



County of Fairfax, Virginia

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

January 29, 2014

Molly M. Novotony
Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

RE: Rezoning Application RZ 2013-MV-001

Dear Ms. Novotony:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 28, 2014, granting Rezoning Application RZ 2013-MV-001 in the name of A&R Huntington Metro LLC. The Board's action rezones certain property in the Mount Vernon District from the C-5 District to the PRM District to permit mixed use development with an overall Floor Area Ratio (FAR) of 2.99, approval of the conceptual and final development plans, waiver of minimum district size and waiver #25678-WPFM-001-1, to permit the location of underground storm water management facilities in a residential area. The subject property is located at 2338, 2340, 2342, and 2344 Glendale Terrace and 2317 Huntington Avenue on approximately 1.04 acres of land, [Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B and 94A], subject to the proffers dated January 27, 2014.

The Board also:

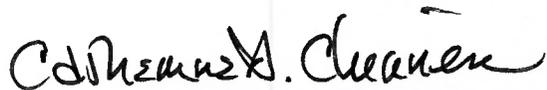
- Waived #25678-WPFM-001-1 to locate underground facilities in a residential area (PFM Section 6-0303.8), subject to conditions dated July 10, 2013 contained in Appendix 8 as Attachment A
- Waived Par. 1 of Section 6-407 of the Zoning Ordinance for the minimum district size for the PRM District
- Waived Section 13-303 of the Zoning Ordinance for transitional screening and Section 13-304 for the barrier requirements between the uses within the proposed development and modified the transitional screening and waiver of the barrier requirements for the surrounding properties;

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12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

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- Modified Section 12-0510.4E(5) of the PFM to permit a reduction of the minimum four foot planting distance from a restrictive barrier
- Waived Par. 3 of Section 8-0201 of the PFM and Par. 2 of Section 17-201 of the Zoning Ordinance for the requirement to construct an on-road bike lane in favor of a contribution for future funding
- Waived Par. 3 of Section 17-201 of the Zoning Ordinance for the requirement to provide inter-parcel connections to adjoining parcels
- Waived Par. 4 and 10 of Section 17-201 of the Zoning Ordinance for further construction and/or widening of existing roads surrounding the application property and of the requirement for under-grounding existing utilities
- Modified Section 11-203 of the Zoning Ordinance for required loading spaces to permit the loading space depicted on the CDP/FDP
- Waived Section 6-1307.2E of the PFM for the minimum setbacks of bioretention filters/basins from building foundations and property lines
- Waived Section 7-0802.2 of the PFM for parking geometric standards to allow projections of structural columns within parking structures into the required parking stall area.
- Directed the director of DPWES to approve a deviation from the Tree Preservation Target pursuant to Section 12-0508 of the Public Facilities Manual (PFM).

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

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

Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
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 28th day of January, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-MV-001**

WHEREAS, A&R Huntington Metro LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-5 District to the PRM District, and

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

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

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

Be, and hereby is, zoned to the PRM District, and said property is subject to the use regulations of said PRM District, 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 28th day of January, 2014.



Catherine A. Chianese
Clerk to the Board of Supervisors

**PROFFER STATEMENT
A&R HUNTINGTON METRO**

RZ/FDP 2013-MV-001

April 4, 2013

Revised June 27, 2013

Revised August 12, 2013

Revised September 4, 2013

Revised October 2, 2013

Revised October 10, 2013

Revised November 5, 2013

Revised November 14, 2013

Revised December 10, 2013

Revised January 2, 2014

Revised January 7, 2014

Revised January 16, 2014

Revised January 24, 2014

Revised January 27, 2014

A&R Huntington Metro LLC and 2317 Huntington LLC (collectively, the "Applicant"), as owners of the property identified on the Fairfax County Tax Map as Tax Map 83-1 ((8)) Parcels 0092A, 0092B, 0093A, 0093B, and 0094A (the "Property"), seek to rezone the Property from the C-5 (Neighborhood Retail Commercial) District to the Planned Residential Mixed Use ("PRM") District (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.

GENERAL

1. Conceptual/Final Development Plan

- A. Development of the Application Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan entitled "Huntington Avenue Properties" prepared by Bowman Consulting Group, consisting of twenty-nine (29) sheets, dated November 16, 2012, as revised through December 9, 2013 (CDP/FDP).
- B. Notwithstanding that the CDP/FDP is presented on twenty-nine (29) sheets, it shall be understood that the proffered portion of the CDP shall be the entire plan relative to the points of access, the maximum number and

type of dwelling units, maximum gross floor area, the square footage of non-residential uses, building heights, the amount and location of open space, the location of the limits of clearing and grading, uses, setbacks from peripheral lot lines and the general location and arrangement of the buildings and parking. The Applicant has the option to request an FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the FDP in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance").

- C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan (FDP) may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layout shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator.

- 2. Proposed Development. Notwithstanding the tabulations set forth on the CDP/FDP, the Applicant shall be permitted to develop the Property with up to a maximum of 135,800 gross square feet, inclusive of up to a maximum 139 multifamily dwelling units and up to a maximum 3,534 gross square feet of secondary uses selected from among the following uses: accessory uses and home occupations, affordable dwelling units, automated teller machines, retail sales establishments, eating establishments, fast food restaurants, quick service food stores, financial institutions, garment cleaning establishments (limited to pick-up and drop-off only), public uses and personal service establishments, all as more particularly shown on the CDP/FDP and described in these Proffers (the "Proposed Development").

- A. Ground-Floor Uses/Amenities on Huntington Avenue. The Applicant shall use its "best efforts" to establish community-serving secondary/retail uses on the ground floor of the Proposed Development along the Property's frontage on Huntington Avenue in the location shown on the CDP/FDP (the "Retail Space"). The Applicant's "best efforts" shall include retaining a qualified retail broker or internal leasing agent and marketing the Retail Space for such uses for at least twelve (12) months following issuance of the first Residential Use Permit ("RUP") for the Proposed Development. In the event the Applicant is unable to lease the Retail Space despite the Applicant's marketing efforts, as evidenced by documentation provided to the Zoning Evaluation Division of the Department of Planning and Zoning ("ZED"), the Applicant may substitute into all or a portion of the Retail Space (i) new or additional residential amenities to serve residents of the Proposed Development, provided that such amenity space shall not have direct access to Huntington Avenue except for emergency egress necessary to satisfy applicable building codes, or (ii) public uses, such as (but not limited to) a community meeting room or transit information center, which uses shall be limited to no more than the square footage of the Retail Space. The

Applicant shall not be permitted to convert the Retail Space into residential dwelling units without first obtaining an amendment to these Proffers.

BUILDING DESIGN

3. Architecture. The Applicant shall design the Proposed Development with high-quality architecture and building materials that are typically used on the exterior of residential buildings of a similar quality. The architectural design of the building shall be consistent with the conceptual elevations as shown on the CDP/FDP, and shall be generally consistent in style on all sides of the building. Exterior building materials for the residential building shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, and architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details and accents may include other materials. 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.
4. Parking and Loading Entry Screening. In order to improve the visual aesthetics of the loading area and parking garage entrances along Biscayne Drive, the Applicant shall install automated roll-up screen doors (the "Garage Doors") at each entrance to screen such entrances when not in use. The Garage Doors shall be aesthetically treated with color, glazing and/or metal grillworks to complement the building, diminish their scale, and improve their aesthetics at the street level. Notwithstanding the above, the Applicant reserves the right to designate periods of weekday peak demand for the garage entrances during which the Garage Doors may remain open in order to facilitate the efficient movement of vehicles to and from the parking garage. The Applicant shall establish policies that direct the Garage Doors to be closed outside of the peak demand periods designated by the Applicant.
5. Transformer(s) Screening. In order to improve the visual aesthetics of the transformer(s) located along Biscayne Drive, the Applicant shall screen the transformer(s) with landscaping or treat aesthetically with color, glazing and/or metal grillworks to complement the Proposed Development, diminish the scale, and improve the aesthetics at the street level.
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. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of the Proposed Development but 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.
8. Geotechnical Study. Prior to site plan approval for the Proposed Development and in accordance with the provisions of the Public Facilities Manual, the Applicant shall submit a geotechnical study of the Property to the Geotechnical Review Board (the "GRB") through the Department of Public Works and Environmental Services ("DPWES") for the review and approval of the GRB. If needed to alleviate potential structural, grading and construction problems to the Property and the adjacent properties, the Applicant shall incorporate into its site plan and/or building design appropriate engineering practices as recommended by the GRB and to the satisfaction of DPWES. In addition, the Applicant shall complete a pre-construction survey of the abutting properties and submit the results to the GRB concurrent with submission of the geotechnical study. During construction activities, the Applicant shall protect the off-site utilities located to the northeast of the Property, as determined by DPWES, from construction-related impacts except as may be permitted by the applicable utility providers following consultation and review. In the event that the geotechnical recommendations of the GRB and DPWES result in design changes that alter the Proposed Development, the Applicant may be required to submit a Proffered Condition Amendment and/or Final Development Plan Amendment.
9. Noise Study and Mitigation. Prior to site plan approval for the Proposed Development, the Applicant shall submit to the Department of Planning and Zoning (the "DPZ") and 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;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 45; and

 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
 - ii. 65 dBA Ldn to 70 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 projected greater than 65 dBA Ldn (but not more than 70 dBA Ldn), the Applicant shall construct such units using the following acoustical measures:
 - a. Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 39;
 - b. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than twenty percent (20%) of any façade exposed to noise levels of Ldn 70 dBA or above;
 - c. If glazing constitutes more than twenty percent (20%) of an exposed façade, then the glazing shall have a laboratory STC rating of at least 39; and
 - d. All surfaces shall be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- B. As an alternative to the mitigation strategies set forth in subparagraphs A(i) and A(ii) above, the Applicant may submit a certification by an acoustical engineer that the construction practices and/or materials proposed for the Proposed Development structure will provide sufficient noise mitigation to achieve the required interior noise levels. As part of such certification, the acoustical professional shall submit relevant information to permit the Director to verify that the proposed measures will achieve the interior noise level standard.
- C. All building permit applications and building plans submitted to the County shall indicate whether such portion of the Proposed Development

is required to include noise attenuation measures and, if so, the type of attenuation measure to be implemented. Building plans for the Proposed Development also shall depict the final noise contours as determined by the noise study.

- D. The Applicant shall also submit a certification by an acoustical engineer that the construction practices and/or materials proposed for the Proposed Development will provide sufficient noise mitigation to achieve DNL 65 dBA or less in (a) the interior residential courtyard shown on Sheets 5 and 21 of the CDP/FDP and (b) the terrace/public plaza located on Biscayne Drive shown on Sheets 5 and 20 of the CDP/FDP. As part of such certification, the acoustical professional shall submit relevant information to permit staff within the Environment and Development Review Branch of DPZ to verify that the proposed measures will achieve the noise level standard.

10. Sustainable Design. Beginning with the initial site plan submission, the Applicant shall pursue a sustainable design program selected by the Applicant at its sole discretion, such as one of the following programs or a comparable program approved by DPZ, to be implemented in the construction of the Proposed Development.

- A. EarthCraft House Program. Certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the first RUP for the Proposed Development; or
- B. National Green Building Standard (“NGBS”). Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the first RUP for the Proposed Development.

AFFORDABLE HOUSING

11. Affordable Dwelling Units. If required by the provisions of Part 8 of Article 2 of the Zoning Ordinance, Affordable Dwelling Units (“ADUs”) shall be provided pursuant to said regulations unless modified by the ADU Advisory Board.
12. Workforce Dwelling Units. In addition to any ADUs that may be 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 15 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.~~

LANDSCAPING, OPEN SPACE, AND RECREATION

13. Landscaping. Sheet 19 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 or non-RUP for the Proposed Development. All street trees shall be located subject to VDOT approval so as not to interfere with required sight distance. The Applicant shall provide maintenance and replacement of landscaping as necessary.

A. The residential courtyard shown on Sheet 21 shall be landscaped with natural turf in lieu of synthetic.

14. Planting Width Details. Street tree species and planting sites are depicted on the Conceptual Landscape Plan but may be revised during site plan review subject to the approval of UFMD. 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 II and III trees (as defined in Table 12.17 of the PFM), with the tree located in the center of such open area. The depth of planting spaces shall be 3 to 4 feet.

- 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. Structural soil shall not be used to satisfy requirements for soil volume.
 - 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. 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 may be reduced to a minimum of 400 cubic feet where utility locations preclude greater soil volume.
 - D. 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.
 - E. The Applicant shall contact UFM at least three (3) business days prior to installation of street trees pursuant to this proffer, and provide an opportunity for UFM staff to verify conformance with above requirements.
15. Cisterns. The Applicant shall install cisterns in the general locations shown on Sheet 21 of the CDP/FDP to capture storm runoff from the building to be used for irrigation purposes. Upon approval of DPWES, the cistern(s) shall be installed prior to the issuance of the first RUP for the residential building.
16. Limits of Disturbance. The Applicant shall adhere to the Limits of Disturbance (“LOD”) as noted on the CDP/FDP. Minor adjustment of the LOD at time of final design and engineering and the location of proposed utilities may be permitted pursuant to Section 16-403 and Section 18-204 of the Zoning Ordinance.
17. Streetscape. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall install streetscape improvements on the Property as conceptually illustrated on Sheets 19 through 21 of the CDP/FDP and further defined below. 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.
- A. Biscayne Drive plaza. The Applicant shall construct an ADA compliant multi-tiered plaza made up of hardscape and natural lawn area along Biscayne Drive as more particularly shown on Sheet 20 of the CDP/FDP.
 - B. Huntington Avenue. The Applicant shall construct an ADA compliant

corner terrace of approximately 500 square feet, programmed as public space with seating and interpretive plaque as more particularly shown on Sheet 20 of the CDP/FDP.

- C. Huntington Avenue Building Zone. The building zone along Huntington Avenue is the area between the building and the back of the sidewalk. The building zone will vary in width provided the minimum zone is at least three (3) feet wide.
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18. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance. The Applicant reserves the right to pursue approval of a comprehensive sign plan in accordance with the requirements set forth in the Zoning Ordinance.
19. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future residents of the Property as shown on the CDP/FDP, and shall expend a minimum of \$1,700.00 per residential unit in doing so. In the event the total cost of recreational improvements constructed on the Application Property is demonstrated to be less than one thousand seven hundred dollars (\$1,700.00) per unit, the Applicant shall provide the remainder in a cash contribution to the Fairfax County Park Authority ("FCPA") for the development of active recreational facilities in the vicinity of the Application Property prior to the issuance of the final RUP for the Proposed Development.
20. Off-site Recreational Facilities. Prior to the issuance of the first RUP for the Proposed Development, the Applicant shall contribute up to a maximum total \$187,530.00 to the Board of Supervisors for park, trail and athletic field improvements in the Mount Vernon District intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Mount Vernon District. In the event that fewer than 139 units are constructed, the total contribution may be adjusted/lowered by \$1,349 per unit not constructed.
21. Photographic Documentation of the Existing Property. Prior to any land disturbing activity on the Property, outside of any geotechnical study, the Applicant shall photographically document the interior and exterior of the existing structures. In addition, the Applicant shall prepare a hand survey of the Property showing existing features and structures, general landscape features, interior floor plans, and a plan showing the number and angle of photographic views. Prior to initiation of such documentation, the Applicant or its consultant shall meet with the DPZ historic preservation planner to determine the appropriate methodology for documentation, which the Applicant shall use to satisfy this proffer. At a minimum, such methodology shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views. All photographs or other documentation shall be contributed to DPZ and directly to the Virginia Room of the

Fairfax County Public Library for curation, with the intent that such photographs will be available for exhibit in the Huntington area or the Virginia Room of the Fairfax County Public Library. The Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

PARKING AND LOADING

22. Parking. Parking for the Proposed Development shall be provided in accordance with the provisions of Article 11 of the Zoning Ordinance. 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.
- A. Unbundled Parking for Residential Uses. All for-sale residential units, including ADUs and/or WDUs, shall be offered exclusive of parking (i.e. parking at a separate cost). All leases for residential units, including ADUs and/or WDUs, shall be offered exclusive of parking (i.e. parking at a separate cost). Parking shall be made available for purchase/lease on a first-come, first-serve basis, subject to availability at the time of purchase/lease. The Applicant shall not lease or purport to lease more than 181 parking spaces at any one time and shall include language to that effect in all its lease applications; provided, however, that in the event the Applicant converts some or all of the Retail Space into resident amenities or public use pursuant to Proffer 2(A) above, the Applicant similarly may, with the approval of the Director of DPWES, convert all or a portion of the designated retail parking to resident parking and lease the same consistent with this Proffer.
 - B. Residential Parking District. The Applicant shall cooperate with FCDOT and the Board of Supervisors to modify the boundaries or eligibility requirements to prohibit the Property's residents from receiving permits to park in the Huntington Residential Parking District under applicable provisions of the Fairfax County Code, as the same may be amended from time to time.
 - C. Parking for Affordable Dwelling Units and Workforce Dwelling Units. Except as set forth immediately below, 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. Notwithstanding the language in the preceding sentence, the Applicant shall provide purchasers/lessees of each ADU and/or WDU a discount on the cost to purchase/lease the first parking space to serve the ADU and/or WDU unit, such discount to be no

less than thirty percent (30%) of the then-prevailing price charged to the purchaser/lessee of a market rate unit.

23. Offsite Parking/Loading Options. Following approval of this Application and continuing until issuance of the first RUP for the Proposed Development, the Applicant shall contact adjacent property owners within 1,000 feet of the Property (other than the Huntington Metro Station) to inquire about the possibility of leasing or securing rights to use surplus or unused parking or loading spaces on such properties to supplement the parking and loading available in the Proposed Development. Prior to (a) site plan approval and (b) issuance of the first building permit for the Proposed Development, the Applicant shall provide documentation to the Zoning Administrator, the Director of DPWES and the Mount Vernon Supervisor's office summarizing the Applicant's efforts to secure offsite parking/loading options, including the locations explored, copies of correspondence with nearby owners, the total number of parking/loading spaces available and the terms under which such spaces can be used, if any. In the event the Applicant secures rights to utilize supplemental parking/loading offsite, the Applicant shall make this parking/loading available to visitors and retail customers of the Proposed Development at no charge.

24. Visitor/Overflow Parking. The Applicant shall develop and include in all of its lease/sales packages rules and regulations governing the availability and use of visitor parking in or available to the Proposed Development (collectively, the "Parking Rules"), including, but not limited to, providing residents with guest passes for overnight parking and directions to nearby parking locations secured pursuant to Proffer 23 or such other locations as the Applicant may identify from time to time. Guest parking passes shall be made available via a reservation system according to the total number of parking spaces then-leased in the Proposed Development.

A. Parking Tags/Stickers for Residents/Visitors. The Applicant shall provide to each resident having purchased/leased a parking space(s) in the Proposed Development, and any permitted guest(s) for which a parking space has been reserved, a hang tag or sticker to be placed on/in the resident's car identifying such vehicle as belonging to a resident/guest of the Proposed Development. The Applicant shall place in the Parking Rules a requirement that each vehicle properly display the parking tag/sticker at all times. The Applicant also shall include in its lease/sales packages provisions permitting the towing of unauthorized vehicles from the Proposed Development.

B. Loading Space. The Applicant shall provide in its sales/lease packages and in its retail leases rules and regulations governing the use of the onsite loading space for the Proposed Development so as to minimize opportunities for conflicts among uses (the "Loading Space Rules"). Among the Loading Space Rules shall be that trash removal and retail deliveries shall be completed on weekdays only and between 6:00 a.m. and 10:00 a.m. Outside of those times, the Loading Space shall be reserved for use on weekdays for short-term deliveries and, on weekends,

for resident move-in/move-out. The Loading Space Rules shall require residents to reserve usage of the Loading Space on a first-come first-serve basis.

- C. Short-Term Loading Space. Pursuant to Section 82-5-27 of the Fairfax County Code, the Applicant shall petition DPWES or other applicable Fairfax County agency for permission to establish, subject to VDOT approval, as required, at least one (1) "curb loading zone" along the Property's frontage on Biscayne Drive for the purpose of (i) unloading and delivery or pickup and loading of materials and/or (ii) loading or unloading passengers or bundles (the "Curb Loading Space"). Such application shall be made prior to site plan approval for the Proposed Development. In the event the Curb Loading Space is approved, the Applicant shall install signage in accordance with the standards required by Fairfax County and as approved by VDOT governing usage of the Curb Loading Space and shall include information its sales/lease packages for the Proposed Development.

25. 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 at least one (1) electric vehicle charging station within the parking garage for the residential building to serve two (2) parking spaces, along with ancillary wiring and infrastructure necessary to increase, if demand dictates, the number of electric vehicle charging stations in the future.

TRANSPORTATION

26. Bicycle Parking: Bicycle racks, bike lockers, and/or bike storage areas (collectively "Bicycle Parking") shall be provided as generally shown the CDP/FDP, with the specific locations 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. The total number and design of Bicycle Parking spaces provided shall be determined at the time of site plan approval but shall generally 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 Property.
27. Bicycle Lane Along Huntington Avenue. Prior to issuance of the first RUP for the Proposed Development, the Applicant shall contribute \$39,270 to the Board of Supervisors for the cost of providing striping curbing, pavement and storm drain relocation along the Property's frontage on Huntington Avenue necessary to accommodate an on-street bicycle lane within the existing right-of-way, as more particularly shown on Sheet 23 of the CDP/FDP. The amount of the contribution shall be adjusted in accordance with Proffer 35 below. Actual installation of the future bicycle lane and related facilities shall be completed by others.
28. Huntington Avenue Median. Subject to VDOT and FCDOT approval, prior to the

issuance of the first RUP for the Proposed Development, the Applicant shall reconstruct the median along the Property's Huntington Avenue frontage in the location and configuration shown on Sheet 23 of the CDP/FDP. To the extent necessary, the Applicant shall apply for a design waiver from VDOT to allow for this improvement, as shown. In the event that the design waiver and/or median configuration is not approved by VDOT, the Applicant shall contribute \$10,000.00 to the Board of Supervisors to be used for regional road improvements in the vicinity of the Property.

29. Pedestrian Circulation. Prior to issuance of the first RUP for the Proposed Development, the Applicant shall install concrete sidewalks on the Property in the locations shown as proposed on Sheets 5 and 22 of the CDP/FDP (the "Pedestrian Circulation Plan") in order to enhance pedestrian connectivity to and through the Property. The Applicant shall be responsible for maintenance of all of the Pedestrian Circulation Plan proposed sidewalks installed out of the right of way. For the purpose of this Proffer, maintenance means, landscaping, snow removal and the provision of the general upkeep and cleanliness of the pedestrian path.

30. Pedestrian Enhancements.

- A. Biscayne Drive Pedestrian Improvements. Subject to VDOT approval, the Applicant shall install a marked pedestrian crosswalk, pedestrian ramps and a countdown pedestrian signal (if necessary) on the Biscayne Drive approach of the intersection with Huntington Avenue and abutting the Property, as shown on Sheet 5 of the CDP/FDP, prior to the issuance of the first RUP for the Proposed Development. The Applicant shall not be required to replace existing signal poles, signal heads or controllers. In the event that VDOT does not approve the above proposed crosswalk improvements, the Applicant shall contribute \$5,000.00 to the Board of Supervisors to be used for regional road improvements in the vicinity of the Property
- B. Additional Pedestrian Improvements. The Applicant shall contribute \$30,000 to the Board of Supervisors for additional pedestrian improvements on the north and west legs of the intersection of Biscayne Drive with Huntington Avenue not addressed in the immediately preceding Proffer 30A. The Applicant shall contribute such funds prior to the issuance of the first RUP for the Proposed Development.
- C. Biscayne Drive/Site entrances. Prior to site plan approval for the Proposed Development, the Applicant shall propose measures or treatments designed to reduce conflicts between pedestrians and vehicles at the Proposed Development's vehicular entrances from Biscayne Drive. Such measures may include, but need not be limited to, special pavement markings or treatments, mirrors, audible signals or other systems of the Applicant's choosing. All elements of the program that are intended to be

located in the public right-of-way shall be reviewed and approved by VDOT. The Applicant shall install such measures prior to the issuance of the first RUP for the Proposed Development and shall be responsible for the maintenance of such measures and treatments.

31. Transportation Demand Management Plan.

- A. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by residents of the Proposed Development (i.e., not including trips associated with the retail uses) during weekday peak hours by 45%. To determine the maximum total peak hour trips, the Applicant shall multiply the total number of residential vehicle trips that would be expected to be generated by the dwelling units developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation") by 55%, the product of which shall be referred to herein as the "Maximum Trips After Reduction." For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property is 139, and this number of units shall be applied to the calculation described in the preceding sentence.
- B. TDM Program Components. The TDM Program may include, but not necessarily be limited to, the following components:
- (i) Property-wide TDM Program Management.
 - (ii) Dissemination of County/Regional Program Information.
 - (iii) Live-Work-Play Marketing.
 - (iv) Bicycle Parking, as set forth in Proffer 26.
 - (v) Regular monitoring/reporting.
 - (vi) Parking Management.
 - (vii) Participation in a larger Transportation Management Association should one be established for the area that includes the Property.
 - (viii) Upon initial leases for the Proposed Development, make available SmartTrip cards loaded with a minimum of \$25 to all residential tenants.
- C. 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 Proffered Condition Amendment ("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) TDM Work Plan (the "Annual Report") and Annual Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan (the "TDMWP") (and thereafter an Annual Report and Annual Budget as described below) no later than 180 days after issuance of the first building permit associated with the Property. The Annual Report shall include, at a minimum:
- a. Details as to the start-up/on-going components of the TDM Program;
 - b. The budget needed to implement the TDM program (the "TDM Budget") for the coming calendar year;
 - c. A determination of the applicable Maximum Trips After Reduction for the Property in accordance with Paragraph B above; and
 - d. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM plan.

The initial Annual Report and subsequent Annual Report shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Program shall be deemed approved, and the TDM Program shall be implemented. If FCDOT responds with comments on the Program and/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 TDM Program as discussed and agreed to with FCDOT and begin implementation of the approved program and fund the approved TDM Budget.

Thereafter, the TPM shall by no later than February 1st of each calendar year submit an Annual Report summarizing the results of the TDM Program and updating the TDM Program and TDM

Budget for the coming calendar year. The Annual Reports shall be subject to the same review and approval process as described in this Proffer 31.C(ii) for the initial submission.

- (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 TDMWP 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 Program 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 Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate interest bearing account (referred to as the “TDM Remedy Fund”) with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be at the rate of \$0.10 per gross square foot of new residential uses on the Property. Funding shall be provided by the Applicant prior to the issuance of the first initial RUP associated with the Property. This amount shall be adjusted annually as set forth in Proffer 35 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Budget adjustments as may be required.

- (v) TDM Incentive Fund. The “TDM Incentive Fund” is an account into which the Applicant through the TPM, shall deposit contributions to fund a transit incentive program for initial purchasers/lessees within the Subject development. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new residential uses constructed on the Property and provided prior to the issuance of the first RUP. This amount shall be adjusted annually as set forth in Proffer 35 below. If funds remain after incentives are provided to initial purchasers/lessees, the

Applicant shall continue to provide incentives until the fund is depleted.

- (vi) Monitoring. The TPM 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. Surveys shall be conducted and traffic counts collected for the Property beginning with the first September after issuances of the first initial RUP. Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding Paragraph H below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Build Out, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such without the need for a PCA.

D. Remedies. If the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report.

- (i) If the TDM Program monitoring reveals that the Maximum Trips After Reduction for the Property is exceeded, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be, but not limited to those, identified in the TDM Plan and Annual Report. Such remedial measures shall be funded by the Remedy Fund; the amount of additional monies to be expended annually on remedial measures shall be based on the following scale:

<u>Trip Goals Exceeded</u>	<u>Remedy Expenditure</u>
Up to 1%	No Remedy needed
1.1% to 3%	3% of Remedy fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

- (ii) There is no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the Remedy Fund shall be released to the Applicant once three consecutive counts conducted upon build

out (defined as 85% of the units are occupied) show that the Maximum Trips After Reduction have not been exceeded.

- E. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals continue to be met, then FCDOT may require the TPM to conduct additional Trip Counts within 90 days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- F. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Paragraph D, the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Property and set a revised lower goal for the Property consistent with the results of such surveys and 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.
- G. 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.
- H. 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.
- I. 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 \$75 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

33. 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 PFM in order to control the quantity and quality of stormwater runoff from the Property. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet applicable PFM requirements for stormwater quantity and stormwater quality. 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 trenches, all as generally set forth on the CDP/FDP (collectively, the “SWM Facilities”). Underground stormwater detention shall be provided in conformance with the conditions of DPWES Waiver #25678-WPFM-001-1, if approved by the Board of Supervisors. The Applicant may also include 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.

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.

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 or gain approval of an administrative modifications to the CDP/FDP or Proffers. Such changes to the stormwater management design shall not materially impact the limits of clearing and grading, building locations, or road layouts

MISCELLANEOUS

34. Fairfax County Public Schools Contribution. Prior to issuance of the first building permit for the Proposed Development, the Applicant shall contribute \$10,488 per net new student (beyond the current zoning designation) generated by the Proposed Development, up to a maximum \$104,880.00 if 139 dwelling units are constructed, to

the Fairfax County Board of Supervisors to be utilized for capital construction and capacity enhancements to schools to which the students generated by the Proposed Development are scheduled to attend. The final school contribution shall be determined based upon the total number of units constructed within the Proposed Development. If prior to site plan approval for the Proposed Development, the County should increase the accepted ratio of students per subject multifamily unit or the amount of the contribution per student, the amount of the contribution shall be increased to reflect the then-current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the then-current ratio and/or contribution. 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.

35. 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, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.
36. Construction Parking and Management. The Applicant shall develop, in consultation with its general contractor, a construction parking and construction management policy for construction workers hired to construct the Proposed Development (the "Construction Management Plan"). As part of the Construction Management Plan, the Applicant shall identify locations on or off the Property where construction workers are permitted to park during construction, as well as locations for portable toilets, construction trailers and equipment. 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 Management Plan. Prior to the commencement 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 Management Plan shall prohibit construction parking on any private streets adjacent to the Property and in the Residential Parking District 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 Mount Vernon District Supervisor's Office.
37. Construction Hours. Outdoor construction of the Proposed Development shall take place only during the hours between 7:00 a.m. and 7:00 p.m. Monday through Friday and between the hours of 7:00 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.
38. 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 Mount Vernon District Supervisor's office, the Huntington Community Association 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. At the written request of the Mount Vernon District Supervisor's office, the Huntington Community Association or adjacent property owners, the Applicant shall hold a pre-construction meeting, attended by the Construction Contact, to discuss how construction will occur.

39. 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.
40. 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.
41. 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]

APPLICANT/TITLE OWNER:

A&R Huntington Metro LLC, a Maryland
limited liability company

By: A&R Development Corp, its Manager

By:  _____

Feras B. Qumseya

Its: Vice President

APPLICANT/TITLE OWNER:

2317 Huntington LLC, a
Virginia limited liability company

By: 

Anwar Q. Karam

Its: Managing Member

FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2013-MV-001

January 9, 2014

The Planning Commission approved FDP 2013-MV-001 for a mixed use development at Tax Map 83-1 ((8)) 92A, 92B, 93A, 93B, and 94A. The approval was subject to conformance with the following development conditions.

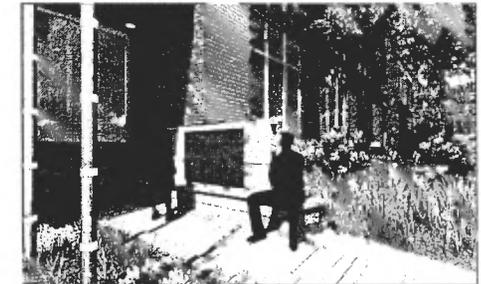
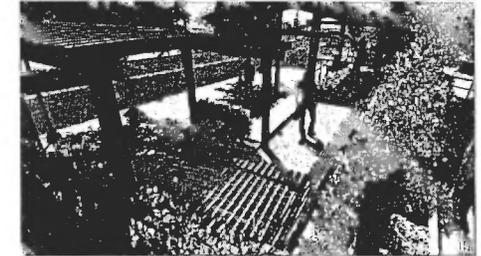
1. Development of the property shall be in substantial conformance with the FDP entitled "Huntington Avenue Properties" submitted by Bowman Consulting consisting of 29 sheets dated November 16, 2013, as revised through December 9, 2013.
2. Irrespective of what is shown on the CDP/FDP, the applicant shall provide Category III trees rather than Category II trees along the north and west frontages of the site, as determined by UFMD.

HUNTINGTON AVENUE PROPERTIES

MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP 2013-MV-001



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- 2 NOTES AND TABULATIONS
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- 7 BISCAYNE DRIVE PERSPECTIVE
- 8 GLENDALE TERRACE PERSPECTIVE
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- 25 TREE CANOPY CALCULATIONS
- 26 STORMWATER MANAGEMENT (1 OF 2)
- 27 STORMWATER MANAGEMENT (2 OF 2)
- 28 FIRE ACCESS EXHIBIT



DECEMBER 9, 2013
 OCTOBER 2, 2013
 AUGUST 9, 2013
 JUNE 28, 2013
 MARCH 22, 2013
 JANUARY 11, 2013
 DECEMBER 6, 2012
 NOVEMBER 14, 2012

APPLICANT:

A&R HUNTINGTON METRO LLC
 & 2317 HUNTINGTON LLC
 1040 PARK AVENUE
 SUITE 300
 BALTIMORE, MARYLAND 21201

CIVIL ENGINEER:

ENGINEER/PLANNER:
 BOWMAN CONSULTING GROUP, LTD.
 14020 THUNDERBOLT PLACE, SUITE 300
 CHANTILLY, VIRGINIA 20151

ATTORNEY / AGENT:

COOLEY LLP
 ONE FREEDOM SQUARE
 11951 FREEDOM DRIVE
 RESTON, VIRGINIA 20190

ARCHITECTURE:

CURRY ARCHITECTS
 606 E. JOPPA RD
 TOWSON, MARYLAND 21286

LANDSCAPE ARCHITECTURE:

CARVALHO & GOOD, PLLC
 1025 CONNECTICUT AVENUE N.W.
 SUITE 1060
 WASHINGTON, D.C. 20036

TRAFFIC CONSULTANT:

WELLS & ASSOCIATES, INC.
 1420 SPRING HILL ROAD
 SUITE 610
 MCLEAN, VIRGINIA 22102

MASSA MONTALTO ARCHITECTURE, PC
 3297 STATE ROUTE 66
 NEPTUNE, NEW JERSEY 07753

1. THE SUBJECT PROPERTY OF THIS APPLICATION IS DESCRIBED AS FOLLOWS:

TAX MAP #	OWNER	DEED BOOK / PAGE
0531 06 0002A	A & R HUNTINGTON METRO, LLC	20138-1272
0531 06 0002B	A & R HUNTINGTON METRO, LLC	19854-1917
0531 06 0002A	A & R HUNTINGTON METRO, LLC	19873-1839
0531 06 0002B	A & R HUNTINGTON METRO, LLC	12812-1100
0531 06 0004A	2317 HUNTINGTON, LLC	197261-658

AMONG THE LAND RECORDS OF FAIRFAX COUNTY A STATEMENT THAT CONFIRMS THE OWNERSHIP OF THIS SUBJECT PROPERTY AND THE NATURE OF THE DEVELOPER'S INTEREST IN SAME IS PROVIDED IN AN AFFIDAVIT SUBMITTED SEPARATELY.

- THE TOTAL SITE AREA IS 45,431 SF (0.10426 ACRES).
- THE SUBJECT PROPERTY LIES WITHIN LAND UNIT 7 OF THE MOUNT VERNON COMMUNITY PLANNING SECTOR IN THE MOUNT VERNON PLANNING DISTRICT WITHIN THE AREA # OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN AS EXPLAINED IN THE APPLICATION NARRATIVE.
- THE SUBJECT PROPERTY IS CURRENTLY ZONED C6 AND IS LOCATED IN THE MOUNT VERNON PLANNING DISTRICT.
- THE TOPOGRAPHY SHOWN ON THE COVDPOF IS AT A CONTOUR INTERVAL OF TWO (2) FEET FROM A FIELD RUN SURVEY COMPLETED BY BOWMAN CONSULTING GROUP IN MARCH 2011.
- THE BOUNDARY INFORMATION SHOWN ON THE COVDPOF IS FROM A FIELD RUN SURVEY BY BOWMAN CONSULTING GROUP COMPLETED IN FEBRUARY 2011.
- THERE IS AN EXISTING APARTMENT BUILDING OF APPROXIMATELY 7,300 S.F. GROSS FLOOR AREA AND ASSOCIATED SURFACE PARKING LOT AND RESIDENTIAL DUPLEX UNITS ON SITE.
- THE COUNTY WIDE TRAILS PLAN IDENTIFIES A MINOR PAVED TRAIL (8' TO 7'-1/2" WIDE) TO BE PROVIDED ALONG HUNTINGTON AVENUE, HOWEVER THE SPECIFIC SIDE OF HUNTINGTON AVENUE THAT THE TRAIL IS TO BE LOCATED IS NOT SPECIFIED. THE TRAIL PLAN ALSO IDENTIFIES AN ON-ROAD BIKE LANE WITHIN HUNTINGTON AVENUE. THE COVDPOF PROVIDES A SIDEWALK ALONG HUNTINGTON AVENUE, INTENDED TO SATISFY THIS REQUIREMENT AS DEMONSTRATED HEREIN. THE COVDPOF, AS DESIGNED, ACCOMMODATES THE FUTURE INSTALLATION OF THE ROAD BIKE LANE ALONG HUNTINGTON AVENUE WITH THE REQUEST TO WAIVE THE REQUIREMENT FOR INSTALLATION OF THE BIKE LANE IN LIEU OF OTHER CONTRIBUTIONS TO THE FUNDING OF THE BIKE LANE INSTALLATION BY UTILITIES.
- THE PROPERTY IS LOCATED IN THE ASB-11 SANITARY SEWER DISTRICT WATERSHED.
- THE PROPERTY IS LOCATED IN THE CAMBION HUN STORM DRAIN WATERSHED.
- THERE ARE NO KNOWN FLOODPLAINS, RESOURCE PROTECTION AREAS (SPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCA) LOCATED ON THE PROPERTY AS DESIGNATED BY THE FEDERAL RESOURCES ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY MAPPING.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN UTILITY EASEMENTS OF 35 FEET OR GREATER IN WIDTH ON THE SITE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO AREAS CONTAINING SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO KNOWN GRAVES OR BURIAL SITES ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE THERE WILL BE NO ADVERSE IMPACTS ON ADJACENT AND NEIGHBORING PROPERTIES.
- ALL NECESSARY PUBLIC UTILITIES ARE READY ACCESSIBLE TO THE SITE OR WILL BE EXTENDED OR IMPROVED BY THE APPLICANT OR UTILITY COMPANY AS MAY BE APPROPRIATE.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE EXCEPTION LISTED HEREIN.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS FOR THIS SITE ARE PROPOSED THROUGH THE USE OF AN ON-SITE UNDERGROUND FACILITY AND ABOVE GROUND SYSTEMS AND SUPPLEMENTED WITH VARIOUS URBAN SOFTENING FACILITIES AS DESCRIBED WITHIN THE COVDPOF.
- ADDITIONAL SITE AMENITIES SUCH AS PLANTERS, ENTRANCE SIGNS, GAZEBOS, LIGHTING, TRELLIS, FENCES AND/OR WALLS NOT REPRESENTED ON THE PLAN MAY BE PROVIDED AT THE TIME OF FINAL ENGINEERING DESIGN.
- THE DEVELOPMENT SCHEDULE FOR THIS PROJECT IS DEPENDENT ON THE SECURING OF ALL REQUIRED APPROVALS AND PERMITS, AND MARKET CONDITIONS.
- TO THE BEST OF OUR KNOWLEDGE THE PROPOSED DEVELOPMENT IS IN ACCORDANCE WITH THE DEVELOPMENT CRITERIA OF THE COMPREHENSIVE PLAN, PARTICULARLY THROUGH APPROPRIATE SITE DESIGN, SIGNIFICANT LANDSCAPE, PROVISION OF SITE AMENITIES AND THE DESIGN OF AN APPROPRIATE STREETSCAPE THAT COMPLIES WITH THE CRITERIA.
- TO THE BEST OF OUR KNOWLEDGE NONE OF THE USES REPRESENTED ON THE PLAN WILL GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 261 AND 262, OR ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VIR 272-107. VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR ANY PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280.
- PARKING WILL BE PROVIDED IN GENERAL ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE AND AS AMENDED WITH THE PROPOSED PARKING REDUCTION AND WAIVER/EXEMPTIONS REQUESTED HEREIN ASSOCIATED WITH THIS APPLICATION. THE DEVELOPER RESERVES THE RIGHT TO PROVIDE MORE OR LESS THAN THE NUMBER OF PARKING SPACES PRESENTED HEREIN PROVIDED THAT THE AMOUNT OF PARKING SPACES WILL BE SUFFICIENT TO COMPLY WITH ARTICLE 11.1(A)(1) (OFF-STREET PARKING) OF THE ZONING ORDINANCE, AND AS AMENDED WITH THE PARKING REDUCTION PLAN.
- ARCHITECTURAL, BUILDING AND LANDSCAPE ARCHITECTURAL ILLUSTRATIONS PROVIDED HEREIN ARE FOR INFORMATION ONLY AND SUBJECT TO CHANGE WITH FINAL DESIGN.
- BIKE PARKING FOR RESIDENTIAL USES WILL BE PROVIDED WITHIN THE PROPOSED BUILDING.

NOTES CONTINUING

- THE COVDPOF PROVIDES THE RIGHT TO UTILIZE AREAS OF POTENTIAL DEDICATION IN THE COURSE OF THE BUSINESS PLAN FOR ARTICLE 2-308(A) OF THE ZONING ORDINANCE.
- PROPOSED ROADWAY IMPROVEMENTS (ENTRANCES, CURBS, MEDIAN ETC) MAY REQUIRE EXCEPTION FROM VDOT ACCESS MANAGEMENT DESIGN STANDARDS, AS FILED UNDER SEPARATE COVER AND, AS MAY BE DETERMINED DURING SITE PLAN PROCESS.
- LANE USE, PAVEMENT MARKINGS, SIDEWALK DESIGN ARE SUBJECT TO VDOT REVIEW AND APPROVAL AT THE TIME OF SITE PLAN APPLICATION.
- ACCESSORY USES AS IDENTIFIED WITHIN ARTICLE 2 OF THE ZONING ORDINANCE MAY BE PROVIDED WITHOUT MODIFICATION OF THE COVDPOF.

REQUESTED WAIVERS/MODIFICATIONS:

ZONING ORDINANCE ARTICLE 8 - PLANNED DEVELOPMENT (DISTRICTS)
SECTION 8-401. WAIVER OF THE MINIMUM DISTRICT SIZE TO THAT PROVIDED HEREON

ZONING ORDINANCE ARTICLE 11 - PARKING AND LOADING
SECTION 11-160 AND SECTION 11-170. MODIFICATION OF THE MINIMUM REQUIRED NUMBER OF PARKING SPACES FOR MULTIFAMILY RESIDENTIAL AND COMMERCIAL/RETAIL USES, TO THAT INDICATED ON THE COVDPOF, AND AS APPROVED BY THE B.O.S.

SECTION 11-201 AND SECTION 11-203. MODIFICATION OF THE MINIMUM REQUIRED LOADING SPACES FOR RESIDENTIAL, RETAIL AND OTHER USES FROM TWO SPACES TO ONE SPACE AS DEPICTED ON THE COVDPOF.

ZONING ORDINANCE ARTICLE 13 - LANDSCAPING
PARAGRAPH 3 OF SECTION 13-302. MODIFICATION OF THE TRANSITIONAL SCREENING YARD AND WAIVER OF THE BARRIER REQUIREMENTS BETWEEN THE PROPOSED MULTIFAMILY MIXED USE DEVELOPMENT AND THE SURROUNDING PROPERTIES TO THAT SHOWN ON THE COVDPOF.

ZONING ORDINANCE ARTICLE 17 - SITE PLANS
PARAGRAPH 1 OF SECTION 17-201. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE BUFFER OF A FUTURE PLANNING CONTRIBUTION TO THE ROAD IMPROVEMENTS FOR FUTURE CONSTRUCTION BY VDOT.

PARAGRAPH 4 AND 10 OF SECTION 17-201. WAIVER OF REQUIREMENT TO PROVIDE INTER-PARCEL CONNECTIONS TO ADJOINING PARCELS.

PARAGRAPH 4 AND 10 OF SECTION 17-201. WAIVER OF FURTHER CONSTRUCTION AND/OR WIDENING OF EXISTING ROADS SURROUNDING THE APPLICATION PROPERTY, AND WAIVER OF REQUIREMENT FOR UNDER-GROUNDING OF EXISTING UTILITIES.

PUBLIC FACILITIES MANUAL
PARAGRAPH 4 OF SECTION 6-303. WAIVER TO ALLOW UNDERGROUND STORM WATER MANAGEMENT AND BMP FACILITIES TO BE PROVIDED WITHIN THE DEVELOPMENT, AS DEMONSTRATED IN WANNER #23678-WPFFM-001-1.

SECTION 8-1307.2E. WAIVER OF THE MINIMUM SETBACKS OF BIO-RETENTION FILTERS/BASINS FROM BUILDING FOUNDATIONS AND PROPERTY LINES TO THAT SHOWN ON THE COVDPOF.

PARAGRAPH 3 OF SECTION 7-003. MODIFICATION OF PARKING GEOMETRIC STANDARDS TO ALLOW PROJECTION OF STRUCTURAL COLUMNS WITHIN PARKING STRUCTURES INTO THE REQUIRED PARKING STALL AREA. THE PARKING STALLS AFFECTED BY SUCH STRUCTURAL COLUMNS SHALL CONTAIN TOWARD THE NUMBER OF REQUIRED PARKING SPACES.

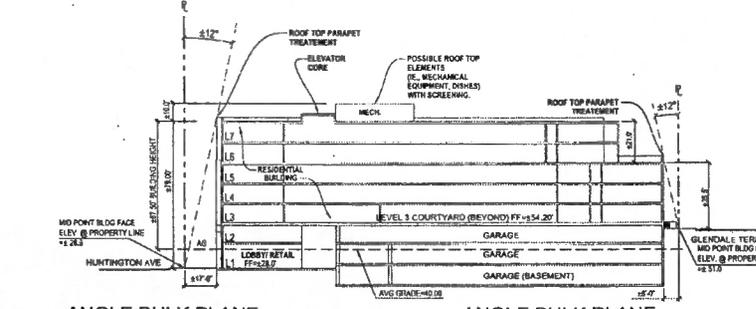
PARAGRAPH 1 OF SECTION 8-020. WAIVER OF REQUIREMENT TO CONSTRUCT ON ROAD BIKE LANES, AND IN LIEU OF CONSTRUCTION, APPLICANT WILL PROVIDE BUFFER OF A FUTURE PLANNING CONTRIBUTION TO THE ROAD IMPROVEMENT FOR FUTURE CONSTRUCTION BY VDOT, OR OTHERS.

SECTION 13-306. MODIFICATION OF THE TREE PRESERVATION TARGET AS PERMITTED BY DEVIATIONS PERMITTED IN SECTION 13-303.2 (1) AND (2). REFER TO LANDSCAPE PLAN FOR ADDITIONAL DESCRIPTION.

PARAGRAPH 4E (3) OF SECTION 12-010. MODIFICATION OF SECTION 12-010-4E(3) TO PERMIT REDUCTION OF THE MINIMUM FOH (4) FOOT PLANTING DISTANCE FROM A RESTRICTIVE BARRIER (E.G. 10' MINIMUM OF TWO (2) FEET IN ORDER FOR TREES TO SATISFY THE TREE COVER REQUIREMENT.

BUILDING HEIGHT TABULATIONS

AVERAGE GRADE ELEVATION AROUND BUILDING:	HUNTINGTON AVE	GLENDALE TER
TOP OF BUILDING ELEVATION (NOT INCLUDING MECHANICAL):	±17.50	± 85.20'
APPROX. GROUND ELEVATION AT MID POINT OF BUILDING FACE:	± 28.50'	± 81.00'



ANGLE BULK PLANE @ HUNTINGTON AVENUE
ANGLE BULK PLANE @ GLENDALE TERRACE

CROSS SECTION 'A-A'

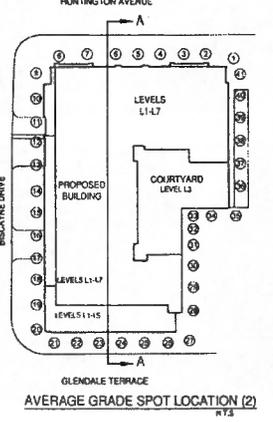
SITE TABULATIONS:

CURRENT ZONING:	C-5
PROPOSED ZONING:	PMU
PROPOSED USE:	RESIDENTIAL/RETAIL
GROSS SITE AREA (AREA FOR DENSITY CALCULATIONS):	1,042.8 AC (45,431 SF)
ALLOWABLE F.A.R.:	138,263 GSF
BASE FLOOR AREA ALLOWABLE (46,431 SF x 3.0):	138,263 GSF
PROPOSED RESIDENTIAL FLOOR AREA (INCLUDES LOBBY, LEASING & AMENITY SPACES):	132,266 GSF
PROPOSED RETAIL FLOOR AREA (1):	3,534 GSF
TOTAL FLOOR AREA PROPOSED (2):	135,800 GSF
PROPOSED RESIDENTIAL F.A.R.:	2.81
PROPOSED RETAIL F.A.R.:	0.08
PROPOSED OVERALL F.A.R.:	2.08
PROPOSED DWELLING UNITS (3):	138 (INCLD UP TO 15% W.D.U.)
MAX BUILDING HEIGHT ALLOWED (PER COMPREHENSIVE PLAN):	120 FT HUNTINGTON AVE 40 FT GLENDALE TER
PROPOSED BUILDING HEIGHT (EFFECTIVE GROUND HEIGHT):	+4-79.5 FT HUNTINGTON AVE +4-35.5 FT GLENDALE TER
OVERALL PROPOSED BUILDING HEIGHT (BASED ON AVERAGE GRADE):	+4-68.0 FT HUNTINGTON AVE
OPEN SPACE REQUIRED:	20%
OPEN SPACE PROVIDED (INCLUDES BUILDING COURTYARD):	REFER TO LANDSCAPE PLAN
(1) ACCESSORY SERVICE USE AS ALLOWED PER PAR. 2 OF SECT 10-202 OF THE Z.O., RETAIL AND/OR SERVICE USE MAY INCLUDE A VARIETY OF COMMERCIAL TYPE USES INCLUDING BUT NOT LIMITED TO EATING ESTABLISHMENTS AND FAST FOOD RESTAURANTS.	
(2) DOES NOT INCLUDE STRUCTURED PARKING	
(3) THE REQUIRED NUMBER OF WORK FORCE DWELLING UNITS WILL BE DETERMINED AT SITE PLAN BASED ON THE TOTAL NUMBER OF DWELLING UNITS	

PARKING TABULATIONS:	
PARKING REQUIRED RESIDENTIAL	223 SPACES
PARKING REQUIRED RETAIL	16 SPACES
TOTAL PARKING REQUIRED:	239 SPACES
PARKING PROVIDED ON-SITE (GARAGE STRUCTURE(S))	161 SPACES
RETAIL USE (1.3 SPACES/AMT)	10 SPACES
TOTAL PARKING PROVIDED:	171 SPACES
REQUIRED LOADING SPACE (SHARED USES)	2 SPACE
PROPOSED LOADING SPACE	1 SPACE
(4) USES SHOWN HEREIN WITH REGARD TO PARKING PROVISIONS ARE ESTIMATES AND SUBJECT TO CHANGE WITH FINAL ENGINEERING AND FINAL TENANT ASSIGNMENT	
(5) PARKING PROVIDED IS BASED ON ALLOWABLE REDUCTION AS STATED IN SECTION 6-408.8 OF THE ZONING ORDINANCE FOR SITE PROXIMITY TO MASS TRANSIT STATION, AND AS OUTLINED IN THE COMPREHENSIVE PLAN, POLICY PLAN, APPENDIX 11-ITEM 8, AND AS ZONING ORDINANCE ARTICLE 11 HAS GENERAL APPLICATION PER SECTION 11-101.1 - AND PER PARKING REDUCTION REQUEST ASSOCIATED WITH THIS APPLICATION	
PARKING REQUIRED AND PROVIDED IS ESTABLISHED BASED ON FDP DOCUMENTS. FOR REPORTING PURPOSES: PER PLAN, RESIDENTIAL PARKING IS BASED ON APPROXIMATE UNIT TYPE MIX OF 25% STUDIO/50% ONE BRD AND 18% TWO BRD (SUBJECT TO CHANGE WITH SITE PLAN). NUMBER OF REQUIRED PARKING SPACES MAY BE CHANGED BASED ON THE FINAL DWELLING UNIT COUNT, FINAL BEDROOM MIX, FINAL SPECIFIC BUILDING USES, AND FINAL GFA, WHICH IS TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO PROVIDE MORE OR LESS PARKING AT THE TIME OF FINAL SITE PLAN PROVIDED THAT THE PROVIDED PARKING WILL BE SUFFICIENT TO SATISFY ARTICLE 11 OF THE ZONING ORDINANCE AND/OR AS AMENDED WITH THE PARKING REDUCTION PLAN.	

AVERAGE GRADE TABULATIONS

NUMBER	GRADE ELEVATION -
1	36.70
2	39.00
3	29.50
4	29.30
5	28.50
6	28.00
7	37.80
8	28.00
9	31.50
10	32.00
11	34.50
12	35.00
13	35.00
14	45.20
15	43.80
16	42.20
17	42.30
18	46.30
19	49.80
20	51.00
21	51.80
22	51.70
23	50.58
24	50.58
25	50.58
26	49.35
27	48.51
28	49.07
29	48.14
30	46.11
31	44.24
32	42.72
33	42.05
34	40.11
35	39.20
36	37.18
37	36.00
38	35.30
39	35.00
40	35.00
41	33.30
AVERAGE±	40.00



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CGI
Carroll & Good
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Farmingdale, VA 22031
Phone: (703) 454-1000
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NO SCALE

NOTE:
1. THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PMU DISTRICT. THIS GRAPHIC DEPICTION IS FOR INFORMATION ONLY IN CONSIDERATION OF THE DESIGN STANDARDS SET FORTH IN PAR. 1 OF SECTION 16-10 OF THE ZONING ORDINANCE FOR THE PERIPHERY OF THE DISTRICT

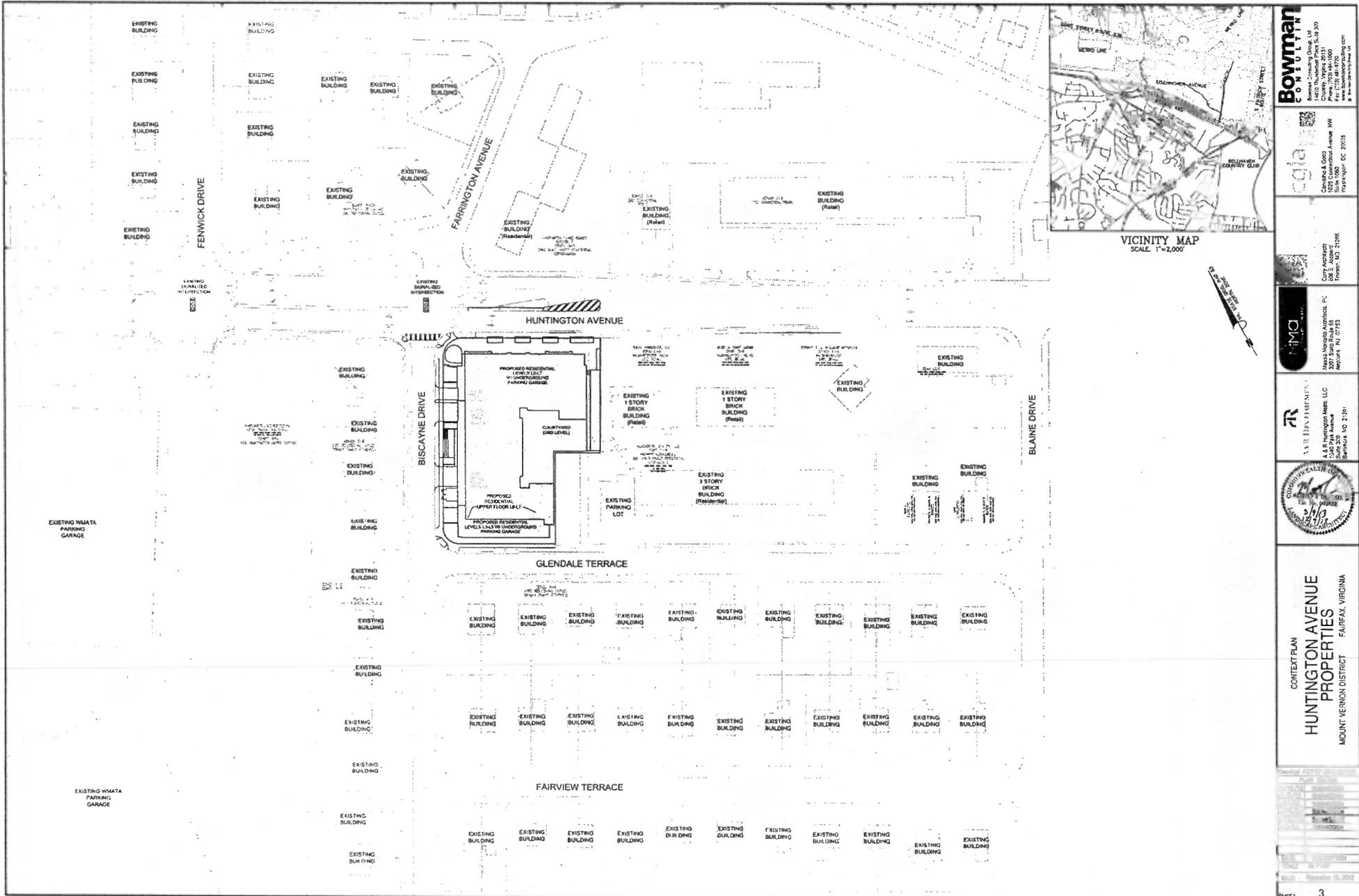
2. PROPOSED GRADES MAY CHANGE WITH FINAL ENGINEERING.

A&R DEVELOPMENT
A & R Huntington Metro, LLC
100 Park Avenue
Farmingdale, VA 22031

12/10

HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT
FAIRFAX, VIRGINIA

Count: 12/10/2013 10:58 AM
FILE: 12/10/2013 10:58 AM
DATE: November 18, 2013



Bowman
CONSTRUCTION
Bowman Construction Group, Ltd.
10000 Woodloch Lane, Suite 200
Clarks Summit, PA 17015
Phone: 717-844-1000
www.bowmanconstruction.com

cdg
Charles A. Goss
1025 Conover Avenue NW
Washington, DC 20015

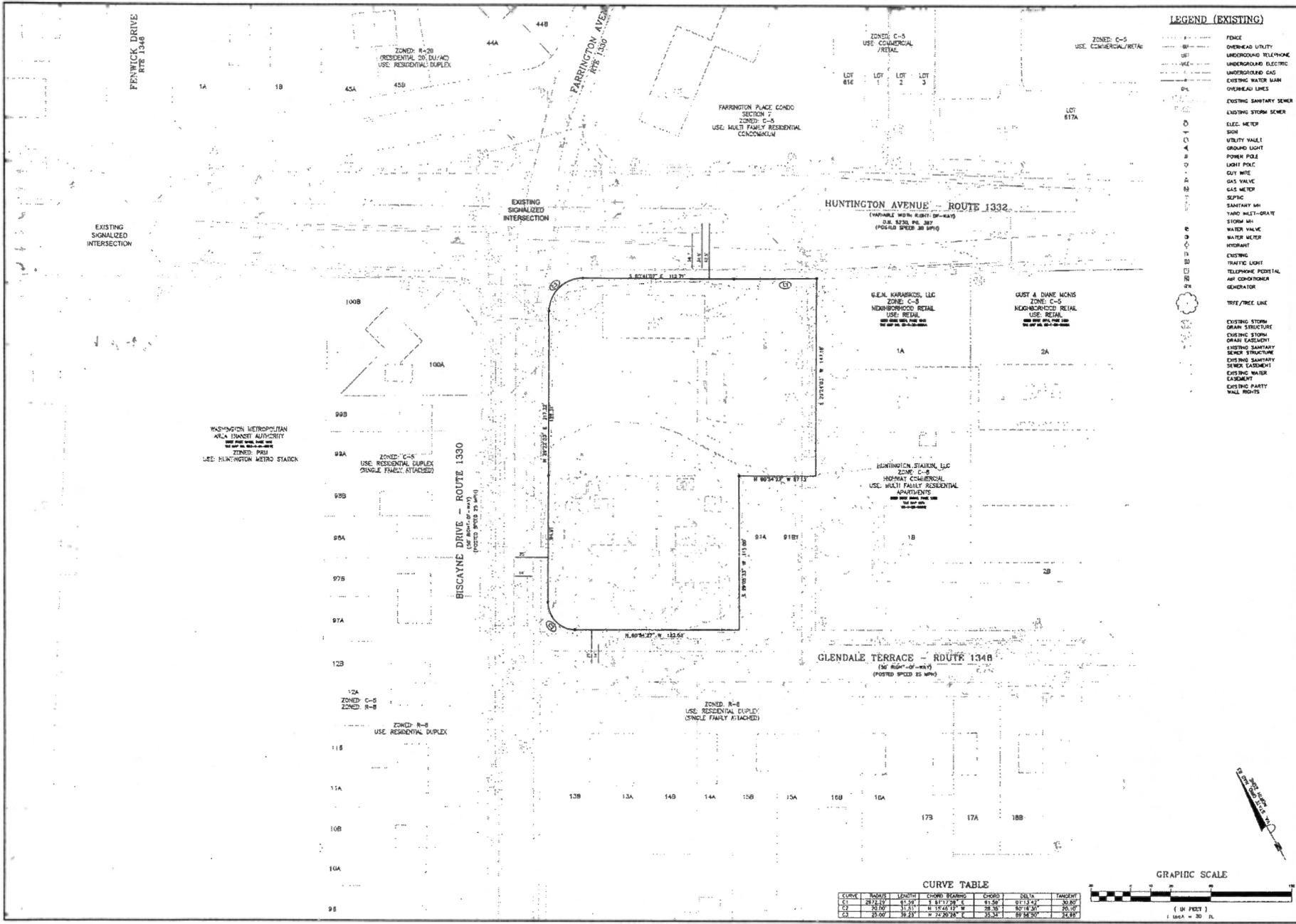
IMC
City Architects
306 E. Avenue
Trenton, NJ 08611

VAR DESIGN
V.A.R. Design Partners, LLC
3007 S. State Road 68
Baltimore, MD 21240

COMMISSIONER OF THE DISTRICT OF COLUMBIA
OFFICE OF THE COMMISSIONER
1100 PENNSYLVANIA AVENUE, N.W.
WASHINGTON, D.C. 20004



CONTEXT PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT - FAIRFAX, VIRGINIA

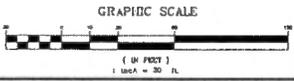


LEGEND (EXISTING)

- FENCE
- OVERHEAD UTILITY
- UNDERGROUND ELECTRIC
- UNDERGROUND GAS
- EXISTING WATER MAIN
- OVERHEAD LINES
- EXISTING SANITARY SEWER
- EXISTING STORM SEWER
- ELEC. METER
- SIGN
- UTILITY WALL
- GROUND LIGHT
- POWER POLE
- LIGHT POLE
- GUY WIRE
- GAS VALVE
- GAS METER
- SEPIC
- SANITARY MH
- YARD MULTI-GRATE
- STORM MH
- WALKER WALK
- WATER METER
- HYDRANT
- EXISTING TRAFFIC LIGHT
- TELEPHONE PEDSTAL
- AIR CONDITIONER
- GENERATOR
- TREE/TREE LINE
- EXISTING STORM GRAN STRUCTURE
- EXISTING STORM GRAN EASEMENT
- EXISTING SANITARY SEWER STRUCTURE
- EXISTING SANITARY SEWER EASEMENT
- EXISTING WATER CASSEMENT
- EXISTING PARTY WALL RIGHTS

CURVE TABLE

CURVE	INCHES	LENGTH	CHORD BEARING	CHORD	DELTA	TANGENT
C1	28.72	67.59	S 81°17'59" E	61.56	91°13'01"	30.80
C2	20.00	31.51	N 15°42'15" E	28.33	82°15'01"	25.00
C3	20.00	38.21	N 22°20'28" E	35.32	89°58'20"	32.89



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Suite 1000
Washington, DC 20036

Carl H. Hester
1000 Park Avenue
Trenton, NJ 08610

Mark M. Moore
2327 Shaw Road #5
Hopkinton, NJ 07933

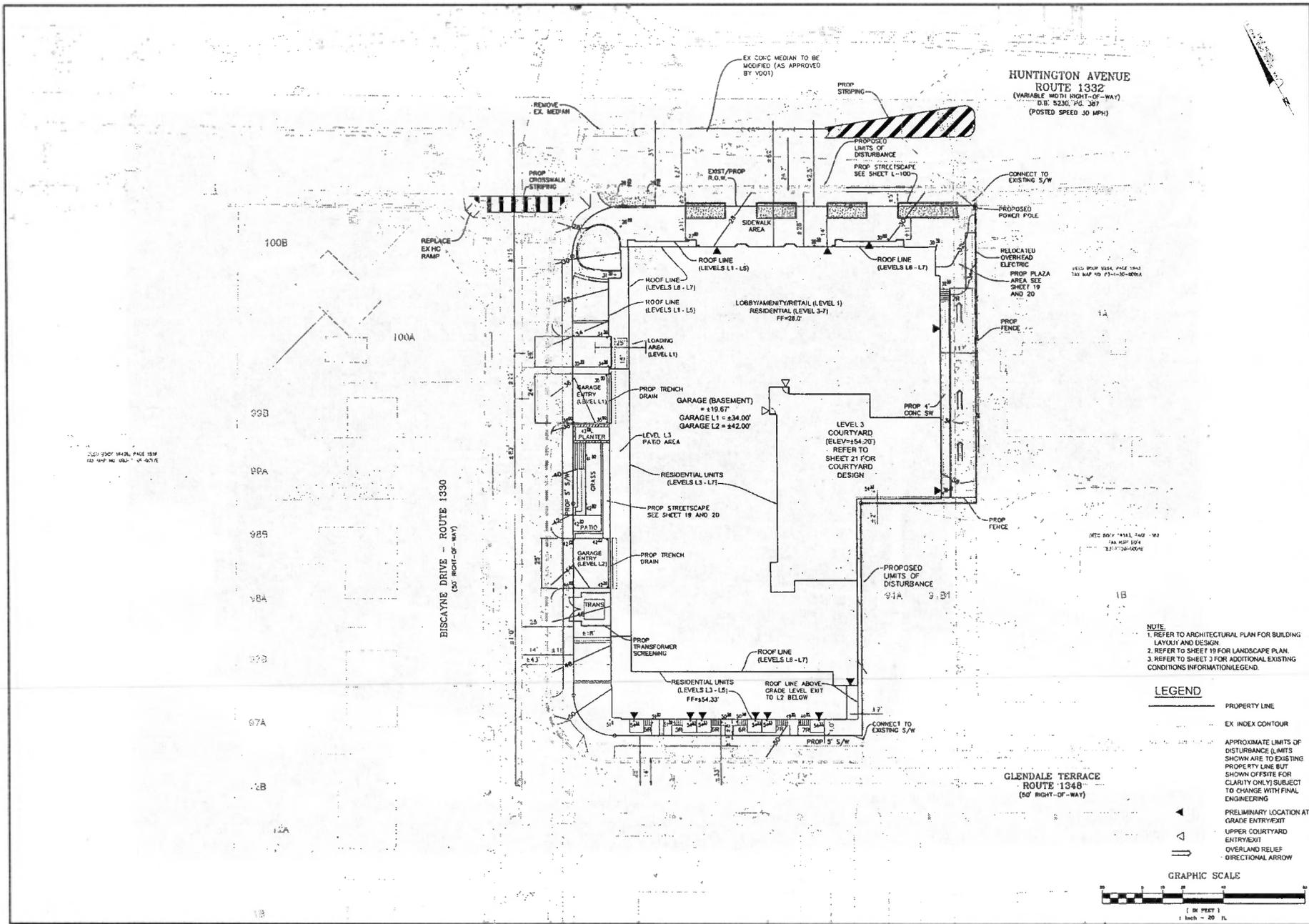
VERI-CORPORATE
A.S. Veri-Corporate, LLC
1000 Park Avenue
Suite 800
Baltimore, MD 21201

8/9/13
CITY OF FAIRFAX
PLANNING DEPARTMENT

EXISTING CONDITIONS PLAN
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

DATE	DESCRIPTION
11/20/10	PREPARED
11/27/10	REVISION
1/11/13	ISSUED
1/22/13	APPROVED
4/26/13	RESUBMITTED
5/9/13	SUBMISSION

DATE: November 16, 2012
SHEET: 4

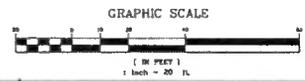


**HUNTINGTON AVENUE
ROUTE 1332**
(VARIABLE WIDTH RIGHT-OF-WAY)
D.B. 5230, PG. 387
(POSTED SPEED 30 MPH)

NOTE
1. REFER TO ARCHITECTURAL PLAN FOR BUILDING LAYOUT AND DESIGN.
2. REFER TO SHEET 19 FOR LANDSCAPE PLAN.
3. REFER TO SHEET 3 FOR ADDITIONAL EXISTING CONDITIONS INFORMATION/LEGEND.

LEGEND

- PROPERTY LINE
- EX INDEX CONTOUR
- APPROXIMATE LIMITS OF DISTURBANCE (LIMITS SHOWN ARE TO EXISTING PROPERTY LINE BUT SHOWN OFFSITE FOR CLARITY ONLY) SUBJECT TO CHANGE WITH FINAL ENGINEERING
- PRELIMINARY LOCATION AT GRADE ENTRY/EXIT
- UPPER COURTYARD ENTRY/EXIT
- OVERLAND RELIEF
- DIRECTIONAL ARROW



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NMA
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AVR DEVELOPMENTS
AVR Developments, LLC
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Baltimore, MD 21291

Mark
12/19/12

HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT FARRAUX, VIRGINIA

DATE	DESCRIPTION
11/28/12	ISSUED FOR PERMIT
12/12/12	ISSUED FOR PERMIT

SCALE: 1" = 20'
DATE: November 15, 2012
SHEET: 5



Huntington Avenue

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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 1400 Pennsylvania Avenue, NW
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 Phone: (202) 462-1000
 Fax: (202) 462-1001

cgla
 Carolina & Good
 Architects
 1000 North Carolina Avenue, NW
 Suite 1000
 Washington, DC 20006

W. B. BROWN
 Cary, North Carolina
 Cary, North Carolina
 Cary, NC 27513

MMA
 Masonry Masonry Architects, PC
 1000 North Carolina Avenue, NW
 Suite 1000
 Washington, DC 20006

AVR DEVELOPMENT
 A & P Huntington Metro, LLC
 1000 North Carolina Avenue, NW
 Suite 1000
 Washington, DC 20006



HUNTINGTON AVENUE PERSPECTIVE
**HUNTINGTON AVENUE
 PROPERTIES**
 MOUNT VERNON DISTRICT
 FARRAX, VIRGINIA

NO.	DATE	DESCRIPTION
1	10/1/2013	SUBMISSION
2	10/1/2013	SUBMISSION
3	10/1/2013	SUBMISSION
4	10/1/2013	SUBMISSION
5	10/1/2013	SUBMISSION
6	10/1/2013	SUBMISSION

DATE: _____
 SCALE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 PROJECT NO: _____



Biscayne Drive

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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 Consulting Group, LLC
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 Fax: (703) 703-8400
 www.bowman-cg.com
 © Bowman Consulting Group, LLC

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ART DEVELOPMENT
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 Fax: (703) 703-8400
 www.artdevelopment.com

Professional Seal
 Matthew J. Biscotti
 Lic. No. 402481
 11/13/12

BISCAYNE DRIVE PERSPECTIVE
HUNTINGTON AVENUE
PROPERTIES
 MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

DATE	DESCRIPTION
11/16/12	SUBMISSION
12/20/12	SUBMISSION
1/12/13	SUBMISSION
1/22/13	SUBMISSION
2/13/13	SUBMISSION
3/13/13	SUBMISSION
4/13/13	SUBMISSION
5/13/13	SUBMISSION
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Glendale Terrace

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

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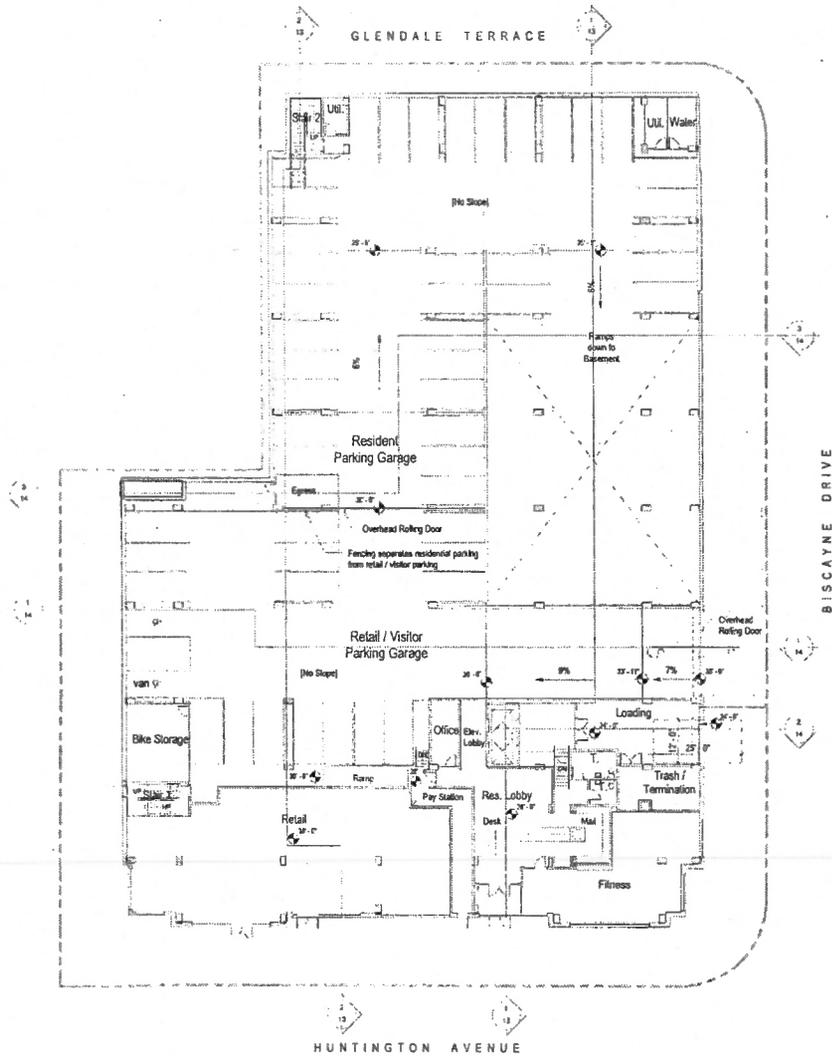
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HUNTINGTON AVENUE
PROPERTIES
 MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

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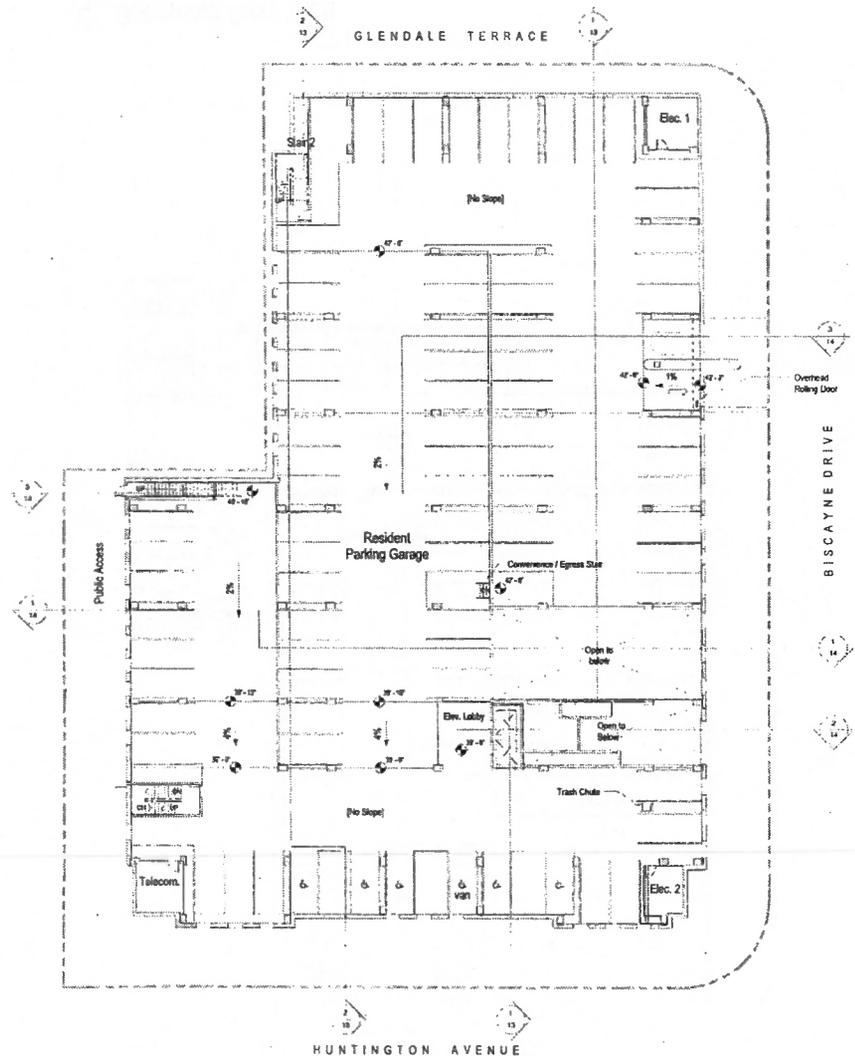
DATE: November 16, 2012
 SCALE: H. R. Y'S
 SHEET: 8

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10:25:41 AM

⊗ Level 1 Floor Plan
1/16" = 1'-0"



⊗ Level 2 Floor Plan
1/16" = 1'-0"



NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND
SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

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 Fax: (703) 444-1000
 www.bermanconsulting.com

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 Arlington, VA 22204
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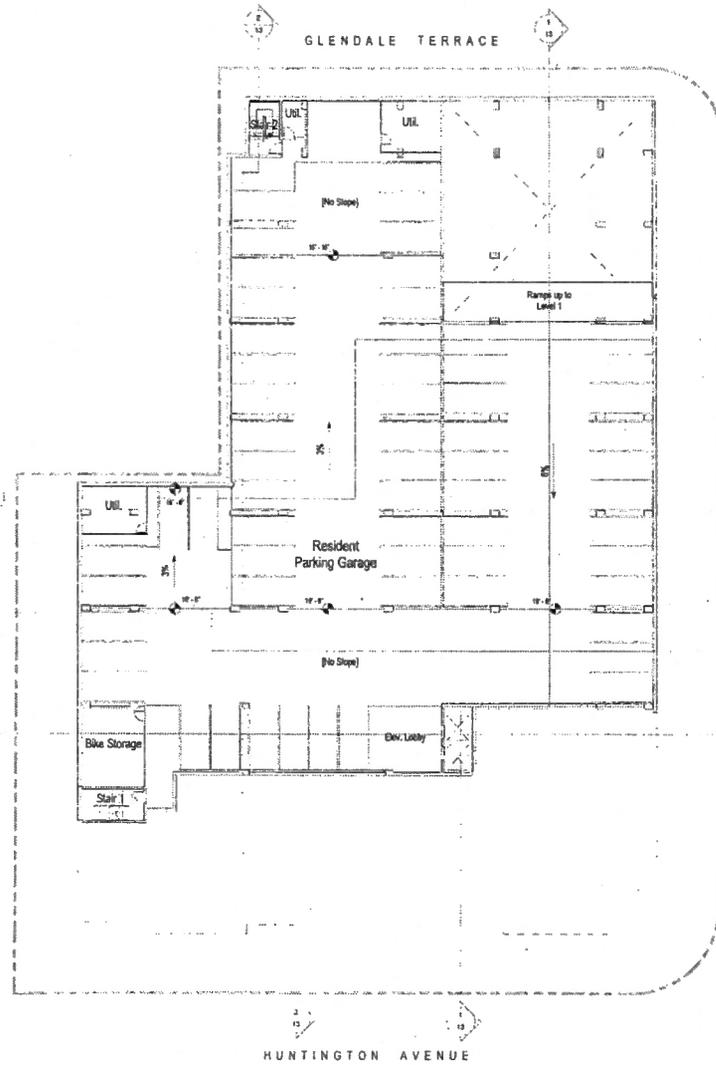
MIMC
 MIMC
 1207 S. Main Street
 Frederick, MD 21701

L.L. Huntington LLC
 14400 Trivettwood Place, Suite 300
 Fairfax, VA 22031

HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT - FAIRFAX, VIRGINIA

RZFP 2013-MV-001
 November 16, 2013

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Basement Floor Plan
1/8" = 1'-0"

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND
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MMA
Mount Meriah Architects
PC
2997 Stone Road #4
Huntington, VA 24045

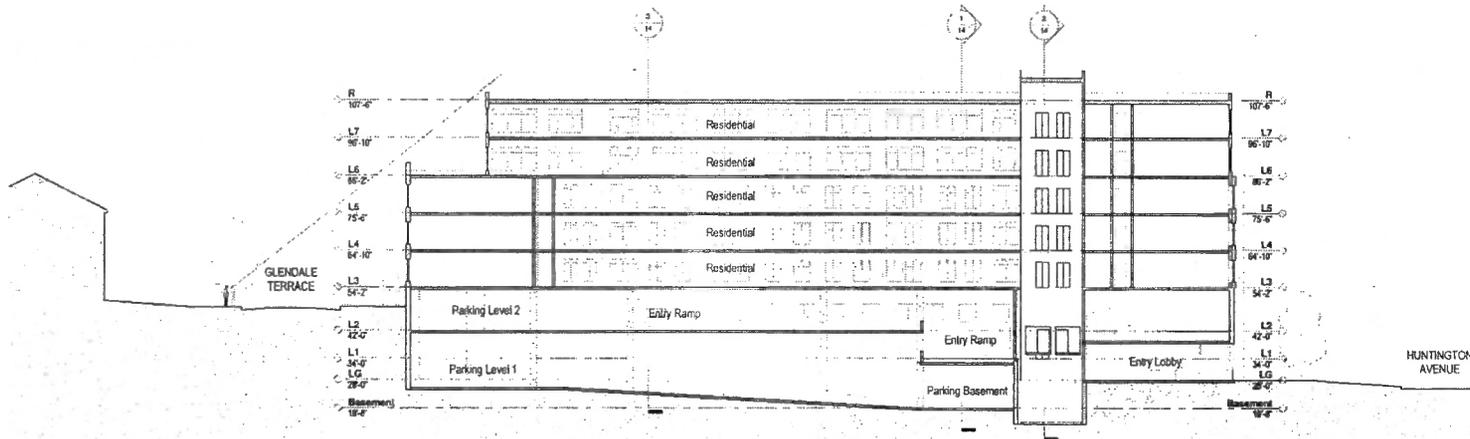
ONE DEVELOPMENT
A.E. Hartigan Assoc.
LLC
1540 Park Avenue
Baltimore, MD 21201

Marcel
12/1/13

Basement Level
HUNTINGTON AVENUE
PROPERTIES
MOUNT VERNON DISTRICT
FAIRFAX, VIRGINIA

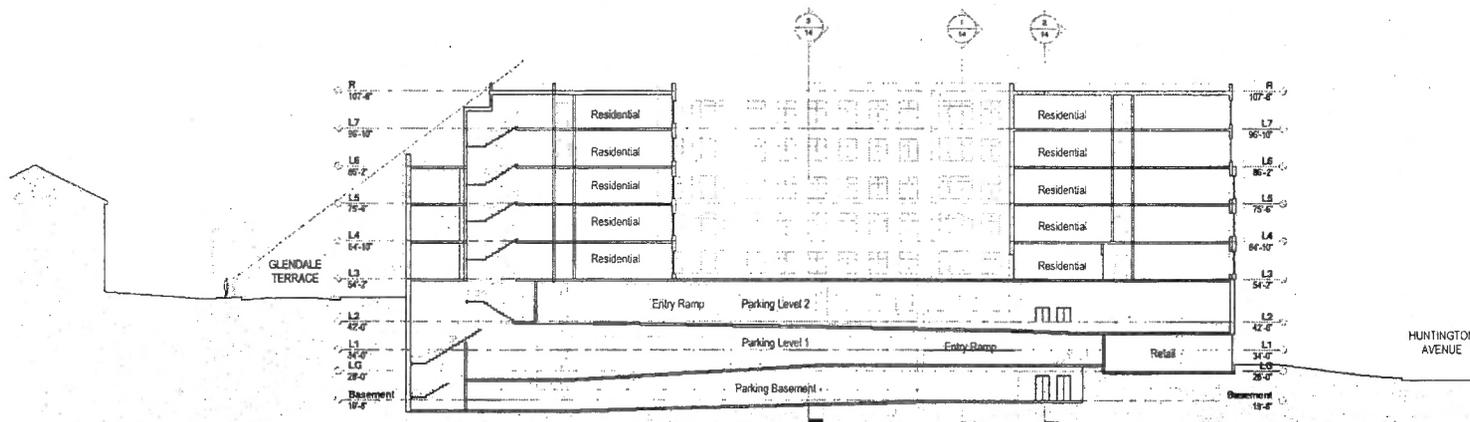
RFDP 2013-MH-01

November 16, 2012



North South Section 1

1/16" = 1'-0"



North South Section 2

1/16" = 1'-0"

NOTE:
 SITE SECTIONS PRESENTED ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE
 ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND
 OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL
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12/6/2013
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 Hoboken, NJ 07030

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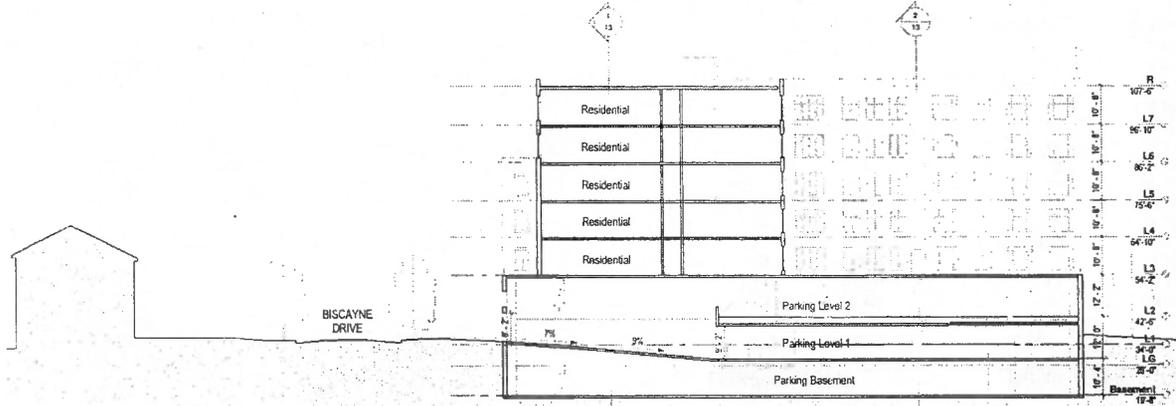
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Building Sections
**HUNTINGTON AVENUE
 PROPERTIES**
 MOUNT VERNON DISTRICT
 FAIRFAX, VIRGINIA

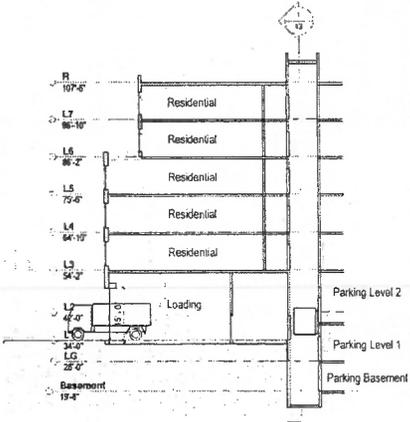
RZFP 2013.MV.G01

November 16, 2012

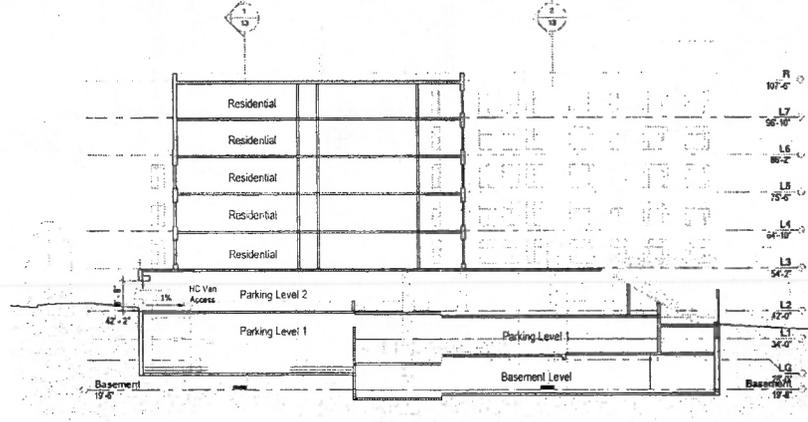
12/6/2013
5:40:58 PM



East West Section 1
1/16" = 1'-0"



East West Section 2
1/16" = 1'-0"



East West Section 3
1/16" = 1'-0"

NOTE:
SITE SECTION PRESENTED ARE PROVIDED TO AID IN THE UNDERSTANDING OF GRADE CHANGE ACROSS THE SUBJECT PROPERTY AND THE RELATIONSHIP OF PROPOSED BUILDINGS AND OTHER USES. BUILDING DESIGN AND THE FINAL GRADING ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

Building Sections
HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA
 REF/DP 2013-LV-301
 November 16, 2012
 14

BSA
 Building Consulting Group, Ltd.
 1420 Thimbleton Place, Suite 200
 Fairfax, VA 22031
 Tel: (703) 441-9799
 Fax: (703) 441-9799
 www.bsacorp.com

CUNIFF & GOOD
 CIVIL ENGINEERS & ARCHITECTS
 3000 Westpark Avenue
 NW Washington, DC 20009

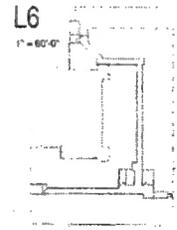
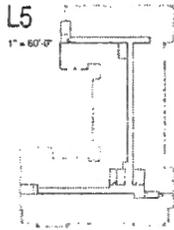
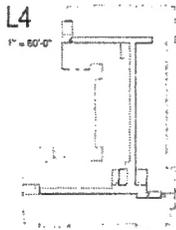
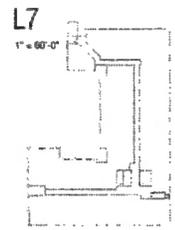
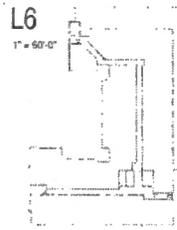
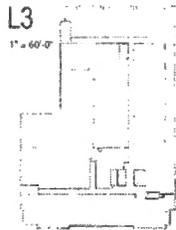
CUNIFF & GOOD
 CIVIL ENGINEERS & ARCHITECTS
 200 State Route 64
 Towson, MD 21286

MASS HUNTER ARCHITECTURE
 200 State Route 64
 Newnan, GA 30753

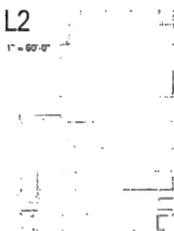
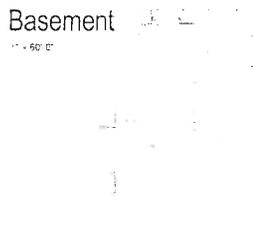
A & R HUNTINGTON MARKS
 124 Park Avenue
 Suite 300
 Baltimore, MD 21201

12/9/13

12/9/2013
10:25:50 AM



Parking Residential Retail



Residential NSF

Level	Area
L3	21,401
L4	22,607
L5	22,468
L6	19,145
L7	19,372
Grand total	104,994

Building GSF

Level	Area
Parking	
Basement	23,537
L1	20,086
L2	33,565
L3	27,107
L4	27,107
L5	27,103
L6	23,372
L7	23,199
Retail	132,266
L1	3,534
	3,534
Grand total	212,988

NOTE:
FLOOR / GARAGE PLAN LAYOUT SHOWN HEREON ARE PRELIMINARY AND
SUBJECT TO REVISION WITH FINAL ARCHITECTURAL AND ENGINEERING DESIGN.

Project Information
HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

November 16, 2012
 15

A.R. Huntington Inc.
 1400 Park Avenue
 Suite 200
 Silver Spring, MD 20910

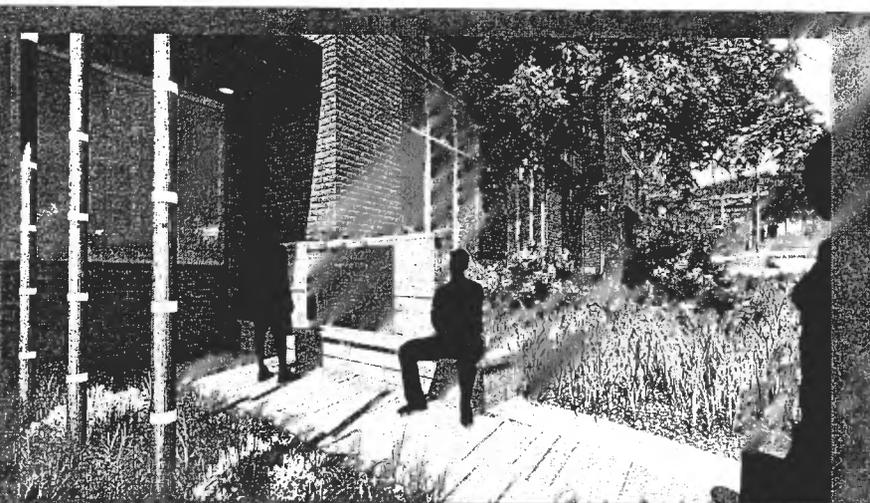
Mass Motion Architecture
 200 State Street 6th
 Floor
 Boston, MA 02116

Cary Architects
 100 E. Connecticut Avenue
 Suite 1000
 Washington, DC 20002

James Consulting Group, LLC
 10000 Lee Road 200
 Chantilly, Virginia 20151
 Tel: 703.881.8200
 Fax: 703.881.8200
 www.jamesconsulting.com



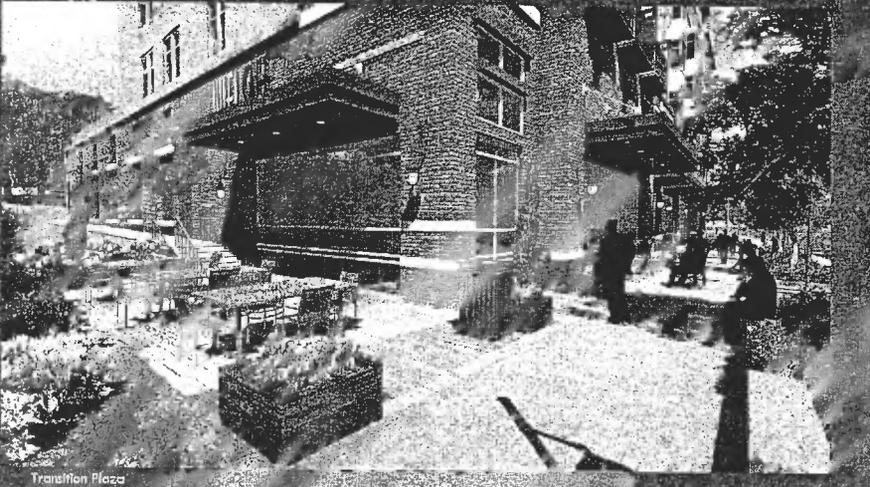
Corner Detail of Huntington and Biscayne



Civic Plaza



Bird's Eye View of Huntington and Biscayne



Transition Plaza



Walk along Huntington

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

Bowman CONSULTING
 Bowmen Consulting Group, Ltd.
 1000 Lakeside Drive, Suite 200
 Chesapeake, Virginia 23060
 Phone: 757.464.1000
 www.bowmanconsulting.com
 A Bowmen Group Company

cgl
 Cavahlo & Good
 1022 Connecticut Avenue, NW
 Washington, DC 20036

Curry Architects
 Curry Architects
 806 E. Airport
 Towson, MD 21286

MQ
 Mosa Moralis Architects, PC
 2027 Zane Plaza #6
 Houston, TX 77058

AR
 A.R. Enterprises, Inc.
 A.R. Enterprises, Inc.
 1548 Pine Avenue
 Baltimore, MD 21201

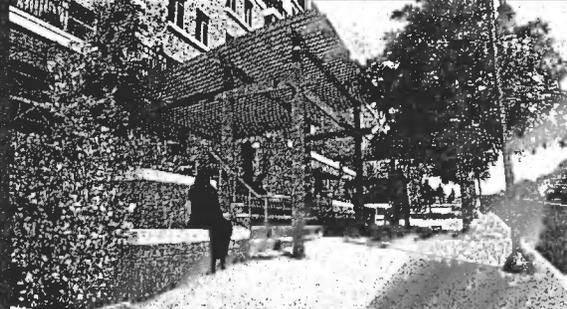


PUBLIC SPACE DETAILS ALONG HUNTINGTON AVENUE
HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

DATE	DESCRIPTION
11/16/12	SUBMISSION
12/17/12	SUBMISSION
1/12/13	SUBMISSION
3/22/13	SUBMISSION
5/28/13	SUBMISSION
8/29/13	SUBMISSION
DATE	DESCRIPTION
SCALE	
DATE	November 16, 2012



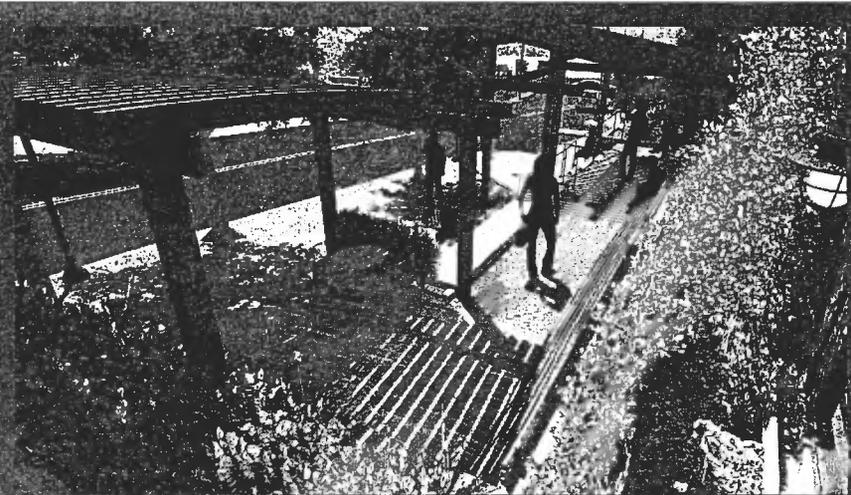
Public Plaza on Biscayne Drive



Public Plaza towards Glendale



Public Plaza towards Huntington



Aerial of Public Plaza



Neighborhood Plaza | Biscayne and Glendale

BUILDING MATERIALS ARE SUBJECT TO CHANGE WITH FINAL DESIGN PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED

Bowman CONSULTING
 Bowman Consulting Group, LLC
 1100 Thruway Plaza, Suite 130
 Fairfield, NJ 07004
 Phone: (201) 741-1000
 Fax: (201) 741-0270
 www.bowmanconsulting.com

cgla
 Charles & Gladys
 1025 Connecticut Avenue NW
 Suite 1000
 Washington, DC 20036

MMQ
 300 E. 1st Street
 300 E. 1st Street
 06108
 Torrington, CT 06796

MMQ
 2227 Lake Road, #10
 07753
 Neptune, NJ 07753

ARR
 PARK DEVELOPMENT
 165 Huntington Lane, LLC
 165 Huntington Lane, LLC
 Suite 200
 Baltimore, MD 21201



PUBLIC SPACE DETAILS ALONG BISCAYNE DRIVE
HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT | FAIRFAX, VIRGINIA

NO.	DATE	DESCRIPTION
1	12/17/12	ISSUANCE
2	1/27/13	SUBMISSION
3	3/13/13	SUBMISSION
4	5/13/13	SUBMISSION
5	7/13/13	SUBMISSION
6	8/13/13	SUBMISSION
7	9/13/13	SUBMISSION
8	10/13/13	SUBMISSION
9	11/13/13	SUBMISSION
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17	7/14/14	SUBMISSION
18	8/14/14	SUBMISSION
19	9/14/14	SUBMISSION
20	10/14/14	SUBMISSION
21	11/14/14	SUBMISSION
22	12/14/14	SUBMISSION
23	1/15/15	SUBMISSION
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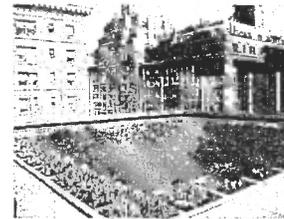
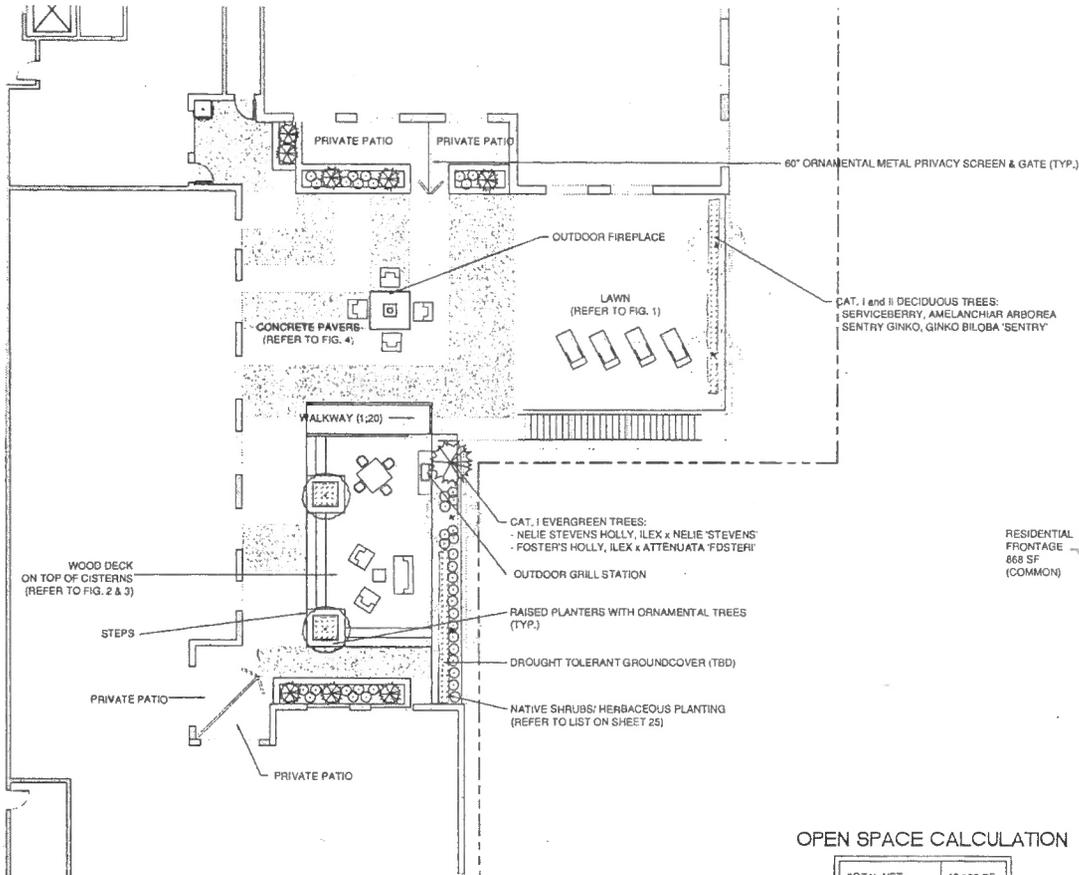


FIG. 1: COMMON GREEN AREA ON STRUCTURE

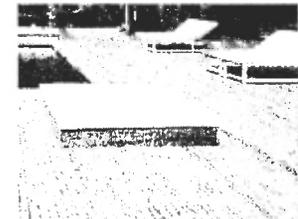


FIG. 3: WOOD DECK ON STRUCTURE

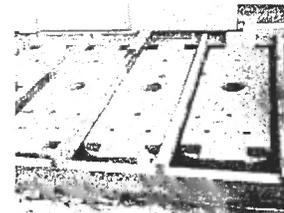


FIG. 2: HIDDEN CISTERNS (50 GAL. CAPACITY EACH) INSTALLED WITHIN FRAME OF WOOD DECK

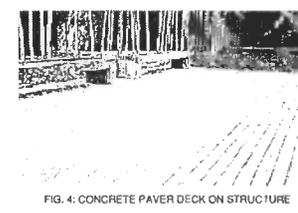
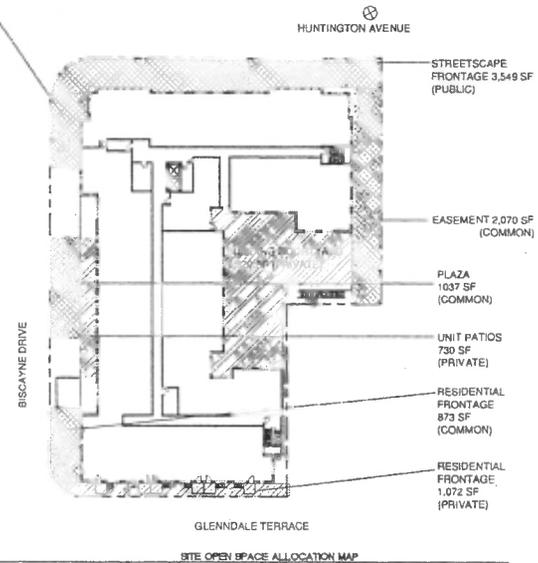


FIG. 4: CONCRETE PAVER DECK ON STRUCTURE

RESIDENTIAL FRONTAGE 668 SF (COMMON)



OPEN SPACE CALCULATION

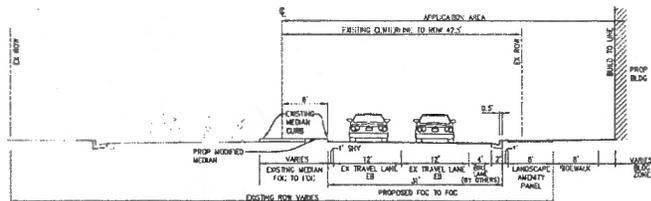
A.	TOTAL NET SITE AREA	43,123 SF
B.	% OPEN SPACE REQUIRED	30% of A (12,936 SF)
C.	% OPEN SPACE PROVIDED	35.0% of A (15,019 SF)
D.	% PRIVATE OPEN SPACE	44.1% of C SPACE (6,622 SF)
E.	% PUBLIC OPEN SPACE	23.6% of C SPACE (3,549 SF)
F.	% COMMON OPEN SPACE	32.3% of C SPACE (4,848 SF)

NOTES:
 1. REFER TO SHEET 25 FOR TREE CANOPY CALCULATIONS.
 2. TREE SYMBOLS IN PLAN ARE SHOWN TO SCALE REPRESENTING SIZE AT 10 YEAR GROWTH AS PER COUNTY PUBLIC FACILITIES MANUAL CHAPTER 12



County	PLAC. STATUS
11/04/07	SUBMISSION
12/06/07	SUBMISSION
01/11/11	SUBMISSION
03/22/11	SUBMISSION
04/26/11	SUBMISSION
06/06/11	SUBMISSION
06/06/11	SUBMISSION

DATE	DESCRIPTION
SCALE	1" = 8'
DATE	10/04/2013

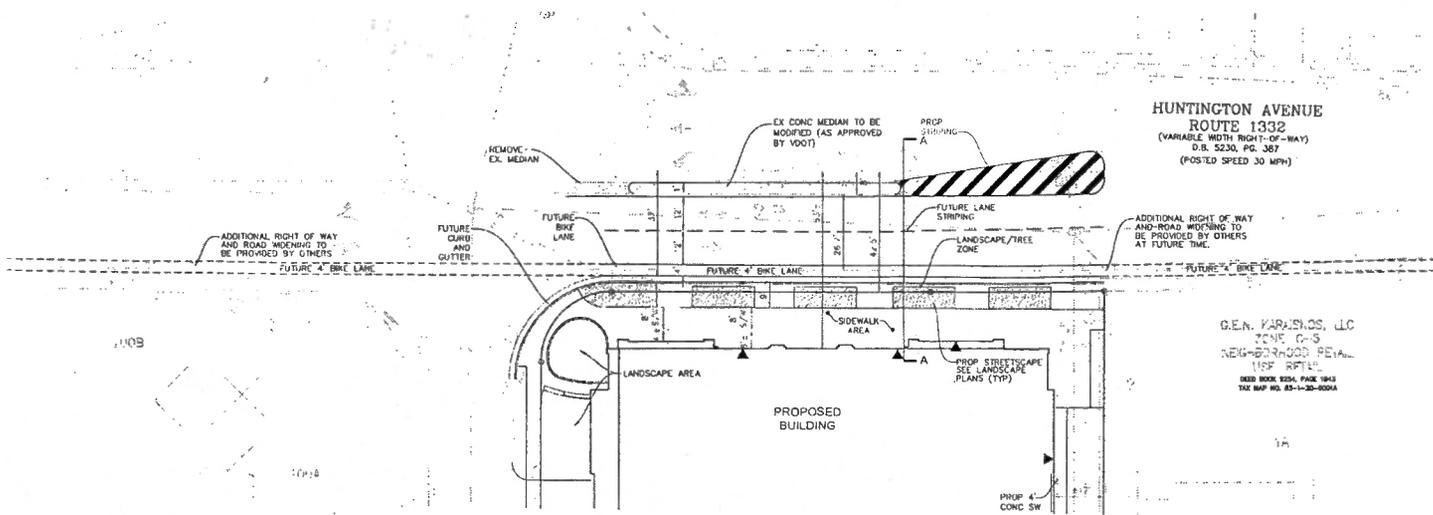


FUTURE HUNTINGTON AVENUE ON-STREET BIKE LANE CROSS SECTION A-A

(EXISTING POSTED 30 MPH)

SCALE: 1"=10'

(BIKE LANE, ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)



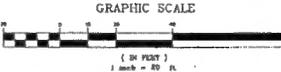
**HUNTINGTON AVENUE
ROUTE 1332**
(VARIABLE WIDTH RIGHT-OF-WAY)
D.B. 5230, PG. 367
(POSTED SPEED 30 MPH)

G.E.N. KARASIMOS, LLC
7210 D-3
REG-STRUCK PERM.
11/17/11
DEED BOOK 8254, PAGE 1843
TAX MAP NO. 83-14-20-000A

- NOTE:**
1. REFER TO ARCHITECTURAL PLAN FOR BUILDING LAYOUT AND DESIGN.
 2. REFER TO SHEET 19 FOR STREETSCAPE IMPROVEMENTS.

LEGEND

- PROPERTY LINE/EXISTING RIGHT OF WAY
- PRELIMINARY LOCATION AT GRADE ENTRY/EXIT



FUTURE ON-STREET BIKE LANE

(BIKE LANE, ROAD AND UTILITY IMPROVEMENTS ALONG APPLICATION ROAD FRONTAGE TO BE PROVIDED BY OTHERS AT FUTURE TIME)



FUTURE ON-STREET BIKE LANE EXHIBIT
**HUNTINGTON AVENUE
PROPERTIES**
MOUNT VERNON DISTRICT FAIRFAX, VIRGINIA

DATE	DESCRIPTION
11/16/11	PRELIMINARY
12/6/12	REVISION
1/17/13	REVISION
4/22/13	SUBMISSION
6/28/13	SUBMISSION
8/9/13	REVISION

SCALE: 1"=20'
DATE: November 16, 2012
SHEET: 23

HUNTINGTON AVENUE - ROUTE 1332
(VARIABLE WIDTH RIGHT-OF-WAY)
D.S. 5230, P.C. 307
(POSTED SPEED 30 MPH)



GLENDALE TERRACE - ROUTE 1348
(50' RIGHT-OF-WAY)

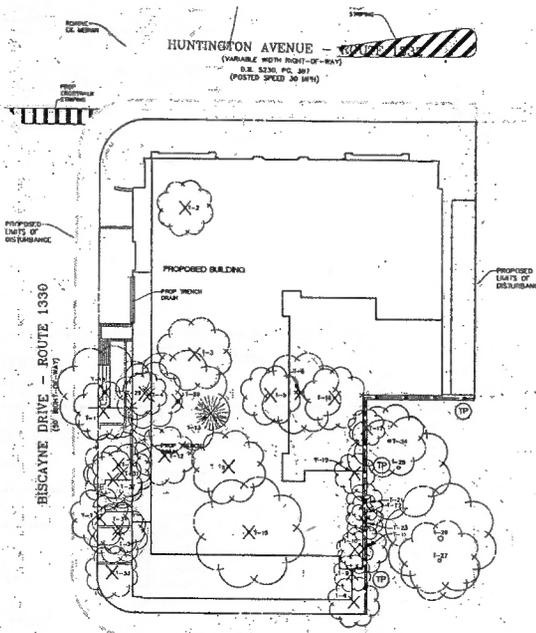
EXISTING VEGETATION MAP

SCALE: 1"=30'

COVER TYPE					
KEY	COVER TYPE	SPECIES TYPICAL	SUCCESSIONAL STAGE	CONDITION	TOTAL AREA
[Hatched Pattern]	EARLY SUCCESSION FORESTS	MAPLE, ASK, MULBERRY, ALANHRUS, HICKLY, CEDAR	EARLY TO MID	FAIR	.33 AC.
[Hatched Pattern]	DEVELOPED LAND	N/A	N/A	N/A	.32 AC.
[Hatched Pattern]	MAINTAINED GRASSLANDS	N/A	N/A	FAIR TO GOOD	.49 AC.

TOTAL SITE AREA = 1.04 ACRES (45,438 S.F.)
EXISTING TREE CANOPY = 14,378 S.F., .33 AC OR 32%

HUNTINGTON AVENUE - ROUTE 1332
(VARIABLE WIDTH RIGHT-OF-WAY)
D.S. 5230, P.C. 307
(POSTED SPEED 30 MPH)



TREE CONSERVATION PLAN

SCALE: 1"=30'

LEGEND:

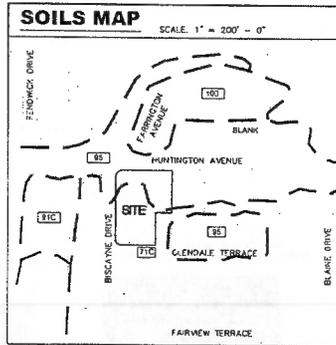
- EXISTING TREE TO BE PRESERVED
- EXISTING SEASONAL TREE TO BE REMOVED
- EXISTING TREE CRITICAL ROOT ZONE
- PROPOSED LIMITS OF DISTURBANCE (SUBJECT TO CHANGE WITH FINAL SITE PLAN)
- PROPOSED TREE PROTECTION FENCE

EXISTING TREE INVENTORY

HUNTINGTON AVENUE - FAIRFAX, VIRGINIA
Date of site visit: May 16, 2011
Cartified Arboreal: Gregg D. Chery MA-AG-1CA

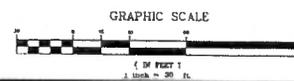
Tree #	Botanical Name	Common Name	Caliper (DBH)	Condition Rating	Species Rating	Proposed
1	Acer glaberrimum	Silver Maple	14	0.75	0.4	Remove
2	Fraxinus americana	Green Ash	14	0.8	0.2	Remove
3	Acer saccharinum	Black Maple	15.5 (Dead)	0.75	0.4	Remove
4	Quercus alba	White Oak	11.5 (Dead)	0.75	0.4	Remove
5	Malus sp.	Malus	5.0 (Dead)	0.4	0.4	Remove
6	Acer saccharum	Red Maple	7.0	0.75	0.4	Remove
7	Acer rubrum	Red Maple	2.5 (Dead)	0.75	0.4	Remove
8	Prunus pennsylvanica	Black Cherry	2.5 (Dead)	0.75	0.4	Remove
9	Prunus pennsylvanica	Black Cherry	2.5 (Dead)	0.75	0.4	Remove
10	Prunus pennsylvanica	Black Cherry	2.5 (Dead)	0.75	0.4	Remove
11	Prunus pennsylvanica	Black Cherry	2.5 (Dead)	0.75	0.4	Remove
12	Acer saccharum	Red Maple	3.0	0.75	0.4	Remove
13	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
14	Prunus pennsylvanica	Black Cherry	3.0 (Dead)	0.75	0.4	Remove
15	Prunus pennsylvanica	Black Cherry	4.0 (Dead)	0.75	0.4	Remove
16	Prunus pennsylvanica	Black Cherry	2.0 (Dead)	0.75	0.4	Remove
17	Prunus pennsylvanica	Black Cherry	1.5	0.75	0.4	Remove
18	Acer saccharum	Red Maple	2.0 (Dead)	0.75	0.4	Remove
19	Acer saccharum	Red Maple	1.5 (Dead)	0.75	0.4	Remove
20	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove
21	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
22	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
23	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
24	Prunus pennsylvanica	Black Cherry	2.0	0.8	0.4	Remove
25	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
26	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
27	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
28	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
29	Prunus pennsylvanica	Black Cherry	1.0	0.8	0.4	Remove
30	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove
31	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove
32	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove
33	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove
34	Acer saccharum	Red Maple	1.0 (Dead)	0.75	0.4	Remove

- Notes:
- All trees requiring the submission of a form for retention per local ordinance shall be marked with the appropriate root location and circumference of all trunk and/or major limbs in a 12 inch diameter or greater diameter, or within 10 feet of the perimeter of the trunk and/or major limbs of all trunk and/or major limbs in a 12 inch diameter or greater diameter, or within 10 feet of the trunk and/or major limbs of all trunk and/or major limbs in a 12 inch diameter or greater diameter.
 - Condition and Species Rating (S/R) are based on procedures in the County Tree Planting Manual, Appendix published by the DCW.
 - Further site photos and/or drawings may be required for the implementation of any proposed tree removal or preservation treatments within the approximate limits of the adjacent project owner.
 - * Tree location has been indicated as observed in the field.
 - ** Detail view.



SOIL NO. NUMBERS	SOIL TYPES NAME	FOUNDATION SUPPORT	SOIL DRAINAGE	EROSION POTENTIAL	PROBLEM CLASS
71C	KINGS TOWNE SASSAPARILLA-HARRISBURG COMPLEX	POOR w.p.c.b.	POOR p.c.b.	HIGH	I/A
95	URBAN LAND	NA	NA	N/A	IVB

- NOTE: D = LOW BEARING VALUES FOR FOUNDATION SUPPORT; E = CLAYS WITH MODERATE TO HIGH SHRINK-SWELL POTENTIAL OFTEN HAVING SLOW TO VERY SLOW PERMEABILITY RATES; P = PERCHED CIRCUMFERENCE ABOVE RESTRICTIVE SOIL OR ROCK LAYERS; S = SLOW PERMEABILITY RATES; U = POTENTIALLY UNSTABLE SOILS FROM MASSIVE SLOPE FAILURE OR SLOPE CREEP.
- NOTE: SOILS INFORMATION OBTAINED FROM FAIRFAX COUNTY SOILS RATING MAP 2011.



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MASS HUNGARIAN ARCHITECTS, PC
 3207 Blue Ridge Rd.
 Arlington, VA 22202

A & R HUNTINGTON REALTY, LLC
 1001 Park Avenue
 Fairfax, VA 22031

EXISTING VEGETATION MAP & TREE CONSERVATION PLAN
HUNTINGTON AVENUE PROPERTIES
 MOUNT VERNON DISTRICT - FAIRFAX, VIRGINIA

Scale: 1" = 45' SHOWN
 SHEET 24

Tree Preservation Target Deviation Narrative

This project consists of the construction, demolition and redevelopment of Fairfax County Tree Assessment Map numbers 83-1-181-92A, 92B, 93A, 93B, 94A into a multi-family residential development. The proposed development is a process via the rezoning process and applicable zoning standards and requirements set forth in the Fairfax County Zoning Ordinance.

According to the Existing Vegetation Map, prepared by Bowman Consulting Group, the property (1.04 acres) is currently covered by approximately 0.33 acres or 32% trees/shrub cover. The subdivision plan proposes to retain 1.04 acres for proposed grading and construction improvements, leaving zero acres of trees/shrubs save remaining utility.

Per the 10-year tree canopy requirements, 10% (1.04 acre) tree cover is required for the site. This can be satisfied by tree preservation, tree planting or a combination of both. Based on the Existing Vegetation Map, 32% of the undeveloped site had tree cover. According to these numbers, the site has a tree preservation target of 0.33 acres (10 acres x 32%). Since zero acres of tree preservation credit will be taken for tree save areas to remain, a tree preservation target deviation is requested.

A partial deviation from the site's Tree Preservation Target is requested under the following conditions:

- (1) Section 12-0508.2A(1), Meeting the Tree Preservation Target would preclude the development of uses or densities otherwise allowed by the Zoning Ordinance.

The current site is comprised of several low density suburban scale properties with substantial vegetative growth. Much of the existing vegetation is massive and/or in poor quality. The proposed project introduces a more urban development to the site which will occupy the majority of the existing site area. As a result, saving any of the existing vegetation on the site would add a considerable adverse impact to the potential lot yield and would result in unnecessary or unreasonable hardship to the developer.

- (2) Section 12-0508.2A(2), Meeting the Tree Preservation Target would require the preservation of trees that do not meet standards for health and condition and other vegetation and its management requirements of 12-0403.4 or 12-0403.5 or 12-0403.6 or 12-0403.7 or 12-0403.8 or 12-0403.9.

Per field observation, the majority of the existing trees and shrubs proposed to be removed are in poor condition, displaying unsuitable health and/or structural conditions that may be hazardous to either life or property, including utility lines, sidewalks, bridges and beams, broken dead or split canopy, girdling, etc. Per Section 12-0403.3, trees that do not meet pre-development standards for structural integrity and health shall not be afforded tree canopy cover credits and shall be subject to removal.

- (3) Section 12-0508.2A(3), Construction activities could reasonably be expected to impact existing trees or forested areas used in meet the Tree Preservation Target to the extent these would not satisfy standards as a healthy and structurally sound manner for a minimum of 10 years in accordance with the best development standards for trees and forested areas provided in 12-0403.4 and 12-0404.

Proposed grading and construction improvements (building, roads, structures, utilities, stormwater facilities, etc.) will significantly impact existing trees and shrubs specified to be removed. Proposed construction will cause direct physical damage to root systems and remove ground portions of trees that could result in an unfeasible level of structural failure and health problems. Per Section 12-0403.5, trees determined to be dead, declining, hazardous or a maintenance issue due to impacts from construction or environmental changes resulting from construction shall be subject to removal.

Item	Title	Reference
A. Tree Preservation Target and Standards		
A	Pre-development area of existing tree canopy (from Existing Vegetation Map) *	14,275 S.F.
B	Percentage of gross site area covered by existing tree canopy *	32%
C	Percentage of tree canopy required for site use, Table 12.14.1 *	32% (3384)
D	Percentage of tree canopy that is currently in place on site through tree preservation *	3,126
E	Required percentage of canopy requirements that will be met through tree preservation *	0%
F	Has the Tree Preservation Target minimum been met? *	NO
G	If the Applicant requests to deviate from the Tree Preservation Target and be provided on the plan that states the amount of tree canopy to be preserved, the Applicant shall provide a site specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation occurs is located.	SEE ATTACHED
H	If the Applicant requests to deviate from the Tree Preservation Target and be provided on the plan that states the amount of tree canopy to be preserved, the Applicant shall provide a site specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation occurs is located.	SEE ATTACHED
I	Please see introduction prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10	NOTED
B. Tree Canopy Requirements		
31	Identify gross site area *	45,437 S.F. @ 12-0512.5A
32	Subtract area allocated to parking, road, driveway, and	308 S.F. @ 12-0511.1B
33	Remaining area of development *	45,129 S.F. @ 12-0511.1B(1) through 12-0511.1B(5)
34	Subtract area of site (0.1 - 0.2) *	15,110 S.F.
35	Identify area of existing tree canopy *	14,275 S.F. (FROM PLANNED RESIDENTIAL ZONED USE)
36	Percentage of existing tree canopy preserved *	5.15 (33.8%) of total site
37	Area of 10-year tree canopy required (34 x 32%) *	4,312 S.F.
38	Amount of tree canopy that will be preserved *	0%
39	If 10-year tree canopy is not preserved, what is the minimum amount of tree canopy that will be preserved *	0%
C. Tree Preservation		
11	Tree Preservation Target Area *	1,440 S.F.
12	Tree canopy area meeting requirements of 12-0403.4 *	0 S.F.
13	Tree canopy area meeting requirements of 12-0403.5 *	0 S.F. @ 12-0512.2B
14	Tree canopy area meeting requirements of 12-0403.6 *	0 S.F.
15	Tree canopy area meeting requirements of 12-0403.7 *	0 S.F.
16	Tree canopy area meeting requirements of 12-0403.8 *	0 S.F.
17	Tree canopy area meeting requirements of 12-0403.9 *	0 S.F. @ 12-0512.3B(1)
18	Tree canopy area meeting requirements of 12-0403.10 *	0 S.F.
19	Tree canopy area meeting requirements of 12-0403.11 *	0 S.F.
20	Tree canopy area meeting requirements of 12-0403.12 *	0 S.F.
21	Tree canopy area meeting requirements of 12-0403.13 *	0 S.F.
22	Tree canopy area meeting requirements of 12-0403.14 *	0 S.F.
23	Tree canopy area meeting requirements of 12-0403.15 *	0 S.F.
24	Tree canopy area meeting requirements of 12-0403.16 *	0 S.F.
25	Tree canopy area meeting requirements of 12-0403.17 *	0 S.F.
26	Tree canopy area meeting requirements of 12-0403.18 *	0 S.F.
27	Tree canopy area meeting requirements of 12-0403.19 *	0 S.F.
28	Tree canopy area meeting requirements of 12-0403.20 *	0 S.F.
29	Tree canopy area meeting requirements of 12-0403.21 *	0 S.F.
30	Tree canopy area meeting requirements of 12-0403.22 *	0 S.F.
31	Tree canopy area meeting requirements of 12-0403.23 *	0 S.F.
32	Tree canopy area meeting requirements of 12-0403.24 *	0 S.F.
33	Tree canopy area meeting requirements of 12-0403.25 *	0 S.F.
34	Tree canopy area meeting requirements of 12-0403.26 *	0 S.F.
35	Tree canopy area meeting requirements of 12-0403.27 *	0 S.F.
36	Tree canopy area meeting requirements of 12-0403.28 *	0 S.F.
37	Tree canopy area meeting requirements of 12-0403.29 *	0 S.F.
38	Tree canopy area meeting requirements of 12-0403.30 *	0 S.F.
39	Tree canopy area meeting requirements of 12-0403.31 *	0 S.F.
40	Tree canopy area meeting requirements of 12-0403.32 *	0 S.F.
41	Tree canopy area meeting requirements of 12-0403.33 *	0 S.F.
42	Tree canopy area meeting requirements of 12-0403.34 *	0 S.F.
43	Tree canopy area meeting requirements of 12-0403.35 *	0 S.F.
44	Tree canopy area meeting requirements of 12-0403.36 *	0 S.F.
45	Tree canopy area meeting requirements of 12-0403.37 *	0 S.F.
46	Tree canopy area meeting requirements of 12-0403.38 *	0 S.F.
47	Tree canopy area meeting requirements of 12-0403.39 *	0 S.F.
48	Tree canopy area meeting requirements of 12-0403.40 *	0 S.F.
49	Tree canopy area meeting requirements of 12-0403.41 *	0 S.F.
50	Tree canopy area meeting requirements of 12-0403.42 *	0 S.F.
51	Tree canopy area meeting requirements of 12-0403.43 *	0 S.F.
52	Tree canopy area meeting requirements of 12-0403.44 *	0 S.F.
53	Tree canopy area meeting requirements of 12-0403.45 *	0 S.F.
54	Tree canopy area meeting requirements of 12-0403.46 *	0 S.F.
55	Tree canopy area meeting requirements of 12-0403.47 *	0 S.F.
56	Tree canopy area meeting requirements of 12-0403.48 *	0 S.F.
57	Tree canopy area meeting requirements of 12-0403.49 *	0 S.F.
58	Tree canopy area meeting requirements of 12-0403.50 *	0 S.F.
59	Tree canopy area meeting requirements of 12-0403.51 *	0 S.F.
60	Tree canopy area meeting requirements of 12-0403.52 *	0 S.F.
61	Tree canopy area meeting requirements of 12-0403.53 *	0 S.F.
62	Tree canopy area meeting requirements of 12-0403.54 *	0 S.F.
63	Tree canopy area meeting requirements of 12-0403.55 *	0 S.F.
64	Tree canopy area meeting requirements of 12-0403.56 *	0 S.F.
65	Tree canopy area meeting requirements of 12-0403.57 *	0 S.F.
66	Tree canopy area meeting requirements of 12-0403.58 *	0 S.F.
67	Tree canopy area meeting requirements of 12-0403.59 *	0 S.F.
68	Tree canopy area meeting requirements of 12-0403.60 *	0 S.F.
69	Tree canopy area meeting requirements of 12-0403.61 *	0 S.F.
70	Tree canopy area meeting requirements of 12-0403.62 *	0 S.F.
71	Tree canopy area meeting requirements of 12-0403.63 *	0 S.F.
72	Tree canopy area meeting requirements of 12-0403.64 *	0 S.F.
73	Tree canopy area meeting requirements of 12-0403.65 *	0 S.F.
74	Tree canopy area meeting requirements of 12-0403.66 *	0 S.F.
75	Tree canopy area meeting requirements of 12-0403.67 *	0 S.F.
76	Tree canopy area meeting requirements of 12-0403.68 *	0 S.F.
77	Tree canopy area meeting requirements of 12-0403.69 *	0 S.F.
78	Tree canopy area meeting requirements of 12-0403.70 *	0 S.F.
79	Tree canopy area meeting requirements of 12-0403.71 *	0 S.F.
80	Tree canopy area meeting requirements of 12-0403.72 *	0 S.F.
81	Tree canopy area meeting requirements of 12-0403.73 *	0 S.F.
82	Tree canopy area meeting requirements of 12-0403.74 *	0 S.F.
83	Tree canopy area meeting requirements of 12-0403.75 *	0 S.F.
84	Tree canopy area meeting requirements of 12-0403.76 *	0 S.F.
85	Tree canopy area meeting requirements of 12-0403.77 *	0 S.F.
86	Tree canopy area meeting requirements of 12-0403.78 *	0 S.F.
87	Tree canopy area meeting requirements of 12-0403.79 *	0 S.F.
88	Tree canopy area meeting requirements of 12-0403.80 *	0 S.F.
89	Tree canopy area meeting requirements of 12-0403.81 *	0 S.F.
90	Tree canopy area meeting requirements of 12-0403.82 *	0 S.F.
91	Tree canopy area meeting requirements of 12-0403.83 *	0 S.F.
92	Tree canopy area meeting requirements of 12-0403.84 *	0 S.F.
93	Tree canopy area meeting requirements of 12-0403.85 *	0 S.F.
94	Tree canopy area meeting requirements of 12-0403.86 *	0 S.F.
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96	Tree canopy area meeting requirements of 12-0403.88 *	0 S.F.
97	Tree canopy area meeting requirements of 12-0403.89 *	0 S.F.
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99	Tree canopy area meeting requirements of 12-0403.91 *	0 S.F.
100	Tree canopy area meeting requirements of 12-0403.92 *	0 S.F.
101	Tree canopy area meeting requirements of 12-0403.93 *	0 S.F.
102	Tree canopy area meeting requirements of 12-0403.94 *	0 S.F.
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105	Tree canopy area meeting requirements of 12-0403.97 *	0 S.F.
106	Tree canopy area meeting requirements of 12-0403.98 *	0 S.F.
107	Tree canopy area meeting requirements of 12-0403.99 *	0 S.F.
108	Tree canopy area meeting requirements of 12-0404.00 *	0 S.F.
D. Tree Planting		
01	Area of canopy to be met through tree planting (27 x 12) *	3,276 S.F.
02	Area of canopy to be met through tree planting (27 x 12) *	3,276 S.F.
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98	Area of canopy to be met through tree planting (27 x 12) *	3,276 S.F.
99	Area of canopy to be met through tree planting (27 x 12) *	3,276 S.F.
100	Area of canopy to be met through tree planting (27 x 12) *	3,276 S.F.



FIG. 1: IN-STREET BIO-FILTRATION AREAS

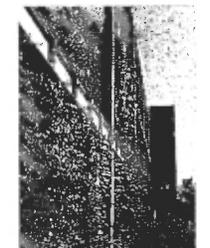
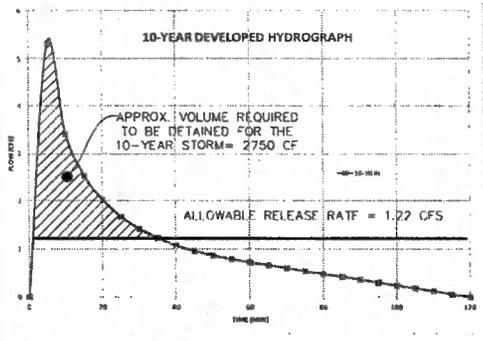
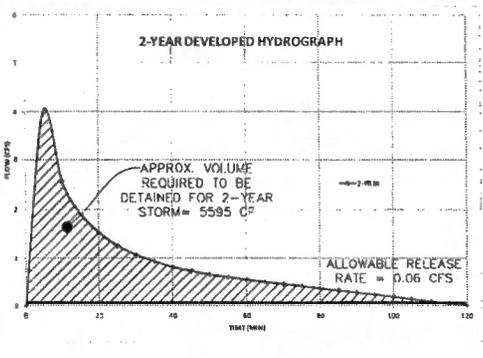


FIG. 2: GREENSCREEN WALL AT TERRACED PLAZA ALONG BISCAYNE DRIVE

NOTES:
 1. REFER TO TABLE 1



Allowable Outflow Computations

Project Name: Huntington Avenue
 Design Date: 5/26/2011
 Design Engineer: Rob Deberry

Step 1 - Pre-Developed Flow - Part 1 Form 4 Conditions

Site Area (Ac): 1.04
 To (In): 5.00
 2-Yr C-Factor: 0.13
 10-Yr C-Factor: 0.38
 3-Yr Intensity (in/hr): 5.45
 10-Yr Intensity (in/hr): 7.27

$Q_2 = C \times I \times A = 0.13 \times 5.45 \times 1.04 = 0.86 \text{ CFS}$
 $Q_{10} = 0.38 \times 7.27 \times 1.04 = 2.27 \text{ CFS}$

Step 3 - Post-Developed Inflow to SWM

Area Detained (Ac): 0.97
 To (In): 5.00
 C-Factor: 0.41
 2-Yr Intensity (in/hr): 5.45
 10-Yr Intensity (in/hr): 7.27

$Q_2 = C \times I \times A = 0.41 \times 5.45 \times 0.97 = 2.04 \text{ CFS}$
 $Q_{10} = 0.41 \times 7.27 \times 0.97 = 2.87 \text{ CFS}$

Step 2 - Post-Developed On-site Underdrain Flows

Area Underdrain (Ac): 0.12
 To (In): 5.00
 C-Factor: 6.25
 2-Yr Intensity (in/hr): 5.45
 10-Yr Intensity (in/hr): 7.27

$Q_2 = C \times I \times A = 6.25 \times 5.45 \times 0.12 = 0.40 \text{ CFS}$
 $Q_{10} = 6.25 \times 7.27 \times 0.12 = 0.54 \text{ CFS}$

Step 4 - On-Site Flows to SWM

Area Detained (Ac): N/A
 To (In): N/A
 C-Factor: N/A
 2-Yr Intensity (in/hr): N/A
 10-Yr Intensity (in/hr): N/A

$Q_2 = N/A \times N/A \times N/A = 0.00 \text{ CFS}$
 $Q_{10} = N/A \times N/A \times N/A = 0.00 \text{ CFS}$

Step 5 - Allowable Release Rates

$Q_2 \text{ Allow} = 0.06 \text{ CFS}$
 $Q_{10} \text{ Allow} = 1.27 \text{ CFS}$

BMP NARRATIVE

BEST MANAGEMENT PRACTICES (WATER QUALITY) ARE NOT CURRENTLY PROVIDED ON THE SUBJECT SITE. PER PPA REQUIREMENT 5-401.2A, THE SUBJECT APPLICATION MUST ACHIEVE A 40% BMP PHOSPHORUS REMOVAL EFFICIENCY. THE BMP COMPUTATIONS ON THIS SHEET DEMONSTRATE THAT A 40% PHOSPHORUS REMOVAL EFFICIENCY IS ACHIEVABLE FOR THE SITE. THE MAJORITY OF THE PHOSPHORUS REMOVAL WILL BE ACHIEVED BY USE OF A MECHANICAL FILTER (STORMFILTER OR APPROVED EQUAL) WHICH WILL BE LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVENUE FRONTAGE. ADDITIONAL PHOSPHORUS REMOVAL WILL BE ACHIEVED BY MITIGATION OF BIOTRETENTION TREE FILTERS LOCATED ALONG HUNTINGTON AVENUE AND BEYOND THE DRIVE. A MAINT. SCHEDULE WHICH AREAS OF THE SITE WILL BE TREATED BY THE ADJUSTMENT OF METHODOLOGY HAS BEEN PROVIDED ON THIS SHEET. STORMFILTER DESIGN CALCULATIONS HAVE BEEN PROVIDED ON THIS SHEET FOR REFERENCE. SEE LANDSCAPE PLAN SHEETS FOR DETAILS FOR THE BIOTRETENTION TREE FILTERS. THE STORMFILTER WILL BE PRIVATELY OWNED AND MAINTAINED. THE BIOTRETENTION TREE FILTERS MAY BE LOCATED WITHIN THE VDOT ROW AND WILL BE PUBLICLY OWNED; HOWEVER, THE APPLICANT WILL MAKE AN ATTEMPT TO ENTER INTO A MAINTENANCE AGREEMENT WITH VDOT AND THE COUNTY TO PRIVATELY MAINTAIN THE TREE FILTERS. IN THE EVENT AN AGREEMENT CANNOT BE REACHED, AND VDOT DOES NOT ALLOW FOR THE BIOTRETENTION TREE FILTERS TO BE LOCATED WITHIN THE ROW, THE SITE WILL PROVIDE THE EXTREME MINIMUM 40% REMOVAL EFFICIENCY IN THE STORMFILTER.

STORMWATER MANAGEMENT NARRATIVE

STORMWATER MANAGEMENT PRACTICES ARE NOT CURRENTLY PROVIDED FOR ON THE SUBJECT SITE. STORMWATER MANAGEMENT (DETENTION) IS REQUIRED AND SHALL BE PROVIDED FOR THE PROPOSED CONDITIONS OF THE SUBJECT SITE. STORMWATER DETENTION REQUIREMENTS WILL BE SATISFIED FOR THIS PROJECT BY AN UNDERGROUND DETENTION VAULT LOCATED OUTSIDE THE BUILDING ALONG THE HUNTINGTON AVENUE FRONTAGE WHICH WILL DETAIN THE 2- AND 10-YEAR STORM PEAK FLOW RATES SUCH THAT THE PEAK FLOW RATES THAT LEAVE THE SITE IN THE DEVELOPED CONDITION WILL BE LESS OR EQUAL TO THE PEAK FLOW RATES ASSOCIATED WITH EXISTING PRAIRIE/WOOD FORESTED CONDITIONS. THE 2-YEAR AND 10-YEAR ALLOWABLE RELEASE RATES ARE 0.06 CFS AND 1.27 CFS, RESPECTIVELY. SEE ALLOWABLE RELEASE RATE COMPUTATIONS ON THIS SHEET. STORMWATER RUNOFF FROM WITHIN THE BUILDING FOOTPRINT WILL BE COLLECTED VIA ROOF DRAINS AND COURTYARD AREA DRAINS AND WILL BE ROUTED TO THE SWM VAULT. DUE TO THE RELATIONSHIP OF THE VAULT ELEVATION TO THAT OF THE EXISTING CLOSED CONDUIT SYSTEM UNDER STORMWATER WILL INSTALL A PUMP THAT BE DETAINED. STORMWATER WILL THEN OUTFLOW FROM THE VAULT INTO THE EXISTING STORM SEWER SYSTEM. THE VAULT HAS BEEN PRELIMINARILY SIZED TO STORE 6,000 CUBIC FEET. BASED ON THE DEVELOPED CONDITIONS INFLOW HYDROGRAPHS TO THE VAULT, AND THE ALLOWABLE RELEASE RATES, THE STORAGE VOLUME IS APPROPRIATE. IN CALCULATING THE AREA THAT IS UNDER THE INFLOW HYDROGRAPH AND ABOVE THE ALLOWABLE RELEASE RATE LINE, ADDITIONAL VOLUME WAS ADDED FOR CONSERVATION AND ACCOUNT FOR ROOM NEEDS FOR MAINTENANCE, POSSIBLE RISER STRUCTURES, PUMPS, ETC. SEE SWM VAULT LAYOUT ON SHEET 27. BECAUSE THE MAXIMUM PROPOSED RELEASE RATES WILL BE LESS THAN THE ALLOWABLE RELEASE RATES FOR BOTH THE 2- AND 10-YEAR STORMS, THE SWM DETENTION REQUIREMENTS WILL BE MET. THE APPLICANT IS ALSO PROPOSING THE USE OF LINEAR OSMOTIC DECKS TO BE LOCATED WITHIN THE UPPER BUILDING LEVEL COURTYARD AREA, BENEATH A PROPOSED DECK. AN ADDITIONAL APPROXIMATE 365,000 GALS. WILL BE PROVIDED IN SO-CALLED OSMOTIC DECKS. THIS WATER WILL BE USED FOR REUSE AS IRRIGATION WATER FOR THE LANDSCAPED AREAS. SEE LANDSCAPE SHEETS FOR DETAILS.

BMP FACILITY DESIGN CALCULATIONS

Plan Name: HUNTINGTON AVE Date: 5/26/2011
 Engineer: RED

I. WATER QUALITY NARRATIVE
 See this sheet

II. WATERSHED INFORMATION

Part 1: List all of the Subarea and "C" factors used in the BMP Computations

Subarea Designation	"C"	Acres
(1) Onsite - Treated to Storm Filter	0.85	0.79
(2) Onsite - Untreated	0.83	0.16
(3) Onsite - Treated by Biotretention	0.90	0.12
Total		1.07

III. A. PHOSPHORUS REMOVAL - "COCCOQUAN METHOD"

Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation	"C"	Acres	Product
(1) Onsite - Treated to Storm Filter	0.85	0.79	0.67
(2) Onsite - Untreated	0	0.16	0.00
(3) Onsite - Treated by Biotretention	0.90	0.12	0.11
Total		0.98	

Weighted average "C" factor = $0.98 / 1.07 = 0.92$

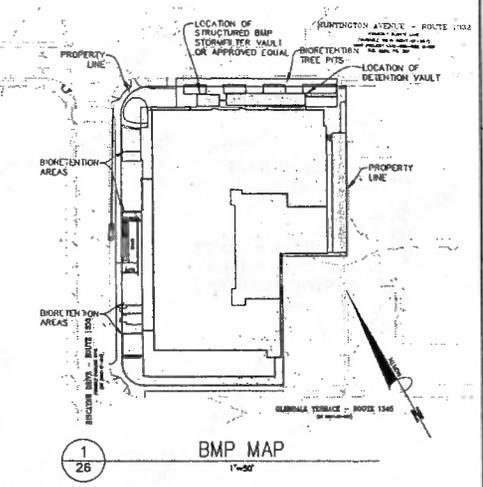
Part 3: Compute the Total Phosphorus Runoff for the Site

Subarea Designation	Runoff Efficiency (%)	Area (Ac)	"C" Factor	Product
(1) Onsite - Treated to Storm Filter	50	0.79	0.85	33.14
(2) Onsite - Untreated	0	0.16	0.77	0.00
(3) Onsite - Treated by Biotretention	50	0.11	0.90	0.11
Total				33.25

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Settle Requirement: $11 - 0.81 \times 33.25 = 10.73$ (Satisfied)

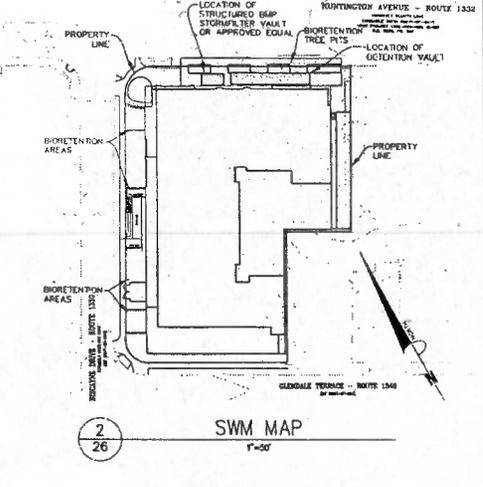
(B) Filter Requirement: $44.3 - 33.25 = 11.05$ (Satisfied)



TREATED TO STORM FILTER = AREA = 0.79 ACRES C-FACTOR = 0.85

UNTREATED = AREA = 0.16 ACRES C-FACTOR = 0.63

ONSITE AREA TO BIOTRETENTION FILTERS = AREA = 0.12 ACRES C-FACTOR = 0.90



DETAINED IN VAULT = AREA = 0.87 ACRE C-FACTOR = 0.85

UNDETAINED = AREA = 0.20 ACRES C-FACTOR = 0.63

CONTECH CONSTRUCTION PRODUCTS, INC.

Project Name: Huntington Avenue
 Design Date: 5/26/2011

PERMITS

Local Dept. 2 (Issued)
 State Dept. 2 (Issued)
 Federal Dept. 2 (Issued)

ANNUAL MAINTENANCE SCHEDULE

Item	Frequency	Notes
Stormwater Filter	Monthly	Check for debris and clean as needed.
Bioretention Area	Quarterly	Check for weeds and maintain mulch.
Detention Vault	Annually	Check for leaks and structural integrity.

CONTECH CONSTRUCTION PRODUCTS, INC.

Bowman
 Surveying & Mapping, Inc.
 14427 Timberline Drive, Suite 200
 Columbia, MD 21044
 Phone: (410) 441-1000
 Fax: (410) 441-2000
 www.bowman-survey.com

NM
 National Mechanical, Inc.
 3300 State Road 66
 College Park, MD 20740
 Phone: (301) 477-1234
 Fax: (301) 477-1235
 www.nm-inc.com

PHILIP H. WATSON
 REGISTERED PROFESSIONAL ENGINEER
 No. 15123
 State of Maryland
 1000 North Point Blvd., Suite 200
 Baltimore, MD 21286

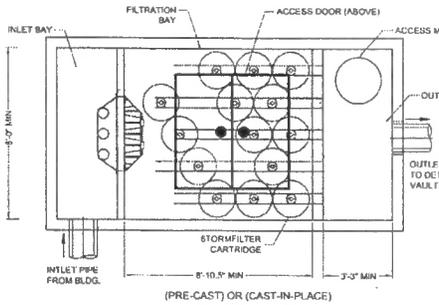
STORMWATER MANAGEMENT (OF 2)
HUNTINGTON AVENUE
PROPERTIES
 MOUNT VERNON DISTRICT
 FAIRFAX, VIRGINIA

DATE: 5/26/2011
 TIME: 10:00 AM

SCALE: AS SHOWN

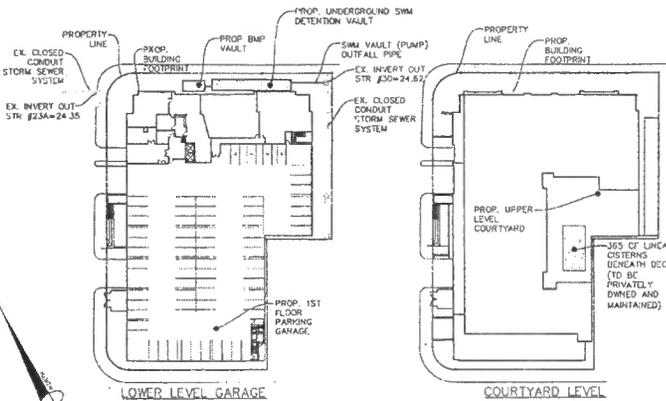
DESCRIPTION

26



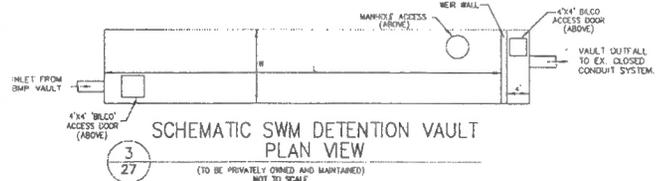
SCHEMATIC BMP VAULT STORMFILTER DETAIL-PLAN VIEW

(TO BE PRIVATELY OWNED AND MAINTAINED)
NOT TO SCALE



CONCEPTUAL SWM PLAN

(TO BE PRIVATELY OWNED AND MAINTAINED)
NOT TO SCALE



SCHEMATIC SWM DETENTION VAULT PLAN VIEW

(TO BE PRIVATELY OWNED AND MAINTAINED)
NOT TO SCALE

DETENTION VAULT	LENGTH	WIDTH	DEPTH
	70'	13'	7'

OUTFALL NARRATIVE

DESCRIPTION
THE SUBJECT SITE IS LOCATED IN THE MOUNT VERNON DISTRICT, NEAR THE HUNTINGTON METRO STATION, AND SOUTH OF CAPITAL BELTWAY I-495. THE PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAPS AS 83-1-(03)-09A4, 093A, 093B, 092A, AND 092B. THE SUBJECT PROPERTY IS BOUNDED BY HUNTINGTON AVENUE TO THE NORTH, BISCAYNE DRIVE TO THE WEST, GLENDALE TERRACE TO THE SOUTH, AND EXISTING RETAIL BUILDINGS TO THE EAST (ZONED C-5). VEHICULAR ACCESS TO THE SITE IS PROVIDED VIA AN EXISTING ENTRANCE OFF OF HUNTINGTON AVENUE, AND THREE DRIVEWAYS OFF OF GLENDALE TERRACE. THE PRESENT DEVELOPMENT ON THE SITE CONSISTS OF TWO EXISTING DUPLEX HOUSES, A SMALL SURFACE PARKING LOT, AND AN EXISTING THREE (3) STORY APARTMENT COMPLEX BUILDING.

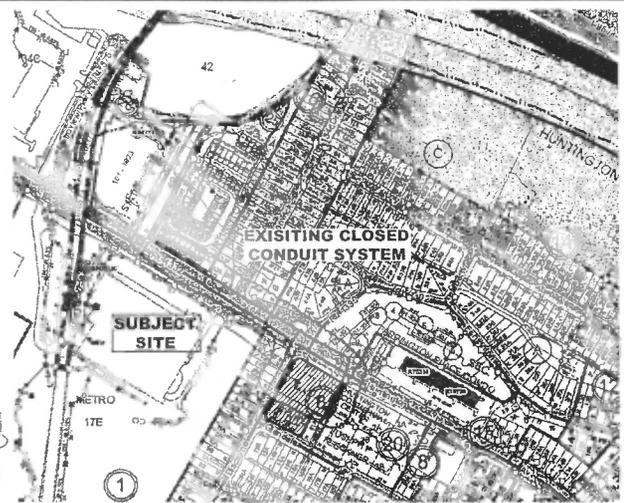
PER THE "MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS" CHECKLIST, THE SITE'S STORM OUTFALL MUST BE DESCRIBED DOWNSTREAM TO A POINT WHICH HAS A DRAINAGE AREA OF AT LEAST ONE SQUARE MILE (640 ACRES). STORMWATER LEAVES THE SUBJECT SITE VIA SHEET FLOW TO THE NORTH AS WELL AS THROUGH A CLOSED CONDUIT SYSTEM THAT RUNS ALONG THE SITE'S EASTERN PROPERTY LINE IN A NORTHERLY DIRECTION. STORMWATER WILL ENTER AN EXISTING 36" RCP PIPE AND FLOW NORTH FOR APPROXIMATELY 90 FEET WHERE THE SYSTEM CONNECTS WITH AN EXISTING NORTHWESTERLY FLOWING 48" RCP PIPE SYSTEM UNDER HUNTINGTON AVENUE. STORMWATER CONTINUES IN THIS 48" RCP PIPE SYSTEM FOR APPROXIMATELY 235 FEET UNTIL IT ENTERS A 54" RCP PIPE AND CONTINUES IN A NORTHWESTERLY DIRECTION FOR APPROXIMATELY 390 FEET. THE SYSTEM THEN CONNECTS WITH AN EXISTING 42" X 68" ELLIPTICAL PIPE. STORMWATER CONTINUES APPROXIMATELY 245 FEET IN A NORTHWESTERLY DIRECTION IN THE 42" X 68" ELLIPTICAL PIPE UNDER HUNTINGTON AVENUE, UNTIL IT TURNS IN A NORTHWESTERLY DIRECTION AND RUNS FOR APPROXIMATELY 500 FEET WHERE IT THEN DAYLIGHTS INTO AN UNNAMED TRIBUTARY OF CAMERON RUN. NOTE: THE EQUIVALENT ROUND PIPE DIAMETER FOR A 42" X 68" ELLIPTICAL PIPE IS 54". FROM THIS POINT, CAMERON RUN GENERALLY FLOWS SOUTHWEST, PARALLEL TO THE CAPITAL BELTWAY I-495 AND IS A NATURAL CHANNEL, WITH VEGETATED CHANNEL BANKS. AS SHOWN ON THE OUTFALL MAP, THE DRAINAGE AREA AT POINT 'X' IS 26,452 ACRES. THEREFORE, THE ABOVE OUTFALL DESCRIPTION SATISFIES THE REQUIREMENTS OF THE SWM CHECKLIST. SEE OUTFALL MAP ON THIS SHEET FOR LOCATIONS OF EXISTING CLOSED CONDUIT SYSTEM, AS WELL AS OVERALL DRAINAGE MAP.

PEM REQUIREMENTS

THE ADEQUATE OUTFALL REQUIREMENTS OF THE PEM SHALL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. FOR THIS PROJECT, THE DOWNSTREAM EXTENT OF ANALYSIS SHALL BE DETERMINED BY PEM SECTION 6-0003.2A WHICH DEFINES THE EXTENT TO BE TO A POINT THAT IS AT LEAST 150 FEET DOWNSTREAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM FROM THE SUBJECT SITE TO 150 FEET DOWNSTREAM OF THE POINT OF CONFLUENCE. PER PEM SECTIONS 6-0003.3(C) AND (A), PIPES, STORM SEWER SYSTEMS, AND CULVERTS SHALL BE ANALYZED BY THE USE OF A 10-YEAR FREQUENCY STORM TO VERIFY THAT STORMWATER WILL BE CONTAINED WITHIN THE PIPE SYSTEM OR CULVERT.

SUMMARY

IT IS THE OPINION OF BOWMAN CONSULTING GROUP THAT AFTER ANALYZING THE DOWNSTREAM STORM SYSTEM, THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWNSTREAM PROPERTY OR STRUCTURE. ADDITIONALLY, AT THE TIME OF FINAL ENGINEERING SITE PLAN, IT SHALL BE DEMONSTRATED THAT THE OUTFALL IS ADEQUATE PER THE REQUIREMENTS AND CRITERIA SET FORTH IN THE PEM.



STORM SEWER MAP

SCALE 1"=300'

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

The following information is required to be shown or provided in all zoning applications, or a waiver request. Special Permits (9-011.2 & 3.2), Cluster Subdivisions (9-015.1 & 1.4), Development Plans (9-023.3 & 4.1), PUP or District (except PRC) (16-302.1 & 1.2), and Amendments (16-303.1 & 1.1). Failure to adequately address the required submission information may result in a delay in processing this application.

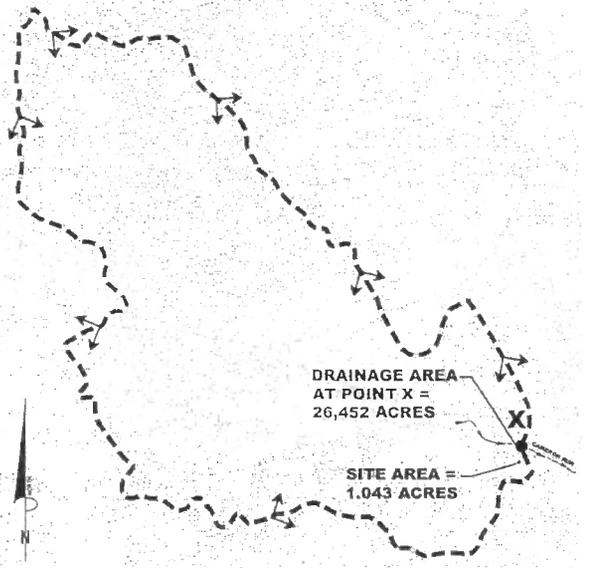
This information is required under the following Zoning Ordinance paragraphs:
Special Permits (9-011.2 & 3.2), Cluster Subdivisions (9-015.1 & 1.4), Development Plans (9-023.3 & 4.1), PUP or District (except PRC) (16-302.1 & 1.2), and Amendments (16-303.1 & 1.1).

- 1. Plan is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facilities and limits of clearing and grading accommodate the stormwater management facilities, storm drainage pipe systems and outlet production, pipe siphons, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 215 SHEET.
- 3. Provide:

Facility Name	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sq ft)	Storage Volume (cu ft)	Height (ft)
UNDERGROUND VAULT 1	0.87	0	0.87	1,000	6,450	N/A
BLOW OFF CISTERN	0.02	0	0.02	545	365	N/A
ROBBER TUNNEL	0.11	0	0.11	1,592	1,480	N/A
Totals						
- 4. Create drainage channels, outlets and pipe systems as shown on Sheet 215 SHEET.
- 5. Maintenance access (road) to stormwater management facilities are shown on Sheet 215 SHEET.
- 6. Type of maintenance access (road surface) noted on the plan is: ASPHALT, GRAVEL, GRADE, ETC.
- 7. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 215 SHEET.
- 8. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 215 SHEET.
- 9. A description of the existing conditions of each numbered site outlet extend downstream from the site to a point which is at least 100 times the site area or has a drainage area of at least one square mile (640 acres) is provided on Sheet 215 SHEET.
- 10. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 215 SHEET.
- 11. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an at survey or field run is provided on Sheet 215 SHEET.
- 12. A submission waiver is requested for UNDERGROUND SWM IN RESIDENTIAL PROJECT.
- 13. Stormwater management is not required because N/A.

STORMWATER CHECKLIST

NOTE:
STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) ANALYSES, NARRATIVES, AND PROPOSED DESIGN AND/OR FACILITIES PRESENTED HEREIN ARE PRELIMINARY BASED ON PROPOSED REZONING APPLICATION AND ARE SUBJECT TO REVISION WITH FINAL SITE PLAN APPLICATIONS.



DRAINAGE AREA AT POINT X = 26,452 ACRES

SITE AREA = 1.043 ACRES

OUTFALL MAP

SCALE 1"=300'

Bowman
Bowman Consulting Group, Inc.
14020 Washington Blvd, Suite 300
Washington, DC 20903
Phone: (703) 441-9100
Fax: (703) 441-9101
www.bowmanconsulting.com

colia
Colia Environmental Services, Inc.
10222 Conover Avenue, NW
Atlanta, GA 30328
Phone: (770) 426-1100
www.colia.com

MNG
Manning & Napiewockski, Inc.
2025 Jahn Road, Suite 100
Newport, NC 27553
Phone: (919) 735-1100
www.mnginc.com

PER DEPARTMENT
Fairfax County Department of Planning
1400 North Cameron Street, Suite 200
Falls Church, VA 22044
Phone: (703) 246-1100

STORMWATER MANAGEMENT (2 OF 2)
HUNTINGTON AVENUE PROPERTIES
MOUNT VERNON DISTRICT
FAIRFAX, VIRGINIA

SUBMISSION
SUBMISSION
SUBMISSION
SUBMISSION

DATE
10/16/2012
PAGE
27

FDP 2013-MV-001

Zoning Application Closeout Summary Report

Printed: 2/3/2014

General Information

APPLICANT: A&R HUNTINGTON METRO LLC
DECISION DATE: 11/14/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON JANUARY 23, 2014, THE PLANNING COMMISSION APPROVED FDP 2013-MV-001 ON A MOTION BY COMMISSIONER FLANAGAN WITH A VOTE OF 5-3-4, SUBJECT TO DEVELOPMENT CONDITIONS DATED JANUARY 9, 2014.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	1.04 ACRES

Tax Map Numbers

0831 ((08)) ()0094 A 0831 ((08)) ()0092 B 0831 ((08)) ()0093 A 0831 ((08)) ()0092 A 0831 ((08)) ()0093 B

Approved Land Uses

Zoning District:

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
----------	------	---------------	-------	-------	-----	-----	----------------

TOTALS

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 01-09-2014

<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
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	0	01-01-0001

2/3/2014

RZ 2013-MV-001

Zoning Application Closeout Summary Report

Printed: 2/3/2014

General Information

APPLICANT: A&R HUNTINGTON METRO LLC
DECISION DATE: 01/28/2014
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: MEGAN BRADY
SUPERVISOR DISTRICT: MOUNT VERNON

DECISION SUMMARY:

ON JANUARY 28, 2014, THE BOARD UNANIMOUSLY APPROVED RZ2013-MV-001 ON A MOTION BY SUPERVISOR HYLAND, SUBJECT TO PROFFERS DATED JANUARY 27, 2014. THE BOARD ALSO APPROVED AN ASSOCIATED PARKING REDUCTION REQUEST.

APPLICATION DESCRIPTION:

MIXED USE

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
C-5	1.04 ACRES	PRM	1.04 ACRES	PRM	1.04 ACRES

Tax Map Numbers

0831 ((08)) ()0094 A 0831 ((08)) ()0092 B 0831 ((08)) ()0093 A 0831 ((08)) ()0092 A 0831 ((08)) ()0093 B

Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	139	1.04 ACRES		20			
RETAIL/EST					3,534	0.08	1.04 ACRES
TOTALS	139	1.04		20	3,534	0.08	1.04 ACRES

2/3/2014

Approved Waivers/Modifications

WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY

MODIFY PFM STANDARDS FOR PLANTING WIDTH

MODIFY LOADING SPACE REQUIREMENT

WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE

SEE FILE FOR ALL WAIVERS AND MODIFICATIONS

WAIVE ALL/PART REQUIREMENTS OF ZO SECT. 17-201

WAIVE BEST MANAGEMENT PRACTICES

WAIVE TRANSITIONAL SCREENING REQUIREMENT

WAIVE BARRIER REQUIREMENT

WAIVE ON-ROAD BIKE LANE

WAIVE MINIMUM DISTRICT SIZE

WAIVE INTERPARCEL ACCESS

Approved Proffers

PROFFER STATEMENT DATE: 01-27-2014

PROFFER	DUE	TRIG.#	TRIG.EVENT	CONTRIB.AMT	EXPIR.DTE
USE RESTRICTIONS	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
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	SITE PLAN	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
LOADING	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	RUP	\$30,000	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	BLDG PRMT APRV	\$104,880	01-01-0001
OPTIONAL / ALTERNATIVE USES	01-01-0001	0	N/A	\$0	01-01-0001
SCREEN TELECOMMUNICATIONS EQUIPMENT	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	RUP	\$1,700	01-01-0001
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	N/A	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	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
AMENITY FEATURE - SWM	01-01-0001	0	RUP	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SCREEN MECHANICAL EQUIPMENT	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	RUP	\$187,530	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
GEOTECHNICAL REVIEW	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	RUP	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	RUP	\$39,270	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	RUP	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001



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-MV-001
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 JAN 11 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), A&R Huntington Metro LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the C-5 District to the PRM District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

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

92A	6	Huntington	20158	1372
92B	6	Huntington	19854	1017
93A	6	Huntington	19872	1839
93B	6	Huntington	19819	2100
94A	6	Huntington	16738	1056
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

83-1	08	0092A	08	
83-1	08	0092B	08	
83-1	08	0093A	13	
83-1	08	0093B	08	
83-1	08	0094A	67	
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage
				1.04

POSTAL ADDRESS OF PROPERTY:

2340, 2338, 2344, and 2342 Glendale Terrace, Alexandria, VA 22303 and 2317 Huntington Avenue, Alexandria, VA 22303

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

Southeast of Intersection of Biscayne Drive and Huntington Avenue

PRESENT USE: Residential	PROPOSED USE: Residential wth first floor retail
MAGISTERIAL DISTRICT: Mount Vernon	OVERLAY DISTRICT (S):

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

Molly M. Novotny
 Type or Print Name
 Cooley LLP, 11951 Freedom Drive, Reston, VA20190
 Address

Molly Novotny
 Signature of Applicant or Agent
 (Work) 703-456-8105 (Mobile) 703-915-9826
 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE
 Date application accepted: January 18, 2013 Virginia Ruffel Fee Paid \$ 29,970.00
 11

RECEIVED
Department of Planning & Zoning

JAN 11 2013

Zoning Evaluation Division

ZONING DESCRIPTION

LOTS 92A, 92B, 93A, 93B, 94A, 94B, 95A, 95B, 96A, 96B
"HUNTINGTON SECTION 6"
DEED BOOK 576, PAGE 127
DEED BOOK 642, PAGE 76

LOTS 92A, 92B, 93A, & 93B
BEING THE PROPERTIES OF
A&R HUNTINGTON METRO, LLC
DEED BOOK 20158, PAGE 1372

AND
LOTS 94A, 94B, 95A, 95B, 96A & 96B
BEING THE PROPERTIES OF
2317 HUNTINGTON, LLC
DEED BOOK 16738, PAGE 1056

ALL THOSE CERTAIN TRACTS OR PARCELS OF LAND SITUATE, LYING AND BEING IN MOUNT VERNON DISTRICT, COUNTY OF FAIRFAX, COMMONWEALTH OF VIRGINIA, BEING KNOWN AS LOTS 92A, 92B, 93A, 93B, 94A, AND 94B, SECTION 6 OF THE "SUBDIVISION OF SECTIONS 4, 5 AND 6, HUNTINGTON", AS THE SAME IS DULY PLATTED, DEDICATED AND RECORDED IN DEED BOOK 576 AT PAGE 127 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND LOTS 95A, 95B, 96A AND 96B OF THE "SUBDIVISION OF PARCEL "F", SECTION 6 BEING A RESUBDIVISION OF PARTS OF SECTIONS 5 AND 6, A REALIGNMENT OF HUNTINGTON AVENUE, HUNTINGTON", AS RECORDED IN DEED BOOK 642 AT PAGE 76 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA; LESS AND EXCEPT FROM SAID LOTS 95A, 96A AND 96B THAT PORTION CONVEYED TO THE COMMONWEALTH OF VIRGINIA FOR HIGHWAY PURPOSES AS RECORDED IN DEED BOOK 5230 AT PAGE 387.

BEING FURTHER DESCRIBED BY METES AND BOUNDS AS FOLLOWS

BEGINNING AT AN IRON PIPE SET AT THE INTERSECTION OF THE EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE DRIVE - STATE ROUTE 1330 (50 FOOT RIGHT-OF-WAY) AND THE SOUTHERLY RIGHT-OF-WAY LINE OF HUNTINGTON AVENUE - STATE ROUTE 1332 (VARIABLE WIDTH); THENCE, DEPARTING SAID EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE DRIVE AND RUNNING WITH SAID SOUTHERLY RIGHT-OF-WAY LINE OF SAID HUNTINGTON AVENUE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

S 60°41'07" E 112.71 FEET TO AN IRON PIPE SET AT A POINT OF CURVATURE;
THENCE

61.59 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE LEFT, HAVING A RADIUS OF 2,872.29 FEET, A CENTRAL ANGLE OF 01°13'42" AND A CHORD BEARING AND DISTANCE OF S 61°17'59" E 61.59 FEET TO A CHISELED X SET IN CONCRETE IN THE WESTERLY LINE OF LOT 1A OF THE "RESUBDIVISION OF LOTS 1, 2 AND 3 OF THE DIVISION OF JOSEPH P. AND ELIZABETH A. KLECKNER" AS RECORDED IN DEED BOOK 1819 AT PAGE 401 AMONG THE LAND RECORDS OF FAIRFAX COUNTY; THENCE DEPARTING SAID HUNTINGTON AVENUE AND RUNNING WITH SAID WESTERLY LINE OF LOT 1A AND THE SAME LINE EXTENDED WITH LOT 1B

S 29°24'03" W 147.18 FEET TO AN IRON PIPE FOUND IN THE NORTHERLY LINE OF LOT 91B, OF THE AFOREMENTIONED SECTION 6, "HUNTINGTON"; THENCE DEPARTING SAID LOT 1B AND RUNNING WITH SAID NORTHERLY LINE OF LOT 91B AND THE SAME LINE EXTENDED WITH LOT 91A

N 60°54'27" W 57.13 FEET TO AN IRON PIPE SET AT THE NORTHWESTERLY CORNER OF SAID LOT 91A; THENCE RUNNING WITH THE WESTERLY LINE OF SAID LOT 91A

S 29°05'33" W 115.00 FEET TO AN IRON PIPE FOUND AT THE SOUTHWESTERLY CORNER OF SAID LOT 91A AND LYING IN THE NORTHERLY RIGHT-OF-WAY LINE OF GLENDALE TERRACE - STATE ROUTE 1348 (50 FOOT RIGHT-OF-WAY); THENCE, DEPARTING SAID LOT 91A AND RUNNING WITH SAID NORTHERLY RIGHT-OF-WAY LINE OF GLENDALE TERRACE THE FOLLOWING TWO (2) COURSES AND DISTANCES:

N 60°54'27" W 122.52 FEET TO A PK NAIL SET AT A POINT OF CURVATURE; THENCE

31.51 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 90°16'30", AND A CHORD BEARING AND DISTANCE OF N 15°46'12" W, A DISTANCE OF 28.35 FEET TO AN IRON PIPE SET IN THE AFOREMENTIONED EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE DRIVE; THENCE, DEPARTING SAID GLENDALE TERRACE AND RUNNING WITH SAID EASTERLY RIGHT-OF-WAY LINE OF BISCAYNE DRIVE THE FOLLOWING TWO (2) COURSES

N 29°22'03" E 217.22 FEET TO AN IRON PIPE SET AT A POINT OF CURVATURE; THENCE

39.25 FEET ALONG THE ARC OF A CURVE DEFLECTING TO THE RIGHT, HAVING A RADIUS OF 25.00 FEET, A CENTRAL ANGLE OF 89°56'50", AND A CHORD BEARING AND DISTANCE OF N 74°20'28" E 35.34 FEET TO THE POINT OF BEGINNING CONTAINING 45,431 SQUARE FEET OR 1.04294 ACRES OF LAND MORE OR LESS.