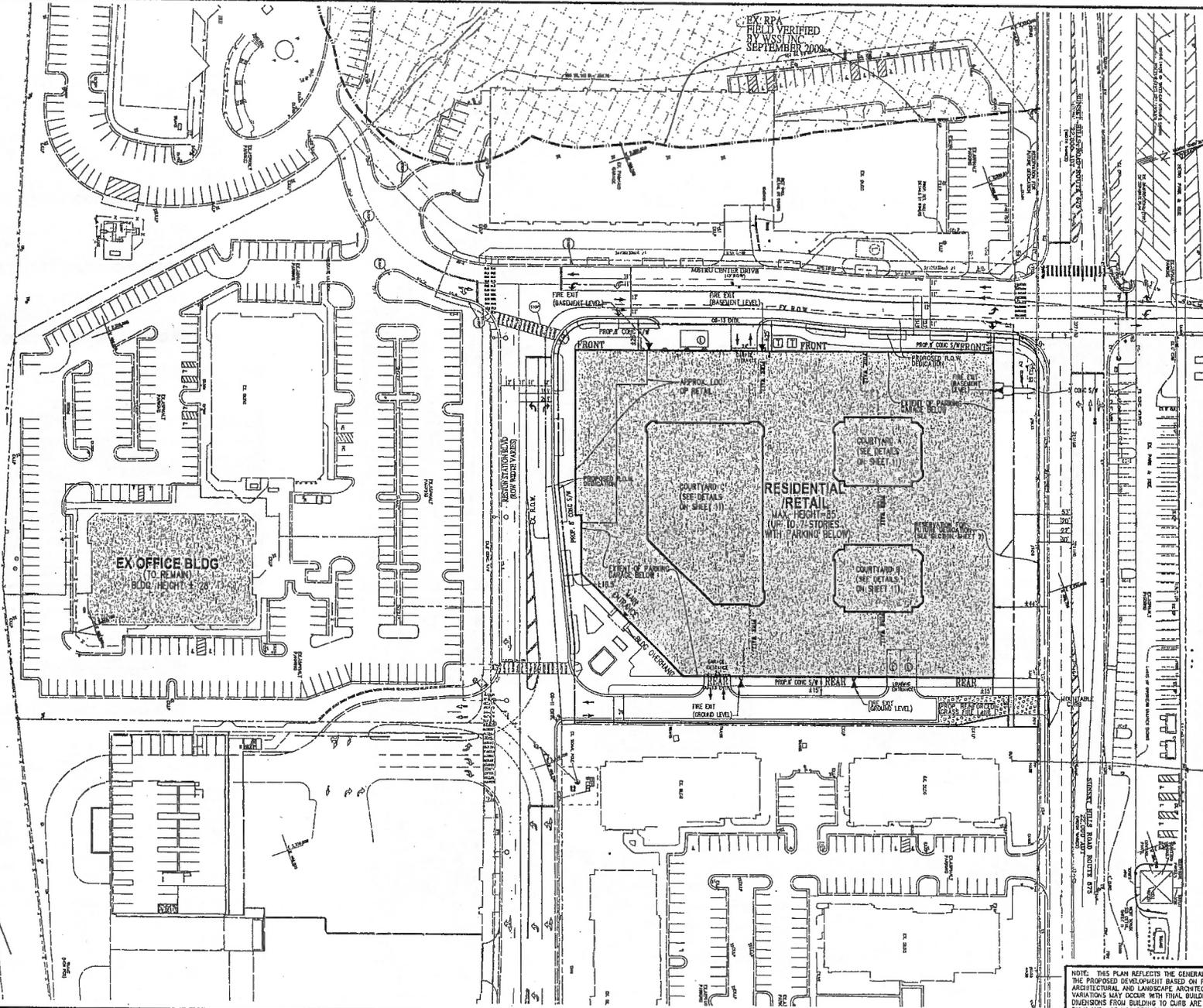
SHEET 6 OF 24  
 FILE NO. ZP-12556

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.





AND TOLL ROAD ROUTE 287



EX RPA FIELD VERIFIED BY WSS INC SEPTEMBER 2008

NO.	DATE	DESCRIPTION	REVISED APPROVED	DATE
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Urban LLC  
 7701 Lakeside Drive, Suite 200  
 Fairfax, Virginia 22031  
 Tel: 703.441.2321  
 Fax: 703.441.2321



CONCEPTUAL FIRE LANE PLAN  
**VEATCH PROPERTY**  
 HUNTER MILL ELECTION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CL - #14  
 DATE: MARCH, 2010

SHEET 9 OF 23  
 FILE # ZP-12556

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND RITEND OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN. DIMENSIONS FROM BUILDING TO CURB ARE SHOWN FOR FIRE ACCESS ONLY AND ARE NOT REQUIRED SETBACKS.

TYPICAL PLANT PALETTE				
Symbol	Botanical Name	Common Name	Size	Multipier
<b>CATEGORY IV DECIDUOUS TREES</b>				
○	<i>Acer rubrum</i>	Red Maple	3' cal.	1.5 Native Species
○	<i>Platanus occidentalis</i>	Sycamore	3' cal.	1.5 Native Species
○	<i>Quercus prinus</i>	Pin Oak	3' cal.	1.5 Native Species
○	<i>Quercus phellos</i>	Willow Oak	3' cal.	1.5 Native Species
○	<i>Tilia americana</i>	American Basswood	3' cal.	1.5 Native Species
○	<i>Ulmus americana 'Valley Forge'</i>	American Elm	3' cal.	1.5 Improved Cultivar
<b>CATEGORY III DECIDUOUS TREES</b>				
○	<i>Betula nigra</i>	River Birch	3' cal.	1.5 Native Species
○	<i>Gleditsia inaequalis var. inaequalis 'Styline'</i>	Styline Honeylocust	3' cal.	
○	<i>Tilia cordata 'Greenspire'</i>	Greenspire Littleleaf Linden	3' cal.	
<b>CATEGORY II DECIDUOUS TREES</b>				
○	<i>Amelanchier arborea</i>	Downy Serviceberry	3' cal.	1.5 Native Species
○	<i>Cercis canadensis 'Alba'</i>	Eastern Redbud	3' cal.	1.5 Native Species
○	<i>Chionochloa virginica</i>	Fringe Tree	3' cal.	1.5 Native Species
○	<i>Cornus Florida</i>	Flowering Dogwood	3' cal.	1.5 Native Species
○	<i>Magnolia virginiana</i>	Saucer Magnolia	3' cal.	1.5 Native Species
○	<i>Prunus x incam 'Okama'</i>	Okama Cherry	3' cal.	
<b>CATEGORY I EVERGREEN TREES</b>				
○	<i>Ilex opaca</i>	American Holly	8'-10'	1.5 Native Species
○	<i>Jurupa virginiana</i>	Eastern Redcedar	8'-10'	1.5 Native Species

NOTE:  
 1. THE LIST ABOVE REPRESENTS A GENERAL PALETTE OF PROPOSED PLANT MATERIAL FOR THE SITE. THOUGH IT IS NOT INTENDED TO BE FULLY INCLUSIVE OF ALL SPECIES THAT MAY BE PLANTED, THE PLANT LIST SELECTIONS WILL INCLUDE SPECIES LISTED BY MFL OR OTHERS AS APPROVED BY USGAP AT THE TIME OF SITE PLAN SUBMITTAL.  
 2. QUANTITIES OF TREES WITH AND WITHOUT CANOPY MULTIPLIERS MAY BE ADJUSTED WITH FINAL SITE PLAN. TOTAL CANOPY REQUIRED WILL BE PROVIDED WITH FINAL SITE PLAN. INSTALLED SIZES OF TREES MUST BE ADJUSTED TO INCLUDE 2" AND 3" CALIPER PLANTS TO IMPROVE CHANCES OF SURVIVABILITY AND PROVIDE A VISIBLE CANOPY FOR FUTURE GROWTH. DENSITY OF TREES SHOWN AND MAXIMUM CANOPY COVERAGE REQUIREMENTS WILL BE PROVIDED.  
 3. THE SUPPLEMENTAL PLANTING RESERVATION AREA THAT IS ALSO IN THE DAS ASSESSMENT IS SUBJECT TO PRIOR APPROVAL BY THE GAS COMPANY.  
 4. LANDSCAPE CONSULTATIONS ARE FOR RESIDENTIAL SITE ONLY. THE EXISTING OFFICE SITE LANDSCAPING REQUIREMENTS ARE NOT APPLICABLE TO THIS APPLICATION.

TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (A.S.)	144,253
Disturbance:	
R.O.W. Deduction (A.S.)	-4,811
R.O.W. Reservation (A.S.)	-4,823
Adjusted Gross Site Area (A.S.)	134,619
Pre-Development Area at Existing Tree Canopy (A.S.)	19,821
Percentage of Gross Site Area Covered by Existing Tree Canopy	14.72%
Tree Preservation Target:	
10-Year Tree Canopy Requirement (A.S.)	678
10-Year Tree Canopy Required (A.S.) (See "10-Year Tree Canopy Calculations" Table)	16,071
Percentage of the 10-Year Tree Canopy Requirement that should be met through Tree Preservation (This is the "Tree Preservation Target")	91%
Area of the 10-Year Tree Canopy Requirement that should be met through Tree Preservation (A.S.)	2,371
Area of the 10-Year Tree Canopy Requirement that will be met through Tree Preservation (A.S.) (See "Tree Preservation Calculations" Table)	0
Proposed Percentage of 10-Year Tree Canopy Requirement that will be met through Tree Preservation	0%
Tree Preservation Target met (A.S.)	0% is not greater than...
Tree Preservation Target met (A.S.)	0 is not greater than...

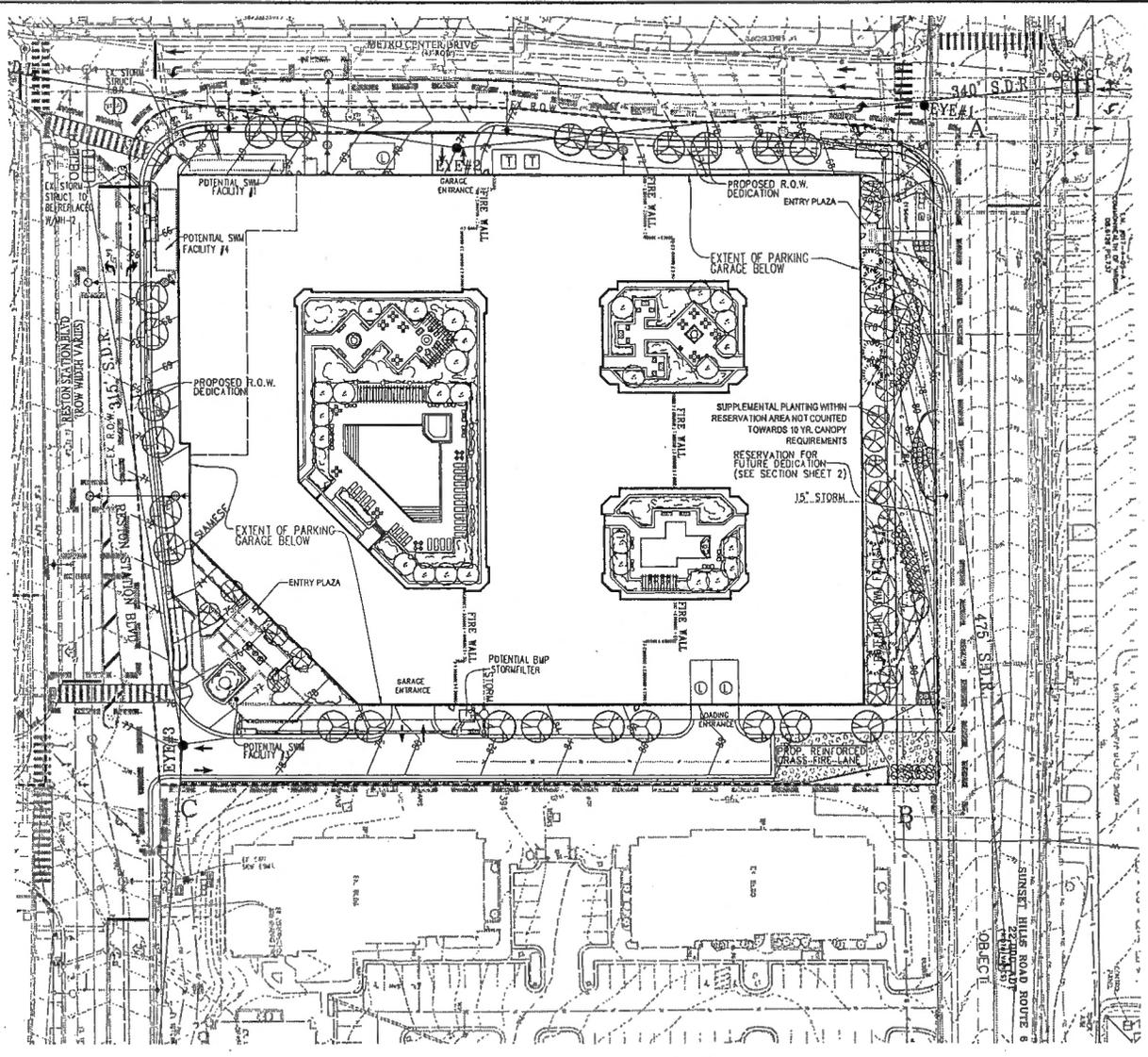
10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (A.S.)	144,253
Disturbance:	
Tree Canopy Required	16,071

EXISTING TREE CANOPY PROVIDED	
Total Existing Tree Canopy (A.S.)	19,821
Total Proposed Canopy Area (A.S.)	16,071
Total Tree Canopy Provided (A.S.)	19,821

TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (A.S.)				2,371
Tree Preservation Target (A.S.)				2,371
Tree Preservation:				
Tree Preservation Area	Count	Area	Quality Factor	Value
Individual Trees to Remain	Normal	2	0.50	0
Total Tree Preservation Provided (A.S.)				0

A DEVIATION FROM THE TREE PRESERVATION TARGET HAS BEEN REQUESTED. CONSTRUCTION ACTIVITIES COULD BE SEASONALLY SCHEDULED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET. THE TREE PRESERVATION TARGET TO THE EXTENT THEY WOULD NOT IMPAIR BURNING IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10 YEARS IS ACCORDANCE WITH THE POST-CONSTRUCTION STANDARDS FOR TREES AND FORESTED AREAS PROVIDED BY §§ 11-400 AND 11-404K. THE TREE CANOPY REQUIREMENT WILL BE MET WITH NEW PLANTING PROVIDED WITH THE DEVELOPMENT.



TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening / Barrier
Group A-B	H/A
Group B-D	H/A
Group G-Q	H/A
Group R	H/A

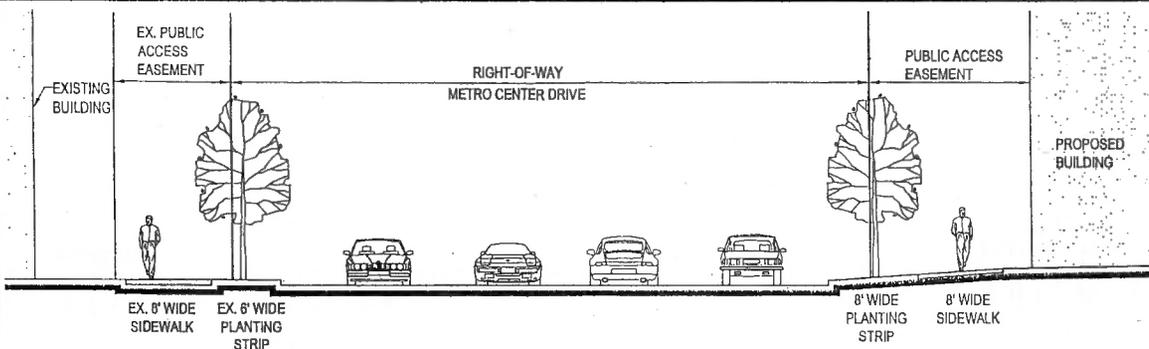
INTERIOR PARKING LOT LANDSCAPING CALCULATIONS	
Area to be Landscaped (A.S.)	0
Interior Landscaping Required (A.S.)	0
Interior Landscaping Provided:	
B Shade Trees of 250 sq. ft. each	0
Requirements to meet:	0 sq. ft. is equal to...

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND MEAN OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MAJOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

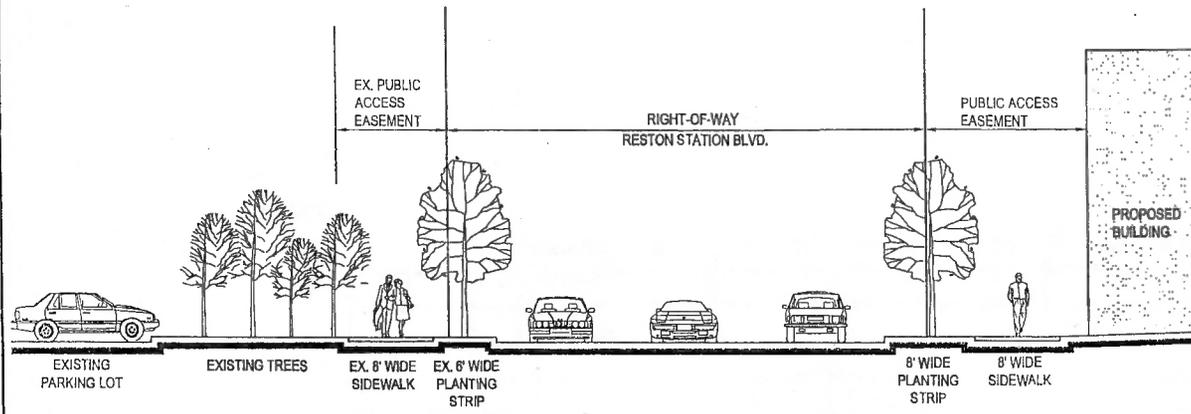
REVISIONS NO. DATE DESCRIPTION 01-20-10 02-22-10 03-23-10 04-28-10 05-28-10 06-28-10 07-28-10 08-28-10 09-28-10 10-28-10 11-28-10 12-28-10	REVISIONS NO. DATE DESCRIPTION 01-20-10 02-22-10 03-23-10 04-28-10 05-28-10 06-28-10 07-28-10 08-28-10 09-28-10 10-28-10 11-28-10 12-28-10
PREPARED BY: [Name] CHECKED BY: [Name] DATE: [Date]	PROJECT: [Name] LOCATION: [Address] DATE: [Date]
STATE OF VIRGINIA PROFESSIONAL LANDSCAPE ARCHITECT [Name] [Address] [City, VA]	OVERALL LANDSCAPE PLAN AND COMPUTATIONS VEATCH PROPERTY HUNTER MILL ELECTION DISTRICT FAIRFAX COUNTY, VIRGINIA DATE: MARCH, 2010 CL = 1 SCALE: 1"=40' SHEET 10 OF 24 FILE NO. ZP-12556



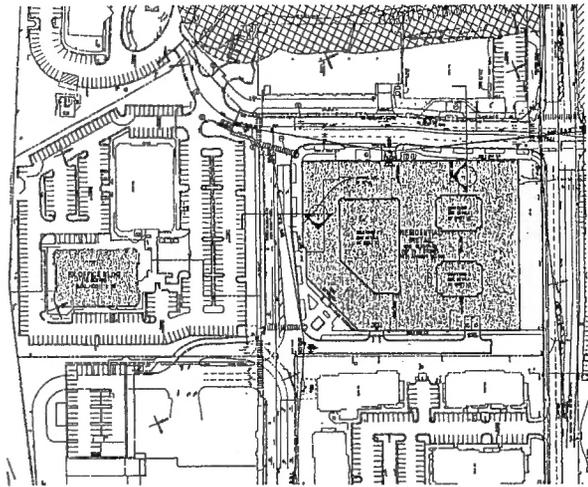




1 STREETScape SECTION 1: METRO CENTER DRIVE  
3/16"=1'-0"



2 STREETScape SECTION 2: RESTON STATION BLVD.  
3/16"=1'-0"



KEY PLAN  
Scale: 1"=100'

REV. NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
01	02-07-13			
02	01-24-13			
03	01-22-13			
04	02-06-13			
05	02-06-13			
06	02-06-13			
07	02-06-13			
08	02-06-13			
09	02-06-13			
10	02-06-13			

REV. NO.	DATE	DESCRIPTION	REVIEW APPROVED	DATE
11	02-06-13			
12	02-06-13			
13	02-06-13			
14	02-06-13			
15	02-06-13			
16	02-06-13			
17	02-06-13			
18	02-06-13			
19	02-06-13			
20	02-06-13			

Urban Ltd.  
7173 Lees Ferry Parkway  
Arlington, VA 22202  
Tel: 703.441.2111  
Fax: 703.441.2111

Planners, Engineers, Landscape Architects, Land Surveyors

**urban.**



SITE SECTIONS  
**VEATCH PROPERTY**  
HUNTER HILL ELECTION DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1"=40'

DATE: MARCH, 2010

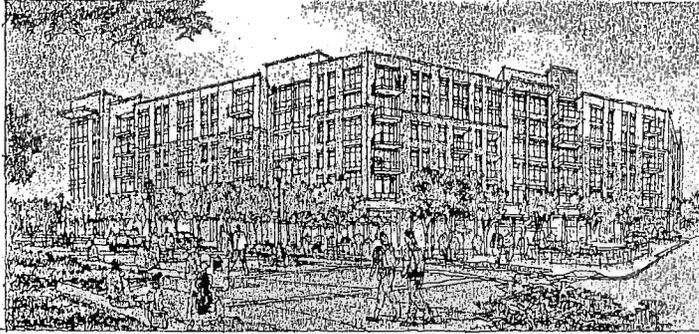
SHEET  
12A  
OF  
24

FILE NO.  
ZP-12556

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.





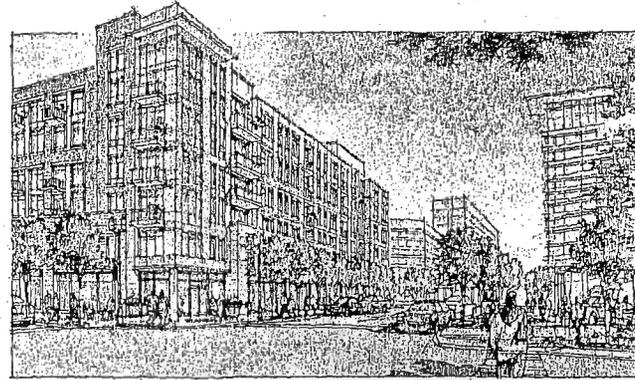


RESTON STATION

**BOZZUTO**

PERSPECTIVE 1

RESTON, VA  
 800 WYOMING CENTER DR.  
 SUITE 200  
 VALENA, VA 22182  
 703.882.9116  
 bozzuto.com

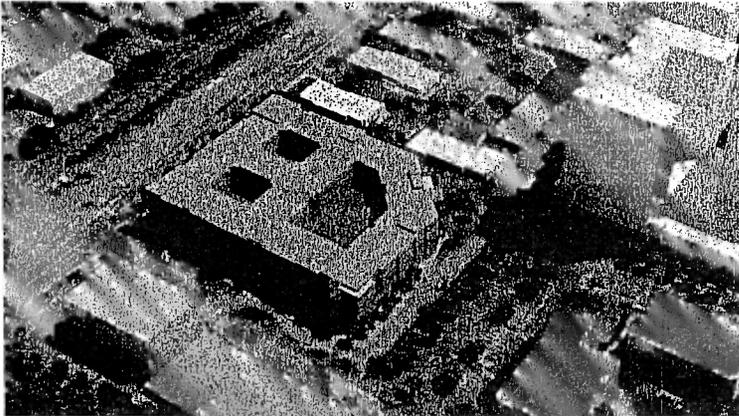


RESTON STATION

**BOZZUTO**

PERSPECTIVE 2

RESTON, VA  
 800 WYOMING CENTER DR.  
 SUITE 200  
 VALENA, VA 22182  
 703.882.9116  
 bozzuto.com



RESTON STATION

**BOZZUTO**

MASSING

RESTON, VA  
 800 WYOMING CENTER DR.  
 SUITE 200  
 VALENA, VA 22182  
 703.882.9116  
 bozzuto.com



NO.	REVISION	DATE
1	ISSUED FOR PERMITTING	02-27-13
2	REVISED PER PERMITTING	03-07-13
3	REVISED PER PERMITTING	03-07-13
4	REVISED PER PERMITTING	03-07-13
5	REVISED PER PERMITTING	03-07-13
6	REVISED PER PERMITTING	03-07-13
7	REVISED PER PERMITTING	03-07-13
8	REVISED PER PERMITTING	03-07-13
9	REVISED PER PERMITTING	03-07-13
10	REVISED PER PERMITTING	03-07-13

Urban, Ltd.  
 770 Lakes Drive, Fourth  
 Floor  
 Fairfax, VA 22031  
 Tel: 703.542.1800  
 Fax: 703.542.1801  
 www.urban.com

**urban.**  
 Planner • Designer • Landscape Architect • Land Surveyor



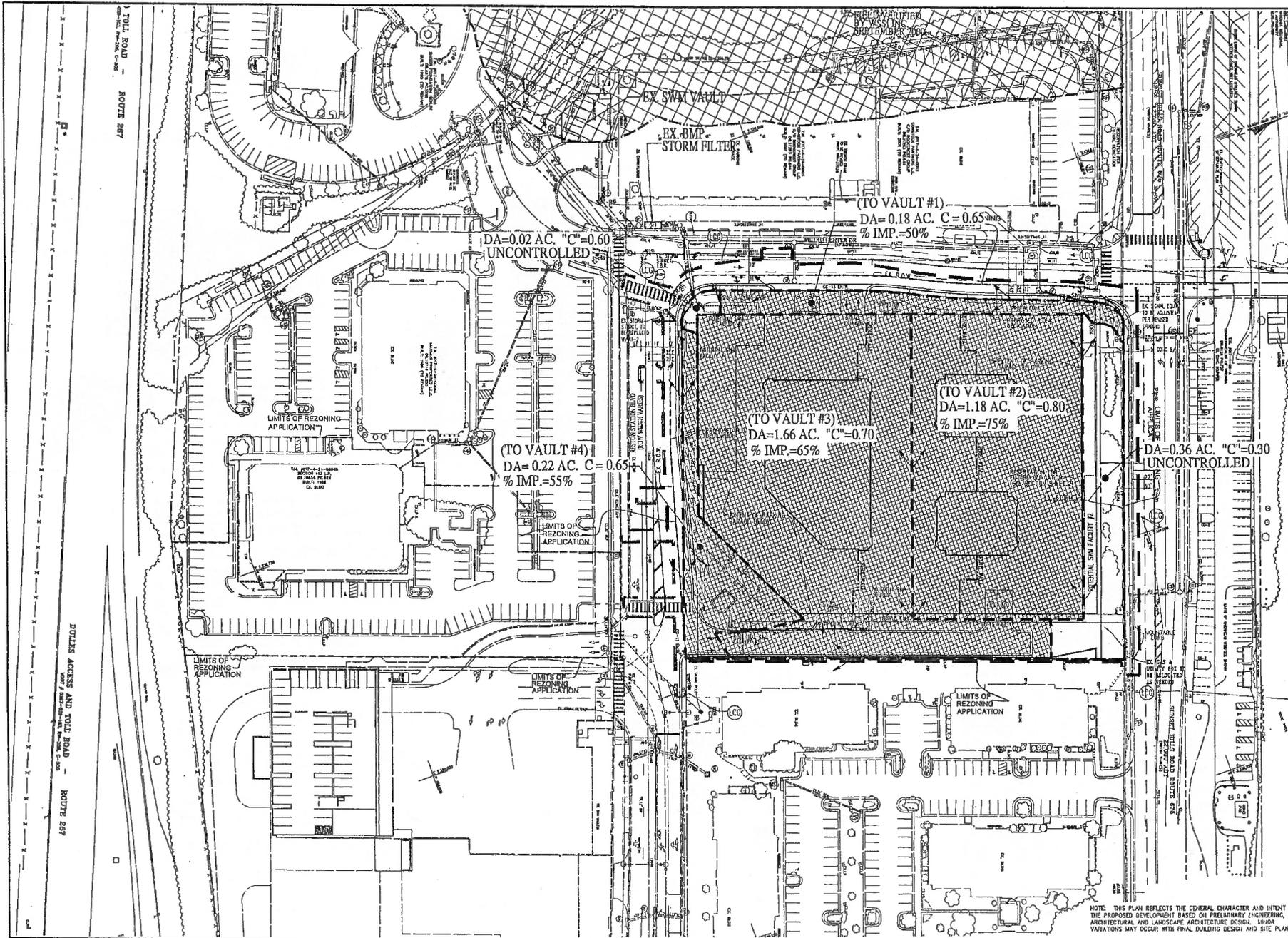
PERSPECTIVES & MASSING DIAGRAM  
**VEATCH PROPERTY**  
 HUNTER MILL ELECTION DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 DATE: MARCH, 2010  
 SCALE: N/A  
 CL: N/A

THE INFORMATION SHOWN HEREON IS SCHEMATIC IN NATURE AND FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO ADJUST THE QUANTITY OF PARKING SPACES AND OCCUPIED STORIES WITH FINAL DESIGN PROVIDED THAT THE MAXIMUM HEIGHTS ARE HONORED.





DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON



**PRELIMINARY SWM/BMP EXHIBIT**  
**VEATCH PROPERTY**  
HUNTER MILL ELECTION DISTRICT  
FAIRFAX COUNTY, VIRGINIA  
CL #VA

DATE: MARCH, 2010  
SCALE: 1"=40'

**urban**  
Planners - Engineers - Landscape Architects - Land Surveyors

PROJECT:  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18  
04-22-18

REVISION APPROVED BY DIVISION OF DESIGN REVIEW

DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON  
DATE: 04-22-18  
BY: J. L. WILSON  
CHECKED: J. L. WILSON

NOTES: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. SEVERAL VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

The following information is required to be shown or provided in all zoning applications, or a waiver request. All the information required with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required information may result in a delay in processing the application.

The information is required under the following Zoning Ordinance paragraphs:  
 Special Permit (S-011 2.1 & 2.1)  
 Special Exception (S-011 2.1 & 2.1)  
 Commercial Redevelopment Districts (S-022.2A (12) & (14))  
 Development Plans (P-010 2.1 & 2.1)  
 PUDs (P-010 2.1 & 2.1)  
 PUDs (P-010 2.1 & 2.1)  
 PUDs (P-010 2.1 & 2.1)

- 1. Plot is a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of existing and grading to be accomplished. The stormwater management facility(ies), storm drainage pipe systems and related structures, pond systems, access roads, site contours, energy dissipation devices, and stream stabilization measures are shown on Sheet \_\_\_\_\_.

Facility Name/Type & No.	On-site area (sq. ft.)	Off-site area (sq. ft.)	Drainage area (acres)	Footprint area (sq. ft.)	Storage volume (cu ft.)	Height (ft.)	if pond, diam (ft.)
1. Stormwater Management Facility	100	100	1.0	100	100	10	
2. Stormwater Management Facility	200	200	2.0	200	200	20	
3. Stormwater Management Facility	300	300	3.0	300	300	30	
4. Stormwater Management Facility	400	400	4.0	400	400	40	
5. Stormwater Management Facility	500	500	5.0	500	500	50	
6. Stormwater Management Facility	600	600	6.0	600	600	60	
7. Stormwater Management Facility	700	700	7.0	700	700	70	
8. Stormwater Management Facility	800	800	8.0	800	800	80	
9. Stormwater Management Facility	900	900	9.0	900	900	90	
10. Stormwater Management Facility	1000	1000	10.0	1000	1000	100	

- 3. Create drainage channels, outlets and pipe systems as shown on Sheet \_\_\_\_\_.
- 4. Maintenance access (road) to stormwater management facility(ies) as shown on Sheet \_\_\_\_\_.
- 5. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet \_\_\_\_\_.
- 6. A stormwater management "retainer" which contains a description of how drainage and best management practices requirements will be met is provided on Sheet \_\_\_\_\_.
- 7. A description of the existing conditions of each member site multi extended downstream from the site to a point where it is at least 100 times the site area or within a drainage area of at least one square mile (800 acres) is provided on Sheet \_\_\_\_\_.
- 8. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet \_\_\_\_\_.
- 9. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet \_\_\_\_\_.
- 10. A subsection waiver is requested for: underground SW/BMP facility.
- 11. Stormwater management is not required because: NA.

Revised 3-1-2008

Preliminary BMP & SWM Calculations

Existing data	Final - Section 013
Net Site Area (Residential Only)	158,058 sq ft
Impervious Area	21,068 sq ft
Permeable Area	136,990 sq ft
Percent Impervious	68.87%

Proposed Development	Final - Section 013
Net Site Area (Residential Only)	158,058 sq ft
Prop. Permeable Area	33,778 sq ft
Prop. Impervious Area	111,278 sq ft
Percent Impervious	70.63%

**BMP Costs**

Increases in Impervious Area	0.0%
Increase required to existing conditions	0.00%
RPA site?	No
Qualifies for Re-development?	Yes
RR = (11.0/34.0) * (0.0/0.0) * 1.000	0.00%
Required Phosphorus Reduction	0.79%

On-site Treatment Option Costs	0.00%
BMP structure	0.50
Cost to be treated by Storm Filter	0.50
Stormwater treated	100.00
Flow treated	0.04 cfs
Efficiency	1%

**Storm Water Management Data**

Estimated C factor	0.64
Extensions	0.74
0.5 cfs	16.20
0.2 cfs	14.20
0.1 cfs	21.83
0.10 cfs	19.81
2 yr Required Peak Flow Reduction	-1.81 cfs
10 yr Required Peak Flow Reduction	-2.81 cfs

1. For BMP purposes, rooftop pervious is counted as impervious.
2. If the adequate outfall SWM detention method, which is stricter than the standard SWM requirements, is used, the adequate outfall SWM detention method calculations shall govern in preliminary calculations for onsite SWM detention. For adequate outfall detention calculations see sheet 114.

SWM/BMP & OUTFALL NARRATIVE

SWM and BMP:

Stormwater Management and Best Management Practices requirements are being met for the Residential Site only. The existing Office Site will remain in its existing condition and no SWM or BMP improvements are to be provided. The total development proposed disturbing approximately 2 acres between Sunset Hill Road, Welch Avenue and the Dulles Access Road. The existing 2010 site condition will be considered the base case existing conditions, with the exception of the proposed improvements as shown on Reson Sustaina Road Improvement Site Plan (FFX County File #2615-SF-007) which will be considered existing as shown on the CD/DFP. Improvements beyond those existing conditions will be mitigated in accordance with the Public Facilities Manual (PFM) requirements. The site area for SWM & BMP purposes is the Net Development area of 3.62 acres. The ROW delineated area is treated in the SWM & BMP facilities provided with FFX File #2615-SF-007 (Reson Station Road Plan), which were designed to accommodate the ROW drainage area.

Stormwater Management (SWM) and Best Management Practices (BMP) measures sufficient to satisfy the PFM requirements shall be provided for this project subject to final design at the time of the final site plan(s). The existing site is largely impervious and the proposed development produces a minor decrease in the amount of impervious area. The proposed development qualifies as a redevelopment for BMP requirements because there is less than 20% increase in impervious area. Preliminary SWM and BMP sizing calculations are provided on this sheet and preliminary locations are shown on Sheet #14, based on an anticipated underground detention vault and underground StormFilter vault solutions. The storm water detention vault will be designed such that the post-developed discharge does not exceed the pre-developed discharge for the 2 and 10 year storms.

A waiver request for providing below grade SWM and BMP measures on a site that includes residential use will be submitted to Fairfax County Staff concurrently with the CD/DFP application.

ADJACENT OUTFALL:

Almost all of the proposed development drains to the west to the existing Retain Soils 913 SWM pond. There is a small portion of pervious area along Sunset Hill Road that bypasses the existing SWM pond. There are no diversions proposed in the existing area or the drainage pattern. Floodplain Study #4528-FT-01, entitled "Floodplain Study Easements" and approved on 01/22/2001, modified the existing Retain Soils 913 SWM pond and depicted the 10-year storm event overtopping existing Sunset Hill Road. Thus, there is a known downstream adequate outfall capacity existing. The existing pond extends to the north through a culvert system beneath VDDT parking lot and the NVRPA trail to then outfall to a well defined channel. Though there are some locations of observed standing water in the channel, it appears to have a well defined bed and banks. The channel then carries a culvert system to convey storm water beneath a freeway of the Hillside Creek Oaif Course. Through the capacity of the culvert is unknown at this time, there was an observed condition on the galler course freeway. The culvert outfall line is defined channel and then carries an existing well graded to the gull course. The characterized outfall from this pond joins with Corbin Run which has a drainage area greater than one square mile.

Prior to final site plan approval, the Applicant intends to survey the downstream outfall channels and verify the Fairfax County staff data to verify whether existing velocities are present. For purposes of this CD/DFP, computations are provided to depict how the adequate outfall regulations could be met using the Detention Method of the Fairfax County PFM. Computations are shown to show the required proportional improvement and an estimated underground SWM vault sizes needed to provide the required flow reductions. The storm sewer and underground vault layout is shown on Sheet #14. The SWM and BMP facilities will be provided in accordance with the PFM as shown on the SWM or BMP facility will be located in a storm sewer easement or in the public right of way.

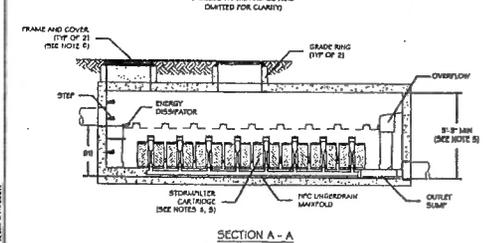
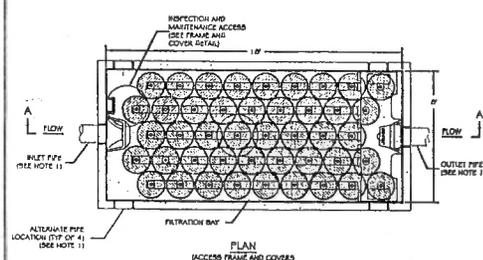
The Detention Method is a conservative approach to meet the target anticipated detention volumes that may be required in an existing outfall requirements. At the time of Final Site Plan subject to final design completion, an additional outfall data and downstream owner's cooperation, the Applicant may pursue alternative methods of satisfying the adequate outfall requirements provided by the PFM.

DETAILS ON THIS SHEET REPRESENT A PRELIMINARY DESIGN AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.

CONTECH StormFilter

**STORMFILTER DESIGN TABLE**

Storm Filter	Flow Rate (cfs)	Flow Rate (gpm)	Flow Rate (MGD)
1	1.0	7.2	0.012
2	2.0	14.4	0.024
3	3.0	21.6	0.036
4	4.0	28.8	0.048
5	5.0	36.0	0.060
6	6.0	43.2	0.072
7	7.0	50.4	0.084
8	8.0	57.6	0.096
9	9.0	64.8	0.108
10	10.0	72.0	0.120

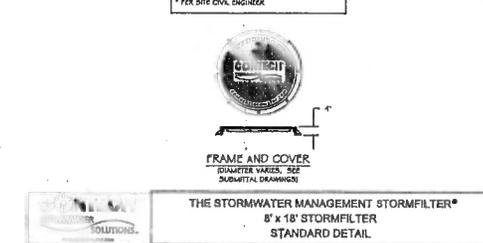


GENERAL NOTES

1. INLET AND OUTLET PIPING SHALL BE SPECIFIED BY SITE CIVIL ENGINEER AND PROVIDED BY CONTRACTOR. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
2. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT CONTECH STORMFILTER SOLUTIONS FOR OPTIONS.
3. THE FILTER CARTRIDGES ARE SUPPLEMENTED AND SPECIFYING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE. FRAMES OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C847 AND C848.
4. SEE STORMFILTER TECHNICAL MANUAL FOR REQUIRED HYDRAULIC HEAD, FOR SHALLOW, LOW DROPT OR SPECIAL DESIGN CONSTRAINTS. CONTACT CONTECH STORMFILTER SOLUTIONS FOR DESIGN OPTIONS.
5. ALL WORKER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE OMA GUIDELINES. PROVIDE MAINTENANCE ACCESS FOR MAINTENANCE ACCESS.
6. STRUCTURE AND ACCESS COVERS TO MEET ADOPTED R-28 LOAD RATINGS.
7. THE STRUCTURE DIMENSIONS SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY ELECTRICAL WIRING, SUB-BASE, AND/OR ANT-TERRITORY PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STANDARD CARTRIDGE HEIGHT IS 27" SHOWN. CARTRIDGE HEIGHT AND ASSOCIATED DESIGN PARAMETERS PER STORMFILTER'S DESIGN TABLE.
10. STRUCTURES OF CONTECH STORMFILTER SOLUTIONS, (800) 929-5240.

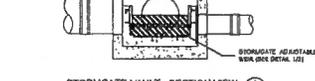
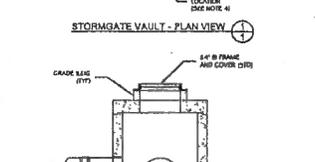
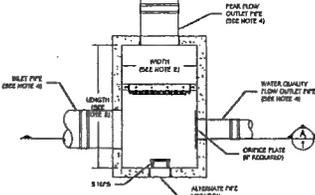
**SITE SPECIFIC DATA REQUIREMENTS**

ITEM	REQUIREMENT
1. INLET PIPE	8" DIA. (SEE NOTE 1)
2. INLET PIPE	8" DIA. (SEE NOTE 1)
3. INLET PIPE	8" DIA. (SEE NOTE 1)
4. INLET PIPE	8" DIA. (SEE NOTE 1)
5. INLET PIPE	8" DIA. (SEE NOTE 1)
6. INLET PIPE	8" DIA. (SEE NOTE 1)
7. INLET PIPE	8" DIA. (SEE NOTE 1)
8. INLET PIPE	8" DIA. (SEE NOTE 1)
9. INLET PIPE	8" DIA. (SEE NOTE 1)
10. INLET PIPE	8" DIA. (SEE NOTE 1)



GENERAL NOTES

1. STORMWATER BY CONTECH STORMFILTER SOLUTIONS, (800) 929-5240, SCARLETT, VA 22091-8074.
2. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
3. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT CONTECH STORMFILTER SOLUTIONS FOR OPTIONS.
4. THE FILTER CARTRIDGES ARE SUPPLEMENTED AND SPECIFYING. THE STANDARD DETAIL DRAWING SHOWS THE MAXIMUM NUMBER OF CARTRIDGES. THE ACTUAL NUMBER SHALL BE SPECIFIED BY THE SITE CIVIL ENGINEER ON SITE. FRAMES OR IN DATA TABLE BELOW. PRECAST STRUCTURE TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C847 AND C848.
5. SEE STORMFILTER TECHNICAL MANUAL FOR REQUIRED HYDRAULIC HEAD, FOR SHALLOW, LOW DROPT OR SPECIAL DESIGN CONSTRAINTS. CONTACT CONTECH STORMFILTER SOLUTIONS FOR DESIGN OPTIONS.
6. ALL WORKER QUALITY PRODUCTS REQUIRE PERIODIC MAINTENANCE AS OUTLINED IN THE OMA GUIDELINES. PROVIDE MAINTENANCE ACCESS FOR MAINTENANCE ACCESS.
7. THE STRUCTURE DIMENSIONS SHOWN ARE FOR REPRESENTATIONAL PURPOSES AND VARY REGIONALLY.
8. ANY ELECTRICAL WIRING, SUB-BASE, AND/OR ANT-TERRITORY PROVISIONS ARE SITE SPECIFIC DESIGN CONSIDERATIONS AND SHALL BE SPECIFIED BY SITE CIVIL ENGINEER.
9. STANDARD CARTRIDGE HEIGHT IS 27" SHOWN. CARTRIDGE HEIGHT AND ASSOCIATED DESIGN PARAMETERS PER STORMFILTER'S DESIGN TABLE.
10. STRUCTURES OF CONTECH STORMFILTER SOLUTIONS, (800) 929-5240.



GENERAL NOTES

1. STORMWATER BY CONTECH STORMFILTER SOLUTIONS, (800) 929-5240, SCARLETT, VA 22091-8074.
2. STORMFILTER IS PROVIDED WITH OPENINGS AT INLET AND OUTLET LOCATIONS.
3. IF THE PEAK FLOW RATE, AS DETERMINED BY THE SITE CIVIL ENGINEER, EXCEEDS THE PEAK HYDRAULIC CAPACITY OF THE PRODUCT, AN UPSTREAM BYPASS STRUCTURE IS REQUIRED. PLEASE CONTACT CONTECH STORMFILTER SOLUTIONS FOR OPTIONS.
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10. STRUCTURES OF CONTECH STORMFILTER SOLUTIONS, (800) 929-5240.

**STORMGATE VAULT DATA**

ITEM	REQUIREMENT
1. INLET PIPE	8" DIA. (SEE NOTE 1)
2. INLET PIPE	8" DIA. (SEE NOTE 1)
3. INLET PIPE	8" DIA. (SEE NOTE 1)
4. INLET PIPE	8" DIA. (SEE NOTE 1)
5. INLET PIPE	8" DIA. (SEE NOTE 1)
6. INLET PIPE	8" DIA. (SEE NOTE 1)
7. INLET PIPE	8" DIA. (SEE NOTE 1)
8. INLET PIPE	8" DIA. (SEE NOTE 1)
9. INLET PIPE	8" DIA. (SEE NOTE 1)
10. INLET PIPE	8" DIA. (SEE NOTE 1)



REVISION APPROVED BY DIVISION OF DESIGN REVIEW

Urban

Planning Engineer: Landscape Architects: Land Surveyors

DATE: MARCH 2010

SCALE: 1"=4'

CL: AWA

OF 24

2P-12556

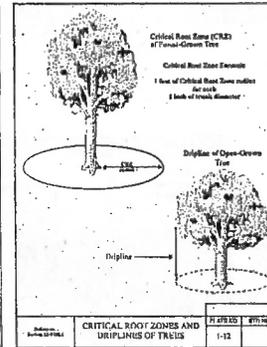
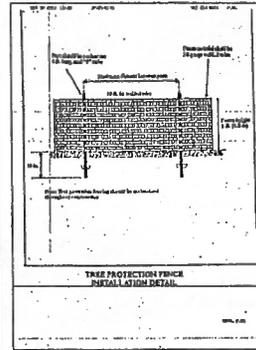
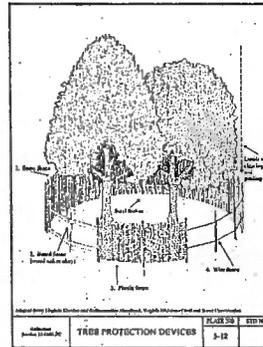
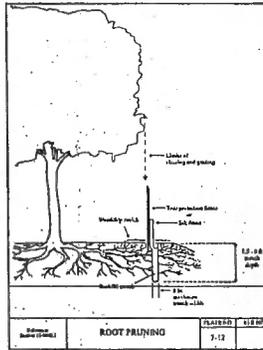








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**TREE PROTECTION DURING CONSTRUCTION**

**A. Critical Root Zone**

Tree preservation areas shall be identified on the site plan or construction plans and profiles. A "critical root zone" (CRZ) shall be delineated on the plans and clearly marked and protected in the field prior to any land disturbance. The CRZ shall be delineated as follows: (Section 12-0506.02)

1. For forest grown trees, the CRZ shall be represented by a concentric circle centered on the tree trunk and measures 1 foot for each 1" of trunk diameter.

**B. General Requirements**

1. Prior to any land disturbance suitable protective barriers, such as safety fencing, shall be erected outside of the CRZ of any tree or stand of trees to be preserved. Protective barriers shall remain in place throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the barrier. No construction traffic, parking of vehicles, or disposal of liquids is permitted within the CRZ.

2. Tree roots which must be severed shall be cut by a trencher or similar equipment aligned radially to the tree. This method reduces the lateral movement of the roots during excavation, which if done by other methods could damage the unexcavated roots of adjacent trees. This effort shall take place and be complete prior to any land disturbance activities.

3. Within four hours of any severance of roots, all tree roots that have been exposed and/or damaged shall be trimmed cleanly and covered laterally with moist peat moss, moist burlap, or other moist biodegradable material to keep them from drying out until permanent cover can be installed.

4. Trees likely to die as a result of site disturbance activities within 25 feet of the safety fence, as identified in the tree preservation plan, shall be removed.

5. Grade changes and excavations shall not encroach upon the tree CRZ, unless approved by plans prepared by a design professional in the field and approved by the County.

6. No toxic materials, including petroleum products, should be stored within 100 feet of the CRZ.

7. Sediment, retention, and detention basins shall not be located within the CRZ. The basins shall not discharge directly into the CRZ unless the discharge is retransferred back to the flow prior to entering the CRZ or is discharged into an adjacent natural channel.

**GUIDELINES FOR TREE PRESERVATION AREAS (TPAs)**

The following general guidelines should be implemented in all cover types throughout the development process and as part of the long-term maintenance of the TPA. These guidelines provide for the maintenance and overall health and sustainability of the TPA.

1. Trees along the proposed limits of disturbance or in other areas of the TPA that pose potential hazard have been identified on the Tree Preservation Plan and shall be removed during the development process.
2. Invasive species should be identified and treated during the development process and as part of the long-term management program. Control techniques may include mechanical removal, herbicide, or cultural control methods based on the species, severity of invasion, and location relative to sensitive plants or areas.
3. The site should be monitored throughout development and as part of the long-term management for outbreaks of potentially serious insects or diseases including gypsy moth, caterpillar, wood boring beetles, and other potentially devastating organisms. If required monitoring that identifies populations at low levels can prevent the need for large scale treatments.
4. Any hazardous areas will be identified for removal by the Project Architect prior to site development.
5. Disturbed edges should be mulched to reduce the potential for invasion by undesirable species.

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

PLANT DATE	04-22-10	REV.	DATE	DESCRIPTION
	05-27-12			
	07-20-12			
	08-08-13			
	11-05-13			
	02-04-14			
	02-20-15			

	<p>Urban Forest Landmarks and Open Space</p>
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	<p>DATE: MARCH 2010</p>
--	-------------------------

<p>TREE INVENTORY AND DETAILS VEATCH PROPERTY HUNTER MILL ELECTION DISTRICT FAIRFAX COUNTY, VIRGINIA</p>	<p>SCALE: As Noted</p>
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<p>SHEET 20 OF 24</p>	<p>FILE No. ZF-12556</p>
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PLANTING SPECIFICATIONS

1. QUALITY ASSURANCE

- A. Landscaping shall be installed within 30 days of the start of construction... B. Applicable Specifications and Standards... C. Plants shall be sound, healthy and vigorous...

2. INSTALLATION

- A. Plants shall be installed in accordance with the manufacturer's instructions... B. Plants shall be installed in accordance with the manufacturer's instructions...

3. MAINTENANCE

- A. Plants shall be maintained in accordance with the manufacturer's instructions... B. Plants shall be maintained in accordance with the manufacturer's instructions...

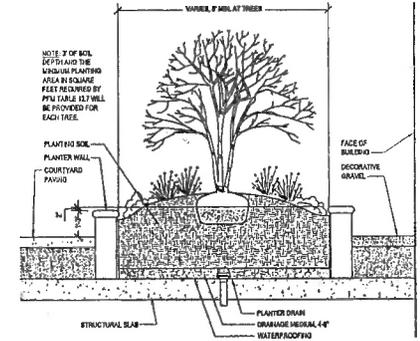
- C. Plants shall be sound, healthy and vigorous... D. Plants shall be installed in accordance with the manufacturer's instructions...

4. PLANTING PROCEDURE

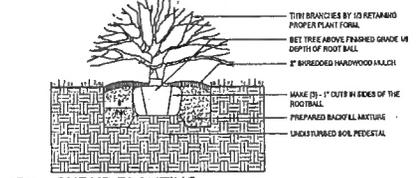
- A. Plants shall be installed in accordance with the manufacturer's instructions... B. Plants shall be installed in accordance with the manufacturer's instructions...

5. PLANTING PROCEDURE

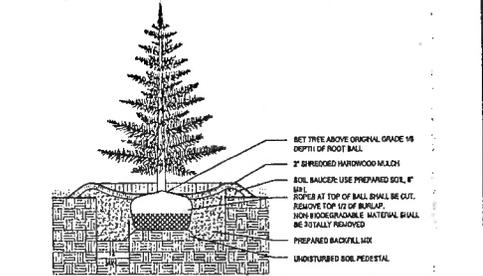
- A. Plants shall be installed in accordance with the manufacturer's instructions... B. Plants shall be installed in accordance with the manufacturer's instructions...



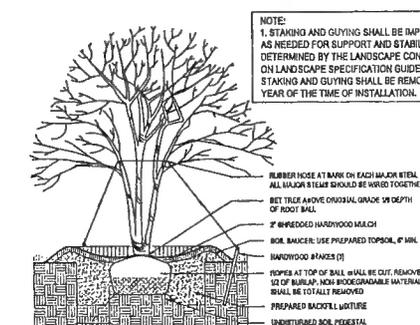
1 TYPICAL PLANTER SECTION Scale: 3/8"=1'-0"



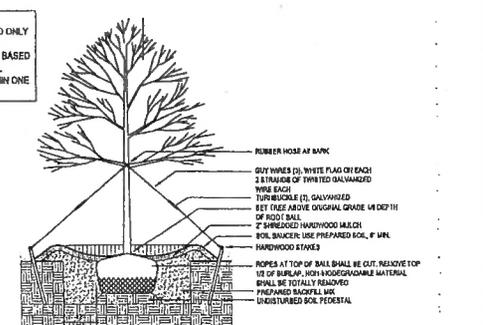
2 SHRUB PLANTING MTS



4 EVERGREEN TREE PLANTING MTS



3 ORNAMENTAL TREE PLANTING MTS



5 DECIDUOUS TREE PLANTING MTS

Table with columns: PLANTING, REVISIONS, DATE, and other project details.

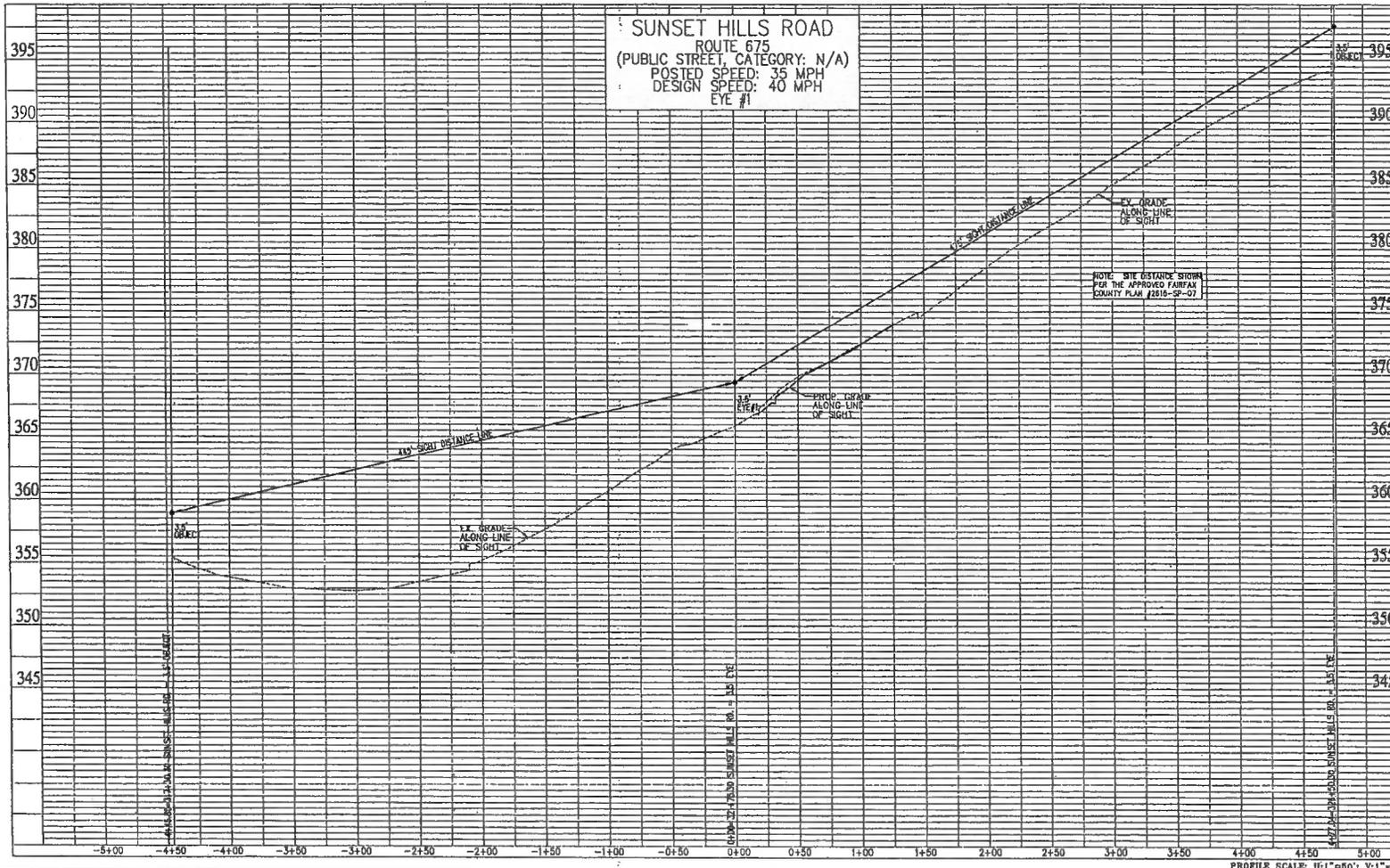
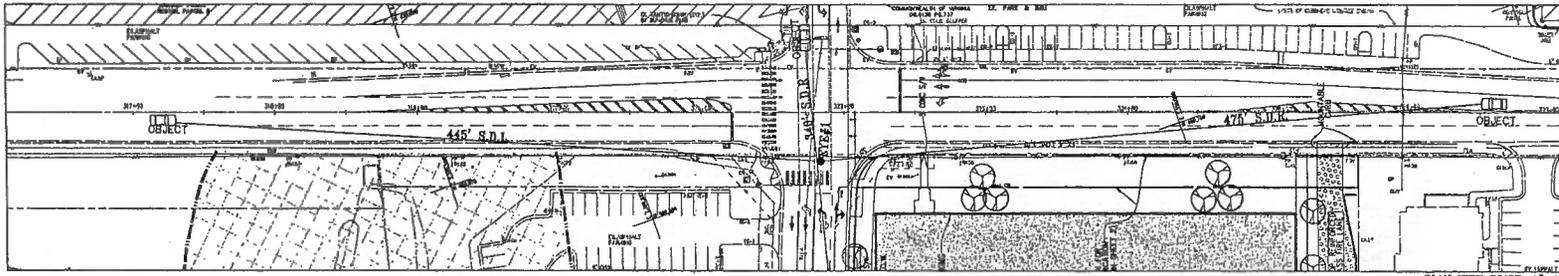
Notes regarding project location and contact information for the design firm.



Additional project notes and specifications.

LANDSCAPE DETAILS AND SPECIFICATIONS VEATCH PROPERTY HUNTER MILL ELECTION DISTRICT FAIRFAX COUNTY, VIRGINIA DATE: MARCH 2010 SCALE: 1"=4'-0"

NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL, AND LANDSCAPE ARCHITECTURAL DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.



NOTE: THIS PLAN REFLECTS THE GENERAL CHARACTER AND INTENT OF THE PROPOSED DEVELOPMENT BASED ON PRELIMINARY ENGINEERING, ARCHITECTURAL AND LANDSCAPE ARCHITECTURE DESIGN. MINOR VARIATIONS MAY OCCUR WITH FINAL BUILDING DESIGN AND SITE PLAN.

REV.	DATE	DESCRIPTION	DESIGNED BY	CHECKED BY	DATE	APPROVED BY	DATE
01	06-23-09						
02	11-07-09						
03	01-05-10						
04	01-05-10						
05	01-05-10						
06	01-05-10						
07	01-05-10						
08	01-05-10						
09	01-05-10						
10	01-05-10						
11	01-05-10						
12	01-05-10						
13	01-05-10						
14	01-05-10						
15	01-05-10						
<b>SIGHT DISTANCE PROFILES</b> <b>VEATCH PROPERTY</b> HUNTER HILL ELECTION DISTRICT FAIRFAX COUNTY, VIRGINIA							
						DATE: MARCH, 2010	
						SCALE: AS SHOWN	CL: 27
						SHEET	22
						OF	24
						FILE NO.	ZP-12556

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**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

*Amended*  
**APPLICATION No:** RZ/FDP 2010-HM-008  
 (Assigned by staff)

**RECEIVED**  
 Department of Planning & Zoning  
 DEC 10 2012  
 Zoning Evaluation Division

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

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), RBP&M, LLC; Section 913, LP; & Bozzuto Development Company, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-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.

<b>APPLICATION TYPE(S):</b>	<b>PCA</b> ( )	<b>CDP</b> (x)	<b>FDP</b> (x)	<b>CDPA</b> ( )	<b>FDPA</b> ( )
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**LEGAL DESCRIPTION:**

Please see attachment.				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

17-4	19		1, 2, 3, 4, 5A, 6A	3.8315
17-4	24		4B	1.6755
				5.507
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

11401, 11403, 11407, 11411, and 11417 Sunset Hills Road

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

North of Route 267, south of Sunset Hills Road, west of Wiehle Avenue

<b>PRESENT USE:</b> office and warehousing	<b>PROPOSED USE:</b> residential, office, retail
<b>MAGISTERIAL DISTRICT:</b> Hunter Mill	<b>OVERLAY DISTRICT (S):</b>

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.

Brian J. Winterhalter  
 Type or Print Name  
 11951 Freedom Drive, Reston, VA 20190  
 Address

*Brian J. Winterhalter*  
 Signature of Applicant or Agent  
 (Work) 703-456-8168 (Mobile)  
 Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 1/29/13 Virginia Ruffen

Fee Paid \$ 4575

*RZ/FDP 2012-0141/0142*





**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**APPLICATION No:** RZ/FDP 2010-HM-008  
 (Assigned by staff)

**RECEIVED**  
 Department of Planning & Zoning  
**JUN 28 2010**  
 Zoning Evaluation Division

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

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), RPB&M, LLC and Section 913, LP, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-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 ( )

**LEGAL DESCRIPTION:**

Please see attachment.				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

17-4	19		1, 2, 3, 4, 5A, 6A	4.592
17-4	24		4B	1.675
				<del>6.267</del> 6.27
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

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11401, 11403, 11407, 11411, and 11417 Sunset Hills Road

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**PRESENT USE:** office and warehousing **PROPOSED USE:** residential, office, retail

**MAGISTERIAL DISTRICT:** Hunter Mill **OVERLAY DISTRICT(S):**

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.

Mark C. Looney  
 Type or Print Name

*[Signature]*  
 Signature of Applicant or Agent

11951 Freedom Drive, Reston, VA 20190  
 Address

(Work) 703-456-8652 (Mobile) 703-717-110  
 Telephone Number

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

RZ 2010-0072 / FDP 2010-0073

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 7/7/10 *K. Guinan*

Fee Paid \$ 35,505.00

## LEGAL DESCRIPTIONS

<u>Lots:</u>	<u>Subdivision:</u>	<u>Deed Book:</u>	<u>Page</u>
1	Reston Industrial Venture	17626	1392
2	Reston Industrial Venture	17626	1392
3	Reston Industrial Venture	17626	1392
4	Reston Industrial Venture	17626	1392
5A	Reston Industrial Venture	17626	1392
6A	Reston Industrial Venture	17626	1392
4B	Reston Block 4 Section 913	10854	0824

# FDP 2010-HM-008

## Zoning Application Closeout Summary Report

Printed: 7/3/2013

### General Information

**APPLICANT:** RBP&M, LLC; SECTION 913, LP; & BOZZUTO DEVELOPMENT COMPANY  
**DECISION DATE:** 03/27/2013  
**CRD:** NO  
**HEARING BODY:** PC  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** WILLIAM O'DONNELL  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C)

**DECISION SUMMARY:**

ON MARCH 27, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2010-HM-008, ON A MOTION BY COMMISSIONER DE LA FE SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT REZONING APPLICATION.

**APPLICATION DESCRIPTION:**

MIXED USE

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	5.50 ACRES

### Tax Map Numbers

0174 ((19)) ( )0004	0174 ((19)) ( )0002	0174 ((19)) ( )0006 A	0174 ((19)) ( )0001	0174 ((19)) ( )0003
0174 ((19)) ( )0005 A	0174 ((24)) ( )0004 B			

### Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	421	3.62 ACRES	22	28			
OFFC/GENRL					30,608	0.42	1.68 ACRES
<b>TOTALS</b>	<b>421</b>		<b>22</b>	<b>28</b>			

### Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS



# RZ 2010-HM-008

## Zoning Application Closeout Summary Report

Printed: 7/3/2013

### General Information

**APPLICANT:** RBP&M, LLC; SECTION 913, LP; & BOZZUTO DEVELOPMENT COMPANY  
**DECISION DATE:** 04/30/2013  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** WILLIAM O'DONNELL  
**SUPERVISOR DISTRICT:** HUNTER MILL (PREV C)

**DECISION SUMMARY:**

ON APRIL 30, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2010-HM-008, ON A MOTION BY SUPERVISOR HUDGINS, SUBJECT TO PROFFERS DATED APRIL 11, 2013.

**APPLICATION DESCRIPTION:**

MIXED USE

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
I-4	5.50 ACRES	PRM	5.50 ACRES	PRM	5.50 ACRES

### Tax Map Numbers

0174 ((19)) ( )0004	0174 ((19)) ( )0002	0174 ((19)) ( )0006 A	0174 ((19)) ( )0001	0174 ((19)) ( )0003
0174 ((19)) ( )0005 A	0174 ((24)) ( )0004 B			

### Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	421	3.62 ACRES	22	28			
OFFC/GENRL					30,608	0.42	1.68 ACRES
<b>TOTALS</b>	<b>421</b>		<b>22</b>	<b>28</b>			

### Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

7/3/2013

Approved Proffers

PROFFER STATEMENT DATE: 04-11-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR.DTE
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	1	RUP	\$0	01-01-0001
PROCESS PLANS FOR OTHERS	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - RESERVATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ROAD PHASING	01-01-0001	1	RUP	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
STREETScape	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	1	RUP	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	BLDG PRMT APRV	\$343,536	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LOADING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	ON DEMAND	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	1	RUP	\$751,906	01-01-0001



PLANNERS  
ENGINEERS  
LANDSCAPE  
ARCHITECTS  
LAND  
SURVEYORS

## DESCRIPTION

Description of Lots 1, 2, 3, 4 of Reston Industrial Venture as recorded in Deed Book 5002 at Page 23, among the land records of Fairfax County, Virginia, and Lots 5A and 6A of Reston Industrial Venture as recorded in Deed Book 6362 at page 872 and in Deed Book 17626 at Page 1392. Said property being last modified by deed of dedication recorded in Deed Book 22166 at Page 1876.

Beginning at a point being on the southerly line of Sunset Hills Road (Route 675 – width varies), the northeast corner of Comstock Metro Center Drive (width varies) and being on northerly line of said lot 4; thence

S 70°56'13" E a distance of 336.49' to a point being at the northeast corner of said lot 1 and being at the northwest corner of the lands to Sunset Hills Professional Center, A Condominium, as recorded in Deed Book 5619 at Page 229; thence departing said point and running with the westerly line of said Condominium

S 19°03'47" W a distance of 435.75' to a point being on the northerly line of Reston Station Boulevard (width varies); thence departing said point and running with the northerly line of said Reston Station Boulevard

N 74°50'14" W a distance of 208.71' to a point;

N 71°01'28" W a distance of 139.72' to a point; thence

with a curve turning to the right with an arc length of 49.53', with a radius of 31.50', with a chord bearing of N 25°58'50" W, with a chord length of 44.58' to a point being on the easterly line of said Comstock Metro Drive; Thence with the easterly line of said Comstock Metro Drive

N 19°03'47" E a distance of 153.40' to a point; thence

with a curve turning to the right with an arc length of 58.02', with a radius of 498.00', with a chord bearing of N 22°24'02" E, with a chord length of 57.98' to a point; thence

with a reverse curve turning to the left with an arc length of 93.74', with a radius of 761.65', with a chord bearing of N 22°12'44" E, with a chord length of 93.68' to a point; thence

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with a reverse curve turning to the right with an arc length of 76.32', with a radius of 1296.49', with a chord bearing of N 20°22'23" E, with a chord length of 76.31' to a point; thence

N 55°51'16" E a distance of 2.68' to a point; thence

N 22°36'45" E a distance of 12.69' to a point; thence

S 67°23'15" E a distance of 5.58' to a point; thence

N 29°21'17" E a distance of 1.20' to a point; thence

with a curve turning to the right with an arc length of 22.72', with a radius of 156.44', with a chord bearing of N 56°29'02" E, with a chord length of 22.70' to a point; thence

N 89°17'00" E a distance of 11.46' to the point of beginning and containing 166,903 square feet or 3.8315 acres, more or less.



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**Description of the Land of Section 913 Limited Partnership  
As Acquired in Deed Book 10854 at Page 824  
Hunter Mill District  
Fairfax County, Virginia**

**Parcel B, Block 4, Section 913, Reston, as the same appears duly dedicated, platted and recorded in Deed Book 6462 at Page 1108 among the land records of Fairfax County, Virginia and being more particularly described by metes and bounds as follows:**

**BEGINNING** at a point on the northeasterly corner of the land of Section 913 Limited Partnership, as recorded in Deed Book 10854 at Page 824 among the land records of Fairfax County, Virginia, and shown as the northeasterly corner of Parcel B as depicted on a plat entitled "Plat Showing Resubdivision of Block 4, Section 913 Reston" as recorded in Deed Book 6462 at Page 1108 among the land records of Fairfax County, Virginia; Said point also being the southeasternmost corner of the land of RPB&M, LLC, as recorded in Deed Book 17626 at Page 1392 among the land records of Fairfax County, Virginia; Said point also being on the westerly line of the land of The Board of Supervisors of Fairfax County, Virginia, as recorded in Deed Book 9454 at Page 453 among the land records of Fairfax County, Virginia; Thence departing the land of said RPB&M, LLC and running with the westerly line of the land of said The Board of Supervisors of Fairfax County, Virginia, in common with the easterly line of Parcel B as shown on said Plat;

South 19°03'47" West 431.64 Feet to a point on the northerly right-of-way of Dulles Airport Access Highway, a variable width right-of-way; Thence departing the land of said The Board of Supervisors of Fairfax County, Virginia, and continuing with the southerly line of said Parcel B in common with the northerly right-of-way line of said Dulles Airport Access Highway as shown on said Plat;

North 77°21'40" West 113.71 Feet to the southeasternmost corner of Parcel A as shown on said Plat; Thence departing the northerly right-of-way line of said Dulles Airport Access Highway and running with the easterly lines of said Parcel A in common with the westerly lines of Parcel B as shown on said Plat the following courses and distances;

North 19°03'47" East 56.46 Feet to a point;

North 70°56'13" West 103.17 Feet to a point;

North 19°03'47" East 123.23 Feet to a point;

South 70°56'13" East 11.50 Feet to a point;

North 19°03'47" East 59.84 Feet to a point;

South 70°56'13" East 16.83 Feet to a point;

North 19°03'47" East 11.83 Feet to a point;

South 70°56'13" East 18.34 Feet to a point;

North 19°03'47" East 91.50 Feet to a point;

South 70°56'13" East 64.00 Feet to a point;

North 19°03'47" East 101.50 Feet to the point on the northeastern corner of said Parcel A as shown on said Plat; Said point also being on the northernmost corner of said Parcel B as shown on said Plat; Said point also being on the southerly line of the land of the aforementioned RPB&M, LLC; Thence departing said Parcel A and running with the southerly line of the land of said RPB&M, LLC, in common with the northerly line of said Parcel B as shown on said Plat;

South 70°56'13" East a distance of 105.50 feet to the **POINT OF BEGINNING**; Containing an area of **72,986 Square Feet or 1.6755 ACRES**, more or less.