



# County of Fairfax, Virginia

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

June 18, 2014

Lori R. Greenlief  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

RE: Proffered Condition Amendment Application PCA 2012-MV-007

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 17, 2014, approving Proffered Condition Amendment Application PCA 2012-MV-007 in the name of CRP Belvoir, LLC. The Board's action amends the proffers for Rezoning Application RZ 2012-MV-007 previously approved for mixed use development to permit associated modifications to proffers and site design with a total density of 46.7 dwelling units per acre (du/ac) including ADUs and bonus density. The subject property is located in the N.W. quadrant of the intersection of Richmond Highway and Backlick Road on approximately 6.06 acres of land zoned PRM, [Tax Map 109-1 ((1)) 5-9 and 13-16 and a portion of public right-of-way for Anderson Lane to be vacated and/or abandoned], in the Mount Vernon District and is subject to the proffers dated May 16, 2014.

Please note that on June 12, 2014, the Planning Commission approved Final Development Plan Amendment Application FDPA 2012-MV-007.

**The Board also:**

- Approved Waiver #5224-WPFM-002-1 of Section 6-0303.8 of the Public Facilities Manual to locate underground stormwater detention facilities in a residential area, subject to the conditions contained in Attachment A of Appendix 9 of the staff report
- Modified Section 13-303 of the Zoning Ordinance for the transitional screening requirement along the eastern boundary subject to the landscaping shown on the CDPA/FDPA
- Waived Section 13-304 of the Zoning Ordinance for the barrier requirement along the eastern boundary and modification of the barrier location along the northern boundary as shown on the CDPA/FDPA

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
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- Modified the 75 percent tree canopy requirement and the large and medium tree requirement pursuant to Section 13-303.3.A(1) of the Zoning Ordinance to allow understory trees in a portion of the buffer along Anderson Lane due to a potential overhead utility easement as shown on the CDPA/FDPA
- Modified Section 11-203 of the Zoning Ordinance to permit three loading spaces instead of the required five spaces
- Approved the CDPA condition dated June 17, 2014

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 C. Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Michael Davis, Section Chief, Transportation Planning Division  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Donald Stephens, Transportation Planning Division  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Ajay Rawat, Coordinator, Facilities Planning/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 17th day of June, 2014, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROFFERED CONDITION AMENDMENT APPLICATION PCA 2012-MV-007**

**WHEREAS**, CRP Belvoir, LLC, filed in the proper form an application to amend the proffers for RZ 2012-MV-007 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 17th day of June, 2014.



Catherine A. Chianese

Clerk to the Board of Supervisors



**CRP BELVOIR, LLC**

**PCA 2012-MV-007  
PROFFERS**

**March 12, 2014  
April 11, 2014  
May 16, 2014**

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the Applicant/property owner in this rezoning proffers that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 109-1((1)) 5-9 and 13-16 (hereinafter referred to as the "Property") shall be in accordance with the following conditions if, and only if, said proffered condition amendment request is granted by the Board of Supervisors of Fairfax County, Virginia (the "Board"). In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Applicant ("Applicant"), for itself, its successors and assigns, agrees that these proffers shall supersede any and all previously approved proffers and shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**PREAMBLE**

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan Amendment ("CDPA") and Final Development Plan Amendment ("FDPA") entitled

"Accotink Village" (CDPA/FDPA), prepared by Charles P. Johnson & Associates, Inc. dated December 6, 2013 and revised through May 19, 2014, consisting of Sheets 1 through 18.

2. Elements of CDPA. Notwithstanding the fact that the CDPA and FDPA are presented on the same plan, the elements that are components of the CDPA are limited to the perimeter points of access, the location of the buildings and amount and location of open space, uses, minimum and maximum number of dwelling units, the amount of non-residential uses, building heights, and setbacks from the peripheral lot lines and a modification to such elements shall require a subsequent CDPA or Proffered Condition Amendment. The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than Conceptual Development Plan Amendment (CDPA) elements from the Planning Commission for all or a portion of the FDPA in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.
  
3. Minor Modifications. Minor modifications to the CDPA/FDPA may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of residential units (as defined herein) and corresponding adjustments made in required parking, Affordable Dwelling Units ("ADUs") may be made, so

long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; (d) transitional screening and barriers as shown on the plan are not reduced; (e) the total number of units or building size is not increased; (f) the step back from the 4<sup>th</sup> to the 5<sup>th</sup> floor in the northeast corner remains as shown on the CDPA/FDPA; and, (g) the development otherwise is in substantial conformance with the CDPA/FDPA as determined by the Zoning Administrator.

#### GENERAL

4. Lot Yield and Uses. There shall be no more than 283 residential units on the property. The FAR shall not exceed 1.25 FAR for the site, overall. Secondary uses shall be permitted as provided in Sect. 6-403 of the Ordinance, with the exception of those listed below, provided adequate parking is demonstrated in accordance with the Ordinance. The areas on the CDP designated for secondary uses shall not be utilized as residential living units. Secondary uses to include retail and amenity space may be phased to an ultimate maximum of 24,700 gross square feet with a minimum of 10,000 square feet of secondary uses to be developed concurrent with the residential units. Telecommunications may be permitted if flush mounted and approved as a feature shown or 2232. The following secondary uses shall be prohibited:

- Service stations
- Service station/mini-mart
- Vehicle light service establishments

- Vehicle sale, rental and ancillary service establishments
- Hotel, Motel
- Church, chapel, temples or synagogues
- Light public utility
- Commercial off-street parking as a principal use
- Congregate living facilities
- Independent living facilities
- Theatres (other than as a resident amenity)
- Transportation Facilities
- Vehicle Transportation service establishments
- Auto Repair service establishments
- Billard Hall (other than as a resident amenity)
- Skating facility
- Transportation facility

5. Architecture. The architectural design of the proposed building shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the examples shown on Sheets 15-18 of the CDPA/FDPA (the "Conceptual Elevations"). The primary building material, exclusive of trim, gutters, downspouts, and windows, shall be limited to brick, cementitious siding, shingles or other similar masonry materials. No EIFS shall be used. Bay windows, balconies, awnings, and other architectural details may be provided so long as such features do not extend more than eight (8) feet beyond the building footprints shown on the CDPA/FDPA, and provided that the streetscape features are maintained. Minor modifications may be made with the final architectural

designs provided such modifications are in substantial conformance with the CDPA/FDPA. Furthermore, the building shall incorporate a minimum of 35% (not including trim, gutter, windows, etc.) brick materials with all water tables and first floor levels being clad in brick. Horizontal or flat panel cementitious siding with trim work, or architecturally equivalent shall be used for the remainder of the facades. The first floor of the building (not including trim, gutter, windows, balconies, etc.) will be clad in brick except where there is storefront glazing. The facades along Backlick Road and Anderson Lane shall have various amounts of brick to provide a "townhouse scale" no taller than three stories, in keeping with Accotink Village. Contrasting materials shall be used to differentiate retail and residential uses along the Richmond Highway facade. The southeast corner toward the intersection of Richmond Highway and Backlick Road will be accentuated with a five story circular element.

6. Universal Design. The Applicant shall construct a minimum of two percent (2%) of the total units with the following universal design elements, as required by governing codes:

- i. Front entrance doors that are a minimum of 36 inches wide
- ii. Clear knee space under the sink in the kitchen
- iii. Lever door handles instead of knobs
- iv. Light switches 44-48 inches high
- v. Thermostats a maximum of 48" high
- vi. Electrical outlets a minimum of 18" high
- vii. Step-less entry from the garage to the house and/or into the front door
- viii. A curb-less shower, or a shower with a curb of less than 4.5" high
- ix. A turning radius of five feet near the first floor bathroom commode
- x. Grab bars in the bathrooms that are ADA compliant
- xi. A first-floor bathroom console sink in lieu of a cabinet-style vanity

7. Freestanding Lighting. All freestanding lighting within the project shall be colonial or village style in appearance. Basic illumination should be provided with "Night Sky" lighting in order to reduce glare, light trespass and energy waste.
  
8. Garage Lighting. The top-floor parking garage light fixtures will be installed as full cut off fixture products which will be focused downward on the parking structure. These light fixtures will be limited in height so as to not extend higher than the surrounding residential building rooflines. Furthermore, these pole light fixtures will only be installed on the center of the structure (the wall that constitutes the division of the two divergent parking ramps, 60 feet from either side of the parking structure). In addition, alternative lighting fixtures such as wall-mounted wall pack fixtures will be used to supplement the lighting design (if necessary) for the satisfaction of International Building Code lighting standards for a parking structure of this design. A lighting design for the top floor of the parking garage will be submitted for approval along with the detailed project site plan.
  
9. Plaza. The outdoor plaza area on the subject property at the corner of Richmond Highway and Backlick Road shall include design elements such as seating areas, an historical marker per Proffer 36, landscaping, bike rack, and special pavers.

## TRANSPORTATION

10. Right-of-Way Dedication along Backlick Road. At the time of site plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board, the right-of-way along the site frontage of Backlick Road and any associated ancillary easements, as generally shown on the CDPA/FDPA. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
  
11. Private Road. The private streets shall be designed and constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual (PFM), subject to the Department of Public Works and Environmental Services (DPWES) approval. The Applicant shall be responsible for maintenance of the private street.
  
12. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private street and over the interparcel access to the west described in Proffers 13 and 14, as generally shown on the CDPA/FDPA.

13. Interparcel Access to Lot 2 (Canterbury Apartments). Interparcel access shall be provided from the private street to Lot 2 to the west as generally shown on the CDPA/FDPA. It is noted, however, that the point of interparcel access to Lot 2 may be adjusted based on final design.
  
14. Ingress/egress easement for VDOT Stormwater Management Pond access. An ingress/egress easement shall be conveyed along Anderson Lane to facilitate maintenance access to the planned VDOT Stormwater Management Pond adjacent to Richmond Highway in the event that access to the pond is not accommodated directly from Richmond Highway.
  
15. Transportation Demand Management (TDM). The following transportation management strategies shall be implemented prior to issuance of the first RUP or NON-RUP for the Property:
  - i. Designation of an individual(s) from the management company to act as the Transportation Coordinator(s) whose job description shall include, in part, implementation of the strategies below. The transportation strategies management position may be part of other duties assigned to the individual(s).
  - ii. Dissemination of information by the management company regarding Metro rail, Metro bus, Fairfax Connector, ridesharing, and other relevant transit options in residential and commercial lease packages;
  - iii. Making transit maps, schedules and forms, ridesharing and other relevant transit option information available to tenants and employees in a common area; such as a central lobby, community room, or building management office;
  - iv. Provision of bike parking/storage facilities within the residential structure or parking structure. The racks and storage facilities shall collectively accommodate parking for no less than 40 bikes. Additionally, bike rack(s) for a minimum of 5

bikes shall be provided in proximity to the retail establishments for customer parking. Bike racks shall be inverted U-type or other design approved by FCDOT. Signage shall be posted on the exterior side of the building nearest the bike storage.

- v. Maintenance of a safe sidewalk system designed to encourage/facilitate pedestrian circulation with connections between internal pathways and the future bus shelter location and the clearing of the sidewalk(s) of snow within 24 hours of the end of a storm event.

16. Right Turn Lane on Backlick. Prior to the issuance of the first Residential Use Permit, the Applicant shall construct a right turn lane from southbound Backlick Road to southbound Richmond Highway (US Route 1). The Zoning Administrator may administratively approve a later date for completion of this transportation improvement without requiring a Proffered Condition Amendment (PCA) upon demonstration by the Applicant that despite diligent efforts and due to factors beyond the Applicant's control, the required improvements have been delayed. It is anticipated that a project to widen Richmond Highway will be under construction at the same time as this project. If simultaneous construction is occurring on the subject site and on Richmond Highway, the applicant shall work with the Route 1 Widening Project Management Team to coordinate efforts, which may consist of construction of the turn lane by the applicant before or after construction of the Route 1 project in the vicinity, construction of the turn lane by the Route 1 project at the applicants expense, or other mutually agreeable approach. If the applicant installs the right turn lane from Backlick Road onto Richmond Highway, the Applicant shall request and diligently pursue acceptance of this right turn lane by VDOT.

17. Backlick Road Streetscape. The Backlick Road streetscape shall include landscaping and other elements as shown on the CDPA/FDPA, provided the necessary design waivers are approved by VDOT. In the event that VDOT does not approve the design waivers, the Applicant shall provide the streetscape alternative shown on Sheet 7 of the CDPA/FDPA. In the event that VDOT or DPWES does not agree to maintain the trail along Backlick Road, the Applicant shall maintain this trail.
  
18. Anderson Lane Vacation of Right-of-way. No applications, plans, plats or permits for the development of the Property subsequent to the approval of PCA 2012-MV-007 shall be approved by the Board, its agents, officials, or employees, until the Board has approved the abandonment and/or vacation of Anderson Lane (Route 8445) as shown on the CDPA/FDPA as part of the Property, and no action challenging the approval has been filed within thirty (30) days of such approval in a court of competent jurisdiction. In the event the Board does not approve the abandonment and/or vacation, or in the event that the Board's approval is overturned by a court of competent jurisdiction, any development of the Property shall require a PCA and the Applicant acknowledges and accepts that such amendment may result in a loss of density. The Applicant hereby waives any right to claim or assert a taking or any other cause of action that otherwise may arise out of a Board decision to deny in whole or in part the right-of-way abandonment or vacation.

## CONSTRUCTION

19. Construction Access. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00am and 9:00 pm Monday through Friday and 8:00am to 9:00 pm on Saturdays. No construction shall occur on Sundays or major Federal holidays. The Applicant shall provide the Mount Vernon District Supervisor's office with a point of contact for construction related issues. The Applicant shall provide an initial response to construction related issues within 24 hours of receiving notice.
  
20. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include "super silt" fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected by the Applicant or their designated representative no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

## **ENVIRONMENTAL**

21. Stormwater Management Facilities and Best Management Practices. Stormwater management shall be provided as generally depicted on the CDPA/FDPA and as approved by DPWES unless waived or modified. The stormwater management techniques may include but are not limited to the following: underground detention facilities (if a waiver is approved), filtera systems, Stormfilter systems, Bay filters, or similar system. Additional Low Impact Development (LID) techniques shall be utilized and shall include but not be limited to: areas of pervious pavement and/or pavers with deep stone galleries and underdrains as shown on the CDPA, compost amended soils within landscaped areas designated for new plantings, and reforestation of approximately 22,000 square feet in the RPA with a conservation easement placed in a portion of the RPA. All such facilities shall be located in a manner that is in substantial conformance with the CDPA/FDPA. If warranted by final engineering, minor modifications to the size, location and configuration of the underground detention may be made in connection with site plan approval; provided however, that such changes shall not serve to diminish the effectiveness of any required screening and landscaping. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES. If the options listed above are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.

The requirements for maintaining non-County maintained SWM improvements shall be in a standard maintenance agreement between the County and the

Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement.

22. Landscaping. At the time of subdivision plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan of the CDPA/FDPA. This plan, including demonstration that the planting widths meet the PFM minimum requirements and potential modification of the proposed landscaping, shall be subject to review and approval of Urban Forest Management Division, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two (2.0) inches to two and a half (2.5) inches and the minimum height for evergreen trees shall be eight (8) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. The Applicant shall provide the full transitional screening requirement along Anderson Lane in the event that overhead utilities do not interfere with the plantings, as determined by UFMD at the time of site plan review.

23. Energy Conservation. The Applicant will include, at the time of application for building permit, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design or National Green Building Standard, that the Applicant anticipates attaining. An accredited professional who is also a professional engineer or licensed architect will provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED or NGBS certification of the project.

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

The Applicant will post a "green building escrow", in the form of cash or a letter of credit from a financial institute acceptable to DPWES as defined in the Public Facilities Manual, in the amount of \$2.00 per gross square foot. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification, by the U.S. Green Building Council, under the most current version of the applicable LEED rating system or

NGBS rating system determined, by the U.S. Green Building Council or National Green Building Standard, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the U.S. Green Building Council or NGBS that the building has attained LEED or NGBS certification will be sufficient to satisfy this commitment. If the applicant fails to provide documentation to the Environment and Development Review Branch of DPZ demonstrating attainment of LEED or NGBS certification within one year of issuance of the last RUP/non-RUP for the building, the escrow will be released to Fairfax County and will be posted to a fund within the county budget supporting implementation of county environmental initiatives.

24. Interior Noise. In order to reduce interior noise of residential dwelling units only to a level of approximately DNL 45 dBA within the highway noise impact zone of DNL 65-75 dBA, the Applicant shall employ the following acoustical treatment measures:

- Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
- Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.

- All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.

In lieu of applying these measures, the Applicant may submit a revised noise study, based on final grading and engineering plans, prior to filing for a building permit to determine appropriate noise attenuation measures in order to reduce interior noise to a level of approximately DNL 45 dBA for units which are within the highway noise impact zone of DNL 65-70 dBA. Noise attenuation measure may include but are not limited to appropriate STC ratings and construction for walls and windows. The noise study will be conducted by a qualified engineer and the noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning. Amenity and retail space shall be exempt from these noise standards.

25. Tree # 20. The Applicant shall make best and reasonable efforts to coordinate with the adjacent property owner to have tree #20 as shown on the CDP/FDP removed.
26. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in

areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the direct supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is

to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES

28. Endangered Species. Prior to site plan approval, the Applicant shall coordinate with the Virginia Department of Conservation and Recreation, Division of Natural Heritage (DNH) to determine if a state threatened and globally rare plant species occurs on the Property. If the species are present, the Applicant shall either avoid or minimize impact to or relocate the plants.
  
29. Resource Protection Area. The Resource Protection Area shall be reforested as generally shown on the CDPA/FDPA, as reviewed and approved by the UFMD.
  
30. Trees Along Richmond Highway. Any trees provided in the open space area along Richmond Highway shall be a species that enhances air quality and is resistant to reduced air quality per the PFM and as approved by UFMD.

## RECREATION

31. Park Authority Contributions: The Applicant shall contribute \$457,216 to the Board of Supervisors prior to site plan approval, for use at off-site recreational facilities, construction of trails, and/or improvements to athletic fields intended to serve the future residents, as determined by the Mount Vernon Supervisor in coordination with FCPA.
  
32. Parks and Recreation. Pursuant to Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDPA/FDPA. At the time of site plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of \$1,700 per non-ADU unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,700 per unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Mount Vernon District.

## OTHER

33. Temporary Signage. No temporary signs (including "popsicle" style paper, banner signs, or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or

Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on-site or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer. The lessor of the retail space(s) shall include within any retail lease the requirement that the lessor or the management company approve any sign application prior to its submission to the County for approval. Further, the lease shall also include the provision that a copy of all approved sign permits shall be provided to the management company and if any sign is not approved by the County but erected, the management company has the right to remove it.

34. School Contribution. A contribution of \$10,825 per projected student for the total number of units constructed, based on methodology for calculating the number of schools outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements, including athletic field improvements, directed to the Mount Vernon High School Pyramid. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per high-rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the

contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.

35. Affordable Dwelling Units ("ADUs"). The Applicant shall provide ADUs on the Property equal to 5.0% of all dwelling units to be constructed on the Property. The ADUs shall be administered in accordance with Part 8 of Article 2 of the Zoning Ordinance (the "ADU Ordinance") or as modified by the ADUAB (Affordable Dwelling Unit Advisory Board). The ADUs shall be provided and administered as rental units. This proffer shall not preclude, to the extent permitted by law, consideration by the ADUAB of alternative providers, owners or operators of the required ADU units such as New Hope Housing, Inc., or alternatives to the location and distribution of such units within the building.

Workforce Dwelling Units ("WDUs"). In addition to the number of ADUs provided, the Applicant shall provide housing units on the Property that will be leased to future residents who have a household income that is no more than 100% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development and no more than 120% of the AMI if for sale. If leased, the WDUs shall be equally distributed among two income tiers, with 50% for future residents who have a household income that is no more than 80%

of the AMI and 50% for future residents who have a household income that is no more than 100% of the AMI. If for sale, the WDUs shall be equally distributed among three income tiers, with 1/3 for future residents who have a household income that is no more than 80% of the AMI, 1/3 for future residents who have a household income that is no more than 100% of the AMI, and 1/3 for future residents who have a household income that is no more than 120% of the AMI.

The number of WDUs/ADUs to be provided on the Property shall be equal to 12% of all dwelling units to be constructed on the Property. The WDUs shall be administered as set forth in the Board of Supervisors Workforce Dwelling Unit Administrative Guidelines adopted October 15, 2007, as amended.

36. Historical Marker. The Applicant shall provide an historical marker, if such is approved by the Fairfax County History Commission on the subject property within the outdoor plaza, along a pedestrian path, or in another visible area with a high volume of pedestrian traffic. Note that the marker may be located on the Residual Property as described in Proffer 38. The Applicant shall work with the History Commission and the Mount Vernon Supervisor's office on the type, style, content and location of the historical marker. If the History Commission finds there is no basis for a historical marker, the Applicant shall contribute \$1,960 to the Fairfax County Board of Supervisors, at the time of site plan approval, for a marker elsewhere in the Village of Accotink.

37. Acquisition of Adjacent Residual Property. The Applicant shall diligently pursue the acquisition of certain residual portions of land situated between the property boundary and the future anticipated right-of-way of an expanded Richmond Highway for landscaping purposes as reflected on the CDPA/FDPA. Specifically, the Applicant shall accomplish the following:

- Prior to site plan approval, the Applicant shall conduct an appraisal of the portions of Tax Map 109-1 ((1)) 10, 11, 12 that are situated between the subject property and the anticipated future edge of right-of-way of the widened Richmond Highway. The size and configuration of the property to be appraised shall be based on the most current right-of-way plans and approved by the Virginia Department of Transportation and/or the Fairfax County Department of Transportation (DOT). Any such appraisal shall be performed by an independent 3<sup>rd</sup> party appraiser certified as a Member of the Appraisal Institute (MAI). In lieu of such an appraisal, the Applicant reserves the right to utilize any existing appraisal conducted by VDOT for the aforementioned property.
- The appraised value of the Residual Property shall be placed in escrow prior to site plan approval. These escrow funds shall be released back to the Applicant to facilitate the purchase of the Residual Property as generally outlined below.
- Within sixty (60) days following the release of the Residual Property by VDOT, the Applicant shall make a written offer to purchase the Residual Property at fair market value, and diligently pursue the same. Such

written offer shall again be based on a recent appraisal of the Residual Property performed by an appraiser certified as a Member of the Appraisal Institute (MAI). For the purpose of this proffer, the required diligent pursuit of the acquisition of the Residual Property shall include an obligation to potentially increase the proposed purchase price to amount equal to as much as 20% above that established by the MAI Appraisal referenced herein. Should the Applicant offer to purchase the Residual Property be declined, the Applicant shall be further obligated to diligently pursue a lease of license at rates and terms reflecting fair market value based on the MAI appraisal, to obtain control of the Residual Property. Notwithstanding this diligent pursuit of the required acquisition, if the Applicant is unable to acquire, or otherwise gain control of, the Residual Property, those funds held in escrow shall be released to the County for transportation and/or pedestrian amenities generally proximate to the subject property.

38. Development of Residual Portions of Tax Map 109-1((1))10,11 12. At the time of site plan approval, the Applicant shall escrow funds that reflect the cost necessary to develop the landscaping, parking, and possibly an historical marker generally shown on the CDPA/FDPA for the Residual Property. The amount of this escrow shall be based on the Fairfax County Unit Price Schedule or similar objective standard as approved by DPWES. In the event the acquisition of the Residual Property contemplated by Proffer 37 above is accomplished, these

escrowed funds shall be released to the Applicant for construction of the contemplated improvements. If the acquisition of the Residual Property is not accomplished and the Residual Property remains owned by VDOT, the Applicant shall pursue the construction of these improvements through an agreement with VDOT and the escrowed funds shall be released to the Applicant. The Applicant shall also assume maintenance responsibility for all improvements constructed on the Residual Property pursuant to this Proffer, subject to approval of such maintenance responsibility by VDOT. The improvements on the Residual Property may be provided generally as shown on the CDPA/FDPA without approval of a Proffered Condition Amendment application provided the improvements are in conformance with the provisions of the zoning districts in which the properties are located.

39. Eleanor U. Kennedy Shelter. In order to effectuate improvements at the Eleanor U. Kennedy Shelter on Richmond Highway, prior to the issuance of the first residential use permit on the property, the Applicant shall contribute a sum of \$37,500 to New Hope Housing, Inc.
40. Escalation in Contribution Amounts. All proffers specifying contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

41. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.
  
42. 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.

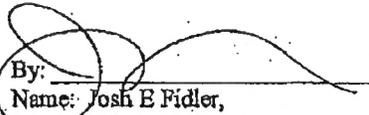
SIGNATURES TO FOLLOW ON NEXT PAGES

**Canterbury Associates LP,**  
A Virginia Limited Partnership  
Owner of:  
Tax Map Number 109-1((1))2

By: KAI Canterbury, Inc., its  
General Partner

By:   
Name: Kenneth A. Isen  
Title: Sole Director and President

**CRP Belvoir, LLC**

By:   
Name: Josh E Fidler,  
Its: Vice President, Secretary and  
Chief Operating Officer

**BOARD OF SUPERVISORS OF  
FAIRFAX COUNTY, VIRGINIA**  
Title Owner of Anderson Lane  
Right-of-way

By: Edward L. Loring

Name: Edward L. Loring Jr

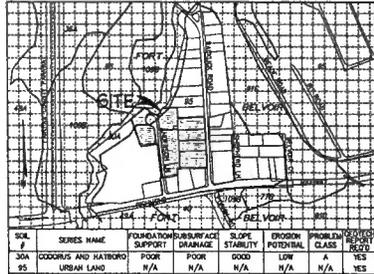
Title: County Executive

CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT

# ACCOTINK VILLAGE

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

CDPA/FDPA 2012-MV-007



SOILS MAP / DATA  
SCALE : 1" = 500'

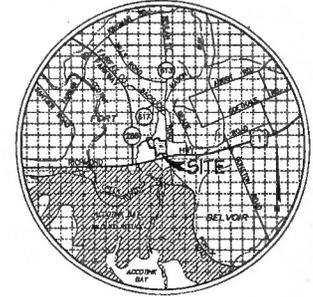
REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) REVISED NOTES. (2) NEW SHEET; REV. TABS, ADDED DETAILS & HEIGHT BARS. (3) REVISED LOT 101, RELOC. SITING AREA, REV. BLDG. FOOTPRINT & MOVED TO SHIRT REV. BACKLOG RD. FRONTAGE IMPROVEMENTS, REVISED UTM. ACCESS. (4) REVISED FUTURE IMPROVEMENTS ALONG ROUTE 1. (5) & (7) REVISED CROSS-SECTIONS. (6) REV. LANDSCAPING, BUFFER, PARKING LOT LANDSCAPING & TREE COVER CALCULATIONS. (11 & 11) CHANGED TREE ROW FROM PRESERVE TO REMOVE. (12) REVISED ARCHITECTURAL ELEVATIONS.	3-12-14
2.	(1) REVISED NOTES & WATER/UTILIZATION REQUESTS. (2) REV. AREA & PARKING TABS, REV. HEIGHT SCHEMATIC. (3) ADDED PLAN NUMBERS FOR FLOORPLAN & R.F.P.A. (4) REV. BLDG. FOOTPRINT, BACKLOG RD. IMPROVEMENTS, PARKING AT HW CORNER, SWM LOCATION, ADDED STREET MAP AND PROPOSED OVERHEAD UTILITY EASEMENT. (5) ADDED REVISED FUTURE PARKING AND LANDSCAPING. (7) REVISED CROSS-SECTION. (8) REVISED SECTION 8-8 TO SHOW MORE OF PROP. BLDG. (9) NEW SHEET. (10) REV. LANDSCAPING, REV. PARKING LOT LANDSCAPING & TREE COVER CALCULATIONS. (11) NEW SHEET. (14) REVISED OUTFALL ANALYSIS. (15 & 16) REVISED ARCHITECTURAL ELEVATIONS. (17 & 18) NEW SHEETS.	4-11-14
3.	(2) REVISED PARKING SPACE NOTE. (15-17) REVISED ILLUSTRATIVE NOTE.	5-19-14

NO CHANGES OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

NOTES

- THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 109-1(1) 5-9 & 13-16. THE SITE IS CURRENTLY ZONED PRM.
- THE SUBJECT PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF:  

TAX MAP PLOT	OWNER	DEED BOOK	PAGE	AREA (IN SQ)	ZONING DIST.
109-1(1)5	CPJ BELVOIR, LLC	23241	683	40,150	PRM
6	CPJ BELVOIR, LLC	23241	687	29,426	PRM
7	CPJ BELVOIR, LLC	23241	692	1,223	PRM
8	CPJ BELVOIR, LLC	23241	696	44,278	PRM
8	CPJ BELVOIR, LLC	23241	702	13,200	PRM
13	CPJ BELVOIR, LLC	23241	706	34,645	PRM
14	CPJ BELVOIR, LLC	23241	711	21,890	PRM
15	CPJ BELVOIR, LLC	23241	716	21,431	PRM
16	CPJ BELVOIR, LLC	23241	720	24,281	PRM
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY PREPARED BY MARKEZE SHYDER, DATED DECEMBER 2010, AND FIELD-VERIFIED BY CHARLES P. JOHNSON & ASSOCIATES IN MAY 2011. CONTOUR INTERVAL EQUALS ONE FOOT ABOVE 1928.
- THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE. A FLOODPLAIN STUDY HAS BEEN APPROVED FOR THIS PROJECT (5224-FPM-02).
- THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL BE REQUIRED. AN RPA DELINEATION HAS BEEN APPROVED (5224-FPM-01).
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 4 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. CONSTRUCTION DATES OF THE EXISTING DWELLINGS:  
 109-1(1) 3 - 1935  
 4 - 1926  
 6 - 1920  
 8 - 1935
- THERE ARE NO ZONING OVERLAY DISTRICTS IMPACTING THIS SITE.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-206. SEE SHEET 2 FOR CALCULATIONS.
- DENSITY CREDIT FOR ANY DESIGNATION OF LAND FOR PUBLIC USE SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF 82-306 OF THE ZONING ORDINANCE.
- AFFORDABLE DWELLING UNITS (ADUs) ARE REQUIRED FOR THIS PROJECT. SEE SHEET 2 FOR CALCULATIONS.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 302.4, AND 306; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT 96 972-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DEPOSITED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- PROPOSED PUBLIC IMPROVEMENTS:  
 - WATER SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN BACKLOG ROAD AND ANDERSON LANE  
 - SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN BACKLOG ROAD AND ANDERSON LANE
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEETS 15-18 FOR ARCHITECTURAL ELEVATIONS.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE MIXED-USE DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING WAIVERS AND MODIFICATIONS, GRANTED WITH RE 2012-MV-007, HEREBY REAFFIRMED:  
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 109-1(1)112-20  
 - A WAIVER OF THE BARRIER REQUIREMENT AGAINST 109-1(1)112A, 27-30 & (PART OF) 17.  
 - A WAIVER TO ALLOW UNDERGROUND DETENTION FOR STORMWATER MANAGEMENT IN A RESIDENTIAL DEVELOPMENT IN ACCORDANCE WITH PFM 81-0006A, HAS BEEN SUBMITTED SEPARATELY TO DPWAS.
- THE FOLLOWING WAIVERS AND MODIFICATIONS ARE HEREBY REAFFIRMED:  
 - A PARTIAL WAIVER OF PFM 87-051516A, TO ALLOW TREES TO BE PLANTED WITHIN FIVE (5) FEET OF STORM DRAIN EASEMENTS.  
 - MODIFICATIONS OF THE 7.5% TREE CANOPY REQUIREMENT AND THE LARGE AND MEDIUM TREE REQUIREMENT OF ARTICLE 13-303.3(A)(1), TO ALLOW UNDERSTORY TREES IN THE PORTION OF THE BUFFER ALONG ANDERSON LANE, DUE TO A POTENTIAL OVERHEAD UTILITY EASEMENT.  
 - A MODIFICATION OF ARTICLE 13-253, TO ALLOW THREE (3) LOADING SPACES, IN LIEU OF THE REQUIRED FIVE (5).  
 - A WAIVER OF ACCESS MANAGEMENT WILL BE REQUESTED IF NEEDED FOR THE ENTRANCE TO THE SECONDARY USES.  
 - A MODIFICATION OF THE TRAVEL LANE AND GRASS STRIP WIDTHS ON BACKLOG ROAD WILL BE SUBMITTED SEPARATELY TO DPWAS.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- A FITNESS CENTER IS PROPOSED AS A RECREATIONAL FACILITY FOR THIS DEVELOPMENT.
- AN INFORMAL PLAY AREA HAS BEEN INCLUDED AS A SPECIAL AMENITY WITH THIS PLAN.
- THE PROPOSED BUILDINGS ON THIS PLAN MAY HAVE PENINSULAS DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENINSULAS SHALL BE IN ACCORDANCE WITH THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE. THE BUILDING HEIGHT(S) REPRESENTED ON THE PLAN DO NOT INCLUDE THE HEIGHTS OF THESE PENINSULAS.
- THE ARCHITECTURAL FEATURES PROVIDED WITH THIS PLAN, INCLUDING BUILDING SECTIONS AND ELEVATIONS, ARE SUBJECT TO MINOR MODIFICATIONS OR REVISIONS WITH FINAL ENGINEERING.
- ADDITIONAL SITE FEATURES INCLUDING, BUT NOT LIMITED TO GAZEBOS, BENCHES, COVERED WALKWAYS, FLOAPILES, TRELLISES, WATER FEATURES, BONSAI WALLS, FENCES, LIGHTING, AND UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED IN THIS PLAN MAY BE PROVIDED AS LONG AS THE FINAL DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH WHAT IS REPRESENTED IN THIS PLAN.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN, HOWEVER AN 8" CONCRETE TRAIL HAS BEEN PROVIDED ALONG BACKLOG ROAD. AN ON-ROAD BIKE LANE IS REQUIRED ON BACKLOG ROAD.
- PARCEL "A" WILL BE CONVEYED TO A CONDOMINIUM ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN. IN SUBSTANTIAL CONFORMANCE WITH THE COP/FDPA, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-463 OF THE ZONING ORDINANCE.
- THE LANDSCAPE CONCEPTS, SCREENING MEASURES, AND PROPOSED TREE COVER PROVIDED SHALL COMPLY WITH THE PROVISIONS OF CHAPTER 12 OF THE FAIRFAX COUNTY PFM. LANDSCAPING SHOWN ON THIS PLAN IS FOR SCHEMATIC PURPOSES ONLY, AND IS SUBJECT TO CHANGE WITH FINAL ENGINEERING. THE LOCATION OF LANDSCAPING MAY BE ADJUSTED TO ACCOMMODATE UTILITY, SIGNAGE, SIGHT DISTANCE, AND OTHER REQUIREMENTS, FROM THOSE SHOWN ON THIS PLAN.
- SIGNS MAY BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS MODIFIED UNDER A COMPREHENSIVE SIGN PLAN APPROVAL.
- STREET LIGHTS SHALL BE PROVIDED IN ACCORDANCE WITH PFM 87-1000. ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLEAM OR ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE. THE APPLICANT RESERVES THE RIGHT TO REQUEST THE USE OF NON-STANDARD LIGHTING IN ACCORDANCE WITH PFM 87-1000.
- THE PROPOSED UTILITY ALIGNMENTS SHOWN ON THE PLAN ARE SCHEMATIC AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. UTILITY PLANS AND PROFILES, AS WELL AS ALL NECESSARY EASEMENTS WILL BE PROVIDED WITH THE SITE PLANS.
- THE LOCATIONS OF ON-SITE MECHANICAL EQUIPMENT, SUCH AS GENERATORS AND TRANSFORMERS, ARE TO BE PROVIDED AT TIME OF SITE PLAN.
- THE INTERNAL AND EXTERNAL TRAFFIC AND PEDESTRIAN CIRCULATION SYSTEMS SHALL BE PROVIDED AS GENERALLY SHOWN ON THIS PLAN, SUBJECT TO FINAL ENGINEERING.
- ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VDOT STANDARDS AND SPECIFICATIONS, UNLESS OTHERWISE MODIFIED. PRIVATE STREETS AND INTERIOR TRAVELWAYS SHALL CONFORM TO THE FAIRFAX COUNTY PFM, UNLESS OTHERWISE MODIFIED (SEE NOTE #21).
- THE ANDERSON LANE (ROUTE 645) RIGHT-OF-WAY IS TO BE VACATED.
- FIRE LANE LOCATION(S) AND STRIPING AND SIGNAGE THEREOF, WILL BE PROVIDED WITH THE SITE PLAN.



VICINITY MAP  
SCALE : 1" = 2000'



DEVELOPER  
CPJ BELVOIR, LLC  
4750 DINWIDDIE BOULEVARD  
OWINGS MILLS, MARYLAND 21117  
(410) 356-1900

TABLE OF CONTENTS

- COVER SHEET
- SITE DETAILS, TABULATIONS, AND BUILDING HEIGHT & USE SCHEMATIC
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN AMENDMENT
- FUTURE RICHMOND HIGHWAY IMPROVEMENTS
- ROAD DETAILS
- CROSS-SECTIONS
- LANDSCAPE PLAN
- BACKLOG ROAD STREETScape
- TREE PRESERVATION PLAN
- TREE PRESERVATION NOTES & INVENTORY
- OUTFALL ANALYSIS
- ARCHITECTURAL ELEVATIONS
- PERSPECTIVE ILLUSTRATIONS

CPJ Charles P. Johnson & Associates, Inc.  
204 West Environmental Engineers - Member of Landmark Architects - Member  
Associates 2009 Parker Dr., Suite 300 Fairfax, VA 22039 703-360-7880 Fax 703-360-0988  
www.cpj.com • 5500 Spring Hill • Gaithersburg, MD • College Park, MD • Tyngsboro, MA • Falls Church, VA

DATE : DECEMBER 6, 2013  
REVISED : MARCH 12, 2014  
APRIL 11, 2014  
MAY 19, 2014

SHEET 1 of 18

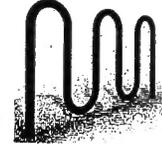
ACCOTINK VILLAGE



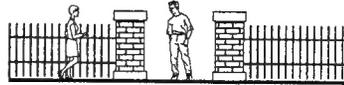
TYPICAL BENCH  
OR EQUIVALENT



TYPICAL TRASH RECEPTACLE  
OR EQUIVALENT



TYPICAL BIKE RACK  
OR EQUIVALENT



4' METAL FENCE WITH MASONRY COLUMNS

TYPICAL ORNAMENTAL FENCE  
SCALE: 1" = 4'

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

1. Plot 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 facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, alle outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
3. Provide:
 

Facility Name/	On-site area	Off-site area	Drainage	Footprint	Storage	If pond, dam
Type & No.	erved (acres)	erved (acres)	area (cfs)	area (sf)	height (ft)	height (ft)
Underground Storage	4.40%	4.22%	8.82%	2,374%	8.332%	N/A
4. On-site drainage channels, outlets, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface noted on the plot is 2300ML.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 13.
8. A description of the existing conditions of each numbered alle outlet extended downstream from the site to a point which is at least 100 times the alle area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 14.
9. A description of how the outlet requirements, including known changes to contributing drainage area (i.e. drainage channels), of the Public Facilities Manual will be satisfied is provided on Sheet 14.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1, 2 & 3.
11. A submission waiver is requested for: N/A
12. Stormwater management is not required because: N/A

ADU CALCULATIONS

COMPREHENSIVE PLAN MAXIMUM DENSITY = 40.0 DU/AC  
 COMPREHENSIVE PLAN LOW END OF DENSITY RANGE = 20.0 DU/AC  
 MULTI-FAMILY ADJUSTED HIGH END AT 17% INCREASE = 46.8 DU/AC  
 MULTI-FAMILY ADJUSTED LOW END AT 17% INCREASE = 23.4 DU/AC

PROPOSED UNITS (TOTAL) = 283

DENSITY = 46.7 DU/AC

MULTI-FAMILY ADU CALCULATIONS

46.7-20 = 26.7  
 46.8-23.4 = 23.4 = 1.141 \* 5.0% = 5.7% ADU% (5.0% MAXIMUM)

283 UNITS \* 5.0% = 14.15

TOTAL AFFORDABLE DWELLING UNITS = 14  
 283 TOTAL UNITS (269 MARKET-RATE + 14 ADU%)

DENSITY CALCULATIONS  
(PER SECTION 2-308)

TOTAL SITE AREA = 6.062 Ac  
 AREA OF FLOORPLAN = 0.942 Ac  
 30% OF SITE AREA = 1.787 Ac  
 DIFFERENCE (AREA SUBJECT TO DENSITY REDUCTION) = N/A

SITE TABULATIONS

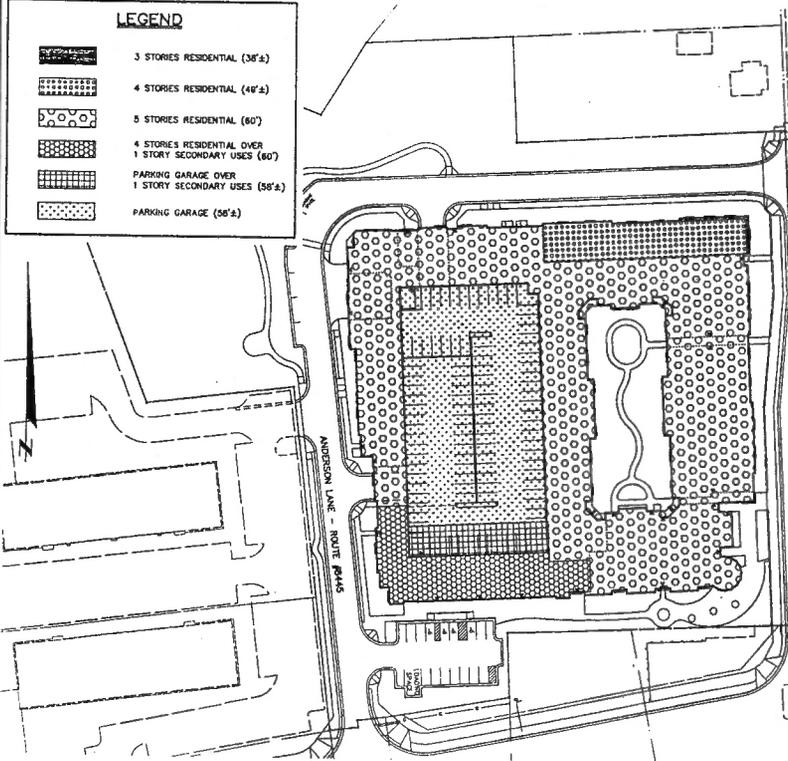
PARCEL "A"	253,731 sq (6.025 Ac)
RIGHT-OF-WAY DEDICATION	10,324 sq (0.237 Ac)
TOTAL (INCLUDES 33,343 sq OF ANDERSON ROAD TO BE VACATED)	284,055 sq (6.062 Ac)

PRM ZONE	APPROVED PLAN		PROPOSED AMENDMENT	
	REQUIRED	PROVIDED	REQUIRED	PROVIDED
LANDSCAPED OPEN SPACE	20% (1.21 Ac)	30% (1.75 Ac)	20% (1.21 Ac)	40% (2.42 Ac)
MULTI-FAMILY UNITS	283 *	283 *	283 *	283 *
DENSITY	N/A	46.7 DU/AC	N/A	46.7 DU/AC
GROSS FLOOR AREA:				
RESIDENTIAL		324,880 SF		311,561 SF
SECONDARY USES **		13,500 SF		11,160 SF
INTERIOR AMENITIES		4,500 SF		6,070 SF
TOTAL		342,880 SF		330,791 SF
MAXIMUM FLOOR AREA RATIO	3.0	1.3	3.0	1.25
MAXIMUM BUILDING HEIGHT	N/A	60'	N/A	60'
PARKING:				
MULTI-FAMILY				
1.6 spaces / unit				
SECONDARY USES (1,700 GFA) ***	453 spaces	453 spaces	453 spaces	453 spaces
+ 8 spaces / sq. add'l. 1,000 NFA	80 spaces	80 spaces	50 spaces	50 spaces
EXTRA SPACES				
TOTAL	533 spaces	550 spaces	503 spaces	541 spaces
LOADING:				
MULTI-FAMILY (11,160 GFA)				
1 space / 1st 25,000 GFA + 1 space / sq. add'l. 10,000 GFA or major fraction thereof	4 spaces	4 spaces	4 spaces	2 spaces
SECONDARY USES (11,160 GFA) ***				
1 space / 1st 10,000 GFA + 1 space / sq. add'l. 10,000 GFA or major fraction thereof	2 spaces	2 spaces	1 space	1 space
TOTAL	6 spaces	6 spaces	5 spaces	3 spaces

\* INCLUDES 20 WORKFORCE UNITS.  
 \*\* THE APPLICANT RESERVES THE RIGHT TO INCREASE THE TOTAL GROSS FLOOR AREA OF SECONDARY USES UP TO 25,000 (18,750 NET FLOOR AREA). PROVIDED THE PARKING AND LOADING REQUIREMENTS HAVE BEEN MET.  
 \*\*\* CALCULATIONS ARE BASED ON RETAIL USE. SECONDARY USES MAY VARY WITH FINAL PLANS.  
 † THE APPLICANT RESERVES THE RIGHT TO ADD TO MORE SPACES IN THE GARAGE, BASED UPON RETAIL PARKING SPACES.  
 ‡ SEE SHEET 1 FOR MODIFICATION REQUEST.

LEGEND

- 3 STORES RESIDENTIAL (36's)
- 4 STORES RESIDENTIAL (46's)
- 5 STORES RESIDENTIAL (60')
- 4 STORES RESIDENTIAL OVER 1 STORY SECONDARY USES (60')
- PARKING GARAGE OVER 1 STORY SECONDARY USES (56's)
- PARKING GARAGE (56's)



BUILDING HEIGHT & USE SCHEMATIC

SCALE: 1" = 50'

SITE DETAILS, TABULATIONS, AND BUILDING HEIGHT & USE SCHEMATIC

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 CDPA/FDPA 2012-MV-007



CPJ Charles P. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 2809 Potomac Dr., Ste. 200, Fairfax, VA 22031-3861-1033 Fax: 703-776-4958  
 www.cpj.com • 10000 Old Dominion Blvd., Suite 1000, Fairfax, VA 22030-1000

SHEET 2 OF 18  
 PRJ NO: 10-515  
 TYPE: CDPA/FDPA















# THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY

### LEGEND

-  CAT. II & IV SHADE TREE (2' CAL.)  
(E.G. RED MAPLE, OAK, WHITE BIRCH, BEECH)
-  TREE COUNTED TOWARD PARKING LOT LANDSCAPING
-  CAT. I-IV EVERGREEN TREE (8' HGT.)  
(E.G. HOLLY, EASTERN RED CEDAR, SPRUCE)
-  CAT. I UNDERSTORY/ORNAMENTAL TREE (2' CAL.)  
(E.G. SPARGANGLER, ANEMONE, DOGWOOD)
-  LARGE DECIDUOUS SHRUB  
(E.G. CRABE APRICOT)
-  SMALL-MEDIUM DECIDUOUS SHRUB  
(E.G. NUBARK, HYDRANGEA, DOGWOOD)
-  SMALL-MEDIUM EVERGREEN SHRUB  
(E.G. HOLLY, JASMINE)
-  SEASONAL PLANTINGS / GROUNDCOVER
-  AREA TO BE REPLANTED IN ACCORDANCE WITH FPM §12-0516.4

NOTE - LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN PLANTS MATING TO FAIRFAX COUNTY AND/OR OTHER DESIRABLE SPECIES WILL BE USED IN THIS DEVELOPMENT. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

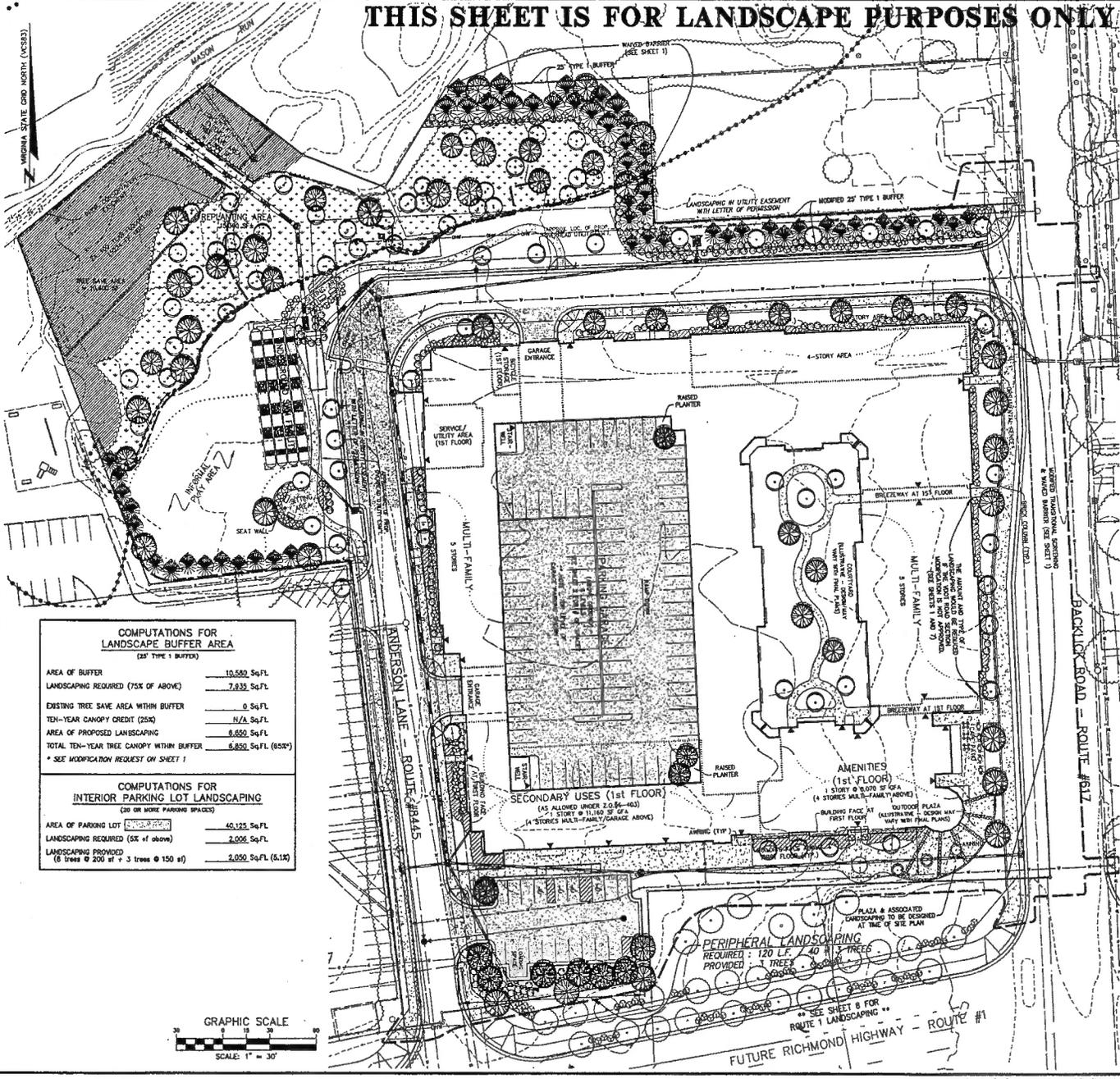


Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Summary (Table 12.1)	
1	Pre-development area of existing tree canopy 10,224 SF
2	Percentage of project site area covered by existing tree canopy 26.1%
3	Percentage of 10-year tree canopy required for site 10%
4	Percentage of 10-year canopy requirement that should be met through tree preservation 10%
5	Proposed percentage of canopy requirement that will be met through tree preservation 10%
6	Has the Tree Preservation Target minimum been met? YES
7	If YES, provide sheet number where deviation request is located N/A
B. Tree Canopy Requirements	
1	Identify gross site area 10,224 SF
2	Subtract area dedicated to road bridge and utility 10,224 SF
3	Subtract area of easements 0 SF
4	Adjusted gross site area (81 - 83 - 85) 10,224 SF
5	Identify street parking and/or use 0 SF
6	Percentage of 10-year canopy required 10%
7	Area of 10-year canopy required (84 x 86) 1,022 SF
8	Is a modification of canopy treatment being requested? NO
9	If YES, provide sheet number where modification request is located N/A
C. Tree Preservation	
1	Tree Preservation Target (see 1.2) 7,180 SF
2	Area of canopy to be preserved through tree preservation 10,224 SF
3	Total canopy area of unique or valuable forest or woodland communities 0 SF
4	Total canopy area of historic, Memorial, Specimen or Street Trees 1,300 SF
5	Total canopy area of trees within Resource Protection Areas and 100-year floodplains 12,500 SF
6	Total canopy area to be preserved through tree preservation 10,224 SF
7	Percentage of 10-year canopy requirement that will be met through tree preservation 10%
8	Has the Tree Preservation Target minimum been met? YES
9	If YES, provide sheet number where deviation request is located N/A
D. Tree Planting	
1	Area of canopy to be met through tree planting (87 - 89) 1,022 SF
2	Area of canopy provided by proposed trees 24,150 SF
3	Area of canopy provided through tree planting 11,500 SF
4	Area of canopy provided through native shrubs or woody hard woods 1,500 SF
5	Area of canopy provided through tree planting 1,022 SF
6	Percentage of the 10-year canopy requirement that will be met through tree planting 10%
7	Has the 10-year canopy requirement been met through tree planting? YES
8	If YES, provide sheet number where deviation request is located N/A
9	Amount to be deposited into the Tree Preservation and Planting Fund 0
E. Total of 10-Year Tree Canopy Provided	
1	Total canopy area provided through tree preservation (C10) 10,224 SF
2	Total canopy area provided through tree planting (D9) 11,500 SF
3	Total canopy area provided through native shrubs (D12) N/A SF
4	Total 10-year tree canopy provided 21,724 SF
Total 10-year tree canopy provided (% of site area) 212.6%	

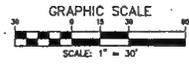
#### COMPUTATIONS FOR LANDSCAPE BUFFER AREA (20' TYPE 1 BUFFER)

AREA OF BUFFER	10,224 Sq.Ft.
LANDSCAPING REQUIRED (75% OF ABOVE)	7,668 Sq.Ft.
EXISTING TREE SAVE AREA WITHIN BUFFER	0 Sq.Ft.
TEN-YEAR CANOPY CREDIT (25%)	N/A Sq.Ft.
AREA OF PROPOSED LANDSCAPING	6,850 Sq.Ft.
TOTAL TEN-YEAR TREE CANOPY WITHIN BUFFER	6,850 Sq.Ft. (66%)

\* SEE MODIFICATION REQUEST ON SHEET 1

#### COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (200 OR MORE PARKING SPACES)

AREA OF PARKING LOT	40,125 Sq.Ft.
LANDSCAPING REQUIRED (5% OF ABOVE)	2,006 Sq.Ft.
LANDSCAPING PROVIDED (8 TREES @ 200 SF + 3 TREES @ 150 SF)	2,050 Sq.Ft. (51%)



\* Plant species and additional credit types (if applicable) are to be specified with the final landscape plan. Total 10-year tree canopy provided with the site plan shall be equivalent to that shown on the CDMPFD.

PREPARED BY: LANDSCAPING, INC. (SEE SHEET 1)  
 CHECKED BY: [Name]  
 DATE: [Date]  
 REVISIONS: [Table]  
**Charles P. Johnson & Associates, Inc.**  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 2000 Piedmont Dr., No. 201 Fairfax, VA 22031 703-261-1050 Fax: 703-277-5294  
 www.charlesjohnson.com • charlesjohnson.com • cjohnson@cpja.com • cpjohnson@cpja.com

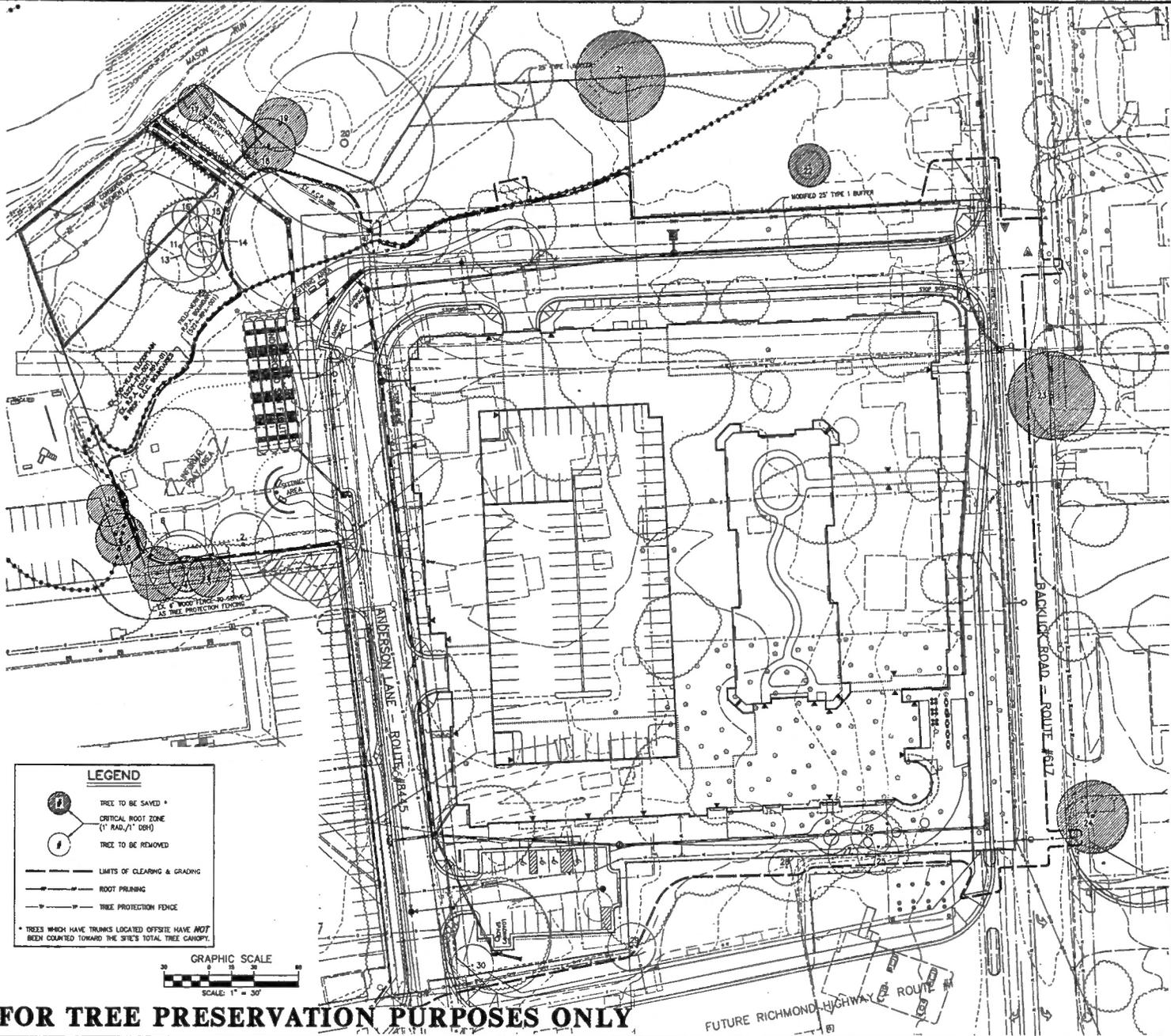
## ACCOTINK VILLAGE

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA



PROJECT NO.	10-515
DATE	DEC 2013
SHEET NO.	10 OF 18
SCALE	AS SHOWN

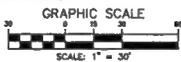




**LEGEND**

- TREE TO BE SAVED \*
- CRITICAL ROOT ZONE (1' RAD./1' CSP)
- TREE TO BE REMOVED
- LIMITS OF CLEARING & GRADING
- ROOT PRUNING
- TREE PROTECTION FENCE

\* TREES WHICH HAVE TRUNKS LOCATED OFFSITE HAVE NOT BEEN COUNTED TOWARD THE SITE'S TOTAL TREE CANOPY.



**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY**

TREE PRESERVATION PLAN

**ACCOTINK VILLAGE**

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA



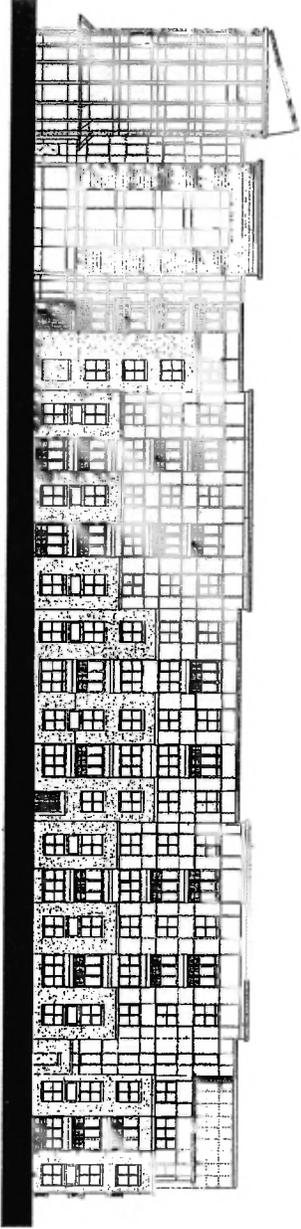
DATE	12/13/14
BY	CPJ
CHECKED	CPJ
DATE	12/13/14
SCALE	AS SHOWN
SHEET	12
OF	18
PRJ NO:	10-518
TYPE:	CDPA/750A

DATE: 12/13/14  
BY: CPJ  
CHECKED: CPJ  
DATE: 12/13/14  
SCALE: AS SHOWN  
SHEET: 12 OF 18  
PRJ NO: 10-518  
TYPE: CDPA/750A

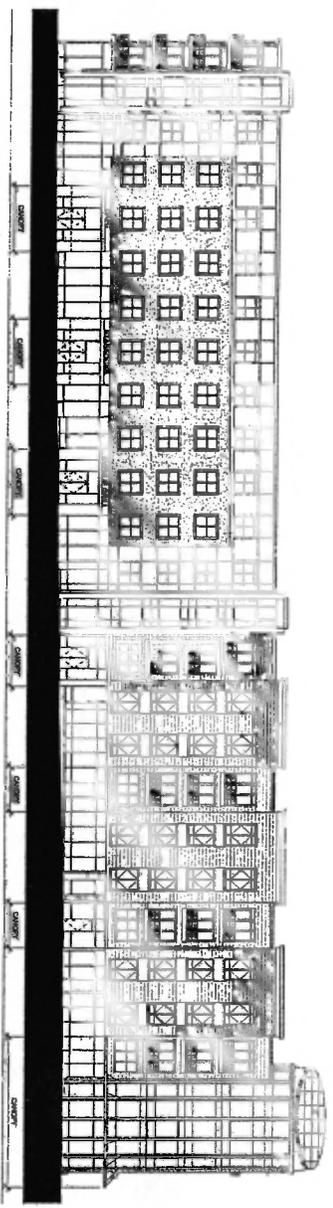
**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Mechanical Engineers, Planners & Landscape Architects  
2000 Parkway Dr., Suite 201, Fairfax, VA 22033, (703) 261-7800  
www.charlesjohnson.com







EAST FACADE



SOUTH FACADE


  
**J. O. J.**
  
**ARCHITECTS**

Last saved 2/19/2014 1:04:14 PM

ARCHITECTURAL ELEVATIONS

**ACCOTINK VILLAGE**

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

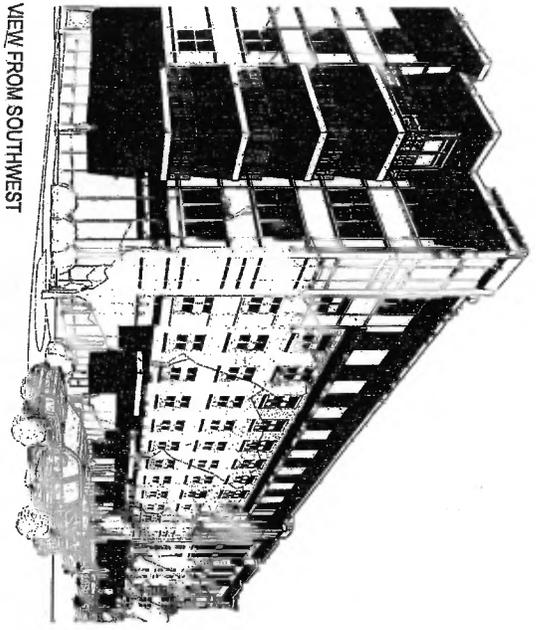


1	5-10-11	REVISED ELEVATIONS (REV. 10/11)
2	4-11-11	REVISED ARCHITECTURAL ELEVATIONS (REV. 11/11)
3	5-12-11	REVISED ARCHITECTURAL ELEVATIONS (REV. 12/11)
NO. 1	DATE	REVISION / PROJECT / APPROVAL

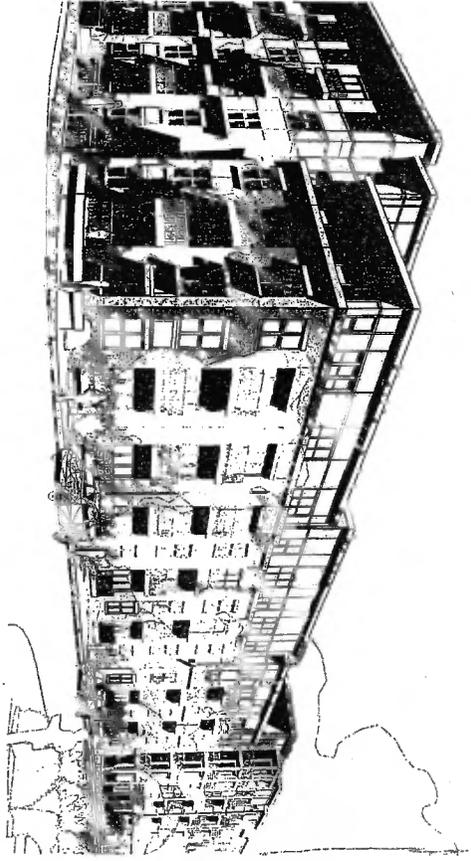
**CPJ Associates** Charles F. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 3699 Parker Dr., Ste. 200 Fairfax, VA 22030 703-340-7800 Fax 703-320-8915  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Potomac, MD • Fairfax, VA



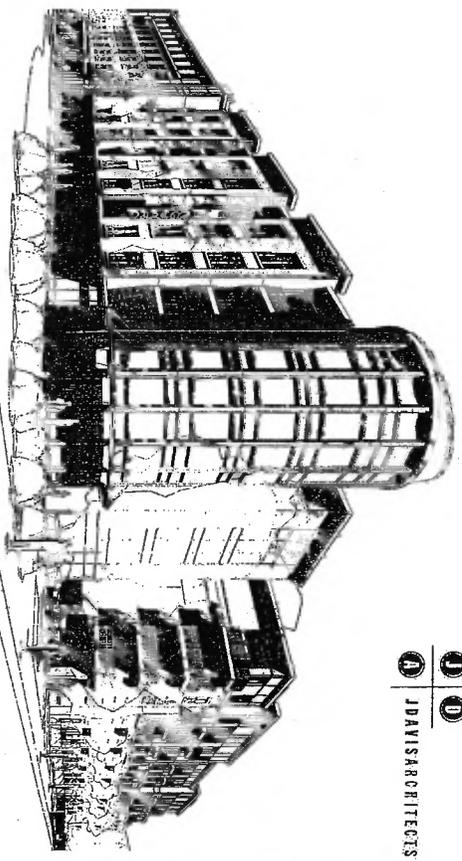
VIEW FROM SOUTHWEST



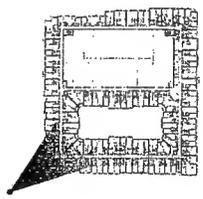
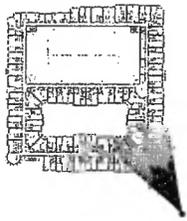
VIEW FROM NORTHEAST



VIEW FROM SOUTHEAST



J DAVIS ARCHITECTS



PERSPECTIVE ILLUSTRATIONS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA



CPJ Charles R. Johnson & Associates, Inc.  
 Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
 2894 Penton Dr., Ste. 200 Fairfax, VA 22030 P: 703-265-7300 F: 703-265-4200  
 www.cpj.com • Silver Spring, MD • Gaithersburg, MD • College Park, MD • Potomac, MD • Fairfax, VA

1044 Street 2/16/2014 11:41 AM Project 5/19/2014 1:44 PM Sheet 18 of 18 (18) 18

DESIGN	DATE	DRAWN
REV	DEC. 2013	REV
SHEET	SCALE	OF
17	AS	18
NOT TO BE SHOWN		



## CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

PCA 2012-MV-007

June 17, 2014

The Board of Supervisors approved PCA 2012-MV-007 for a mixed use development at Tax Maps 109-1 ((1)) 5-9 and 13-16. The Board's approval was subject to conformance with the following development conditions:

1. Contract specifications will include a waste management plan. All construction/demolition waste to include wood, metal, concrete, masonry, glass and cardboard will be recycled at local recycling stations to the fullest extent possible with a minimum 25% by weight recycled and a goal of 50% by weight.



## FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2012-MV-007

May 29, 2014

The Planning Commission approved FDPA 2012-MV-007 for a mixed use development at Tax Maps 109-1 ((1)) 5-9 and 13-16. The Planning Commission's approval was subject to conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDPA/FDPA titled: "Accotink Village" submitted by Charles P. Johnson & Associates consisting of 18 sheets dated December 6, 2013, as revised through May 19, 2014.
2. Prior to site plan approval the applicant shall submit details of the Urban Plaza design to the Planning Commission for review and administrative approval. If the applicant acquires the additional right-of-way as depicted on Sheet 6 of the FDPA they shall submit the design of the expanded urban plaza to the Planning Commission for their approval prior to site plan approval.
3. Irrespective of that shown on the CDPA/FDPA, the final location of the bicycle racks shall be subject to review and approval by the Fairfax County Department of Transportation (FCDOT) at the time of site plan.





**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: PCA/FDPA 2012-MV-007  
 (Assigned by staff)

**RECEIVED**  
**Department of Planning & Zoning**  
**OCT 23 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), CRP Belvoir, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PRM 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    (x)    CDP    ( )    FDP    ( )    CDPA    (x)    FDPA    (x)

**LEGAL DESCRIPTION:**

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

**TAX MAP DESCRIPTION:**

<u>137/12</u> wb 109-1	1		5-9 and 13-16	6.06 acres
portion of to-be-vacated ROW of Anderson Lane				
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

see attached

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

NW quadrant of the intersection of Richmond Highway and Backlick Road			
<b>PRESENT USE:</b> SFD	<b>PROPOSED USE:</b>		Mixed use
<b>MAGISTERIAL DISTRICT:</b> Mount Vernon	<b>OVERLAY DISTRICT (S):</b>		N/A

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.

Lori Greenlief, McGuireWoods, LLP  
 Type or Print Name  
1750 Tysons Blvd, Ste 1800, McLean VA  
 Address

[Signature]  
 Signature of Applicant or Agent  
 (Work) 703-712-5433    (Mobile) \_\_\_\_\_  
 Telephone Number

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 12/11/13    Virginia Ruffner    Fee Paid \$ 23,055.00  
 PCA / FDPA 2013-0364 / 10306  
 12/11/13

<b>PROPERTY CHART</b>			
<b>Tax Map</b>	<b>Address</b>	<b>Subdivision</b>	<b>DB/PG</b>
109-1((1))5	9116 Anderson Lane	Accotink Village	23241/0683
109-1((1))6	9111 Anderson Lane	Accotink Village	23241/0687
109-1((1))7	9115 Anderson Lane	Accotink	23241/0692
109-1((1))8	9121 Anderson Lane	Lottie Anderson	23241/0696
109-1((1))9	9135 Anderson Lane	Lottie Anderson	23241/0702
109-1((1))13	9136 Backlick Road	Accotink	23241/0706
109-1((1))14	9124 Backlick Road	Accotink	23241/0711
109-1((1))15	9120 Backlick Road	Accotink	23241/0716
109-1((1))16	9112 Backlick Road	Accotink Village	23241/0720
Portion of ROW of Anderson Lane			

**RECEIVED**  
 Department of Planning & Zoning  
 OCT 23 2013  
 Zoning Evaluation Division

# PCA 2012-MV-007

## Zoning Application Closeout Summary Report

Printed: 6/19/2014

### General Information

**APPLICANT:** CRP BELVOIR, LLC  
**DECISION DATE:** 06/17/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MEGAN BRADY  
**SUPERVISOR DISTRICT:** MOUNT VERNON

**DECISION SUMMARY:**

ON JUNE 17, 2014, THE BOARD UNANIMOUSLY APPROVED PCA 2012-MV-007 ON A MOTION BY SUPERVISOR HYLAND SUBJECT TO PROFFERS DATED MAY 16, 2014 AND CONCEPTUAL DEVELOPMENT PLAN AMENDMENT CONDITIONS DATED JUNE 17, 2014.

**APPLICATION DESCRIPTION:**

TO AMEND RZ 2012-MV-007 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	6.06 ACRES

### Tax Map Numbers

1091 ((01)) ( )0006	1091 ((01)) ( )0009	1091 ((01)) ( )0013	1091 ((01)) ( )0014	1091 ((01)) ( )0016
1091 ((01)) ( )0005	1091 ((01)) ( )0008	1091 ((01)) ( )0007	1091 ((01)) ( )0015	

### Approved Land Uses

Zoning District: PRM

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
MFD	283	6.06 ACRES	15	20			
RETAIL/EST					24,700	0.09	6.06 ACRES
<b>TOTALS</b>	<b>283</b>	<b>6.06</b>	<b>15</b>	<b>20</b>	<b>24,700</b>	<b>0.09</b>	<b>6.06 ACRES</b>

### Approved Waivers/Modifications

- WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
- MODIFY LOADING SPACE REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT
- WAIVE BARRIER REQUIREMENT

6/19/2014

**Approved Proffers**

PROFFER STATEMENT DATE: 05-16-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
RESOURCE PROTECTION AREA (RPA)	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
HISTORIC MARKER AND HERITAGE RESOURCES	01-01-0001	0	SITE PLAN	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	RUP	\$0	01-01-0001
CONSTRUCTION VEHICLE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
CONTRIBUTION / OTHER LAND USE	01-01-0001	0	RUP	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	BLDG PRMT APRV	\$0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS / ROW	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$0	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
EROSION AND SEDIMENT CONTROL	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
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
HABITAT AREAS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRANSPORTATION DEMAND MANAGEMENT PROGRAM (TDM)	01-01-0001	0	RUP	\$0	01-01-0001
VACATION / ABANDONMENT	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	01-01-0001	0	N/A	\$0	01-01-0001

**Approved Development Conditions**

DEVELOPMENT CONDITION STATEMENT DATE: 06-17-2014

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

6/19/2014

# FDPA 2012-MV-007

## Zoning Application Closeout Summary Report

Printed: 6/19/2014

### General Information

**APPLICANT:** CRP BELVOIR, LLC  
**DECISION DATE:** 06/12/2014  
**CRD:** NO  
**HEARING BODY:** PC  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** MEGAN BRADY  
**SUPERVISOR DISTRICT:** MOUNT VERNON

**DECISION SUMMARY:**

ON JUNE 12, 2014, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDPA 2012-MV-007 ON A MOTION BY COMMISSIONER FLANAGAN SUBJECT TO DEVELOPMENT CONDITIONS DATED MAY 29,2014.

**APPLICATION DESCRIPTION:**

AMEND FDP 2012-MV-007 PREVIOUSLY APPROVED FOR MIXED USE DEVELOPMENT TO PERMIT SITE MODIFICATIONS

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PRM	6.06 ACRES

### Tax Map Numbers

1091 ((01))\ )0006	1091 ((01))\ )0009	1091 ((01))\ )0013	1091 ((01))\ )0014	1091 ((01))\ )0016
1091 ((01))\ )0005	1091 ((01))\ )0008	1091 ((01))\ )0007	1091 ((01))\ )0015	

### Approved Land Uses

**Zoning District:**

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

### Approved Waivers/Modifications

- MODIFY LOADING SPACE REQUIREMENT
- WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
- MODIFY TRANSITIONAL SCREENING REQUIREMENT
- WAIVE BARRIER REQUIREMENT

6/19/2014

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**Approved Development Conditions**DEVELOPMENT CONDITION STATEMENT DATE: 05-29-2014

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<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
BICYCLE RELATED FACILITIES	01-01-0001	0	SITE PLAN	0	01-01-0001
BONUS DENSITY	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001
SITE AMENITIES (INCLUDING FURNITURE, ENTRANCE FEATURES)	01-01-0001	0	SITE PLAN	0	01-01-0001

6/19/2014

FOR REZONING PURPOSES ONLY  
December 05, 2013

DESCRIPTION OF A PORTION OF ANDERSON LANE  
AND ALL OF TAX PARCELS 109-1 ((01)) 5, 6, 7, 8, 9, 13, 14, 15 AND 16  
MOUNT VERNON DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RECEIVED  
Department of Planning & Zoning

DEC 09 2013

Description of a portion of Anderson Lane – Route #8445 (50' right of way) and all of tax parcels 109-1 ((01)) 5, 6, 7, 8, 9, 13, 14, 15 and 16 and being more particularly described as follows:

Beginning at an iron pipe lying in the westerly right of way line of Anderson Lane, said point marking the southeasterly corner of the property of Canterbury Associates, L.P. (D.B. 9227, Pg. 560); thence running with a portion of said westerly right of way line of Anderson Lane:

- 1.) North 06°46'12" West, 301.26 feet to an iron pipe found marking the southeasterly corner of tax parcel 109-1 ((01)) 5; thence running with the outline of said tax parcel 109-1 ((01)) 5 the following two (2) courses and distances:
- 2.) South 83°15'47" West, 130.89 feet to an iron pipe found; thence
- 3.) North 21°02'27" West, 239.73 feet to a concrete monument found, said point lying in the southerly line of Fort Belvoir said being the property of the United States of America (D.B. 1185, Pg. 199 & D.B. 4881, Pg. 395); thence leaving the aforesaid line of Canterbury Associates, L.P. and running with a portion of said Fort Belvoir, the following four (4) courses and distances:
- 4.) North 51°13'44" East, 158.59 feet to a point; thence
- 5.) South 52°47'07" East, 77.12 feet to a point; thence
- 6.) South 68°49'08" East, 56.60 feet to a point; thence
- 7.) North 31°38'53" East, 75.29 feet to a point marking the southwesterly corner of the property of Michael S. Strange (D.B. 21717, Pg. 2160); thence leaving the aforesaid line of Fort Belvoir and running with a portion of said Michael S. Strange
- 8.) North 86°55'15" East, 130.02 feet to an iron pipe found lying in the line of the aforesaid Michael S. Strange and marking the northwesterly corner of the property of Titu and Ujjal Barua (D.B. 20732, Pg. 1389); thence running with a portion of said Barua, the following two (2) courses and distances:
- 9.) South 02°34'45" East, 93.08 feet to an iron pipe found; thence
- 10.) North 86°55'15" East, 236.76 feet to a point lying on the westerly right of way line of Backlick Road (variable right of way width); thence running with a portion of said westerly right of way line
- 11.) South 02°40'27" East, 434.10 feet to a point; thence leaving the aforesaid right of way and running with a portion of the property of Hess Realty Corp. (D.B. 2741, Pg. 642) and a portion of the property of Orchid Properties, Inc.
- 12.) South 87°56'48" West, 260.78 feet to a point; thence continuing with a portion of said Orchid Properties, Inc. (D.B. 2340, Pg. 167)
- 13.) South 02°23'12" East, 57.00 feet to a point marking the northeasterly corner of the property of Eastwood Properties, Inc. (D.B. 23241, Pg. 724); thence running with a portion of said property
- 14.) South 80°24'53" West, 110.88 feet to a point lying on the easterly right of way line of the aforesaid Anderson Lane; thence leaving the aforesaid property of David W. Price and running so as to cross and include a portion of Anderson Lane the following three (3) courses and distances:
- 15.) South 83°13'48" West, 25.00 feet to a point; thence
- 16.) South 06°46'12" East, 6.34 feet to a point; thence
- 17.) South 83°13'48" West, 25.00 feet to the point of beginning containing 264,055 square feet or 6.06187 acres of land.