



County of Fairfax, Virginia

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

January 15, 2014

Mark C. Looney
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2013-LE-008

Dear Mr. Looney:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 14, 2014, granting Rezoning Application RZ 2013-LE-008 in the name of Penn-Daw Associates Limited Partnership. The Board's action rezones certain property in the Lee District from the R-4, C-8, CRD and HC Districts to the PDH-40, CRD and HC Districts to permit mixed use development of 42.2 du/ac and overall Floor Area Ratio (FAR) (including ADUs, WDUs, and bonus units) of 1.34, and approval of the conceptual development plans. The subject property is located in the S.W. quadrant of the intersection of Kings Highway and Poag Street on approximately 10.45 acres of land, [Tax Map 83-3 ((1)) 7], subject to the proffers dated January 10, 2014.

Please note that on November 21, 2013, the Planning Commission approved Final Development Plan Application FDP 2013-LE-008.

The Board also:

- Modified Sections 13-303 and 13-304 of the Zoning Ordinance for the transitional screening planting materials and barrier requirement along the northeastern property line
- Waived the transitional screening requirement along the southeastern property line
- Modified the transitional screening requirement along the northwest property line
- Waived the transitional screening requirement between the multi-family and single family attached uses; and waived the transitional screening requirement between the multi-family and retail uses, pursuant to Section 13-305 of the Zoning Ordinance to that shown on the CDP/FDP

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- Waived of Section 13-202 of the Zoning Ordinance for dispersing of the interior parking landscaping for the surface parking lot area and landscaping on the top level of the parking structure.
- Modified the Countywide Trails Plan along North Kings Highway to permit six foot wide sidewalks as shown on the CDP/FDP.
- Waived Section 2-505 of the Zoning Ordinance on use limitations on corner lots for a corner of a building.
- Waived Section 17-201 of the Zoning Ordinance and Sect. 7-0104.1 of the Public Facilities Manual for a service drive.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee 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
Jill Cooper, Executive Director, Planning Commission
Lee Ann Pender, 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 14th day of January, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-LE-008**

WHEREAS, Penn-Daw Associates Limited Partnership, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-4, C-8, CRD and HC Districts to the PDH-40, CRD and HC Districts, and

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

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

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

Be, and hereby is, zoned to the PDH-40, CRD and HC Districts, and said property is subject to the use regulations of said PDH-40, CRD and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 14th day of January, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors



**PROFFER STATEMENT
PENN DAW PLAZA**

RZ/FDP 2013-LE-008

August 8, 2013

Revised September 13, 2013

Revised September 20, 2013

Revised October 17, 2013

Revised October 21, 2013

Revised October 31, 2013

Revised November 7, 2013

Revised November 21, 2013

Revised November 26, 2013

Revised December 2, 2013

Revised December 17, 2013

Revised January 6, 2014

Revised January 10, 2014

Penn-Daw Associates Limited Partnership (the "Applicant"), as owner of the property identified on the Fairfax County Tax Map as Tax Map 83-3 ((1)) 7 (the "Property"), seeks to rezone the Property from the C-8 (Highway Commercial) and R-4 (Residential, Four Dwelling Units/Acre) Districts to the Planned Development Housing, 40-Units per Acre ("PDH-40") District, the Highway Corridor Overlay District ("HCO") and the Richmond Highway Commercial Revitalization District (collectively, the "Rezoning").

Pursuant to Section 15.2-2303(A) of the Code of Virginia, as amended, and subject to approval by the Fairfax County Board of Supervisors of the Rezoning, the Applicant hereby proffers that development of the Property shall be in accordance with the following conditions (the "Proffers"), which, if the Rezoning is approved by the Board of Supervisors, shall replace and supersede any and all existing proffered conditions applicable to the Property. In the event the Rezoning is denied, these Proffers shall immediately be null and void and any previous proffered conditions shall remain in full force and effect.

GENERAL

1. **Substantial Conformance.** Subject to these Proffers and the provisions of Sections 6-400, 16-400 and 18-204 of the Zoning Ordinance of Fairfax County, as amended (the "Zoning Ordinance"), the Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") dated June 2013 and revised through October 31, 2013, and prepared by Urban, Ltd.
2. **Proffered CDP/FDP Elements.** The proffered elements of the CDP/FDP are limited to the uses, general location of the points of access to the Property, maximum building heights, maximum number of dwelling units, maximum gross floor area, amount and location of open

space, the location of the limits of clearing and grading, minimum setbacks from peripheral lot lines, the general location and arrangement of the buildings and parking, and the general quality and character of the streetscape (collectively the "Proffered Elements"). Other elements of the CDP/FDP may be adjusted or modified with approval of a Final Development Plan Amendment ("FDPA") in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance and these Proffers.

3. Minor Modifications to the CDP/FDP. Minor modifications to the CDP/FDP shall be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design, and when such modifications are determined to be in substantial conformance with the Proffered Elements and these Proffers, as determined by the Zoning Administrator, and does not increase the total number of dwelling units or non-residential square footage, increase building height, increase surface parking, decrease the amount of open space or reduce landscaping.
 - A. Drive Aisle Width. Notwithstanding the dimensions shown on Sheet 4 of the CDP/FDP, the Applicant may reduce the width of the internal drive aisle serving the eastern end of the surface parking lot from twenty feet (20') to a minimum of sixteen feet (16') if such reduction is approved by the Fire Marshal as part of site plan approval for the Proposed Development. Any reduction of the width of the drive aisle shall result in a compatible increase in the width of the adjacent landscape islands.
4. Proposed Development. The Applicant shall be permitted to develop the Property with up to 610,544 gross square feet of development consisting of (a) up to a maximum of 400 multifamily residential units (inclusive of bonus units as permitted under Proffers 13 and 14 below) (the "Multifamily"), (b) up to 41 single family attached dwelling units (inclusive of bonus units as permitted under Proffers 13 and 14 below), and (c) a minimum 35,000 square feet and up to a maximum 45,500 gross square feet of secondary uses (collectively, the "Proposed Development"). The permitted secondary uses shall include commercial uses such as retail sales establishments, eating establishments, personal service establishments and/or other non-residential uses permitted by-right, by Special Exception, or by Special Permit in the PDH District, all as more particularly shown on the CDP/FDP and described in these Proffers. Notwithstanding the foregoing sentence, the Applicant may not establish the following uses on the Property without first obtaining approval of an FDPA and/or Proffered Condition Amendment ("PCA") as determined by the Zoning Administrator: drive through financial institutions, pawnshops, auto-title or pay-day lending companies, self-service laundry/laundromat, drive-through pharmacy, service stations, golf courses, country clubs, golf driving ranges, marinas, docks and boating facilities, service station/mini-marts, vehicle light service establishments, miniature golf courses, riding or boarding stables, veterinary hospitals, but only ancillary to riding or boarding stables, zoological parks, bus or railroad stations, electrically-powered regional rail transit facilities, heliports, helistops, regional non-rail transit facilities, and light public utility uses. Further, dance floors and "karaoke" facilities shall not be permitted as accessory uses to any eating establishment located on the

Property; nor shall the Applicant permit the placement or installation of boxes or bins to receive donations of clothing, appliances or other goods for distribution to third parties.

- A. Grocery Store/Eating Establishments. The Applicant shall use its "best efforts" (defined below) to locate a grocery store tenant containing a minimum 7,500 gross square feet and designed to provide daily necessities and prepared foods for residents and tenants of the Proposed Development and surrounding neighborhoods (the "Grocery Store"). The Grocery Store shall be located on the ground floor of the portion of the Proposed Development described on Sheet 4 of the CDP/FDP as "Grocery/Retail/Fast Food Residential Above" and containing a maximum 24,692 gross square feet (the "Grocery Store Space"). In the event the Applicant, despite its best efforts, is unable to secure a Grocery Store at all or secures a Grocery Store occupying only a portion of the total Grocery Store Space, then the Grocery Store Space (or any remaining portion thereof) may be used for one or more eating establishments, office uses, grocery uses, resident amenities for the Multifamily building or a combination of such uses without requirement to secure approval of a PCA, provided that no fast food restaurant use shall be permitted in the Grocery Store Space. The establishment of any other uses in the Grocery Store Space shall require approval of a PCA.

For purposes of these Proffers, Grocery Store means a retail sales establishment that offers for sale a variety of foodstuffs and household supplies, but shall not be convenience retail or a quick service food store. The design of the Grocery Store shall include features or characteristics intended to animate the storefront, draw attention to the building and convey a sense of activity for pedestrians.

The Applicant's "best efforts" shall include retaining a qualified retail broker or internal leasing agent and marketing the Proposed Development for a Grocery Store and an eating establishment for at least twenty-four (24) months following submission of a building permit application for the Multifamily building. In connection with such leasing efforts, the Applicant also shall consult with the Southeast Fairfax Development Corporation ("SFDC") and the office of the Lee District Supervisor and shall provide periodic written reports, not fewer than once every six (6) months, to the Lee District Land Use Committee ("LDLUC") and the Supervisor's office outlining the Applicant's leasing activities and the corresponding results.

BUILDING DESIGN

5. Architecture. The architectural design of the buildings and dwellings shall be consistent with the conceptual elevations as shown on the CDP/FDP. Exterior building materials for the multifamily residential building and the single family attached dwellings shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, aluminum/vinyl windows, architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details, roofs and accents may

include other materials. While design details are provided with the CDP/FDP and these Proffers, the Applicant may adjust or modify the architectural plans, elevations, illustrations, materials, and building heights subsequent to CDP/FDP approval as part of its final design without requiring CDPA, FDPA, PCA or other zoning approval, provided the general quality and characteristics of design remain in substantial conformance with those shown on the CDP/FDP and set forth in these Proffers. Bay windows, balconies, awnings, storefronts and other architectural details may be provided so long as (i) such features do not extend more than eight (8) feet beyond the building footprints shown on the CDP/FDP and (ii) the required streetscape features are maintained.

- A. Architectural and Landscaping Coordination with Adjacent Dry Clean Use. The Applicant shall pursue approval for and complete architectural, landscape/streetscape and/or façade improvements to the neighboring commercial dry cleaning business located in the southwest corner of the intersection of Poag Street and Kings Highway (Fairfax County Tax Map 83-3 ((1)) 6) (the "Zips Site") designed to achieve aesthetically compatible facades for the Zips Site and the Proposed Development, generally as shown on Sheets A-3 and A-3.1 of the CDP/FDP (the "Zips Improvements"). The Zips Improvements shall be completed prior to the issuance of the first RUP for the Multifamily or Non-RUP for the Proposed Development unless the Zoning Administrator extends the time within which such improvements must be completed per the request of the Applicant, provided that the Applicant's obligation to complete the Zips Improvements is dependent on its obtaining all requisite approvals from the owner of the Zips Site. The Zips Improvements may include, but need not be limited to, the use of complementary building materials and colors, repetition in building façade treatments used in the Proposed Development, awnings, signage, landscaping/streetscape, lighting or similar articulations or features, but shall not require removal/conversion of existing surface parking spaces to accommodate any such improvements. Prior to (i) Site Plan approval and (ii) issuance of the first building permit for the Proposed Development, the Applicant shall provide to the Director of the Zoning Evaluation Division of the Department of Planning and Zoning ("ZED") documentation summarizing the Applicant's efforts to implement the Zips Improvements. In the event the Applicant is unable to secure approval from the owner of the Zips Site to make the improvements contemplated by this Proffer, then the Applicant shall, prior to the issuance of the first RUP for the Multifamily or Non-RUP for the Proposed Development, contribute \$45,000 to the Board of Supervisors to be used for supplemental streetscape and/or landscaping improvements on the Zips Site or within the vicinity of the Property.
- B. Façade Treatments on Kings Highway. The ground-floor portions of the Proposed Development fronting Kings Highway shall incorporate architectural features or façade elements to help break up the mass and bulk of the building, as well as provide a pedestrian sense of scale. Examples of the façade treatments to be provided under this Proffer include canopies, awnings, building material or color changes, signage, lighting elements or similar treatments, generally as

shown on Sheets A-3 and A-3.1 of the CDP/FDP. The Applicant shall be permitted to vary the façade treatments to match the architectural style of the tenant(s) located in each affected building, provided that the character and quality of treatments are comparable across the Property.

- C. Architectural Treatment on Single Family Attached Dwellings. The townhome portion of the Proposed Development shall utilize building architecture, colors and materials designed to complement those of the multifamily buildings so as to create the appearance of a unified development, generally as shown on Sheet A-3.1 of the CDP/FDP.
 - D. Architectural Treatment and Lighting in Internal Drive Aisle. The Applicant shall install architectural elements and treatments, lighting, signage and/or similar features and techniques designed to animate and improve the visibility in the pedestrian and vehicular drive aisle located between the ground-floor secondary uses and the above-grade parking structure as shown on Sheet A-3 of the CDP/FDP.
6. Building Height. The building height of the Proposed Development shall not exceed the maximum height identified on the CDP/FDP, exclusive of accessory structures and uses outlined in Section 2-506 of the Zoning Ordinance that may be constructed above the roof level of the Proposed Development. Final building height shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDP/FDP, provided that the Proposed Development retains a compatible urban form to that shown on the CDP/FDP.
7. Universal Design. At time of site plan and building plan approval for the Proposed Development, the Applicant shall designate up to one percent (1%) of the multifamily dwelling units as compliant with the universal design criteria set forth in the ICC/ANSI A117.1 (American National Standard Accessible and Usable Buildings and Facilities as referenced in the current edition of the Virginia Statewide Building Code) and the 1988 Fair Housing Design Manual.
- A. Such residential units shall have the following accessible design features:
 - i. At least one accessible route that connects all spaces and elements that are part of the unit as defined by ANSI;
 - ii. User passage doorways with a minimum width of 32 inches;
 - iii. Threshold beveled changes between $\frac{1}{4}$ and $\frac{1}{2}$ inch maximum;
 - iv. Compliance of lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by ANSI;

- v. Reinforcement for furniture installation of bath fixtures by ANSI; and
 - vi. Levered knobs throughout the unit.
8. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of the Proposed Development and shall comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof such that they are generally not visible from the surrounding streets at street level when viewed at a reasonable distance from the property line of the Property.
9. Lot Typical, Decks and Similar Appurtenances. Decks, bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "Typical Lot Layout " for the single family attached portion of the Proposed Development and shown on Sheet 2 of the CDP/FDP (the "Townhome Lots"), as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Porches (including screened in porches) or sunrooms may be permitted in the rear yard of the Townhome Lots in the area identified as "Possible Building Options" on Sheet 2 of the CDP/FDP. The specifications of this proffer shall be disclosed to future homeowners in the homeowners association documents applicable to the affected Townhome Lots.
10. Noise Study and Mitigation. Concurrent with the submission of the first site plan for the Proposed Development, the Applicant shall submit to the Department of Planning and Zoning (the "DPZ") and the Department of Public Works and Environmental Services ("DPWES") for review and comment a noise study demonstrating that, based on noise mitigation measures the Applicant proposes to include in its building design (if any), all affected interior areas of the residential units constructed on the Property will have noise levels reduced to approximately 45 dBA Ldn or less based on future traffic conditions and final site conditions, as more particularly set forth below.
- A. Noise Levels within Residential Units.
 - i. 70 dBA Ldn to 75 dBA Ldn. Except as set forth in paragraph (B) below, 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 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 twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;

prospective tenant/purchaser indicating that such unit's balcony may be impacted by exterior noise at levels described in the Applicant's noise study.

- E. Noise Levels at Public Plaza. As applicable, the Applicant shall provide noise attenuation measures to ensure that traffic-related noise in the outdoor plaza identified on Sheet L1.1 of the CDP/FDP 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 Evaluation Division (ZED) to ensure that the noise attenuation measures provide the necessary noise attenuation.

11. Sustainable Design. In order to promote energy conservation and green building techniques, the Applicant shall select one or more of the following sustainable design programs to be implemented as part of the Proposed Development. The selected program must be capable of certifying the entire Multifamily building, not just a portion thereof; provided, however, that the portion of any building containing a Grocery Store or combination Grocery Store and Eating Establishment pursuant to Proffer 4A above shall not be required to be certified. The Applicant may elect to have the townhome portion of the Proposed Development certified under a different program, and on a different timeframe, from the balance of the Proposed Development. In the event that, subsequent to approval of this Application and these Proffers, the Board of Supervisors or its designee adopts new or modified green building policies to permit certification of mixed use developments under a different or revised certification program or rating system than those listed below, then the Applicant may elect to seek certification under such alternate program as determined by the Planning Division of DPZ. As part of the first site plan submission for the portion(s) of the Proposed Development for which a particular certification will be sought, the Applicant will inform the Environment and Development Review Branch of DPZ of its choice(s) for sustainable design.

- A. NGBS. If the Applicant selects the Home Innovations Research Lab's 2012 National Green Building Standard ("NGBS"), then the Applicant shall seek NGBS certification using either 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 and/or an NGBS Verifier certified through the Home Innovations Research Lab. Documentation demonstrating certification under the NGBS rating system in accordance with this Proffer shall be submitted to DPWES and the Environment and Development Review Branch of DPZ prior to the issuance of the first RUP for each building for which certification has been obtained.
- B. LEED New Construction or LEED for Homes Multifamily Mid-Rise. If the Applicant selects the U.S. Green Building Council's Leadership in Energy and Environmental Design ("LEED") New Construction ("LEED®-NC"), LEED for Homes ("LEED®-for Homes") or LEED for Homes Multifamily Mid-Rise ("LEED®-for Homes Mid-Rise"), then the Applicant will include, as part of the

site plan submission and building plan submission, a list of specific credits that the Proposed Development (or portion thereof) expects to achieve under the most recent version of the LEED rating system in effect at the time of the project's registration with the USGBC. 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 (as applicable or available, depending on the form of LEED pursued). This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, as applicable, 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 (as applicable or available, depending on the form of LEED pursued). This documentation will demonstrate that each 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 Silver certification. Prior to release of the bond for the Proposed Development (or applicable portion thereof), 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 Proposed Development (or applicable portion thereof) is not anticipated to attain a sufficient number of design-related credits to support attainment of LEED Silver 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 each multifamily 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, as applicable. The provision to the Environment and Development Review Branch of DPZ ("EDRB") of documentation from the U.S. Green Building Council that the Proposed Development (or applicable portion thereof) has attained LEED certification will be sufficient to satisfy this commitment.

If the Applicant provides to the EDRB, within two (2) years of issuance of the final RUP for the Proposed Development (or applicable portion thereof), documentation from the U.S. Green Building Council demonstrating that LEED certification has not been attained but that the Proposed Development (or portion thereof) falls within three points of attainment of LEED certification (e.g. for LEED-NC 2009: 37, 38, or 39 points), then fifty percent (50%) of the escrow will be released to the Applicant and the other fifty percent (50%) will be released to Fairfax County to be posted to a fund within the County budget supporting implementation of environmental initiatives.

If the Applicant fails to provide to the EDRB, within two (2) years of issuance of the final RUP for the Proposed Development (or applicable portion thereof), documentation from the U.S. Green Building Council demonstrating that the Proposed Development (or portion thereof) is eligible for the fifty percent (50%) escrow release outlined in the previous paragraph (e.g. for LEED-NC 2009: 37, 38, or 39 points), the entirety of the green building escrow then-held by the County will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of environmental initiatives.

If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of the EDRB, 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 Proposed Development (or applicable portion thereof) has been awarded certification in accordance with the EarthCraft Program prior to the issuance of the first RUP or Non-RUP for the portion of the Proposed Development for which such certification is sought.

12. 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. All proposed parking lot and building mounted security lighting shall utilize full cut-off fixtures.

- A. Parking Structure/Lot Lighting. Light poles in surface parking lots and on the top level of the above-grade parking structures, as well as building-mounted security lighting, shall all use shielded cut-off fixtures and be directed inward and downward such that the lamp surface is not directly visible to adjacent properties.
- B. Street Lighting. Subject to VDOT approval, as applicable, street lamps located along Kings Highway, Poag Street and the private streets within the Proposed Development shall be designed to be complementary in design so as to create the appearance of a unified development, despite the different functions such lighting may have within the Proposed Development.

AFFORDABLE HOUSING

13. Affordable Dwelling Units. A minimum twenty-one (21) Affordable Dwelling Units ("ADUs") shall be provided in the Proposed Development pursuant to the provisions of Part 8 of Article 2 of the Zoning Ordinance for mixed-use developments containing both single family attached units and multifamily buildings using Type 5 construction, generally as represented on the CDP/FDP and regardless of the Applicant's actual building construction type, subject to any modifications approved by the ADU Advisory Board. Pursuant to Section 2-806 of the Zoning Ordinance, the Applicant reserves the right to locate any of the ADUs required as part of the single family attached units within the Multifamily portion of the Proposed Development.
14. Workforce Dwelling Units. In addition to any ADUs required pursuant to these Proffers, the Applicant shall also provide for-sale and/or rental-housing units on the Subject Property in accordance with the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than fifteen percent (15%) of the total residential units constructed as part of the Proposed Development. If ADUs are provided in the development, both the ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

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 without the need for a proffered condition amendment. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

15. Parking for Affordable Dwelling Units and Workforce Dwelling Units. The terms under which parking spaces are made available for purchase/lease by the owner/lessee of an ADU or WDU unit shall be the same as those offered to purchasers/lessees of the market rate units, such that if market rate units are provided the option to purchase/lease a reserved/designated space, then parking for ADUs and WDUs similarly must be provided on a designated/reserved basis, subject to availability.

LANDSCAPING, OPEN SPACE, AND RECREATION

16. Landscaping. Sheet L-1 of the CDP/FDP includes a conceptual landscape plan for the Proposed Development (the "Conceptual Landscape Plan"), which the Applicant shall update and separately submit to the Urban Forest Management Division ("UFMD") of DPWES for review and approval with its first site plan submission for the Proposed Development. The

Applicant may modify the landscaping during site plan review to allow for final engineering and design considerations, provided that such modifications are in substantial conformance with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan. The Applicant shall install the final landscaping as shown on the approved site plan prior to issuance of the first RUP for the Multifamily or the first Non-Residential Use Permit ("Non-RUP") for the Proposed Development.

17. Planting Width Details. Street tree species and planting sites are depicted on the Conceptual Landscape Plan but may be revised during site plan review. Where minimum planting widths of eight (8) feet cannot be provided, alternative measures as approved by the UFMD shall be used to satisfy the following specifications for all planting sites:

- A. A minimum of 5.5 feet open surface width and 50 square feet open surface area for Category III trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area.
- B. A minimum rooting area of eight (8) feet wide (may be achieved with techniques to provide uncompacted soil below hardscape areas), with no barrier to root growth within four feet of the base of the tree.
- C. Soil volume for Category III trees (as defined in Table 12.17 of the PFM) shall be 700 cubic feet per tree for single trees, but may be reduced to a minimum of 400 cubic feet where paving above root zones is necessary to accommodate pedestrian traffic or where utility locations preclude greater soil volume. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 600 cubic feet per tree shall be provided. For three or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area. Minimum soil volumes of 700 cubic feet will be achieved in areas of lower pedestrian volume and where pavement is not required over tree rooting zones. Soil specifications in planting sites shall be provided in the planting notes to be included in all site plans filed subsequent to the approval of this Rezoning.

18. Tree Survey and Preservation Plan.

- A. Preservation of Existing Trees. A small portion of the southwestern end of the Property contains a stormwater management facility surrounded by existing trees worthy of preservation, if possible. This area is identified on Sheet L-3 of the CDP/FDP as being approximately 33,275 square feet and is labeled thereon as "Existing Tree Preservation Area." The Applicant shall submit a tree preservation plan and narrative as part of the first site plan submission for the Proposed Development (the "Tree Preservation Plan"). The Tree Preservation Plan shall be prepared by a Certified Arborist or a Registered Consulting Arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The Tree Preservation Plan shall include a tree inventory that identifies

the general location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead, with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The Tree Preservation Plan shall include all items specified in PFM 12-0507 and 12-0509 and shall identify individual trees the Applicant proposes for preservation and those trees it plans to remove because they (i) are dead, dying or diseased, (ii) pose or create a hazard, or (iii) negatively impact the viability and survivability of other existing trees. Any tree in the Existing Tree Preservation Area that the Applicant proposes to remove shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

- B. Tree Preservation Walk-Through. Prior to commencement of construction activity adjacent to the Existing Tree Preservation Area, the Applicant shall mark the limits of clearing and grading with a continuous line of flagging and conduct a pre-construction walk-through with the Applicant's certified arborist or landscape architect and a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these Proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities."
- D. Tree Preservation Fencing. All trees shown to be preserved on the Tree Preservation Plan shall be protected by one or more tree protection fence(s). Tree protection fencing may be in the form of (i) four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, (ii) super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots. All tree protection fencing shall be installed after the

tree preservation walk-through meeting but prior to any clearing and grading activities adjacent to the Existing Tree Preservation Area. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved.

19. Streetscape. Prior to the issuance of the first RUP for the Multifamily or the first Non-RUP for the Proposed Development, the Applicant shall install streetscape improvements along Poag Street and Kings Highway as conceptually illustrated on Sheets L-2.2 and L-2.3 of the CDP/FDP. The Applicant shall be permitted to modify the streetscape elements during site plan review to allow for final engineering and design considerations provided such modifications are in substantial conformance with the CDP/FDP. The Applicant shall be responsible for maintaining sidewalks and streetscape elements located on the Property and, subject to execution of a maintenance agreement with VDOT, within the public right-of-way abutting the Property along Poag Street and Kings Highway. Maintenance shall include keeping the walking surface in good repair and snow removal in inclement weather.

- A. Kings Highway. The streetscape shall include a six foot (6') wide sidewalk and eight foot (8') wide landscaping buffer along Kings Highway as illustrated on Sheet L-2.3 of the CDP/FDP. The Applicant shall coordinate the installation of the sidewalk with VDOT.
- B. Poag Street. The streetscape shall include a five foot (5') wide sidewalk and landscaping along the Property's Poag Street frontage, as illustrated on Sheet L-2.2 of the CDP/FDP. The Applicant shall coordinate the installation of the sidewalk with VDOT.
- C. Private Drive/Fire Lane. The streetscape shall include a five foot (5') wide sidewalk and a fence (and retaining wall, as needed) as illustrated on Sheets L-2.2 and L-3 of the CDP/FDP. Building materials for the fence along the southern property line shall be determined based on Zoning Ordinance and PFM standards for transitional screening and barrier requirements, in consultation with the office of the Lee District Supervisor, but in no event shall be cinderblock wall or chain link.

20. Easements.

- A. Sidewalk Access. Prior to site plan approval for the Proposed Development, the Applicant shall convey to the Board of Supervisors a sidewalk easement, in a form as reviewed and approved by the County Attorney, over the sidewalks located outside the public right-of-way along the Property's Poag Street and Kings Highway frontage, as well as the sidewalk west of the Multifamily building and linking Poag Street and the Tot Lot/Dog Park.
- B. Emergency Access. Prior to site plan approval for the Proposed Development, the Applicant shall convey to the Board of Supervisors an emergency access

easement, in a form as reviewed and approved by the County Attorney, over the private streets within the Proposed Development.

21. Poag Street Sidewalk. Prior to the issuance of the first RUP for the single-family attached dwelling units, the Applicant shall construct or extend within the public right-of-way a sidewalk along the southern side of Poag Street to connect with the existing sidewalk at the Poag Street cul de sac, as illustrated on the CDP/FDP. The sidewalk shall be a minimum five feet (5') in width, provided that for those portions located offsite from the Property the Applicant may reduce the sidewalk width where insufficient right-of-way exists to accommodate the full section. The Applicant shall coordinate the installation of the sidewalk with VDOT. Nothing in this Proffer shall require the Applicant to acquire additional off-site right-of-way or construction easements from adjacent properties as a condition of fulfilling this Proffer.
22. Plaza. The Applicant shall install an outdoor plaza (the "Plaza") as shown on Sheets 4 and L-2 of the CDP/FDP to serve as public outdoor space benefitting the Proposed Development. The Applicant shall equip the Plaza with outdoor furniture and amenities intended to create a sense of place and identity for the Proposed Development, which should include, at a minimum, permanent and movable seating/benches, hardscape and landscaping, pedestrian-scale lighting, a focal feature and similar amenities, generally as shown on Sheets L-2 and L-2.0 of the CDP/FDP, with final amount, style and location to be determined as part of site plan approval for the Proposed Development. The Applicant shall include in the Plaza design a landscaped area for naturalized play, hardscaped markings to indicate hopscotch, a maze or some comparable interactive activity, and game tables shall be provided in the Plaza, generally as shown on Sheet L-2 of the CDP/FDP. The required focal feature shall be of a quality and character comparable to those examples shown on Sheet L-2.0 of the CDP/FDP and shall be presented to the office of the Lee District Supervisor for review and comment prior to installation. Minor modifications to the Plaza design, which may include the addition of noise-attenuating measures, may be permitted at time of site plan approval so long as the character and quality of the Plaza remains in conformance with the CDP/FDP.
 - A. Fire Truck Access. Notwithstanding the Plaza design shown on Sheet L-2 of the CDP/FDP, the Applicant reserves the right as part of site plan approval for the Proposed Development to adjust the design of the Plaza to permit a fire truck or comparable emergency vehicle to access the Plaza from the surface parking lot, generally as shown on Exhibit A to these Proffers ("Fire Access Design"). The Fire Access Design shall include reinforced concrete or comparable materials designed to accommodate the required vehicle weight as determined by the Director of DPWES.
 - B. Entry Speed Tables. In connection with its construction of the Plaza, the Applicant shall install one or more speed tables or comparable traffic-calming measure(s) along the entry drive aisle from Kings Highway designed to slow vehicles and reduce conflicts with pedestrians (the "Entry Measures"). The exact location(s) and design of the Entry Measures shall be determined as part of site plan approval for the Proposed Development in consultation with FCDOT and

DPWES and shall be installed prior to issuance of the First RUP or Non-RUP for the Multifamily buildings.

- C. Plaza Programming. The Applicant or its designee shall develop and implement a plan or programs designed to utilize the Plaza for community gatherings and/or events on a periodic basis, but in no event fewer than four (4) times per calendar year, which events may include, but need not be limited to, farmers markets, food, art or craft festivals, concerts, etc. (collectively, the "Plaza Programs"). The Applicant shall coordinate advertising and marketing for the Plaza Programs with the office of the Lee District Supervisor. No sooner than ten (10) years following the issuance of the first RUP for the Multifamily, the Applicant may petition the Zoning Administrator to modify the frequency of the Plaza Programs based on the success of such programs to date and/or other changes in circumstances that may warrant such a modification.

23. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or with a Comprehensive Sign Plan. The Applicant reserves the right to pursue approval of a comprehensive sign plan in accordance with the requirements set forth in the Zoning Ordinance.

- A. Directional Signage. The Applicant shall install way finding and directional signage throughout the Proposed Development intended to reduce conflicts among vehicles and pedestrians and to direct drivers to their desired locations. Such signage shall be located generally as shown on Sheet 4 of the CDP/FDP and be installed prior to the issuance of the first RUP for the Multifamily or the first Non-RUP for the Proposed Development.

24. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities, as shown on the CDP/FDP, for the future residents of the Property and shall expend a minimum of \$1,700.00 per residential unit (exclusive of ADUs) in doing so. The outdoor amenity and recreation facilities provided with the Multifamily buildings shall be made available to the residents of the single-family attached dwelling units, subject to reasonable rules and regulations governing such use, which may include a fee or charge. In the event the total cost of recreational improvements constructed on the Property is demonstrated to be less than one thousand seven hundred dollars (\$1,700.00) per unit, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority ("FCPA") for the development of active recreational facilities in the vicinity of the Property prior to bond release for the proposed development.

- A. Tot Lot and Dog Walk. Prior to issuance of the first RUP for the Multifamily, the Applicant shall install (i) a tot lot with at least two (2) pieces of playground equipment and (ii) a fenced dog walk/park composed of synthetic turf with an underdrain system or stone dust, generally as shown on Sheet L-2.1A of the CDP/FDP. Details concerning the proposed tot lot and dog park amenities shall be shown on the initial site plan submission for the portion of the Property on

which such facilities are to be constructed. The Applicant or a successor owners association shall provide ongoing maintenance, repair and/or replacement of the tot lot and dog park.

25. Off-site Recreational Facilities. The Applicant shall contribute \$893.00 per resident generated by the Proposed Development to the Board of Supervisors for park, trail and athletic field improvements in the Lee District intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for Lee District (the "Parks Contribution"). Except as set forth in this Proffer 25 below, the total Parks Contribution amount shall be based on the total number of residents generated by the Proposed Development using the following ratio: (i) studio and one-bedroom multifamily units generating one and one-quarter (1.25) residents per unit, (ii) two-bedroom multifamily units generating two (2) residents per unit, and (iii) single-family attached units generating two and nine-tenths and (2.90) residents per unit up to a maximum total \$659,838.00. For purposes of this Proffer, the Applicant anticipates an approximate mix of dwelling unit types that includes sixty-percent (60%) studio and one-bedroom multifamily units, forty-percent (40%) two-bedroom multifamily units and forty-one (41) single-family attached units, with the final unit/bedroom mix and total Parks Contribution amount to be determined as part of site plan approval for the Proposed Development.

The Parks Contribution shall be made in two (2) payments as follows: (a) prior to issuance of the first RUP for the first single-family attached dwelling unit and covering all single family attached units in the Proposed Development; and (b) prior to issuance of the first RUP for the Multifamily portion of the Proposed Development and covering all of the multifamily units. Notwithstanding the foregoing sentence, in the event the Applicant pays the required Parks Contribution prior to site plan approval for the Proposed Development, then the maximum total amount for the Parks Contribution shall not exceed \$575,000.00, regardless of the final unit/bedroom mix.

PARKING AND LOADING

26. Bicycle Parking. The Applicant shall install bicycle racks, bike lockers, and/or bike storage areas in the Proposed Development providing a minimum of (a) fourteen (14) outdoor bicycle parking spaces for the multifamily residential and secondary uses and (b) forty-two (42) bicycle parking spaces located in a secure storage area within the Proposed Development (collectively "Bicycle Parking"). Specific locations for the outdoor Bicycle Parking shall be determined as part of site plan approval for the Proposed Development and in consultation with the Fairfax County Department of Transportation ("FCDOT") Bicycle Coordinator or his/her designee and be consistent with the Fairfax County Policy and Guidelines for Bicycle Parking. The Bicycle Parking shall be installed prior to the issuance of the first RUP for the Multifamily or the first Non-RUP for the Proposed Development.
27. Townhome Parking. The Applicant shall include in all homeowners association documents (and in all initial and subsequent purchase documents) recorded against the Property that the garages located in each single family attached dwelling unit shall be used for parking purposes only and shall not be converted to habitable space or used for storage in a way that

would preclude parking for automobiles. The Applicant also shall include in such documents information indicating that guest or visitor parking for these same units is available on a temporary basis (no long term parking) in the parking structure located in the Multifamily building, subject to reasonable rules and regulations established by the Applicants or its successor/designee.

- A. Visitor Parking Management Plan. The Applicant shall develop and include in all of its residential lease packages rules and regulations governing the availability and use of visitor parking in or available to the Proposed Development (collectively, the "Parking Rules"), such as specifying appropriate locations for guest parking. The Applicant shall, as appropriate, install wayfinding or directional signage within the Proposed Development in furtherance of this Proffer.
28. Parking Reduction. Parking for the Proposed Development shall generally be provided as shown on Sheet 4 of the CDP/FDP. Notwithstanding anything in this Proffer to the contrary, the Applicant reserves the right to seek a parking reduction for the Proposed Development given its proximity to the Huntington Metrorail Station, as the same may be approved by the Board of Supervisors.
 29. Construction Parking. The Applicant shall develop, in consultation with its general contractor, a parking management policy for construction workers hired to construct each phase of the Proposed Development (each a "Construction Parking Plan"). As part of each Construction Parking Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted and forbidden to park given the building(s) that are under construction. The Applicant shall include provisions in its construction contracts and a requirement for similar provisions in all subcontracts requiring all construction workers to adhere to the Construction Parking Plan(s). Prior to the commencement of each phase of construction, the Applicant shall also erect signage on the Property in both English and Spanish that lists the permitted parking areas and prohibits parking by construction workers outside the designated areas. The Construction Parking Plan shall prohibit construction parking on any private streets adjacent to the Property unless permission has been expressly granted for construction parking by the owner or designated agent of the private parking area. A copy of the Construction Parking Plan shall be provided to the Lee District Supervisor's Office.
 - A. Construction Contact. Prior to commencement of construction of the Proposed Development, the Applicant shall appoint a member of its construction or development team to serve as a principal point of contact for the Lee Supervisor's office and adjacent property owners for the purpose of addressing construction-related questions or complaints (the "Construction Contact"), if any. The Applicant shall provide written notice to the above entities of the appointment of the Construction Contact within ten (10) days of such appointment, along with the person's email and mobile telephone contact information, and shall update any change in the Construction Contact's information within ten (10) days of any such change.

30. Electric Vehicle Charging Facilities. As part of the site plan approval for the Proposed Development, the Applicant shall designate on the site plan and install ancillary wiring and infrastructure necessary to install, if demand dictates, at least one (1) electric vehicle charging station within the parking garage for the Multifamily building.
31. Shopping Cart Returns. In the event the Applicant elects to establish the grocery store option shown on Sheet 4 of the CDP/FDP, the Applicant shall, as part of site plan approval for such use, designate a location within the structured parking facility for the storage, capture and return of shopping carts. This location shall be in addition to any cart storage areas the grocery store may provide within its interior space. Additionally, the Applicant shall include a provision in its lease with the grocery store that assigns the grocery store responsibility for ensuring shopping carts are corralled and not left unattended in the surface parking lot.

TRANSPORTATION

32. Transportation Improvements. Subject to VDOT, FCDOT and DPWES approval, as applicable, the Applicant shall make the following transportation improvements/contributions as part of the Proposed Development.
- A. Right-of-Way Dedication. The Applicant shall dedicate at no cost and convey in fee simple to the Board of Supervisors right-of-way (with no encumbrances precluding its intended use for public street purposes) totaling approximately 3,515 square feet along the Property's Kings Highway frontage as shown on Sheet 4 of the CDP/FDP. Such dedication shall be made prior to site plan approval for the Proposed Development.
- B. Kings Highway Realignment and Entrance. Prior to issuance of the first RUP for the Multifamily or the first Non-RUP for the Proposed Development, and subject to approval by FCDOT and VDOT, the Applicant shall reconstruct the Property's frontage along Kings Highway as more particularly shown on Sheet 4 of the CDP/FDP and described below (the "Kings Highway Improvements"). Notwithstanding the directional arrows shown on the CDP/FDP, the final lane configurations and striping for the Kings Highway Improvements shall be determined as part of site plan approval in consultation with FCDOT and VDOT. The Kings Highway Improvements include:
- i. Two northbound and two southbound through lanes along Kings Highway between Poag Street and the Property's entrance, with transitions to one northbound and one southbound lanes along Kings Highway south of the Property's entrance;
 - ii. A southbound taper between the Property's entrance on Kings Highway and its southern boundary, as more particularly as shown on Sheet 4 of the CDP/FDP;

- iii. A dedicated left turn lane from northbound Kings Highway into the Property and a dedicated right turn lane from Kings Highway toward Richmond Highway in the location and configuration shown on Sheet 4 of the CDP/FDP;
- iv. Reconstruction and reconfiguration of the curb and gutter and the removal of the existing asphalt along the outside northbound lane on Kings Highway for the realignment of Kings Highway;
- v. Installation of a new or modified traffic signal with pedestrian countdown signal heads at the Property's entrance from Kings Highway (but not the portion at or across Route 1/Richmond Highway), along with pedestrian crosswalks across Kings Highway and the Property's entrance as shown on the CDP/FDP. If not previously installed by others, the pedestrian countdown signals shall be located on all four legs of the intersection at the Property's entrance.

C. Ultimate Kings Highway Alignment and Property Entrance. In recognition of Fairfax County's intent to further align Kings Highway along the Property's frontage in connection with future offsite road improvements, the Applicant acknowledges and commits, subject to VDOT and FCDOT approval, to reconfigure the Property's entrance and associated streetscape elements on Kings Highway as may be necessary or required to accommodate the ultimate section of Kings Highway. The owner of the Multifamily portion of the Proposed Development, at its own expense, shall complete any such required entrance modifications concurrent with Fairfax County's and/or VDOT's improvements to Kings Highway and may contract directly with the constructing entity's general contractor for the portion of the improvements for which the Applicant is responsible. Nothing in this Proffer shall require the Applicant to dedicate additional right-of-way beyond that shown on the CDP/FDP and set forth in these Proffers, provided that the Applicant shall grant to FCDOT or VDOT temporary construction or grading easements as may be necessary to complete the realignment contemplated by this Proffer.

D. Traffic Signal at Poag Street and Kings Highway. Upon the issuance of RUPs for eighty percent (80%) of the dwelling units in the Multifamily portion of the Proposed Development, the Applicant shall complete a warrant study for a traffic signal at the intersection of Poag Street and Kings Highway. The warrant study shall include all approved but unbuilt development in the vicinity of the Property, subject to the approval of VDOT. If the signal is warranted and approved by VDOT, the Applicant shall install the signal, including pedestrian-activated countdown signal heads (or reasonable alternative if requested by FCDOT) and striping for crosswalks at least ten feet (10') in width (collectively, the "Poag Street Signal"). If available, the Applicant can use funds held by FCDOT that were previously proffered by others for the Poag Street Signal (the "Escrowed Funds"). The Applicant shall complete installation of the Poag Street Signal, if

warranted by VDOT, prior to final bond release for the Proposed Development. If the Poag Street Signal is not warranted by VDOT, the Applicant shall escrow with FCDOT the difference between the amount of the then-existing Escrowed Funds and the projected cost to install the Poag Street Signal, which funds would be used by others toward future signalization of this intersection.

- E. Regional Road Fund Contributions. The Applicant shall contribute to the Board of Supervisors \$1,276.00 per multifamily residential unit and per single family attached dwelling unit constructed in the Proposed Development, up to a maximum total of \$563,000.00, to be used for transportation improvements at or near the intersection of Shields Avenue/North Kings Highway or for other transportation improvements in proximity to the Property as determined by FCDOT (the "Road Fund Contribution"). The Road Fund Contribution shall be made in two (2) installments as follows: (a) fifty percent (50%) shall be paid prior to final site plan approval for the Proposed Development based on the total number of units shown on such site plan; and (b) the remaining fifty percent (50%) shall be split based on dwelling unit type and shall be paid (i) prior to issuance of the first RUP for the first single-family attached dwelling unit and covering all single family attached units in the Proposed Development and (ii) prior to issuance of the first RUP for the Multifamily portion of the Proposed Development and covering all of the multifamily units.

33. Interparcel Access to Adjacent Properties. In connection with the further development/redevelopment of the (a) retail use located northeast of the Property at Poag Street (Tax Map # 083-3-01-6) and/or (b) existing residential development presently known as the Kings Garden Apartments (Tax Map # 083-3-01-7A), the Applicant shall cooperate with the neighboring owner(s) to accommodate a pedestrian and, if appropriate, vehicular connection between such parcels and the Property in a mutually agreeable location(s). The specific locations of the proposed interparcel connections shall be determined in consultation with FCDOT and/or ZED as part of site plan approval for the adjacent parcels, and the Applicant shall be required to execute offsite easements and/or agreements with the owners of such adjacent parcels to facilitate the proposed connections. The granting of such connections by the Applicant or the construction of the proposed improvements shall not require the approval of a PCA/CDPA/FDPA for the Property.

34. No Poag Street Extension. The Applicant shall neither propose nor construct as part of the Proposed Development an extension of Poag Street west of its existing cul de sac so as to connect Poag Street with Shafer Drive.

35. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner or Condominium Owners Association (COA), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the multifamily dwelling uses constructed on the Property. The proffered elements of the TDM Program are set forth below and will be

implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by FCDOT. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA, provided that the TDM Work Plan continues to reflect the proffered elements set forth below.

- A. Transportation Demand Management Work Plan. The Applicant shall submit the TDM Work Plan to FCDOT prior to site plan approval for the Proposed Development.
- B. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the final new building to be constructed on the Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
- C. Transportation Management Association. The Applicant shall participate in or otherwise become associated with a larger Transportation Management Association should one be established for this area.
- D. Trip Reduction Objective. The objective of the TDM Work Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the dwelling units located on the Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Strategic Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Property.
 - (i) Baseline. The baseline number of weekday peak hour residential vehicle trips for the dwelling units against which the TDM Goal (as defined in subparagraph C.ii) will be measured shall be derived upon the number of dwelling units constructed and occupied on the Property as part of the Proposed Development at the time traffic counts are conducted in accordance with subparagraph D.v. and using the trip generation rates/equations applicable to such uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition for Land Use Code 220. In the event at Stabilization, the Applicant has constructed fewer than 441 dwelling units as part of the Proposed Development, then the Baseline trip generation numbers applicable upon Stabilization shall be calculated as if 441 dwelling units had actually been constructed as reflected in the Traffic Impact Study for the Applicant prepared by Gorove/Slade, dated August 12, 2013.

- (ii) TDM Goal. The objective of this TDM Program shall be to reduce by twenty-five percent (25%) the number of vehicle trips generated by residents of the dwelling units in the Proposed Development (i.e., not including trips by customers of the retail uses) during weekday peak hours as compared to the baseline number of vehicle trips that otherwise would have been expected to be generated (the "Maximum Trips After Reduction").

E. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

- (i) TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Property. The TPM shall be appointed no later than sixty (60) days after the issuance of the building permit for the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.
- (ii) Annual Report and Annual Budget. At the beginning of each calendar year after the issuance of the first RUP for the Multifamily or the first Non-RUP for the Proposed Development, but no later than February 1st, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Property. Any changes to the TDM Work Plan shall be highlighted in this report.

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

- (iii) TDM Account. If not previously established, the TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the initial TDM Work Plan and subsequent Annual

Report and TDM Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded by the Applicant through the TPM. Funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Work Plan elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- (iv) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within the Proposed Development. Such contributions shall be made one time at the rate of \$0.01 per gross square foot of new multifamily dwelling uses constructed on the Property and provided prior to the issuance of the first RUP. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.
- (v) Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of person surveys, trip counts of residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such person surveys and vehicular trip counts shall be provided to FCDOT as part of the Annual Reporting process. Person surveys and vehicular traffic counts shall be conducted for the Property beginning one year following issuance of the final initial RUP for the first new multifamily dwelling building to be constructed on the Property. Person surveys shall be conducted every three (3) years and vehicular traffic counts shall be collected biennially until the results of three (3) consecutive annual traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Property have been met. Any time the TPM's person survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys be conducted the following year. At such time, and notwithstanding Paragraph E below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the foregoing sentence, at any time prior to or after Stabilization, FCDOT may suspend the requirement to conduct vehicle traffic counts if conditions warrant such action.

- F. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the TDM Goal continues to be met, then FCDOT may require the TPM to conduct additional vehicle trip counts (pursuant to the methodology set forth in the TDM Work Plan) within 90 days to determine whether in fact such objectives are being met. If any such trip counts demonstrate that the Maximum Trips After Reduction are being exceeded, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips.
- G. Review of Trip Reduction Goals. The Applicant may request that FCDOT review the TDM Goal established for the Property and set a revised lower goal for the Property consistent with the results of any surveys and/or traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- H. Continuing Implementation. The Applicant through the TPM shall bear sole responsibility for the implementation of the TDM Program and compliance with this Proffer. The Applicant through the TPM shall continue to administer the TDM Program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- I. Notice to Owners. The current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- J. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, Fairfax County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$50 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to Fairfax County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

STORMWATER MANAGEMENT

- 36. Stormwater Management. In order to protect receiving waters downstream of the Property, the Applicant shall provide stormwater management ("SWM") measures designed in accordance with the Public Facilities Manual ("PFM") in order to control the quantity and quality of stormwater runoff from the Property. Stormwater detention and Best Management Practices (BMPs) facilities shall be provided in an appropriate system per the PFM and may

include, but are not limited to, an underground detention vault, LID facilities, and infiltration measures, all as generally set forth on the CDP/FDP (collectively, the "SWM Facilities"). At the time of site plan approval, the Applicant shall demonstrate that the SWM Facilities serving the Proposed Development will exceed the post-development phosphorus removal requirements of the PFM by at least ten percent (10%) when compared to pre-development conditions on the Property. To achieve compliance with this Proffer, the Applicant may utilize Low Impact Development ("LID") techniques such as tree box filters, bio-retention areas, pervious hardscapes/streetscapes, and stormwater reuse for landscape irrigation and air conditioning unit makeup water. The specific SWM Facilities shall be identified at the time of site plan approval and approved by DPWES.

- A. 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 the 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.
- B. In the event that, prior to site plan approval for the Proposed Development, the performance standards set forth in the PFM are modified to use a different method for calculating improvements in water quality and the technologies for achieving such improvements, then the Applicant shall provide on its site plan calculations demonstrating that the SWM Facilities satisfy both the performance standards set forth in this Proffer and the new PFM standards, as the same may be amended from time to time.
- C. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these Proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations or road layouts as determined by the Zoning Administrator.

MISCELLANEOUS

37. Fairfax County Public Schools Contribution. The Applicant shall contribute \$10,488 per expected net new student (beyond the current zoning designation) generated by the Proposed Development up to a maximum \$576,840.00, as subject to the escalation in Proffer 38 below, to the Fairfax County School Board to be utilized for (a) construction of a new fence at Mount Eagle Elementary School along its frontage on Kings Highway and/or (b) capital

improvements at those schools in the "pyramid" serving the Property (the "Schools Contribution"). The specific capital improvements shall be determined in consultation with, and with the approval of, both the Supervisor for the Lee District and the School Board member for the Lee District (or applicable magisterial district in the event subsequent redistricting modifies the magisterial boundaries). Prior to beginning construction of the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date.

The Schools Contribution shall be made in two (2) installments as follows: (a) fifty percent (50%) shall be paid prior to final site plan approval for the Proposed Development based on the total number of units shown on such site plan; and (b) the remaining fifty percent (50%) shall be split based on dwelling unit type and shall be paid (i) prior to issuance of the first RUP for the first single-family attached dwelling unit and covering all single-family attached units in the Proposed Development and (ii) prior to issuance of the first RUP for the Multifamily portion of the Proposed Development and covering all of the multifamily units.

38. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base month of January 2014 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.
39. Ongoing Maintenance Obligations. Prior to the issuance of the first RUP or Non-RUP for the Proposed Development, the Applicant shall record a declaration and/or establish an Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. 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 single family attached dwelling units and such obligations shall be disclosed to the owners/residents in accordance with the terms of this Proffer. Purchasers of individual dwelling units shall be advised in writing of these proffer conditions and maintenance obligations prior to entering into a contract of sale.
40. Construction Hours. Outdoor construction of the Proposed Development shall take place only during the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.
41. Transformer Location. The final location of the transformers to serve the Proposed Development shall be decided as part of site plan approval for the buildings each transformer is to serve.
42. Density Credit. All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers shall be subject to

the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

43. Binding Effect. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. If any portion of the Property is sold or otherwise transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.
44. 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.

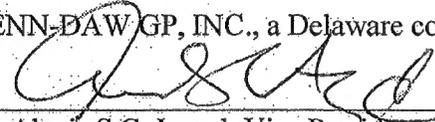
[SIGNATURES ON FOLLOWING PAGES]

TITLE OWNER/APPLICANT:

PENN-DAW ASSOCIATES LIMITED
PARTNERSHIP, a Virginia limited partnership

By: PENN-DAW GP, INC., a Delaware corporation

By:



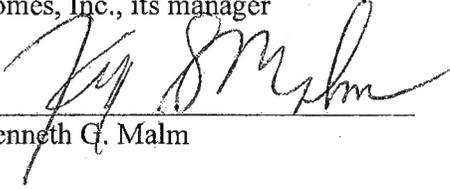
Alexis S.C. Iszard, Vice President

CONTRACT PURCHASER:

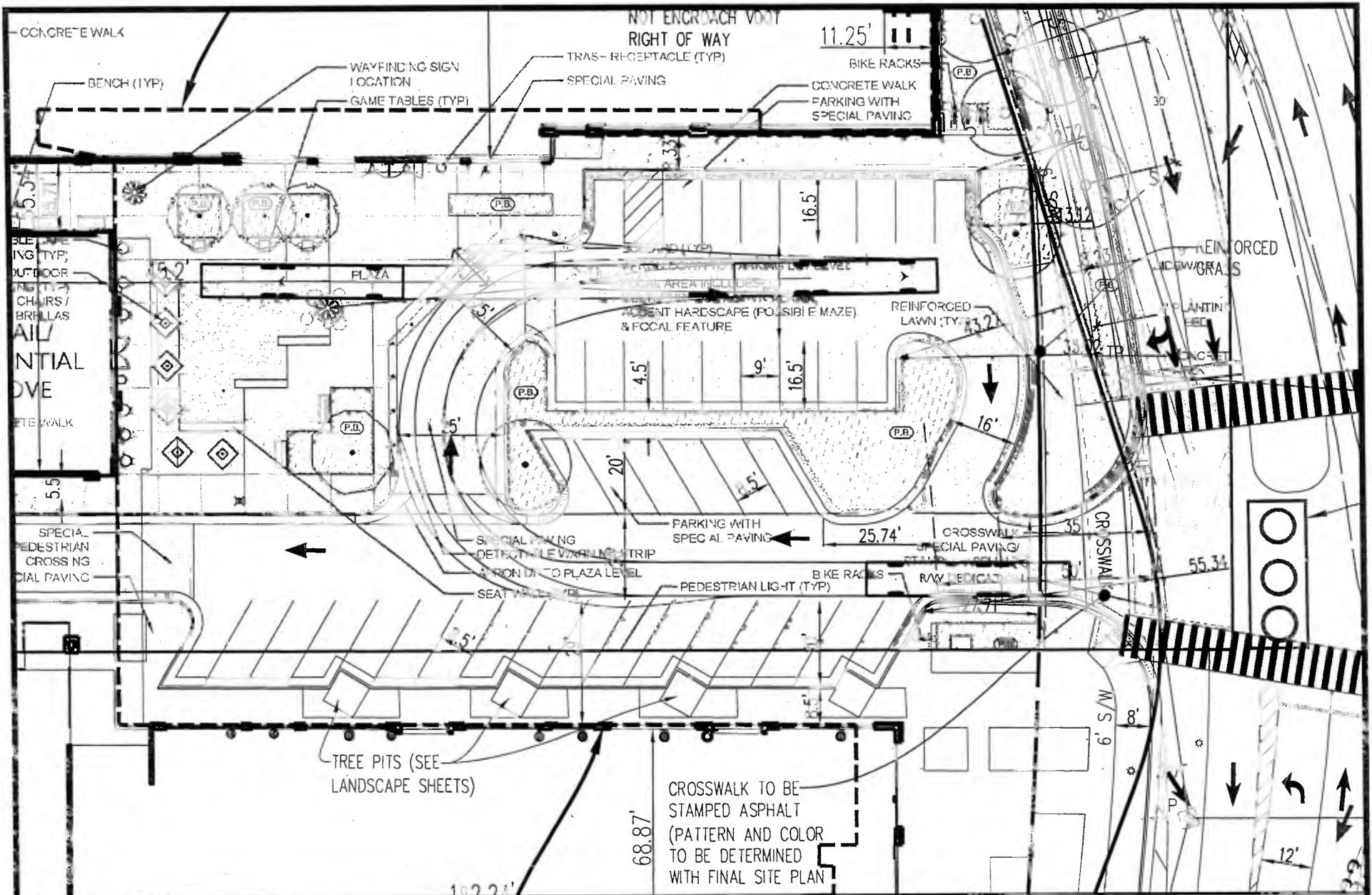
Penn D LLC, a Virginia limited liability company

By: Craftstar Homes, Inc., its manager

By: _____


Kenneth G. Malm

Its: President



PENN DAW PLAZA FIRE TRUCK ACCESS EXHIBIT A

FAIRFAX COUNTY, VIRGINIA
SCALE: 1"=30'



APPROVED FINAL DEVELOPMENT CONDITION

FDP 2013-LE-008

NOVEMBER 7, 2013

The Planning Commission approved FDP 2013-LE-008 for Tax Map 83-3 ((1)) 7, and conditioned the approval by requiring conformance with the following development condition:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Penn Daw Plaza," submitted by Urban, Ltd., consisting of 35 sheets dated March 18, 2013 and revised through October 31, 2013.



GENERAL NOTES

- THE SUBJECT PROPERTY OF THE CONCEPTUAL / FINAL DEVELOPMENT PLAN (CDP/DFP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS PARCEL 083-3-(011)-7 CONSISTING OF 10.4477 ACRES.
- THE SUBJECT SITE LIES WITHIN THE ROADWAY HIGHWAY (CONTEMPORARY REVITALIZATION DISTRICT (CRD)) AND THE HIGHWAY CORRIDOR OVERLAY DISTRICT (HC).
- THE CDP/DFP HAS BEEN FILED TO PERMIT THE REZONING OF THE PROPERTY TO THE PDH-40 ZONING DISTRICT TO PERMIT THE CONSTRUCTION OF SINGLE FAMILY ATTACHED RESIDENCES, MULTIFAMILY RESIDENCES, AND COMMERCIAL RETAIL USES WITHIN THE CRD AND HC.
- THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A FIELD RUN BOUNDARY SURVEY BY URBAN LTD, DATED AUGUST, 2010.
- THE TOPOGRAPHY SHOWN HEREON IS AT A ONE-FOOT CONTOUR INTERVAL, PREPARED BY URBAN LTD, BASED ON FIELD RUN TOPOGRAPHY.
- THE DEVELOPMENT IS IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND ALL PROVISIONS OF APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE REQUESTED WATERS AND MODIFICATIONS LISTED BELOW.
- THE PROPERTY IS SERVED BY PUBLIC SEWER AND WATER.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE AND GENERALLY AS SHOWN ON THE CDP/DFP.
- THERE ARE NO FLOODPLAINS, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CORRIDORS ON THE PROPERTY.
- THERE ARE NO GRAVE SITES KNOWN TO EXIST ON THIS SITE.
- THERE ARE NO SCENIC OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THE PROPERTY.
- THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS REQUISITE PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE PHASED AND/OR FURTHER SUBDIVIDED.
- THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR DISPOSAL SHALL REFER TO COUNTY, STATE AND/OR FEDERAL LAW.
- IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-103 WHICH MODIFICATIONS TO THE SITES, DRIVEWAYS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, SIGNAGES, DRIVEWAYS, TRAILS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CDP/DFP.
- THERE ARE NO EXISTING UTILITY EASEMENTS EQUAL TO OR GREATER THAN 25 FEET IN WIDTH ON THE PROPERTY.
- IN ACCORDANCE WITH FAIRFAX COUNTY PFM SECTION 9-0202.2(1) & (6), EMERGENCY VEHICLES SHALL HAVE ACCESS TO WITHIN 100' OF ALL BUILDINGS (1) WITHOUT TRAVELING MORE THAN 100' ALONG A DEAD END STREET (5). SEE THIS SHEET FOR DETAIL.
- THE APPLICANT REQUESTS THE FOLLOWING SPECIAL EXCEPTION/PERMITS USES AS PERMITTED USES ON THE PROPERTY IN ACCORDANCE WITH SECTION 8-105 OF THE ZONING ORDINANCE:
 - PRIVATE SCHOOLS OF SPECIAL EDUCATION
 - DRIVE-IN/THROUGH PHARMACIES
 - QUICK SERVICE FOOD STORE
 - HEALTH CLUB
 - CHEIL CARE CENTERS AND NURSERY SCHOOLS
 - COMMUNITY USES (GROUP 4)
- THE APPLICANT IS SEEKING TO MODIFY/WAIVE SECTION 13-303 OF THE ZONING ORDINANCE FOR:
 - TRANSITIONAL SCREENING ALONG THE NORTH EAST PROPERTY LINE
 - TRANSITIONAL SCREENING ALONG THE SOUTH EAST PROPERTY LINE
 - TRANSITIONAL SCREENING ALONG THE NORTH WEST PROPERTY LINE
 - TRANSITIONAL SCREENING BETWEEN MULTIFAMILY TO SINGLE FAMILY ATTACHED
 - TRANSITIONAL SCREENING BETWEEN MULTIFAMILY TO RETAIL
- THE APPLICANT IS SEEKING TO MODIFY SECTION 13-202 OF THE ZONING ORDINANCE FOR INTERIOR PARKING LOT LANDSCAPE.
- THE APPLICANT REQUESTS APPROVAL OF THE WAIVER FOR THE REDUCTION OF THE COMPREHENSIVE TRAIL FROM 8' TO 6' ALONG XINGHS HIGHWAY.
- EXTENSIONS INTO THE MINIMUM REQUIRED YARDS (E.G. PICKUP, CORNERS, CANOPIES, AWNINGS, LEAVES OR OTHER SHADAA FEATURES) SHALL BE PERMITTED, SUBJECT TO THE REQUIREMENTS OF 2-412 (FAIRFAX COUNTY ZONING ORDINANCE).
- THE APPLICANT REQUESTS THE APPROVAL OF THE WAIVER OF A SERVICE DRIVE IN ACCORDANCE WITH PFM SECTION 7-0141 - SERVICE DRIVE WAIVER FOR PROPERTIES HAVING PRIMARY DRIVEWAYS (ROUTE NUMBERS BELOW 800).
- THE APPLICANT REQUESTS THE APPROVAL OF THE WAIVER OF SECTION 2-505 OF THE ZONING ORDINANCE (USE LIMITATIONS ON CORNER LOTS). SEE SHEET 15.
- THE APPLICANT WILL REQUIRE, AT TIME OF SITE PLAN, THE APPROVAL OF THE MODIFICATION OF SECTION 9-0202.2(5) OF THE PFM TO REDUCE THE WIDTH OF THE FIRE LAKE FROM 20' TO 16' FOR THE GROSS FROM THE GROCERY STORE PARKING LOT, AS SHOWN ON SHEET 4. AT TIME OF SITE PLAN, MOVABLE CURB AND REMOVED GRASS WILL BE UTILIZED TO WIDEN THE TRUCK MOVEMENT FROM THIS AREA.
- SEE SHEET 24 FOR ADJ/MOV/BONUS UNIT CALCULATIONS.

ZONING AND AREA TABULATION

SITE AREA:
 TOTAL AREA = 10.4477⁽¹⁾ AC
 PUBLIC ROAD R/W DEDICATION = 0.0807 AC (±3,515 SF)
 TOTAL SITE AREA AFTER DED: = 10.3670 AC (INCLUDES R/W RESERVATION)

(1) AREA USED FOR DENSITY CALCULATIONS. DENSITY CREDIT IS TAKEN FOR THE PUBLIC ROAD R/W DEDICATION.

EXISTING ZONING: R-4/C-8/HC/CRD
PROPOSED ZONING: PDH-40/HC/CRD
MINIMUM DISTRICT SIZE: 2 ACRES
PROVIDED DISTRICT SIZE: 10.4477 ACRES

PROPOSED UNITS:
 41 SINGLE FAMILY ATTACHED UNITS
 400 MULTIFAMILY UNITS

MAXIMUM DENSITY PROPOSED DENSITY⁽²⁾:
 40 DU/AC
 441/10.4477 = 42.2102 DU/AC (INCLUDING BONUS UNITS)
 (2) SEE MODIFICATIONS ON SHEET 2A

OPEN SPACE REQUIRED: 31% OF SITE AREA PER 8-110
OPEN SPACE PROVIDED: 3.32% OR ROUGHLY 3.36 AC⁽³⁾

(3) ALTERNATE LAYOUT ON SHEET 4A DOES NOT AFFECT THE OPEN SPACE

FRONT YARD: N/A
FRONT YARD PROVIDED: SEE TYPICAL LOT LAYOUT GRAPHIC

SIDE YARD: N/A
SIDE YARD PROVIDED: SEE TYPICAL LOT LAYOUT GRAPHIC

INTERIOR LOT WIDTH REQUIRED: N/A
INTERIOR LOT WIDTH PROVIDED: SEE TYPICAL LOT LAYOUT GRAPHIC

REAR YARD: N/A
REAR YARD PROVIDED: SEE TYPICAL LOT LAYOUT GRAPHIC

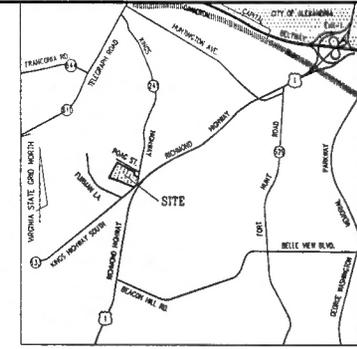
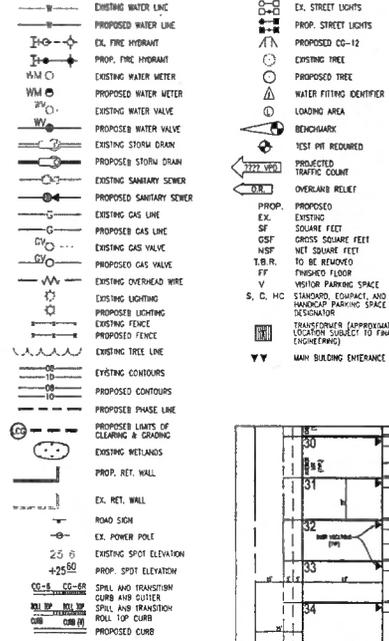
CORNER LOT WIDTH REQUIRED: N/A
CORNER LOT WIDTH PROVIDED: SEE TYPICAL LOT LAYOUT GRAPHIC

MIN. LOT AREA REQUIRED: N/A
MIN. LOT AREA PROVIDED: 1,100 S.F.

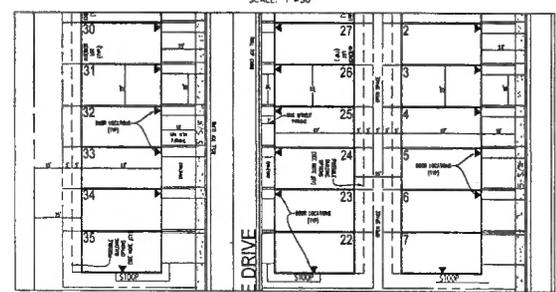
MAXIMUM BUILDING HEIGHT: N/A
BUILDING HEIGHT PROVIDED: 40' FOR SINGLE FAMILY ATTACHED
 65' FOR MULTIFAMILY/COMMERCIAL

LAND AREA DEDICATED TO SECONDARY USES:
MAXIMUM ALLOWED PROVIDED⁽⁴⁾: 441 UNITS * 200 SF/UNIT = 88,200 SF
 88,810 SF
 (4) SEE SHEET #4 FOR AREA.

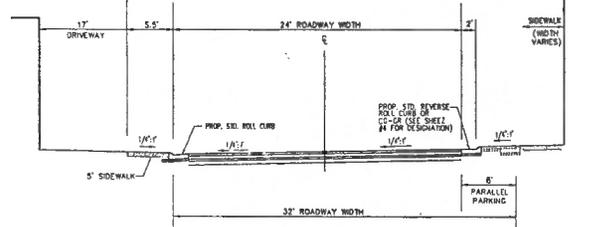
LEGEND:



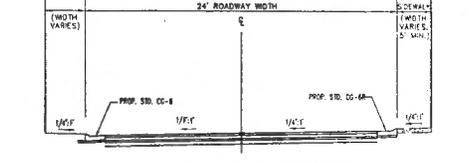
TYPICAL LOT LAYOUTS



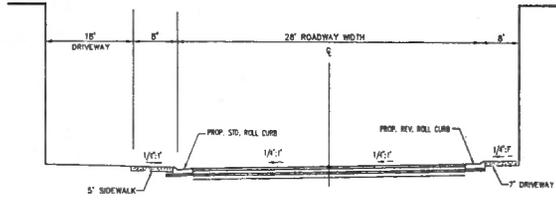
PROPOSED PRIVATE STREET TYPICAL CROSS-SECTION #1
(SEE SHEET #4 FOR LOCATION)



PROPOSED PRIVATE STREET TYPICAL CROSS-SECTION #2
(SEE SHEET #4 FOR LOCATION)



PROPOSED PRIVATE STREET TYPICAL CROSS-SECTION #3
(SEE SHEET #4 FOR LOCATION)



PARKING TABULATIONS (FOR LAYOUT SHOWN ON SHEET #4)

I. REQUIRED: SINGLE FAMILY ATTACHED
 SINGLE FAMILY ATTACHED DWELLING = 2.7 SPACES/LOT * 41 LOTS = 110.7 SPACES
 TOTAL PARKING REQUIRED = 111 SPACES

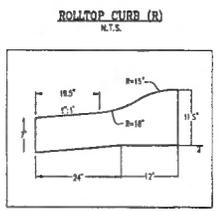
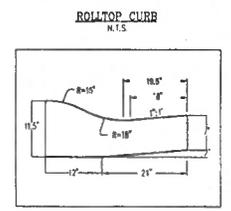
PROVIDED: SINGLE FAMILY ATTACHED
 2 SPACES PER SFA UNIT (2 GARAGE) = 82 SPACES
 2 SPACES PER SFA UNIT (2 DRIVEWAY + 27 LOTS) = 54 SPACES
 SURFACE PARKING SPACES = 8 SPACES
 TOTAL PARKING PROVIDED = 144 SPACES

II. REQUIRED: MULTIFAMILY/RETAIL
 MULTIFAMILY DWELLING = 1.4 SPACES/UNIT * 400 UNITS = 560 SPACES
 SHOPPING CENTER - 100,000 SF OF GFA OR LESS = 4.3 SPACES/10,000 SF = 195.65 SPACES
 195.65 SPACES * 20% REDUCTION PER SECTION A7-409 OF THE ZONING ORDINANCE = 156.52
 TOTAL PARKING REQUIRED = 787 SPACES

PROVIDED: MULTIFAMILY/RETAIL
 STRUCTURED SPACES = 153 RETAIL SPACES AND 610 RESIDENTIAL SPACES = 763 SPACES
 SURFACE PARKING SPACES = 41 SPACES
 TOTAL PARKING PROVIDED = 804 SPACES

III. REQUIRED: LOADING SPACES
 MULTIFAMILY DWELLING = 1 SPACE FOR FIRST 25,000 SF + 1 SPACE/10,000 SF AFTER = 1 + 2.83 = 4 SPACES
 SHOPPING CENTER = 1 SPACE/FIRST 10,000 SF + 1 SPACE/10,000 SF AFTER = 1 + 2.36 SPACES = 4 SPACES
 PER PFM 11-202 (15) SHALL NOT BE MORE THAN 5 OFF-STREET LOADING BE REQUIRED.
 TOTAL LOADING PROVIDED = 5

***NOTE: THE APPLICANT RESERVES THE RIGHT TO MODIFY (INCREASE/DECREASE) THE NUMBER OF PROVIDED PARKING SPACES SO LONG AS THE NUMBER OF PROVIDED SPACES IS STILL IN CONFORMANCE WITH THE PARKING REQUIREMENTS OF THE ZONING ORDINANCE.**



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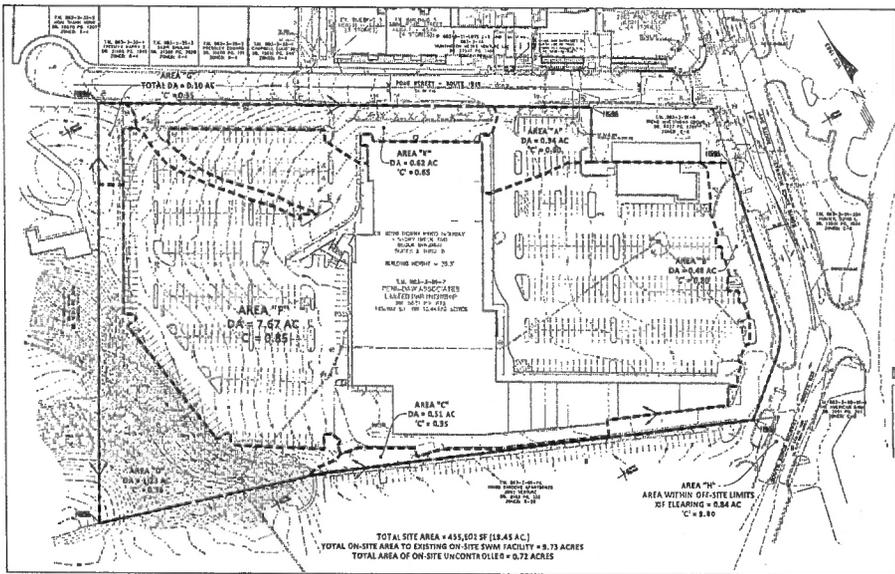
Urban
 Planning
 Landscape Architecture
 Land Surveying

Professional Seal
 License No. 070714
 State of Virginia
 Date: 07/27/13

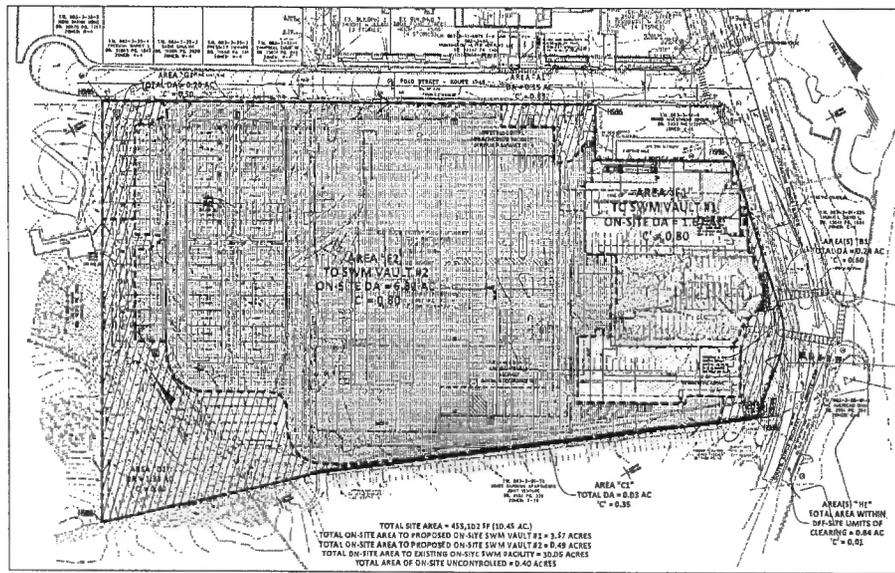
GENERAL NOTES AND TABULATIONS
PENN DAW PLAZA
 LEE MAGISTERIAL DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 CL-N/A
 DATE: JUNE, 2013
 SCALE: AS NOTED

SHEET 2 OF 17
 RZ-12679

PRE-DEVELOPED DRAINAGE DIVIDES
SCALE: 1"=80'



POST-DEVELOPED DRAINAGE DIVIDES
SCALE: 1"=80'



PRE-DEVELOPED DRAINAGE DIVIDE SUMMARY

SUB-AREA DESIGNATION "A": 0.34 ACRES @ 1" C = 0.20; Tc = 5 MIN
 Q2 = 1.48 CFS (I2 = 5.45 IN/Hr)
 Q10 = 1.18 CFS (I10 = 2.27 IN/Hr)

OUTFALLS INTO AN EXISTING CLOSED CONDUIT SYSTEM ALONG POAG STREET TOWARDS NORTH RINGS HIGHWAY

SUB-AREA DESIGNATION "B": 0.48 ACRES @ 1" C = 0.20; Tc = 5 MIN
 Q2 = 2.09 CFS (I2 = 5.45 IN/Hr)
 Q10 = 2.19 CFS (I10 = 2.27 IN/Hr)

SHEET FLOWS INTO AN EXISTING CLOSED CONDUIT SYSTEM ALONG NORTH RINGS HIGHWAY

SUB-AREA DESIGNATION "C": 0.11 ACRES @ 1" C = 0.55; Tc = 5 MIN
 USE "C" FACTOR OF 0.85
 Q2 = 0.09 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.42 CFS (I10 = 2.27 IN/Hr)

SHEET FLOWS INTO THE ADJACENT PROPERTY TO THE SOUTH, THEN SUBSEQUENTLY BACK INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE

SUB-AREA DESIGNATION "D": 1.27 ACRES @ 1" C = 0.35; Tc = 5 MIN
 Q2 = 2.35 CFS (I2 = 5.45 IN/Hr)
 Q10 = 1.13 CFS (I10 = 2.27 IN/Hr)

ON-SITE SHEET FLOW THAT DRAINS TO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE AND ULTIMATELY TOWARDS THE PRIMARY SITE OUTFALL POINT OF INTEREST

SUB-AREA DESIGNATION "E": 0.43 ACRES @ 1" C = 0.55; Tc = 5 MIN
 USE "C" FACTOR OF 0.35
 Q2 = 0.33 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.48 CFS (I10 = 2.27 IN/Hr)

OUTFALLS INTO AN EXISTING CLOSED CONDUIT SYSTEM ALONG POAG STREET AND SUBSEQUENTLY INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE

SUB-AREA DESIGNATION "F": 7.83 ACRES @ 1" C = 0.20; Tc = 5 MIN
 USE "C" FACTOR OF 0.15
 Q2 = 6.27 CFS (I2 = 5.45 IN/Hr)
 Q10 = 2.25 CFS (I10 = 2.27 IN/Hr)

ON-SITE FLOW THAT OUTFALLS INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE VIA EXISTING CLOSED CONDUIT SYSTEM

SUB-AREA DESIGNATION "G": 0.10 ACRES @ 1" C = 0.35; Tc = 5 MIN
 Q2 = 0.19 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.25 CFS (I10 = 2.27 IN/Hr)

OFF-SITE FLOW FROM EXISTING POAG STREET THAT OUTFALLS INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE VIA EXISTING CLOSED CONDUIT SYSTEMS

SUB-AREA DESIGNATION "H": 0.84 ACRES @ 1" C = 0.20; Tc = 5 MIN
 Q2 = 3.68 CFS (I2 = 5.45 IN/Hr)
 Q10 = 2.85 CFS (I10 = 2.27 IN/Hr)

OFF-SITE FLOW WITHIN PROPOSED LIMITS OF DISTURBANCE IN CONNECTION WITH PROPOSED CONSTRUCTION ON EXISTING SOUTH RINGS HIGHWAY

POST-DEVELOPED DRAINAGE DIVIDE SUMMARY

SUB-AREA DESIGNATION "A1": 0.15 ACRES @ 1" C = 0.55; Tc = 5 MIN
 Q2 = 0.97 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.21 CFS (I10 = 2.27 IN/Hr)

OUTFALLS INTO AN EXISTING CLOSED CONDUIT SYSTEM ALONG POAG STREET TOWARDS NORTH RINGS HIGHWAY

SUB-AREA DESIGNATION "B1": 0.24 ACRES @ 1" C = 0.60; Tc = 5 MIN
 Q2 = 0.18 CFS (I2 = 5.45 IN/Hr)
 Q10 = 2.85 CFS (I10 = 2.27 IN/Hr)

SHEET FLOWS INTO AN EXISTING CLOSED CONDUIT SYSTEM ALONG NORTH RINGS HIGHWAY

SUB-AREA DESIGNATION "C1": 0.03 ACRES @ 1" C = 0.35; Tc = 5 MIN
 Q2 = 0.06 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.09 CFS (I10 = 2.27 IN/Hr)

SHEET FLOWS INTO THE ADJACENT PROPERTY TO THE SOUTH, THEN SUBSEQUENTLY BACK INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE

SUB-AREA DESIGNATION "D1": 1.23 ACRES @ 1" C = 0.40; Tc = 5 MIN
 Q2 = 3.30 CFS (I2 = 5.45 IN/Hr)
 Q10 = 1.87 CFS (I10 = 2.27 IN/Hr)

ON-SITE SHEET FLOW THAT DRAINS TO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE AND ULTIMATELY TOWARDS THE PRIMARY SITE OUTFALL POINT OF INTEREST

SUB-AREA DESIGNATION "E1": 0.63 ACRES @ 1" C = 0.20; Tc = 5 MIN
 PROPOSED SWM CONTROLLED AREA; PLEASE REFERENCE THIS SHEET FOR ADDITIONAL INFORMATION

ON-SITE FLOW THAT TRAVELS IN A PROPOSED CLOSED CONDUIT SYSTEM INTO PROPOSED SWM VAULT #3 (UPPER LEAF OF PROPOSED SWM VAULT #2); THIS SYSTEM ULTIMATELY OUTFALLS INTO THE EXISTING ON-SITE SWM FACILITY LOCATED IN THE SOUTHWEST CORNER OF THE SITE

SUB-AREA DESIGNATION "F1": 0.82 ACRES @ 1" C = 0.20; Tc = 5 MIN
 PROPOSED SWM CONTROLLED AREA; PLEASE REFERENCE THIS SHEET FOR ADDITIONAL INFORMATION

ON-SITE FLOW THAT TRAVELS IN A PROPOSED CLOSED CONDUIT SYSTEM INTO PROPOSED SWM VAULT #2 WHERE IT CONVERGES WITH THE OUTFLOW FROM PROPOSED SWM VAULT #1

SUB-AREA DESIGNATION "G1": 0.20 ACRES @ 1" C = 0.20; Tc = 5 MIN
 Q2 = 0.55 CFS (I2 = 5.45 IN/Hr)
 Q10 = 0.73 CFS (I10 = 2.27 IN/Hr)

OFF-SITE FLOW FROM EXISTING POAG STREET THAT OUTFALLS INTO PROPOSED SWM VAULT #2 VIA A PROPOSED CLOSED CONDUIT SYSTEMS WHERE IT CONVERGES WITH THE OUTFLOW FROM PROPOSED SWM VAULT #1

SUB-AREA DESIGNATION "H1": 0.84 ACRES @ 1" C = 0.20; Tc = 5 MIN
 Q2 = 3.71 CFS (I2 = 5.45 IN/Hr)
 Q10 = 4.59 CFS (I10 = 2.27 IN/Hr)

OFF-SITE FLOW WITHIN PROPOSED LIMITS OF DISTURBANCE IN CONNECTION WITH PROPOSED CONSTRUCTION ON EXISTING SOUTH RINGS HIGHWAY

SWM CALCULATIONS

2. SITE DESCRIPTION:
 WATERSHED: CAMDEN RUN
 TOTAL SITE AREA: 18.45 AC.
 TOTAL ON-SITE AREA TO EXISTING ON-SITE SWM FACILITY #1 = 8.72 AC.
 TOTAL AREA OF ON-SITE UNCONTROLLED = 0.72 AC.

TOTAL AREA TO PROPOSED ON-SITE SWM VAULT #1 = 1.67 ACES
 TOTAL ON-SITE AREA TO PROPOSED ON-SITE SWM VAULT #2 = 3.49 ACRES
 TOTAL ON-SITE AREA TO EXISTING ON-SITE SWM FACILITY #2 = 10.95 ACRES
 TOTAL AREA OF ON-SITE UNCONTROLLED = 0.40 ACRES
 TOTAL AREA OF OFF-SITE UNCONTROLLED = 0.84 ACRES

3. POST-DEVELOPMENT SITE RUN-OFF:

A. SUB-AREA "A1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.95 CFS → 0.53 FF5 + 1.48 CFS (64% REDUCTION FROM EXISTING)
 Q10 = 0.71 CFS → 0.72 CFS + 1.89 CFS (64% REDUCTION FROM EXISTING)

B. SUB-AREA "B1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.19 CFS → 0.78 CFS + 2.09 CFS (68% REDUCTION FROM EXISTING)
 Q10 = 1.65 CFS → 1.86 CFS + 2.78 CFS (68% REDUCTION FROM EXISTING)

C. SUB-AREA "C1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.06 CFS → 0.06 CFS + 0.09 CFS (35% REDUCTION FROM EXISTING)
 Q10 = 0.08 CFS → 0.08 CFS + 0.13 CFS (35% REDUCTION FROM EXISTING)

D. SUB-AREA "D1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 3.30 CFS → 2.80 CFS + 3.56 CFS (0.55 CFS INCREASE FROM EXISTING)**
 Q10 = 1.87 CFS → 1.87 CFS + 1.13 CFS (0.74 CFS INCREASE FROM EXISTING)**

E. SUB-AREA "E1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.55 CFS → 0.55 CFS + 0.19 FF5 (0.36 CFS INCREASE FROM EXISTING)**
 Q10 = 0.73 CFS → 0.73 CFS + 0.55 CFS (0.44 CFS INCREASE FROM EXISTING)**

F. SUB-AREA "F1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.36 CFS
 Q10 = 0.16 CFS

G. SUB-AREA "G1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 0.55 CFS
 Q10 = 0.73 CFS

H. SUB-AREA "H1"; PROPOSED ON-SITE UNCONTROLLED
 Q2 = 3.71 CFS → INCREASE OF 0.16 CFS FROM EXISTING SUB-AREA "H"
 Q10 = 4.59 CFS → INCREASE OF 0.06 CFS FROM EXISTING SUB-AREA "H"

3. RILLOWABLE RELEASE RATE FROM PROPOSED SWM FACILITY #2

CUMULATIVE EXISTING FLOW TO PROPOSED QUANTITY POINT:
 Q2 SUB-AREA "A" + Q2 SUB-AREA "B" + Q2 SUB-AREA "C" + Q2 SUB-AREA "D"
 Q2 = 1.48 CFS + 2.09 CFS + 0.09 CFS + 2.35 CFS = 6.01 CFS

CUMULATIVE PROPOSED ON-SITE UNCONTROLLED FLOW:
 Q2 SUB-AREA "A1" + Q2 SUB-AREA "B1" + Q2 SUB-AREA "C1" + Q2 SUB-AREA "D1"
 Q2 = 0.95 CFS + 0.19 CFS + 0.06 CFS + 3.30 CFS = 4.50 CFS

CUMULATIVE PROPOSED OFF-SITE UNCONTROLLED FLOW:
 Q2 SUB-AREA "E1" + Q2 SUB-AREA "F1" + Q2 SUB-AREA "G1"
 Q2 = 0.55 CFS + 0.36 CFS + 0.55 CFS = 1.46 CFS

CUMULATIVE PROPOSED OFF-SITE CONTROLLED FLOW: N/A

**AN ADDITIONAL 0.32 CFS WILL BE OBTAINED IN THE 3-YEAR STORM CONDITION AND AN ADDITIONAL 1.32 CFS WILL BE OBTAINED IN THE 10-YEAR STORM CONDITION DUE TO THE INCREASES IN FLOW ANTICIPATED FROM SWMVAULT #1

4. Q(flow) = Q(pv) - Q(on-site uncontrolled) + Q(off-site uncontrolled) - Q(over-retention for off-site improvements)
 Q2 (flow) = 6.01 CFS - 4.50 CFS + 1.46 CFS - 0.00 CFS = 2.97 CFS
 Q10 (flow) = 8.15 CFS - 4.66 CFS + 1.13 CFS - 0.00 CFS = 4.62 CFS

5. PER SECTION 61.100.3 OF THE FAIRFAX COUNTY ZONING BY-LAW YEAR STORM AND THE 10-YEAR STORM WERE USED AS THE BASIS OF THIS SWM ANALYSIS. PLEASE REFERENCE SHEET #8 FOR ADDITIONAL INFORMATION RELATED TO THE PRELIMINARY VAULT DESIGN.

REVISIONS

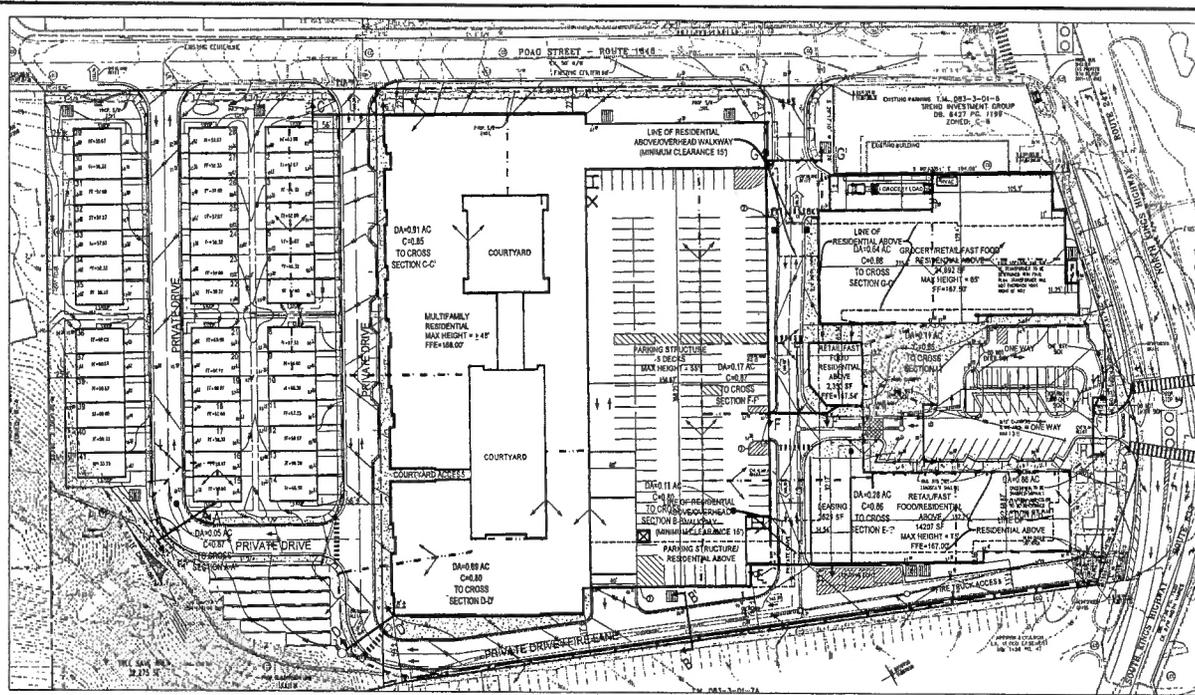
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Urban
 Permitting, Engineering, Landscape Architecture, Land Surveys

DATE: JUNE, 2013

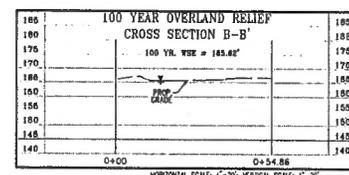
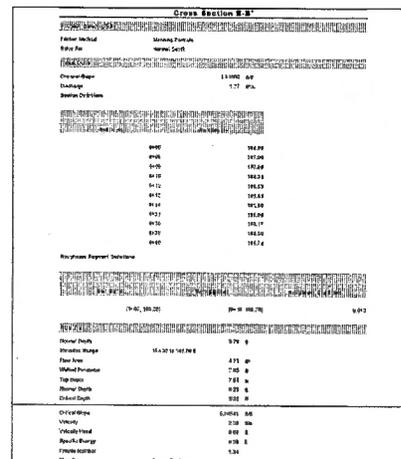
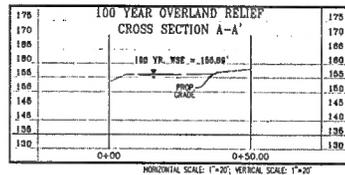
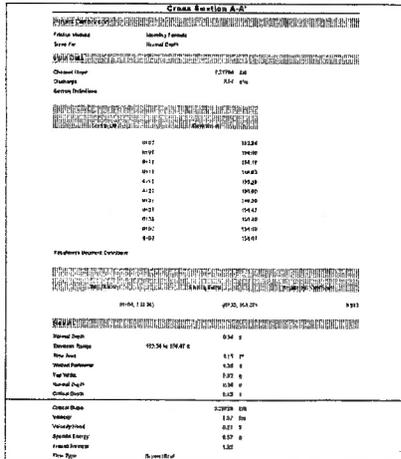
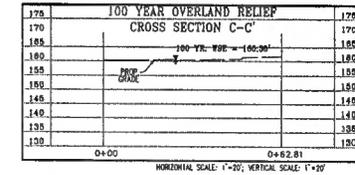
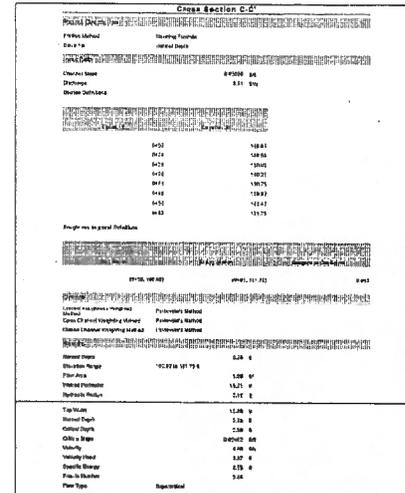
SHEET 7 OF 17

RZ-12679



OVERLAND RELIEF NARRATIVE:

A TOTAL OF 9 CROSS SECTIONS HAVE BEEN PROVIDED AT LOW AND HIGH POINTS AROUND THE SITE. COMPUTATIONS HAVE BEEN MADE FOR A 100-YEAR FLOOD CONDITION WITH ALL STORM STRUCTURES BEING FULLY CLOTTED. THE RELIEF POINT FOR ALL CROSS SECTIONS IS GREATER THAN 1 FOOT BELOW THE BUILDING FINISHED FLOOR ELEVATIONS. COMPUTATIONS AND PROFILES ARE SHOWN ON SHEETS 112 AND 113.



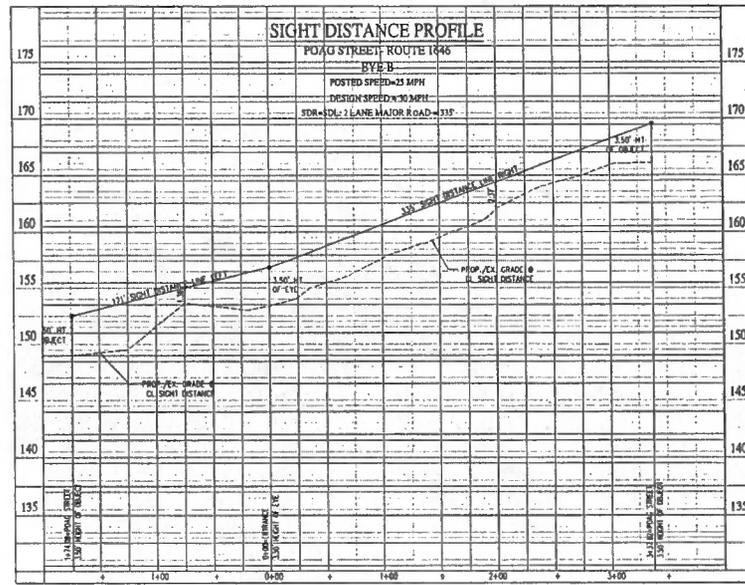
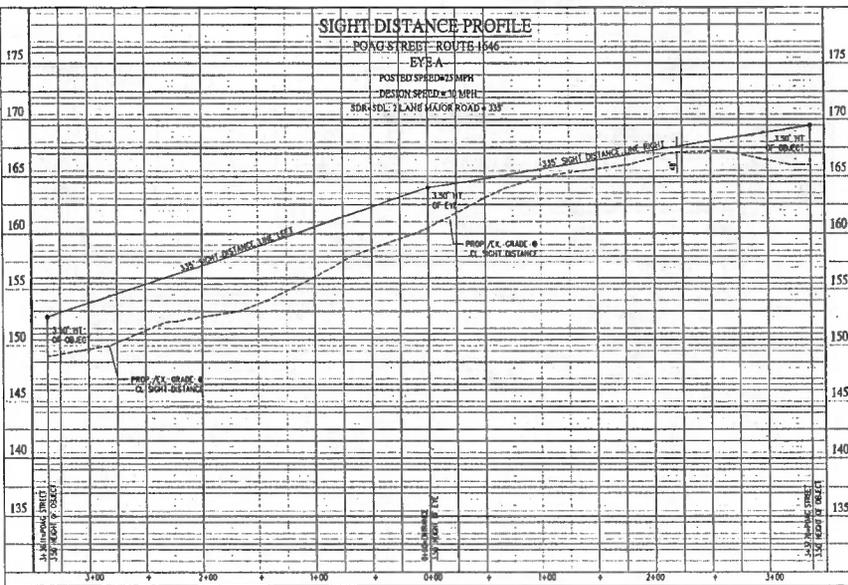
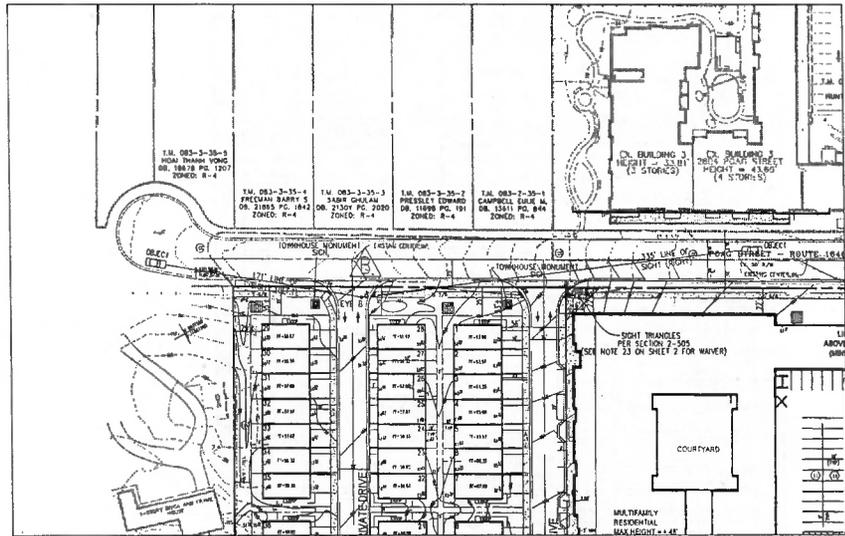
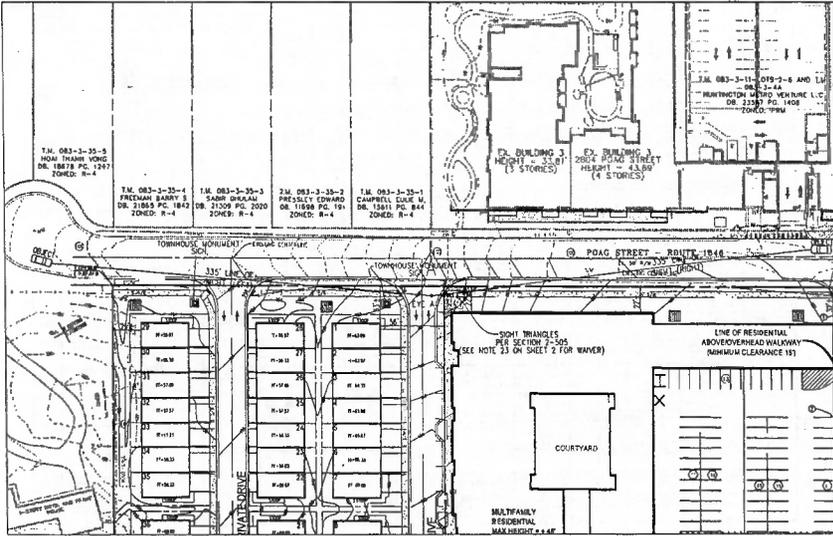
urban
Urban Design Landscape Architecture

PENN DAW PLAZA
FAIRFAX COUNTY, VIRGINIA

DATE: JUNE, 2013

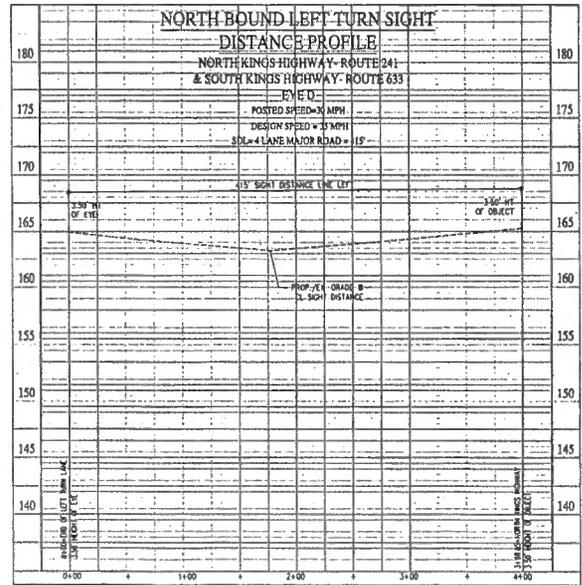
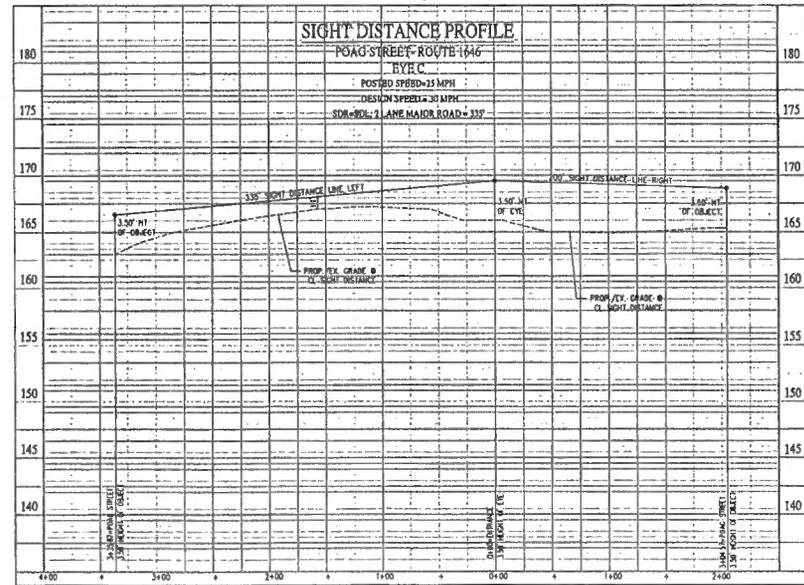
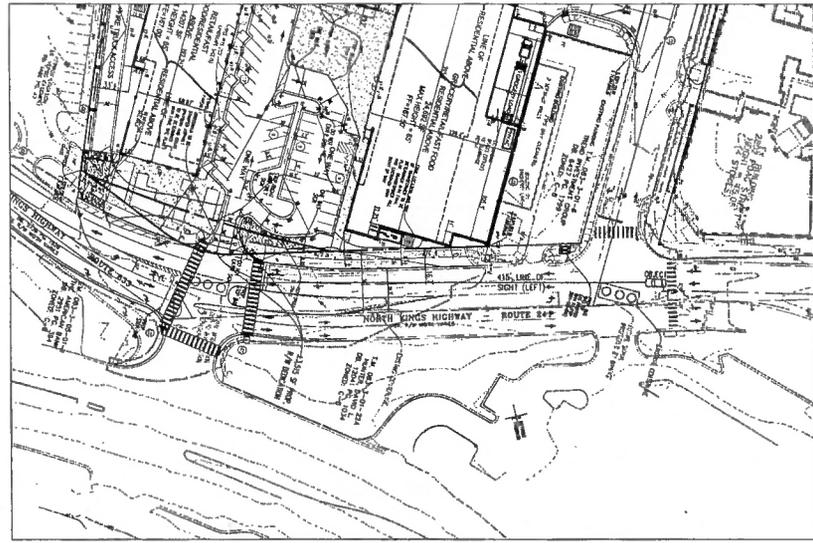
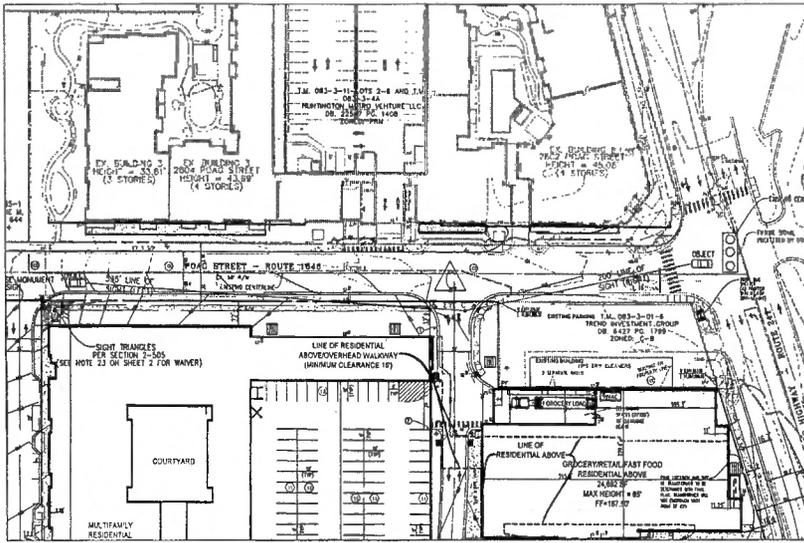
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SHEET 12 OF 17
RZ-12679



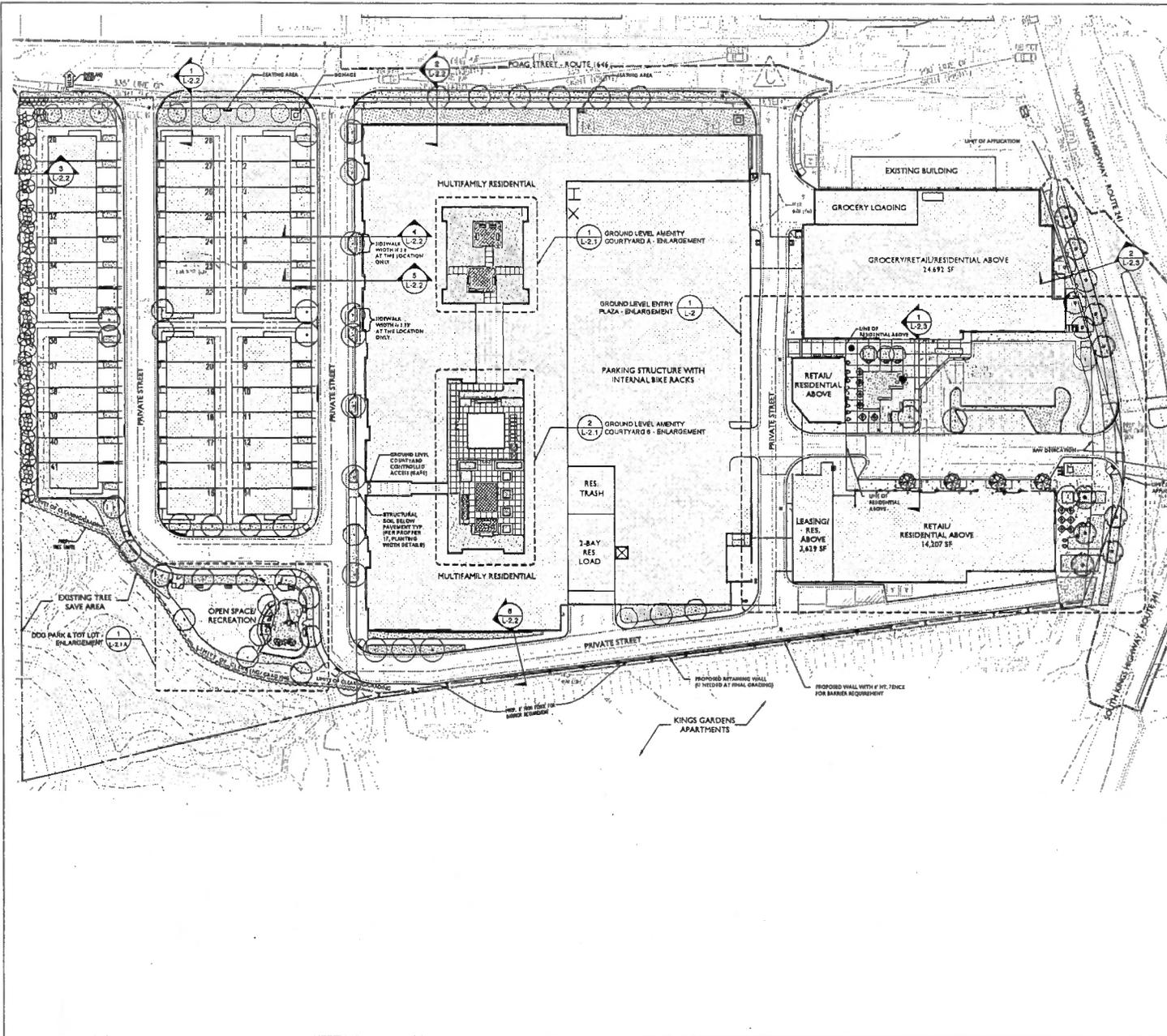
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10	05-31-13	REVISIONS	

PREPARED BY: **urban**
 CHECKED BY: **urban**
 DATE: 07/17/13
 PROJECT: PENN DAW PLAZA
 LOCATION: LEE MAGUISTERS DISTRICT, FAIRFAX COUNTY, VIRGINIA
 SCALE: 1"=50'(H); 1"=50'(V) CL:1
 DATE: JUNE, 2013
 SHEET 15 OF 17
 R7-12679



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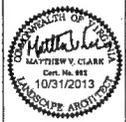
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OVERALL TREE PLAN SCHEDULE

- CAT. I/II DECIDUOUS - INTERIOR PARKING LOT SCREENING** 17
CATEGORY IV - DECIDUOUS TREE
 4" Tree, Caliper at 300 SF Projected 10yr Tree Canopy
 Acer rubrum / Red Maple
 Quercus phellos / Willow Oak
 Ulmus parvifolia / Chinese Elm
 Zelkova serrata / Spotted Zelkova
- CAT. III DECIDUOUS - INTERIOR PARKING LOT SCREENING** 4
CATEGORY III - DECIDUOUS TREE
 3" Caliper at 175 of Projected 10 yr Tree Canopy
 Quercus macrocarpa / Honey Locust
- I/D LARGE DECIDUOUS - TRANSITIONAL SCREENING** 14
CATEGORY IV - DECIDUOUS TREE
 3" - 3.5" Caliper at 200 SF Projected 10yr Tree Canopy
CATEGORY IV - DECIDUOUS TREE
 Acer rubrum / Red Maple
 Liriodendron tulipifera / Tulip Tree
 Quercus alba / White Oak
- I/E LARGE EVERGREEN - TRANSITIONAL SCREENING** 18
CATEGORY IV - EVERGREEN TREE
 3" - 3.5" Caliper at 175 SF Projected 10yr Tree Canopy
 Pinus strobus / Norway Spruce
 Pinus nigra / Austrian Black Pine
- I/M MEDIUM EVERGREEN - TRANSITIONAL SCREENING** 14
CATEGORY II - EVERGREEN TREE
 3" - 3.5" Caliper at 125 SF Projected 10yr Tree Canopy
 Cryptomeria japonica / Japanese Cedar
 Ilex opaca / American Holly
 Picea canadensis / White Pine
- CAT. IV DECIDUOUS - RICHMOND HWY CORRIDOR** 13
CATEGORY IV - DECIDUOUS TREES
 NO CANOPY COVER CONTRIBUTION
 Pariana x scabra / London Plane Tree
 Quercus phellos / Willow Oak
 Quercus rubra / Red Oak
- CAT. III DECIDUOUS - PLAZA TREE** 5
CATEGORY IV - DECIDUOUS TREE
 3" Caliper at 175 of Projected 10 yr Tree Canopy
 Betula nigra / River Birch
 Olea sp. / Olive Tree
 Koeleria paniculata / Golden Rain Tree
 Prunus x yedoensis / Yoshino Cherry
- CAT. IV DECIDUOUS - SITE TREES** 33
CATEGORY IV - DECIDUOUS TREE
 3" - 3.5" Caliper at 250 SF Projected 10yr Tree Canopy
 Acer rubrum / Red Maple
 Tilia / October Glory Maple
 Platanus x acerifolia / London Plane Tree
 Quercus phellos / Willow Oak
 Ulmus parvifolia / Chinese Elm
- EVERGREEN BURIAL - TRANSITIONAL SCREENING** 104
CATEGORY IV - EVERGREEN TREE
 Euonymia laevis / Dwarf Burford / Dwarf Burford Holly
 Taxus x media / Dwarf Cedar

LandDesign.
 1005 Parkside, Alexandria, VA 22304
 P: 703.579.7778 F: 703.579.9196
 www.LandDesign.com

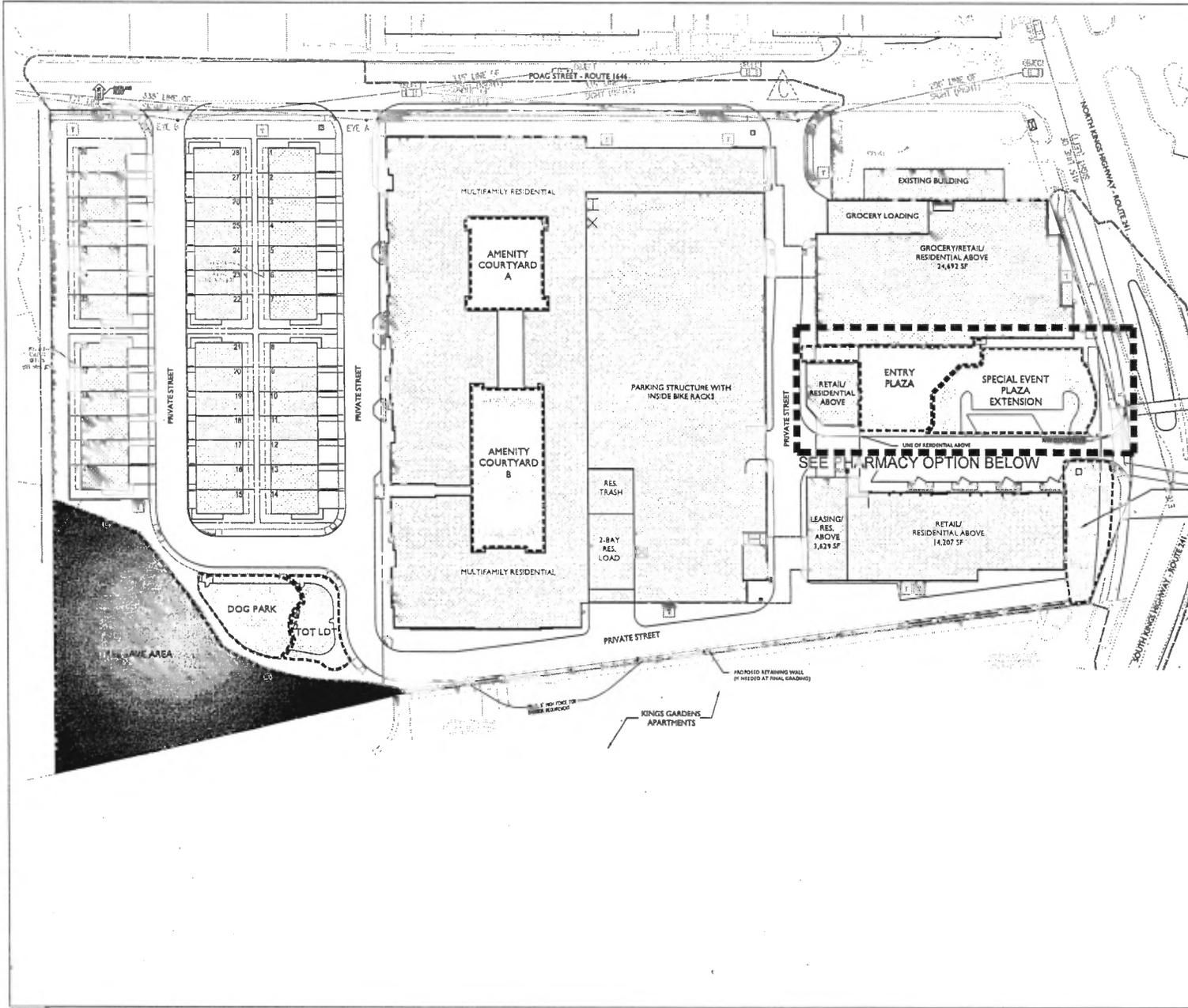


Penn DAW Plaza
CDP / FDP
 Penn DAW Associates Limited Partnership
OVERALL LANDSCAPE PLAN

REVISIONS:
 DATE APPROVED: 01/11/2013
 DRAWN BY: JLT/EG
 CHECKED BY: JLT/EG
 PROJECT NO.: 1031/2013

DATE: 01/11/2013
 DRAWN BY: JLT/EG
 CHECKED BY: JLT/EG
 PROJECT NO.: 1031/2013
 SHEET NUMBER:
L-1





URBAN PUBLIC PARKS SPACE

SYMBOL	NOTES	SIZE
[Symbol]	DOG PARK	5,081 sf
[Symbol]	TOT LOT	3,500 sf
[Symbol]	ENTRY PLAZA	7,117 sf
[Symbol]	SPECIAL EVENT PLAZA EXTENSION	10,127 sf
[Symbol]	TREE SAVE AREA	33,192 sf

TOTAL: 58,997 sf

MULTIFAMILY BLDG OPEN SPACE

SYMBOL	NOTES	SIZE
[Symbol]	AMENITY COURTYARD A MULTIFAMILY RESIDENTIAL INTERNAL COURTYARD	8,741 sf
[Symbol]	AMENITY COURTYARD B MULTIFAMILY RESIDENTIAL INTERNAL COURTYARD	6,608 sf

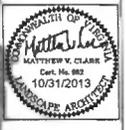
TOTAL: 15,349 sf

SITE DEVELOPMENT

SYMBOL	NOTES	SIZE
[Symbol]	RETAIL OPEN SPACE	4,952 sf

TOTAL: 4,952 sf

LandDesign.
 1000 S. Stone Dr., Alexandria, VA 22314
 P: 703.547.9700 F: 703.547.9701
 www.LandDesign.com

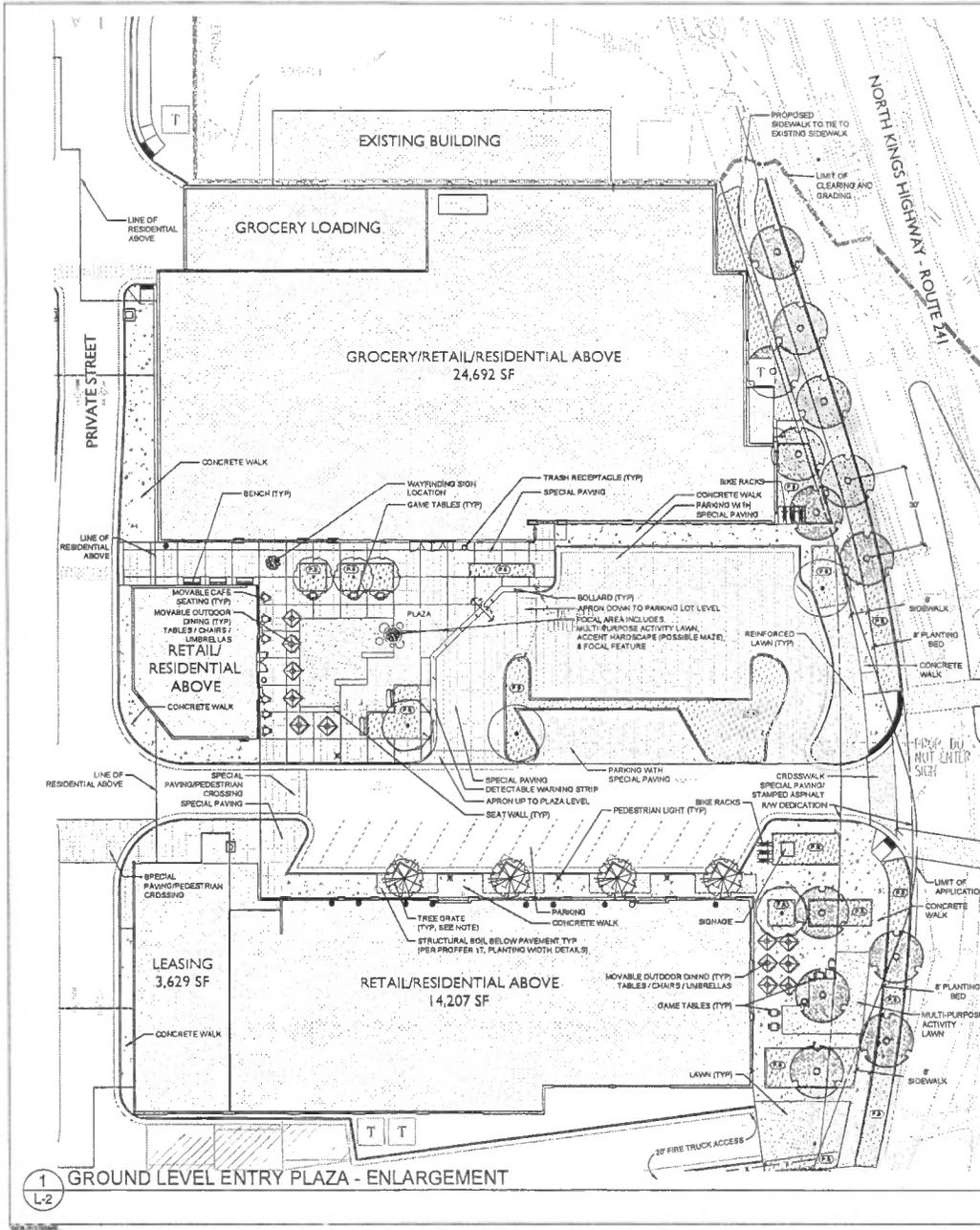


Penn DAW Plaza
 CDP / FDP
 Penn DAW Associates Limited Partnership
OVERALL OPEN SPACE PLAN

REVISIONS:
 000000-01
 000000-02
 000000-03
 10/27/2013

DATE: 09/02/2013
 DRAWN BY: CC
 CHECKED BY: CC
 SCALE: 1" = 40'
 PROJECT #: 211208
 SHEET NUMBER:
L-1

DATE: 09/02/2013
 10:50 AM
 C:\Users\cc\Documents\2013\Penn DAW Plaza\CDP FDP\Overall Open Space Plan.dwg
 300 DAW Plaza



1 GROUND LEVEL ENTRY PLAZA - ENLARGEMENT

ENTRY COURTYARD

SYMBOL	DESCRIPTION
[Symbol]	CONCRETE WALK
[Symbol]	SPECIAL PAVING CONCRETE PAVERS
[Symbol]	STAMPED ASPHALT
[Symbol]	PLANTING BED (MIGHT INCLUDE A COMBINATION OF DECIDUOUS & EVERGREEN SHRUBS, ORNAMENTAL GRASSES AND/OR BIRCH/CORVICOVERA)
[Symbol]	LAWN
[Symbol]	AREA OF STRUCTURAL SOIL BELOW PAVEMENT FOR TREE ROOT ZONE

SYMBOL	DESCRIPTION
[Symbol]	BENCH
[Symbol]	MOVABLE CAFE SEATING
[Symbol]	MOVABLE OUTDOOR DINING TABLES/CHAIRS/UMBRELLA
[Symbol]	BOLLARD
[Symbol]	SPECIALTY ITEM / FOCAL FEATURE
[Symbol]	TRASH RECEPTACLE
[Symbol]	BIKE RACK
[Symbol]	PEDESTRIAN LIGHT

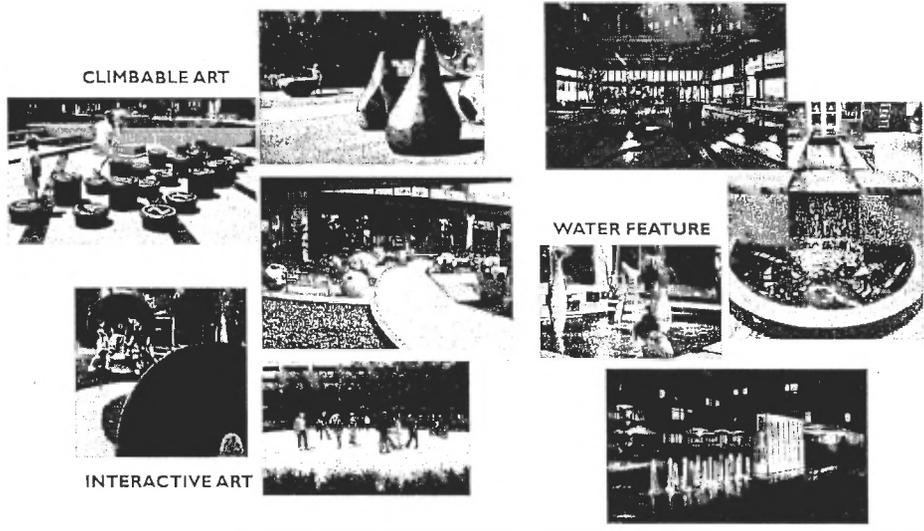
NOTE: FINAL TREE GRATE LOCATIONS TO BE DETERMINED AT SITE PLAN

LandDesign.
 2005 Forest St., Alexandria, VA 22304
 P: 703.576.7714 F: 703.576.9764
 www.LandDesign.com



Penn Daw Plaza
 CDP / FDP
 Penn Daw Associates Limited Partnership
 ENLARGEMENT DETAIL PLANS - ENTRY PLAZA

REVISIONS:
 DATE: 08/20/13
 DRAWN BY: J. J. G.
 CHECKED BY: J. J. G.
 PROJECT NO.: 201009
 SHEET NUMBER:
L-2



CLIMBABLE ART

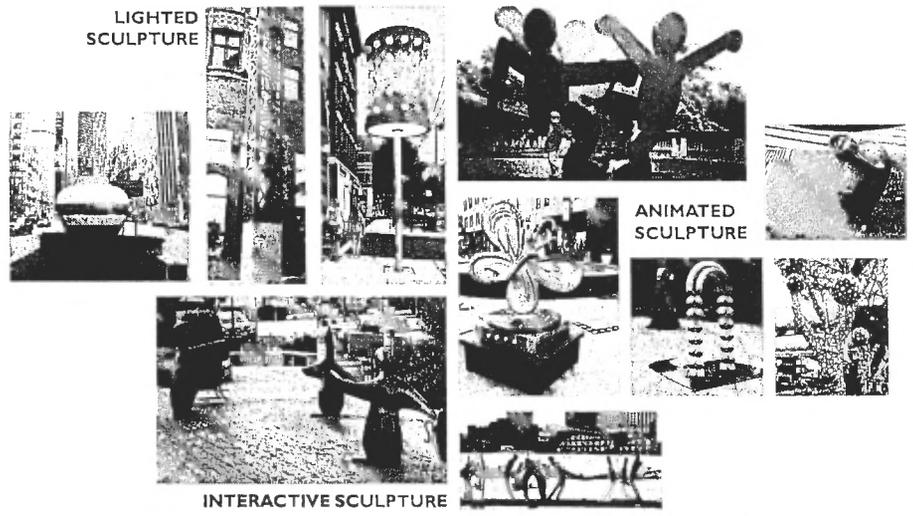
WATER FEATURE

INTERACTIVE ART

LandDesign

PENN DAW PLAZA
FOCAL FEATURE CHARACTER IMAGES

Combined Properties



LIGHTED SCULPTURE

ANIMATED SCULPTURE

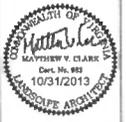
INTERACTIVE SCULPTURE

LandDesign

PENN DAW PLAZA
FOCAL FEATURE CHARACTER IMAGES

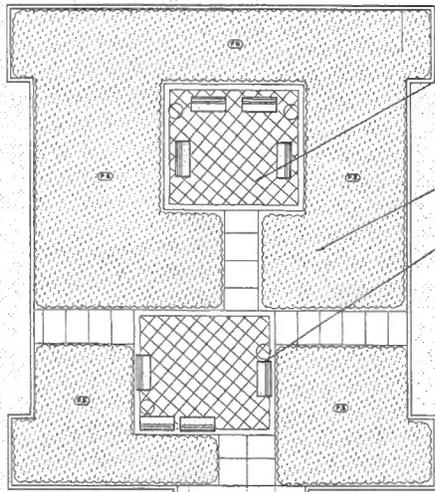
Combined Properties

LandDesign.
2015, Orange Co., Asheville, VA, 22114
P: 703.541.7774 F: 703.541.1984
www.LandDesign.com



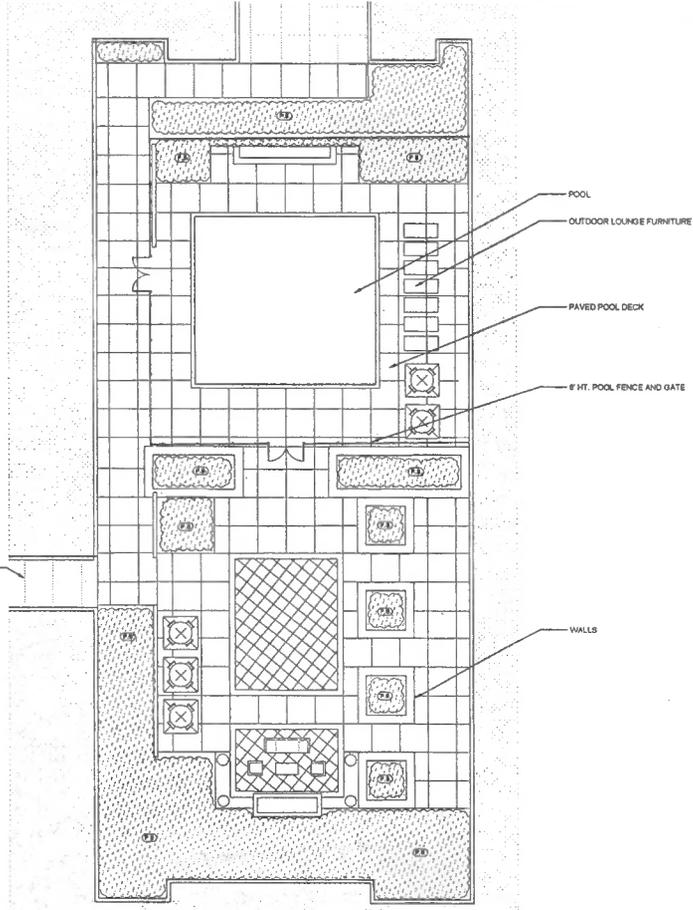
Penn Daw Plaza
CDP / FDP
Penn Daw Associates Limited Partnership
CHARACTER IMAGES - FOCAL FEATURE

REVISIONS
08/06/2013
DRAWING BY CDP
CHECKED BY CDP
SCALE: 1" = 30'
PROJECT # 201208
SHEET NUMBER
L-2.0



FURNISHED TERRACE
 TREE, SHRUB & GROUNDCOVER PLANTING AREAS
 BENCHES

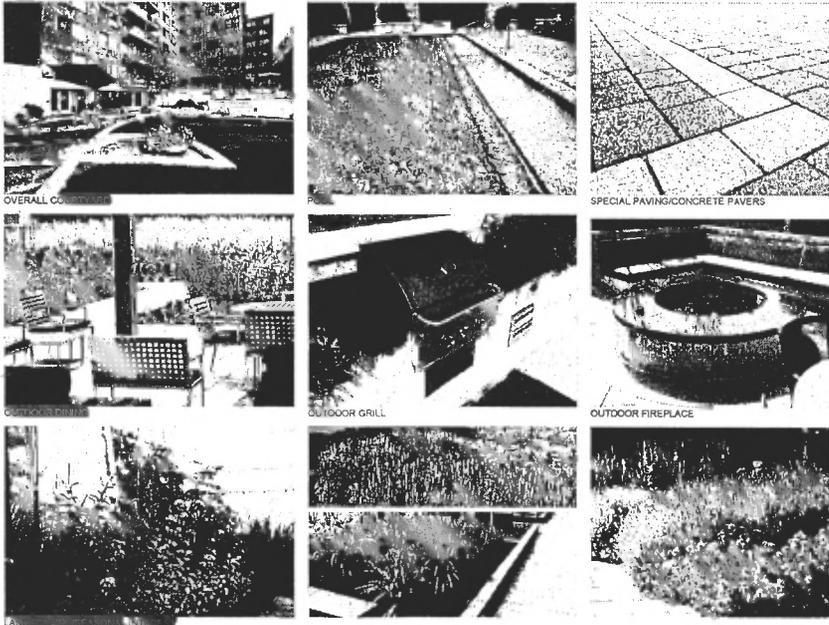
1 GROUND LEVEL AMENITY COURTYARD A
 L-2.1 ENLARGEMENT



POOL
 OUTDOOR LOUNGE FURNITURE
 PAVED POOL DECK
 6" HT. POOL FENCE AND GATE

CONTROLLED COURTYARD ACCESS

2 GROUND LEVEL AMENITY COURTYARD B
 L-2.1 ENLARGEMENT



OVERALL COURTYARD
 SPECIAL PAVING/CONCRETE PAVERS
 OUTDOOR GRILL
 OUTDOOR FIREPLACE
 PLANTERS
 TRASH RECEPTACLE

LEGEND

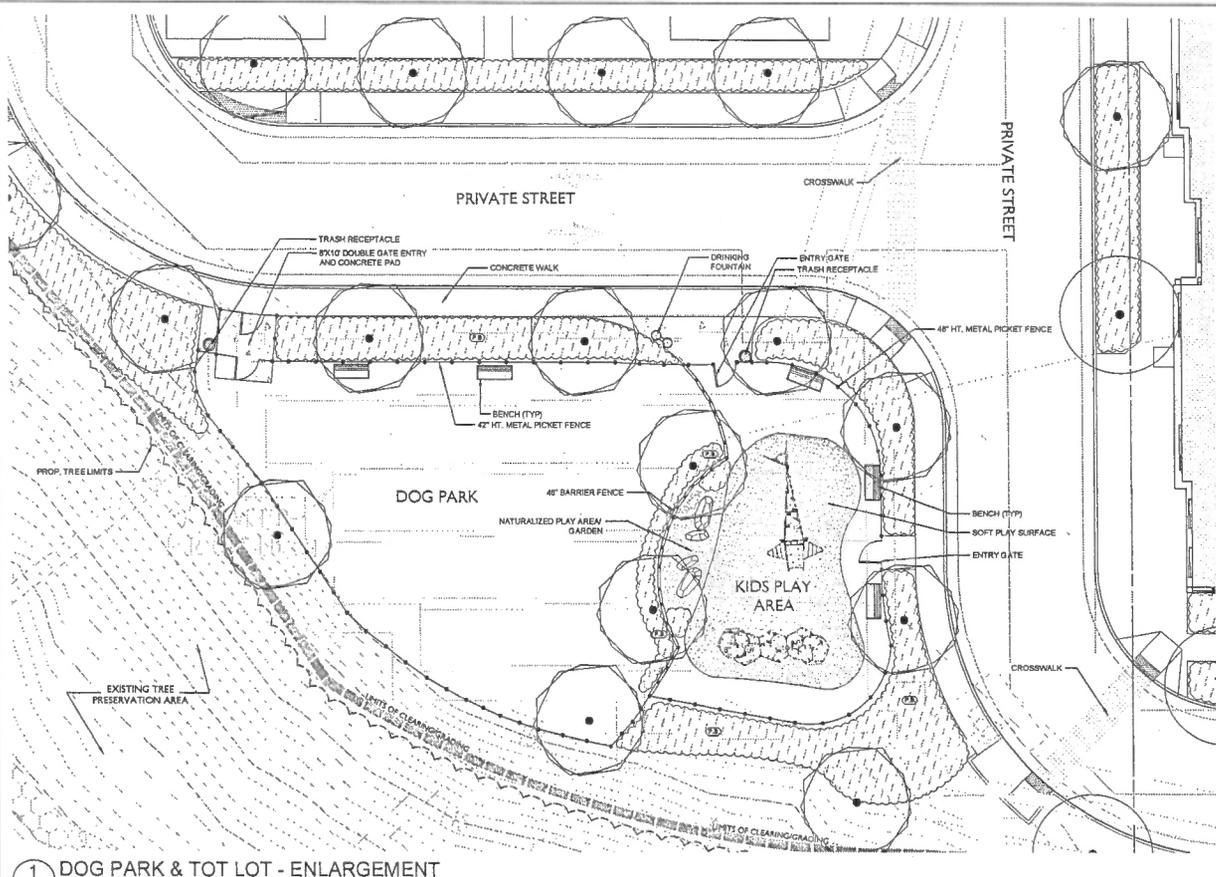
SYMBOL	DESCRIPTION
(Symbol with cross-hatch pattern)	PLANTING BED MIGHT INCLUDE A COMBINATION OF DECIDUOUS & EVERGREEN TREES, ORNAMENTAL GRASSES AND/OR GROUNDCOVERS.

LandDesign.
 200 S. Perry St., Alexandria, VA 22304
 V: 703.547.7798 F: 703.547.9984
 www.LandDesign.com



Penn Daw Plaza
 CDP / FDP
 Penn Daw Associates Limited Partnership
 ENLARGEMENT DETAIL PLANS - AMENITY COURTYARDS

REVISIONS:
 06/19/2013
 09/19/2013
 11/27/2013
 10/31/2013
 DATE DRAWN: 06/19/2013
 DRAWN BY: JCC
 CHECKED BY: JCC
 SCALE: 1/8" = 1'-0"
 PROJECT NO: 201059
 SHEET NUMBER:
L-2.1



1 DOG PARK & TOT LOT - ENLARGEMENT
L-2.1A



NATURALIZED PLAY AREA GARDEN



NATURALIZED PLAY AREA GARDEN



DOG STATION



DOG STATION



KIDS PLAY AREA



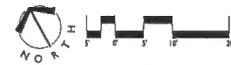
DUAL DRINKING FOUNTAIN



48\"/>

DOG PARK & TOT LOT

SYMBOL	DESCRIPTION
	CONCRETE WALK
	PLANTING BED (MIGHT INCLUDE A COMBINATION OF PERENNIALS & BULB/TREE SPECIES, ORNAMENTAL GRASSES AND/OR GROUNDCOVERS)
SYMBOL	DESCRIPTION
	BENCH
	TRASH RECEPTACLE
	DRINKING FOUNTAIN

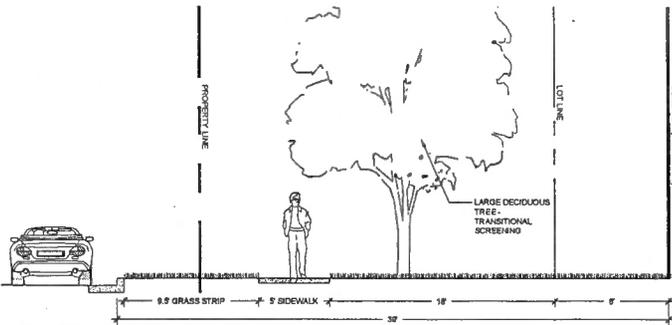


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 200 E. 1st Street, Philadelphia, PA 19106
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Penn Daw Plaza
 CDP / FDP
 Penn Daw Associates, Limited Partnership
 ENLARGEMENT DETAIL PLANS - DOG PARK AND TOT LOT

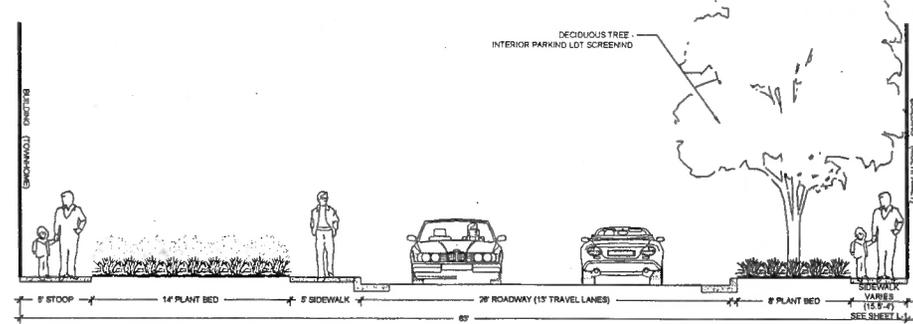
DATE: 09/02/13
 DESIGNED BY: CDP
 CHECKED BY: CDP
 SCALE: 1" = 10'
 PROJECT #: 201009
 SHEET NUMBER:
L-2.1A



1
L-2.2
STREETScape ALONG
POAG ST. AT TOWNHOMES

SECTION

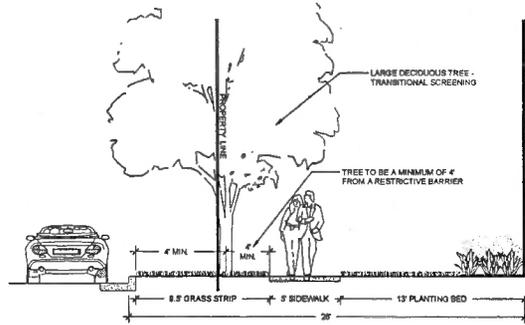
1/4"=1'-0"



4
L-2.2
STREETScape ALONG
PRIVATE STREET AT STREET TREE AT TOWNHOMES & RESIDENTIAL BUILDING

SECTION

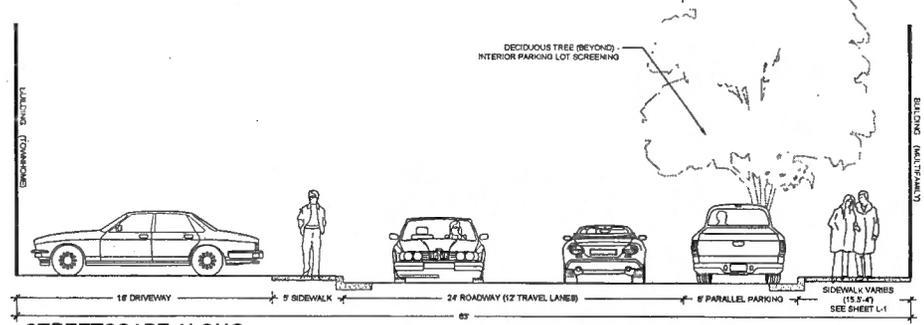
1/4"=1'-0"



2
L-2.2
STREETScape ALONG
POAG ST. AT RESIDENTIAL BUILDING

SECTION

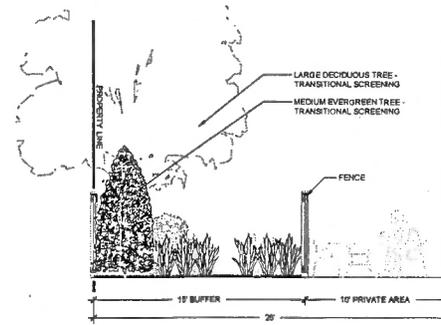
1/4"=1'-0"



5
L-2.2
STREETScape ALONG
PRIVATE STREET WITH ON ST. PARKING AT TOWNHOMES & RESIDENTIAL BUILDING

SECTION

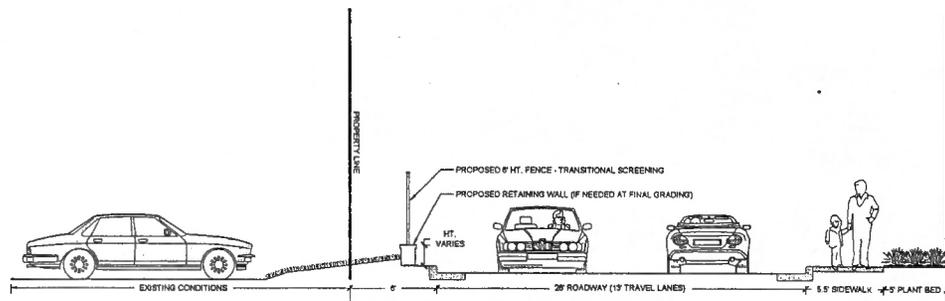
1/4"=1'-0"



3
L-2.2
WESTERN PROPERTY LINE
TRANSITIONAL SCREENING BUFFER AT TOWNHOMES

SECTION

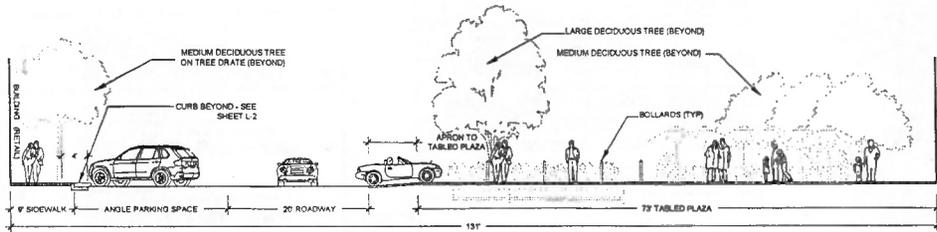
1/4"=1'-0"



6
L-2.2
STREETScape ALONG
PRIVATE DRIVE / FIRELANE AT RESIDENTIAL BUILDING

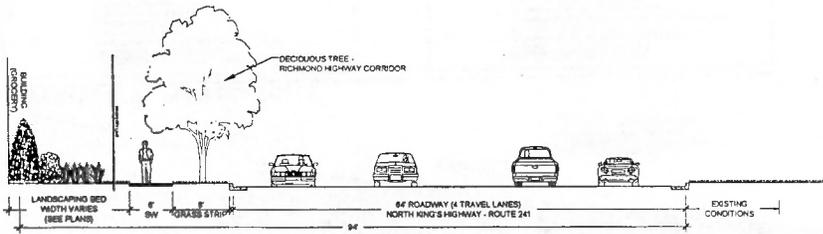
SECTION

1/4"=1'-0"



1 RETAIL PLAZA LOOKING NORTHWEST
L-2.3 SECTION

1/8"=1'-0"

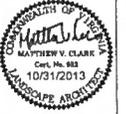


2 STREETScape ALONG KING'S HIGHWAY LOOKING NORTHEAST
L-2.3 SECTION

1/8"=1'-0"

LandDesign.

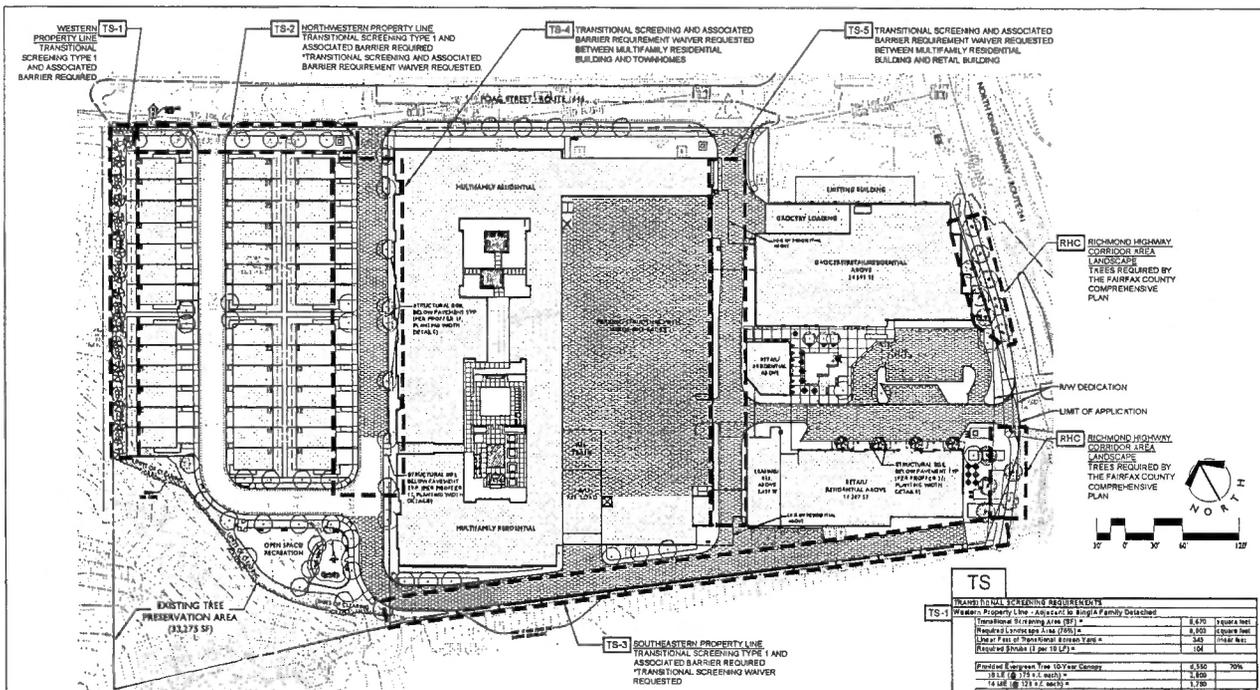
201 E. Payne St., Alexandria, VA 22314
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Penn Daw Plaza
CDP / FDP
Penn Daw Associates Limited Partnership
SECTIONS

REVISED:
08/09/2013
09/09/2013
10/09/2013
03/12/2013

DATE: 08/09/2013
DRAWN BY: J. L. G.
CHECKED BY: G.C.
SCALE: AS NOTED
PROJECT #: B1268
SHEET NUMBER:
L-2.3



OVERALL TREE CALCS FOR PROJECTED 10-YR TREE COVER CANOPY CALCULATIONS

PLANT SCHEDULE	QTY	AREA PER TREE (SQ FT)	TOTAL (SQ FT)
TRANSITIONAL SCREENING			
14 TYPE IV DECIDUOUS TREES	200	3,000	
18 TYPE IV EVERGREEN TREES	175	2,800	
14 TYPE I EVERGREEN TREES	120	1,700	
INTERIOR PARKING LOT LANDSCAPING			
11 TYPE IV DECIDUOUS TREES	250	4,250	
4 TYPE IV DECIDUOUS TREES	175	700	
SOUTHERN EXTERIOR			
33 TYPE IV DECIDUOUS TREES	250	8,250	
3 TYPE III DECIDUOUS TREES	175	925	
1 TYPE I EVERGREEN TREES	75	90	
TOTAL			21,775

Note: Trees shaded in gray are NOT included in the above chart and will not be counted in Table 12.10 10-Year Tree Canopy Calculations Worksheet.

TABLE 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

STEP	DESCRIPTION	AREA (SQ FT)	PERCENTAGE	REFERENCE
1	Transitional Screening	82,764	100%	Table 12.10-2
2	Interior Parking Lot Landscaping	4,950	6%	Table 12.10-2
3	Southern Exterior	8,375	10%	Table 12.10-2
4	Total	96,109	100%	

OVERALL TREE PLAN SCHEDULE

SYMBOL	DESCRIPTION	AREA
	INTERIOR PARKING LOT SURFACE: 150,718 SF	
	INTERIOR PARKING LOT LANDSCAPING CALCULATIONS (TABLE 12.10)	
	Area to be counted (SF)	110,718
	Required Landscaping (Required 2%)	2,214
	Category IV Deciduous Trees - 2" dia. @ 200' x 10'	2,214
	Category II Deciduous Trees - 2" dia. @ 125' x 10'	700
	Total Area Provided (SF)	2,914
	Total Area Required (SF)	2,914
	Area Provided (%)	100%
	TRANSITIONAL SCREENING	
	17 CAT. IV DECIDUOUS - INTERIOR PARKING LOT SCREENING	3
	4 CAT. II DECIDUOUS - INTERIOR PARKING LOT SCREENING	33
	14 LARGE DECIDUOUS - TRANSITIONAL SCREENING	104
	16 LARGE EVERGREEN - TRANSITIONAL SCREENING	
	14 MEDIUM EVERGREEN - TRANSITIONAL SCREENING	
	RICHMOND HIGHWAY CORRIDOR AREA LANDSCAPE	
	13 NO CANOPY COVER CONTRIBUTION	

TS

TS-1	Western Property Line - Adjacent to Single Family Detached	TS-2	Northwestern Property Line - Adjacent to Single Family Detached
Transitional Screening Area (SF)	8,870	Transitional Screening Area (SF)	4,435
Required Landscaping Area (SF)	8,870	Required Landscaping Area (SF)	4,435
Lower End of Transitional Screen Type	340	Lower End of Transitional Screen Type	170
Required Shrubs (12 per 10 LF)	151	Required Shrubs (12 per 10 LF)	75
Planted Deciduous Tree 10-Year Canopy	2,152	Planted Deciduous Tree 10-Year Canopy	1,076
Planted Evergreen Tree 10-Year Canopy	1,700	Planted Evergreen Tree 10-Year Canopy	850
Total Planted Transient Tree Landscaping (SF)	3,852	Total Planted Transient Tree Landscaping (SF)	1,926
Planted Shrubs	151	Planted Shrubs	75

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Matthew Clark
MATTHEW V. CLARK
Landscape Architect
10/31/2013

Penn Daw Plaza
CDP / FDP
Penn Daw Associates Limited Partnership
LANDSCAPE CALCULATIONS

DATE: 10/31/2013
DRAWN BY: MJC
CHECKED BY: MJC
PROJECT: 13-000001
SHEET: 13-000001-01

1.0 GENERAL NOTES:

- 1.1 THIS SHEET IS FOR PLANTING ONLY.
- 1.2 UTILITIES: THE CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, AND NOTIFY MISS UTILITY OR EQUIVALENT UTILITY LOCATION OF THE PROPOSED CONSTRUCTION. IN ADDITION, THE CONTRACTOR IS TO BE NOTIFIED WHICH UTILITIES, INCLUDING STORM AND SANITARY SEWERS ARE LOCATED IN THE VICINITY OF THE PROPOSED WORK. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING AND STAKING THE LOCATION OF ALL EXISTING UTILITIES AND PROTECTING THEM DURING THE WORK AND SHALL BEAR ANY COSTS TO REPAIR UTILITIES OR DAMAGE AS A CONSEQUENCE OF HIS WORK.
- 1.3 REQUIREMENTS: ALL WORK SHALL MEET OR EXCEED THE REQUIREMENTS OF ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, ORDINANCES AND REQUIREMENTS.
- 1.4 PROTECTION OF EXISTING WORK: IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM ALL WORK IN A MANNER THAT PROTECTS COMPLETED WORK BY OTHERS, SUCH AS CURBS, UTILITIES, STORM DRAINAGE, FENCES, DRIVEWAY APRONS, DRIVES, VEGETATION, ETC. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE COST OF SATISFACTORY REPAIR OF ALL DAMAGE IN KIND RESULTING FROM HIS FAILURE TO COMPLY.
- 1.5 APPLICABLE STANDARDS: ALL MATERIALS SHALL BE SUBJECT TO APPROVAL BY THE LANDSCAPE ARCHITECT. THE OWNER SHALL RECEIVE TAGS FROM EACH PLANT SPECIES AND A LIST OF PLANT SUPPLIERS. WHERE ANY REQUIREMENTS ARE OMITTED FROM THE PLANT LIST, THE PLANTS FURNISHED SHALL MEET THE NORMAL REQUIREMENTS FOR THE VARIETY OR CULTIVAR PER THE AMERICAN STANDARD FOR NURSERY STOCK, LATEST EDITION, PUBLISHED BY THE AMERICAN ASSOCIATION OF NURSERYMEN (AAN). PLANTS SHALL BE PRUNED PRIOR TO DELIVERY ONLY UPON THE APPROVAL OF THE LANDSCAPE ARCHITECT.
- 1.6 SUBSTITUTIONS: NO SUBSTITUTIONS OF SPECIES, PLANT TYPES OR SIZES SHALL BE MADE WITHOUT THE WRITTEN APPROVAL OF THE OWNER, LANDSCAPE ARCHITECT AND COUNTY REVIEW BOARD. REQUESTS FOR SUBSTITUTION SHALL BE IN WRITING, AND SHALL STATE THE REASONS FOR THE SUBSTITUTION REQUEST, THE SUGGESTED ALTERNATIVE, AND THE CHANGES IN COST. REQUESTS FOR SUBSTITUTION IN PLANT MATERIALS SHALL STATE THE NAMES OF NURSERIES WHO HAVE BEEN UNABLE TO SUPPLY THE ORIGINALLY SPECIFIED MATERIAL.
- 1.7 QUANTITIES: QUANTITIES OF PLANTS AS SHOWN BY PLANT SYMBOLS ON THE PLAN SHALL GOVERN OVER THE QUANTITIES SHOWN IN THE PLANT LIST. THE CONTRACTOR IS TO VERIFY PLANT LIST TOTALS WITH QUANTITIES SHOWN ON PLAN. THE LANDSCAPE ARCHITECT SHALL BE ALERTED BY THE CONTRACTOR OF ANY DISCREPANCIES PRIOR TO FINAL BID NEGOTIATION.
- 1.8 PLANTING SEASON: PLANTING SHALL ONLY OCCUR DURING SPECIFIED PLANTING SEASONS. SPRING SEASON SHALL BE FROM MARCH 1 TO JUNE 15. FALL PLANTING SEASON SHALL BE FROM SEPTEMBER 15 THROUGH NOVEMBER 15. NO PLANTING SHALL OCCUR WHEN THE GROUND IS FROZEN.
- 1.9 GUARANTEE: THE CONTRACTOR SHALL GUARANTEE ALL LANDSCAPE IMPROVEMENTS, INCLUDING SEEDING, FOR ONE FULL YEAR AS REQUIRED BY THE SPECIFICATIONS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL PLANT MAINTENANCE DURING THE GUARANTEE PERIOD.
- 1.10 DEAD PLANTS: DEAD PLANTS ARE TO BE REMOVED FROM THE SITE IMMEDIATELY, REGARDLESS OF SEASON, WEEKLY FROM THE JOB BY THE CONTRACTOR. THE CONTRACTOR SHALL MAINTAIN AN UPDATED, COMPREHENSIVE LIST OF ALL DEAD MATERIALS REMOVED AND PRESENT A COPY OF THE LIST TO THE OWNER AT THE END OF EVERY MONTH DURING THE CONTRACT PERIOD.
- 1.11 PLANT MATERIAL REMOVAL: NO EXISTING TREES SHALL BE REMOVED WITHOUT WRITTEN AUTHORIZATION FROM THE OWNER EXCEPT WHERE NOTED ON PLANS. NO DRUBBING SHALL OCCUR WITHIN EXISTING TREE AREAS UNLESS SPECIFICALLY NOTED ON PLANS.
- 1.12 PLANT COSTS: INSTALLED UNIT PRICES FOR ALL PLANT MATERIALS SHALL BE SUPPLIED TO THE OWNER AND LANDSCAPE ARCHITECT AT THE BIDDING TIME.

- 2.19 MULCH: IS TO BE DOUBLE SHREDED HARDWOOD BARK FOR TREES AND SHRUBS. FINE DROUND BARK MULCH SUCH AS NATURE'S HELPER OR APPROVED EQUAL IS TO BE USED FOR PERENNIAL BEDS. FINE BARK FINES SHALL BE GROUND PINE BARK WITH NO PARTICLES WITH A DIAMETER GREATER THAN 5/8". DOUBLE SHREDED HARDWOOD BARK IS TO BE USED AT EXISTING TREES TO REMAIN. MULCH SHALL EXTEND INWARD INTO TREE PRESERVATION AREAS A MINIMUM OF 10 FEET OR 3 METERS FROM EDGE OF TREES.
- 2.10 GROUND TEXTURE CONTROL BLANKET: SHALL BE A NATURAL FIBER WOVEN MESH OR A PHOTO DEGRADABLE NETTING WITH 1" x 3" OR 2" x 2" SQUARE OPENINGS, SUCH AS COCONUT COIR MESH, WOOD EXCELOR OR APPROVED EQUAL, WITH FIBRIC TENSILE STRENGTH ≥ 432 LBFT. ≥ 1.8 LBFT. INSTALL PER MANUFACTURER'S RECOMMENDATIONS.
- 2.12 SOIL TESTING: PRIOR TO PLANTING, ANY TOPSOIL TO BE SPREAD SHALL BE TESTED BY AN APPROVED SOIL TESTING LABORATORY OR AGRICULTURAL EXTENSION SERVICE LABORATORY. TESTS SHALL INCLUDE MECHANICAL AND CHEMICAL ANALYSIS. A SOIL REPORT SHALL INCLUDE RECOMMENDATIONS FOR THE ADDITION OF FERTILIZER AND ADJUSTMENTS TO PH, OR OTHER AMENDMENTS AND INDICATE THE AMOUNT OF ORGANIC MATTER. A WRITTEN REVIEW OF SAID ANALYSIS AND RECOMMENDATIONS IS REQUIRED TO BE SUBMITTED TO THE LANDSCAPE ARCHITECT AND OWNER 15 DAYS PRIOR TO INSTALLATION.
- 2.13 TOPSOIL: ACCEPTABLE TOPSOIL SHALL BE A FERTILE, FRABLE NATURAL LOAM, UNIFORM IN COMPOSITION, FREE OF STONES, LIMBS, PLANTS AND THEIR ROOTS, DEBRIS AND OTHER EXTRANEIOUS MATTER OVER 1" INCH IN DIAMETER. THE SOIL SHALL BE CAPABLE OF SUSTAINED PLANT GROWTH AND HAVE A 9% MINIMUM ORGANIC CONTENT. IN SITUATIONS WHICH REQUIRE A CUSTOM TOPSOIL OR STRUCTURAL SOIL, THE SOIL MIXTURE SPECIFICATION WILL BE PROVIDED BY THE LANDSCAPE ARCHITECT.
- 2.14 ORGANIC AMENDMENTS: IF ADDITIONAL ORGANIC MATERIALS IS REQUIRED, COMPOST, LEAF MOLD, ECOLOGY, A LOW PH COMPOSED SLOW RELEASE PRODUCT, OR OTHER APPROVED ORGANIC MATERIALS SHALL BE THOROUGHLY DISCED INTO THE TOPSOIL AREA.
- 3.0 INSTALLATION:
 - 3.1 VERIFY GRADES: PRIOR TO PLANTING, THE CONTRACTOR SHALL VERIFY THAT CONSTRUCTED GRADES ARE AS INDICATED ON PLANS. THE CONTRACTOR SHALL NOTIFY THE OWNER AND LANDSCAPE ARCHITECT IF ADJUSTMENTS TO PLANT PLACEMENT MAY BE REQUIRED DUE TO FIELD CONDITIONS AND FINAL GRADING.
 - 3.2 STAKE PLANT LOCATIONS: PRIOR TO PLANTING, THE CONTRACTOR SHALL LAY OUT THE EXTENT OF PLANT BEDS, AND THE PROPOSED LOCATIONS FOR BAB PLANTS FOR REVIEW BY OWNER AND LANDSCAPE ARCHITECT.
 - 3.3 PLANTING FIELD ADJUSTMENTS: THE CONTRACTOR IS TO SLIGHTLY ADJUST PLANT LOCATIONS IN THE FIELD AS NECESSARY TO BE CLEAR OF DRAINAGE SWALES AND UTILITIES. FINISHED PLANTING BEDS SHALL BE GRADED SO AS NOT TO IMPED DRAINAGE AWAY FROM BUILDINGS.
 - 3.4 TOPSOIL INSTALLATION: TOPSOIL SHALL BE SPREAD TO FINISH GRADE OR OVER THE ENTIRE ROUGH GRADED AREA TO BE LANDSCAPED. TOPSOIL SHALL BE SPREAD TO A MINIMUM DEPTH OF 4" AND WORKED INTO THE TOP 12" OF SOIL. AFTER TOPSOIL IS APPLIED, THE SOIL SHALL BE SCARIFIED AS NEEDED TO BREAK UP ANY REMAINING COMPACTION.
 - 3.5 PLANTING HOLES FOR CONTAINER OR GROW PLANTS: SHALL BE ONE FOOT (1) DEEP PLUS THE CONTAINER DEPTH IN WHICH THE PLANT HAS BEEN GROWN AND TWO FEET (2) WIDER THAN THE CONTAINER.
 - 3.6 PLANTING HOLES FOR BAB PLANTS: THE CROWN OF THE ROOTBALL SHALL BE HIGHER AFTER SETTLING THAN THE ADJACENT SOIL. THE PLANTING HOLES SHALL BE EXCAVATED ONE FOOT (1) DEEP PLUS THE ROOTBALL DEPTH AND TWO FEET (2) WIDER THAN THE ROOTBALL.
 - 3.7 PLANTING: BACKFILL THE PLANTING HOLES WITH INSTIT SOIL MATERIALS REMOVED FOR PLANTING AFTER REMOVING ALL STONES, ROOTS AND OTHER DEBRIS GREATER THAN 1/2" IN DIAMETER. ANY CORROSIIVE INOCULANT SHALL BE ADD TO THE BACKFILL PER THE MANUFACTURER'S INSTRUCTIONS. FOLLOWING THE BACKFILLING, WATER TO THE POINT OF SOIL SATURATION AND TAMP TO COMPACT THE BACKFILL MIXTURE. ADD BARK MULCH TO THE PLANTING HOLES TO THE RECOMMENDED RATE TO PROTECT THE PLANTS. RAKE THE UNUSED EXISTING SOIL OUTSIDE THE PLANTING HOLES, TAKING CARE NOT TO MOUND THE SOIL OR TO SIGNIFICANTLY ALTER THE EXISTING GRADES AND THEN PLACE MULCH AT THE FINISH PLANTING HOLE. (SEE APPLICABLE PLANTING DETAILS FOR THICKNESS). THE PLANTING HOLE AREAS MUST NOT BE DECREASED BELOW THE SURROUNDING SOIL SURFACE ELEVATIONS.
 - 3.8 WATERING: ALL PLANTS SHALL BE WATERED IMMEDIATELY AFTER PLANTING UNTIL THE SOIL IS SATURATED. PLANTS SHALL BE WATERED A MINIMUM OF EVERY TWO WEEKS, SHOULD THE SOILS DRY, UNTIL ACCEPTED BY THE OWNER. DURING DRY CONDITIONS WATER AS REQUIRED TO MAINTAIN PLANTS IN A HEALTHY CONDITION.
 - 3.9 SITE WORK CONDITIONS: ALL CONTRACTORS SHALL BE REQUIRED TO COMPLETELY REMOVE ALL TRASH, DEBRIS AND EXCESS MATERIALS FROM THE WORK AREA AND THE PROPERTY ESPECIALLY AT ALL CURBS, DUTTERS AND SEWALDS DAILY DURING INSTALLATION.
 - 3.10 EROSION CONTROL: ALL DISTURBED, NON-VEGETATED SLOPES SHALL BE PLANTED WITH AN ANNUAL EROSION GRASS OR AN APPROVED EQUAL BEFORE INSTALLATION, AT THE RECOMMENDED RATE TO STABILIZE SOIL, AND OTHER EQUIVALENT EROSION CONTROL PRACTICE.
 - 3.11 FIELD ADJUSTMENTS: LARGE GROUND PLANTS ARE NOT TO BE PLANTED IN FRONT OF WINDOWS, UNDER BUILDING OVERHANGS, OR IN DRAINAGE SWALES. SHRUBS PLANTED NEAR H.V.A.C. UNITS TO BE LOCATED SO THAT SHRUBS AT MATURITY WILL MAINTAIN 18" FOOT OR 3 METERS AIRSPACE BETWEEN UNIT AND PLANT. ANY PLANTING WHICH IS SHOWN ADJACENT TO CONDENSOR UNITS SHALL BE PLANTED AS REQUIRED TO SCREEN THE UNITS. SHOULD THE CONDENSOR UNITS BE INSTALLED IN LOCATIONS DIFFERENT FROM THOSE SHOWN ON THE PLAN IT WILL BE THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE LANDSCAPE ARCHITECT AND INSTALL THE MATERIALS AROUND THE CONDENSORS AND TO ADJUST OTHER ADJACENT PLANTING ACCORDINGLY.
 - 3.12 TREE STAKING AND GUIDDING: SHALL BE DONE PER DETAILS IN THIS SET OF LANDSCAPE PLANS. THE CONTRACTOR SHALL ENSURE THAT TREES REMAIN VERTICAL AND UPRIGHT FOR THE DURATION OF THE GUARANTEE PERIOD.
 - 3.13 BURLAP TIES AND TWINE: ARE TO BE REMOVED AND BURLAP IS TO BE ROLLED BACK ONE-THIRD ON ALL BAB PLANT MATERIAL. ANY SYNTHETIC BURLAP SHALL BE COMPLETELY REMOVED FROM ANY PLANT MATERIAL.
 - 3.14 PLANT SPACING: SHRUBS, BULBS AND GROUNDCOVERS SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN ON PLANTING PLANS AND IN APPLICABLE PLANTING DETAILS.
 - 3.15 A.D.A.: THE AMERICANS WITH DISABILITIES ACT (A.D.A.) STANDARDS REQUIRE THAT AT A 7 FOOT OR 2.13 METERS VERTICAL CLEARANCE BE MAINTAINED FROM TREE BRANCHES TO FINISHED GRADE WHERE PEDESTRIAN SIDEWALKS AND TRAILS ARE LOCATED. THE CONTRACTOR IS TO ADJUST TREE PLANTINGS IN FIELD SLIGHTLY TO MINIMIZE BRANCH OVERHANG. THE HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE TO MAINTAIN CLEAR ACCESS OF PEDESTRIAN WAYS IN ACCORDANCE WITH THE ADA REQUIREMENTS.
 - 3.16 SLOPES: SHRUBS, GROUNDCOVERS AND PERENNIALS PLANTED ON SLOPES GREATER THAN 3:1 SHALL HAVE A NATURAL FIBER GEO-TEXTILE WOVEN MESH MATERIAL PINNED TO GROUND PER MANUFACTURER'S SPECIFICATIONS. GROUNDING BEDS SHALL HAVE 2 INCHES OF DRIVING LEAF COMPOST SPREAD ONTO SLOPE PRIOR TO PLACING MESH. EXCAVATE PLANT RITS THROUGH MESH.
 - 3.17 SOIL EXCAVATION: ALL TREE PITS, SHRUB BEDS AND PREPARED PLANTING BEDS ARE TO BE COMPLETELY EXCAVATED IN ACCORDANCE WITH THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS.
 - 3.18 INSPECTIONS: THE CONTRACTOR MUST CONTACT THE OWNER AT LEAST 10 WORKING DAYS IN ADVANCE TO SCHEDULE ACCEPTANCE INSPECTIONS. THE CONTRACTOR MUST REPLACE ALL DEAD OR UNACCEPTABLE PLANTS AND PLANT ANY MISSING PLANTS DURING THE FOLLOWING RECOMMENDED PLANTING SEASONS.
 - 3.19 PLANT BED EDGES/SLURIES: GROUPS OF SHRUBS, PERENNIALS AND GROUNDCOVERS SHALL BE PLACED IN A CONTINUOUS MULCH BED WITH SMOOTH CONTINUOUS LINES. ALL MULCHED BED EDGES SHALL BE CURVILINEAR IN SHAPE FOLLOWING THE CONTOUR OF THE PLANT MASS. TREES LOCATED WITHIN A FEET OR 1.22 METERS OF PLANT BEDS SHALL SHARE THE SAME MULCH BED.
 - 3.20 TREE SPACING MINIMUMS: TREES SHALL BE LOCATED A MINIMUM OF 3 FEET OR 0.9 METERS OR 4 FEET OR 1.20 METERS FROM WALLS AND CURBS WITHIN THE TREE SET. THE CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING THE OWNER AND PLANS. THE CONTRACTOR SHALL CONTACT THE LANDSCAPE ARCHITECT FOR RESOLUTION. FAILURE TO MAKE SUCH CONTACTS KNOWN TO THE OWNER OR LANDSCAPE ARCHITECT WILL RESULT IN CONTRACTORS LIABILITY TO RELOCATE MATERIALS.

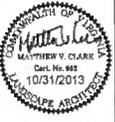
- 4.0 PROJECT SPECIFIC:
 - 4.1 SPECIFICATIONS: THE SPECIFICATIONS FOR ALL WORK INCLUDED IN THIS CONTRACT SHALL BE LANDSCAPE SPECIFICATION GUIDELINES BY THE LANDSCAPE CONTRACTORS ASSOCIATION, MICHIGAN, CURRENT EDITION, OR A PROJECT SPECIFIC SPECIFICATION MANUAL, UNLESS OTHERWISE NOTED IN THESE PLANS.
 - 4.2 PREVENTATIVE MAINTENANCE PLAN: THE CONTRACTOR IS RESPONSIBLE FOR IMPLEMENTING A PREVENTATIVE PLAN FOR PROTECTION AGAINST ANIMAL GRAZING SUCH AS NETTING, STRINGS LINES OR AN APPROVED METHOD, AS PLANT MATERIAL IS INSTALLED ON A DAILY BASIS.
 - 4.3 TOPSOIL TROPICAL: REQUESTS FOR SOIL MIXES AND SPECIAL SEEDING AREAS SHALL BE PROVIDED BY THE OWNER OR CONTRACTOR. THE CONTRACTOR MUST LOAD, HAUL, MIX, TEST AND SPREAD ALL TOPSOIL AND OTHER SOIL ADDITIVES AS SPECIFIED OR REQUIRED.
 - 4.4 SEASONAL COLOR SPACING & ROTATION: ALL SEASONAL COLOR SHALL BE TRIANGULARLY SPACED AT SPACING SHOWN IN THE PLANTING DETAILS IN THIS SET OF LANDSCAPE PLANS. CONTRACTOR IS TO BID ONE YEAR (1) OF SEASONAL COLOR BUT ONLY INSTALL THE FIRST ROTATION WHICH IS IN SEASON AT THE TIME THAT ADJACENT PLANTINGS ARE INSTALLED. WHEN THE CONTRACTOR IS RESPONSIBLE FOR MAINTENANCE OF THE SITE, THE CONTRACTOR'S BID SHALL INCLUDE THE INSTALLATION OF ALL THE ROTATIONS FOR THE YEAR.
 - 4.5 BULBS: THE INTENT OF THE PROJECT IS TO HAVE NATURAL DRIFTS OF BULBS, KEEP SWEEPS OF SIMILAR BULBS IN SEPARATE GROUPS.
 - 4.6 LAWNS: THE CONTRACTOR SHALL BE RESPONSIBLE TO REGRADE, HYDROSEED, STRAW MULCH, AND TACK ALL EXISTING LAWN AREAS DISTURBED AS THE RESULT OF HIS WORK.
 - 4.7 CUSTOM SOIL MIX: ALL EXISTING SOIL SHALL BE REMOVED FROM PERENNIAL BEDS TO A DEPTH OF 12" AND REPLACED WITH SOIL MIX PER THE CUSTOM SOIL MIX DETAIL IN THIS SET OF LANDSCAPE PLANS.
 - 4.8 GUIDELINES: ALL PLANTING SHALL CONFORM TO THE REQUIREMENTS OF (STATE) DEPARTMENT OF TRANSPORTATIONS GUIDELINES.
 - 4.9 PLANTERS: IN TREE STANDING PLANTERS INCORPORATE INTO POTTING SOIL, DIANLAK TERRORSOL CRYSTALS OR APPROVED EQUAL FOR MOISTURE RETENTION PER MANUFACTURER'S SPECIFICATION. PLANTERS ARE TO BE LINED WITH MIRAFILTER FABRIC OR APPROVED EQUAL AND TO HAVE HOLES IN BOTTOM. MATCHING SAUCERS ARE TO BE PROVIDED.
 - 4.10 SEASONAL COLOR SOIL BERMS: ALL SEASONAL COLOR BEDS ARE TO BE BERMED WITH A SOIL MIX ON A CASE BY CASE BASIS BETWEEN 8" FEET OR 2.4 METERS TO 12" FEET OR 3.8 METERS AS NECESSARY TO SIGNIFY ANNUALS WITHIN THE PLANT BED. NOTE: DO NOT BLOCK DRAINAGE FLOW WITH BERMING.
 - 4.11 WINDS: ATTACH ALL WINDS AND ESPALERED PLANTS TO TRUBLS AND FENCE WITH GALVANIZED HOOKS AND NAILS. REMOVE ALL PLANT ATTACHMENT COMPONENTS WHICH ARE SUPPLIED WITH THE PLANT.
 - 4.12 SPECIMEN TREES: HIGH PROFILE TREES AT THE ENTRY TO CLUB/BALE OR FRONT OF SIGN SHALL USE LEAST VISIBLE TREE STAKING TECHNIQUES. SEE DETAILS IN THIS SET OF LANDSCAPE PLANS.

OVERALL TREE PLAN SCHEDULE

CATEGORY	DESCRIPTION	QUANTITY
CAT. IV (DECIDUOUS - INTERIOR PARKING LOT SCREENING)	17 CATEGORY IV - DECIDUOUS TREE 6" min. Caliper at 100' Projected 10yr Tree Canopy Acer rubrum / Red Maple Quercus alba / White Oak Ulmus parvifolia / Chinese Elm Zelkova serrata / Sawleaf Zelkova	17
CAT. III (DECIDUOUS - INTERIOR PARKING LOT SCREENING)	4 CATEGORY III - DECIDUOUS TREE 8" Caliper at 125' of Projected 10yr Tree Canopy Gleditsia inaequalis / Honey Locust	4
CAT. II (LARGE DECIDUOUS - TRANSITIONAL SCREENING)	14 CATEGORY II - DECIDUOUS TREE 3" - 3.5" Caliper at 250' Projected 10yr Tree Canopy Acer rubrum / Red Maple Liquidambar styraciflua / Tulip Tree Quercus alba / White Oak	14
CAT. I (LARGE EVERGREEN - TRANSITIONAL SCREENING)	16 CATEGORY I - EVERGREEN TREE 3" - 3.5" Caliper at 175' of Projected 10yr Tree Canopy Picea canadensis / Norway Spruce Taxus canadensis / Canadian Red Pine	16
CAT. I (MEDIUM EVERGREEN - TRANSITIONAL SCREENING)	14 CATEGORY I - EVERGREEN TREE 3" - 3.5" Caliper at 125' of Projected 10yr Tree Canopy Cryptomeria japonica / Japanese Cedar Ilex opaca / American Holly Pseudotsuga macrocarpa / Douglas Fir	14
CAT. IV (DECIDUOUS - RICHMOND HWY CORRIDOR)	13 CATEGORY IV - DECIDUOUS TREES NO CANOPY COVER CONTRIBUTION Platanus occidentalis / London Plane Tree Quercus alba / White Oak Quercus robur / Red Oak	13
CAT. III (DECIDUOUS - PLANT TREE)	3 CATEGORY III - DECIDUOUS TREE 3" Caliper at 175' of Projected 10yr Tree Canopy Picea canadensis / Norway Spruce Gleditsia inaequalis / Thornless Common Honeylocust Koeberlinia paniculata / Golden Rain Tree Prunus yedoensis / Yoshino Cherry	3
CAT. IV (DECIDUOUS - SITE TREES)	33 CATEGORY IV - DECIDUOUS TREE 3" - 3.5" Caliper at 250' Projected 10yr Tree Canopy Acer rubrum / October Glory / TM / October Glory Maple Platanus occidentalis / London Plane Tree Quercus alba / White Oak Ulmus parvifolia / Ailex / Ailex Lacebark Elm	33
EVERGREEN SHRUB - TRANSITIONAL SCREENING	104 Evergreen Nandina domestica / Nandina Ilex opaca / Dwarf Holly / Dwarf Burford Holly Taxus media / Dense Yew	104

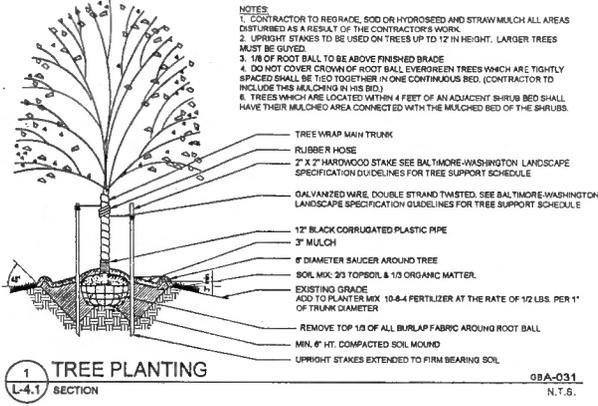
- 2.0 MATERIALS:
 - 2.1 SOIL AMENDMENTS SHALL BE APPLIED ANNUALLY ACCORDING TO THE FOLLOWING CHART:

TREES	RATE	SIZE OR SQ. FT.
SOIL AMENDMENTS	10-6-4 FERTILIZER	10 LBS / 1,000 SQ. FT.
SHRUBS	SOIL AMENDMENTS	10-6-4 FERTILIZER - 5 LBS / 100 SQ. FT.
PERENNIALS & GROUNDCOVERS	SOIL AMENDMENTS	14-14-14 FERTILIZER - 3 LBS / 100 SQ. FT.
COMPOST	3 YARDS	1,000 SQ. FT.
SEASONAL COLOR - SUMMER ANNUAL BED PREPARATION	SOIL AMENDMENTS	14-14-14 FERTILIZER - 3 LBS / 100 SQ. FT.
COMPOST	1.5 YARDS	1,000 SQ. FT.
SEASONAL COLOR - FALL PANTRY BED PREPARATION	SOIL AMENDMENTS	14-14-14 FERTILIZER - 3 LBS / 100 SQ. FT.
COMPOST	1.5 YARDS	1,000 SQ. FT.
CONTAINERS / POTS:	SOIL AMENDMENTS	14-14-14 FERTILIZER - 3 LBS / 100 SQ. FT.
- 2.2 PLANTS: ALL PLANTS WILL BE NURSERY GROWN. THEY SHALL BE TYPICAL OF THEIR SPECIES, CULTIVAR OR VARIETY. THEY SHALL BE SOUND, HEALTHY, AND VIGOROUS AND SHALL BE FREE OF OBSCURE AND ANY EVIDENCE OF INSECTS. IF A LEAF, THEY SHALL BE DENSELY FOLIATED WITHOUT LEAF SPOTS, DISCOLORATION, CURL, WILTING, CHILDREN OR DAMAGE. THEY SHALL HAVE HEALTHY, WELL DEVELOPED ROOT SYSTEMS. UNLESS SPECIFIED ON THE PLANT LIST, TREES WITH BROKEN, CRACKED OR MULTIPLE LEADERS WILL NOT BE ACCEPTED. TREES WILL BE REJECTED IF THEY HAVE BARK ABRAIONS, SUN SCALD DAMAGE, DISFORMED KNOTS OR PRUNING CUTS MORE THAN 1/4 INCHES IN DIAMETER WHICH HAVE NOT COMPLETELY GROWN OVER.
- 2.3 BALLED AND BURLAPPED (BAB) MATERIAL: BALLED AND BURLAPPED PLANTS SHALL BE CUG WITH FIRM NATURAL BALLS OF EARTH OF DIAMETER AND DEPTH TO INCLUDE MOST OF THE RHIZOMES/ROOTS, AND MEET THE MINIMUM AMERICAN ASSOCIATION OF NURSERYMEN STANDARDS, LATEST EDITION. ROOT BALLS OF PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR Frost.
- 2.4 CONTAINER GROWN MATERIAL: ROOTBALL MASS WHICH IS LOOSE WITHIN CONTAINER OR WHICH IS SMALLER THAN THE CONTAINER WHEN REMOVED, SHALL BE REJECTED. PEAT OR FIBER POTTED PLANTS SHALL BE ROOTED THROUGH ALL SIDES AND BOTTOM OF THE POTS.
- 2.5 DORMANT PROPAGULS (RHIZOMES, TUBERS, CORMS AND BULBS): SHOOTS AND RHIZOMES SHALL EXHIBIT TURGID AND SHOOTS SHALL BE LIGHTLY COLORED. BODIES OF TUBERS AND BULBS SHALL BE RIGID TO THE TOUCH. PROPAGULS WHOSE SHOOTS AND BODIES ARE SOFT OR WILBY TO THE TOUCH, OR WHOSE SHOOTS LACK TURGID OR ARE DARK COLORED SHALL BE REJECTED.
- 2.6 SHADE TREES: CALIPER SHALL BE MEASURED AT SIX (6) INCHES ABOVE THE ROOTBALL. HEIGHT SHALL BE MEASURED FROM THE CROWN OF THE ROOT BALL TO THE TOP OF MAIN OR CROWN. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE CROWN FROM THE CENTER OF THE TRUNK. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH. SINGLE TRUNK TREES SHALL BE FREE OF "Y" CRACKS WHICH COULD BE POINTS OF WEAK LIMB STRUCTURE OR DISEASE INFESTATION. WHERE TREES ARE PLANTED IN ROWS, THEY SHALL BE UNIFORM IN SIZE AND SHAPE.
- 2.7 SHRUBS: HEIGHT SHALL BE MEASURED FROM THE GROUND TO THE AVERAGE HEIGHT OF THE TOP OF THE PLANT. SPREAD SHALL BE MEASURED TO THE END OF BRANCHING EQUALLY AROUND THE SHRUB MASS. MEASUREMENTS ARE NOT TO INCLUDE ANY TERMINAL GROWTH.
- 2.8 MINIMUM SIZES: SIZES SPECIFIED IN THE PLANT LIST ARE MINIMUM SIZES TO WHICH THE PLANTS ARE TO BE JUDD.
- 2.9 PLANT HARDINESS: THE SUPPLIER OF ALL PLANTS SHALL CERTIFY THAT THE ORIGIN OF THE PLANTS IS FROM HARDINESS ZONES 8 OR 7, FROM THE EASTERN OR CENTRAL PORTIONS OF THE U.S., PRIOR TO PLANTING UNLESS AGREED TO OTHERWISE WITH THE LANDSCAPE ARCHITECT.



Penn DAW Plaza
CDP / FDP
Penn Daw Associates Limited Partnership
PLANTING NOTES & SCHEDULE

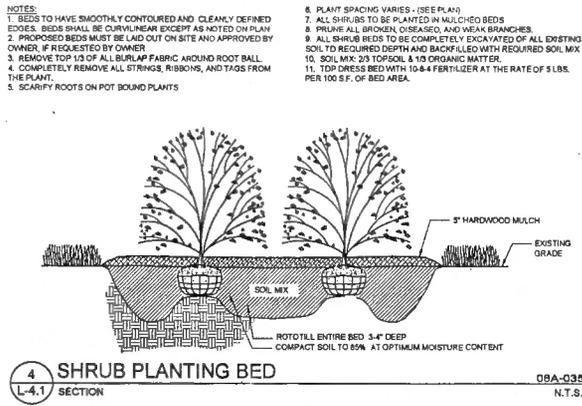
DATE: 08/11/2010
DESIGNED BY: JCC
DRAWN BY: JCC
CHECKED BY: JCC
SCALE: N/A
PROJECT #: 201008
SHEET NUMBER: L-4



NOTES

1. CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
3. 1/8 OF ROOT BALL TO BE ABOVE FINISHED GRADE.
4. DO NOT COVER CROWN OF ROOT BALL EVERGREEN TREES WHICH ARE TIGHTLY SPACED SHALL BE TIED TOGETHER IN ONE CONTINUOUS BED. (CONTRACTOR TO INCLUDE THIS MULCHING IN HIS BID.)
5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

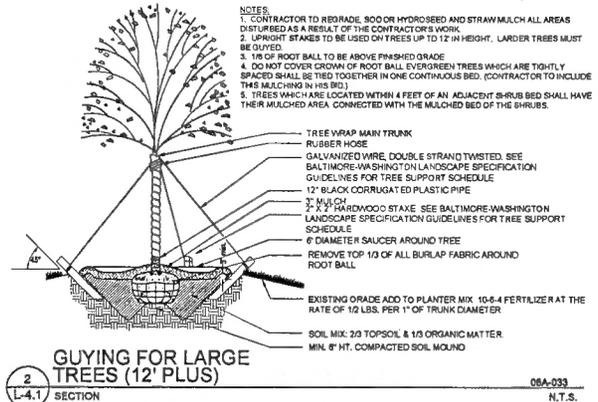
08A-031
N.T.S.



- NOTES**
1. BEDS TO HAVE SMOOTHLY CONTOURED AND CLEANLY DEFINED EDGES. BEDS SHALL BE CURVILINEAR EXCEPT AS NOTED ON PLAN.
 2. PROPOSED BEDS MUST BE Laid OUT ON SITE AND APPROVED BY OWNER, IF REQUESTED BY OWNER.
 3. REMOVE TOP 1/3 OF ALL BURLAP FABRIC AROUND ROOT BALL.
 4. COMPLETELY REMOVE ALL STRINGS, RIBBONS, AND TAGS FROM THE PLANT.
 5. SCARIFY ROOTS ON POT BOUND PLANTS.

6. PLANT SPACING VARIES - (SEE PLAN)
7. ALL SHRUBS TO BE PLANTED IN MULCHED BEDS.
8. PRUNE ALL BROKEN, DISEASED, AND WEAK BRANCHES.
9. ALL SHRUB BEDS TO BE COMPLETELY EXCAVATED OF ALL EXISTING SOIL TO REQUIRED DEPTH AND BACKFILLED WITH REQUIRED SOIL MIX.
10. SOIL MIX: 2/3 TOPSOIL & 1/3 ORGANIC MATTER.
11. TOP DRESS BED WITH 10-8-4 FERTILIZER AT THE RATE OF 5 LBS. PER 100 S.F. OF BED AREA.

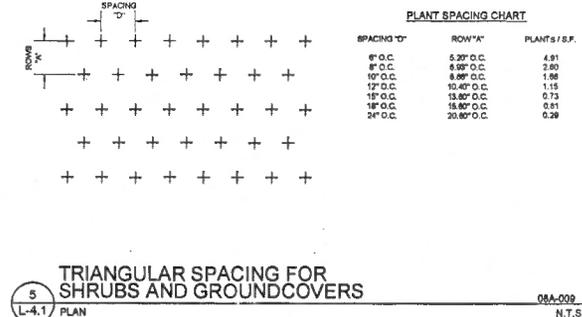
08A-035
N.T.S.



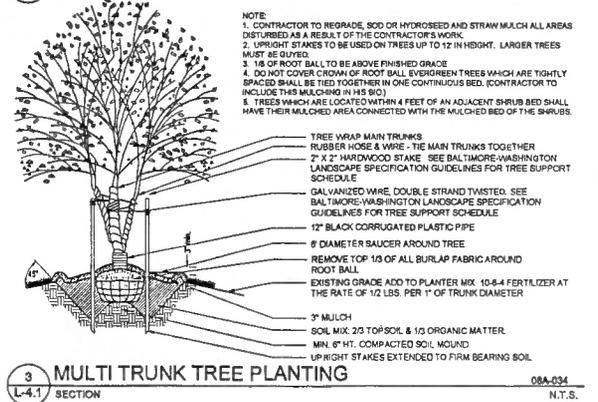
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5. TREES WHICH ARE LOCATED WITHIN 4 FEET OF AN ADJACENT SHRUB BED SHALL HAVE THEIR MULCHED AREA CONNECTED WITH THE MULCHED BED OF THE SHRUBS.

08A-033
N.T.S.



08A-002
N.T.S.



NOTE

1. CONTRACTOR TO REGRADE, SOO OR HYDROSEED AND STRAW MULCH ALL AREAS DISTURBED AS A RESULT OF THE CONTRACTOR'S WORK.
2. UPRIGHT STAKES TO BE USED ON TREES UP TO 12' IN HEIGHT. LARGER TREES MUST BE GUYED.
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08A-034
N.T.S.

DATE: 08/11/10
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN
PROJECT: 10/10/10
SHEET: 14 OF 20

LandDesign.
10000 Old Dominion Blvd., Suite 201
Richmond, VA 23234
Tel: 804.270.7777 Fax: 804.270.7778
www.LandDesign.com

**Penn Daw Plaza
CDP / FDP**
Penn Daw Associates Limited Partnership
PLANTING DETAILS

DATE: 08/11/10
DRAWN BY: JLD
CHECKED BY: JLD
SCALE: AS SHOWN
PROJECT: 10/10/10
SHEET: 14 OF 20

L-4.1

REVITALIZATION



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

APPLICATION No: RZ/FDP 2013-LE-008
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
FEB 07 2013
 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), Penn-Daw Associates Limited Partnership, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-8 and R-4 District to the PDH-40 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:

7			05681	0673
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

83-3		01	7	10.4472	<i>10.45 ac</i>
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage	

POSTAL ADDRESS OF PROPERTY:

6226 North Kings Highway, Alexandria VA 22303

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

West of Kings Highway and Richmond Highway, south of Poag Street	
PRESENT USE: Retail	PROPOSED USE: Residential and Retail
MAGISTERIAL DISTRICT: Lee	OVERLAY DISTRICT (S): H-C and CRD

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

Mark C. Looney, Esq.

 Type or Print Name
 11951 Freedom Drive, Reston VA 20190

 Address

[Signature]

 Signature of Applicant or Agent
 (Work) (703) 456-8652 (Mobile)

 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: April 11, 2013 *Virginia Ruffner* Fee Paid \$ 42,075.00

RZ/FDP 2013-0039/0040
MAR 4/11/13



urbanTM

PLANNERS
ENGINEERS
LANDSCAPE
ARCHITECTS
LAND
SURVEYORS

RECEIVED
Department of Planning & Zoning
APR 11 2013
Zoning Evaluation Division

Description of
Parcel 7
All That Parcel Of
Penn Daw Associates Limited Partnership
Deed Book 5681 at Page 673
Fairfax County, Virginia

All that certain lot or parcel of land situated and lying in Fairfax County, Virginia, and more particularly described as follows:

Beginning at a point on the southeast corner of Trend Investments Group, as acquired in Deed Book 6427 at Page 1799 among the land records of Fairfax County, Virginia, said point also being on the westerly right-of-way line of North Kings Highway, Route 241, width varies; Thence departing said Trend Investments Group and running with the westerly line of said North Kings Highway

South 11°56'08" West 224.12 feet to a point; Thence 66.09 feet along the arc of a curve to the right, having a radius of 100.00 feet and a chord bearing and distance of South 30°52'08" West 64.89 feet to a point on the westerly right-of-way line of South Kings Highway, Route 633, width varies; Thence running with said South Kings Highway

South 49°48'08" West 91.23 feet to a point on the northerly line of Kings Gardens Apartments Joint Venture, as acquired in Deed Book 8102 at Page 339; Thence departing said South Kings Highway and running with the northerly line of said Kings Gardens Apartments

North 68°16'43" West 618.88 feet to a point; Thence North 73°54'53" West 317.81 feet to a point being the southeast corner of Zil E. Malik, as acquired in Deed Book 16313 at Page 2012; Thence departing said Kings Gardens Apartments and running with the easterly line of said Malik

North 29°14'07" East 594.95 feet to the northeast corner of said Malik, said point also being on the southerly right-of-way line of Poag Street, Route 1646, 50 feet wide; Thence departing said Malik and running with the southerly line of said Poag Street

South 60°45'53" East 696.28 feet to a point being the northwest corner of said Trend Investments Group; Thence departing said Poag Street and running with the westerly and southerly lines of said Trend Investments Group

South 29°17'10" West 77.28 feet to a point, Thence South 60°42'51" East 194.08 feet to the point of beginning containing 455,102 square feet or 10.44770 acres, more or less



urbanTM

And being a part of the same property conveyed to Penn-Daw Associates Limited Partnership, a Virginia Limited Partnership, by Deed from Penn-Daw Limited Partnership, a Virginia Limited Partnership, dated August 19, 1982 and Recorded August 24, 1982 in Deed Book 5681 at Page 673, among the land records of Fairfax County, Virginia.

The total land area is 455,102 square-feet or 10.45-acres of land, more or less.

RZ 2013-LE-008

Zoning Application Closeout Summary Report

Printed: 1/16/2014

General Information

APPLICANT: PENN-DAW ASSOCIATES LIMITED PARTNERSHIP
DECISION DATE: 01/14/2014
CRD: YES
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MARY ANN TSAI
SUPERVISOR DISTRICT: LEE

DECISION SUMMARY:

ON JANUARY 14, 2014, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ/FDP 2013-LE-008 ON A MOTION BY SUPERVISOR MCKAY, SUBJECT TO THE PROFFERS DATED JANUARY 10, 2014.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R-4	3.92 ACRES	PDH-40	3.92 ACRES	PDH-40	3.92 ACRES
C-8	6.53 ACRES	PDH-40	6.53 ACRES	PDH-40	6.53 ACRES

Tax Map Numbers

0833 ((01))()0007

Approved Land Uses

Zoning District: PDH-40

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFA	41	10.45 ACRES					
MFD	400	10.45 ACRES	21	37			
RETAIL/EST					45,500	0.10	10.45 ACRES
TOTALS	441	20.90	21	37	45,500	0.10	10.45 ACRES

1/16/2014

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS
 WAIVE TRANSITIONAL SCREENING REQUIREMENT
 MODIFY TRAIL REQUIREMENT
 MODIFY TRANSITIONAL SCREENING REQUIREMENT
 WAIVE BARRIER REQUIREMENT
 WAIVE INTERIOR PARKING LOT LANDSCAPING
 WAIVE SERVICE DRIVE REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 01-10-2014

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	NON-RUP	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ROAD FUNDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
DISCLOSURE - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENTS - LAND USE	01-01-0001	0	SITE PLAN	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
EMERGENCY ACCESS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	RUP	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	RUP	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	SITE PLAN	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	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
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	AT BONDING	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	RUP	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	RUP	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	RUP	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
BONUS DENSITY	01-01-0001	0	N/A	\$0	01-01-0001
NO STREET CONNECTION	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	NON-RUP	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION / OTHER TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001

1/16/2014

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-15-2014

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
BONUS DENSITY	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001

1/16/2014



FDP 2013-LE-008

Zoning Application Closeout Summary Report

Printed: 1/16/2014

General Information

APPLICANT: PENN-DAW ASSOCIATES LIMITED PARTNERSHIP
DECISION DATE: 11/21/2013
CRD: YES
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MARY ANN TSAI
SUPERVISOR DISTRICT: LEE

DECISION SUMMARY:

ON NOVEMBER 21, 2013, THE PLANNING COMMISSION APPROVED FDP 2013-LE-008 ON A MOTION BY COMMISSIONER MIGLIACCIO, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 7, 2013.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH-40	10.45 ACRES

Tax Map Numbers

0833 ((01))()0007

Approved Land Uses

Zoning District: PDH-40

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA	
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MFD	400	10.45 ACRES	21	37				
RETAIL/EST					45,500	0.10	10.45	ACRES
TOTALS	441	20.90	21	37	45,500	0.10	10.45	ACRES

1/16/2014

Approved Waivers/Modifications

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS
WAIVE TRANSITIONAL SCREENING REQUIREMENT
MODIFY TRAIL REQUIREMENT
MODIFY TRANSITIONAL SCREENING REQUIREMENT
WAIVE BARRIER REQUIREMENT
WAIVE INTERIOR PARKING LOT LANDSCAPING
WAIVE SERVICE DRIVE REQUIREMENT

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 11-07-2013

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

1/16/2014