



County of Fairfax, Virginia

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

March 4, 2015

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

RECEIVED
Department of Planning & Zoning

MAR 19 2015

Zoning Evaluation Division

RE: Proffered Condition Amendment Application PCA A-502
(Concurrent with Development Plan Amendment Application DPA A-502-07 and
Planned Residential Community Application PRC A-502-03)

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 3, 2015, approving Proffered Condition Amendment Application PCA A-502 in the name of Lake Anne Development Partners LLC. The Board's action amends the proffers for Rezoning Application RZ A-502 previously approved for residential, commercial, institutional, and park uses to permit a mixed use development, associated proffers, and associated modifications to site design with an overall Floor Area Ratio (FAR) of 1.11, and waiver #8260-WPFM-001-1 for the location of underground storm water facilities in a residential area. The subject property is located on S. side of Baron Cameron Avenue at its intersection with Village Road on approximately 24.30 acres of land zoned PRC, [Tax Map 17-2 ((8)) 6 C, 17-2 ((14)) (1) 2 G, 17-2 ((16)) 1 A, 17-2 ((7)) 6 B2 and 6 B3, 17-2 ((1)) 7, 17-2 ((31)) 1645, 17-2 ((31)) common elements (part) (parking lot), and a portion of Village Road to be vacated/abandoned], in the Hunter Mill District and is subject to the proffers dated February 11, 2015.

The Board also:

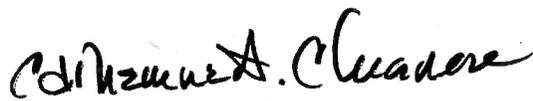
- Waived Par. 2 of Sect. 6-306 of the Zoning Ordinance for privacy yards a minimum of 200 square feet for Buildings D12 and D21-D24
- Modified Sect. 11-203 of the Zoning Ordinance for the minimum required loading spaces for residential, office, retail, and other uses to that shown on the DPA/PRC Plan

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

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Waived Par. 2 of Sect. 11-302 of the Zoning Ordinance on the requirement that no private streets in a residential development shall exceed 600 feet in length
- Waived Par. 1 of Sect. 13-305 of the Zoning Ordinance for transitional screening and barriers between uses
- Approved Waiver #8260-WPFM-001-1 to permit underground stormwater facilities within a residential development in accordance with Section 6-0303.6 of the Public Facilities Manual, subject to the conditions dated June 18, 2014 and contained in Attachment A of Appendix 8A of the staff report

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Catherine Hudgins, Hunter Mill District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara 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 3rd day of March 2015, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT APPLICATION PCA A-502
(Concurrent with Development Plan Amendment Application DPA A-502-07 and
Planned Residential Community Application PRC A-502-03)**

WHEREAS, Lake Anne Development Partners LLC, filed in the proper form an application to amend the proffers for RZ A-502 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Anni. 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 Hunter Mill 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 3rd day of March 2015.

Catherine A. Chianese
Clerk to the Board of Supervisors

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PROFFERS
LAKE ANNE DEVELOPMENT PARTNERS LLC
PCA A-502

February 11, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia, 1950, as amended, and Section 18-204 of the Zoning Ordinance of Fairfax County 1978, as amended (hereinafter referred to as the "Zoning Ordinance"), Lake Anne Development Partners LLC, for and on behalf of the owners, themselves, and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), in PCA A-502 filed on property identified as Fairfax County 2014 tax map 17-2 ((1)) 7, 17-2 ((7)) 6B2 and 6B3, 17-2 ((8)) 6C, 17-2 ((16)) 1A, 17-2 ((14)) (1) 2G, 17-2 ((31)) 1645, 17-2 ((31)) common elements pt. (parking lot) and a portion of Village Road to be vacated/abandoned (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors (the "Board") approves a proffered condition amendment on the Application Property that is zoned to the PRC District. Upon approval of the proffered condition amendment, these proffers shall replace and supersede all previous proffers approved on the Application Property. In the event this proffered condition amendment is denied by the Board, these proffers and conditions shall immediately be null and void. It is acknowledged that development conditions approved in conjunction with SE 2013-HM-013 on a portion of the Application Property (2014 tax map 17-2 ((1)) 7) shall remain in full force and effect in accordance with the development conditions associated with SE 2013-HM-013 or unless the use ceases.

GENERAL

1. Development Plan. Subject to the provisions of Section 18-204 of the Zoning Ordinance, the Application Property shall be developed in substantial conformance with the PRC Plan/Development Plan (the "Plan"), prepared by Dewberry dated December 9, 2013, and revised through November 24, 2014, and as further modified by these proffers. Except for those elements described in the proffers, the sheets identified as "T" sheets in the Plan are for information only.
2. Land Units. References to Land Units in these proffers correspond to the Land Units designated for Lake Anne Village Center in the Fairfax County Comprehensive Plan, 2013 Edition, Area III, as amended on December 2, 2014, and as shown on Exhibit A. Areas of the Application Property identified as East and West in these proffers correspond to those areas designated on Exhibit A. Notwithstanding what is shown on Sheets C-4 and C-5 of the Plan, the obligations of these proffers are limited to Land Units A, D, and that portion of Land Unit C that is proposed to be developed with the A3 Garage as shown on the Plan.
3. Development of Buildings.
 - A. The Application Property consists of multiple Buildings, as shown on the Plan. Development of each Building may proceed in any order, individually or combined, except as limited by the following:

- (i) With the exception of the parking garage for Building D4 as depicted on Sheet C-6 of the Plan, Applicant shall not commence or engage in vertical construction in any form on the Application Property until:
 - a. The Phase I Improvements, as defined on Exhibit B attached hereto and incorporated herein by this reference, have been substantially completed;
 - b. One or more leases for Buildings D3 and D4, as generally described on Sheet C-6 of the Plan, have been entered into with the County;
 - c. One or more contracts for the construction of Buildings D3 and D4 have been entered into; and
 - d. A notice to proceed under each such construction contract has been issued, which shall be for, at a minimum, completion of the shell of the applicable Building.
- (ii) Applicant shall neither request nor obtain a Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP) for any improvements on the Application Property, other than the parking garage depicted on Sheet C-6 of the Plan, until the framing of the first floor of Building D3 is substantially complete and the first floor framing of Building D4 is at least 50% complete.
- (iii) Applicant shall neither obtain building permits for, nor start nor engage in any construction of, any improvements on the Application Property other than those shown on Sheet I-12 of the Plan, until (A) RUPs have been obtained for every residential unit in both Building D3 and D4, and (B) the Applicant has obtained binding commitments to acquire Fairfax County Tax Map parcels 17-2 ((8)) 6C; 17-2 ((7)) 6B2, 17-2 ((7)) 6B3; 17-2 ((31)) 1645 and 17-2 ((31)) pt. of LARCA common elements, in form reasonably acceptable to the Office of Community Revitalization (OCR), and such commitments remain in effect at such time Applicant wishes to commence construction of any improvements other than those shown on Sheet I-12 of the Plan.
- (iv) Applicant shall neither obtain nor apply for more than 31 RUPs for single family attached residential units on the Application Property until Applicant shall have constructed or caused the construction of the Village Road improvements as shown on Sheets C-8 and C-11 of the Plan.
- (v) Applicant shall not demolish the two buildings currently existing on the Application Property with addresses of 1531-1545 (odd numbers only) Cameron Crescent Drive and 1570-1578 (even numbers only) Cameron

Crescent Drive until RUPs have been issued for every residential unit in both of Building D3 and D4.

- B. All proffered improvements that reference a specific Building shall be addressed with the development of that Building and those specific improvements constructed prior to issuance of the first RUP and Non-RUP issued for that specific Building.
4. Minor Modifications. Minor modifications to the Plan may be permitted as determined by the Zoning Administrator in accordance with Paragraph 8 of Section 16-203 of the Zoning Ordinance, including the flexibility to modify the layout shown on the Plan for each Building provided such changes are in substantial conformance with the Plan as determined by the Zoning Administrator and do not affect the proffered elements of the Plan as specified herein. Building envelopes and the number of units, floors and square footage within and among Buildings may be adjusted as set forth on the Plan and in these proffers, as long as (i) the Building setbacks from the Application Property lines as shown on the Plan are maintained; (ii) the number and location of vehicular access points (public and private) remain consistent with the Plan; and (iii) the redevelopment otherwise is in substantial conformance with the Plan and the proffers.
5. Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications. Pursuant to Paragraph 6 of Section 18-204 of the Zoning Ordinance, one or more of the Buildings may be the subject of a separate Proffered Condition Amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application, without joinder and/or consent of the owners of the other portions of the Application Property, provided such application will not change or cause or require a change to the general layout, physical improvements and/or access for such other portions of the Application Property. Previously approved proffered conditions or development conditions applicable to the portion(s) of the Application Property, which are not the subject of such an application, shall otherwise remain in full force and effect as to any such portion(s) of the Application Property not included.

PROPOSED DEVELOPMENT

6. Uses.
- A. The maximum gross floor area (GFA) permitted on the Application Property is shown on the Plan. The Applicant may increase the square footage allocated to residential use with a corresponding and proportional decrease in the square footage allocated to office use as long as the residential use on Land Unit A does not exceed 210,000 gross square feet and 130 units, and residential use on Land Unit D does not exceed 1,122,000 gross square feet and 935 units. In addition, a minimum of 15,000 gross square feet of office shall be located in Building D1. Minor adjustments between Buildings may be approved in accordance with the Zoning Ordinance.

- B. The primary uses on the Application Property shall be residential, office, and/or retail, which includes non-residential uses such as eating establishments and fast food restaurants. Secondary uses shall be permitted as defined by the Zoning Ordinance except that the following uses shall not be permitted:
- (i) Car washes;
 - (ii) Drive-in financial institutions;
 - (iii) Drive-through pharmacies;
 - (iv) Funeral chapels;
 - (v) Industrial flex;
 - (vi) Pawnshops;
 - (vii) Service stations;
 - (viii) Service station/mini-marts;
 - (ix) Vehicle light service establishments;
 - (x) Bowling alleys;
 - (xi) Commercial swimming pools, tennis courts and similar courts; and
 - (xii) New vehicle storage.
- C. The first floor of Buildings A1, A2 and D1 shall be occupied as retail uses as described above and further qualified below.
- D. The Applicant reserves the right to construct service, amenity and storage uses in the cellar space of each Building.
- E. The Applicant shall market the retail square footage located in Building D1 as a grocery store for a minimum of one (1) year from the date of approval of this application. Marketing efforts shall be documented quarterly to the Department of Planning and Zoning (DPZ) during the one (1) year following approval. After one (1) year from the approval date of this application, the retail square footage in Building D1 may be leased by the Applicant to other retail tenant(s). Said tenant(s) shall not be automobile-oriented.
7. Intensity/Density Credit. All intensity/density attributable to land area dedicated from the Application Property as designated on the Plan and/or conveyed at no cost to the Board or any other public entity pursuant to these proffers, or as may be required at site plan, shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and is hereby reserved to the Application Property.

8. Fire Marshal Evaluation. Changes from the Plan may be permitted in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the landscape amenity panel, sidewalk, and perimeter Building areas as necessary to allow for required emergency vehicle access, without requiring approval of a PCA or an amendment to the Plan provided such modifications are approved by DPZ in consultation with other applicable agencies as determined by DPZ, which may include the Fairfax County Department of Transportation (FCDOT), the Urban Forestry Management Division (UFMD) of the Department of Public Works and Environmental Services (DPWES), the Zoning Administrator, and OCR, and are in substantial conformance with the Plan and these proffers.
9. Notification Letter. At such time of filing the first and each subsequent site plan, a notification letter of such filing, which may be in the form of an e-mail, shall be sent to the Director of FCDOT. The purpose of this letter is to facilitate coordination with DPWES to ensure the site plan is consistent with the transportation improvements reflected on the Plan and in these proffers.
10. VDOT Evaluation. Changes from the Plan may be permitted in response to the review of site plans by the Virginia Department of Transportation (VDOT), including adjustments to tree locations, lane use/pavement markings including bike lanes, signage, road alignments, on-street parking, traffic controls, the streetscape (including the landscape amenity panel and sidewalk) and perimeter Building areas as necessary without requiring approval of a PCA or an amendment to the Plan provided such modifications are approved by DPZ in consultation with other applicable agencies as determined by DPZ, which may include FCDOT, UFMD of DPWES, the Zoning Administrator, and OCR, and are in substantial conformance with the Plan and these proffers.

In the event VDOT does not approve any of the design waivers and/or access management exceptions filed in support of the Plan, then the Applicant shall meet with FCDOT and VDOT to determine the impacts of any denials on the Plan. If modifications to the Plan are required, the Applicant, with notice to FCDOT, shall meet with DPZ to determine if such modifications may be permitted in accordance with Proffer 4.

11. Final Clearing Limits. Modifications to clearing limits shown on the Plan may be permitted at site plan in response to final design without requiring approval of a PCA or an amendment to the Plan provided such modifications are approved by DPZ in consultation with other applicable agencies as determined by DPZ, which may include FCDOT, UFMD of DPWES, the Zoning Administrator, and OCR, and are in substantial conformance with the Plan and these proffers.

HERITAGE RESOURCES

12. Bank Building Documentation. Prior to the issuance of a demolition permit for the Millennium Bank building, the Applicant shall document the building to Historic American Building Survey (HABS) Level 2 as required by the Fairfax County Architectural Review Board (ARB). Such documentation shall be submitted to the Virginia Room of the Fairfax County Regional Library, the Reston Historic Trust, and

DPZ. The Applicant shall provide written confirmation to DPZ that said documentation has been submitted to the Virginia Room and to the Reston Historic Trust.

13. Architectural Approval. The Applicant shall obtain ARB approval for the architectural design, landscape design details, signs and lighting for that portion of the Application Property located in the Lake Anne Village Center Historic Overlay District in accordance with the Zoning Ordinance prior to the issuance of a building permit within Land Unit A. Specific information and materials to be provided by the Applicant to the ARB shall include, but not be limited to, the following:
 - A. Design materials and design treatment information on the transition areas between the existing Washington Plaza and the proposed improvements shown on the Plan; and
 - B. Design materials for the proposed amphitheater, the connection between Buildings A1 and A2 as shown on the Plan, landscaping and transportation details.
14. Historic District Documentation. In coordination with DPZ Heritage Resources staff, the Applicant shall document that portion of Lake Anne Village Center National Register – eligible Historic District located on that portion of the Application Property within and adjacent to the local Historic Overlay District. Said adjacent properties shall include, but not be limited to, the Reston Mobil and Reston U-Haul operating as Lake Anne Service Center located on tax map 17-2 ((1)) 7. Said documentation shall be to a HABS Level 3 and shall be submitted to the Virginia Room of the Fairfax City Regional Library, the Reston Historic Trust and DPZ. The Applicant shall provide written documentation to DPZ that said documentation has been submitted to the Virginia Room and to the Reston Historic Trust.
15. ARB Disclosure. ~~Prior to the issuance of the first building permit within Land Unit A,~~ the Applicant shall record a covenant among the Fairfax County land records to notify potential purchasers that Land Unit A is located within the Lake Anne Village Center Historic Overlay District and subject to the requirements of Article 7 of the Zoning Ordinance. Prior to entering into a contract of sale, initial purchasers of property located in Land Unit A shall be notified in writing by the Applicant of the recorded covenant.

INTERIM USE

16. Interim Parking. Parking shall be permitted to operate on an interim basis in existing surface parking lots, within and adjacent to areas of future Building footprints, or within parking structures on the Application Property utilizing existing or proffered access locations without requiring approval of a PCA or an amendment to the Plan. Interim parking shall not be permitted in areas of tree preservation as identified on the Plan.
17. Existing Uses. Existing uses located on the Application Property may remain in use until such time as those portions of the Application Property are redeveloped in accordance with the Plan and these proffers. Continuation of existing uses shall include parking and

operation of affordable multi-family residential buildings until RUPs are issued for Buildings D3 and D4 and tenants are relocated into these Buildings. All previously approved development conditions for special exception uses shall remain in full force and effect in accordance with the development conditions associated with SE 2013-HM-013 or unless the use ceases. Existing uses cannot be modified or enlarged and no changes made to the site conditions except as may be approved by the Zoning Administrator.

18. Festivals, Fairs or Similar Activities. In accordance with Section 8-800 of the Zoning Ordinance, the Applicant, or its designee, may be permitted to operate festivals, fairs or similar activities, including, without limitation, farmers' markets and food vendors, on Land Unit D of the Application Property, either in the interim surface parking lot or privately owned open space as shown on the Plan, including portions of private streets/pedestrian ways. The Applicant shall request approval of the Zoning Administrator for the issuance of permits or temporary special permits as may be required under the Zoning Ordinance, which may include the establishment of an annual permit for continuing or seasonal events. In addition, the Applicant shall coordinate such activities on Land Unit D with the Fairfax County Department of Housing and Community Development (HCD) until the first issuance of RUPs for Buildings D3 and D4.

ARCHITECTURAL DESIGN

19. Architectural Design.

- A. The architectural design of the Buildings shall be consistent with the conceptual elevations as shown on the Plan, and shall be generally consistent in style on all sides of the Buildings. The elevations may be refined as a result of final design and engineering so long as the character and quality of the Buildings remain in substantial conformance with those shown on the Plan.
- B. All mechanical equipment, with the exception of necessary transformers and emergency back-up generators, shall be located on the roofs of the Buildings, except for single-family attached dwelling units as shown on the Plan. This rooftop equipment shall be screened from the view of pedestrians who are at ground level. Any telecommunications equipment, antennae or dishes on the roof or attached to the roof of the Buildings that are not individual satellite dishes that belong to the residents of the Building shall be flush mounted, screened and/or treated to complement the architecture of the Building. Notwithstanding the foregoing, the Applicant shall follow all laws and regulations established by the Federal Communications Commission (FCC), State of Virginia, Fairfax County or other organization such as the Reston Association with regard to telecommunication equipment.
- C. At the time of site plan and building plan approval, the Applicant shall demonstrate compliance of the residential Buildings with the universal design criteria as set forth in the ICC/ANSI A117.1 (American National Standard Accessible and Usable Buildings and Facilities as referenced in the current edition

of the Virginia Statewide Building Code) and the 1988 Fair Housing Design Manual.

- D. Concurrent with submission of a building permit, a rendering of Building D1, including fenestration and treatment of façade, shall be provided for review and comment to OCR, which shall not delay issuance of building permits.
- E. A covenant shall be recorded on the single-family attached dwelling units which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This covenant shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any single-family attached lots and shall run to the benefit of the homeowners association and Fairfax County. Prior to entering into a contract of sale, initial purchasers shall be advised of the use restriction, which shall be included in the homeowners' association documents prepared in conjunction with the proposed development.
- F. Bird Friendly Design. The Applicant may include one or more bird friendly design elements, as determined by the Applicant, in the architectural plans of each Building on the Application Property. The bird friendly design elements may include, but not be limited to, the use of color, texture, opacity, fritting, frosting, patterns, louvers, screens, interior window treatments, or ultraviolet materials that are visible to birds, the angling of outside lights, curbing of excessive or unnecessary night-time illumination in non-residential portions of Buildings, reduction of bird attracting vegetation, the use of decoys, and breaking of glass swaths. Nothing herein shall require the Applicant to obtain a bird-friendly LEED credit. Upon the issuance of a building permit for each Building, the provisions of this proffer shall be deemed satisfied as to such Building.

LIGHTING

20. Lighting. All streetscape lighting shall be energy efficient. All on-site outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance, as may be amended. The same or similar street lights shall be used consistently throughout the Application Property.
21. Parking Structure Lighting. The Applicant shall utilize full cut-off, low intensity or recessed lighting directionally shielded to mitigate the impact on adjacent residences for any lighting along the perimeter of an above-ground garage not constructed of solid walls. Such lighting shall comply with the requirements of Article 14 of the Zoning Ordinance.

SUSTAINABLE DESIGN

22. Land Unit D. The Applicant shall select one of the following programs, within its sole discretion at the time of site plan submission, to be implemented in the construction of residential dwelling units in Land Unit D:

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
 - B. 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 Environmental and Development Review Branch (EDRB) of DPZ from a home energy rater certified through the Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or
 - C. An alternative certification program may be selected by the Applicant, subject to the review of EDRB of DPZ at the time of site plan.
23. Land Unit A and Building D1. The Applicant shall select one of the following programs, within its sole discretion at the time of site plan submission, to be implemented in the construction of Buildings A1, A2, and the non-residential portion of Building D1:
- A. Certification in accordance with the current version of the U.S. Green Building Council's (USGBC) Leadership in Energy and Environmental Design Core and Shell (LEED-CS) Silver rating system at the time of registration for the office and retail portions of Buildings A1, A2, and D1, provided that the Building meets the criteria for vertically attached buildings as established by the USGBC. The residential portion of Buildings A1 and A2, as well as the residential portion of Building D1 which is subject to Proffer 22, shall be certified in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP in said Building. The process for certification for the office and retail portions of the Buildings shall be as follows:
 - (i) The Applicant shall include, as part of the building plan submission for Buildings A1, A2, and D1, a list of specific credits within the most current version of the USGBC's Leadership in Energy and Environmental Design New Construction Core and Shell (LEED[®]-CS) rating system at the time of the project's registration, or other LEED rating system determined to be applicable by the USGBC, or its equivalent (as determined jointly by the Applicant and Fairfax County), that the Applicant anticipates attaining.
 - (ii) Except as otherwise provided below as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") shall 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-CS certification of the office and retail portions of the Building.

- (iii) The Applicant shall designate the Chief of the EDRB of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- (iv) Prior to the building plan approval for the Building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual (PFM), in the amount of \$2.00/square foot of GFA for the office and retail portion of the Building, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-CS certification, by the USGBC, under the project's registered version of the LEED-CS rating system or other LEED rating system determined, by the USGBC, to be applicable to each Building. The provision to EDRB of documentation from the USGBC that each Building has attained LEED-CS certification will be sufficient to satisfy this commitment. At the time LEED-CS certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for an individual building, whichever occurs first, for Building A1, A2, or D1 the Applicant provides to EDRB documentation demonstrating that LEED-CS certification for the Building has not been attained but that the Building has been determined by the USGBC to fall within three (3) points of attainment of LEED-CS certification, 50% of the green building escrow will be released to the Applicant, the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Building site.

If prior to the bond extension, reduction or final bond release for an individual building, whichever occurs first, for Building A1, A2, or D1 the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-CS certification or demonstrating that the Building has fallen short of LEED-CS certification by three (3) points or less, the entirety of the escrow for that Building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is

still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Building site.

- (v) As an alternative to the actions outlined in the paragraphs above, the Applicant may choose, within its sole discretion, to pursue a certification higher than LEED-CS, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-CS Silver certification.

Prior to building plan approval for the Building to be constructed, the Applicant shall submit documentation, to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the Building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-CS Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the Building is anticipated to attain LEED-CS Silver certification. Prior to final bond release of the Building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

- B. Certification in accordance with the current version of the Green Globes rating system for new construction at time of registration for the office and retail portion of Buildings A1, A2, and D1. The residential portion of Buildings A1 and A2, as well as the residential portion of Building D1 which is subject to Proffer 22, shall be certified in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP in said Building. The process for Green Globes new construction certification for the office and retail portions of the Buildings shall be as follows:

- (i) The Applicant shall include, as part of the building plan submission for Buildings A1, A2, and D1 a list of specific points within the most current version of the Green Globes rating system, at the time of the project's registration, that the Applicant anticipates attaining.
- (ii) Except as otherwise provided below as an alternative, a professional engineer, architect, or similar certified professional shall 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 points necessary to attain Green Globes certification of the office and retail portions of the Buildings.

- (iii) The Applicant shall designate the Chief of EDRB of DPZ as a team member in the Green Globes 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 Green Globes points.
- (iv) Prior to the building plan approval for the Building to be constructed, the Applicant shall post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of \$2.00/square foot of GFA for the office and retail portion of the Building, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of Green Globes certification, by the Green Building Initiative (GBI), under the project's registered version of the Green Globes rating system. The provision to EDRB of documentation from the GBI that each building has attained Green Globes certification will be sufficient to satisfy this commitment. At the time Green Globes certification is demonstrated to the EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for an individual building, whichever occurs first for Buildings A1, A2, or D1 the Applicant provides to EDRB documentation demonstrating that Green Globes certification for the Building has not been attained but that the Building has been determined by the GBI to fall within ten (10) percent of the points required for attainment of Green Globes certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of county environmental initiatives. If the certification is still in progress at the time of application for the bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Building site.

If prior to the bond extension, reduction or final bond release for an individual building, whichever occurs first for Buildings A1, A2, or D1 the Applicant fails to provide documentation to EDRB demonstrating attainment of Green Globes certification or demonstrating that the Building has fallen short of Green Globes certification by ten (10) percent of the points required for certification attainment or less, the entirety of the escrow for that Building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at

the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the Building site.

- (v) As an alternative to the actions outlined in the paragraphs above, the Applicant may choose, within its sole discretion, to pursue a certification higher than one Green Globe, in which case the professional architect, engineer or similar certified professional will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain certification with two or more Green Globes.

Prior to building plan approval for the Building to be constructed, the Applicant shall submit documentation, to EDRB, regarding the Green Globes reviewer's preliminary review of points in the Green Globes program. This documentation will demonstrate that the Building is anticipated to attain a sufficient number of points that will be sufficient to attain certification of two or more Green Globes. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the Building is anticipated to attain certification of two or more Green Globes. Prior to final bond release of the Building site, the Applicant shall submit documentation to EDRB, confirming the status of Green Globes certification.

- C. An alternate certification program may be selected by the Applicant, subject to the review of EDRB of DPZ at the time of site plan.
- D. This proffer shall not be applicable to the first floor only of Building D1 if it is developed and occupied with grocery store uses. The remainder of Building D1 shall continue to be subject to this proffer or Proffer 22, as applicable. The Applicant shall identify whether the first floor of Building D1 will be developed with grocery store uses at the time of submission of a building plan application.

SUSTAINABLE ENERGY PRACTICES

24. Sustainable Energy Practices. To promote efficient, renewable and sustainable energy practices, the Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within each multifamily parking garage on the Application Property that serves a minimum of 100 dwelling units. The Applicant shall also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the office, multi-family residential and retail parking garages, except in the A-3 Garage. "Electric vehicle-ready" means the provision of space, conduit banks, conduits and access points allowing for the easy installation of vehicle charging stations

in the future, and does not include the installation of transformers, switches, wiring or charging stations.

ENVIRONMENTAL

25. Noise Attenuation. At time of building plan submission for Building D1, the Applicant shall document to DPWES that building materials used in construction of the office use are effective in reducing interior noise levels to approximately 50 dBA Ldn. At the time of each building plan submission for residential development, the Applicant shall submit a refined acoustical analysis for that portion of the Application Property impacted by traffic noise from Baron Cameron Avenue having levels in excess of 65 dBA Ldn. If the noise study concludes that specific dwelling units will be affected by noise levels that require mitigation, based on final proposed and not existing site topography and conditions, then the refined acoustical analysis will incorporate findings from a building analysis based on the building plans to determine what noise attenuation measures may be needed. Such study shall be submitted to the EDRB of DPZ and DPWES for review and approval. Based on the findings of that report, the Applicant shall show any noise impacted units on the building plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building analysis.
- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from Baron Cameron Avenue having levels projected to be between 65-70 dBA Ldn, shall have the following acoustical treatment measures:
- (i) Exterior walls shall have a laboratory Sound Transmission Classification (STC) rating of at least 39.
 - (ii) Doors, windows and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels between 65 and 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any facade impacted by noise, they shall have the same laboratory STC ratings specified for exterior walls, or the Applicant shall submit an acoustical analysis showing the composite performance of the exterior walls including doors, windows and glazing being equal to STC 39.
 - (iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.
- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, residential dwellings anticipated to be impacted by traffic noise from Baron Cameron Avenue having levels projected to be between 70-75 dBA Ldn, shall have the following acoustical treatment measures.
- (i) Exterior walls shall have a laboratory STC rating of at least 45.

- (ii) Doors, windows and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If doors, windows and other glazed areas constitute more than 20% of any façade impacted by noise, they shall have the same laboratory STC rating specified by exterior walls, or the Applicant shall submit an acoustical analysis showing the composite performance of the exterior walls including doors, windows and glazing being equal to STC 45.
 - (iii) Adequate measures to seal and caulk between surfaces shall be provided in accordance with methods approved by ASTM to minimize sound transmission.
 - C. The Applicant reserves the right to pursue other methods of mitigating highway noise impacts that can be demonstrated prior to the filing of a building permit through an independent noise study as reviewed and approved by DPWES and DPZ, provided that these methods will be effective in reducing interior noise levels for residential units to approximately 45 dBA Ldn and exterior noise within outdoor recreation areas to approximately 65 dBA Ldn.
- 26. Environmental Study. Prior to site plan approval for that portion of the Application Property that includes property identified as Fairfax County 2014 tax map 17-2 ((1)) 7 (Parcel 7), the Applicant shall perform a Phase I environmental study on Parcel 7. If warranted by the Phase I study, the Applicant shall perform a Phase II environmental investigation. Any identified contamination shall be remediated to the satisfaction of all applicable Federal, State and County requirements and as otherwise necessary for protection of human health in the development of the Application Property in accordance with the Plan.

LANDSCAPING

- 27. Conceptual Landscape Plan.
 - A. A landscape plan that shows, at a minimum, landscaping in conformance with the actual types and the quantity, quality and spacing of plantings and landscape materials shown on the Plan shall be submitted concurrently with each site plan submission for review and approval by UFMD in accordance with adopted Fairfax County regulations. Perimeter landscaping, as shown on the Plan, is intended to meet the intent of the transitional screening requirements of the Zoning Ordinance. The landscape plan shall incorporate native species to the greatest extent feasible, however, this limitation shall not apply to seasonal plantings and ground cover. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be reviewed in consultation with DPZ and OCR, and as approved by UFMD in accordance with regulations adopted by the Board.

- B. For those areas where landscaping is proposed above structured parking or on hardscape/architectural surfaces, the Applicant shall install landscaping in general accordance with the following measures as may be modified based on anticipated weight on the structure:
- (i) Trees (Category II or larger) shall be planted in soils with a minimum depth of three (3) feet, with a minimum width of eight (8) feet and a minimum planting area as specified in Public Facilities Manual (PFM) Table 12.17 of the respective category of tree. The soil depth may be reduced by lensing the depth to three (3) feet at the planting space and tapering it to shallower depths in between the planting areas as coordinated with UFMD;
 - (ii) Shrubs shall be planted in soils with a minimum depth of eighteen (18) inches;
 - (iii) Ground covers and/or grasses shall be planted in soils with a minimum depth of ten (10) inches; and
 - (iv) Trees planted within planters shall meet specifications of planting details submitted with the site plan and reviewed and approved by UFMD in accordance with adopted Fairfax County regulations. Details shall illustrate the overall size, depth, soil composition, irrigation technique and drainage of the planters.
- C. Long term tree health and survivability, as well as the ultimate size of trees depend, in part, on the available soil volume. Providing adequate soil volume is important to nutrient exchange and soil moisture availability to the trees. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three (3) business days prior to tree pit construction to allow for County inspection. Where minimum planting widths of eight (8) feet are not provided, structure cell technology, or other measures acceptable to UFMD, shall be used to satisfy the specifications for all planting sites in subparagraph D. below.
- D. Tree Planting Spaces. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide rooting zone beneath the paver surfaces a minimum of eight (8) feet wide using structural cell technology or other solutions acceptable to UFMD. Planting sites shall meet the following specifications:
- A minimum of six (6) feet open surface width and 36 square feet open surface area.

- Rooting area a minimum of eight (8) feet wide, which can be achieved in instances where open surface area is less than eight (8) feet by providing uncompacted soil in rooting area below paved surfaces.
- Planting space depth shall be 3-4 feet.
- Soil volume for Category III or IV trees (as indicated in Table 12.17 of the PFM) shall be a minimum of 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 1,200 cubic feet shall be provided. For three (3) trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by UFMD.
- All shade trees shall be a minimum of three (3) inches in caliper at the time of planting; all flowering trees shall be a minimum of 2 inch caliper at the time of planting; and all new evergreen trees shall be a minimum of eight (8) feet in height at the time of planting.
- Street trees planted within existing utility easements that die or are removed to facilitate repairs of utilities in these easements shall be replaced and may be installed in the same location or in an alternate location within the Land Unit without the necessity of a PCA or an amendment to the Plan, subject to the approval of DPZ in coordination with UFMD.
- The Applicant shall notify UFMD in writing or by electronic mail no later than three (3) business days prior to tree pit construction to allow for County inspection.

28. Sight Distance and Utility Considerations. Should VDOT determine at the time of site plan approval that street trees conflict with either the sight distance requirements set forth in the Road Design Manual or any utility requirements, and good faith efforts have been made to resolve such conflicts by making minor adjustments to tree locations and/or removing lower tree branches but VDOT, FCDOT and/or the applicable utility company do not approve such street tree locations, then such tree(s) may be removed or replaced at an alternate location within the specific Land Unit without the necessity of amending the Plan or these proffers, as long as the alternative location is coordinated with UFMD and DPZ.

TREE PRESERVATION

29. Tree Preservation. The Applicant shall submit a tree preservation plan and narrative as part of the first site plan submission. The tree preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist,

and shall be subject to the review and approval of UFMD in accordance with adopted Fairfax County regulations. The tree preservation plan shall provide a detailed explanation of a multi-year plan that shall be implemented in advance of development of Buildings D3 and D4, with the objective to achieve maximum survival of existing trees as designated in such tree preservation plan. Care of an established root zone treatment area for existing trees designated for preservation shall be a priority. Recommended maintenance activities shall be designed to improve crown health and enhance soil condition in the root zones of existing trees by mitigating compaction, providing nutrients and increasing organic matter content. An area shall be established for treatments designed to enhance root growth and vitality and a limit of disturbance established for the proposed development at this boundary. Recommended treatments designed to enhance root systems shall be implemented and tree preservation activities shall include, but not be limited to, treatments to aerate the soil, provide nutrients, increase soil organic matter content and increase water infiltration. Elements of the tree preservation plan shall include the following:

- A. Tree Inventory. A tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual or groups of trees to be preserved as shown on the Plan. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree or trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the tree preservation plan.
- B. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustments shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by appropriate tree protection fencing which shall be erected as described in the tree preservation plan. Such tree protection fencing shall be generally 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.

- D. Root Pruning. The Applicant shall root prune, as needed, to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the applicable site plan. The details for these treatments shall be reviewed and approved by the UFMD in accordance with adopted Fairfax County regulations, accomplished in a manner that protects affected and adjacent vegetation to be preserved and shall be implemented as specified in the tree preservation plan.
 - E. Demolition of Existing Structures. The demolition of all existing features and structures shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by UFMD in accordance with adopted Fairfax County regulations.
 - F. In conjunction with preparation of the tree preservation plan, the Applicant's arborist and appropriate representatives of Reston Association, a Virginia non-stock corporation, (RA) shall jointly assess existing trees shown to be preserved on a portion of the Application Property (2014 tax map 17-2 ((8)) 6C) and the approximate 1.22 acre parcel identified on the Plan to be conveyed to RA. The Applicant and representatives of RA, in conjunction with UFMD, shall develop a specific set of recommendations to ensure survival of existing trees during the construction process. Said recommendations shall be implemented by the Applicant at its sole cost and expense.
30. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the Plan, subject to allowances specified in these proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the Plan, they shall be located in the least disruptive manner necessary as determined in consultation with UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD in accordance with adopted Fairfax County regulations for any areas protected by the limits of clearing and grading that must be disturbed for such trails and utilities.
31. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Application Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD and HCD. The Applicant shall retain the services of a certified arborist, or Registered Consulting Arborist, to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD and HCD approvals. The monitoring schedule shall be described and detailed in the applicable tree preservation plan.

RECREATION FACILITIES

32. Contribution. The Applicant shall contribute a total of five hundred thousand dollars (\$500,000.00) to the Fairfax County Park Authority (FCPA). The contribution shall be made in two (2) installments as follows: a payment of two hundred thousand dollars (\$200,000.00) shall be made at the time of the submission of the site plan on the Application Property that includes the A3 Garage, and a payment of three hundred thousand dollars (\$300,000.00) shall be made at the time of the issuance of the first RUP for either Building A1 or A2, whichever is first. The funds shall be used for park, trail, and athletic field improvements in the Hunter Mill District in the vicinity of Land Units A and D and intended to serve future residents of Reston. The determination of where to apply the funds shall be made by FCPA in consultation with the Hunter Mill District Supervisor.

PARKS AND OPEN SPACE

33. Publicly-Accessible Park and Open Space Areas. Provision of publicly-accessible at grade park and open space areas shall be in general conformance with the concepts, locations and minimum acreages depicted on the Plan as may be adjusted at the time of site plan approval to allow for final engineering and design considerations. While public access easements shall be granted for these areas, the Applicant shall retain private ownership and reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs and/or safety purposes.
34. Public Access. At the time of site plan approval, the Applicant shall grant a public access easement over the open space areas identified on the Plan. The Applicant reserves the right as part of the public access easement to reasonably control access to, and use of, the public easement area.

TRANSPORTATION IMPROVEMENTS

35. Road Improvements. The transportation improvements provided for in this proffer shall be constructed in one or more phases together with all required/applicable pavement transitions, as further qualified in these proffers and/or as determined at the time of site plan. For purposes of this proffer, the term "construct" shall mean that the committed improvement is substantially complete and available for public use whether or not such improvement has been accepted by VDOT for maintenance. The Applicant reserves the right, within its sole discretion, to combine construction of any of the transportation improvements described in these proffers into a single public improvement. In such event, all remaining improvements (other than roadway frontage) shall be constructed in accordance with the construction of individual Building(s) without the need for a PCA or an amendment to the Plan. All public street improvements shall be designed and constructed in accordance with the VDOT Road Design Manual, as amended, and are subject to VDOT approval.
- A. Village Road. The Applicant shall (re)construct Village Road between Baron Cameron Avenue and North Shore Drive in order to provide three (3) northbound

and two (2) southbound lanes with an eight (8) foot wide raised median. The northbound approach of Village Road at Baron Cameron Avenue shall be striped to provide for dual left turn lanes and a shared through/right-turn lane, and pavement widened on Baron Cameron Avenue to receive the new dual northbound left turn lanes on Village Drive, all as shown/referenced on the Plan. Said construction shall include relocation, or redesign or modification of existing utilities to the satisfaction of the utility. Prior to or with the submission of the site plan that includes Building D3, Building D4 and the 31 single family attached dwelling unit on Land Unit D, which shall be the first site plan submitted on the Application Property, the Applicant shall submit to DPWES, VDOT and FCDOT design plans for the reconstruction of Village Road. The final extent of the aforementioned improvements shall be coordinated with VDOT and FCDOT during the design process described in this proffer.

- (i) The Applicant has submitted a request to FCDOT for the abandonment and conveyance of certain portions of existing dedicated fee simple right-of-way associated with Village Road that is anticipated to be unnecessary for its realignment as shown on the Plan. Should the Board approve the vacation/abandonment, that area that is vacated/abandoned shall be incorporated into the Application Property and the land area will assume the zoning of the Application Property.
- (ii) Upon approval of the site plan that includes the 31st single family attached dwelling unit on Land Unit D, the Applicant shall cause the dedication and conveyance in fee simple to the Board all off-site rights-of-way and/or easements necessary for the reconstruction of Village Road which shall be recorded among the land records of Fairfax County with the Order of Abandonment and Deeds of Conveyance.
- (iii) Prior to the issuance of RUPs or Non-RUPs beyond the RUPs for Buildings D3 and D4 and 31 RUPs for the single family attached units in Land Unit D, the Applicant shall construct the improvements to Village Road as shown on the Plan. The Applicant reserves the right to construct said improvements to Village Road as a public road improvement.

B. Baron Cameron Avenue. The Applicant shall construct a new private street connection to Baron Cameron Avenue as generally shown on the Plan, which shall include exclusive right and left turn lanes on Baron Cameron Avenue in accordance with VDOT standards as set forth in the Road Design Manual, as amended. Such improvement(s) shall be constructed prior to the issuance of the 102nd RUP issued for the single-family attached dwelling units constructed on Land Unit D.

- (i) Prior to the issuance of the 102nd RUP issued for the single-family attached dwelling units constructed on Land Unit D, this entrance may be used as a temporary construction entrance if approved by VDOT. The Applicant shall construct such improvements on Baron Cameron Avenue

deemed necessary by VDOT to support the temporary construction entrance.

- (ii) The Applicant shall erect temporary signage at the temporary construction entrance indicating that the entrance is for construction vehicles only.

C. North Shore Drive. If not previously restriped by VDOT in conformance with the Plan, the Applicant shall restripe portions of North Shore Drive as generally shown on the Plan. The Applicant shall reconstruct portions of North Shore Drive as generally shown on the Plan. The extent, final design and pavement markings associated with North Shore Drive shall be in accordance with the Plan and these proffers as may be revised and/or modified by VDOT at the time of the first site plan for the first of Buildings A1 or A2. The Applicant shall construct such improvements to North Shore Drive as a single public road improvement with the first site plan of Buildings A1 or A2. Notwithstanding the above, streetscape elements (the landscape amenity panel and sidewalk) may be completed in separate segments, as long as at least the streetscape elements associated with a specific Building have been constructed prior to issuance of the first RUP or Non RUP for the applicable Building.

D. Private Streets. All of the private streets serving Buildings D1 through D25 shall be constructed and open for use by the public as reflected on the I sheets of the Plan. Although not public, the private streets shall be constructed of materials and depth of pavement consistent with public street standards and in accordance with the PFM. Additionally, Road A, Road B and Cameron Crescent Drive shall be designed and constructed to accommodate potential future bus service. A public access easement in the standard form acceptable to the County Attorney shall be granted over each private street prior to the issuance of the first RUP or Non-RUP for the respective Building located adjacent to such private street section.

E. Bus Access. Upon request by Fairfax County, the Applicant shall enter into an agreement with Fairfax County to permit public bus service with buses not to exceed approximately 30 feet in length on the following private streets within Land Unit D: Road A, Road B and Cameron Crescent Drive. Said agreement shall not require reconstruction of the private streets by the Applicant. Should Fairfax County not make a request for public bus service on private streets within two (2) years of the completion of Buildings D5 or D6, whichever first occurs, then the Applicant shall have no further obligations under this proffer which shall be deemed null and void and of no further force or effect. For purposes of this proffer, completion is defined as the issuance of 100% of the initial RUPs in that Building.

36. Traffic Signals.

- A. The Applicant anticipates the installation of up to two (2) new signals in the area surrounding and proximate to the Application Property. Towards that end, the

Applicant shall complete and submit to VDOT and FCDOT warrant studies for the installation of these new traffic signals at the following locations:

- (i) Village Road and North Shore Drive
 - (ii) Baron Cameron Avenue and Private Street
- B. Warrant studies shall be completed and submitted in accordance with the following schedule with the understanding that, for purposes of this proffer, Buildings D9 through D12, Buildings D13 through D20 and Buildings D21 through D25 are each considered one Building for a total of three Buildings:
- (i) No earlier than nine (9) months after the issuance of the first RUP or Non-RUP for the third new Building on the Application Property;
 - (ii) Prior to issuance of the first RUP or Non-RUP for the seventh new Building on the Application Property;
 - (iii) No earlier than nine (9) months after the issuance of the first RUP or Non-RUP for the last new Building on the Application Property;
 - (iv) The warrant studies shall include an assessment of then-existing traffic conditions associated with the Building trigger (i.e., 3rd, 7th, 11th Building), as well as full build out and any access management exceptions that may be required.
- C. If either signal location identified in Subparagraph A is deemed warranted by VDOT and approved for installation then such traffic signal, including pedestrian signalization and crosswalks, shall be designed, equipped and installed by the Applicant.
- D. If a signal is deemed not warranted by VDOT at Village Road and North Shore Drive at the time of the last warrant study identified in in this proffer, then the Applicant shall contribute to the County, its share (50%) of the costs estimated for the future installation of a signal at Village Road and North Shore Drive. The cost of such signal shall be determined by VDOT and FCDOT in consultation with the Applicant, its signal supplier, and/or its engineers.

The County, in its sole discretion, may use any such signal funds contributed by the Applicant in accordance with this proffer for other transportation related improvements within the vicinity of Land Units A and D of Lake Anne Village Center.

37. Traffic Signal Modifications. Concurrent with the reconstruction of Village Road as described more fully in Proffer 35.A., the Applicant shall modify the signal at Village Road and Baron Cameron Avenue as necessary to implement the improvements shown on the Plan. The Applicant shall contract to complete all modifications to signal timing and or phasing, pedestrian enhancements, and/or new signal poles/mast arms and equipment as deemed necessary by VDOT.

38. Timing of Completion. Upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, any of the required transportation improvements have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, necessary easements, site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvement.

PEDESTRIAN CIRCULATION

39. Pedestrian Circulation. Pedestrian connectivity shall be provided throughout the Application Property generally consistent with the layouts, alignments and connections shown on the "Pedestrian Circulation Plan" on Sheet C-21 of the Plan, through the use of elements such as terraces, sidewalks, trails, and lawn areas, including connections to open space, trails and/or sidewalks located off-site. All elements shall meet accessibility standards as required by the Americans with Disabilities Act. Off-site connections to existing trails, sidewalks, and/or open space, if any, shall be constructed subject to receipt of all necessary off-site easements provided by others to the Applicant at no cost, other than administrative costs associated with recordation of said easement among the land records of Fairfax County. The Applicant shall make diligent efforts to obtain necessary off-site easements and, shall provide documentation demonstrating same to DPZ with copies provided to FCDOT. If the necessary off-site easements cannot be obtained, the cost to construct, based on Fairfax County's bond estimates, that portion of such sidewalk or trail from the Application Property boundary to the existing or planned location of the off-site sidewalk or trail shall be escrowed with Fairfax County to be used for its future installation in proximity to Land Units A and D or, at the discretion of Fairfax County, used for other pedestrian improvements in the vicinity of Land Units A and D and, upon payment, the obligations of this proffer shall be deemed satisfied. Pedestrian connections, including off-site connections, interim connections and crosswalks, shall be included at site plan for each Building.
40. Temporary Walkway. The Applicant shall provide a temporary walkway between the Baron Cameron Avenue underpass and the existing trail network, which extends north from North Shore Drive, at all times during the reconstruction of Land Unit D. Said walkway shall permit pedestrians/bicyclists to traverse Land Unit D without crossing through construction zones.
41. North Shore Pedestrian Crossing. The Applicant shall construct a mid-block pedestrian crossing between Land Unit D and Land Unit A as shown on the Plan and approved by VDOT on December 15, 2014, and consistent with the I sheets. The Applicant shall install painted, stamped asphalt and/or paver crosswalks within the crossing area subject to VDOT approval and the execution of any applicable maintenance agreement between the Applicant and VDOT. The mid-block pedestrian crossing shall be constructed prior to the issuance of the first RUP for Building A1 or Building A2, whichever is earlier. Prior to construction of the mid-block pedestrian crossing, the Applicant shall install temporary physical barriers which may include, but not be limited to, signs, bollards, and fencing, to direct pedestrians to a crosswalk located at North Shore Drive and Village

Road. The temporary pedestrian crossing improvements shall be subject to VDOT approval.

42. Elevated Walkway. In the event that the Applicant is required to construct four (4) or more above grade levels on the D2 Garage as described in Proffer 50.J, the Applicant shall construct an elevated walkway (the "walkway") between the D2 Garage and the Crescent Steps as generally depicted in the Plan. If constructed, the walkway shall be designed to provide a minimum of 14' 6" of vertical clearance over Road F, and provided with the construction of the residential tower on Building D1.
43. Bus Stop/Shelter. Subject to the approval of FCDOT and VDOT, the Applicant shall install bus shelters and related signage as shown on the Plan in accordance with FCDOT standard bus shelter requirements prior to completion of construction of improvements shown on the first site plan for Building A1 or A2 as shown on the Plan. Any temporary and/or permanent adjustments to the location of the bus shop/shelter(s) shall be in consultation with FCDOT and VDOT and shall not necessitate an amendment to the Plan or these proffers.
 - A. As part of any relocation of a bus shelter (temporary and/or permanent), the Applicant shall complete any improvement to North Shore Drive, which may be required by VDOT, FCDOT and/or DPWES in order to ensure the safe ingress and egress of transit buses along the public street.
 - B. The UOA shall be responsible for the general maintenance and upkeep of the bus shelters installed pursuant to these proffers.

PUBLIC STREET RIGHT-OF-WAY

44. Public Street Standards. All public street improvements proposed herein shall be designed and constructed in accordance with applicable VDOT standards and subject to any permitted modifications and/or waivers that may be granted. The Applicant shall work diligently with FCDOT and VDOT to ensure that all proffered public street improvements are accepted by VDOT for maintenance in accordance with the phased construction of the improvements.
45. Right-of-Way Dedication. All right-of-way dedication and/or easements necessary to accommodate public improvements described in these proffers shall be dedicated and conveyed in fee simple without encumbrances to the Board at time of the site plan that includes the improvement.
46. Other Vacations and Abandonments. In the event any public street right-of-way located within the Application Property or that abuts the Application Property, is vacated and/or abandoned subsequent to approval of the rezoning applications, such right-of-way area will become zoned to the PRC District pursuant to Section 2-203 of the Zoning Ordinance and such right-of-way area may be used, without requiring a PCA or an amendment to the Plan, for utilities.

BICYCLE IMPROVEMENTS

47. Bicycle Facilities. At the time of site plan submission for each Building(s), the Applicant shall designate bicycle racks, bike lockers, and/or bike storage areas on the Application Property, in those specific locations as identified on the Plan, which may be further refined at the time of site plan subject to FCDOT approval. Signage shall be posted on the exterior side of the Buildings near the entrances to indicate bike parking available to the public, if any. The bicycle racks shall be inverted U style racks, or of such other design approved by FCDOT. Bicycle facilities shall be installed prior to the issuance of the first RUP or Non-RUP for such use in accordance with the site plan on which the applicable bike facilities are shown.

Short-term bicycle parking shall be provided in accordance with FCDOT guidelines and located anywhere within the Application Property. Long-term bicycle parking shall be in a secure location as selected by Applicant such as a bicycle room, cage, locker, or other secure parking option. Bicycle parking shall be provided as follows, or subject to lesser rates as approved by the Director of FCDOT or his designee at the time of site plan:

- A. Office Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 10,000 square feet, or portion thereof, of office GFA and one (1) short-term bicycle parking space for each 20,000 square feet, or portion thereof, of office GFA.
- B. Multi-family Residential Bicycle Parking. The Applicant shall provide one (1) long-term bicycle parking space for every 10 multi-family residential units and one (1) short-term bicycle parking space per every 50 multi-family residential units.
- C. Retail Bicycle Parking. The Applicant shall provide one (1) long-term employee bicycle space for every 25,000 square feet of retail GFA and one (1) short-term bicycle parking space for every 10,000 square feet of retail GFA.
48. On Road Bicycle Facilities. The Applicant shall provide on-road bicycle facilities along North Shore Drive as shown on the Plan and as coordinated with both VDOT and FCDOT at the time of the first site plan for Buildings A1 or A2 within the curb to curb width and in accordance with the following:
- A. Along the south side of North Shore Drive, an on-road bike lane of 6 feet in width (including a two (2) foot wide gutter pan) extending east from Village Road to Cameron Crescent Drive; and
- B. Along the north side of North Shore Drive, a sharrow will be provided from Cameron Crescent Drive west to Village Drive.
49. Bike Share. The Applicant has designated three (3) areas within the Application Property (one on the East Side and two on the West Side) and as reflected on the Plan for use as future bike share stations by others. Such spaces shall be made available upon request of

the County at no cost to the operator of such service. If a bike share service has not requested the use of the areas after Stabilization of the East or West sides as defined herein, respectively, this proffer obligation shall become null and void and of no further force and effect.

PARKING

50. Parking Demand Management. In the event the Board of Supervisors approves a residential parking reduction consistent with the Lake Anne Parking Study dated September 29, 2014, as revised through November 5, 2014 and as prepared by Wells + Associates for the portion of the Application Property described as the East Side, then the Applicant shall initiate and implement a Parking Demand Management program as described more fully in the Lake Anne Village Center Transportation Demand Management (TDM) plan (see Proffer 56) and as set forth below:
- A. The Application Property will be constructed in a minimum of four (4) phases as reflected on the I Sheets of the Plan.
 - B. Phase 1 shall consist of the construction of a maximum of 58 single family attached units and the construction of Buildings D3 and D4 (the “affordable multifamily units”).
 - C. Beginning with the first calendar year after the issuance of the first RUP for the first of Buildings D3 or D4 on the East Side of the Application Property, but no later than February 1st, the Transportation Program Manager (TPM) as defined in Proffer 56 shall, as part of the Annual Report process described in Proffer 56.D., submit the results of parking occupancy counts for all new residential units conducted in accordance with this Proffer 50. Every effort shall be made to identify and discount all construction vehicles that may or may not be parked on the East Side of the Application Property. Notwithstanding the foregoing sentence, at any time prior to or after Stabilization of the East Side as defined below, FCDOT may suspend the requirement to conduct parking occupancy counts and/or surveys if conditions warrant such action.
 - D. For purposes of this Proffer only, the East Side of the Application Property includes only those residential Buildings identified as Buildings D3 through D25 on the Plan referenced in Proffer 1; Stabilization of the East Side of the Application Property is defined as occurring one year after the issuance of the first initial RUP for the last of Buildings D3 through D25 to be constructed and occupied on the Application Property.
 - E. The TPM shall verify that the parking supply provided for the residential uses on the East Side of the Application Property is sufficient to meet the residential peak parking demand on the East Side through the provision of parking occupancy counts, auto ownership information/surveys and/or other such methods as may be reviewed and approved by FCDOT. The methodology for conducting occupancy counts, surveys, etc. shall be coordinated with FCDOT a minimum of 60 days

prior to the initiation of such counts and/or surveys. The count and survey instruments are subject to FCDOT's reasonable approval.

- F. Residential parking occupancy counts shall be conducted annually in accordance with the established methodology each calendar year beginning one year following issuance of the first initial RUP for the first of Buildings D3 or D4 to be constructed on the East Side of the Application Property. Parking occupancy counts shall be conducted on a typical weekday between the hours of 6:00 PM and 6:00 AM at a minimum of every 60 minutes and referenced by residential unit type.
- (i) If the results of the parking occupancy counts show that the number of occupied parking spaces for each of the residential unit types is equal to or greater than 97% of the available parking supply during the peak hour of the twelve (12) hour count period, then the parking supply is deemed insufficient to meet the demand associated with that particular unit type.
 - (ii) If the parking supply is insufficient as described above, the Applicant shall then, within two weeks of the submission of the annual report, request a meeting with FCDOT to discuss what additional TDM strategies, if any, shall be implemented as part of the TDM Plan to reduce peak parking demand levels to less than 97% occupancy of the available parking supply. In such event and no earlier than six months after the implementation of any additional strategies, the TPM shall conduct a supplemental parking occupancy count consistent with the methodology process described above. Six (6) months after implementation of such additional TDM strategies, the TPM shall present the results of the same to FCDOT in the next annual report.
 - (iii) If the results of any supplemental parking occupancy count referenced in Subparagraph (ii) reveal that peak parking occupancies continue to be equal to or exceed 97% of the available parking supply, then the Applicant shall contribute additional funds of between \$500.00 to \$2,500.00 towards the next year's annual budget in order to provide for greater financial incentives towards the reduction of parking demand. The TPM will continue to refine the program in consultation with and with the approval of FCDOT. Such additional monies shall be paid into the TDM account and reflected in the next Annual Budget and Report as outlined in Proffer 56.D.
 - (iv) The above process shall be repeated annually as necessary until the measured peak parking occupancy over the twelve (12) hour period is less than 97%.
- G. The residential parking demand counts associated with the East Side shall be conducted annually until such time as the results of three consecutive annual counts conducted after Stabilization of the East Side (as defined in this Proffer)

show that the residential parking supply is adequate for the observed residential parking demand as evidenced by a 97% peak parking occupancy. At such time, residential parking demand counts will thereafter no longer be required and this proffer in no further force or effect.

- H. If after Stabilization of the East Side, the parking occupancy outlined in Paragraph D (i) is still being exceeded as evidenced by the occupancy counts for the three years after Stabilization, then the Applicant shall meet with FCDOT and the Hunter Mill District Supervisor to discuss the timing and extent of remedial measures, such as the construction of an additional level or levels on the D2 garage.
 - I. Notwithstanding the above, the Applicant shall design the D2 garage such that the garage foundations and infrastructure can support a total of two (2) below grade and up to five (5) above grade levels.
 - J. After Stabilization and prior to the Applicant filing a building plan for the residential tower on Building D1 on the West Side of the Application Property, the Applicant shall provide a report to FCDOT, DPZ and DPWES that summarizes the results of a parking occupancy assessment for each residential unit type on the East Side to determine if additional parking levels on the D2 garage structure will be required to meet the 2014 Zoning Ordinance requirement of 2.7 spaces per single family attached dwelling unit and 1.6 spaces per multifamily dwelling unit for those residential units located on the East Side as identified in the Parking Study and further qualified below.
 - (i) If the results of that report show that the parking occupancy for each residential unit type is less than 97% then no additional parking will be required.
 - (ii) If the results of that report show that the parking occupancy for any or each residential unit type is equal to or greater than 97% of the peak parking demand then the Applicant shall meet with FCDOT and consult with the Hunter Mill District Supervisor to determine if and to what extent additional parking shall be provided in the D2 garage to meet the peak parking demand of less than 97%.
 - (iii) In the event additional above-grade parking is necessary for the D2 garage, the Applicant shall provide the same without the approval of a PCA or amendment to the Plan.
51. On-Street Parking on the Private Streets. On-street parking may be provided along the private streets reflected on the Plan so long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications. Residential visitor spaces may be identified by signs on the East Side.

52. Parking Restrictions. All residential Buildings shall provide gated/secured parking within the parking garages and other facilities on the Application Property. If gates are provided within any of the parking garages or other facilities, then such gates shall be located to provide sufficient stacking capacity (a minimum of 50 feet) within the parking garage or facility to prevent vehicles from stacking onto public roads.
53. Parking for Residential Uses. A minimum of one dedicated parking space shall be assigned to each WDU and ADU as defined herein and each replacement affordable unit in Buildings D3 and D4 constructed on the Application Property. Other dwelling units shall be offered exclusive of parking such that parking shall be available at a separate cost.
54. Car Share Spaces. A minimum of two (2) parking spaces shall be identified on both the East and West Sides of the Application Property for use by car sharing services. Such spaces shall be made available to such services at no cost to the operator. The Applicant shall make diligent efforts to secure a third party car sharing service for the East and West Sides and shall provide documentation demonstrating the same to DPZ. If a car sharing service has not requested the two (2) parking spaces on the East Side after Stabilization of the East Side as defined herein, this proffer obligation shall become null and void as related to the East Side and of no further force and effect. Similarly, if a car sharing service has not requested the two (2) parking spaces on the West Side after Stabilization for the West Side as defined herein, this proffer obligation shall become null and void as related to the West Side and of no further force and effect.
55. A-3 Garage. The use of the A-3 Garage as shown on the Plan shall be subject to the following limitations:
- A. The garage shall be available to the general public and shall not be used to satisfy residential parking requirements associated with the residential development shown on the Plan.
 - B. Overnight parking shall not be permitted.

TRANSPORTATION DEMAND MANAGEMENT ("TDM")

56. Transportation Demand Management. This proffer sets forth the programmatic elements of a transportation demand management program (the "TDM Program") that shall be implemented by the Applicant, and subsequently, as appropriate, the Application Property owner or Umbrella Owners Association (UOA), to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the new residential and office uses constructed on the Application Property. The proffered elements of the TDM Program are set forth below and will be implemented through a Transportation Demand Management Work Plan (the "TDM Work Plan") developed by the Applicant with input from and approval by FCDOT. It is the intent of this Proffer that the TDM Work Plan will be adapted over time to respond to the changing transportation related circumstances of the Application Property, the surrounding community and the region, as well as to

technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA or an amendment to the Plan, provided that the TDM Work Plan continues to reflect the proffered elements set forth below.

- A. Transportation Demand Management Work Plan. The Applicant shall submit the TDM Work Plan to FCDOT within 180 days of issuance of the first building permit (core and shell) for the first new Building to be constructed on the Application Property.
- B. Definitions. For purposes of this TDM Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the first initial RUP or Non-RUP for the last new residential Building to be constructed on the Application Property. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.
- C. Trip Reduction Objective. The objective of the TDM Work Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the new office and residential Buildings located on the Application Property through the use of mass transit, ridesharing, parking controls and other strategies including but not limited to those outlined in the TDM Work Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Application Property.
 - (i) Baseline. The baseline number of weekday peak hour residential and office vehicle trips for the Application Property against which the TDM Goal (as defined in subparagraph (ii)) will be measured, shall be derived based upon the number of new residential dwelling units and square footage of new office uses constructed and occupied on the Application Property as part of the redevelopment pursuant to these proffers at the time traffic counts are conducted in accordance with subparagraph D.v. and using the trip generation rates/equations applicable to such uses as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition. In the event at Stabilization, the Applicant has constructed fewer than 1,037 new and replacement dwelling units and 83,500 square feet of new office uses as part of the redevelopment pursuant to these proffers, then the baseline trip generation numbers applicable upon Stabilization shall be calculated as if 1,037 dwelling units and 83,500 square feet of new office uses had actually been constructed.
 - (ii) TDM Goal. The objective of this TDM Program shall be to reduce by twenty-five percent (25%) the number of vehicle trips generated by the new residential and office uses in the redevelopment pursuant to these proffers (i.e., not including trips by customers of the existing and/or planned retail uses) during weekday peak hours as compared to the

baseline number of vehicle trips that otherwise would have been expected to be generated (the "Maximum Trips After Reduction"). The methodology for excluding trips associated with the existing and/or planned retail uses shall be developed and coordinated with FCDOT as part of the submission of the TDM Work Plan and may be amended as necessary.

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

- (i) TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for the Application Property. The TPM shall be appointed no later than sixty (60) days after the issuance of the first building permit (core and shell) for the Application Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the District Supervisor in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment.
- (ii) Annual Report and Annual Budget. At the beginning of each calendar year after the issuance of the first RUP for the D3 or D4 residential uses or the first Non-RUP for the office uses on the Application Property whichever first occurs, but no later than each subsequent February 1st, the TPM shall submit an Annual Report, based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any new construction on the Application Property as well as provide information on parking demand as outlined in Proffer 50 herein. Any changes to the TDM Work Plan shall be highlighted in this report.

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

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

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

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

- (iv) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees within their development pursuant to these proffers. Such contributions shall be made one time at the rate of \$0.01 per square foot of new residential and/or office uses constructed on the Application Property and provided prior to the issuance of the first RUP or Non-RUP for individual Buildings unless required as outlined in Proffer 50.F. to further reduce residential parking demand on the East Side. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.
- (v) Monitoring. The Applicant shall verify that the proffered trip reduction goals are being met through the provision of person surveys, trip counts of residential and office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such person surveys and vehicular trip counts shall be provided to FCDOT as part of the Annual Reporting process. Person surveys and vehicular traffic counts shall be conducted for the Application Property beginning one year following issuance of the final initial RUP or Non-RUP for the first of the D3 or D4 Buildings constructed on the Application Property, whichever first occurs. Person surveys shall be conducted every three (3) years and vehicular traffic counts shall be collected biennially until the results of three (3) consecutive biennial traffic counts conducted upon Stabilization show that the applicable trip reduction goals for the Application Property have been met. Any time the TPM's person survey response rates do not reach twenty percent (20%), FCDOT may request that additional surveys be conducted the following year. At such time, and notwithstanding Paragraph E below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the foregoing

sentence, at any time prior to or after Stabilization, FCDOT may suspend the requirement to conduct vehicle traffic counts and/or person surveys if conditions warrant such action.

- 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 TDM Goal and/or Parking Ratios continue to be met, then FCDOT may require the TPM to conduct additional vehicle trip and/or parking occupancy counts (pursuant to the methodology set forth in the TDM Work Plan) within 90 days to determine whether in fact such objectives are being met. If any such counts demonstrate that the Maximum Trips After Reduction or Parking Demand Ratios are being exceeded, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips and/or parking demand as defined in the Plan or herein.
- F. Review of Trip Reduction Goals. The Applicant may request that FCDOT review the TDM Goal established for the Application Property and set a revised lower goal for the Application Property consistent with the results of any surveys and/or traffic counts provided for by this Proffer. In the event a revised lower goal is established for the Application Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA or an amendment to the Plan.
- 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.

AFFORDABLE/WORKFORCE HOUSING

57. Affordable Dwelling Units and Replacement Units.

- A. As 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. Required ADUs shall be provided concurrently with each phase of development, subject to the provisions of Section 2-808 of the Zoning Ordinance, and, at a minimum, any ADUs generated by the single family attached units shall be provided with such single-family attached units.
- B. In addition to the required ADUs, 181 replacements units and up to an additional four affordable units shall be provided in Buildings D3 and D4 in the first phase of development. The 181 replacement units shall be affordable to the following income tiers:

10% Affordable to households earning up to 30% of the AMI

20%	Affordable to households earning up to 50% of the AMI
70%	Affordable to households earning up to 60% of the AMI

58. Workforce Dwelling Units. In addition to ADUs and replacement units that are required, the Applicant shall provide housing units on the Application Property in accordance with the Board's Workforce Dwelling Unit Administrative Policy Guidelines adopted October 15, 2007 (the "WDU Guidelines"). Workforce Dwelling Units ("WDUs") shall be provided such that the total number of ADUs plus the total number of WDUs results in not less than twenty percent (20%) of the total non-replacement (i.e., exclusive of units in Buildings D3 and D4) residential units constructed on the Application Property. The ADUs shall be deducted from the total number of dwelling units on which the WDU calculation is based. The WDUs generated by each residential Building shall be provided within such Building. The WDUs shall be provided concurrently with each phase of development and shall include a mix of single-family attached and multi-family dwelling units. The WDUs in each Building shall have a bedroom mix similar to the bedroom mix of the market rate units in the same Building or building type.
59. Agreements. Notwithstanding the foregoing, the Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of the rezoning applications. Neither the Board 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 these proffers as they apply to WDUs shall become null and void and of no further force and effect. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

OWNERS ASSOCIATIONS

60. Umbrella Owners Association, Condo Owners Associations, and Individual Building Owner(s)
- A. Formation of Umbrella Owners Association and Individual Condominium and/or Owners Associations.
- (i) Umbrella Owners Association – One or more Umbrella Owners Associations (UOA) shall be maintained in accordance with Virginia law.
- (ii) Condominium Owners Association
- a. Prior to the issuance of a RUP for each future phase of development of the Application Property, the Applicant shall establish a Condominium Owners Association (COA), as necessary for each phase of owner-occupied condominium units in accordance with Virginia law.

- b. Each COA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the COA.
- c. In the event that a future phase includes rental units, the Building owner(s) shall be a member of the UOA with weighted voting rights based either on the number of dwelling units or the proportion of square footage of residential units in the Building(s).

(iii) Homeowners Association

- a. Prior to the issuance of a RUP for each future phase of development of the Application Property that includes single family attached dwellings, a homeowners association shall be established.
 - b. The HOA shall be a member of the UOA with weighted voting rights based on either the number of dwelling units or the proportion of square footage of residential units within the HOA.
 - c. Individual unit owners shall be members of the HOA.
- (iv) The formation of a UOA and individual condominium and/or owners associations shall not exclude future homeowners from being members of RA, which is the Master Umbrella Association for Reston.
- (v) The fee simple owner of land subject to a long term ground lease on Land Unit A shall not be required to join a UOA, individual condominium and/or owners association established for the Application Property.

B. COA, Individual Building Owner(s) and HOA Maintenance Obligations

- (i) Each COA, each owner of a rental Building, and the HOA shall have specific land areas of the Application Property within its boundaries, and shall assume all maintenance obligations required by these proffers for infrastructure within those boundaries except for those maintenance obligations to be performed by the UOA pursuant to Proffer 60.C.
- (ii) Maintenance obligations may be shared by COAs, Building owner(s) and HOA for various phases of development of the Application Property pursuant to shared maintenance agreements.
- (iii) Purchasers of individual condominium units and individual single family attached units shall be advised prior to entering into a contract of sale and in the COA and/or HOA documents that the COA and/or HOA shall be responsible for those obligations listed in these proffers.

C. UOA Maintenance Obligations

- (i) The UOA shall have specific maintenance responsibilities which shall include, but not be limited to, the following:
 - a. Maintenance of private streets, sidewalks, plazas, open space, stormwater management facilities, recreational facilities, and other common areas within the Application Property, including standard cleaning and lawn/landscaping maintenance;
 - b. Repair of surfaces and site furnishings;
 - c. Replacement of dead, dying, or diseased trees and landscaping within the Application Property with the same size or larger and similar species as originally approved on the landscape plan;
 - (ii) Private Street Reserve Fund. The UOA documents shall include a Reserve Fund that has been initially funded by the Applicant, and shall be used to fund maintenance of the private streets and sidewalks.
- D. UOA, COA and HOA Disclosure. Purchasers shall be advised prior to entering into a contract of sale and in the UOA documents and in the COA and/or HOA documents that the UOA and the COA and/or HOA shall be responsible for the obligations listed in these proffers.

STORMWATER MANAGEMENT

61. Stormwater Management. The Applicant shall provide the following with regard to stormwater management:
- A. The Applicant shall implement a Stormwater Management (SWM) and Best Management Practices (BMP) plan which emphasizes Low Impact Development (LID) techniques to control the quantity and quality of stormwater runoff from the Application Property in accordance with Stormwater Management Waiver #8260-WPFM-001-1 as recommended for approval by DPWES. Stormwater management facilities, which shall include the use of an underground detention vault or cistern, if a waiver is approved, and on-site structural BMPs, shall be provided as generally depicted and described on the Plan. Based on the results of appropriate infiltration testing, the Applicant reserves the right to include other LID practices which may utilize techniques such as evapotranspiration of water, filtration of water through vegetation and/or soil or the re-use of retained water. Standard and/or Manufactured LID/BMP practices used for the SWM/BMP plan shall be in conformance with practices and specifications listed on the Virginia Stormwater BMP Clearinghouse Website, and in accordance with all applicable requirements of PFM Amendment, 117-14-PFM, adopted January 28, 2014. LID methods shall be reasonably incorporated provided that they are in substantial conformance with the Plan. The Applicant reserves the right to pursue additional stormwater management measures provided the same are in substantial

conformance with the Plan and SWM waiver to allow the proposed underground detention facilities.

- B. The BMP plan for the Application Property shall implement a design that conforms to Chapter 124 (Stormwater Management Ordinance) of the 1976 Code of the County of Fairfax, Virginia and PFM Amendment, 117-14-PFM, both adopted January 28, 2014. Final design calculations shall be provided to show general, applicable compliance with the appropriate sections of the PFM during final site plan review and approval.
- C. Should the U.S. Environmental Protection Agency, or its designee, issue new stormwater management regulations affecting the Application Property, the Applicant shall have the right to accommodate necessary changes to its stormwater/BMP facility designs without the requirement to amend the Plan or these proffers or gain approval of any administrative modifications to the Plan or proffers, provided the facility designs substantially conform with the Plan.
- D. The SWM/BMP facilities shall be maintained by the Applicant, its successors and assigns, in accordance with the regulations of DPWES. The maintenance responsibilities shall be incorporated in an agreement to be reviewed and approved as to form by the Fairfax County Attorney's Office and recorded among the Fairfax County land records. The Applicant shall establish a reserve fund, in an amount as determined by DPWES consistent with the estimates submitted in conjunction with the application for Stormwater Management Waiver #8260-WPFM-001-1 at the time of site plan, for maintenance of the facility and for replacement cost based on the life expectancy of the system.
- E. The structural integrity of the existing box culvert that begins north of Baron Cameron Avenue and proceeds south to Lake Anne shall be evaluated through an inspection from the first point of connection to Lake Anne by a licensed professional engineer prior to the first site plan approval for Land Unit D. The Applicant shall repair and/or replace the box culvert in accordance with the recommendations of the inspection prior to commencement of construction of the first residential unit on Land Unit D utilizing the box culvert for stormwater management purposes.

PUBLIC FACILITIES

- 62. Public Art. With each site plan, the Applicant shall incorporate venues for public art into the Application Property following consultation with the Initiative for Public Art – Reston (IPAR). The Applicant shall coordinate with the IPAR Public Art Committee to obtain its recommendations on the type and location of public art to be provided in each venue. The Applicant, IPAR, and the Hunter Mill District Supervisor's Office shall make the final selection of the public art and their location within venues selected by the Applicant. Public art may be fabricated and installed by others.

PUBLIC SCHOOLS

63. Contribution. Prior to the issuance of the first building permit for each building, the Applicant shall contribute the amount of \$10,825.00 per student projected to be generated by the residential units depicted in that building to the Board for the construction of capital improvements to the Fairfax County public schools to which the students generated by the residential units are scheduled to attend. The contribution shall be based on student yield ratios of .059, .019 and .032 per unit for elementary, middle and high school, respectively. The final school contribution shall be determined at the time of first building permit issuance based on the number of residential units and unit types depicted in that building.
64. Exclusions. The residential units constructed in Buildings D3 and D4 are excluded from the contribution described in the preceding proffer. In addition, if, at the time of first building permit issuance for a multi-family residential Building(s) other than Buildings D3 and D4, the Applicant records a covenant stating that the Building shall be restricted to individuals age 55 years or older, that Building(s) shall be excluded from the contribution described in the above proffer. This exclusion shall no longer be applicable upon release and/or vacation of the restrictive covenant by the Applicant.

MISCELLANEOUS

65. Lake Anne Dredging. The Applicant, exclusive of the fee simple owner of land subject to a long term ground lease on Land Unit A, shall pay an amount equivalent to 25% of the cost of dredging Lake Anne to RA. Said payment shall occur when RA budgets for the dredging, but no earlier than the first to occur: (i) the date of the issuance of the first RUP for Building D1 as shown on the Plan or (ii) December 31, 2025.
66. Improvements to RA Parcel. Prior to the conveyance of approximately 1.22 acres as shown on the Plan to RA, the Applicant and RA shall identify channel and drainage stabilization improvements, if any, on the parcel and develop a plan for removal of invasive species and undesirable vegetation. Said improvements shall be completed by and at the sole expense of the Applicant during the first development phase of the Application Property, but no later than five (5) years of the date of conveyance to RA.
67. Escalation. All monetary contributions, except as may be further specified in these proffers, shall escalate on a yearly basis from the base month of January 2016 and change effective each January 1 thereafter, as permitted by Va. Code Ann. Section 15.2-2303.3.
68. Due Diligence. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond an Applicant's control, proffered improvements such as, but not limited to, publicly-accessible park areas, trail connections, and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, necessary easements and site plan approval) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of such improvements without the necessity of a PCA or an amendment to the Plan.

69. Signs. No later than the issuance of a building permit for the first Building on the Application Property, exclusive of Buildings D3 and D4, the Applicant shall submit and pursue approval of a Comprehensive Sign Plan by the Fairfax County Planning Commission on the Application Property.

70. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon the Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Application Property during the period of their ownership. Once portions of the Application Property are 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.

71. 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.

APPLICANT/CONTRACT PURCHASER OF TAX MAP 17-2 ((16)) 1A; 17-2 ((14)) (1) 2G; 17-2 ((7)) 6B2, 6B3; 17-2 ((8)) 6C; 17-2 ((31)) 1645; 17-2 ((1)) 7 AND A PORTION OF VILLAGE ROAD TO-BE-VACATED/ABANDONED; LESSEE OF 17-2 ((31)) COMMON ELEMENTS PT.

LAKE ANNE DEVELOPMENT PARTNERS LLC

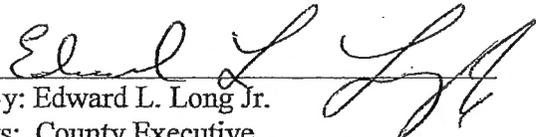


By: Stacy C. Hornstein
Its: Manager

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP
17-2 ((16)) 1A AND 17-2 ((14)) (1) 2G
AND A PORTION OF VILLAGE ROAD TO-BE-
VACATED/ABANDONED.

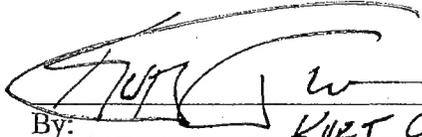
FAIRFAX COUNTY BOARD OF SUPERVISORS


By: Edward L. Long Jr.
Its: County Executive

[SIGNATURES CONTINUE ON NEXT PAGE]

LESSEE OF TAX MAP 17-2 ((16)) 1A AND 17-2 ((14)) (1) 2G

FAIRFAX COUNTY REDEVELOPMENT AND HOUSING
AUTHORITY, a political subdivision of the commonwealth of
Virginia.


By: KURT CREAGER
Its: Assistant Secretary 2/17/2015

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((1)) 7

G & K, INC.

A handwritten signature in cursive script, appearing to read "Neeta Kapoor", is written over a horizontal line.

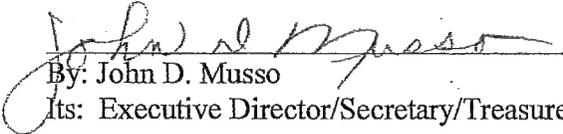
By: Neeta Kapoor

Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((7)) 6B2

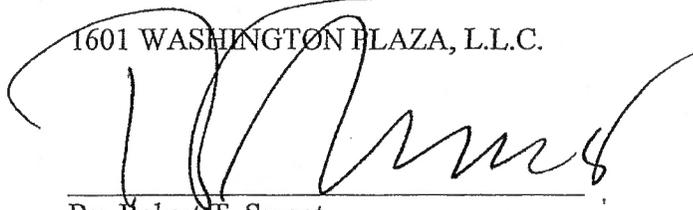
ASSOCIATION OF SCHOOL BUSINESS OFFICIALS
INTERNATIONAL


By: John D. Musso
Its: Executive Director/Secretary/Treasurer

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((7)) 6B3

1601 WASHINGTON PLAZA, L.L.C.

A large, stylized handwritten signature in black ink, appearing to read 'R. Smoot', is written over a horizontal line.

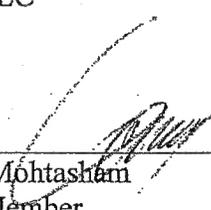
By: Robert T. Smoot

Its: Managing Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((31)) 1645

MAMO, LLC

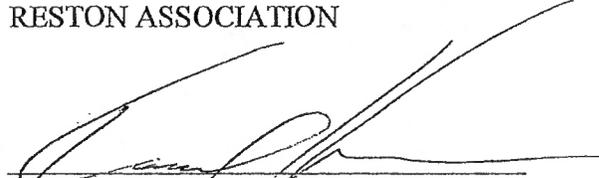


By: Mani Mohtasham
Its: Sole Member

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF TAX MAP 17-2 ((8)) 6C/
CONTRACT PURCHASER OF PORTION OF
TAX MAP 17-2 ((16)) 1A

RESTON ASSOCIATION

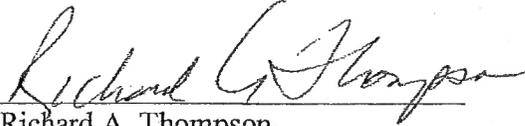
A handwritten signature in black ink, appearing to read 'Kenneth R. Knueven', is written over a horizontal line. The signature is stylized with a large, sweeping initial 'K'.

By: Kenneth R. Knueven
Its: President

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER/LESSOR OF TAX MAP
17-2 ((31)) COMMON ELEMENTS PT.

LAKE ANNE OF RESTON, A CONDOMINIUM, UNIT
OWNERS ASSOCIATION

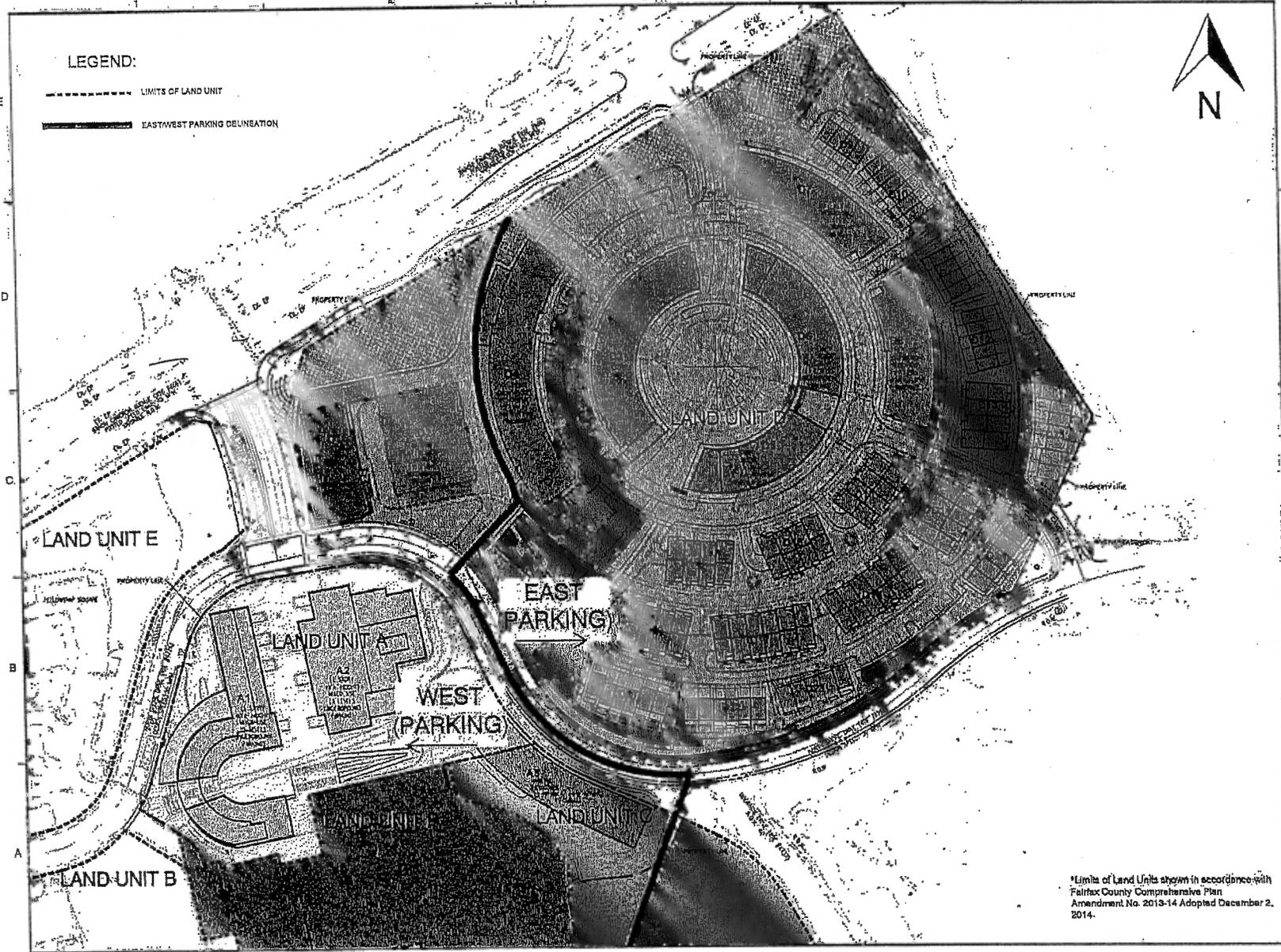
A handwritten signature in cursive script, appearing to read "Richard A. Thompson", written over a horizontal line.

By: Richard A. Thompson

Its: President

[SIGNATURES END]

EXHIBIT A



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

4	11/21/14	RESPONSE TO COUNTY COMMENTS
5	11/20/14	RESPONSE TO COUNTY COMMENTS
7	10/22/14	RESPONSE TO COUNTY COMMENTS
8	10/16/14	RESPONSE TO COUNTY COMMENTS

DRAFT BY: _____
 APPROVED BY: _____
 DATE: December 2, 2014

LAND UNITS & PARKING DELINEATION

1-3

*Limits of Land Units shown in accordance with Fairfax County Comprehensive Plan Amendment No. 2013-14 Adopted December 2, 2014.

EXHIBIT B

1. Sanitary sewer mains and manholes are complete and in service with service laterals installed to behind the curb and gutter;
2. Storm drain mains and manholes are complete and in service;
3. Storm water management facilities are complete and are placed in service (or ready to be placed in service upon completion of any adjacent construction that will utilize such storm water management facilities);
4. Water mains are complete and in service with water laterals installed to meter [crocks];
5. Curbs and gutters are completed;
6. Paving of the private streets is completed (except for the final topping coarse);
7. The parking garage that serves Building D4 has been constructed; and
8. All areas which are adjacent to Buildings D3 and D4 that were disturbed during construction have been rough graded and stabilized.

RECEIVED
Department of Planning & Zoning

FEB 19 2015

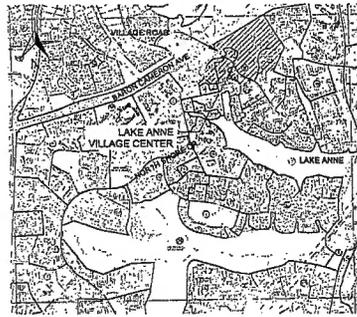
Zoning Evaluation Division

Lake Anne Village Center

Hunter Mill District Fairfax County, Virginia

APPLICANTS:

- Lake Anne Development Partners LLC



VICINITY MAP
SCALE 1" = 1000'
Fairfax County, Virginia

FAIRFAX COUNTY, VIRGINIA

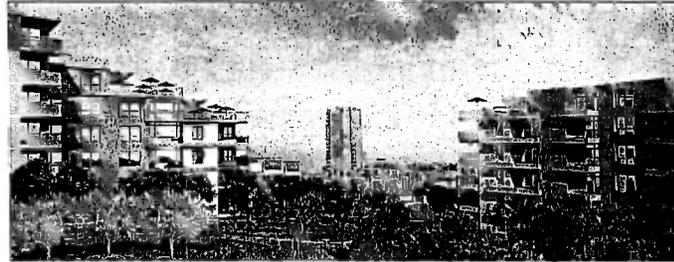
LAKE ANNE DEVELOPMENT PARTNERS LLC:

DEVELOPER: REPUBLIC LAND DEVELOPMENT LLC
MARKET RATE HOUSING CO-DEVELOPER: TO BE DETERMINED
AFFORDABLE HOUSING CO-DEVELOPER: COMMUNITY PRESERVATION DEVELOPMENT CORPORATION

DESIGN TEAM:

LEAD PLANNER, MARKET RATE HOUSING/
COMMERCIAL ARCHITECT: HICKOK COLE ARCHITECTS, INC.
PLANNER/ LANDSCAPE ARCHITECT: CARVALHO & GOOD, PLLC
AFFORDABLE HOUSING ARCHITECT: GRIMM+PARKER ARCHITECTS, INC.
CIVIL ENGINEER: DEWBERRY CONSULTANTS LLC
TRAFFIC/ TRANSPORTATION: WELLS + ASSOCIATES, INC.
LAND USE ATTORNEY: WALSH, COLUCCI, LUBELEY & WALSH, P.C.

PRC/DPA Plan Proffer Condition Amendment (PCA)



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Hickok Cole
CGLA
Dewberry

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE October 8, 2013
TITLE

COVER SHEET

C-1

NOTES

- THE PROPERTY THAT IS THE SUBJECT OF THIS PLANNED RESIDENTIAL COMMUNITY (PRC) PLAN AND PROPOSED CONDITIONAL AMENDMENT (PCA), THE COMBINED APPLICATION - IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 17-2(16)0001A, 17-2(14)(01)0002G, 17-2(01)0007, 17-2(01)0006C, 17-2(07)082, 17-2(07)0006B3, 17-2(31)11645, 17-2(31)1 (PORTION OF COMMON ELEMENTS) AND A PORTION OF VILLAGE ROAD PROPOSED FOR VACATION/ABANDONMENT.
- THE PRC PLAN LAND CONTAINS APPROXIMATELY 24.3+ ACRES (INCLUDING THE PORTION OF VILLAGE ROAD TO BE VACATED/ABANDONED). THE PROPERTY IS CURRENTLY DEVELOPED AS MIXED USE, RESIDENTIAL, COMMERCIAL, RETAIL, OFFICE AND OPEN SPACE.
- THE PROPERTY IS ZONED PLANNED RESIDENTIAL COMMUNITY (PRC), THE ORIGINAL REZONING APPLICATION WAS APPROVED IN 1962 AS A-302.
- A PORTION OF THIS SUBJECT PROPERTY IS INCLUDED IN THE LAKE ANNE HISTORIC OVERLAY DISTRICT (83-C-035) AND IS SUBJECT TO THE PROVISIONS OF SECTION 7-200 OF THE ZONING ORDINANCE.
- THE PCA HAS BEEN FILED TO IMPOSE PROFFERS ON THE SUBJECT PROPERTY AND TO PROVIDE FOR THE REDEVELOPMENT OF THE PROPERTY WITH A MIXED USE DEVELOPMENT CONSISTING OF MULTI-FAMILY RESIDENTIAL BUILDINGS AND TOWNHOMES (APPROXIMATELY 107 UNITS IN TOTAL) WHICH SHALL INCLUDE AFFORDABLE AND WORKFORCE HOUSING UNITS (APPROXIMATELY 77,860 SQ. FT. OF OFA) AND RETAIL USES (APPROXIMATELY 58,213 SQ. FT. OF GFA).
- THE BOUNDARY INFORMATION SHOWN ON THE GRAPHIC IS BY DEWBERRY CONSULTANTS, LLC.
- THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF 10 FEET BASED ON A FIELD SURVEY PERFORMED BY DEWBERRY CONSULTANTS, LLC.
- IT SHALL BE UNDERSTOOD THAT THE PRC PLAN SHALL BE THE ENTIRE PLAN RELATIVE TO THE RIGHTS OF ACCESS, THE GENERAL LOCATION OF BUILDINGS, SITE CIRCULATION, AND COMMON OPEN SPACE AREAS, AND THAT THE DEVELOPER HAS THE OPTION TO REQUEST A DPA IN THE FUTURE FROM THE PLANNING COMMISSION AS PART OF THE PLAN IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-300 OF THE ZONING ORDINANCE.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES OR BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- AVAILABLE FIRE FLOW WILL BE DETERMINED BY FAIRFAX COUNTY WATER AUTHORITY PRIOR TO FINAL SITE PLAN.
- PUBLIC WATER AND SEWER ARE CURRENTLY AVAILABLE IN PROXIMITY TO THE SITE AND WILL BE EXTENDED ON SITE TO SERVE THE PROPOSED DEVELOPMENT PROGRAM. AT THE TIME OF SUBMISSION OF A SITE PLAN CORRESPONDING TO THIS PRC PLAN, THE APPLICANT SHALL PROVIDE DPWS WITH AN ANALYSIS OF THE CAPACITY OF THE SANITARY SEWER LINES SERVING THE PROPERTY. IF THE COUNTY DETERMINES THAT ANY SEWER LINE SERVING THE PROPERTY IS INADEQUATE, THE APPLICANT SHALL UPGRADE OR IMPROVE OFFSITE SANITARY SEWER LINES, AS NECESSARY, TO ACCOMMODATE ALL FUTURE PHASES OF THE PROPOSED DEVELOPMENT IN CONFORMANCE WITH THIS PRC PLAN.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL INSURANCE ADMINISTRATION, UNITED STATES GEOLOGICAL SURVEY OR FAIRFAX COUNTY, AND NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY-FIVE (25) FEET OR MORE LOCATED ON THE SUBJECT PROPERTY.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) FOR THE PROPOSED DEVELOPMENT PROGRAM HAVE BEEN PROVIDED - SEE SHEETS C-17, C-18 AND C-18A.
- THERE IS NO ANGLE OF BULK PLANE REQUIREMENT PRESCRIBED IN THE PRC DISTRICT. THE CONVENTIONAL ZONING DISTRICT THAT MOST CLOSELY CHARACTERIZES THE PROPOSED DEVELOPMENT IS THE R-30 DISTRICT. THE ANGLE OF BULK PLANE REQUIREMENTS FOR THE R-30 DISTRICT ARE PRESENTED ON THIS SHEET FOR GENERAL CONFORMANCE BY THE PROPOSED DEVELOPMENT AT THE PRC PERIPHERAL BOUNDARY.
- THE NATURE OF THE PROPOSED MIXED USE DEVELOPMENT PROGRAM FOR THE SUBJECT PROPERTY AND THE NATURE OF THE EXISTING AND PROPOSED DEVELOPMENT PROGRAMS ON THE ADJACENT PROPERTIES, IT IS OUR JUDGMENT THERE IS TRANSITIONAL SCREENING YARD OR BARRIER REQUIREMENTS ON ANY OF THE BOUNDARY LINES OF THE SUBJECT PROPERTY.
- PARKING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE AS MAY BE AMENDED IN ACCORDANCE WITH THE TABULATION AND THE TABULATION (SEE SHEET C-2A). A MAJORITY OF THE PARKING SPACES WILL BE PROVIDED IN STRUCTURES/GARAGES.
- THE APPLICANT SHALL REQUEST A REDUCTION IN THE NUMBER

- OF REQUIRED PARKING SPACES AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4, 26 AND/OR 26 OF SECT. 11-02 OF THE ZONING ORDINANCE.
- LOADING SPACES FOR THE PROPOSED DEVELOPMENT PROGRAM ON THE SUBJECT PROPERTY HAVE BEEN WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE EXCEPT AS QUALIFIED BELOW:
AS REPRESENTED IN THE TABULATION AND ON SHEET C-2A OF THIS PRC PLAN, ONLY ELEVEN (11) LOADING SPACES ARE PLANNED FOR THE PROPOSED MIXED USE DEVELOPMENT PROGRAM. BY STRICT APPLICATION OF THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE, 22 LOADING SPACES ARE REQUIRED. A REQUEST IS HEREBY MADE FOR THE BOARD OF SUPERVISORS TO APPROVE A MODIFICATION OF THIS STANDARD IN FAVOR OF THE 11 PROPOSED LOADING SPACES.
- THE LIMITS OF CLEARING AND GRADING WILL BE CONFINED TO THE IMMEDIATE AREA OF THE PROPOSED DEVELOPMENT PROGRAM AS REPRESENTED ON SHEET C-6.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE PROPOSED BUILDING PROGRAM WILL NOT GENERATE, UTILIZE, STORE, TREAT OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4 AND 305; ANY HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VAC 22-1-1; OR ANY HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 261 TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE SUBSTANCES THAT MAY BE UTILIZED, STORED AND DISPOSED OF IN CONJUNCTION WITH THE PROPOSED BUILDING PROGRAM AND/OR THE MAINTENANCE OF THE BUILDING PROGRAM AND/OR SIGNS WILL BE IN ACCORDANCE WITH SAID REGULATIONS. NOTE: THE EXISTING GAS STATION (SE 2813-HM-013) SHALL REMAIN AS AN INTERIM USE UNTIL SUCH TIME AS IT WILL BE REMOVED WITH FUTURE DEVELOPMENT IN ACCORDANCE WITH STATE AND LOCAL REGULATIONS.
- AMENITIES IN THE FORM OF A FITNESS CENTER WILL BE LOCATED WITHIN THE BUILDING FOOTPRINTS AND WILL BE PROVIDED FOR THE BENEFIT/ENJOYMENT OF THE RESIDENTS, TENANTS AND VISITORS OF THE PROPOSED MIXED USE DEVELOPMENT PROGRAM. IT IS CURRENTLY ANTICIPATED THESE FACILITIES WILL BE LOCATED IN EACH MULTIFAMILY RESIDENTIAL BUILDING OR CLUSTER OF BUILDINGS ON THE PROPERTY BUT MAY BE REVISED WITH FUTURE ARCHITECTURAL AND ENGINEERING DESIGN.
- THE ARCHITECTURE OF THE PROPOSED DEVELOPMENT PROGRAM AND RELATED PARKING STRUCTURE WILL BE DESIGNED TO COMPLEMENT AND BE HARMONIOUS WITH THE EXISTING AND PROPOSED BUILDINGS IN THE VICINITY OF THE SUBJECT PROPERTY.
- THE EXACT LOCATIONS, SHAPES AND SIZES OF THE PROPOSED BUILDINGS AND RELATED PARKING STRUCTURE FOOTPRINT(S) SHOWN ON THE GRAPHIC ARE PRELIMINARY AND SCHEMATIC AND ARE NOT TO BE CONSIDERED FINAL. THEY ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING, ENVIRONMENTAL FEATURES AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE PRC PLAN. THE TOTAL GROSS FLOOR AREA AND THE BUILDING HEIGHT PRESENTED IN THE TABULATION ARE TO BE CONSIDERED MAXIMUMS. THE OPEN SPACE AS REPRESENTED IN THE TABULATION AND THE DIMENSIONS TO THE PERIPHERAL LOT LINES OF THE PRC DISTRICT AS REPRESENTED ON THE GRAPHIC ARE TO BE CONSIDERED MINIMUMS WITH THE UNDERSTANDING THAT ALL DIMENSIONS SHOWN ON THE GRAPHIC ARE SUBJECT TO MINOR MODIFICATION IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 16-493 OF THE ZONING ORDINANCE.
- THE APPLICANT RESERVES THE RIGHT TO DEVELOP A LESSER AMOUNT OF GROSS FLOOR AREA FROM THE TOTAL REPRESENTED IN THE TABULATION AND THE BUILDING FOOTPRINT(S) AND ASSOCIATED PARKING MAY BE REDUCED/MODIFIED ACCORDINGLY. THE APPLICANT RESERVES THE FURTHER RIGHT TO PROVIDE ADDITIONAL PARKING SPACES WITHIN A BUILDING FOOTPRINT IS REDUCED, SHIPPED OR MODIFIED SO LONG AS THE PARKING SPACES DO NOT REDUCE THE AMOUNT OF OPEN SPACE REPRESENTED IN THE TABULATION.
- LASTLY, THE APPLICANT RESERVES THE RIGHT TO SHIFT UP TO 20,000 SQUARE FEET OF RESIDENTIAL GROSS FLOOR AREA THAT IS REPRESENTED IN THE TABULATION FROM ONE BUILDING TO ANOTHER WITH THE UNDERSTANDING THAT THE RESULTING BUILDING FOOTPRINTS WILL BE IN SUBSTANTIAL CONFORMANCE WITH THE FOOTPRINTS REPRESENTED ON THE GRAPHIC AND THE MAXIMUM COMBINED TOTAL NUMBER OF UNITS AND GROSS FLOOR AREA REPRESENTED IN THE TABULATION WILL NOT BE EXCEEDED.
- THE FLOOR AREAS REPRESENTED IN THE TABULATION ARE GROSS FLOOR AREAS AS DEFINED IN THE FAIRFAX COUNTY ZONING ORDINANCE. IN ADDITION, IT IS UNDERSTOOD THAT THE BUILDINGS MAY HAVE CELLAR SPACE WHICH SPACE WILL BE CALCULATED FOR OFF-STREET PARKING REQUIREMENTS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 25 OF SECT. 11-193 OF THE ZONING ORDINANCE.
- THE PROPOSED BUILDING(S) WILL HAVE PENTHOUSES DESIGNED IN PART TO SHIELD THE MECHANICAL EQUIPMENT LOCATED ON THE ROOFS. THE HEIGHT AND ROOF AREA COVERAGE OF THE PENTHOUSES WILL BE IN ACCORDANCE WITH

- THE APPLICABLE PROVISIONS OF THE ZONING ORDINANCE WILL BE COMPATIBLE WITH THE HEIGHT AND SCALE OF THE BUILDING(S); AND WILL BE CONSTRUCTED OF MATERIALS THAT ARE AN EXTENSION OF OR HARMONIOUS WITH THE ARCHITECTURAL MATERIALS OF THE MAIN BUILDING(S). THESE PROVISIONS ARE ALL SUBJECT TO THE RESTON ASSOCIATIONS DESIGN REVIEW BOARD AND THE FAIRFAX COUNTY ARCHITECTURAL REVIEW BOARD APPROVAL FOR THE AREA WITHIN THE LAKE ANNE HISTORIC OVERLAY DISTRICT. THE BUILDING HEIGHT(S) REPRESENTED IN THE DRAWINGS DO NOT INCLUDE THE HEIGHT OF THE PENTHOUSES(S).
- IT IS UNDERSTOOD THAT ADDITIONAL SITE FEATURES SUCH AS GAZEBOS, BENCHES, COVERED WALKWAYS, FLAGPOLES, TRELLISES, WATER FOUNTAINS OR HEAT SINKS, WALLS, FENCES, LIGHT STANDARDS AND/OR UTILITY MAINTENANCE STRUCTURES NOT REPRESENTED ON THE PRC PLAN MAY BE PROVIDED AS LONG AS THE RESULTANT PROPOSED DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THAT REPRESENTED ON THE DEVELOPMENT PLAN. IT IS ALSO UNDERSTOOD THAT MOBILE AND LAND-BASED TELECOMMUNICATION FACILITIES MAY BE PROVIDED ON SITE IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECT. 2-314 OF THE ZONING ORDINANCE.
- ALL SIGNS WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 12 OF THE ZONING ORDINANCE UNLESS FORTIFIED UNDER A COMPREHENSIVE SIGN PLAN APPROVAL.
- ALL LIGHTING ON SITE WILL BE SHIELDED AND LOCATED IN SUCH A MANNER AS TO REDUCE GLARE ON ADJACENT PROPERTIES IN ACCORDANCE WITH THE STANDARDS SET FORTH IN ARTICLE 14 OF THE ZONING ORDINANCE.
- DENSITY/DENSITY CREDIT FOR ANY DEDICATION OF LAND FOR PUBLIC USE THAT MAY BE REQUIRED SHALL BE RESERVED FOR THE SUBJECT PROPERTY IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN PAR. 4 OF SECT. 2-308 OF THE ZONING ORDINANCE.
- IT IS CURRENTLY ANTICIPATED THAT, SUBJECT TO MARKET CONDITIONS, THE PROPOSED DEVELOPMENT PROGRAM WILL COMMENCE AS SOON AS REQUESTS PLANS AND PERMITS ARE APPROVED. THE APPLICANT RESERVES THE RIGHT TO CONSTRUCT THE DEVELOPMENT IN ONE CONTINUOUS PHASE.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND ADOPTED STANDARDS EXCEPT AS MAY BE QUALIFIED ABOVE OR IN THE LIST OF REQUESTED WAIVERS ON SHEET C-2A.
- SOLID WASTE WILL BE COLLECTED ONSITE BY A PRIVATE CONTRACTOR. THE TYPE AND SIZE OF CONTAINERS WILL BE PROVIDED WITH THE FINAL SITE PLAN.
- PROPOSED UTILITY ALIGNMENTS ARE ILLUSTRATIVE AND SUBJECT TO CHANGE WITH FINAL ENGINEERING DESIGN. FULL DESIGNS WITH REQUIRED CONDUITATIONS TO BE PROVIDED WITH FINAL SITE PLAN.
- ALL LANE DESIGNATIONS, PAVEMENT MARKINGS AND CROSSWALKS DEPICTED IN THE DRAWINGS ARE SUBJECT TO VDOT APPROVAL AND MAY BE MODIFIED/REVISED IN CONSULTATION WITH PCDOT.
- THE DESIGN VEHICLE TYPICALLY USED ON THE PLAN IS AN SU-3R AND A WB-30 AT ALL VDOT ROAD INTERSECTIONS.
- ALL NECESSARY DEDICATIONS AND/OR EASEMENTS WILL BE PROVIDED AT TIME OF SITE PLAN APPROVAL AS MAY BE FURTHER QUALIFIED BY THE PROFFERS.
- THE LANDSCAPING CONCEPTS, SCREENING MEASURES, AND TREE COVER PROVIDED WITH THE FINAL SITE PLAN FOR THE PROJECT SHALL COMPLY WITH THE DEVELOPMENT CONDITIONS ASSOCIATED WITH THE PRC PLAN AND THE PROFFERS.
- IN CONJUNCTION WITH THE PROPOSED PLAN, A PORTION OF VILLAGE ROAD RIGHT-OF-WAY NOT BE VACATED/ABANDONED AND ADDITIONAL RIGHT-OF-WAY WILL BE DEDICATED TO RELOCATE VILLAGE ROAD TO THE WEST AS DELINEATED ON THE DEVELOPMENT PLAN.
- THE FINAL LOCATION OF THE PROPOSED TRAILS ON THE SITE PERIMETER SHALL BE DETERMINED IN COORDINATION WITH THE RESTON ASSOCIATION AT SITE PLAN.

TABULATION

LAND AREA (1,058,596SF) 24.3+ AC

PARCEL A (VILLAGE CENTER) 6.79+ AC
PARCEL D (HIGH DENSITY RESIDENTIAL) 17.21+ AC
VACATED PORTION OF VILLAGE ROAD 0.30+ AC
(HIGH DENSITY RESIDENTIAL)

EXISTING ZONING: PRC
PROPOSED ZONING: PRC

PROPOSED TOTAL GROSS FLOOR AREA - ULTIMATE DEVELOPMENT PROGRAM 1,173,173 SF

OFFICE 77,860 SF
RETAIL 58,213 SF
RESIDENTIAL 1,037,000 SF

FLOOR AREA RATIO (FAR)* 1.11

PROPOSED RESIDENTIAL UNITS:
MULTI-FAMILY 732 DU
MULTI-FAMILY REPLACEMENT AFFORDABLE DWELLING UNITS 145 DU
SINGLE FAMILY ATTACHED 120 DU
TOTAL 1,000 DU

MAXIMUM BUILDING HEIGHTS
OFFICE/RETAIL (6 FLOORS) 65+ FT
MULTI-FAMILY (16 FLOORS) 300+ FT

SEE SHEET C-2A FOR PARKING REQUIREMENTS

LOADING SPACE TABULATION

TOTAL REQUIRED LOADING 22 SPACES

17,960 GSF OFFICE 5 SPACES
58,213 GSF RETAIL 5 SPACES
10,127,000 GSF + 15P/10,000 GSF 12 SPACES
1,037,000 GSF RESIDENTIAL 11 SPACES

LOADING SPACES PROVIDED 11 SPACES

OPEN SPACE REQUIRED N/A
(There is no open space requirement per the Zoning Ordinance)

EXISTING 13,49+ AC
PROPOSED 7,33+ AC

* PROVIDED FOR INFORMATIONAL PURPOSES ONLY. DENSITY IN THE PRC DISTRICT IS CALCULATED ON THE BASIS OF POPULATION PER ACRE (SEE SHEET C-3).

Lake Anne Proposed Building Information

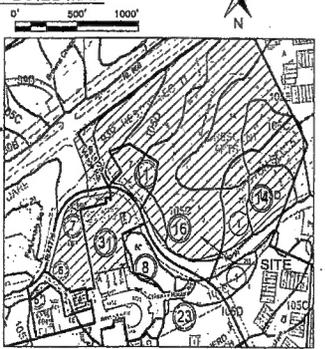
Land Unit	Building	Use	Square Footage	Dwelling Units	Stories	Parking Spaces
A	A1	Retail Office	28,549	1	1	
		Garage	17,730	54	1	2
	A2	Retail Office	18,870	40	2	210
B	B1	Retail Office	16,800	1	1	
		Garage	16,800	165	15	232
	B2	Garage	165	3-5**	153	
		Residential	810	1/2-1 1/2	385	
		Residential	155	5/5	210	
C	Residential	72	4	164		
	Residential	48	3	95		
T	A3	Garage		1	120	

* A portion of the A3 Garage (Approx. 30 spaces) are located on Land Unit A.

** Please note that the Land Unit designations is consistent with those shown on the Comprehensive Plan Amendment 2013-III-UP1.

*** The number of stories in the B2 Garage may increase based upon the results of any parking occupancy counts.

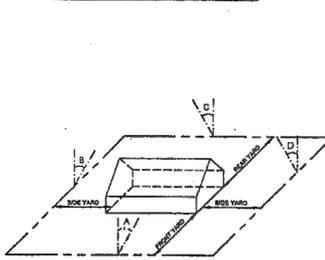
SOILS MAP



SOILS LEGEND

Fairfax County, Virginia (VA059)

Map Unit Symbol	Map Unit Name
398	Glennel silt loam, 2 to 7 percent slopes
39C	Glennel silt loam, 7 to 35 percent slopes
39D	Glennel silt loam, 15 to 25 percent slopes
50	Hattontown silt loam, 0 to 25 percent slopes
63B	Sumerduck loam, 2 to 7 percent slopes
95	Urban land
105B	Wheaton-Glennel complex, 2 to 7 percent slopes
105C	Wheaton-Glennel complex, 7 to 15 percent slopes
105D	Wheaton-Glennel complex, 15 to 25 percent slopes
108B	Wheaton-Sumerduck complex, 2 to 7 percent slopes



FRONT YARD: $\leq 20^\circ$ WITH A BUILDING HEIGHT OF 15' BUT NOT LESS THAN 4'

SIDE YARD: $\leq 10'$ NO REQUIREMENT

REAR YARD: $\leq 20^\circ$ WITH A BUILDING HEIGHT OF 15' BUT NOT LESS THAN 4'

ANGLE OF BULK PLANE

MINIMUM REQUIRED YARD FOR BUILDING WITH 15' HEIGHT

NOTE: THERE IS NO ANGLE OF BULK PLANE REQUIREMENT FOR THE PRC DISTRICT. THIS GRAPHIC REFLECTS THE CONVENTIONAL ZONING DISTRICT CHARACTERISTICS OF THE PERIPHERAL BOUNDARY LINES AND THE DESIGN STANDARDS SET FORTH IN PAR. 11 OF SECTION 16-102 OF THE ZONING ORDINANCE.



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	1/24/14		RESPONSE TO COUNTY COMMENTS
3	1/09/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	08/28/14		RESPONSE TO COUNTY COMMENTS

DRAWN BY: [Blank]
APPROVED BY: [Blank]
CHECKED BY: [Blank]
DATE: December 8, 2013

GENERAL NOTES

C-2

PARKING TABULATION

Area	Location	Land Use/Building	Amount	Units	Notes	Remarks
Phase I	Office	Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
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		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
Phase II	Office	Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150

PARKING PHASING TABULATION

Phase	Area	Location	Amount	Units	Notes	Remarks
Phase I	Office	Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
Phase II	Office	Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150
		Office	100,000	100	1.5 spaces/100 sq ft	150

Mary Ann Tsai, Staff Coordinator
 Waiver #2285-WPFF-001-1, Lake Anne Village Center
 Page 2 of 4

ANALYSIS
 An analysis of the possible impacts on public safety, the environment, and the burden placed on the owners for maintenance is as follows:
Impacts on Public Safety - The access points to the facilities will be highly visible. Unofficial access to the facilities will be easily noticed.
 If it is the intent of the Board to approve the waiver request, the property owner shall provide liability insurance in an amount acceptable to Fairfax County as a waiver condition. A typical liability insurance amount is \$1,000,000 against claims associated with underground facilities. The private maintenance agreement shall also hold Fairfax County harmless from any liability associated with the facilities. In addition, locking manholes and doors must be provided at each access point.
Impacts on the Environment - Low impact development techniques for SWM have been proposed in this site. Adequacy of each outlet must be demonstrated and water quality requirements must be met before a site plan can be approved. Staff does not believe that there will be any adverse impact on the environment from the construction and maintenance of the underground facilities.
Burden Placed on Property Owner for Maintenance and Future Replacement
 Underground detention facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system would continue to operate. When in-line facilities become clogged, the storm drain system's operators would cause. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.

Burden Placed on Property Owner for Maintenance and Future Replacement
 Underground detention facilities are normally required to be off-line. With an off-line design, should a facility become clogged, the storm drain system would continue to operate. When in-line facilities become clogged, the storm drain system's operators would cause. The storm drain system would back up and could overflow. Flooding may be possible depending on the intensity and duration of the storm event.
 A minimum height of 72 inches for underground stormwater structures is generally required to facilitate maintenance (FFM 6-1206.311). Accessibility to the underground facilities as a concern and sufficient head room is necessary for maintenance purposes.
 If it is the intent of the Board to approve the waiver request, the property owner must execute a maintenance agreement prior to site plan approval. Staff recommends that a financial plan must be established for the operation, inspection and maintenance of the underground facilities. The property owner should be required to establish a fund for the annual maintenance. Staff recommends that the property owner provide an initial deposit to an escrow account in an amount equal to the estimated costs for the first 20 years of maintenance of the facility.
 The engineer has provided estimates of the annual maintenance cost for facility as \$31,500; staff finds the estimates reasonable. Before site plan approval, \$1,000,000.00 should be placed into escrow to fund 20 years of maintenance. These monies would not be available to the owner until bond release.
 The property owner should also be required, as a waiver condition, to address future replacement of the underground facilities as part of its private maintenance agreement with the County. The replacement reserve fund must be separate from the annual maintenance fund to ensure the monies are available at the time replacement is necessary and have not been previously spent on maintenance activities.

Mary Ann Tsai, Staff Coordinator
 Waiver #2260-WPFF-001-1, Lake Anne Village Center
 Page 2 of 4

The engineer has estimated 20 year replacement cost of the facility to be about \$942,000.00; staff finds this estimate reasonable. The estimate doesn't reflect how much the non-scheduled items are expected to contribute.

RECOMMENDATION
 DPWES recommends that the Board approve the waiver to locate underground facility at Lake Anne Village Center, a mixed use development. If it is the intent of the Board to approve the waiver, DPWES recommends the approval be subject to Waiver #2260-WPFF-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014, as contained in Attachments A.
 If you have any questions, or need further assistance, please contact me at 703-224-1739.

ATTACHED DOCUMENTS
 Attachment A - Waiver #2260-WPFF-001-1 Conditions, Lake Anne Village Center, dated June 18, 2014
 Attachment B - FPM Section 6-0303.8

cc: Robert A. Slater, Deputy County Executive
 Jason Patterson, Director, DPWES
 Anthony Clark, Director, LID, DPWES
 Jack Weyant, Director, SDIII
 William Hicks, Director, NSMID
 Shabaz Darg, Chief, North Branch
 Waiver File



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMED
3	11/05/14		RESPONSE TO COUNTY COMED
2	10/27/14		RESPONSE TO COUNTY COMED
1	09/29/14		RESPONSE TO COUNTY COMED

PARKING TABULATION WAIVERS

C-2A

REQUESTED TRANSPORTATION WAIVERS

Lake Anne Village Center Redevelopment
 Requested Waivers Matrix

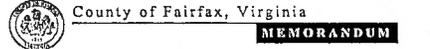
Design Criteria	Initial Approval	Board Commission Review	Collection	Wetlands Avoid	Multi-Phase Drive
Surface Street	35 - 75 ft	✓	35 - 75 ft	✓	✓
Signal Spacing	1,800 ft @ 35-45 MPH	✓	1,800 ft @ 30 MPH or less	Waiver Required (1)	Waiver Required (1)
Unsignalized Spacing	600 ft @ 35-45 MPH	✓	450 ft @ 30 MPH or less	✓	✓
Partial Access Spacing	250 ft @ 35-45 MPH	✓	200 ft @ 30 MPH or less	✓	✓
Driveaway Spacing	470 ft @ 35-45 MPH	✓	375 ft @ 30 MPH or less	✓	Waiver Required (1)
Right Turn Taper	If warranted	✓	If Warranted	✓	Waiver Required (1)
Right Turn Lane	If Warranted	✓	If Warranted	Waiver Required (2)	Waiver Required (2)
Left Turn Lane	If Warranted	✓	If Warranted	✓	Waiver Required (2)

Notes:
 1. Initial waiver not required.
 2. All 1.1 adjacent signal spacing along Village Road between Board Commission Review and 2014 North Drive (275 ft) is pending.
 3. All 2.1 adjacent signal spacing along North Drive from Board Commission Review and 2014 North Drive (275 ft) is pending.
 4. Waiver 10-412_1 addresses the right turn lane requirements at the 227 driveway along North Shore Drive.
 5. Waiver 10-412_2 addresses the right turn lane requirements at Cameron Street along North Shore Drive.
 6. Waiver 10-412_3 addresses the left turn lane requirements at the 215 driveway along North Shore Drive.
 7. Waiver 10-412_4 addresses the left turn lane requirements at the 227 driveway along North Shore Drive.
 8. Waiver 10-412_5 addresses the left turn lane requirements at the 222 driveway along North Shore Drive.
 9. Waiver 10-412_6 addresses the left turn lane requirements at Cameron Street along North Shore Drive.
 10. Waiver 10-412_7 addresses the right turn lane requirements at Village Drive along North Shore Drive.
 11. Waiver 10-412_8 addresses the right turn lane requirements at Cameron Street along North Shore Drive.
 12. Waiver 10-412_9 addresses the left turn lane requirements at Cameron Street along North Shore Drive.

REQUESTED GENERAL WAIVERS & MODIFICATIONS

Request	Approved/Not Approved	Comments	Notes
Request 1	Approved		
Request 2	Not Approved		
Request 3	Approved		
Request 4	Not Approved		
Request 5	Approved		
Request 6	Not Approved		
Request 7	Approved		
Request 8	Not Approved		
Request 9	Approved		
Request 10	Not Approved		

SWM WAIVER APPROVAL RECOMMENDATION



County of Fairfax, Virginia
MEMORANDUM
 DATE: June 18, 2014
 TO: Mary Ann Tsai, Staff Coordinator
 Zoning Evaluation Division
 Department of Planning and Zoning
 FROM: Melissa Baskinoff, Senior Engineer III
 Site Development and Inspection Division
 Department of Public Works and Environmental Services
 SUBJECT: PAC File Application DPA A-302-07/CA-A-302-PRC A-302-3 Lake Anne Village Center, 2260-ZONA-002-1, Hunter Mill District
 REFERENCE: Waiver #2260-WPFF-001-1 for the Location of Underground Facilities in a Residential Area

We have reviewed the referenced submission for consistency with Section 6-0303.8 of the Public Facilities Manual (PFM) which restricts use of underground stormwater management facilities located in a residential development (Attachment B). The level of Supervision (Board) may grant a waiver after taking into consideration possible impacts on public safety, the environment, and the burden placed on prospective property owners for maintenance, Underground Stormwater management facilities located in residential developments allowed by Board:

- shall be privately maintained,
- shall be dedicated as part of the chain of title to all future owners responsible for maintenance of the facilities,
- shall not be located on a County storm drainage easement, and
- shall have a private maintenance agreement, in a form acceptable to the Director of the Department of Public Works and Environmental Services (DPWES), executed before the construction plan is approved.

The developer of the subject property would like to have ability to use on-site detention to meet the PFM's detention requirements and has proposed an underground facility on the development plan. The underground detention facility is proposed to be maintained privately by the Homeowner's Association.

Department of Public Works and Environmental Services
 Land Development Services, Site Development and Inspection Division
 12033 Investment Center Parkway, Suite 515
 Fairfax, Virginia 22031-5433
 Phone 703-221-3739 | Fax 703-221-1377 | FAX 703-221-8194

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans since May 2008 County Baseline density tabulation
November 30, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,205	2.7 persons	22,154
Multiple family	14,864	2.1 persons	31,215
Current Population			66,110
Persons per acre			10.62

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons

(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population = 66,110 current population = 14,802 persons of available density based on inclusion of approved PRC Applications

14,802 persons of available density translates to a development potential of:

4,934 single family detached units

Or

5,482 single family attached units

Or

7,049 multiple family units

Site Plan Approved

Since May 2008 County Baseline Density tabulation
December 31, 2013

Project	# Units	Type	#Persons	Status
Athena Renaissance/ ParcReston*	110	MF	291	Site Plan Approved (6311-SP-003)
Reston TC Block 16**	27	MF	57	Site Plan Approved (7067-SPV-019-B-1)
Reston Heights Sec 40 Block 1C and 1D	404	MF	848	Site Plan Approved (6888-SP-001-1)
Total Number of Units	541		1,136	

* Original PCA approved for 606 units, of which 586 are in staff unit count. 418 of the 586 are existing.

** 359 units proposed, 332 units included in staff unit count

Current Application (OPA A-502-07)

Existing Population: 66,110 persons
+ 1,870 persons with current applications
67,980 persons

110 SFA x 2.7 persons = 324 persons
736 MF x 2.1 persons = 1,546 persons
(917 - 181 existing = 736 net new) 1,870 persons

67,980 persons / 6,224 ACRES = 10.92 persons/acre

10.92 persons / per acre < 13 persons per acre

REQUIREMENT MET

MAXIMUM OVERALL PRC DISTRICT DENSITY COMPUTATION

Reston Planned Residential Community (PRC) District
Residential Development Potential
Including Approved Site Plans & Approved PRC Plans
Since May 2008 County Baseline density Tabulation
November 30, 2013

Density Calculation			
Unit Type	Unit Count	Population Factor (as amended 3/26/2007)	Number of Persons
Single family detached	4,247	3.0 persons	12,741
Single family attached	8,33	2.7 persons	22,500
Multiple family	17,511	2.1 persons	36,774
Population			72,015
Persons per acre			11.57

Remaining Available Development Potential
Based on Maximum Population Calculation of 80,912 persons

(6,224 acres @ 13 persons / acre = 80,912 persons)

80,912 maximum population = 72,015 people = 8,897 persons of available density

8,897 persons of available density translates to a development potential of:

2,366 single family detached units

Or

3,295 single family attached units

Or

4,237 multiple family units

Pending Applications***

November 30, 2013

Project	# Units	Type	#Persons	Status
Dracis Site/Excelstor	457	MF	958	PRC Plan Approved (PRC 86-C-121-03)
Colts Neck Road LLC	210	MF	441	PRC Plan Approved (0365-SP-002-3)
spectrum/Lerner	1422	MF	2987	PRC Plan Approved (PRC 86-C-121-04)
Four Seasons	11	MF	24	PRC Plan Approved (PRC 87-C-08B)
Fairway Apartments	328	MF****	689	PRC Plan Approved (PRC-A-502-02)
	128	SFA	346	
			1,035	
Section 89-3 (Winwood)	125	MF	263	PRC Plan Approved (PRC 86-C-121-2)
Section 91A (Reston Properties)	549	MF	1153	
TOTAL	3,102	MF	6,517	
	128	SFA	346	
			6,863	

****Pending* pertains to the fact that these units will not count against the density cap until site plan approval.

**** 676 MF units proposed - 348 existing MF units to be removed = 328 MF unit increase

RESTON PRC DENSITY
November 21, 2014

RESTON HIGH DENSITY RESIDENTIAL CATEGORY DENSITY
Includes Approved PRC Applications
High density residential category density not to exceed 60 persons/acre

SECTION	ACRES	UNITS	UNIT TYPE	PERSONS	PERSONS/ACRE
S. 11-11A (HS, INC. 110)	13.264	148	SFA	382	28.8
S. 11-11B	2.699	278	MF	800	296.6
S. 11-11C (HS, INC. 112, 114, P.A. Lake Anne of Reston Condominium Conversion Agreement)	5.639	102	MFH	214	37.9
S. 11-11D (HS, INC. 113)	16.897	818	MFH	1722	102.0
S. 11-11E	32.292	51	MFH	144	4.5
S. 15A-03A	11.417	201	MFH	1035	90.6
S. 15-11	7.4106	87	SFA	186	25.1
S. 17A-11A & B	3.2758	39	SFA	139	42.3
S. 17-11	2.661	105	MFH	231	86.8
S. 17-11B	3.218	378	SFA	49	15.2
S. 17-11C, 17-11D & 13	23.2158	412	MFH	928	39.9
S. 19-11A, 19-11B	17.3138	340	MFH	584	33.7
S. 20-11A, 20-11B	30	30	SFA	139	4.6
S. 20-11	17.71	178	SFA	481	27.1
S. 20-11B	17.3448	340	MFH	284	16.4
S. 20-11C	11.2079	201	MFH	538	47.9
S. 20-11D	2.4163	8	Other	0	0
S. 20-11E	4.2177	115	MFH	411	95.3
S. 20-11F	40	40	SFA	163	4.1
S. 20-11G	11.2481	132	SFA	416	36.9
S. 24-11	18.452	340	MFH	796	43.2
S. 24-11A	17.8418	300	MFH/Other	630	35.3
S. 24-11B	40	40	SFA	163	4.1
S. 24-11C	1.5674	8	Other	0	0
S. 25-11	23.146	200	MFH	520	22.5
S. 25-11A	8.57	41	SFA	175	20.3
S. 25-11B	13	193	MFH	409	31.4
S. 25-11C, 25-11D, 25-11E	8.9631	408	MFH	1046	116.7
S. 25-11F	11.1771	445	SFA	182	16.3
S. 25-11G	4.5	71	SFA	187	41.6
S. 25-11H	31.81	400	SFA	440	13.8
S. 26-11A & 2A	23.7188	360	MFH	618	26.1
S. 26-11B	18	18	SFA	163	9.1
S. 26-11C & 2A & 2B	23.104	132	SFA	416	18.0
S. 26-11D & 1D	21.8623	138	MFH	779	35.6
S. 26-11E & 1E	14.9773	116	MFH	239	16.0
S. 26-11F, 2A & 2B	13.7028	102	MFH	265	19.3
S. 27-11	8.97	166	MFH	333	37.1
S. 28-11	14.31	250	MFH	524	36.6
S. 28-11A	6.31	48	SFA	124	19.7
S. 28-11B, 28-11C	2.4150	38	SFA	103	42.7
S. 28-11D, 28-11E	8.24	90	SFA	234	28.4
S. 28-11F (2B)	18.36	132	SFA	413	22.5
S. 28-11G	3.37	30	SFA	54	16.0
S. 28-11H	6.12	48	SFA	108	17.7
S. 28-11I	2.44	8	Other	0	0
S. 28-11J	3.9577	38	SFA	103	26.1
S. 28-11K	3.88	27	SFA	73	18.8
S. 28-11L	2.27	17	SFA	46	20.3
S. 28-11M	6.12	193	MFH	383	62.6
S. 28-11N	12.13	212	MFH	1079	89.8
S. 28-11O, 28-11P	17.2676	212	SFA	713	41.3
S. 28-11Q	13.77	216	MFH	454	32.9
S. 28-11R, 28-11S	1.68	8	Other	0	0
S. 28-11T	8.71	222	MFH	322	37.0
S. 28-11U	12.36	33	SFA	48	3.9
S. 28-11V	12.36	60	SFA	129	10.4
S. 28-11W	17.4237	319	MFH	1548	88.9
S. 28-11X	8.38	30	SFA	81	9.7
S. 28-11Y	9.8129	132	MFH	387	39.3
S. 28-11Z	2.28	18	MFH	54	23.6
S. 28-11AA	1.18	8	MFH	0	0
S. 28-11AB	2.01	100	MFH	210	105.0
S. 28-11AC	25.17	239	MFH	4723	187.7
S. 28-11AD	9.7013	242	MFH	1139	117.4
S. 28-11AE	22.24	217	MFH	909	40.9
S. 28-11AF	19.7	114	MFH	385	19.5
S. 28-11AG	13.82	80	SFA	210	15.2
S. 28-11AH	49	253	SFA	1329	27.1

TOTAL 328,895 16,661 55,429 (Not Open 60 persons/acre)

Persons/Unit Factors Used:

Multi-family elevator unit	2.1
Multi-family garden apartment	2.1
Single family attached unit	2.7
Single family detached unit	3.0

Source of Information:
Records maintained by Verterra Reston
Approved Town Center Concept Plan for S. 933
Approved Development Plan for S. 43
Approved Development Plan for S. 49
Approved Development Plan for S. 47, 84A & 4B
Approved Development Plan for S. 40, 81
Approved Site Plan for S. 91A, R. 19-40
Approved Development Plan for S. 81, R. 1 & 3
Approved Concept Plan for S. 88, U, S
Proposed Development Plan for S. 91A, R. 1, 4 & 15
Proposed Concept Plan for S. 93 B, 2
(Section and Block Information derived from file search from County reported records)

* Section 11 includes proposed 8,892 Acres of vacated portions of Village Road.

Note: The relevant Lake Anne Sections and Blocks have been changed to reflect the dwelling unit counts as proposed in OPA-A-502-07 and PCA A-501 and the number of persons per acre based on the current application has changed to reflect the new dwelling unit counts.



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



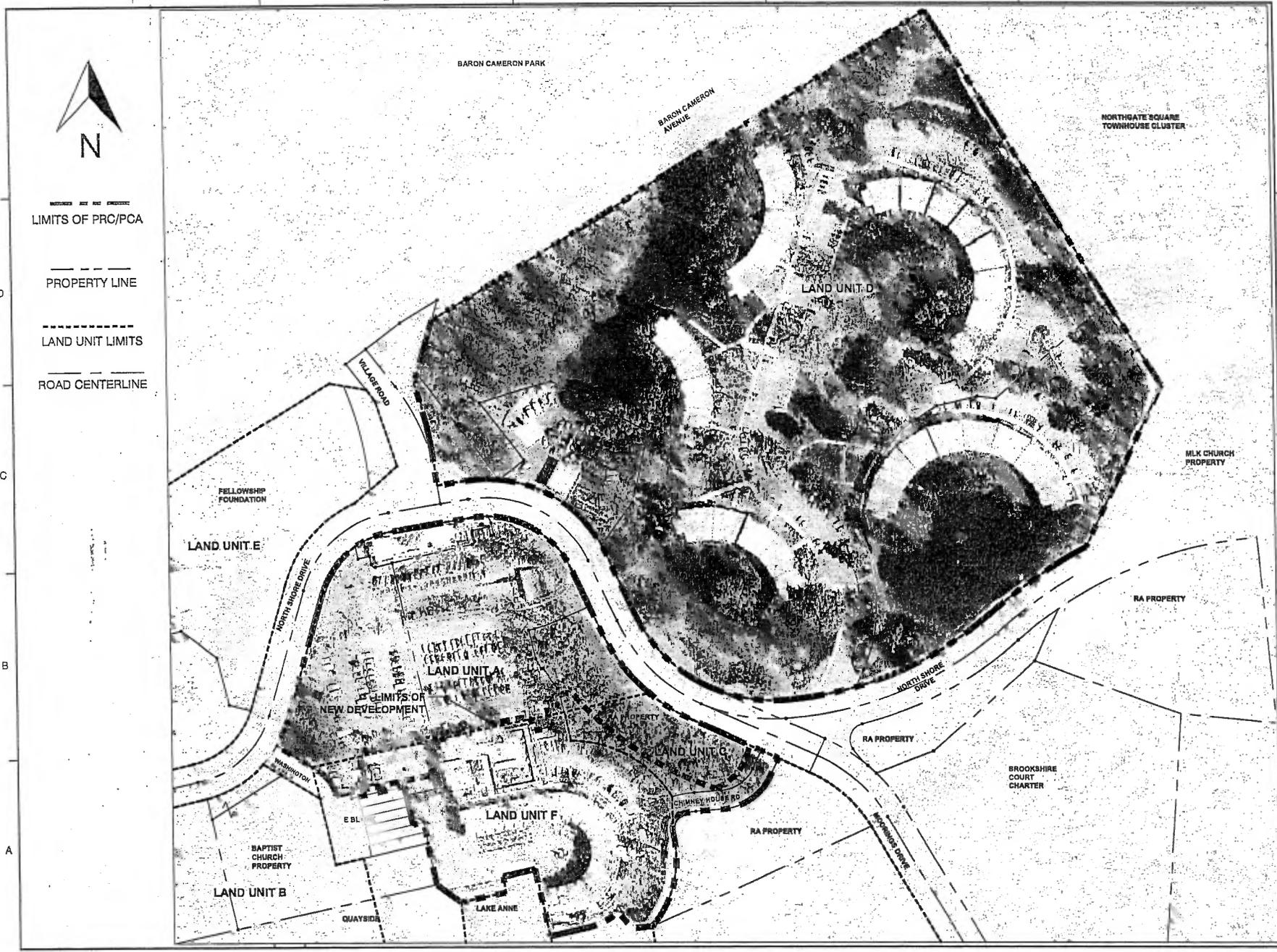
SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/09/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 8, 2013
TITLE

PRC DISTRICT DENSITY COMPUTATIONS

C-3



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 Not to Scale

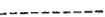
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2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

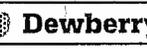
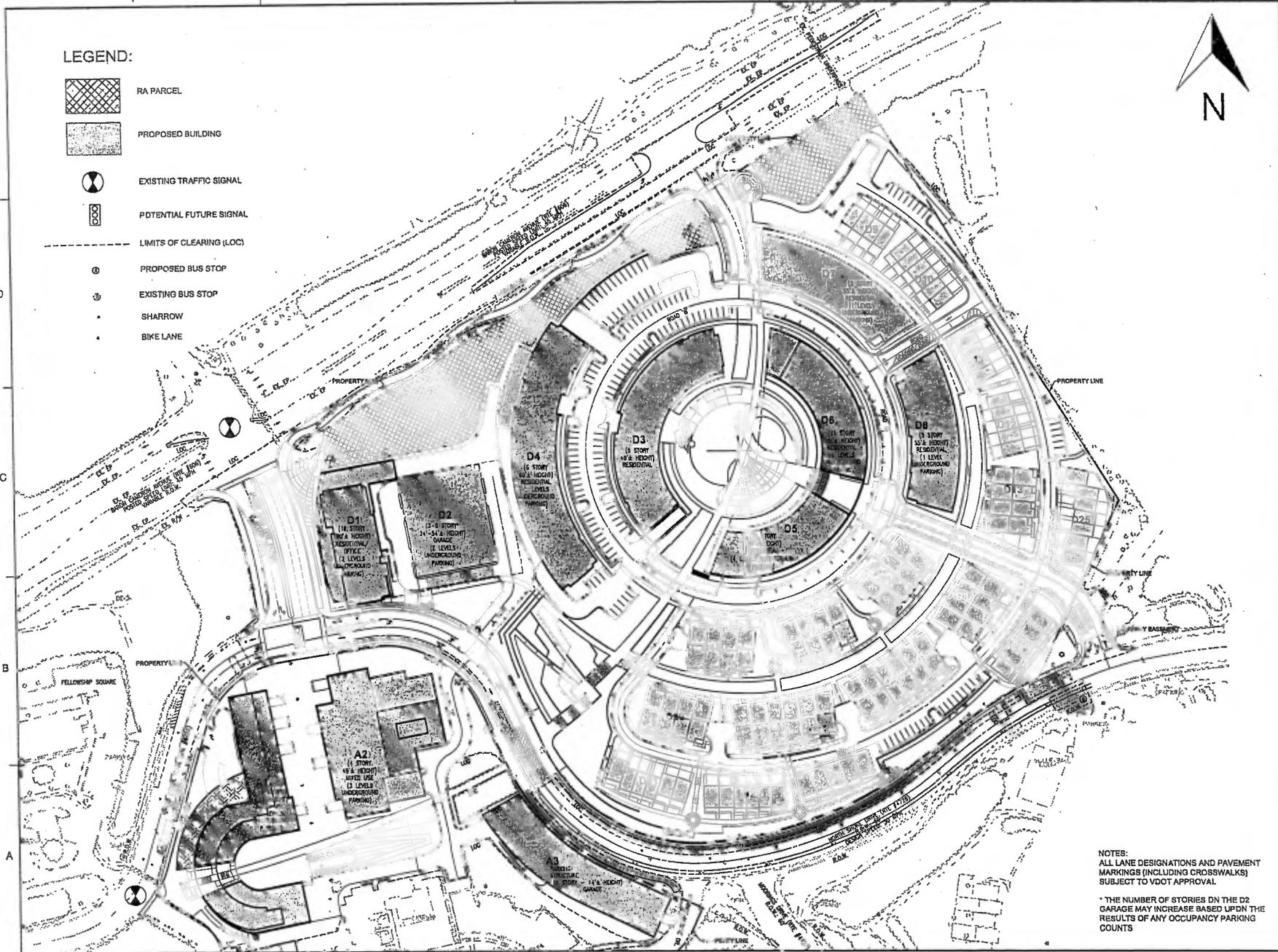
DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE December 8, 2013
 TITLE

LIMITS OF PC,
 PRC PLAN

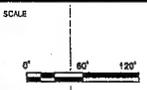
C-4

LEGEND:

-  RA PARCEL
-  PROPOSED BUILDING
-  EXISTING TRAFFIC SIGNAL
-  POTENTIAL FUTURE SIGNAL
-  LIMITS OF CLEARING (LOC)
-  PROPOSED BUS STOP
-  EXISTING BUS STOP
-  SHARROW
-  BIKE LANE



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



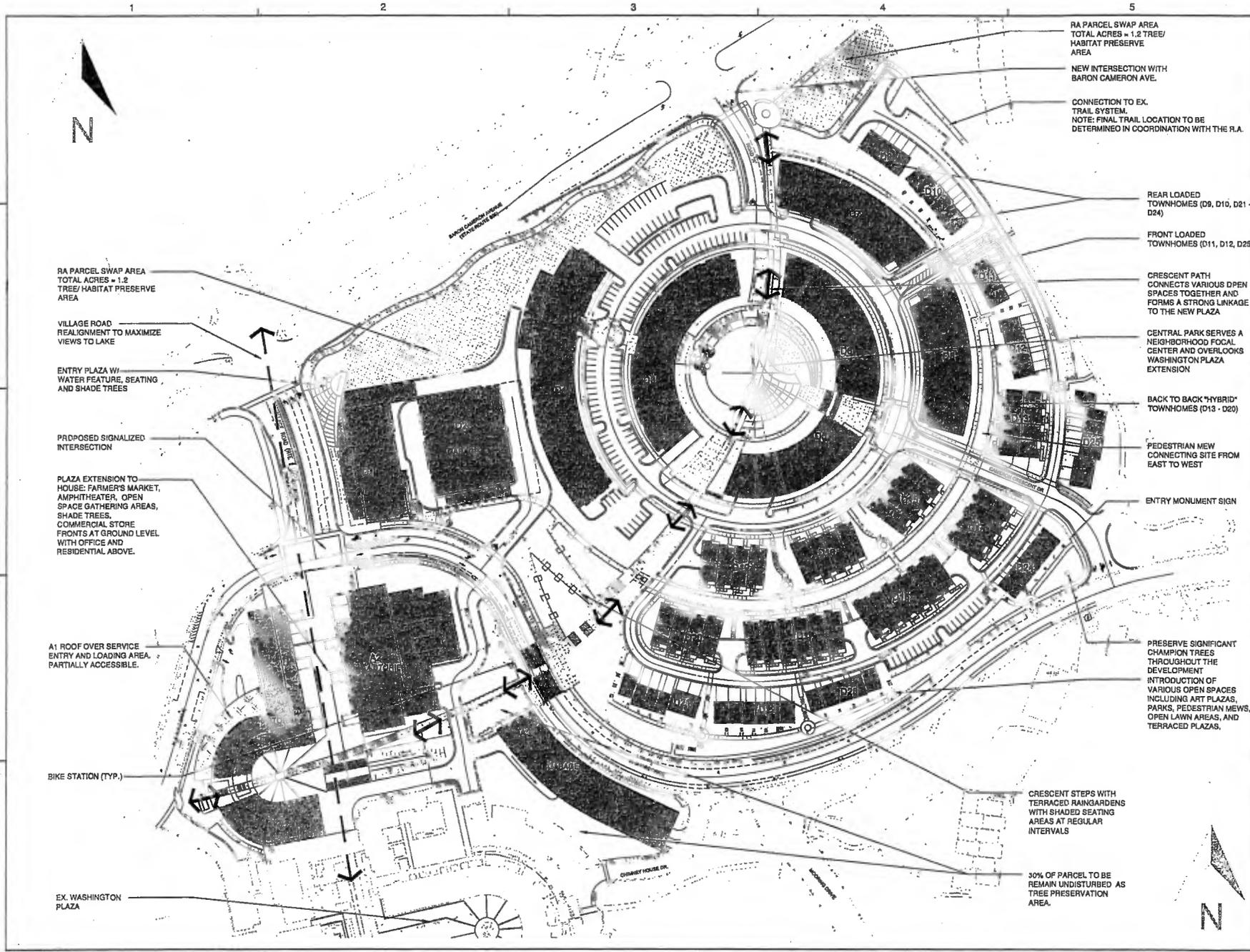
No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

APPROVED BY: _____
 CHECKED BY: _____
 DATE: December 8, 2015
 TITLE: _____

PRC PLAN

C-6

NOTES:
 ALL LANE DESIGNATIONS AND PAVEMENT MARKINGS (INCLUDING CROSSWALKS) SUBJECT TO VDOT APPROVAL
 * THE NUMBER OF STORIES ON THE D2 GARAGE MAY INCREASE BASED UPON THE RESULTS OF ANY OCCUPANCY PARKING COUNTS



RA PARCEL SWAP AREA
TOTAL ACRES = 1.2 TREE/
HABITAT PRESERVE
AREA

NEW INTERSECTION WITH
BARON CAMERON AVE.

CONNECTION TO EX.
TRAIL SYSTEM.
NOTE: FINAL TRAIL LOCATION TO BE
DETERMINED IN COORDINATION WITH THE R.A.

REAR LOADED
TOWNHOMES (D9, D10, D21 -
D24)

FRONT LOADED
TOWNHOMES (D11, D12, D25)

CRESCENT PATH
CONNECTS VARIOUS OPEN
SPACES TOGETHER AND
FORMS A STRONG LINKAGE
TO THE NEW PLAZA

CENTRAL PARK SERVES A
NEIGHBORHOOD FOCAL
CENTER AND OVERLOOKS
WASHINGTON PLAZA
EXTENSION

BACK TO BACK "HYBRID"
TOWNHOMES (D13 - D20)

PEDESTRIAN MEW
CONNECTING SITE FROM
EAST TO WEST

ENTRY MONUMENT SIGN

PRESERVE SIGNIFICANT
CHAMPION TREES
THROUGHOUT THE
DEVELOPMENT
INTRODUCTION OF
VARIOUS OPEN SPACES
INCLUDING ART PLAZAS,
PARKS, PEDESTRIAN MEWS,
OPEN LAWN AREAS, AND
TERRACED PLAZAS.

CRESCENT STEPS WITH
TERRACED RAINGARDENS
WITH SHADED SEATING
AREAS AT REGULAR
INTERVALS

30% OF PARCEL TO BE
REMAIN UNDISTURBED AS
TREE PRESERVATION
AREA.

RA PARCEL SWAP AREA
TOTAL ACRES = 1.2
TREE/HABITAT PRESERVE
AREA

VILLAGE ROAD
REALIGNMENT TO MAXIMIZE
VIEWS TO LAKE

ENTRY PLAZA W/
WATER FEATURE, SEATING,
AND SHADE TREES

PROPOSED SIGNALIZED
INTERSECTION

PLAZA EXTENSION TO
HOUSE: FARMER'S MARKET,
AMPHITHEATER, OPEN
SPACE GATHERING AREAS,
SHADE TREES,
COMMERCIAL STORE
FRONTS AT GROUND LEVEL
WITH OFFICE AND
RESIDENTIAL ABOVE.

A1 ROOF OVER SERVICE
ENTRY AND LOADING AREA,
PARTIALLY ACCESSIBLE.

BIKE STATION (TYP.)

EX. WASHINGTON
PLAZA



Dewberry



**Lake Anne
Village Center**
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14	EPD	Response to County Comments
3	11/05/14	EPD	Response to County Comments
2	10/27/14	EPD	Response to County Comments
1	09/26/14	EPD	Comments

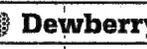
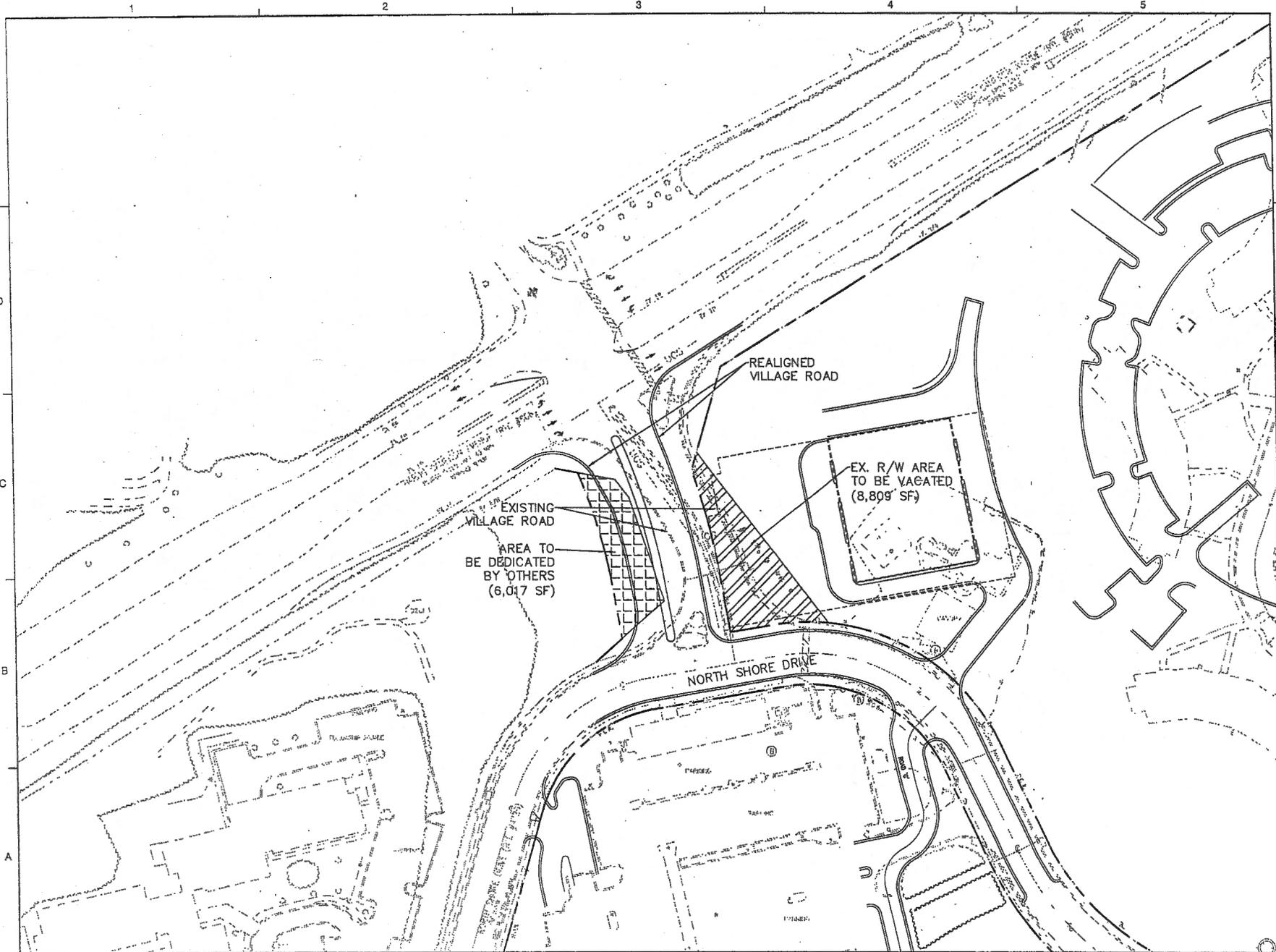
REVISIONS

DRAWN BY: EPD
APPROVED BY: EPD
CHECKED BY: EPD
DATE: December 8, 2013

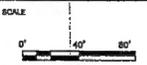
TITLE

**Development
Plan Key
Features**

C-7



Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMISSION
3	11/05/14		RESPONSE TO COUNTY COMMISSION
2	10/27/14		RESPONSE TO COUNTY COMMISSION
1	09/28/14		RESPONSE TO COUNTY COMMISSION

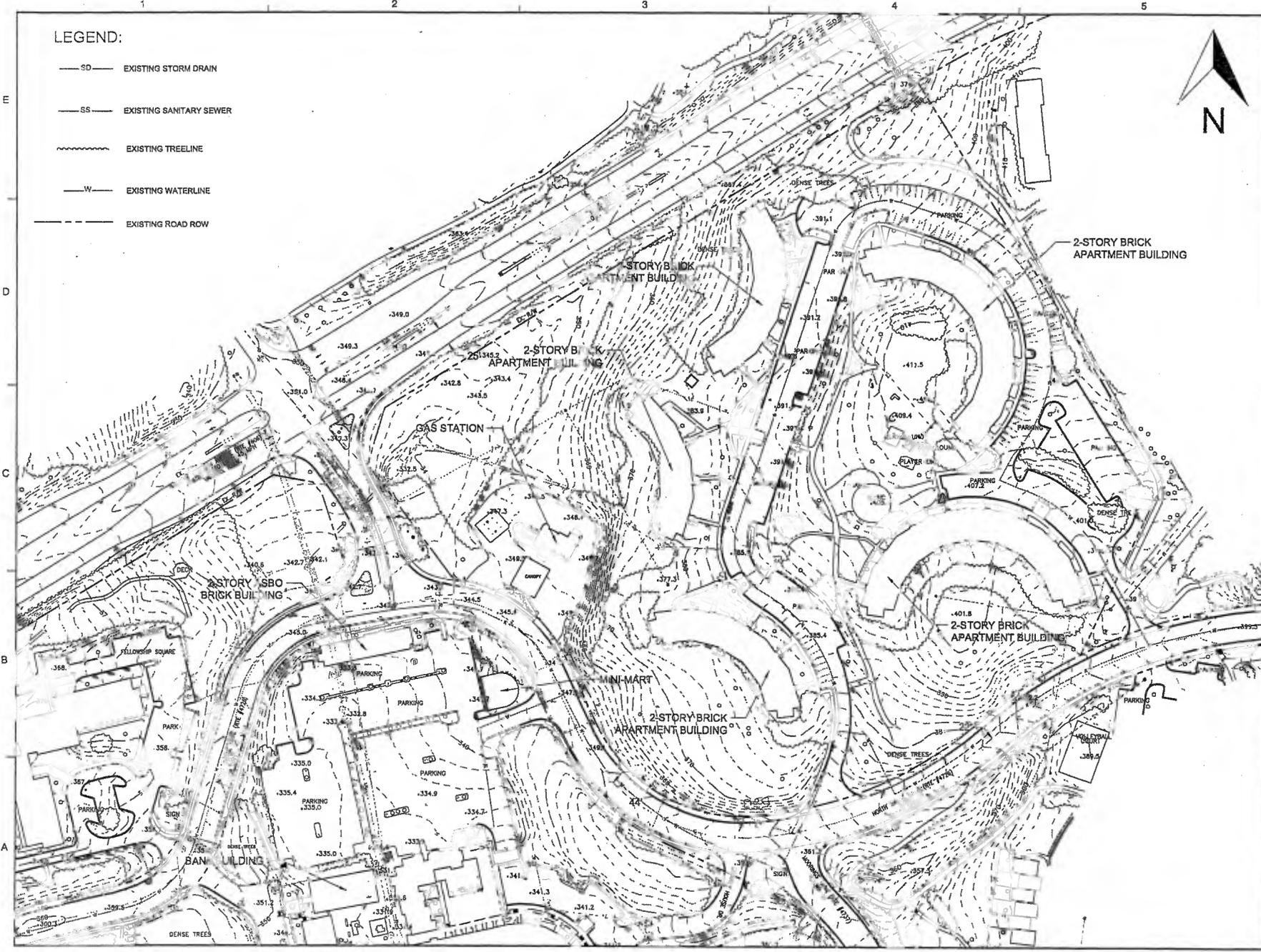
REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 8, 2013

TITLE
VILLAGE ROAD REALIGNMENT

C-8

LEGEND:

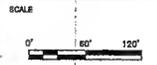
- SD— EXISTING STORM DRAIN
- SS— EXISTING SANITARY SEWER
- ~~~~~ EXISTING TREELINE
- W— EXISTING WATERLINE
- - - - EXISTING ROAD ROW








Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/26/14		RESPONSE TO COUNTY COMMENT

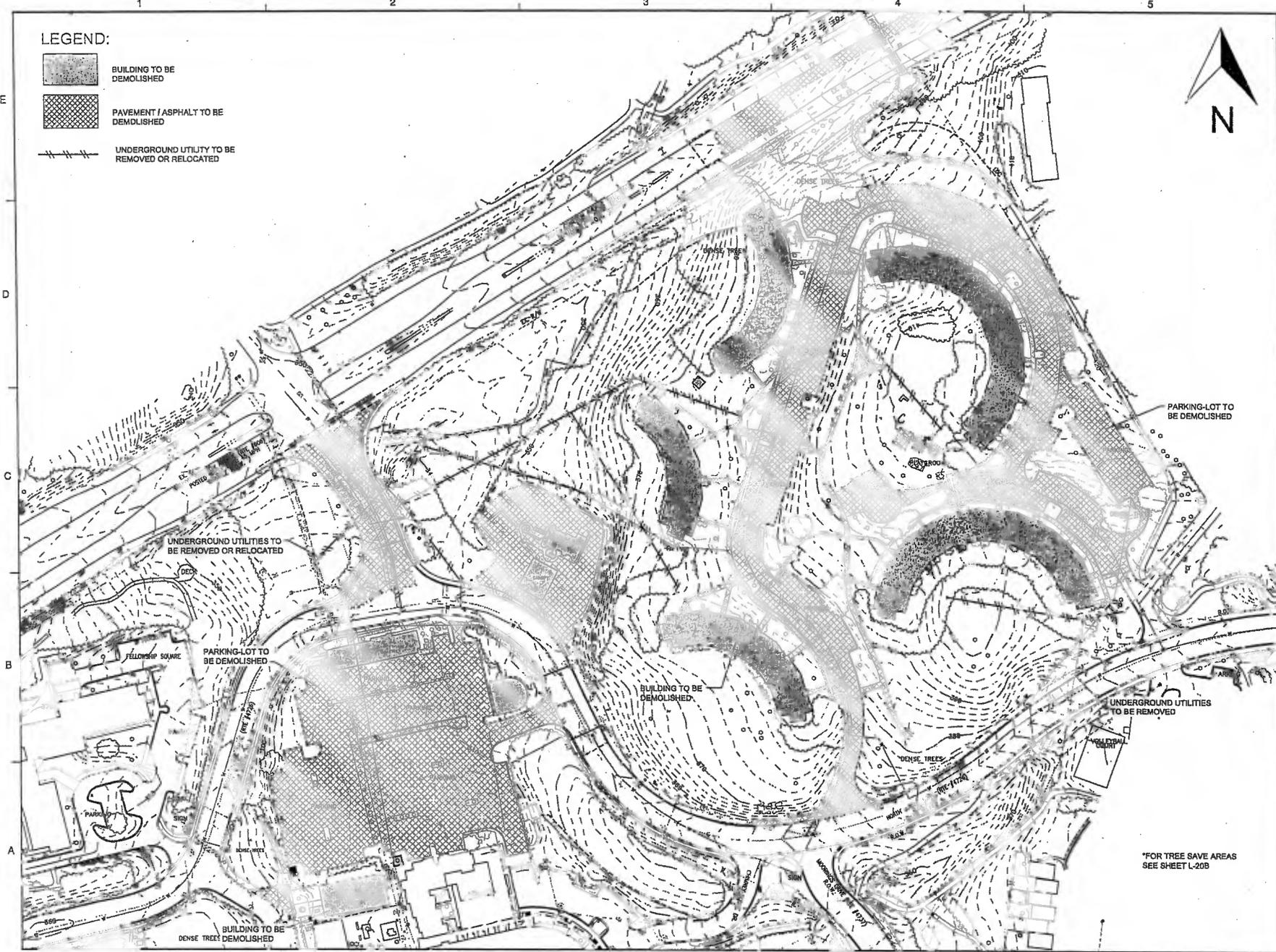
DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013
 TITLE _____

EXISTING SITE CONDITIONS

C-9

LEGEND:

-  BUILDING TO BE DEMOLISHED
-  PAVEMENT / ASPHALT TO BE DEMOLISHED
-  UNDERGROUND UTILITY TO BE REMOVED OR RELOCATED



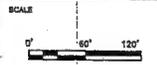
LAKE ANNE DEVELOPMENT PARTNERS LLC
11000 WOODS

Hickok Col
CGLA
CONSTRUCTION GROUP

Dewberry

GIP
GREEN AND PURPLE

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/06/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	08/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

DATE December 8, 2013

TITLE

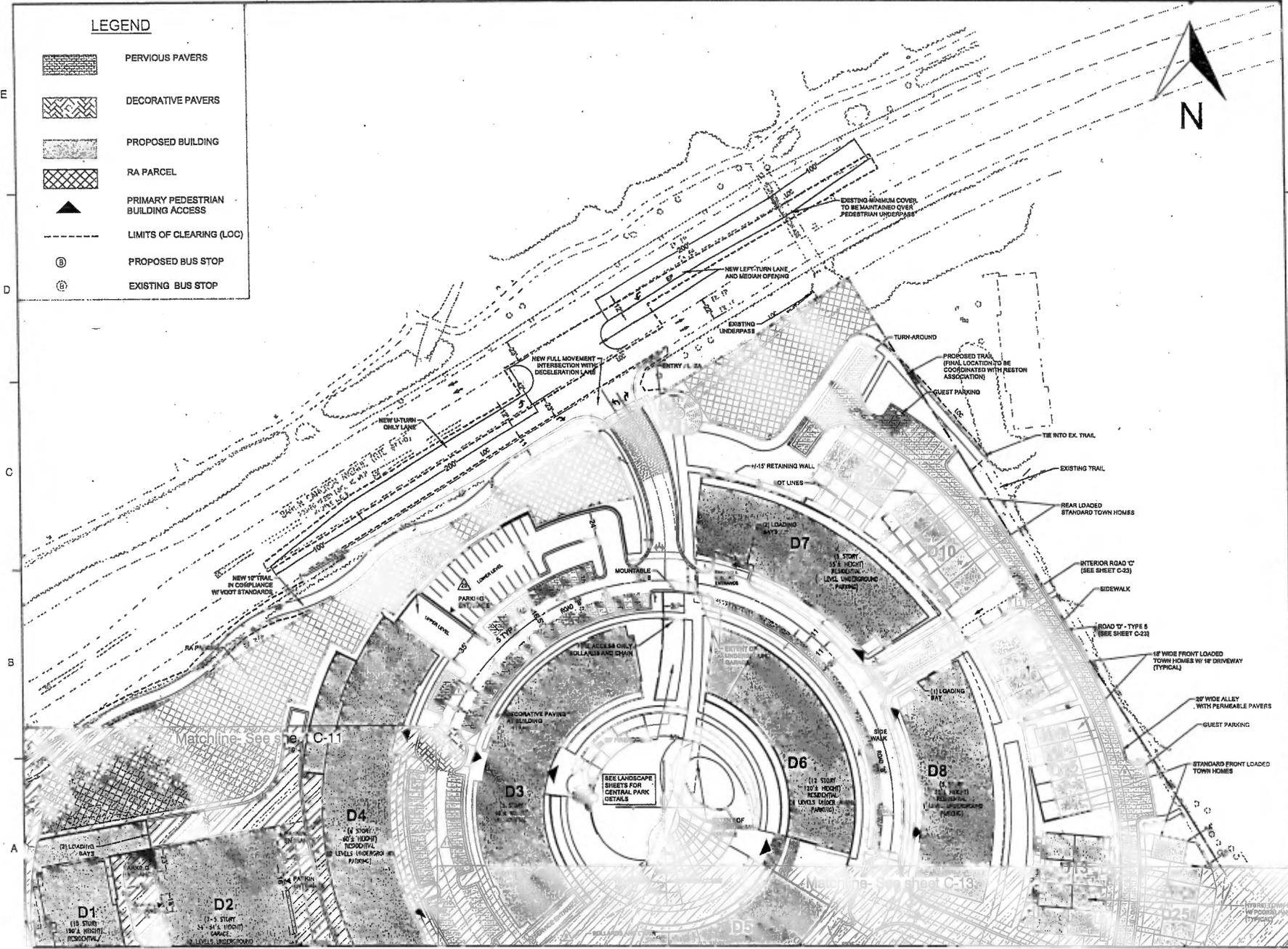
FINAL DEMOLITION PLAN

C-10

*FOR TREE SAVE AREAS
SEE SHEET L-209

LEGEND

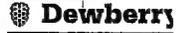
-  PERVIOUS PAVERS
-  DECORATIVE PAVERS
-  PROPOSED BUILDING
-  RA PARCEL
-  PRIMARY PEDESTRIAN BUILDING ACCESS
-  LIMITS OF CLEARING (LOC)
-  PROPOSED BUS STOP
-  EXISTING BUS STOP



LAKE ANNE DEVELOPMENT PARTNERS LLC
PARTNERS

Hickok Cole


CGLA


Dewberry


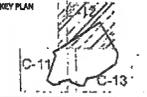
G+P
GROUP AND PARTNER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL



KEY PLAN



SCALE



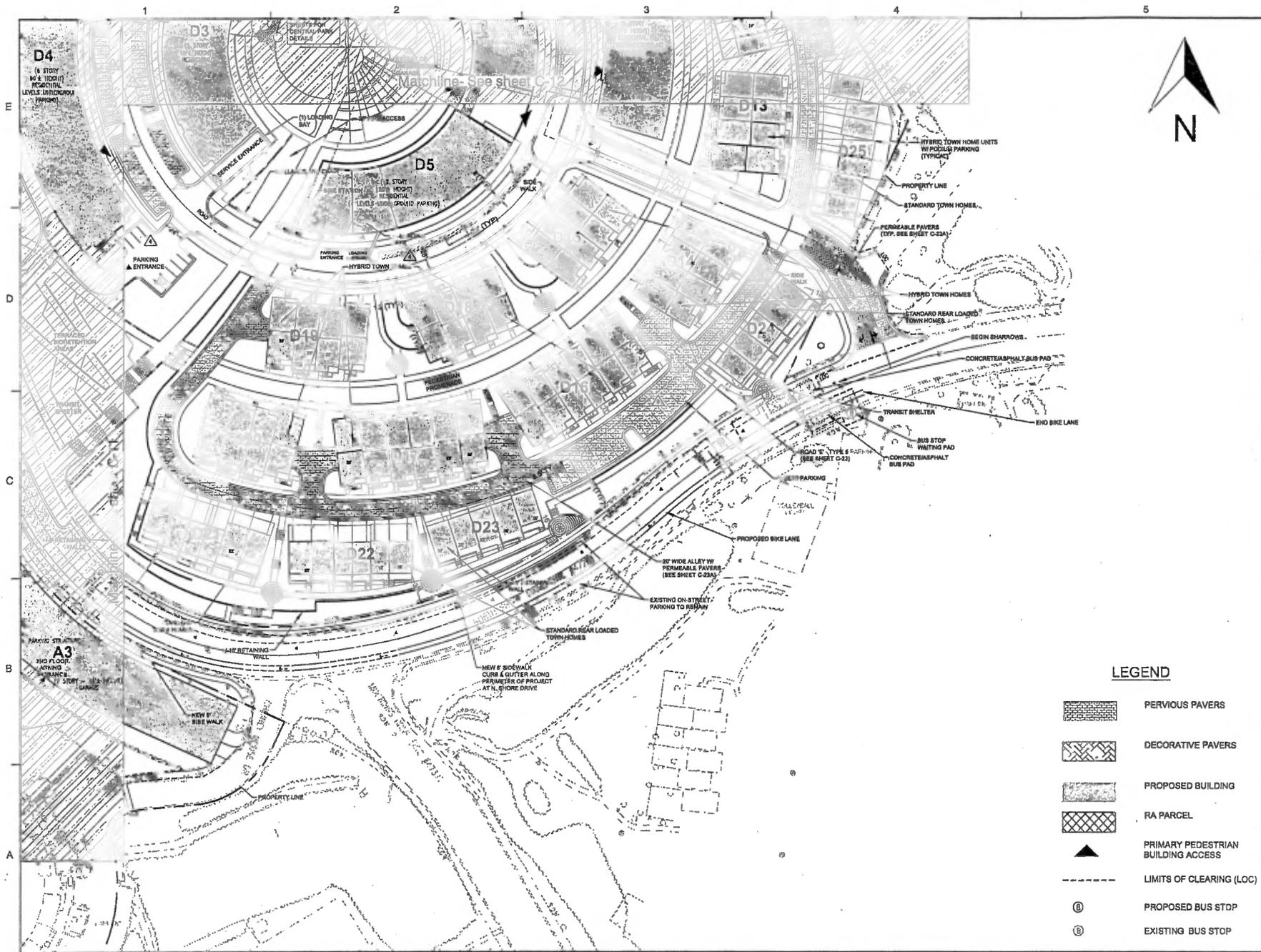
No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY: LHM
 APPROVED BY: BE
 CHECKED BY: JMC
 DATE: December 9, 2013

SITE LAYOUT PLAN

C-12



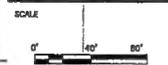
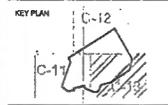
LAKE ANNE DEVELOPMENT PARTNERS LLC
HICKOK COLE
CGLA



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	07/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

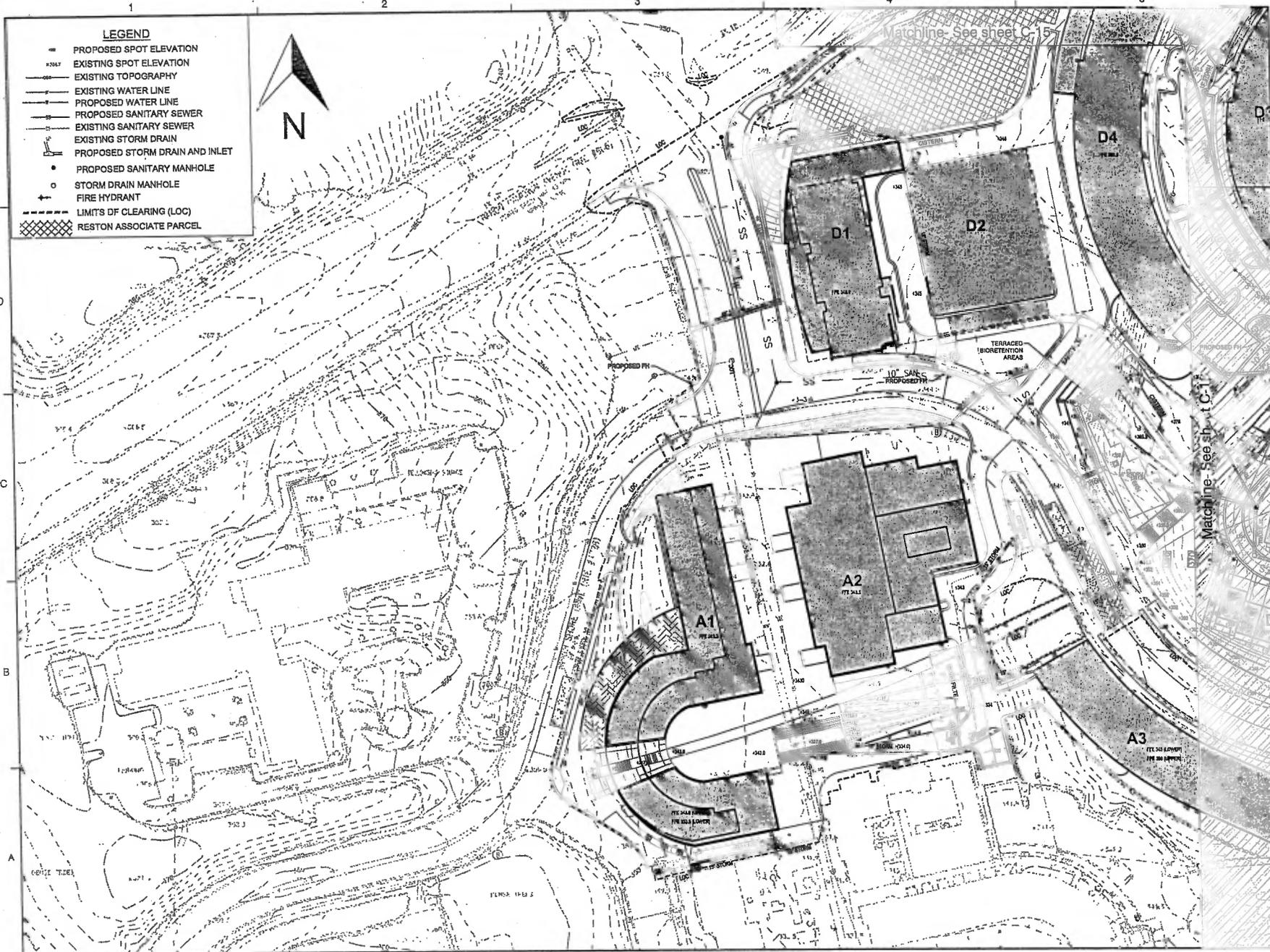
No.	DATE	BY	Description
		LJM	DRAWN BY
		BE	APPROVED BY
		JMC	CHECKED BY
	December 8, 2013		DATE

SITE LAYOUT PLAN

C-13

LEGEND

- PERVIOUS PAVERS
- DECORATIVE PAVERS
- PROPOSED BUILDING
- RA PARCEL
- PRIMARY PEDESTRIAN BUILDING ACCESS
- LIMITS OF CLEARING (LOC)
- PROPOSED BUS STOP
- EXISTING BUS STOP



LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- PROPOSED SANITARY SEWER
- EXISTING SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN AND INLET
- PROPOSED SANITARY MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- - - LIMITS OF CLEARING (LOC)
- ▨ RESTON ASSOCIATE PARCEL



LAKE ANNE DEVELOPMENT PARTNERS LLC

Black & Veatch

CGLA

Dewberry

GIP

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL

KEY PLAN

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/08/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

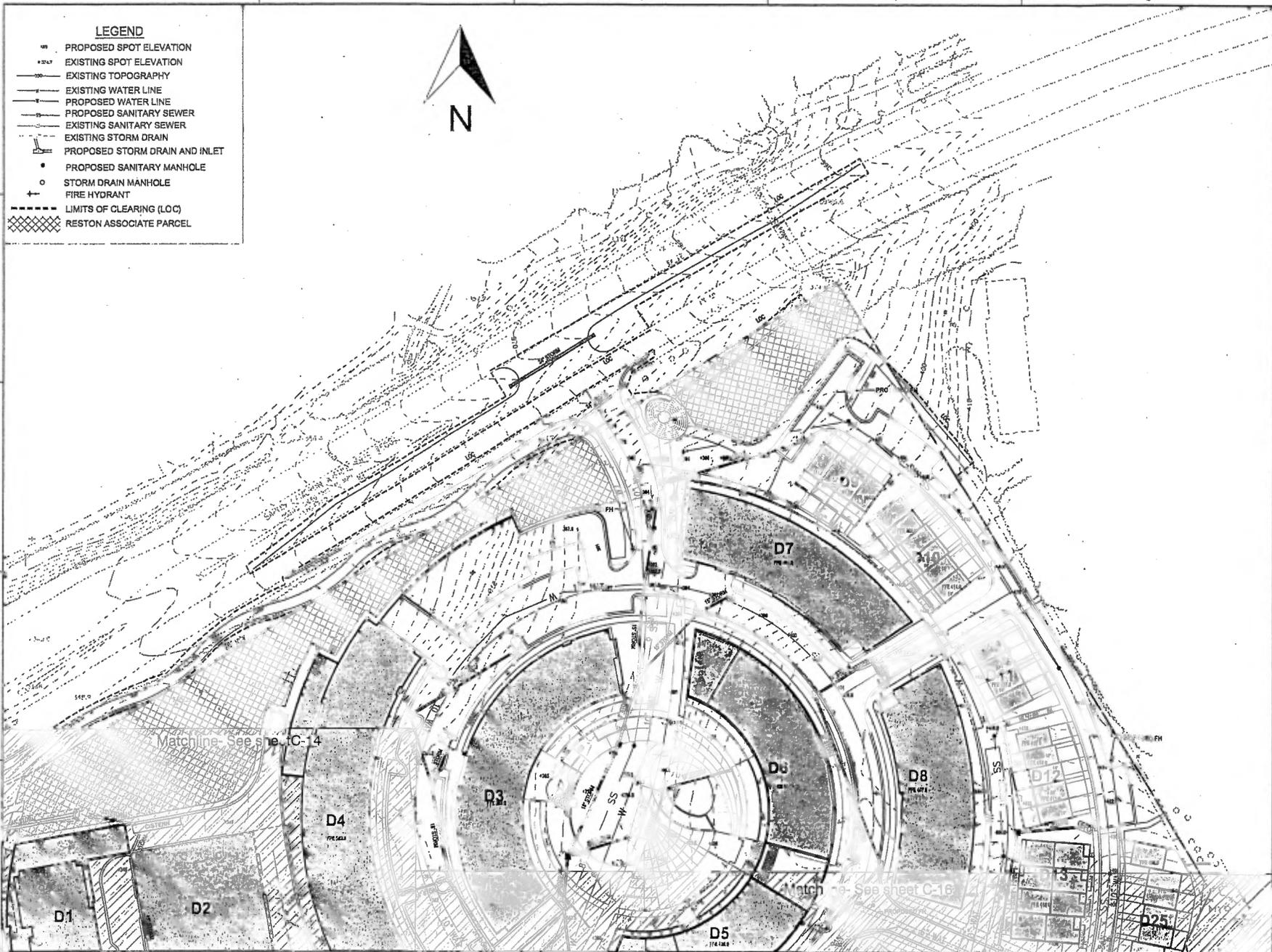
REVISIONS

DRAWN BY	CHKD
LMH	BE
APPROVED BY	JMC
CHECKED BY	
DATE	December 8, 2015

TITLE

UTILITY PLAN

C-14



LEGEND

- PROPOSED SPOT ELEVATION
- EXISTING SPOT ELEVATION
- EXISTING TOPOGRAPHY
- EXISTING WATER LINE
- PROPOSED WATER LINE
- EXISTING SANITARY SEWER
- PROPOSED SANITARY SEWER
- EXISTING STORM DRAIN
- PROPOSED STORM DRAIN AND INLET
- PROPOSED SANITARY MANHOLE
- STORM DRAIN MANHOLE
- FIRE HYDRANT
- LIMITS OF CLEARING (LOC)
- ▨ RESTON ASSOCIATE PARCEL



LAKE ANNE DEVELOPMENT PARTNERS LLC

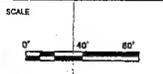
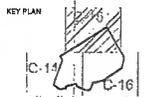
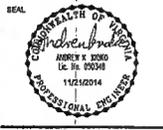
Hickok Cole

CGLA

Dewberry

GIP
CONTRACTOR

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY: LHM

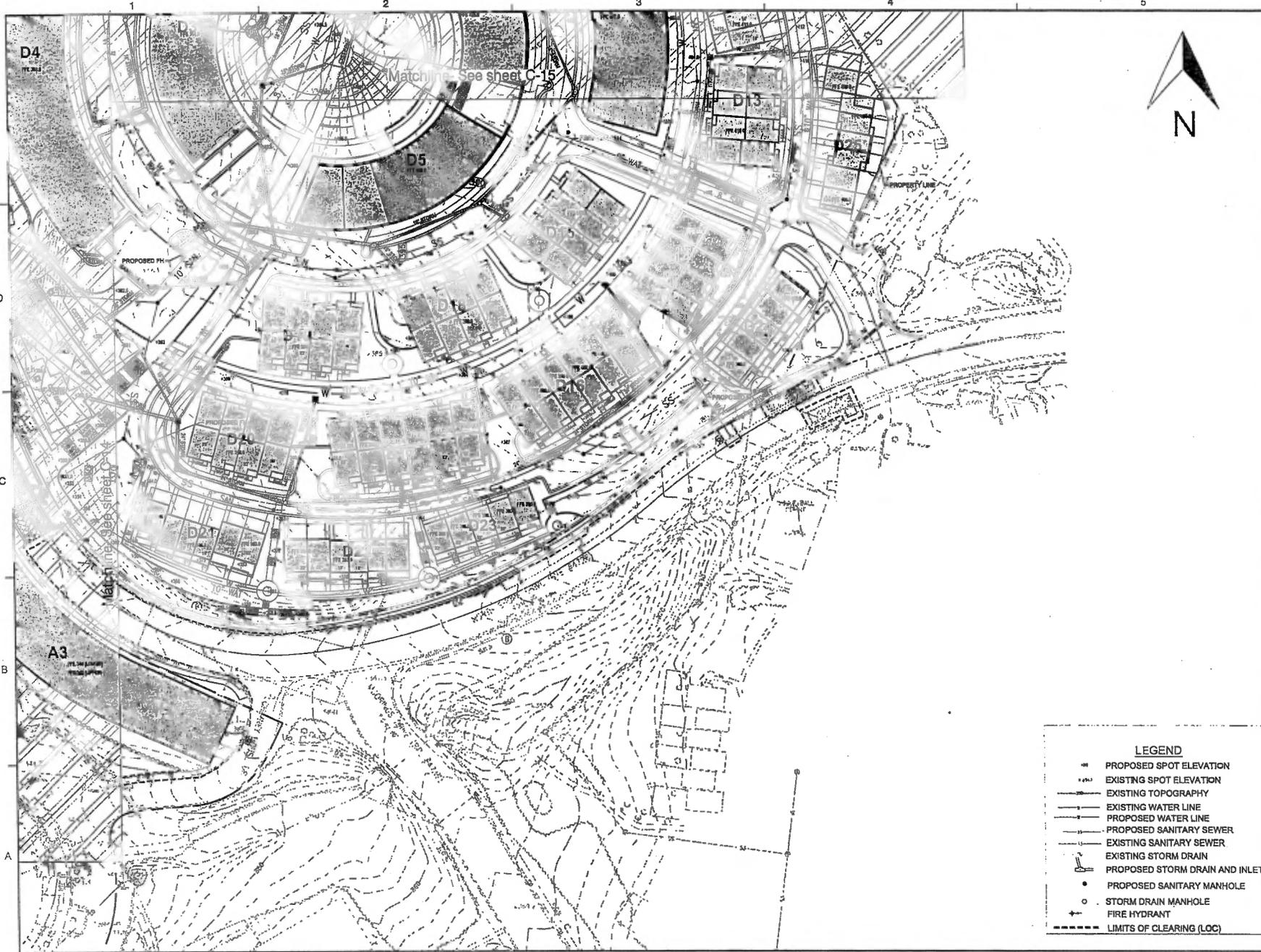
APPROVED BY: EC

CHECKED BY: JMC

DATE: December 8, 2013

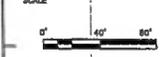
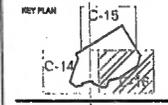
UTILITY PLAN

C-15



LAKE ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLE
 CGLA
Dewberry
 GIP
 CIVIL AND MECHANICAL

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

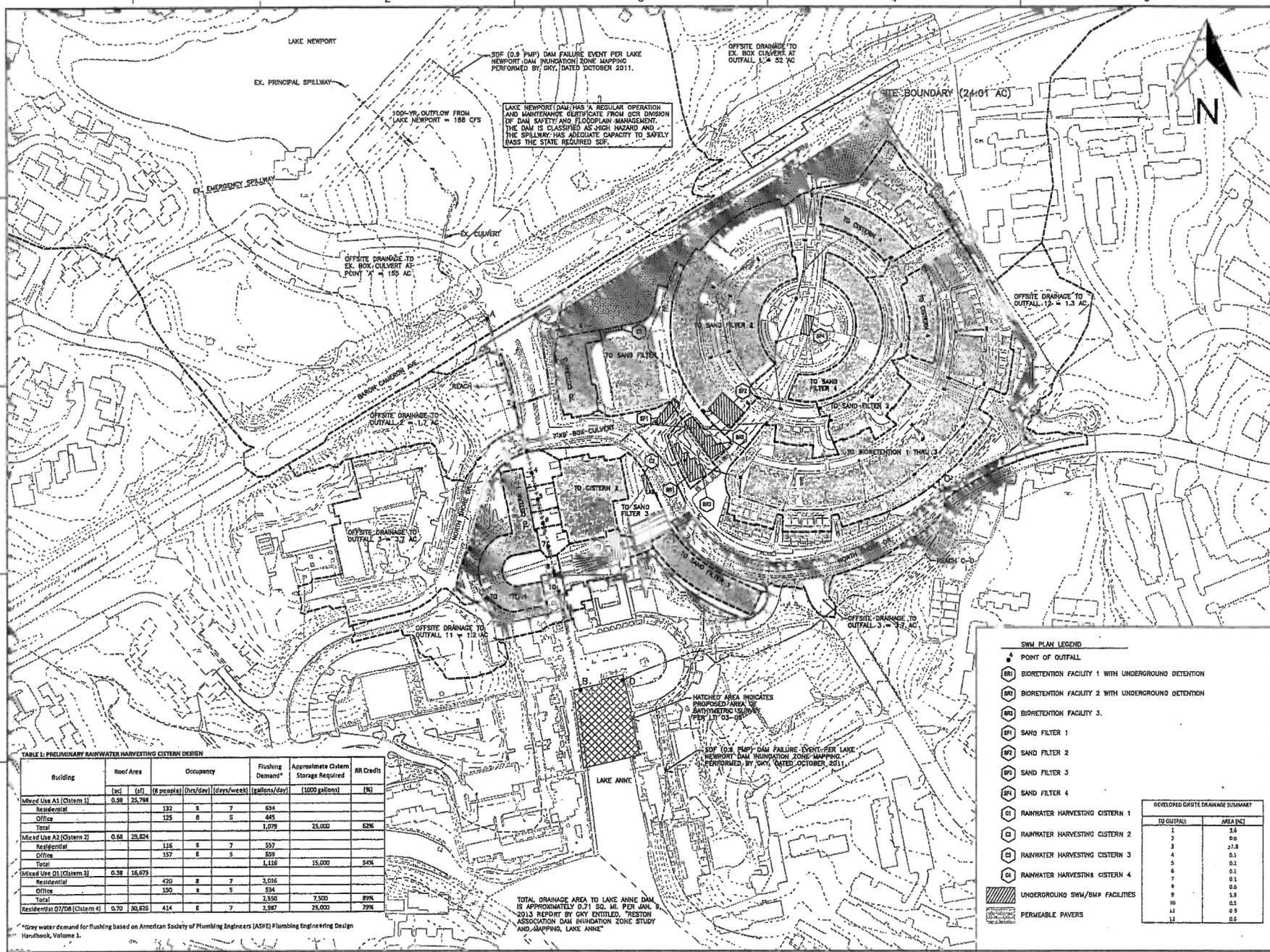


No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/26/14		RESPONSE TO COUNTY COMMENT

DESIGNED BY: LHM
 APPROVED BY: DE
 CHECKED BY: JMC
 DATE: December 9, 2013

TITLE
UTILITY PLAN
C-16

- LEGEND**
- PROPOSED SPOT ELEVATION
 - EXISTING SPOT ELEVATION
 - EXISTING TOPOGRAPHY
 - EXISTING WATER LINE
 - PROPOSED WATER LINE
 - PROPOSED SANITARY SEWER
 - EXISTING SANITARY SEWER
 - EXISTING STORM DRAIN
 - PROPOSED STORM DRAIN AND INLET
 - PROPOSED SANITARY MANHOLE
 - STORM DRAIN MANHOLE
 - FIRE HYDRANT
 - LIMITS OF CLEARING (LOC)



SDF (0.9 PMF) DAM FAILURE EVENT PER LAKE NEWPORT DAM INUNDATION ZONE MAPPING PERFORMED BY GUY, DATED OCTOBER 2011.

LAKE NEWPORT DAM HAS A REGULAR OPERATION AND MAINTENANCE CERTIFICATE FROM OCR DIVISION OF DAM SAFETY AND FLOODPLAIN MANAGEMENT. THE DAM IS CLASSIFIED AS HIGH HAZARD AND THE SPILLWAY HAS ADEQUATE CAPACITY TO SAFELY PASS THE STATE REQUIRED SDF.

OFFSITE DRAINAGE TO EX. BOX CULVERT AT OUTFALL 1, 4 - 52 AC

100-YR. OUTFLOW FROM LAKE NEWPORT = 188 CFS

OFFSITE DRAINAGE TO EX. BOX/CULVERT AT POINT "A" = 159 AC

OFFSITE DRAINAGE TO OUTFALL 2 = 1.2 AC

OFFSITE DRAINAGE TO OUTFALL 3 = 3.2 AC

OFFSITE DRAINAGE TO OUTFALL 11 = 12 AC

OFFSITE DRAINAGE TO OUTFALL 3 = 35 AC

OFFSITE DRAINAGE TO OUTFALL 12 = 1.3 AC

SDF (0.9 PMF) DAM FAILURE EVENT PER LAKE NEWPORT DAM INUNDATION ZONE MAPPING PERFORMED BY GUY, DATED OCTOBER 2011.

TOTAL DRAINAGE AREA TO LAKE ANNE DAM IS APPROXIMATELY 0.71 SQ. MI. PER JAN. 2013 REPORT BY GUY ENTITLED, "RESTON ASSOCIATION DAM INUNDATION ZONE STUDY AND MAPPING, LAKE ANNE"

TABLE 1: PRELIMINARY RAINWATER HARVESTING CISTERN DESIGN

Building	Roof Area		Occupancy			Flushing Demand ¹ (gallons/day)	Approximate Cistern Storage Required (1000 gallons)	RR Credit (%)
	(ac)	(sq)	(# people)	(hrs/dw)	(days/week)			
Mixed Use A1 (Cistern 1)	0.39	25,788						
Residential			132	8	7	638		
Office			125	8	5	445		
Total						1,079	25,000	62%
Mixed Use A2 (Cistern 2)	0.68	29,824						
Residential			116	8	7	557		
Office			157	8	5	559		
Total						1,116	15,000	54%
Mixed Use D1 (Cistern 3)	0.38	16,673						
Residential			430	8	7	2,016		
Office			150	8	5	534		
Total						2,550	7,500	89%
Residential D7/D8 (Cistern 4)	0.70	30,626	414	8	7	2,987	25,000	79%

¹ Gray water demand for flushing based on American Society of Plumbing Engineers (ASPE) Plumbing Engineering Design Handbook, Volume 1.

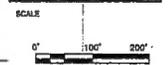
- SWM PLAN LEGEND**
- POINT OF OUTFALL
 - BR1 BIORETENTION FACILITY 1 WITH UNDERGROUND DETENTION
 - BR2 BIORETENTION FACILITY 2 WITH UNDERGROUND DETENTION
 - BR3 BIORETENTION FACILITY 3
 - SF1 SAND FILTER 1
 - SF2 SAND FILTER 2
 - SF3 SAND FILTER 3
 - SF4 SAND FILTER 4
 - C1 RAINWATER HARVESTING CISTERN 1
 - C2 RAINWATER HARVESTING CISTERN 2
 - C3 RAINWATER HARVESTING CISTERN 3
 - C4 RAINWATER HARVESTING CISTERN 4
 - UNDERGROUND SWM/BMP FACILITIES
 - PERMEABLE PAVERS

DEVELOPED DISCRETE DRAINAGE SUMMARY

TO OUTFALL	AREA (AC)
1	1.4
2	0.0
3	21.8
4	0.1
5	0.1
6	0.1
7	0.1
8	0.0
9	1.9
10	0.1
11	0.3
12	0.5

LAKE ANNE DEVELOPMENT PARTNERS LLC
 Hickok Cole
 CGL
Dewberry
 GIP

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



4	11/24/14	RESPONSE TO COUNTY COMMISSION
3	11/05/14	RESPONSE TO COUNTY COMMISSION
2	10/27/14	RESPONSE TO COUNTY COMMISSION
1	08/26/14	RESPONSE TO COUNTY COMMISSION
No.	DATE	BY Description
REVISIONS		
DRAWN BY: JTB		
APPROVED BY: BC		
CHECKED BY: SCC		
DATE: December 8, 2015		

TITLE
STORMWATER MANAGEMENT PLAN

C-17

STORMWATER MANAGEMENT PLAN NARRATIVE

THE STORMWATER MANAGEMENT PLAN FOR THIS DEVELOPMENT APPLICATION HAS BEEN PREPARED IN ACCORDANCE WITH PARAGRAPH 4 OF THE FAIRFAX COUNTY STORMWATER MANAGEMENT ORDINANCE (REV 11/14/13). THE STORMWATER MANAGEMENT ORDINANCE (ORDINANCE) IS USED AS THE BASIS OF DESIGN BECAUSE A VSPM PERMIT FOR THIS PROJECT WILL NOT BE APPROVED BY OR BEFORE JULY 1, 2014, WHEN THE NEW ORDINANCE IS SCHEDULED TO TAKE EFFECT.

1. SITE AREA

THE SITE AREA EVALUATED FOR WATER QUALITY AND WATER QUANTITY IS 24.01 AC. THE SITE BOUNDARY IS CALLED OUT ON SHEET C-17.

2. WATER QUALITY

BECAUSE THE SITE IS LOCATED ON PRIOR DEVELOPED LANDS, THE SITE QUALITIES AS DEVELOPMENT, WHICH REQUIRES COMPLIANCE WITH THE FOLLOWING:

FOR AREAS OF INCREASED IMPERVIOUS COVER, THE REQUIRED TOTAL PHOSPHORUS LOAD SHALL BE CALCULATED AS 0.41 LB/AC/YR.

FOR AREAS OF NO NET INCREASE IN IMPERVIOUS COVER FROM THE PREDEVELOPMENT CONDITION, THE TOTAL PHOSPHORUS LOAD SHALL BE REDUCED AT LEAST 20% BELOW THE PREDEVELOPMENT TOTAL PHOSPHORUS LOAD.

IF THE SITE WAS DEVELOPED WITHOUT BMP CONTROLS IT WOULD GENERATE 41.55 LB/YR OF PHOSPHORUS. A TOTAL PHOSPHORUS LOAD REDUCTION OF 18.0 LB/YR IS REQUIRED IN ORDER TO SATISFY REQUIREMENTS 1 AND 2 ABOVE. COMPLIANCE HAS BEEN DETERMINED USING THE VIGNOLA RUNOFF REDUCTION (VRR) METHOD. A SUMMARY TABLE OF THE VRR WORKSHEET IS PROVIDED ON SHEET C-18A.

ALL PROPOSED BMPs HAVE BEEN PRELIMINARY SIZED AND SITED USING STANDARDS AND SPECIFICATIONS PROVIDED ON THE VIRGINIA STORMWATER BEST MANAGEMENT PRACTICES WEBSITE AND IN ACCORDANCE WITH APPLICABLE RESTRICTIONS AND CONDITIONS OF PROPOSED AMENDMENTS TO CHAPTER 6 (STORM DRAINAGE) OF THE PFM.

THE LOCATION OF ALL PROPOSED SW/BMP FACILITIES ARE SHOWN ON SHEET C-17 WITH A SUMMARY OF EACH PROVIDED IN TABLE 1 ON THIS SHEET.

3. WATER QUANTITY

A. DESCRIPTION OF OUTFALL

1. CONCENTRATED FLOW

THERE ARE 11 PIPE OUTFALLS WHERE CONCENTRATED FLOW LEAVES THE DEVELOPED SITE. THESE ARE SHOWN ON SHEET C-17.

PIPE OUTFALL 1 (THRU 1) DISCHARGE INTO AN EXISTING 7 FT DIA X 9 FT HIGH BOX CULVERT STORM SEWER (REACH A-B ON SHEET C-17). THIS BOX CULVERT BEGINS JUST NORTH OF BARRON CAMERON AVE AND FLOWS SOUTH INTO LAKE ANNE. A PRELIMINARY HYDRAULIC ANALYSIS OF THE BOX CULVERT INDICATES THAT IT HAS 100-YEAR CAPACITY AND REQUIRES ALMOST 78 PERCENT OF ITS DRAINAGE FROM DEVELOPED LANDS NORTH OF LAKE ANNE AND THE REMAINING 22 PERCENT BETWEEN BARRON CAMERON AND LAKE ANNE. SHEET C-17 SHOWS THE PROPOSED DRAINAGE AREAS AND DIVIDES TO THE BOX CULVERT. ACCORDING TO THE DESIGN DRAINAGE OBTAINED THROUGH RESTON ASSOCIATION,

THE BOX CULVERT WAS CONSTRUCTED IN THE 1960'S. THE STRUCTURAL INTEGRITY OF THE BOX CULVERT IS NOT KNOWN AND IT IS RECOMMENDED THAT A LICENSED PROFESSIONAL STRUCTURAL ENGINEER INSPECT THE CULVERT PRIOR TO SITE PLAN APPROVAL. THE INSPECTION SHOULD DETERMINE THAT LAKE ANNE BE LOWERED APPROXIMATELY 7 FT IN ORDER FOR ENGINEERS TO WALK AND VISUALLY INSPECT THE CULVERT.

PIPE OUTFALL 12 DISCHARGE INTO AN EXISTING STORM SEWER AND OPEN CHANNEL SYSTEM THAT ALSO DRAINAGES AT LAKE ANNE (REACH C-D). THE OPEN CHANNELS SHOW MODERATE SIGNS OF EROSION.

FROM REACHES A-B AND C-D, RUNOFF IS CONVEYED THROUGH LAKE ANNE TO A CONIGNED PRINCIPAL/EMERGENCY DROP INLET SPILLWAY. LAKE ANNE IS ABOUT 30 ACRES AND RECEIVES APPROXIMATELY 0.71 SQMI MILES OF DRAINAGE BASED ON AN OCTOBER 2011 REPORT BY DEW. THE SHORING OF LAKE ANNE SHOWS NO APPRECIABLE SIGNS OF EROSION AND IS MAINTAINED WELL BY RESTON ASSOCIATION.

AFTER PASSING THROUGH THE SPILLWAY, RUNOFF OUTFALLS INTO COLON RUN, WHICH FLOWS INTO LAKE FARFAX LOCATED APPROXIMATELY 4,200 FT DOWNSTREAM. THE TOTAL DRAINAGE AREA TO LAKE FARFAX IS ABOUT 41.5 SQMI MILES. BETWEEN LAKE ANNE BARR AND 150 FT DOWNSTREAM ALONG COLON RUN THE CHANNEL CONSISTS MAINLY OF RIP-RAP, SAND AND GRAVEL.

2. SHEET FLOW

AREAS OF FLOW THAT ARE NOT CONCENTRATED WILL LEAVE THE DEVELOPED SITE AS SHEET FLOW BECAUSE THE PROPOSED SW/BMP PRACTICES INTERCEPT MOST OF THE DRAINAGE. THERE WILL BE A DECREASE IN SHEET FLOW VOLUME COMPARED TO EXISTING CONDITIONS. SHEET FLOW IS EXPECTED TO OCCUR IN COMMON AREAS AND THE REAR YARDS OF THE RESIDENTIAL DEVELOPMENT, BECAUSE SHEET FLOW VOLUME WILL BE REDUCED OVERALL. NO ADDITIONAL WATER QUANTITY CONTROLS ARE REQUIRED PROVIDED THESE AREAS ARE PROPERLY STABILIZED TO PREVENT EROSION, SEDIMENTATION, AND/OR FLOODING, WHICH IS THE INTENT.

B. HOW OUTFALL REQUIREMENTS WILL BE SATISFIED

THE REVENING OUTFALLS FOR THIS PROJECT ARE MANHOLE SYSTEMS AND, AS SUCH, CHANNEL PROTECTION WILL BE DEMONSTRATED IN ACCORDANCE WITH SECTION 124-4-4(9)(1)(A) OF THE SPM ORDINANCE. FLOOD PROTECTION WILL BE DEMONSTRATED IN ACCORDANCE WITH SECTION 124-4-4(1)(A) AND/OR 12. AS APPROPRIATE, CHANNEL PROTECTION AND/OR FLOOD PROTECTION CRITERIA CANNOT BE SATISFIED, THEN ADEQUATE DETENTION AND/OR IMPROVEMENTS TO EXISTING STORMWATER CONVEYANCE SYSTEMS WILL BE MADE TO MAKE THE DRAINAGE SYSTEMS ADEQUATE TO THE BEST OF OUR KNOWLEDGE. THERE ARE NO DRAINAGE/FLOODING COMPLAINTS ON FILE.

REACH A-B (BOX CULVERT) IS REQUIRED TO CONVEY THE 10-YEAR 24-HOUR STORM WITHOUT CAUSING EROSION AT THE CULVERT OUTFALL. PRELIMINARY ANALYSES INDICATE THAT REACH A-B HAS ADEQUATE CAPACITY TO CONVEY THE DESIGN PEAK FLOWS WITHOUT CAUSING FLOODING. THERE ARE NO EXISTING OR PROPOSED BUILDINGS LOCATED IN THE 100-YEAR FLOODPLAIN OF REACH A-B AS THE 100-YEAR FLOOD IS CONTAINED TO THE CULVERT. IF REQUIRED, EROSION CONTROL SHALL BE PLACED AT THE OUTFALL OF THE CULVERT AT LAKE ANNE. NO PROPOSED CHANNEL PROTECTION OR FLOODING IMPROVEMENTS ARE ANTICIPATED. THE BOX CULVERT THROUGH LAKE ANNE AND COLON RUN, LAKE ANNE IS A STATE REGULATED DAM OWNED AND OPERATED BY RESTON ASSOCIATION.

REACH C-D (STORM SEWER AND MANHOLE OPEN CHANNELS) IS REQUIRED TO CONTAIN THE 10-YEAR 24-HOUR STORM. OPEN CHANNELS ARE REQUIRED TO CONVEY THE

2-YEAR 24-HOUR STORM WITHOUT CAUSING EROSION. IT APPEARS REACH C-D HAS ADEQUATE CAPACITY TO CONTAIN THE REQUIRED STORM FLOWS WITHOUT CAUSING EROSION. 100-YEAR FLOOD IMPACTS MAY NEED TO BE EVALUATED ON REACH C-D WHERE IT PASSES BELOW AN EXISTING BUILDING BEFORE DISCHARGING INTO LAKE ANNE. 18 THE BEST OF OUR KNOWLEDGE THERE HAS NOT BEEN ANY FLOODING COMPLAINTS AT THIS BUILDING AND UNDER DEVELOPED CONDITIONS THE DRAINAGE AREA THAT REACHES THIS POINT WILL BE REDUCED AND REDIRECTED TO REACH A-B. IF REQUIRED, EROSION CONTROL STONE WILL BE PLACED AT THE OUTFALL OF THE STORM SEWER PIPE AT LAKE ANNE.

C. DETENTION

THE SITE POST-DEVELOPMENT PEAK FLOWS FOR THE 2- AND 10-YEAR 24-HOUR STORM EVENTS WILL BE RELEASED AT A RATE THAT IS EQUAL TO OR LESS THAN THE PRE-DEVELOPMENT PEAK FLOW RATES FROM THE 2- AND 10-YEAR 24-HOUR STORM EVENTS, RESPECTIVELY. TABLE 2 ON THIS SHEET SUMMARIZES THE APPROXIMATE REDUCTION IN PEAK FLOW RATES REQUIRED FOR THE SITE AS WELL AS THE APPROXIMATE DETENTION VOLUME REQUIRED AND PROPOSED DETENTION WILL BE MET BY UTILIZING ALL PROPOSED ON-SITE SW/FACILITIES. THIS PROJECT IS NOT LOCATED IN THE FOUR MILE RUN WATERSHED 50-100 YEAR DETENTION IS NOT REQUIRED.

IV. REQUEST FOR WAIVER

IN ACCORDANCE WITH SECTION 6-0303(B) OF THE PFM, THIS DEVELOPMENT APPLICATION WILL REQUEST A WAIVER FROM THE BOARD OF SUPERVISORS FOR THE USE OF UNDERGROUND SW/BMP FACILITIES IN A RESIDENTIAL DEVELOPMENT. THE PRELIMINARY SIZE AND LOCATION OF THESE UNDERGROUND FACILITIES, IDENTIFIED AS SAND FILTERS 1 THRU 4, CISTERS 1 THRU 4 AND THE DETENTION VOLUMES, ARE SHOWN ON SHEET C-17. THESE FACILITIES ARE PROPOSED IN ORDER TO MEET THE WATER QUALITY AND WATER QUALITY REQUIREMENTS OF THE STORMWATER MANAGEMENT ORDINANCE. THESE FACILITIES ONLY CONTROL ON-SITE DRAINAGE AND WILL BE PRIVATELY OWNED AND MAINTAINED. ACCESS INTO THESE FACILITIES WILL BE FROM FINISHED GRADE VIA A 3 FT QUARTER MANHOLE COVERS AND 4 FT X 4 FT BICO DOORS OR EQUIVALENT. MANHOLE COVERS WILL BE PER VDOT STANDARDS AND SPECIFICATIONS AND BICO DOORS WILL REMAIN LOCKED AT ALL TIMES WHEN NOT IN USE BY THE OWNER.

V. RAHWATER HARVESTING SYSTEM (RWHS)

BUILDINGS ADJ. BY, BY & B PROPOSED IN THIS PLAN ARE DESIGNED WITH A RWHS TO SERVE A PORTION OF THE BARRON FLUSHING DEMANDS (SEE TABLE 3). PRELIMINARY RAHWATER HARVESTING SYSTEM DESIGN TABLE ON SHEET C-17 FOR ASSUMPTIONS AND COMPUTATIONAL SUMMARY DEMANDS HAS BEEN CALCULATED USING THE AMERICAN SOCIETY OF PLUMBING ENGINEERS (ASPE) PLUMBING ENGINEERING DESIGN HANDBOOK, VOLUME 2. COMPUTATIONAL SUMMARY DEMANDS HAS BEEN CALCULATED USING THE AMERICAN SOCIETY OF PLUMBING ENGINEERS (ASPE) PLUMBING ENGINEERING DESIGN HANDBOOK, VOLUME 2. ESTIMATING THE AVERAGE NUMBER OF PEOPLE PER SQUARE FOOT OF FLOOR AREA FOR THE RESPECTIVE USAGE DESIGNATION.

BACK-UP WATER SUPPLY SHALL BE PROVIDED BY THE MUNICIPAL SYSTEM. OVERFLOW FROM THE CISTERS WILL BE DISCHARGED TO THE STORM SEWER AT THE APPROPRIATE LOCATIONS SHOWN ON SHEET C-17.

THE PROPOSED ROOFTOPS ARE ASSIGNED TO BE FLAT WITH A MINIMUM SLOPE OF 0.5% SEE TABLE ON SHEET C-17 FOR ROOF AREAS. IT IS ASSUMED THAT THE ROOF DRAINAGE SYSTEM WILL RUN INTERNAL TO THE BUILDINGS AND WILL BE DESIGNED AND RETAILED WITH THE ARCHITECTURAL/MEP PLANS.

CISTERS ARE TO BE LOCATED OUTSIDE OF THE ASSOCIATED BUILDING IN THE LOCATIONS SHOWN ON SHEET C-17. CISTER MATERIAL DIMENSIONS, PRETREATMENT AND DISTRIBUTION SYSTEMS SHALL BE DETAILED AT SITE PLAN. CISTER TREATMENT VOLUME SHOULD BE DETERMINED BY THE VIRGINIA DEQ CISTER DESIGN HE-2003, SPRINGFIELD, VA AND IS SUMMARIZED IN TABLE 1 ON SHEET C-17. REQUIRED TREATMENT VOLUME WAS DETERMINED BY APPROXIMATING THE INFLECTION POINT OF THE OVERFLOW FREQUENCY AND RUNOFF REDUCTION CURVES FOR EACH CALCULATED TREATMENT VOLUME DOES NOT REFLECT ACTUAL CISTER SIZE. ACTUAL SIZE IS DEPENDENT ON LOW LEVEL VOLUME OUTFALL, WHICH IS DETERMINED BY PUMP SELECTION TO BE SPECIFIED IN ARCHITECTURAL/MEP PLANS. NO STORAGE VOLUME ABOVE THE TREATMENT VOLUME IS REQUIRED. EMERGENCY OVERFLOW SIZE/ELEVATION TO BE DESIGNED AT SITE PLAN.

VI. BATHYMETRIC SURVEYS (L1, L3-05)

THE PURPOSE OF THE BATHYMETRIC SURVEY FOR L1, L3-05 IS TO DETERMINE THE AMOUNT OF SEDIMENT THAT MAY ACCUMULATE AT THE BOTTOM OF A PERMANENT POOL DUE TO CONSTRUCTION ACTIVITIES. THIS REQUIRES SURVEYING THE BOTTOM OF THE POOL IMMEDIATELY BEFORE AND IMMEDIATELY AFTER CONSTRUCTION TO DETERMINE THE VOLUME OF SEDIMENT THAT MAY HAVE ACCUMULATED DURING CONSTRUCTION. LAKE ANNE IS ALMOST 30 ACRES WITH MULTIPLE INFLOW POINTS. THE TOTAL DRAINAGE AREA TO LAKE ANNE IS ABOUT 40 ACRES (30.7 SQ MI) WITH LAKE ANNE VILLAGE CENTER REPRESENTING ONLY ABOUT 5 PERCENT (2.4 ACRES) OF THE WATERSHED. IT WOULD BE VERY DIFFICULT TO DETERMINE WHICH USGS IN THE WATERSHED MOST CONTRIBUTE TO SEDIMENT REPRESENTING IN THE LAKE DURING CONSTRUCTION OF THE PROJECT. ITS THEREFORE REQUESTED THAT ANY BATHYMETRIC SURVEY(S) FOR THIS PROJECT, THAT MAY BE REQUIRED PER L1, L3-05, BE CONFINED TO THE PROPOSED AREA OF LAKE ANNE THAT IS SHOWN HATCHED ON SHEET C-17. ISOLATING THE BATHYMETRIC SURVEYS TO THIS AREA WILL GIVE A FAIR REPRESENTATION OF ANY SEDIMENTS THAT MAY ACCUMULATE AT THE BOTTOM OF LAKE ANNE DUE TO CONSTRUCTION OF THE PROJECT, AND HOW ANY SEDIMENTS SHOULD BE DEALT WITH UNDER L1, L3-05.

VII. DISCUSSION

THE TYPE, SIZE AND LOCATION OF ALL SW/BMP PRACTICES REFLECTED ON THIS PLAN ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT FINAL ENGINEERING AND SITE PLAN.

TABLE 1: PROPOSED BMP FACILITIES

FACILITY NAME/TYPE & NO.	ON-SITE AREA SERVED (ACRES)	OFF-SITE AREA SERVED (ACRES)	DRAINAGE AREA (ACRES)	FOOTPRINT AREA (SF)	STORAGE VOLUME (CF)**	F FLOW, BAW HEIGHT (FT)
RAHWATER HARVESTING (CISTER 1)	0.59	0.00	0.59	850	4,680	N/A
RAHWATER HARVESTING (CISTER 2)	0.48	0.00	0.48	498	3,340	N/A
RAHWATER HARVESTING (CISTER 3)	0.38	0.00	0.38	380	2,018	N/A
RAHWATER HARVESTING (CISTER 4)	0.78	0.00	0.78	850	4,680	N/A
PERMEABLE PAVERS (LEVEL 1)	1.07	0.00	1.07	46,800	3,688	N/A
BIORETENTIONS 1 THRU 3 (LEVEL 2)**	4.02*	0.00	4.02*	10,000	11,680	N/A
SAND FILTER 1 (LEVEL 1)	1.45	0.00	1.45	1,480	4,550	N/A
SAND FILTER 2 (LEVEL 1)	3.49*	0.00	3.49*	3,520	10,800	N/A
SAND FILTER 3 (LEVEL 1)	9.78*	0.00	9.78*	1,718	4,830	N/A
SAND FILTER 4 (LEVEL 1)	8.78	0.00	8.78	1,068	2,520	N/A
TOTALS	13.93	0.00	13.93	73,710	52,268	N/A

*AREAS DO NOT INCLUDE DRAINAGE FROM UPSTREAM BMP'S
**TREATMENT VOLUME REPORTED FOR PERMEABLE PAVERS & BIORETENTIONS
**ASSUMED MINIMUM INFILTRATION RATE OF 0.5 IN/HR

TABLE 3: ADJUSTED CURVE NUMBER

OUTFALL	PRE-DEVELOPED					DEVELOPED								
	BA	WOODS CN	BMP CN	TURF CN	DA	WOODS CN	RAP CN	RAP CN	DA	WOODS CN				
Site 2-year	24.31	4.67	8.58	9.78	87	24.01	0.72	17.50	9.99	89	2.30	16.741	2.11	91
Site 10-year	24.02	4.67	8.58	9.78	87	24.01	0.72	17.50	9.99	89	3.82	16.741	3.63	91
To Detention 2-year						13.32	0.00	8.43	2.79	94	2.40	17.826	2.11	91
To Detention 10-year						13.32	0.00	8.43	2.79	94	3.92	22.816	3.68	91

Variables:
 CN_{adj} Runoff reduction volume achieved
 CN₁ Weighted curve number¹
 CN₂ Adjusted curve number that generates a runoff volume equal to the drainage area runoff volume with runoff reduction practices (Eqn. 16)²
 DA On-site drainage area
 R_{adj} Runoff volume of the developed condition with runoff reduction measures (Eqn. 16)³
 V_{adj} Runoff volume with runoff reduction (Eqn. 16)⁴

Notes:
 1) Site will consist of Hydrologic Soil Group D.
 2) Runoff will be using the Virginia Runoff Reduction Method Users Guide v.2.5.
 3) Rainfall depth (P) used for the 2-year 24-hour storm is 2.7".
 4) Equation 16 in Virginia Runoff Reduction Method Users Guide v.2.5 should read: V_{adj} = R_{adj} * (CN_{adj}/350)/(DA).

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 of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. 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 (8-011 2.1 & 2.1) Special Exceptions (8-011 2.1 & 2.1)
 Cluster Development (8-015 1.8 & 1.9) Commercial Rehabilitation Districts (8-022 2.1 (A) & 1 (A))
 Development Plans PRC District (18-202 3 & 4) PRC Plan (18-202 1E & 1C)
 FDP P Districts (except PRC) (18-202 1F & 1G) Amendments (18-202 1of & 1H)

1. Flat 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 commensurate to the stormwater management facility(ies). Storm drainage pipe systems and outlet location, pond spillways, access roads, site setbacks, stormwater detention devices, and stream stabilization measures as shown on Sheet C-17.

3. Provide:
 Facility Name/Type & No. On-site area served (acres) Off-site area served (acres) Drainage area (acres) Footprint Volume (CF) Storage Volume (CF) Flood pond height (ft)

SEE TABLE 1 THIS SHEET

4. Outline drainage channels, outfalls and pipe systems as shown on Sheet C-17. Flood limit and outlet pipe systems are shown on Sheet N/A. (NO POINTS)

5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-17. (I.E. PARKING LOT). Type of maintenance access road surface used on the plan is ASPHALT. (concrete, gravel, gravel, etc.).

6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-17, L-11 & L-12

7. A stormwater management narrative which contains a description of how detention and best management practices are required on the plan is provided on Sheet C-17.

8. A description of the existing conditions of each numbered site outlet extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (840 acres) is provided on Sheet C-17.

9. A description of how the runoff requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet C-17.

10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is an air cover or field note is provided on Sheet C-17.

11. A subsurface water is required for USE OF UNDERGROUND SW/BMP FACILITIES

12. Stormwater management is not required because N/A

Lake Anne Development Partners LLC
Haskok Cola
Dewberry
GIP
Seal of the Commonwealth of Virginia

SCALE

No.	DATE	BY	Description
4	1/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/13		RESPONSE TO COUNTY COMMENT
2	10/27/13		RESPONSE TO COUNTY COMMENT
1	09/28/13		RESPONSE TO COUNTY COMMENT

REVISIONS

DATE	BY	Description
	JTB	
	SCC	
	SCC	
		December 8, 2013

STORMWATER MANAGEMENT NARRATIVE

C-18

Virginia Runoff Reduction Method ReDevelopment Worksheet - v2.0 - June 2014

Site Data Summary

Total Runoff = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.39	0.39	5.06
Turf (acres)	0.00	0.00	0.00	5.42	5.42	73.41
Impervious (acres)	0.00	0.00	0.00	17.89	17.89	23.53
					23.61	299.00

Site Area	0.36
Post Development Treatment Volume (T ₁)	6623
Post Development TP Load (lb/yr)	41.55
Post Development TN Load (lb/yr)	293.23
Total TP Load Reduction Required (lb/yr)	29.01

Total Runoff Volume Reduction (T ₁)	16741
Total TP Load Reduction Achieved (lb/yr)	79
Total TN Load Reduction Achieved (lb/yr)	111.31
Adjusted Post Development TP Load (lb/yr)	28.76
Remaining Nonpoint Source Load Reduction (lb/yr) Required	0.25

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	1.92	0.48	0.19	0.00	2.59
Impervious (acres)	1.25	1.01	0.90	1.24	0.00	4.40

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.22	0.70	3.42	2.22	0.00	8.56
TN Load Red. (lb/yr)	11.24	65.01	33.87	10.65	0.00	120.77

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Impervious (acres)	0.00	0.00	0.00	0.00	1.70	100.00

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
A.A. To Rainwater Harvesting (Spec #6)	Impervious acres captured	0.59
I.A. Permeable Pavement #2 (Spec #1)	acres of permeable pavement + acres of "external" (supplemental) impervious pavement	0.32
I.L. Filtering Practice #1 (Spec #12)	Impervious	0.79
	Turf (PerVIOUS)	0

Total Impervious Cover Treated (acres)	1.70
Total Turf Area Treated (acres)	0.00
Total TP Load Reduction Achieved in D.A. A (lb/yr)	2.22
Total TN Load Reduction Achieved in D.A. A (lb/yr)	31.30

Drainage Area B Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	2.51	2.51	23.28
Impervious (acres)	0.00	0.00	0.00	5.01	5.01	76.72
					7.52	63.3

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
I.A. To Rainwater Harvesting (Spec #6)	Impervious acres captured	0.36
I.A. Permeable Pavement #1 (Spec #2)	acres of permeable pavement + acres of "external" (supplemental) impervious pavement	0.68 Barement #2
A.L. Barement #2 (Spec #9)	Impervious	2.72
	Turf (PerVIOUS)	1.3
I.L. Filtering Practice #2 (Spec #12)	Impervious	1.33
	Turf (PerVIOUS)	0.32

Total Impervious Cover Treated (acres)	5.01
Total Turf Area Treated (acres)	2.52
Total TP Load Reduction Achieved in D.A. B (lb/yr)	6.32
Total TN Load Reduction Achieved in D.A. B (lb/yr)	65.01

Drainage Area C Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.41	0.41	10.80
Impervious (acres)	0.00	0.00	0.00	3.80	3.80	45.20
					4.21	4.36

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
I.A. To Rainwater Harvesting (Spec #6)	Impervious acres captured	0.7
I.A. Permeable Pavement #1 (Spec #2)	acres of permeable pavement + acres of "external" (supplemental) impervious pavement	0.07 I.L. Filtering Practice #2
I.L. Filtering Practice #1 (Spec #12)	Impervious	2.03
	Turf (PerVIOUS)	0.44

Total Impervious Cover Treated (acres)	3.80
Total Turf Area Treated (acres)	0.41
Total TP Load Reduction Achieved in D.A. C (lb/yr)	0.41
Total TN Load Reduction Achieved in D.A. C (lb/yr)	21.97

Drainage Area D Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.81	0.81	22.54
Impervious (acres)	0.00	0.00	0.00	2.36	2.36	62.50
					3.17	85.04

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
I.A. To Rainwater Harvesting (Spec #6)	Impervious acres captured	0.68 I.L. Filtering Practice #1
I.L. Filtering Practice #1 (Spec #12)	Impervious	0.58
	Turf (PerVIOUS)	0.19

Total Impervious Cover Treated (acres)	2.36
Total Turf Area Treated (acres)	0.19
Total TP Load Reduction Achieved in D.A. D (lb/yr)	1.01
Total TN Load Reduction Achieved in D.A. D (lb/yr)	20.00

Channel and Flood Protection

	Weighted CN	15-year Storm Adjusted CN	Peak storm Adjusted CN	10-year Storm Adjusted CN
Target Rainfall (mm)		2.30	2.20	5.30
D.A. A CN	50	51	51	95
D.A. B CN	94	88	89	80
D.A. C CN	96	61	61	51
D.A. D CN	90	51	51	94

LAKE ANNE DEVELOPMENT PARTNERSHIP
10000 2000000

Hickok Cole
ARCHITECTS

CGLA
CONSULTANTS

Dewberry
GROUP INC. P.O. BOX 1000

GIP
GROUP INC. P.O. BOX 1000

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SCALE

SEAL
COMMONWEALTH OF VIRGINIA
ARCHITECT
NOVEMBER 10, 2010
L.C. No. 000246
11/21/2014
PROFESSIONAL ENGINEER

SCALE

No.	DATE	BY	Description
1	09/28/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
4	11/24/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY: JIB

APPROVED BY: BE

CHECKED BY: SCC

DATE: December 9, 2013

TITLE

VRR METHOD WORKSHEET SUMMARY

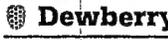
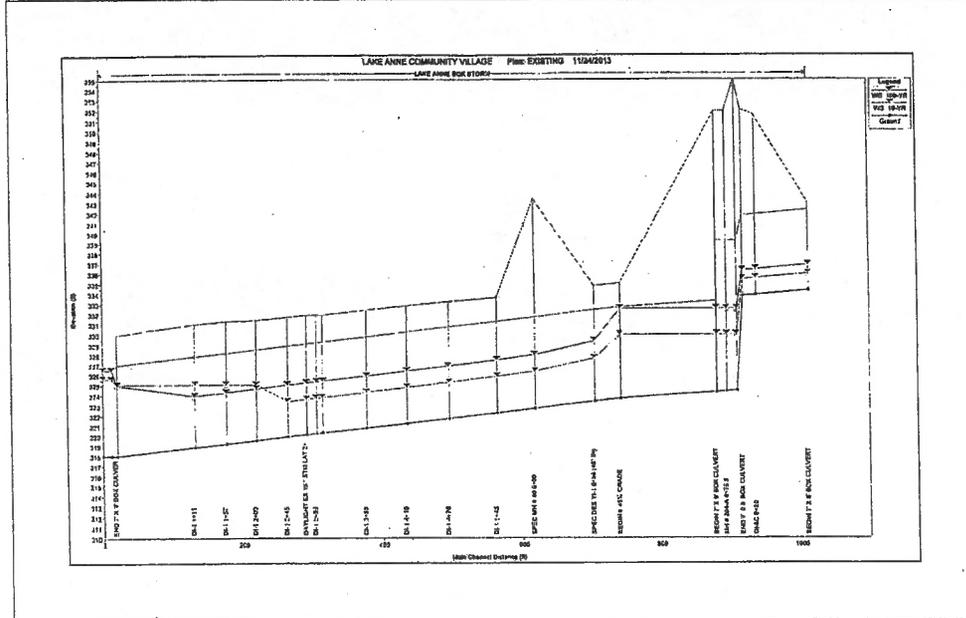
C-18A

Profile Output Table - Standard Table 1

Reach	River Sta	Profile	Q Total (cfs)	Min Ch El (ft)	W.S. Elev (ft)	Chl. W.S. Elev (ft)	H.O. Elev (ft)	S.G. Slope (ft/ft)	Vel. Chl (ft/s)	Flow Area (sq ft)	Top Width (ft)	Friction f Chl
BOX STORM	995	100-YR	199.00	334.22	336.82	337.25	338.83	0.000001	11.38	17.48	7.00	1.27
BOX STORM	995	10-YR	107.00	334.32	335.94	336.26	337.23	0.000002	9.47	13.30	7.00	1.31
BOX STORM	920	100-YR	199.00	333.87	336.36	336.79	338.28	0.000022	11.40	17.46	7.00	1.27
BOX STORM	920	10-YR	107.00	333.97	335.50	335.80	336.80	0.000040	9.28	13.41	7.00	1.29
BOX STORM	901	100-YR	199.00	333.56	336.05	336.48	337.97	0.000022	11.40	17.46	7.00	1.27
BOX STORM	901	10-YR	107.00	333.76	335.39	335.68	336.76	0.000040	9.38	13.41	7.00	1.29
BOX STORM	892	100-YR	199.00	324.41	332.50	332.94	333.70	0.000287	3.91	56.66	7.00	0.22
BOX STORM	892	10-YR	107.00	324.41	329.94	326.33	330.00	0.000211	2.76	38.73	7.00	0.21
BOX STORM	876.5	100-YR	199.00	324.33	332.50	332.26	332.64	0.000280	3.48	57.21	7.00	0.21
BOX STORM	876.5	10-YR	107.00	324.33	329.94	326.26	330.06	0.000204	2.72	39.29	7.00	0.20
BOX STORM	862	100-YR	199.00	324.26	332.50	332.18	332.68	0.000275	3.45	57.89	7.00	0.21
BOX STORM	862	10-YR	107.00	324.26	329.94	326.20	330.05	0.000198	2.69	39.77	7.00	0.20
BOX STORM	861.9	100-YR	199.00	324.26	332.50	332.19	332.69	0.000275	3.49	57.69	7.00	0.21
BOX STORM	861.9	10-YR	107.00	324.26	329.94	326.20	330.05	0.000198	2.69	39.77	7.00	0.20
BOX STORM	724	100-YR	199.00	323.84	332.48	328.58	332.64	0.000332	3.23	61.90	7.00	0.19
BOX STORM	724	10-YR	107.00	323.94	329.33	325.27	330.02	0.000153	2.43	44.04	7.00	0.17
BOX STORM	686	100-YR	199.00	323.38	329.33	329.33	332.71	0.000127	13.86	41.64	7.00	1.00
BOX STORM	686	10-YR	107.00	323.38	327.65	327.65	329.70	0.000387	11.71	29.89	7.00	1.06
BOX STORM	800	100-YR	199.00	322.86	328.01	328.83	331.73	0.000283	18.47	31.29	7.00	1.18
BOX STORM	800	10-YR	107.00	321.68	326.32	326.84	329.24	0.000411	12.69	25.97	7.00	1.26
BOX STORM	545	100-YR	199.00	322.25	327.49	328.18	331.33	0.000245	19.73	26.69	7.00	1.31
BOX STORM	545	10-YR	107.00	322.25	325.84	326.50	328.85	0.000481	13.84	25.10	7.00	1.28
BOX STORM	476	100-YR	199.00	321.71	326.88	327.67	330.43	0.000287	15.94	26.21	7.00	1.23
BOX STORM	476	10-YR	107.00	321.71	325.14	325.98	328.26	0.000341	14.14	26.71	7.00	1.33
BOX STORM	435	100-YR	199.00	321.24	326.38	327.29	330.27	0.000266	16.04	29.97	7.00	1.25
BOX STORM	435	10-YR	107.00	321.24	324.74	325.51	327.81	0.000388	14.27	24.52	7.00	1.34
BOX STORM	358	100-YR	199.00	326.79	325.89	326.79	329.94	0.000343	18.15	39.72	7.00	1.26
BOX STORM	358	10-YR	107.00	320.79	324.27	325.08	327.44	0.000321	14.37	24.36	7.00	1.26
BOX STORM	295	100-YR	199.00	320.30	325.38	326.16	329.47	0.000282	16.81	35.59	7.00	1.27
BOX STORM	295	10-YR	107.00	320.30	323.77	324.57	326.99	0.000388	14.39	26.32	7.00	1.36
BOX STORM	286	100-YR	199.00	328.23	325.32	326.17	329.29	0.000265	16.21	25.60	7.00	1.27
BOX STORM	286	10-YR	107.00	328.23	323.71	324.50	326.92	0.000346	14.28	24.33	7.00	1.38
BOX STORM	272	100-YR	199.00	328.12	325.41	326.27	329.28	0.000280	16.20	25.63	7.00	1.27
BOX STORM	272	10-YR	107.00	328.12	323.69	324.39	326.81	0.000320	14.37	24.36	7.00	1.36
BOX STORM	245	100-YR	199.00	319.91	323.00	323.87	326.97	0.000274	16.18	25.66	7.00	1.26
BOX STORM	245	10-YR	107.00	319.91	322.40	324.18	326.59	0.000346	14.24	24.41	7.00	1.35
BOX STORM	200	100-YR	199.00	319.56	324.64	325.32	328.73	0.000282	16.22	25.56	7.00	1.27
BOX STORM	200	10-YR	107.00	319.56	323.08	323.82	326.33	0.000321	14.13	26.23	7.00	1.40
BOX STORM	157	100-YR	199.00	319.22	324.24	325.18	328.40	0.000287	16.28	25.45	7.00	1.27
BOX STORM	157	10-YR	107.00	319.22	323.05	323.48	326.19	0.000385	14.58	26.80	7.00	0.43
BOX STORM	111	100-YR	199.00	318.87	322.53	323.42	326.05	0.000287	16.25	25.49	7.00	1.27
BOX STORM	111	10-YR	107.00	318.87	320.95	322.16	324.07	0.000374	14.09	24.27	7.00	0.37
BOX STORM	0	100-YR	199.00	318.00	323.84	327.15	0.000333	12.79	48.98	7.00	0.78	
BOX STORM	0	10-YR	107.00	318.00	323.06	322.27	325.34	0.000327	7.00	69.39	7.00	0.47
BOX STORM	-8	100-YR	199.00	314.00	321.50	329.50	0.000008	0.52	1104.90	129.99	0.03	
BOX STORM	-8	10-YR	107.00	318.00	321.00	323.60	0.000004	0.18	907.99	129.99	0.02	
BOX STORM	-20	100-YR	199.00	318.00	324.50	328.85	326.54	0.000008	4.50	1104.89	129.99	0.02
BOX STORM	-20	10-YR	107.00	318.00	323.60	326.80	0.000004	1.35	907.89	129.99	0.02	

AS REQUESTED BY CAMLYN LEWIS (SOID STORMWATER ENGINEER), A DIGITAL COPY OF THE HEC-RAS HYDRAULIC MODEL REFLECTING THE OUTPUT SHOWN ON THIS SHEET HAS BEEN SUBMITTED WITH THIS APPLICATION ON CD, DATED 10-24-14.

THE PURPOSE OF THIS SHEET IS TO DEMONSTRATE THAT THE 100-YEAR FLOOD IS CONTAINED TO THE EXISTING CULVERT SYSTEM THAT PASSES THROUGH THE PROPOSED SITE.



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

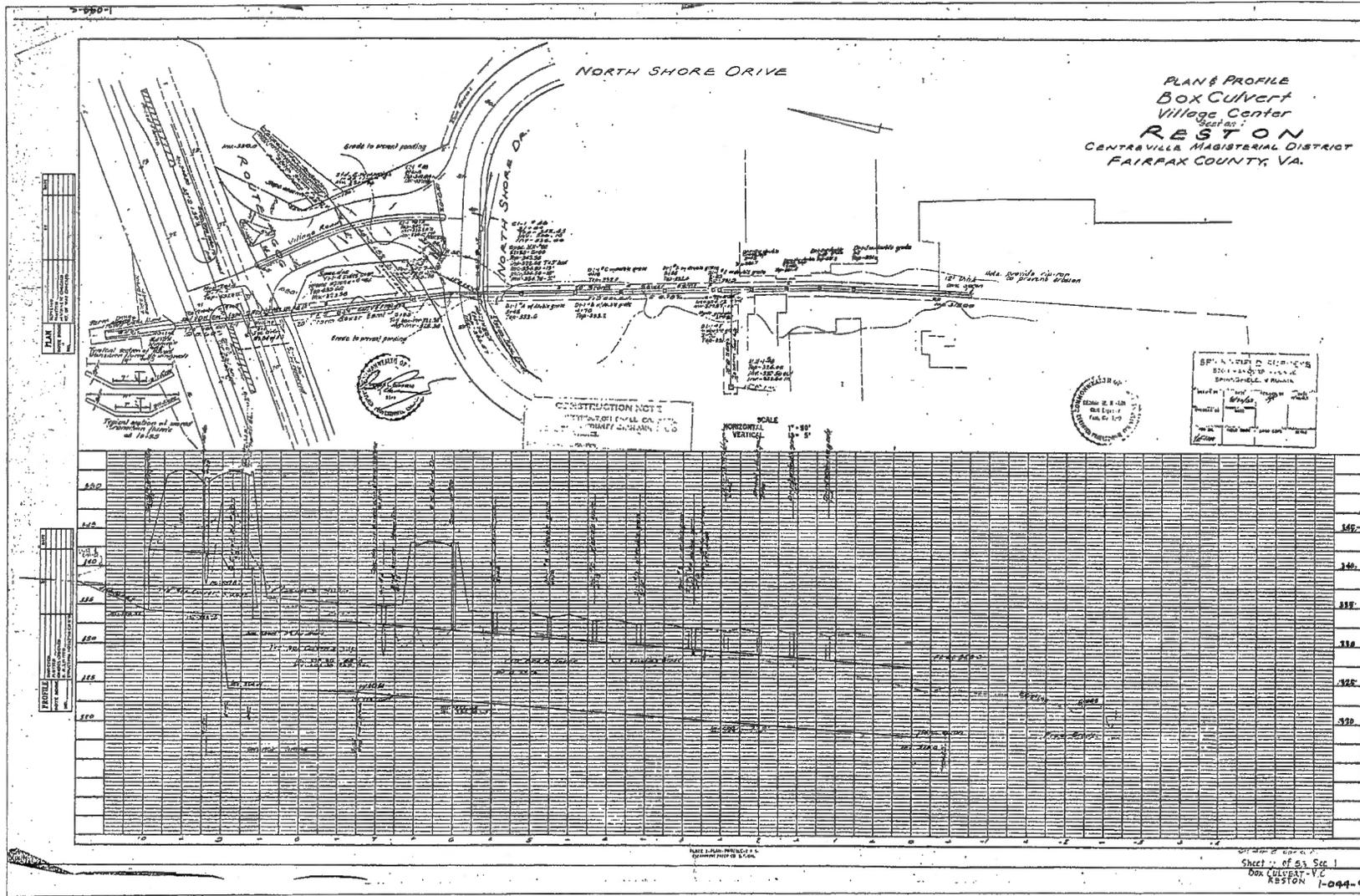
No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/18/14		RESPONSE TO COUNTY COMMENT

DRAWN BY: JTB
 APPROVED BY: BE
 CHECKED BY: SCC
 DATE: December 8, 2013

TITLE
BOX/CULVERT HYDRAULIC MODE

C-18E

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D
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Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE
NTS

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY: JIB
APPROVED BY: BE
CHECKED BY: SOC
DATE: December 8, 2010

EX BOX
CULVERT
DESIGN
PROFILE

C-18C

THIS SHEET TAKEN FROM RESTON ASSOCIATION SITE PLAN RECORDS..PROVIDED HERE AS INFDRMATION ONLY.
INFORMATION ON THIS SHEET WAS USED TO DEVELOP THE HEC-RAS HYDRAULIC MODEL WITH OUTPUT AND FLOOD PROFILE PROVIDED ON SHEET C-18B.

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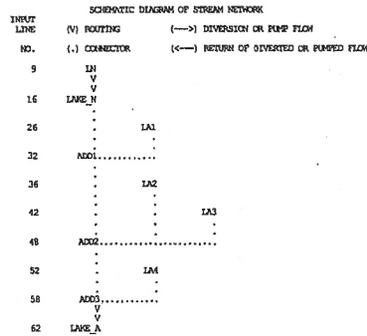
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THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JAN 73), HEC1OS, HEC1OB, AND HEC1ON.
 THE DEFINITIONS OF VARIABLES -RTD%- AND -RTOR%- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.
 THE DEFINITION OF -MESH%- ON PH-CARD WAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FURTHEST VERSION.
 NEW OPTIONS: DAMBREAK OUTLINE SUBSEQUENCE - SINGLE EVENT DAMAGE CALCULATION, DISCRETE STAGE PROXIMACY,
 RESURF TIME SERIES AT DESIRED CALCULATION INTERVAL, LOSS RATE, GREEN AND ASPT INFILTRATION
 KINEMATIC WAVE: NEW FINITE DIFFERENCE ALGORITHM

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HEC-1 INPUT PAGE 1
LINE ID .....1.....2.....3.....4.....5.....6.....7.....8.....9.....10.....11.....12.....13.....14.....15.....16.....17.....18.....19.....20.....21.....22.....23.....24.....25.....26.....27.....28.....29.....30.....31.....32.....33.....34.....35.....36.....37.....38.....39.....40.....41.....42.....43.....44.....45.....46.....47.....48.....49.....50.....51.....52.....53.....54.....55.....56.....57.....58.....59.....60.....61.....62.....63.....64.....65.....66.....67.....68.....69.....70.....71.....72.....73.....74.....75.....76.....77.....78.....79.....80.....81.....82.....83.....84.....85.....86.....87.....88.....89.....90.....91.....92.....93.....94.....95.....96.....97.....98.....99.....100.....
1 ID LAKE ANNE COMMUNITY VILLAGE
2 ID ELBERA COUNTY, VIRGINIA
3 ID 100-YR 24-HOUR HYPOTHETICAL STORM
4 ID NOAA ATLAS 14, VOL 2, VER 3 DEPTH ELEVATION DATA
5 ID COORDINATES: 38.7616, -77.2961, EL: 314 FT
6 ID OUTFALL ANALYSIS
7 *DIAGRAM I 1600
8 IO 5
9 KK LN
10 RH BASIN LN RUNOFF TO LAKE NEWPORT 22
11 RD
12 BA 8.212
13 PH 0 0.739 1.48 3.13 3.87 4.2 5.24 6.65 8.15
14 LS 88
15 UD 8.25
16 KK LAKE N
17 RH ROUTE BASIN LN THROUGH LAKE NEWPORT
18 RD
19 RS 1 ELEV 370 370 370 370 370 370 370 370 370
* STAGE-AREA CURVE PER GUY DAM BREAK REPORT
20 SA 0 8.1 1 1.3 2 2.5 3 4 6 7
21 SE 346 348 350 352 354 356 358 360 362 364
22 SS 366 368 370 372 374 376 378 380 382 384
* RATING CURVE DERIVED BY DEMBERRY PER GUY DAM BREAK REPORT
23 SQ 0 72 150 212 283 358 4109 4461 5973
24 SE 370 371 372 373 374 375 376 377 378
25 UD
26 KK LA1
27 RH BASIN LA1 RUNOFF TO LAKE ANNE 22
28 RD
29 BA 0.032
30 PH 81
31 LS
32 UD 0.1
33 KK ADD1
34 RH COMBINE LA1 AND LAKE_N 22
35 RD
36 HC 2
37 KK LA2
38 RH BASIN LA2 RUNOFF TO LAKE ANNE 22
39 RD
40 BA 0.093
41 PH 82
42 LS 0.15
43 UD
44 KK LA3
45 RH BASIN LA3 RUNOFF TO LAKE ANNE 22
46 RD
47 BA 0.026
48 PH 53
49 LS 0.85
50 UD
51 KK ADD2
52 RH COMBINE ADD1 AND LA2 AND LA3 22
53 RD
54 HC 3
55 KK LA4
56 RH BASIN LA4 RUNOFF TO LAKE ANNE 22
57 RD
58 BA 0.557
59 PH 89
60 LS 0.45
61 UD
62 KK ADD3
63 RH COMBINE ADD2 AND LA4 22
64 RD
65 HC 2
66 KK LAKE A
67 RH ROUTE ADD3 THROUGH LAKE ANNE 22
68 RD
69 RS 1 ELEV 324.7
* STAGE-AREA CURVE PER GUY DAM BREAK REPORT
70 SA 0 1 9 24 34 45 56
71 SE 250 300 310 328 330 325 340
72 SS 324.7 325 326 327 328 329 329 329 329 329
* RATING CURVE DERIVED BY DEMBERRY PER GUY DAM BREAK REPORT
73 SQ 0 15 133 262 315 359 399 435 468 499
74 SE 324.7 325 326 327 328 329 330 331 332 333
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RENKOFF SUMMARY
 FLOW IN CUBIC FEET PER SECOND
 TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD	6-HOUR	24-HOUR	72-HOUR	BASIN AREA	MAXIMUM STAGE	TIME OF MAX STAGE
HYDROGRAPH AT	LN	619.	12.28	109.	38.	34.	.21			
ROUTED TO	LAKE_N	184.	12.82	188.	38.	34.	.21	372.21	12.82	100-YR OUTFLOW FROM LAKE NEWPORT 100-YR MAX STAGE AT LAKE NEWPORT
HYDROGRAPH AT	LA1	119.	12.12	15.	5.	5.	.03			
2 COMBINED AT	ADD1	199.	12.77	114.	43.	39.	.24			100-YR INFLOW TO BOX CULVERT
HYDROGRAPH AT	LA2	306.	12.17	44.	15.	14.	.09			
3 COMBINED AT	ADD2	577.	12.13	170.	63.	57.	.36			100-YR OUTFLOW FROM BOX CULVERT
HYDROGRAPH AT	LA4	1254.	12.48	289.	102.	92.	.56			
2 COMBINED AT	ADD3	1594.	12.45	457.	165.	149.	.92			100-YR OUTFLOW FROM LAKE ANNE 180-YR MAX STAGE AT LAKE ANNE
ROUTED TO	LAKE_A	365.	13.65	338.	156.	148.	.92	329.15	13.65	
								326.50	12.13	100-YR STAGE AT LAKE ANNE WHEN PEAK FLOW OCCURS IN BOX CULVERT (577 CFS) AT TIME 12.13 HRS. THIS ELEVATION IS USED AS THE STARTING WATER-SURFACE ELEVATION FOR THE BOX CULVERT HEC-RAS ANALYSIS.

*** NORMAL END OF HEC-1 ***



Lake Anne Village Center
 PRC Plan
 Hunter Mill District



REVISIONS

No.	DATE	BY	Description
4	11/24/14	JTB	RESPONSE TO COUNTY COM
3	11/05/14	BC	RESPONSE TO COUNTY COM
2	10/27/14	SCC	RESPONSE TO COUNTY COM
1	09/25/14		RESPONSE TO COUNTY COM

APPROVED BY: JTB
 CHECKED BY: BC
 DATE: December 8, 2013

BOX CULVERT HYDROLOG MODEL

C-18

```

X X XXXXXXX XXXXX X
X X X X X X X
XXXXXXX XXXX X XXXXX X
X X X X X X X
X X X X X X X
X X XXXXXXX XXXXX XXX

```

THIS PROGRAM REPLACES ALL PREVIOUS VERSIONS OF HEC-1 KNOWN AS HEC1 (JUN 73), HEC1G, HEC1D, AND HEC1M.

THE DEFINITIONS OF VARIABLES -RTMP- AND -RTRC- HAVE CHANGED FROM THOSE USED WITH THE 1973-STYLE INPUT STRUCTURE.

THE DEFINITION OF -ANSIC- ON RM-CARD HAS CHANGED WITH REVISIONS DATED 28 SEP 81. THIS IS THE FORTRAN77 VERSION.

NEW OPTIONS: DAMBREAK OUTFLOW SUBROUTINE, SINGLE EVENT DAMBREK CALCULATION, 665-NITE STAGE FREQUENCY, DESIRED TIME SERIES AT DESIRED CALCULATION INTERVAL, LOSS RATE-CRDN AND ANIC, INTERPOLATION

KINDRYAT NAME: NEW FINITE DIFFERENCE ALGORITHM

HEC-1 INPUT PAGE 1

```

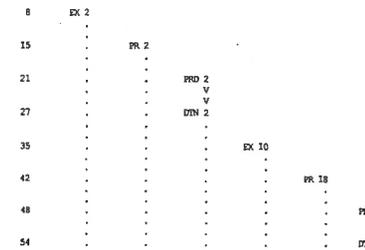
LINE ID.....1.....2.....3.....4.....5.....6.....7.....8.....9.....10
1 ID LAKE ANNE
2 ID FALLEN COUNTY, VIRGINIA
3 ID CUSTOM 24-HOUR RAINFALL DISTRIBUTION
4 ID NOAA ATLAS 14 RAINFALL DEPTHS (2- & 10-YR STORMS)
5 ID EXISTING & PROPOSED CONDITIONS TO SITE OUTFALL
6 *DIAGRAM
7 IT 5 300
8 IO 5
9 *
10
11 KK EX 2
12 RM EXISTING SITE TO LAKE ANNE RUNOFF HYDROGRAPH (2-YR)
13 RD 22
14 BA 0.0375 0 0.426 8.856 1.48 1.74 1.85 2.27 2.75 3.17
15 LS 87
16 UD 0.15
17 *
18 KK PR 2
19 RM PROPOSED SITE TO LAKE ANNE RUNOFF HYDROGRAPH (2-YR)
20 RD 22
21 BA 0.0375 91
22 LS 91
23 UD 0.1
24 *
25 KK PRD 2
26 RM PROPOSED SITE TO DETENTION VAULT RUNOFF HYDROGRAPH (2-YR)
27 RD 22
28 BA 0.819 91
29 LS 91
30 UD 8.1
31 *
32 KK DTN 2
33 RM PROPOSED DETENTION VAULT UNDER BIOTRETENTIONS (2-YR)
34 RD 22
35 RS 1 ELEV 336.5
36 SA 8.122 8.122
37 SE 336.5 344.5
38 SL 337.25 1.77 0.6 0.5
39 SS 343.5 9 3 1.5
40 *
41
42 KK EX 18
43 RM EXISTING SITE TO LAKE ANNE RUNOFF HYDROGRAPH (10-YR)
44 RD 22
45 BA 0.0375 0 0.565 1.14 2.16 2.56 2.75 3.36 4.12 4.87
46 LS 87
47 UD 0.15
48 *
49 KK PR 18
50 RM PROPOSED SITE TO LAKE ANNE RUNOFF HYDROGRAPH (10-YR)
51 RD 22
52 BA 0.0375 91
53 LS 91
54 UD 0.1
55 *
56 KK DTN 18
57 RM PROPOSED DETENTION VAULT UNDER BIOTRETENTIONS (10-YR)
58 RD 22
59 RS 1 ELEV 336.5
60 SA 0.122 0.122
61 SE 336.5 344.5
62 SL 337.25 1.77 0.6 8.5
63 SS 343.5 9 3 1.5
64 *
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82

```

SCHEMATIC DIAGRAM OF STREAM NETWORK

INPUT LINE (V) ROUTING (---) DIVERSION OR PUMP FLOW

NO. (.) CONNECTOR (---) RETURN OF DIVERTED OR PUMPED FLOW



HAZARD SUMMARY

FLOW IN CUBIC FEET PER SECOND

TIME IN HOURS, AREA IN SQUARE MILES

OPERATION	STATION	PEAK FLOW	TIME OF PEAK	AVERAGE FLOW FOR MAXIMUM PERIOD			BASIN AREA	MAXIMUM STAGE	TIME OF MAX. STAGE
				6-HOUR	24-HOUR	72-HOUR			
+	HYDROGRAPH AT EX 2	51	2.17	6.	2.	2.	.04		2-YR EXISTING PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT PR 2	69	2.17	7.	2.	2.	.04		2-YR PROPOSED PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT PRD 2	35	2.17	4.	1.	1.	.02		2-YR PROPOSED PEAK INFLOW TO DETENTION VAULT
+	ROUTED TO DTN 2	17	2.33	4.	1.	1.	.02	341.14 12.33	2-YR PEAK PROPOSED OUTFLOW FROM DETENTION VAULT
+	HYDROGRAPH AT EX 18	82	2.17	11.	3.	3.	.04		10-YR EXISTING PEAK FLOW FROM 24.01 AC SITE
+	HYDROGRAPH AT PR 10	181	2.17	12.	4.	4.	.84		18-YR PROPOSED PEAK FLOW FROM 24.81 AC SITE
+	HYDROGRAPH AT PRD 10	51	2.17	6.	2.	2.	.02		10-YR PROPOSED PEAK INFLOW TO DETENTION VAULT
+	ROUTED TO DTN 18	30	2.33	6.	2.	2.	.82	343.94 12.33	10-YR PROPOSED PEAK OUTFLOW FROM DETENTION VAULT*

*** NORMAL END OF HEC-1 ***

NOTES:
 * ELEVATIONS SUBJECT TO CHANGE BASED ON FINAL DESIGN
 ** SEE TABLE 2, SHEET C-18 FOR DETENTION SUMMARY
 *** SEE SHEET TABLE 3, SHEET C-18 FOR ADJUSTED CURVE NUMBER COMPUTATIONS



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE

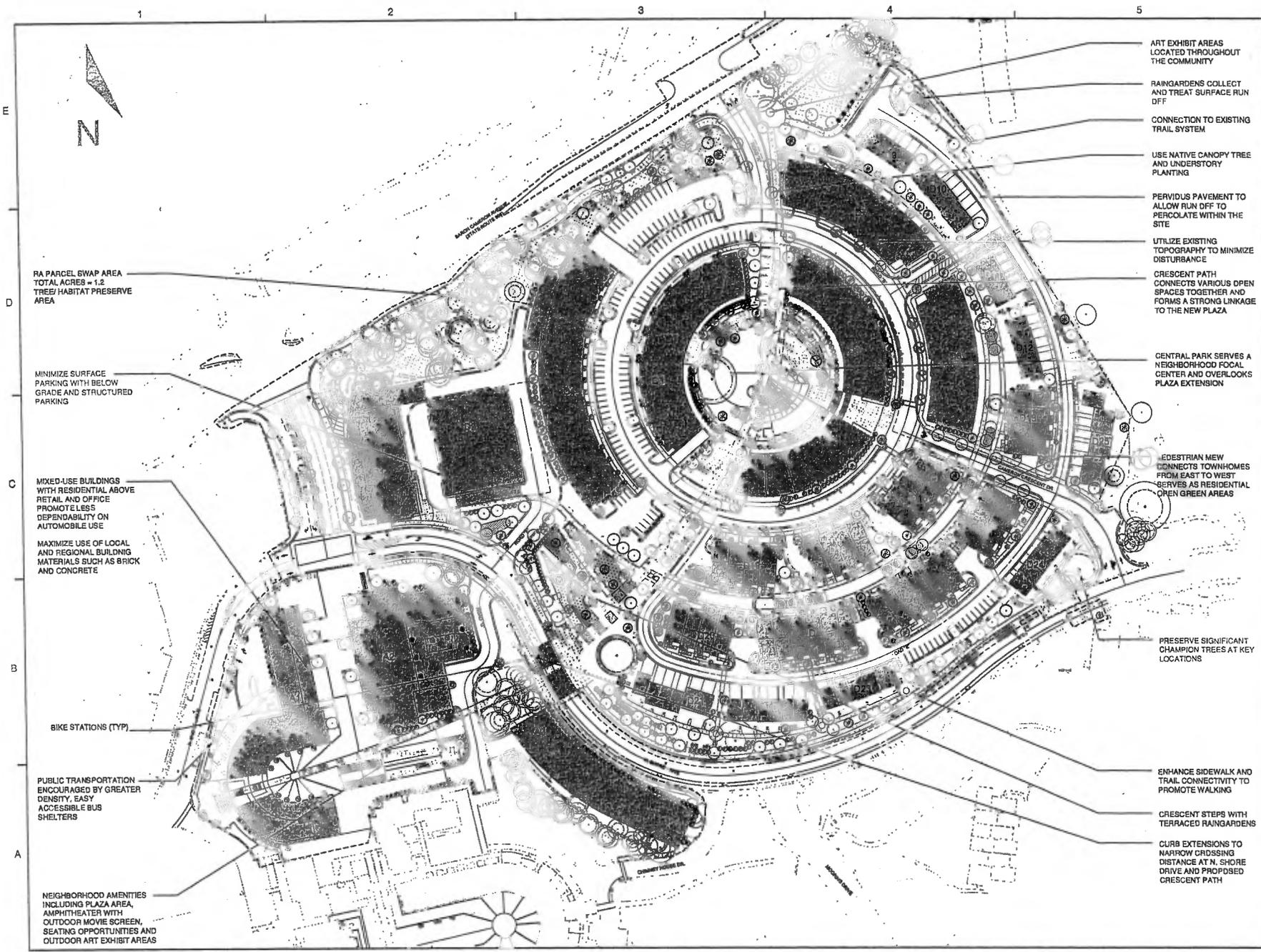
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3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY: JTB
 APPROVED BY: BE
 CHECKED BY: SCC
 DATE: December 8, 2013

DETENTION HEC-1 MODEL

C-18E



RA PARCEL SWAP AREA
TOTAL ACRES = 1.2
TREE/HABITAT PRESERVE
AREA

MINIMIZE SURFACE
PARKING WITH BELOW
GRADE AND STRUCTURED
PARKING

MIXED-USE BUILDINGS
WITH RESIDENTIAL ABOVE
RETAIL AND OFFICE
PROMOTE LESS
DEPENDABILITY ON
AUTOMOBILE USE

MAXIMIZE USE OF LOCAL
AND REGIONAL BUILDING
MATERIALS SUCH AS BRICK
AND CONCRETE

BIKE STATIONS (TYP)

PUBLIC TRANSPORTATION
ENCOURAGED BY GREATER
DENSITY, EASY
ACCESSIBLE BUS
SHELTERS

NEIGHBORHOOD AMENITIES
INCLUDING PLAZA AREA,
AMPHITHEATER WITH
OUTDOOR MOVIE SCREEN,
SEATING OPPORTUNITIES AND
OUTDOOR ART EXHIBIT AREAS

ART EXHIBIT AREAS
LOCATED THROUGHOUT
THE COMMUNITY

RAINGARDENS COLLECT
AND TREAT SURFACE RUN
OFF

CONNECTION TO EXISTING
TRAIL SYSTEM

USE NATIVE CANOPY TREE
AND UNDERSTORY
PLANTING

PERVIOUS PAVEMENT TO
ALLOW RUN OFF TO
PERCOLATE WITHIN THE
SITE

UTILIZE EXISTING
TOPOGRAPHY TO MINIMIZE
DISTURBANCE

CRESCENT PATH
CONNECTS VARIOUS OPEN
SPACES TOGETHER AND
FORMS A STRONG LINKAGE
TO THE NEW PLAZA

CENTRAL PARK SERVES AS A
NEIGHBORHOOD FOCAL
CENTER AND OVERLOOKS
PLAZA EXTENSION

PEDESTRIAN MEW
CONNECTS TOWNHOMES
FROM EAST TO WEST
SERVES AS RESIDENTIAL
OPEN GREEN AREAS

PRESERVE SIGNIFICANT
CHAMPION TREES AT KEY
LOCATIONS

ENHANCE SIDEWALK AND
TRAIL CONNECTIVITY TO
PROMOTE WALKING

CRESCENT STEPS WITH
TERRACED RAINGARDENS

CURB EXTENSIONS TO
NARROW CROSSING
DISTANCE AT N. SHORE
DRIVE AND PROPOSED
CRESCENT PATH

Lake Anne Development Partners LLC
Landscape Architects

CGLA
Landscape Architects

Dewberry

GIP
GRADING & INFRASTRUCTURE

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SCALE

0' 60' 120'

No.	DATE	BY	Description
4	11/24/14	SK	Response to C-20
3	11/25/14	BPC	Response to C-20
2	10/27/14	BPC	Response to C-20
1	09/28/14	BPC	Response to C-20

REVISIONS

NO.	DATE	BY	DESCRIPTION

DRAWN BY: SK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2013

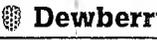
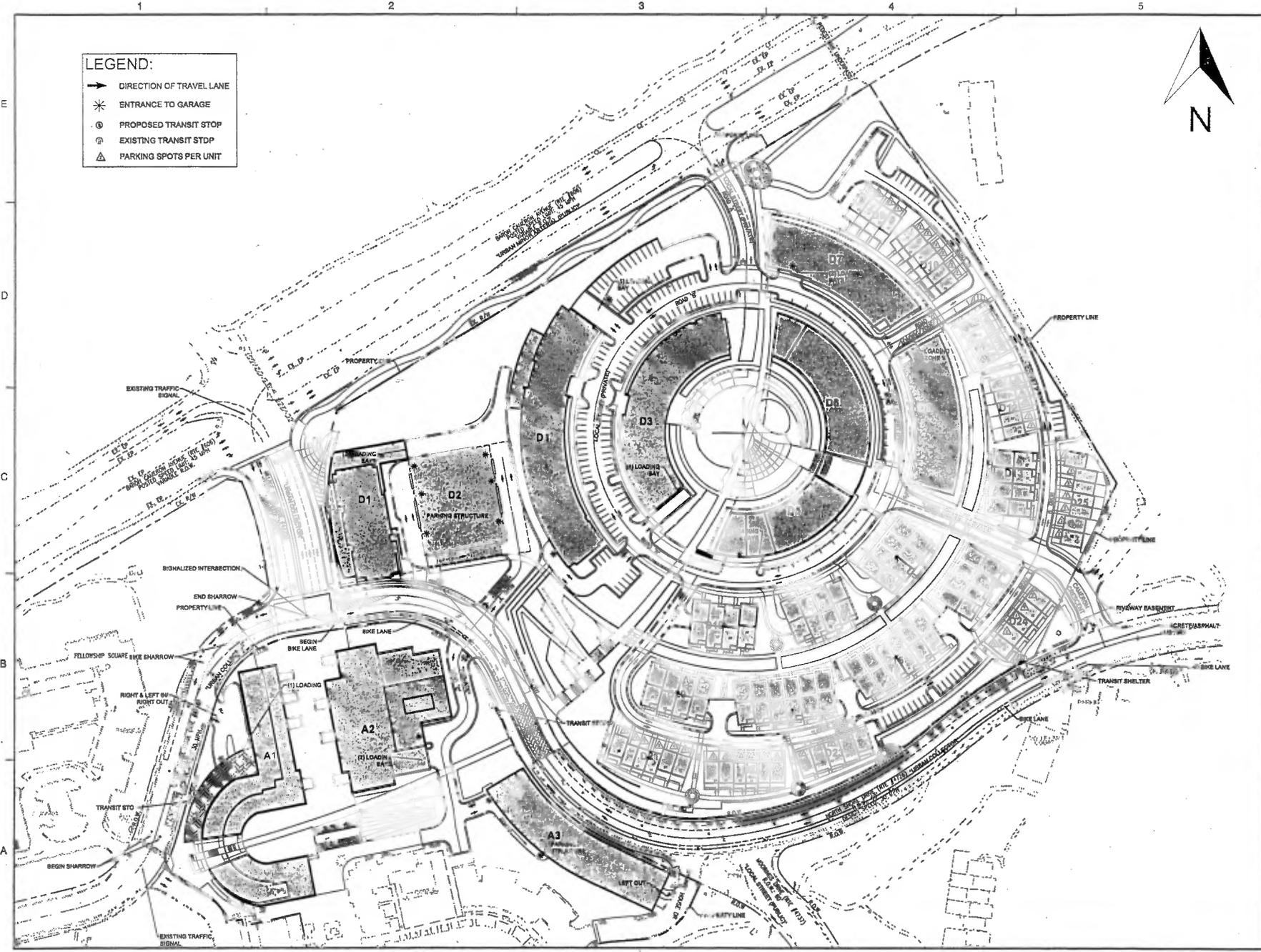
TITLE

Sustainability
Design
Principles

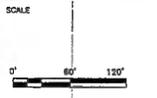
C-19

LEGEND:

→	DIRECTION OF TRAVEL LANE
*	ENTRANCE TO GARAGE
⊙	PROPOSED TRANSIT STOP
⊕	EXISTING TRANSIT STDP
△	PARKING SPOTS PER UNIT



Lake Anne Village Center
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 Fairfax County, Virginia



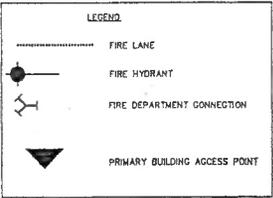
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3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS	DATE	BY	Description

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013
 TITLE

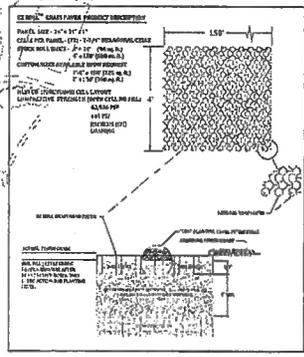
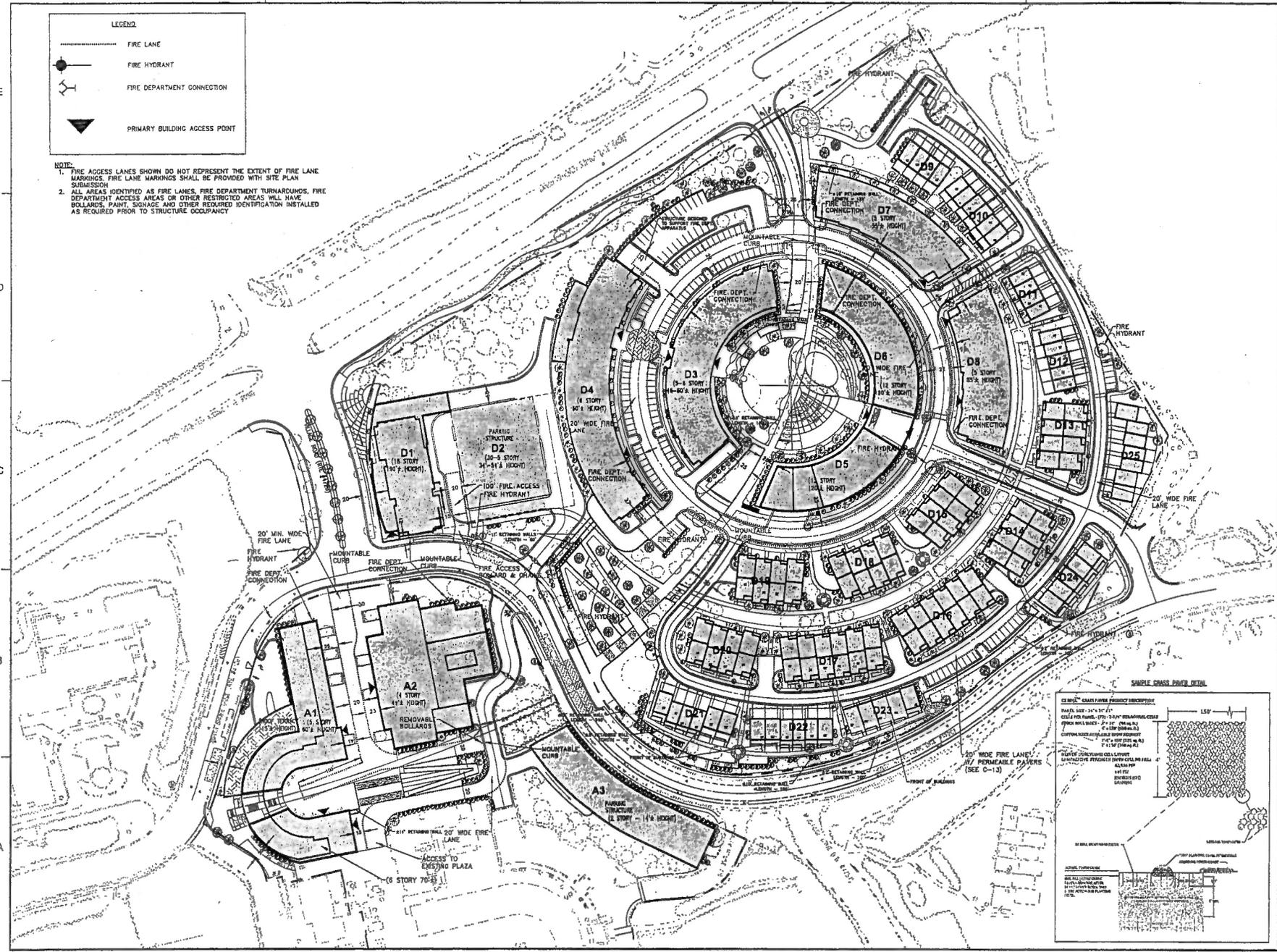
TRAFFIC CIRCULATION PLAN

C-20

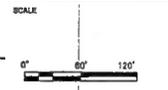


NOTE:

1. FIRE ACCESS LANES SHOWN DO NOT REPRESENT THE EXTENT OF FIRE LANE MARKINGS. FIRE LANE MARKINGS SHALL BE PROVIDED WITH SITE PLAN SUBMISSION.
2. ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED PRIOR TO STRUCTURE OCCUPANCY.



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 Hunter Mill District
 Fairfax County, Virginia



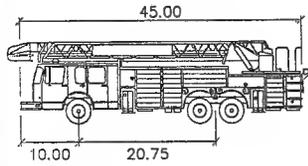
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3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2014

TITLE
FIRE ACCESS PLAN

C-22

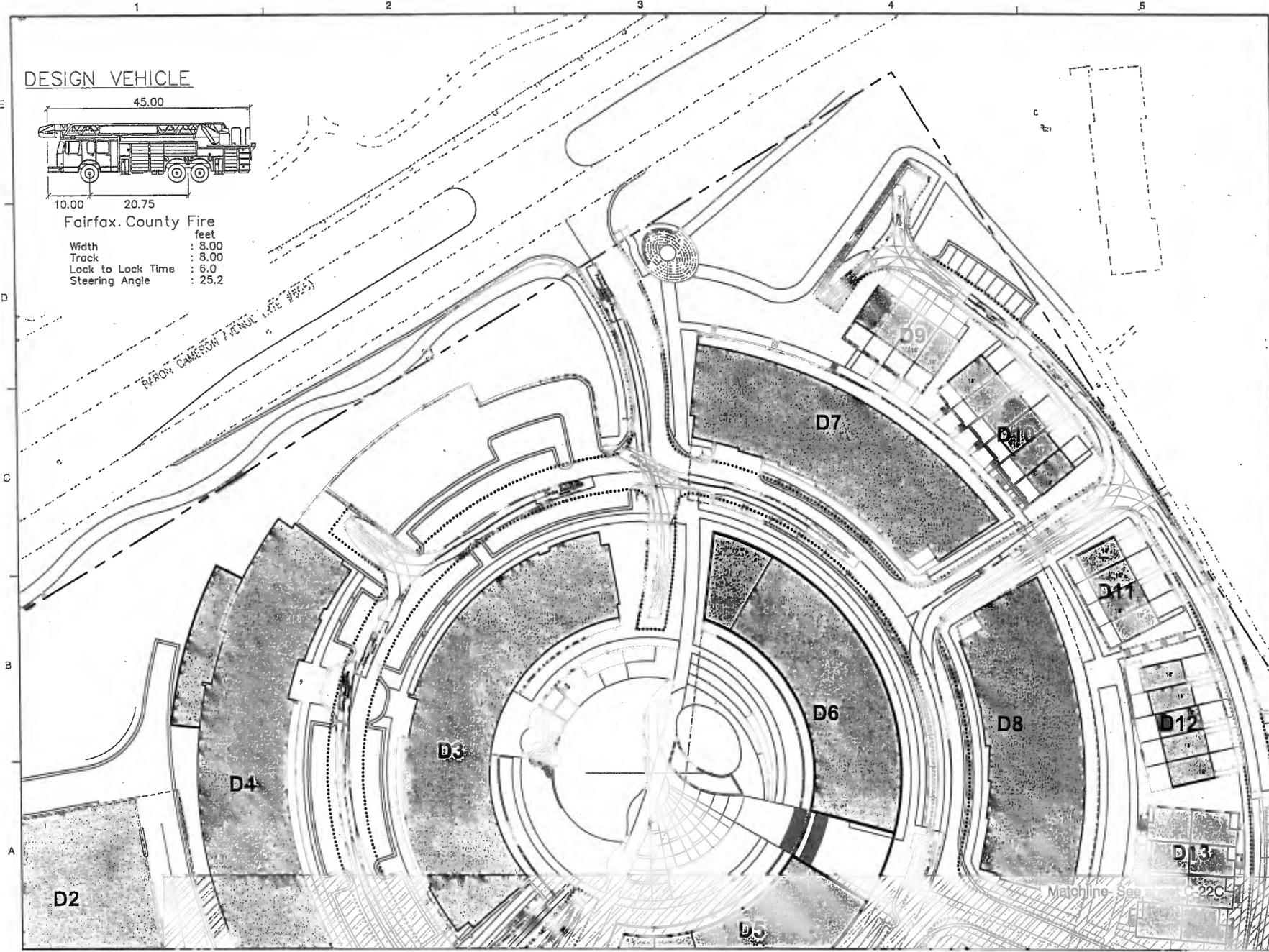
DESIGN VEHICLE



Fairfax County Fire

- feet
- Width : 8.00
- Track : 8.00
- Lock to Lock Time : 6.0
- Steering Angle : 25.2

BARON CAMERON AVENUE (R255)



LAKE ANNE DEVELOPMENT PARTNERS LLC

Dewberry

GIP
GROUP INCORPORATED

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

SCALE

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY _____

APPROVED BY _____

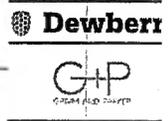
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DATE December 8, 2013

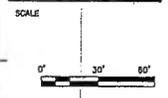
TITLE

FIRE TRUCK AUTOTURN EXHIBIT

C-22A



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

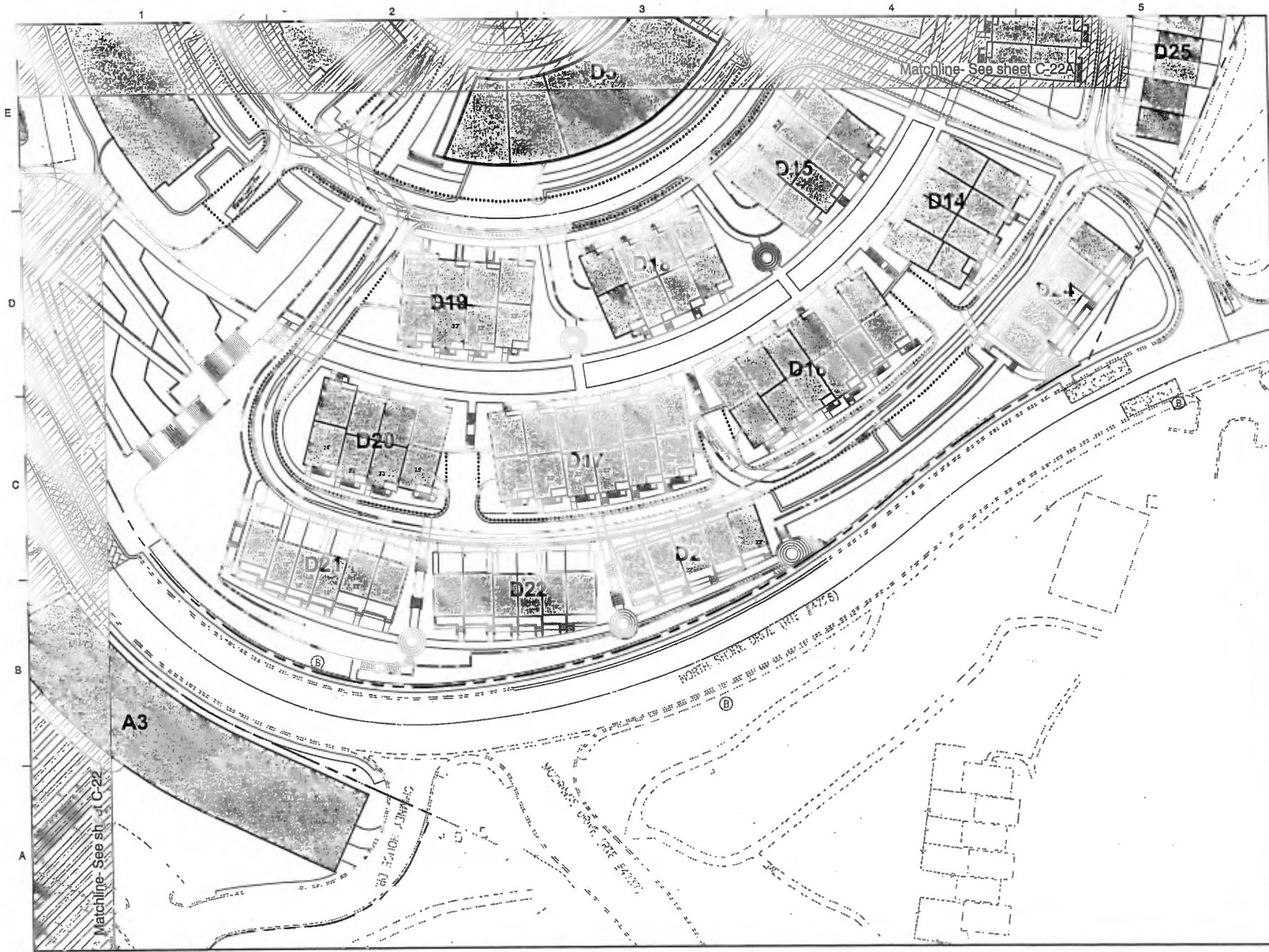


No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMED
3	11/05/14		RESPONSE TO COUNTY COMED
2	10/27/14		RESPONSE TO COUNTY COMED
1	09/28/14		RESPONSE TO COUNTY COMED

REVISIONS
 DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE December 8, 2012

TITLE
FIRE TRUCK AUTOTURN EXHIBIT

C-22E



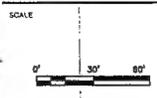
LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

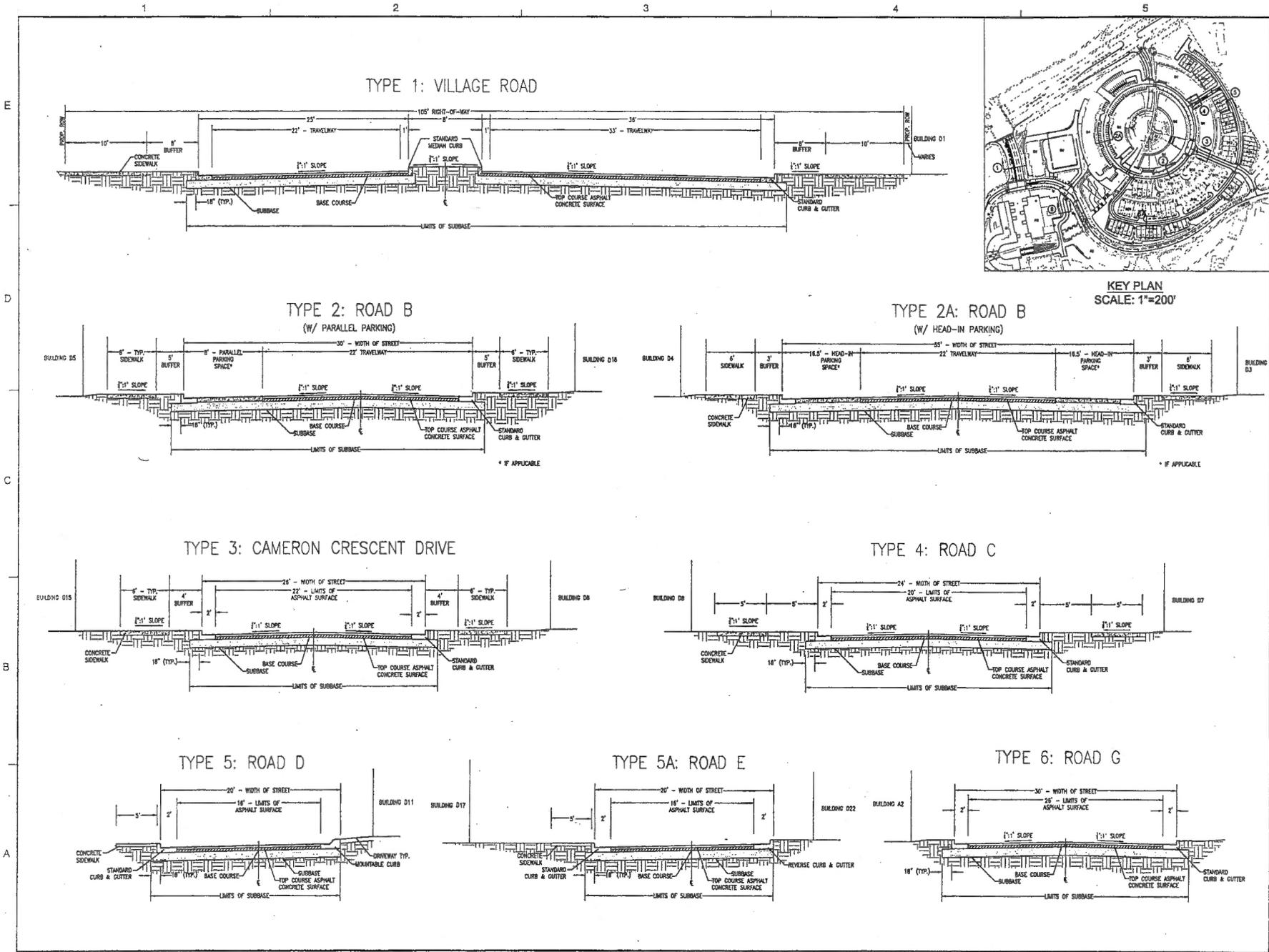


4	11/24/14	RESPONSE TO COUNTY COMMENT
3	11/05/14	RESPONSE TO COUNTY COMMENT
2	10/27/14	RESPONSE TO COUNTY COMMENT
1	08/28/14	RESPONSE TO COUNTY COMMENT

No.	DATE	BY	Description
REVISIONS			
DRAWN BY			
APPROVED BY			
CHECKED BY			
DATE			December 8, 2013
TITLE			

FIRE TRUCK AUTOTURN EXHIBIT

C-22C



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

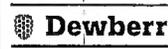
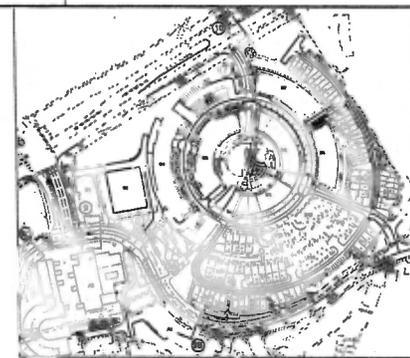
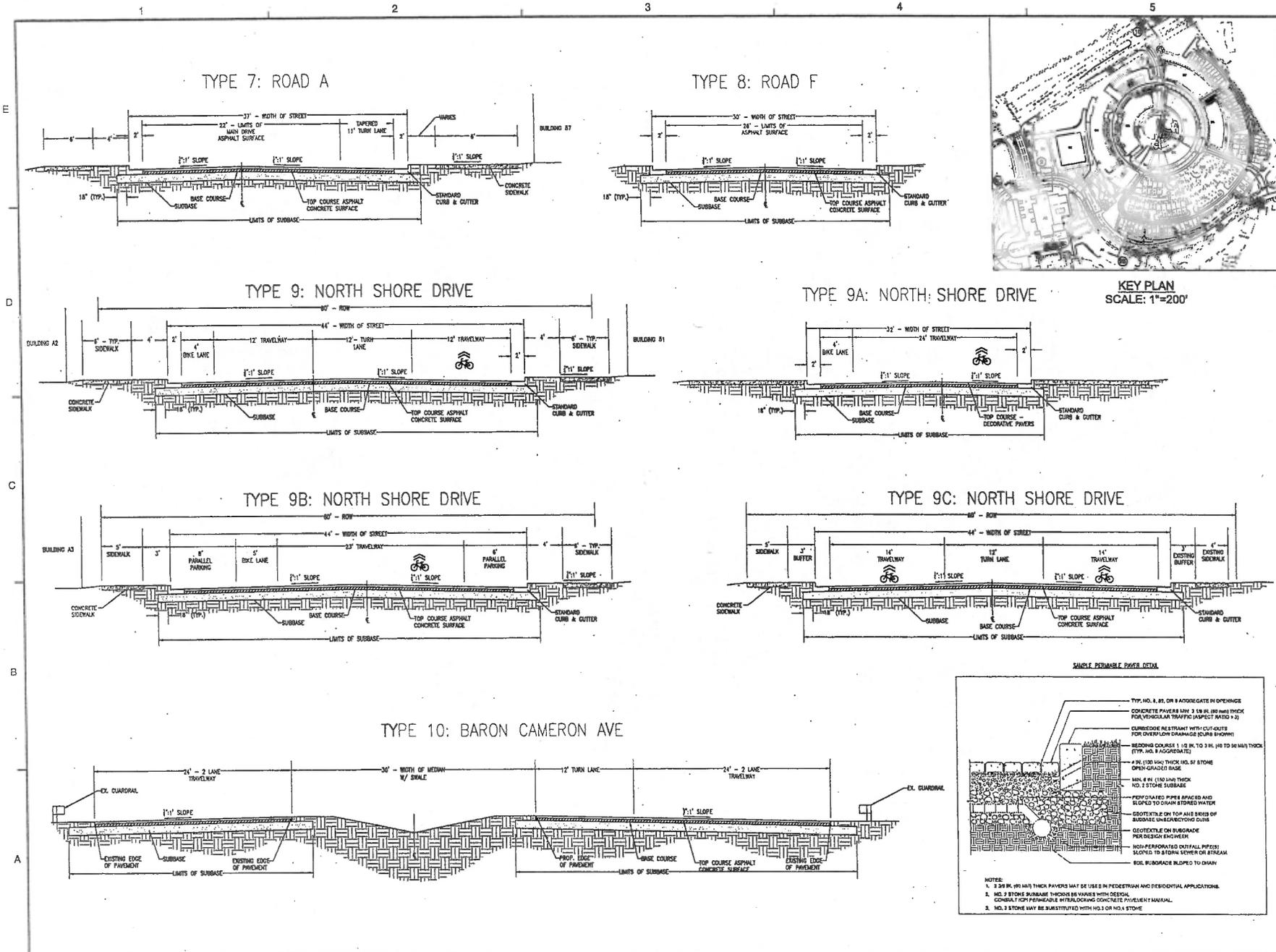


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4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE: December 8, 2013
 TITLE

TYP. STREET CROSS SECTIONS

C-23



Lake Anne Village Center
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 Hunter Mill District
 Fairfax County, Virginia



SCALE

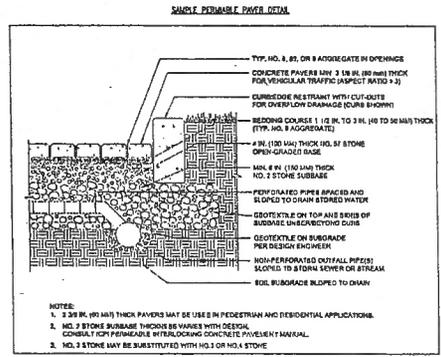
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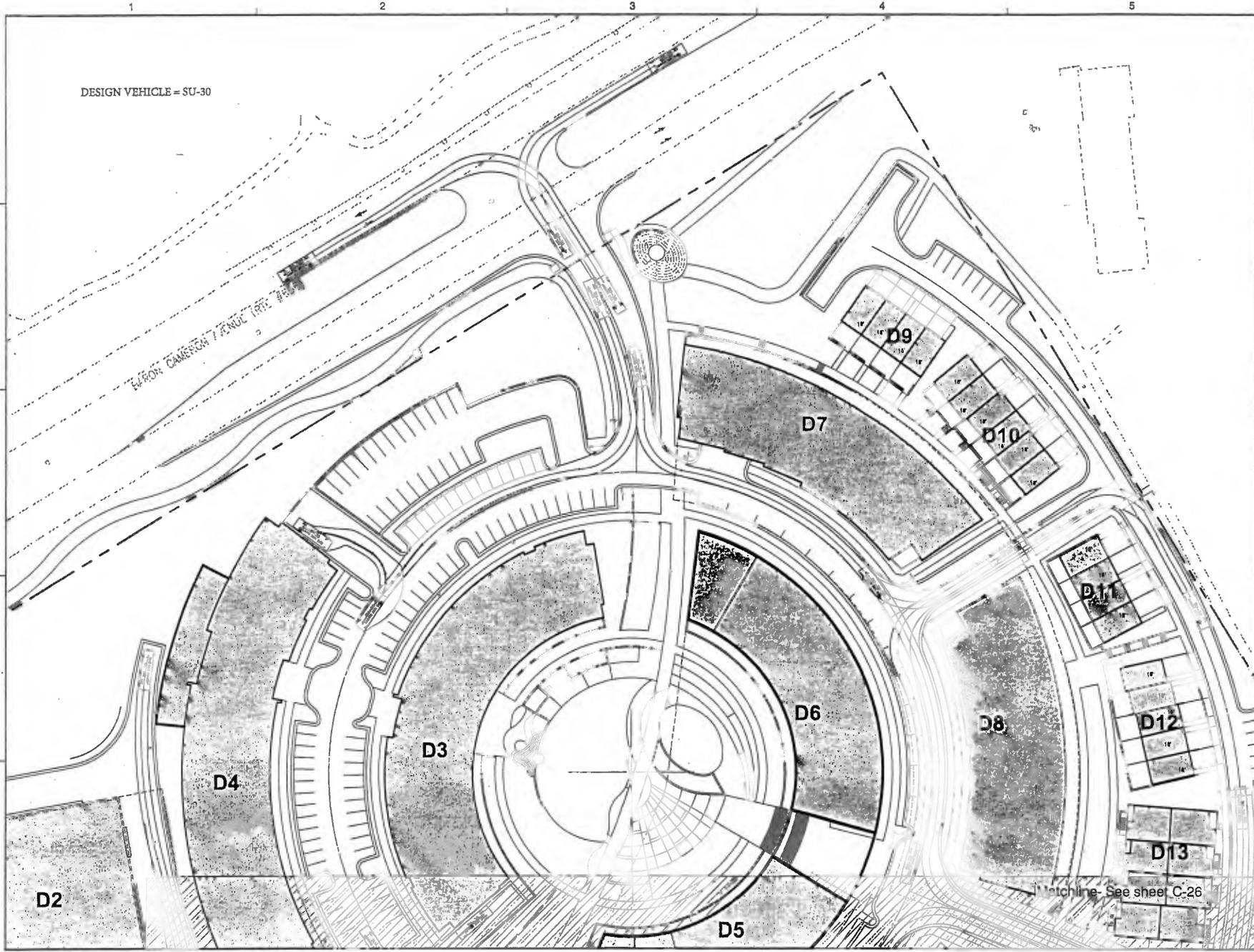
REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TYP. STREET CROSS SECTIONS

C-23





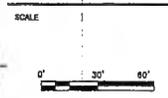
DESIGN VEHICLE = SU-30

ELSON CAMERON AVENUE (RTE 28)

Matchline - See sheet C-26



Lake Anne Village Center
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 Hunter Mill District
 Fairfax County, Virginia



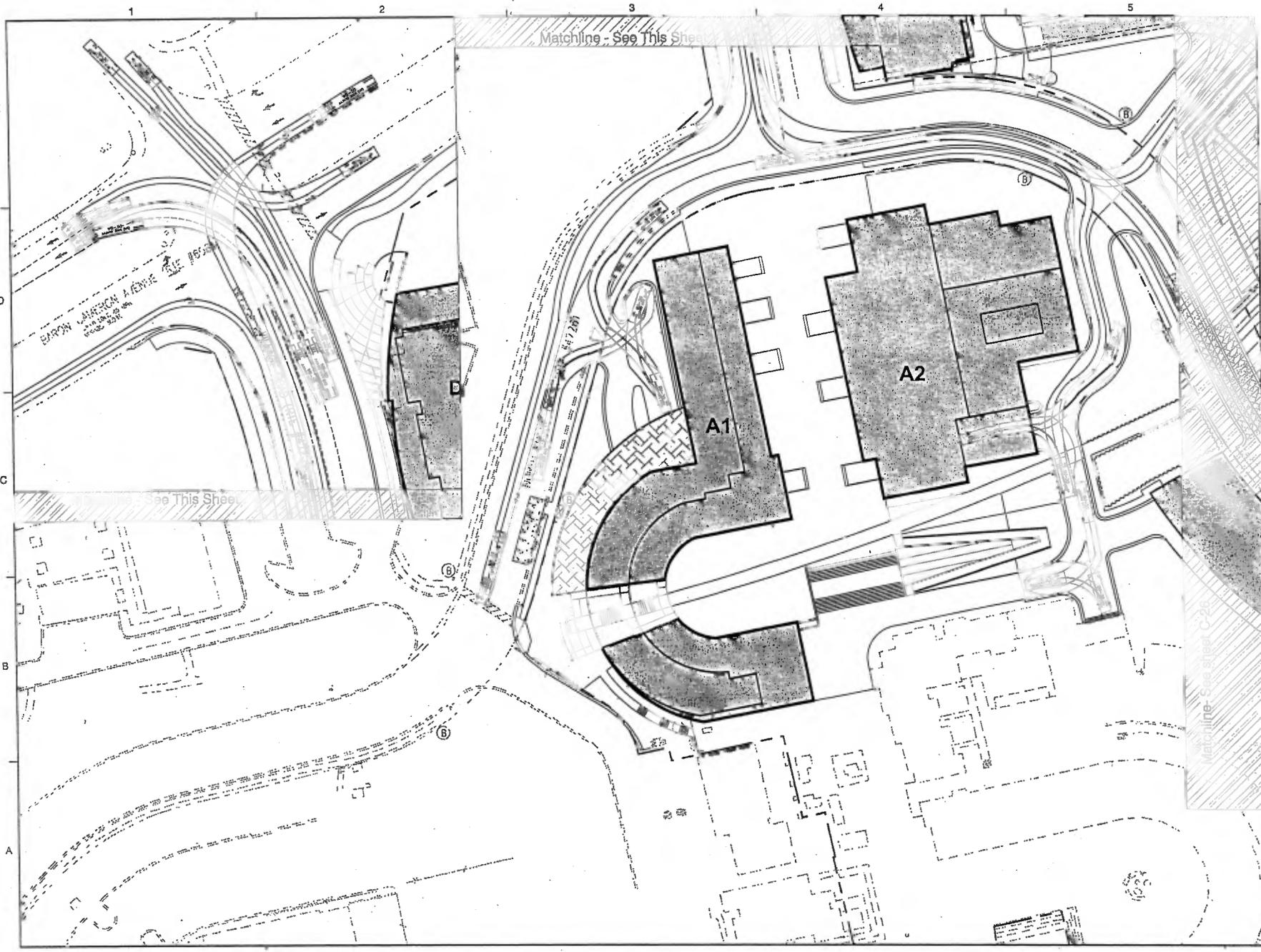
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2	10/27/14	RESPONSE TO COUNTY COMMENTS
1	08/28/14	RESPONSE TO COUNTY COMMENTS

No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013
 TITLE

AUTOTURN EXHIBIT

C-24



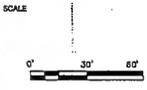
LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
 PRG Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY _____

APPROVED BY _____

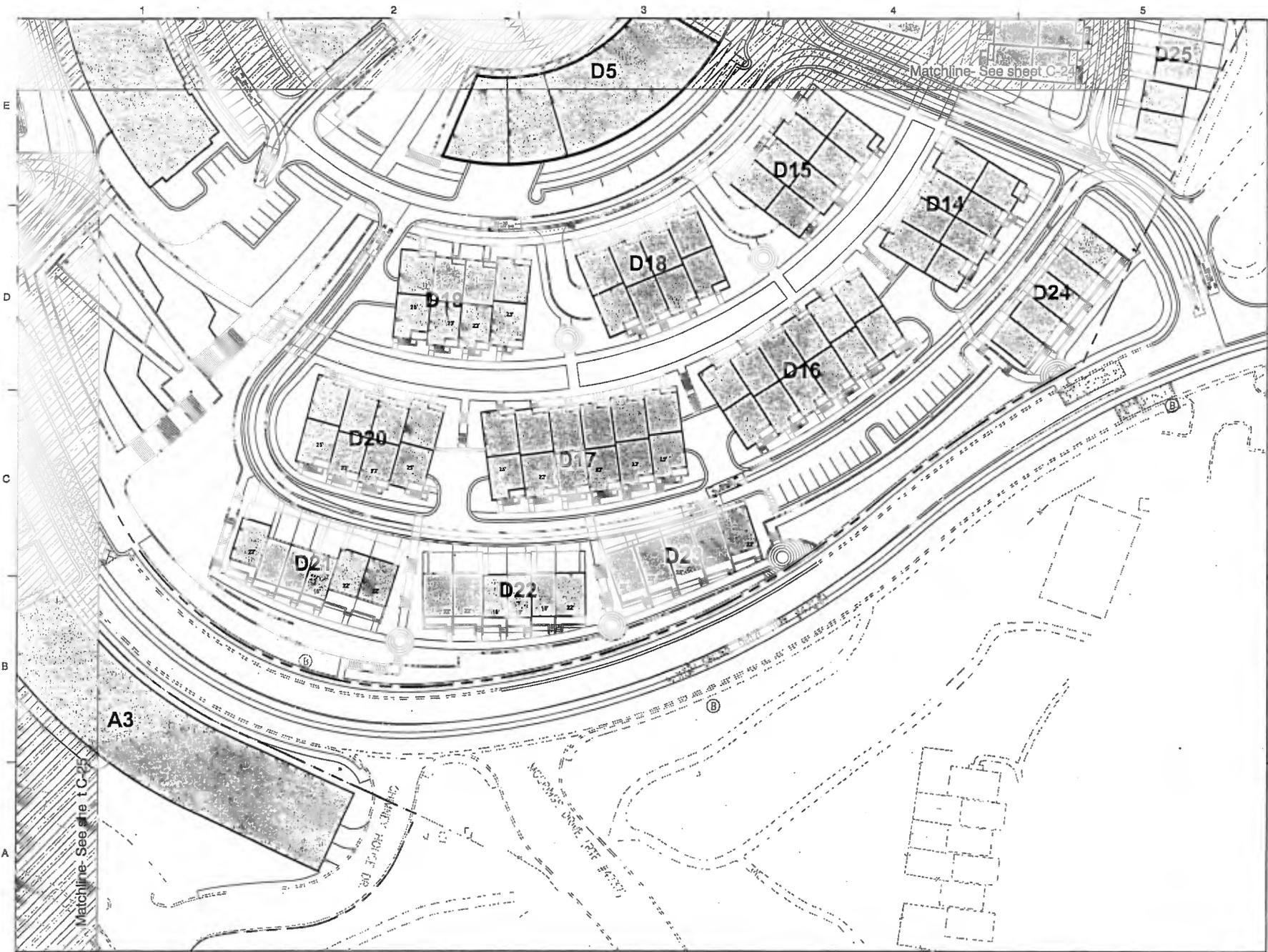
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DATE December 8, 2013

TITLE

AUTOTURN EXHIBIT

C-25



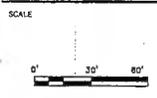
LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
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3	11/09/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	08/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY _____

APPROVED BY _____

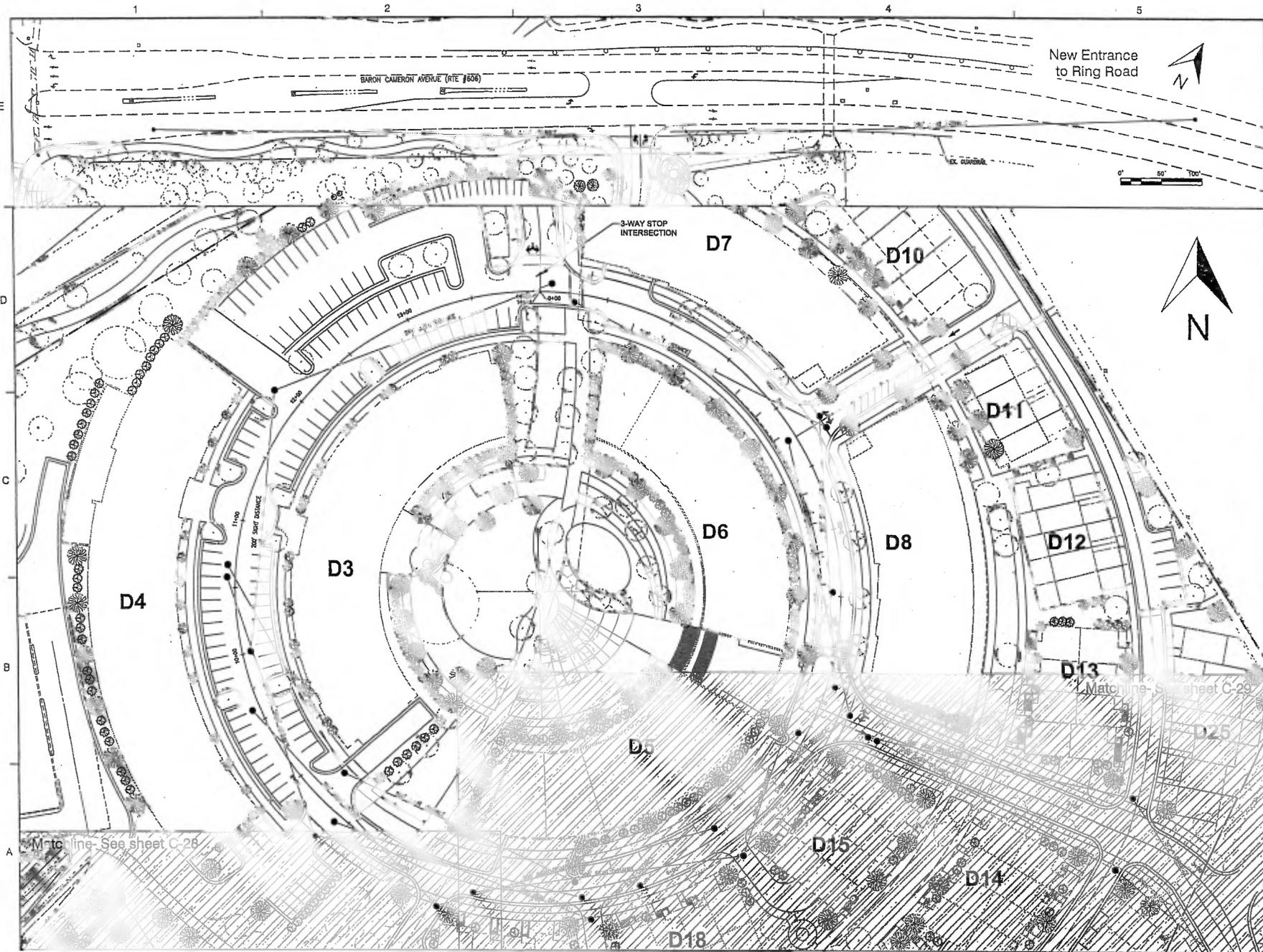
CHECKED BY _____

DATE December 8, 2012

TITLE

AUTOTURN EXHIBIT

C-26



LAKE ANNE DEVELOPMENT PARTNERS LLC
 HOK COLE
 CGLA
Dewberry

G+P
 Lake Anne Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 0' 50' 100'

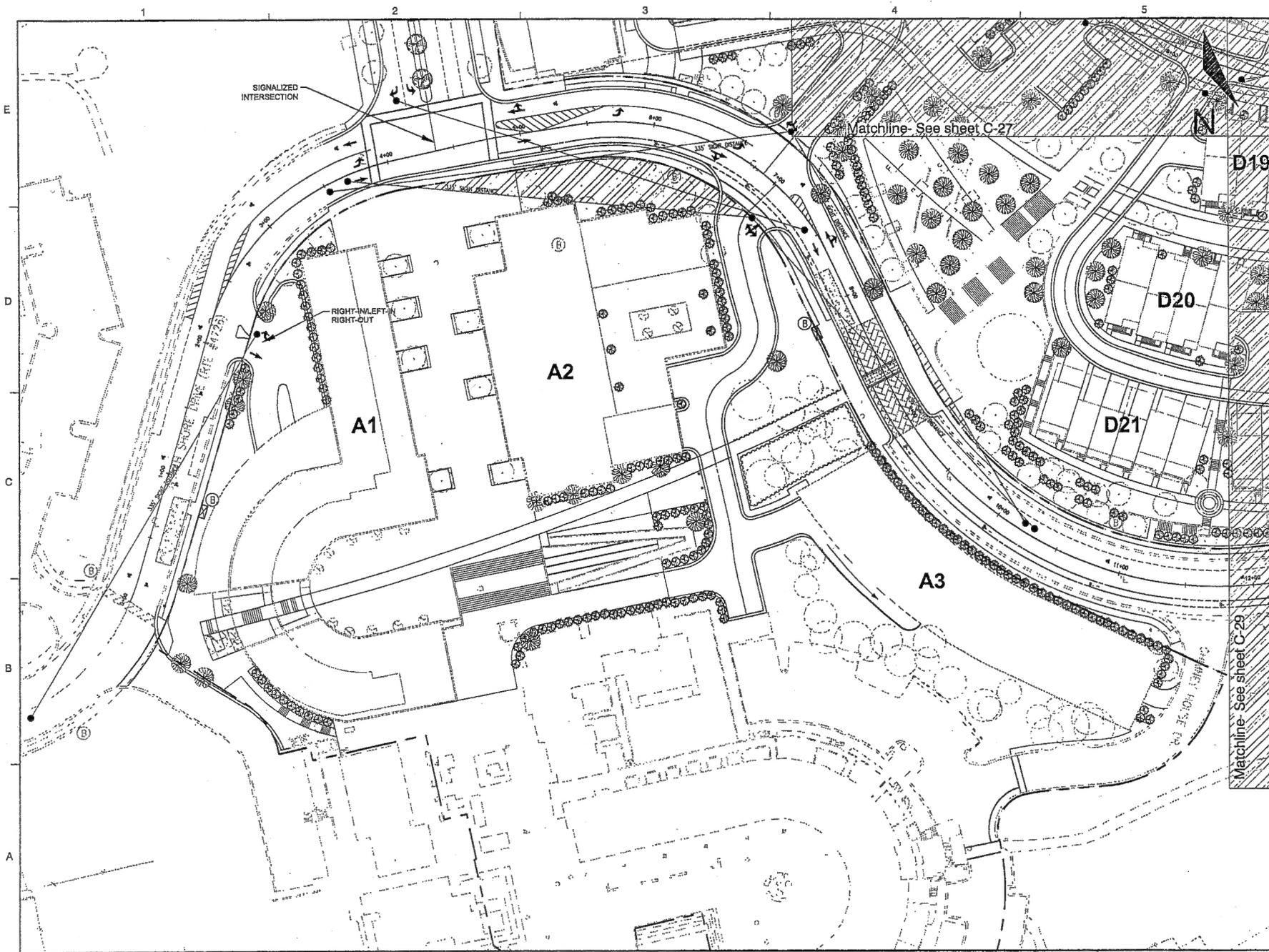
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3	11/09/14	RESPONSE TO COUNTY COMMENT
2	10/27/14	RESPONSE TO COUNTY COMMENT
1	09/24/14	RESPONSE TO COUNTY COMMENT

No.	DATE	BY	Description
REVISIONS			

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2013
 TITLE

INTERSECTION
 SIGHT
 DISTANCE PLA

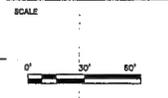
C-27



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
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3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY _____

APPROVED BY _____

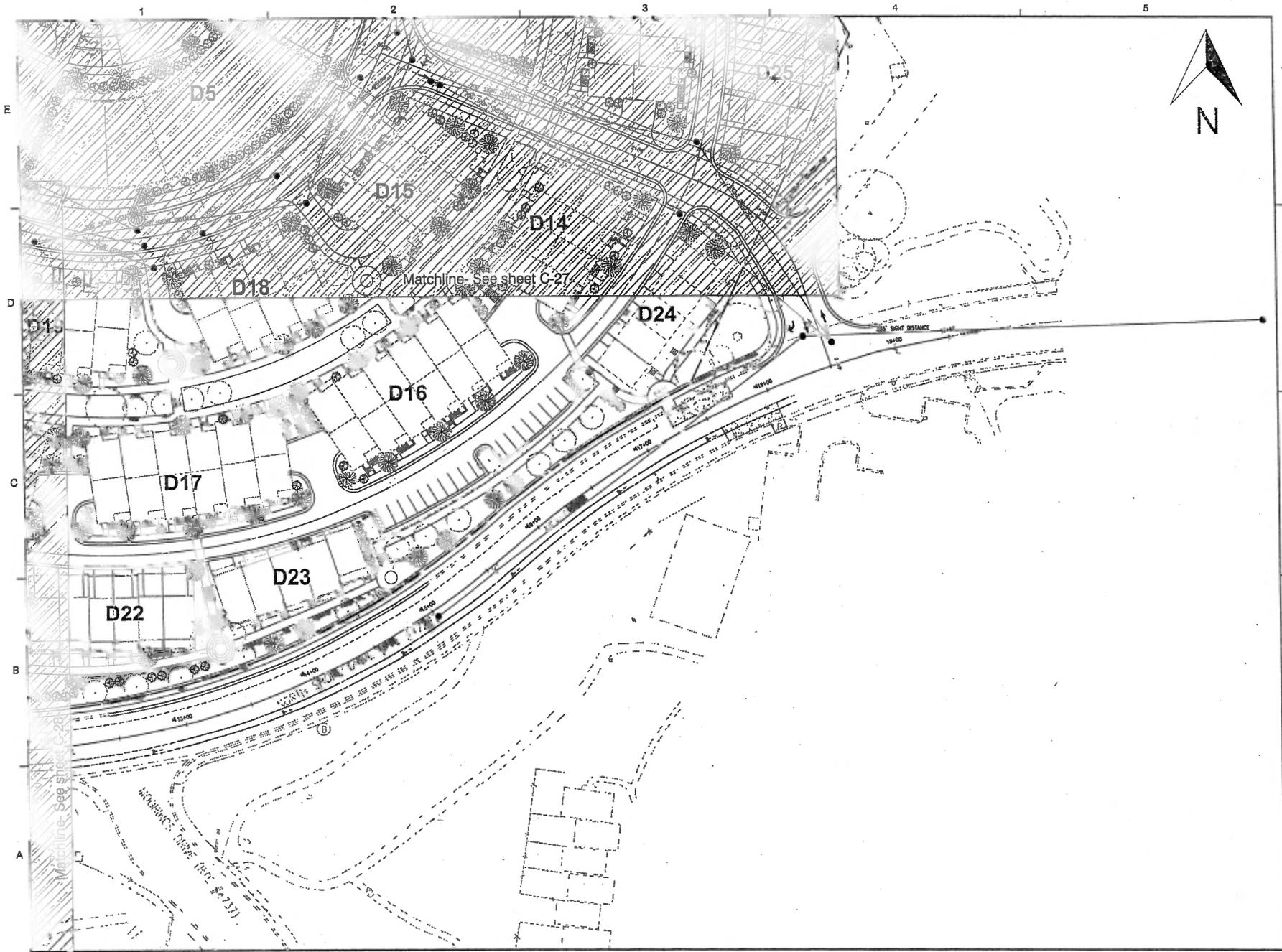
CHECKED BY _____

DATE December 9, 2013

TITLE

**INTERSECTION
 SIGHT
 DISTANCE PLAN**

C-28



LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan



SCALE

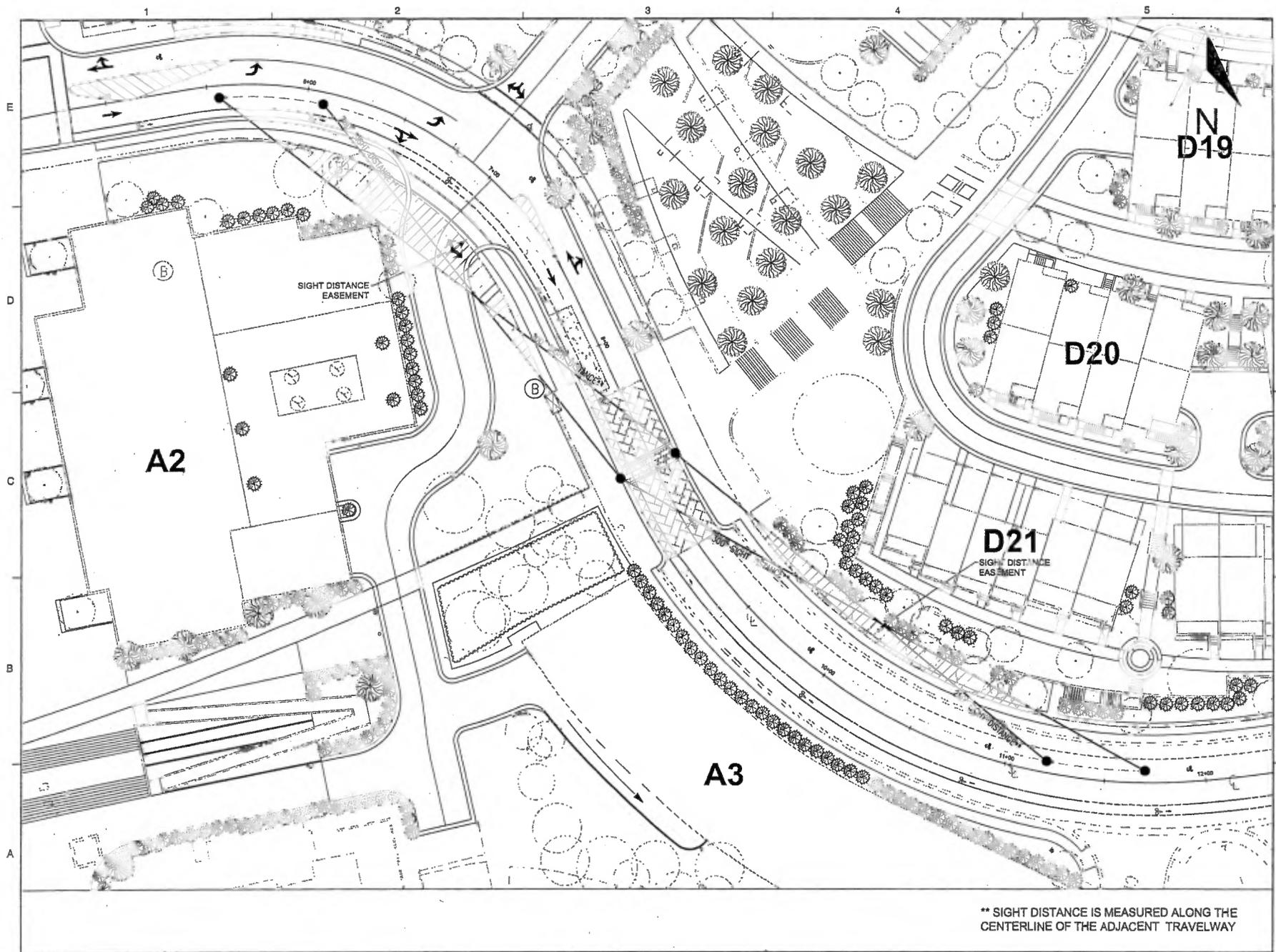


No.	DATE	BY	DESCRIPTION
4	11/24/14	RESPON	COUNTY
3	11/05/14	RESPON	COUNTY
2	10/27/14	RESPON	COUNTY
1	09/28/14	RESPON	COUNTY

DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE _____ December

TITLE
INTERSECTION
SIGHT
DISTANCE

C-2



** SIGHT DISTANCE IS MEASURED ALONG THE CENTERLINE OF THE ADJACENT TRAVELWAY

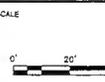
LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan

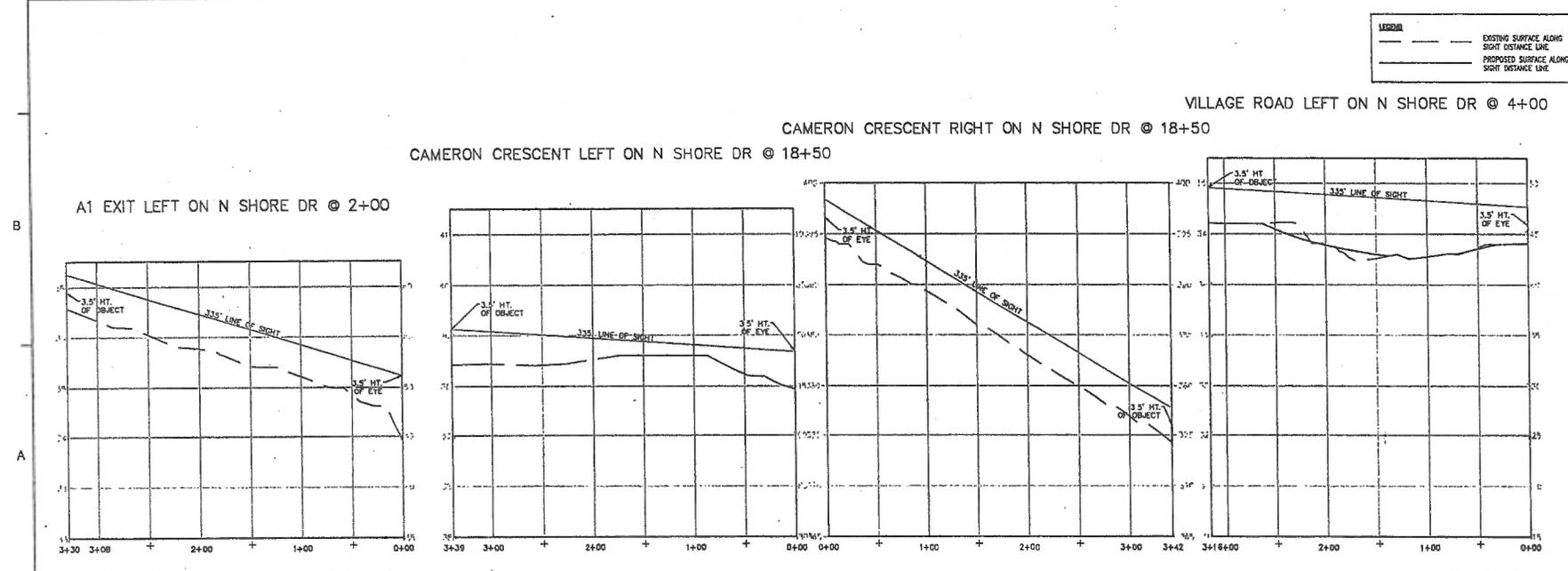
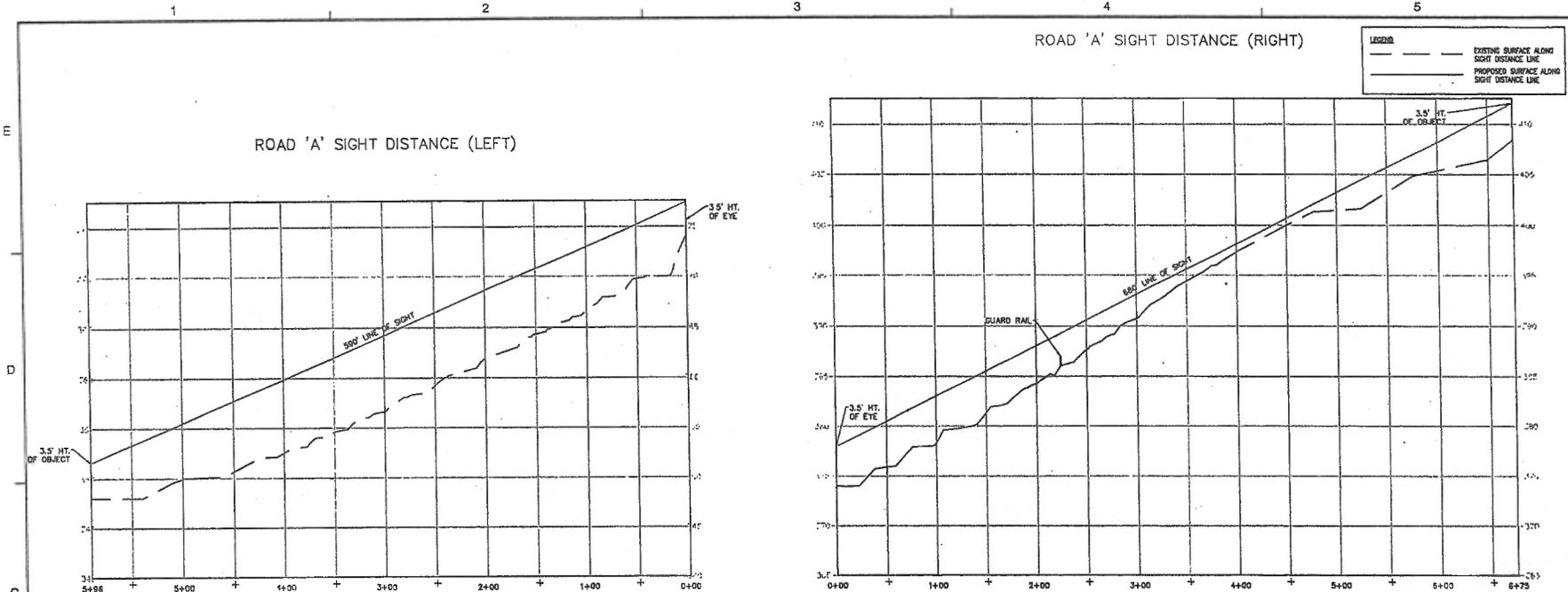


No.	DATE	BY	Description
4	11/24/14		RESPONSE COUNTY C
3	11/05/14		RESPONSE COUNTY C
2	10/27/14		RESPONSE COUNTY C
1	08/22/14		RESPONSE COUNTY C

REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE: December 8, 2014
TITLE

PEDESTRIAN
SIGHT
DISTANCE PLAN

C-3



LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole

CGLA

Dewberry

GIP

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 H: 1" = 50'
 V: 1" = 5'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/26/14		RESPONSE TO COUNTY COMMENT

REVISIONS

DRAWN BY _____

APPROVED BY _____

CHECKED BY _____

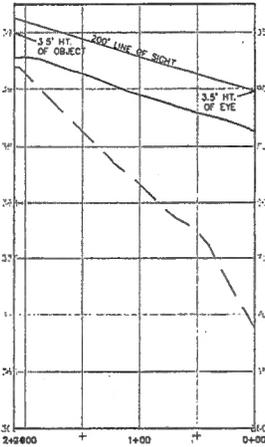
DATE December 9, 2015

TITLE

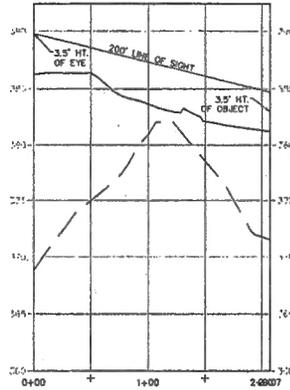
SIGHT DISTANCE PROFILES

C-31

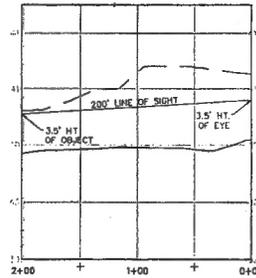
ROAD B ENTRANCE 12+00 (LEFT)



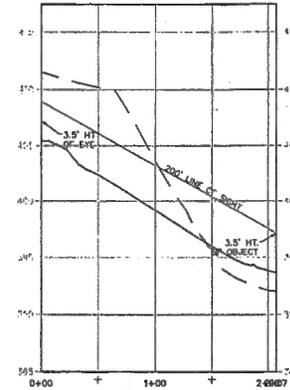
ROAD B ENTRANCE 12+00 (RIGHT)



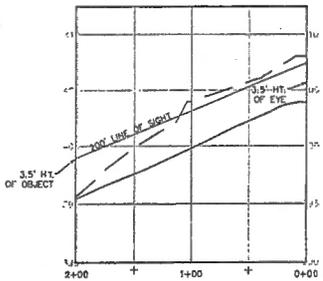
ROAD B ENTRANCE 2+25 (LEFT)



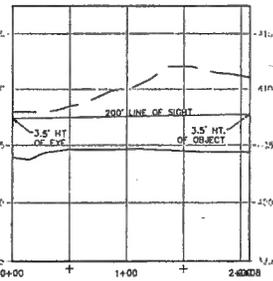
ROAD B ENTRANCE 2+25 (RIGHT)



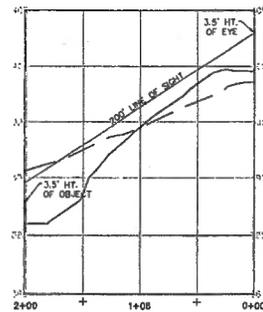
ROAD B ENTRANCE 4+50 (LEFT)



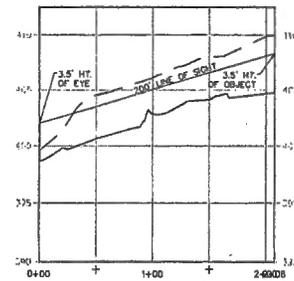
ROAD B ENTRANCE 4+50 (RIGHT)



ROAD B ENTRANCE 5+50 (LEFT)



ROAD B ENTRANCE 5+50 (RIGHT)



LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 HORIZONTAL: 1" = 50'
 VERTICAL: 1" = 5'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	08/25/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE: December 8, 2013
 TITLE

SIGHT DISTANCE PROFILES

C-32

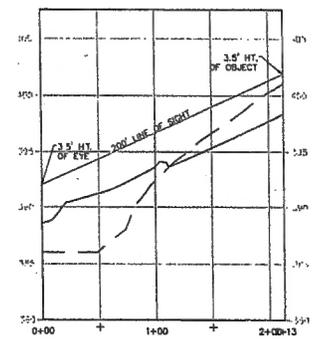
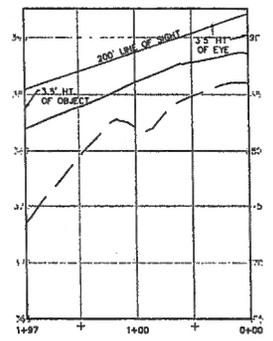
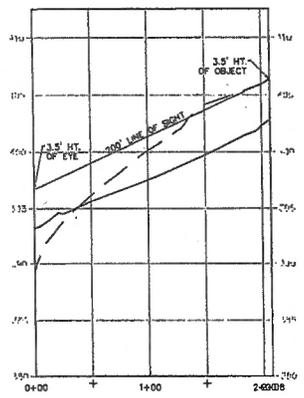
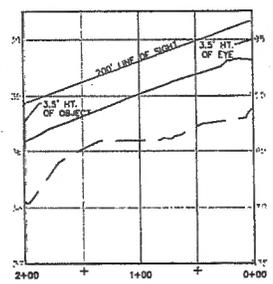
LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

ROAD B ENTRANCE 6+50 (RIGHT)

ROAD B ENTRANCE 7+50 (LEFT)

ROAD B ENTRANCE 7+50 (RIGHT)

ROAD B ENTRANCE 6+50 (LEFT)

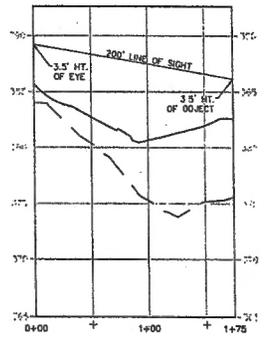
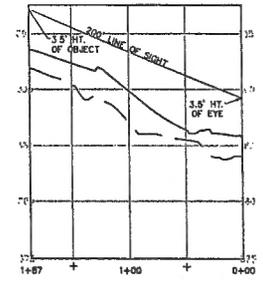
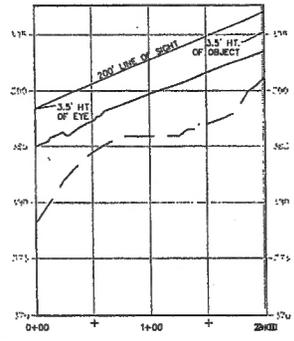
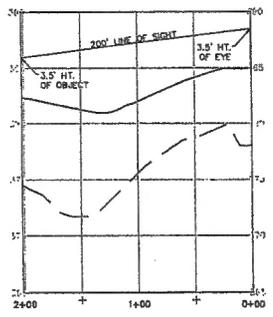


ROAD B ENTRANCE 8+50 (LEFT)

ROAD B ENTRANCE 8+50 (RIGHT)

ROAD B ENTRANCE 9+00 (LEFT)

ROAD B ENTRANCE 9+00 (RIGHT)



LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

LAKES ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLA
 CGLA
Dewberry
 GIP
 CHAIR (EOD) PAPER
Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 H: 1" = 50'
 V: 1" = 5'

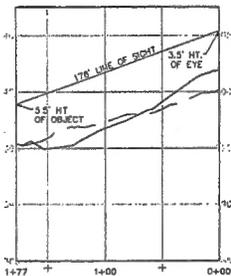
No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMME
3	11/09/14		RESPONSE TO COUNTY COMME
2	10/27/14		RESPONSE TO COUNTY COMME
1	09/26/14		RESPONSE TO COUNTY COMME

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2013
 TITLE

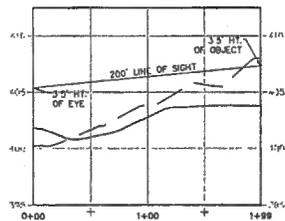
SIGHT DISTANCE PROFILES

C-33

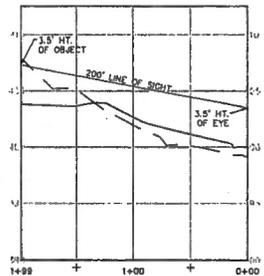
ROAD 'D' LEFT ON CAMERON CRESCENT @ 2+50



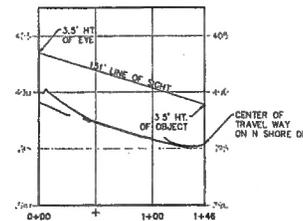
ROAD 'D' RIGHT ON CAMERON CRESCENT @ 2+50



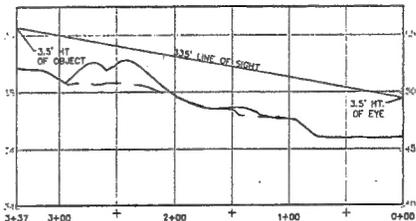
ROAD 'E' LEFT ON CAMERON CRESCENT @ 2+50



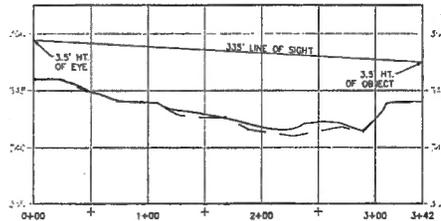
ROAD 'E' RIGHT ON CAMERON CRESCENT @ 2+50



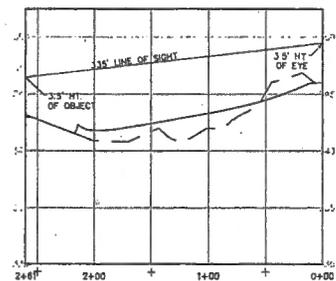
ROAD 'F' LEFT ON N SHORE DR @ 7+00



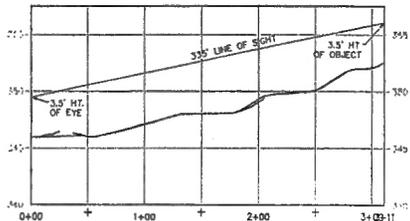
ROAD 'F' RIGHT ON N SHORE DR @ 7+00



ROAD 'G' LEFT ON N SHORE DR @ 7+00



ROAD 'G' RIGHT ON N SHORE DR @ 7+00



LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 - - - - - PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

Lake Anne Development Partners LLC
 Hickok Cole
 CGL

Dewberry

GIP
 CIVIL & ENVIRONMENTAL ENGINEERS

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL
 PROFESSIONAL ENGINEER
 11/21/2014

SCALE
 H: 1" = 50'
 1 INCH
 V: 1" = 8'
 1 INCH

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	08/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013
 TITLE

SIGHT DISTANCE PROFILES

C-34

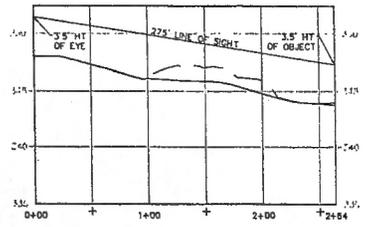
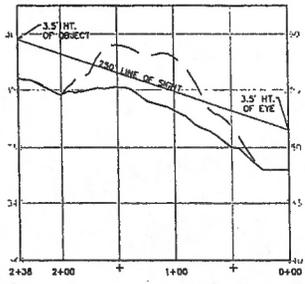
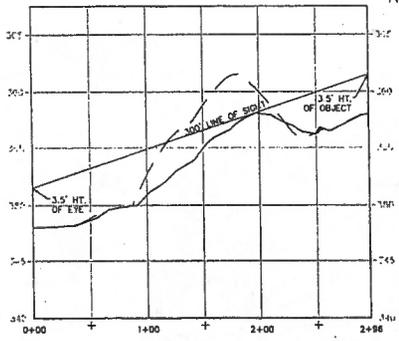
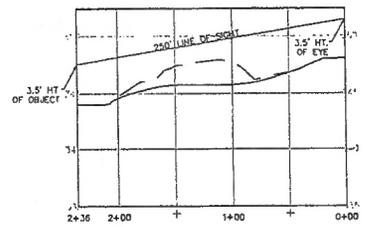
LEGEND
 - - - - - EXISTING SURFACE ALONG SIGHT DISTANCE LINE
 ———— PROPOSED SURFACE ALONG SIGHT DISTANCE LINE

SOUTH SIDE RIGHT ON N SHORE DR @ 8+50 (PED)

NORTH SIDE LEFT ON N SHORE DR @ 8+50 (PED)

SOUTH SIDE LEFT ON N SHORE DR @ 8+50 (PED)

NORTH SIDE RIGHT ON N SHORE DR @ 8+50 (PED)



Lake Anne Village Center
 PRG Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL



SCALE



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COM
3	11/05/14		RESPONSE TO COUNTY COM
2	10/27/14		RESPONSE TO COUNTY COM
1	09/26/14		RESPONSE TO COUNTY COM

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TITLE
 PEDESTRIA
 SIGHT
 DISTANCE
 PROFILES

C-35

1 2 3 4 5

E
D
C
B
A



Central Park Enlargement
-Refer to Sheet L-15

Parcel D1-D2 Interim Phase
Enlargement -
Refer to Sheet L-14d

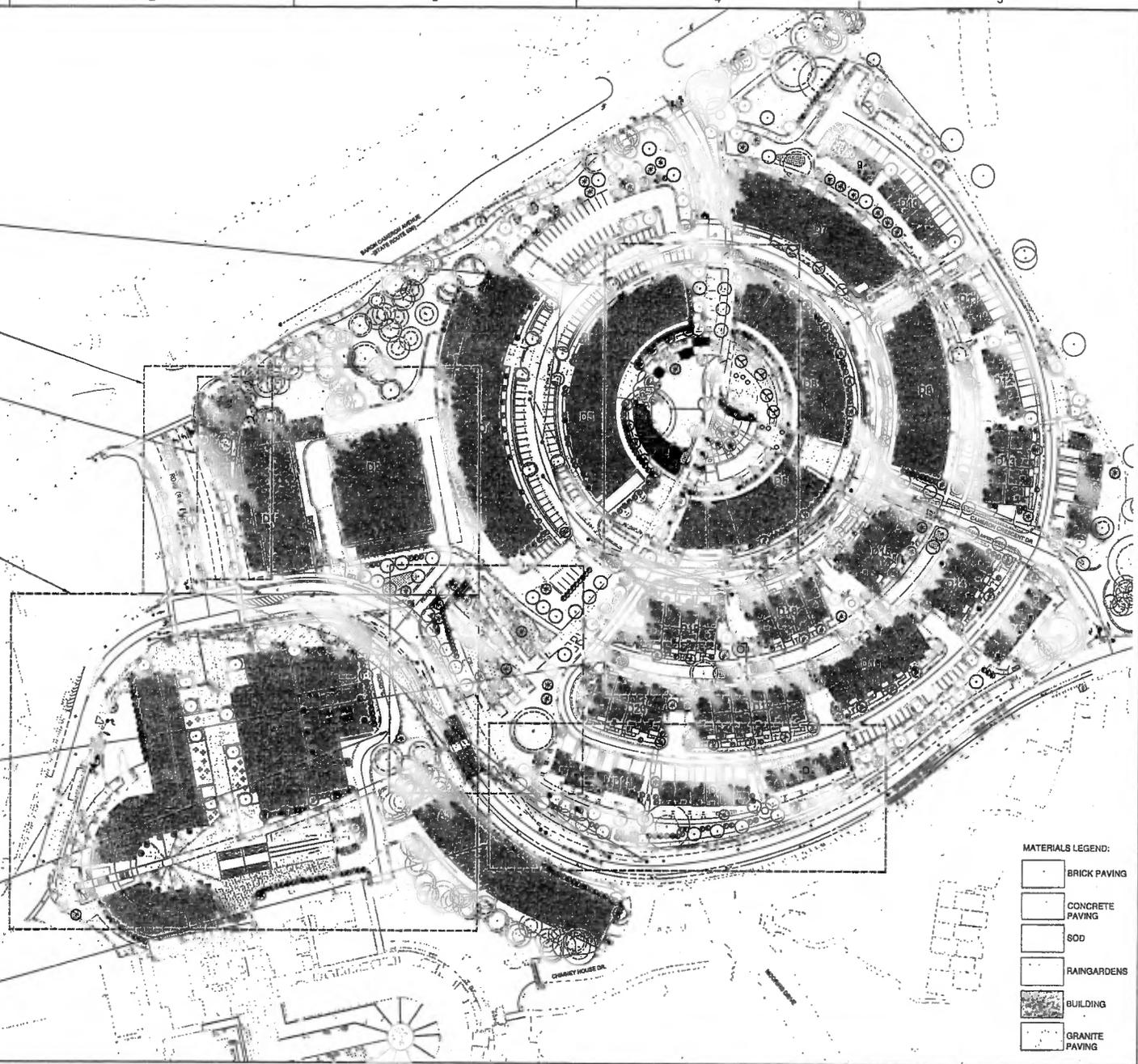
Entry Plaza Enlargement -
Refer to Sheet L-16

Washington Plaza Extension
Enlargement -
Refer to Sheet L-14

Typical Mew
Enlargement
-Refer to Sheet L-15b

Crescent Trail Steps
Enlargement -
Refer to Sheet L-17

Residential Plazas
Enlargement -
Refer to Sheet L-15c



MATERIALS LEGEND:

	BRICK PAVING
	CONCRETE PAVING
	Grass
	RAINGARDENS
	BUILDING
	GRANITE PAVING

LAKE ANNE DEVELOPMENT PARTNERS LLC
LAPD 000000

Hickok Cole
ARCHITECTS

CGL
LANDSCAPE ARCHITECTS

Dewberry

GIP
GRANITE PAVING

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

SCALE

No.	DATE	BY	Description
4	11/24/14		Response to County
3	11/20/14		Response to County
2	10/27/14		Response to County
1	09/29/14		Response to County

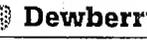
REVISIONS

DRAWN BY	IC
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 8, 2017
TITLE	

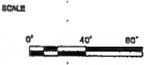
Overall
Landscape
Plan

L-09

Matchline- See sheet L 11



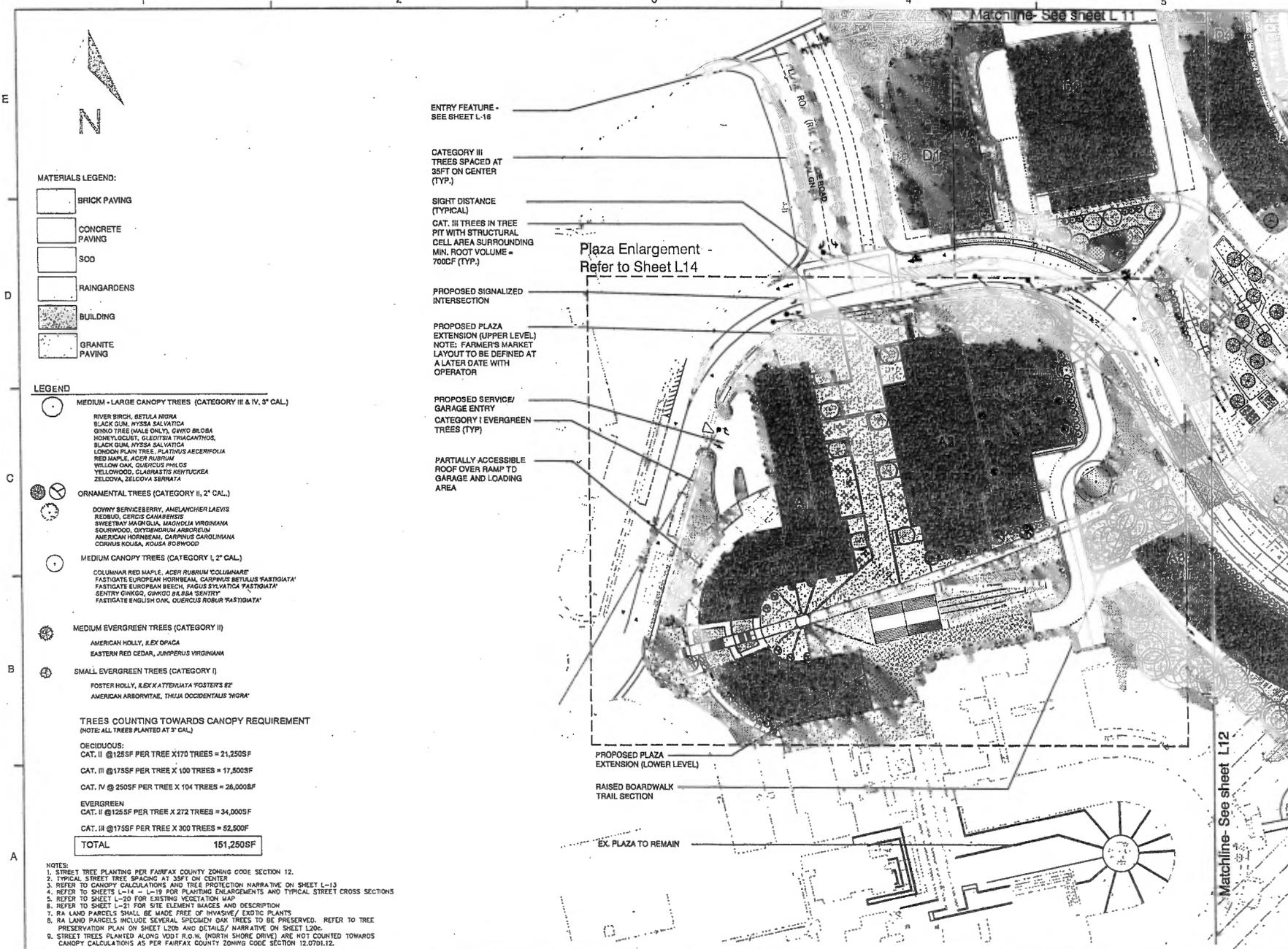
Lake Anne Village Center. PRC Plan Hunter Mill District Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14	BP	Revisions to Utility
3	11/09/14	BP	Revisions to Utility
2	10/27/14	BP	Revisions to Utility
1	09/29/14	BP	Revisions to Utility

LANDSCAPE PLAN

L-10



MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

LEGEND

- MEDIUM - LARGE CANOPY TREES (CATEGORY III & IV, 3" CAL.)
 - RYER BIRCH, BETULA NIGRA
 - BLACK GUM, NYSSA SALVATICA
 - GINKGO TREE (MALE ONLY), GINKGO BILOBA
 - HONEYLOCUST, GLUCOSTA TRICADENTATA
 - BLACK GUM, NYSSA SALVATICA
 - LONDON PLAN TREE, PLATANUS ALGERYFOLIA
 - RED MAPLE, ACER RUBRUM
 - WILLOW OAK, QUERCUS PHellos
 - YELLOWWOOD, CLARAVIA SIBIRICA
 - ZELKOVA, ZELKOVA SERRATA
- ORNAMENTAL TREES (CATEGORY II, 2" CAL.)
 - DOWRY SERVICEBERRY, AMELANCHIER LAEVIS
 - REDBUD, CERIS CANADENSIS
 - SWEETBAY MAGNOLIA, MAGNOLIA VIRGINIANA
 - DOGWOOD, COTYLEDONUM ARBOREUM
 - AMERICAN HORSEBEAM, CARPINUS CAROLINIANA
 - CORONA MULBERRY, MORUS ROBINSONII
- MEDIUM CANOPY TREES (CATEGORY I, 2" CAL.)
 - COLUMNAR RED MAPLE, ACER RUBRUM 'COLUMNARE'
 - FASCIGATE EUROPEAN HORSEBEAM, CARPINUS BETULUS 'FASCIGATA'
 - FASCIGATE EUROPEAN BEECH, FAGUS SYLVATICA 'FASCIGATA'
 - SENTRY GINKGO, GINKGO BILOBA 'SENTRY'
 - FASCIGATE ENGLISH OAK, QUERCUS ROBUR 'FASCIGATA'
- MEDIUM EVERGREEN TREES (CATEGORY II)
 - AMERICAN HOLLY, ILEX OPACA
 - EASTERN RED CEDAR, JUNIPERUS VIRGINIANA
- SMALL EVERGREEN TREES (CATEGORY I)
 - FOSTER HOLLY, ILEX ALTERNATA 'FOSTER'S #2'
 - AMERICAN ARBOVITAE, THUJA OCCIDENTALIS 'NIGRA'

TREES COUNTING TOWARDS CANOPY REQUIREMENT (NOTE: ALL TREES PLANTED AT 3" CAL.)

DECIDUOUS:	
CAT. II @ 125SF PER TREE X 170 TREES =	21,250SF
CAT. III @ 175SF PER TREE X 100 TREES =	17,500SF
CAT. IV @ 250SF PER TREE X 104 TREES =	26,000SF
EVERGREEN:	
CAT. II @ 125SF PER TREE X 272 TREES =	34,000SF
CAT. III @ 175SF PER TREE X 300 TREES =	52,500SF
TOTAL	151,250SF

- NOTES:
- STREET TREE PLANTING PER FAIRFAX COUNTY ZONING CODE SECTION 12.
 - TYPICAL STREET TREE SPACING AT 35FT ON CENTER
 - REFER TO CANOPY CALCULATIONS AND TREE PROTECTION NARRATIVE ON SHEET L-13
 - REFER TO SHEETS L-14 - L-19 FOR PLANTING ENLARGEMENTS AND TYPICAL STREET CROSS SECTIONS
 - REFER TO SHEET L-20 FOR EXISTING VEGETATION MAP
 - REFER TO SHEET L-21 FOR SITE ELEVATION IMAGES AND DESCRIPTION
 - RA LAND PARCELS SHALL BE MADE FREE OF INVASIVE/ EXOTIC PLANTS
 - RA LAND PARCELS INCLUDE SEVERAL SPECIMEN OAK TREES TO BE PRESERVED. REFER TO TREE PRESERVATION PLAN ON SHEET L200 AND DETAILS/ NARRATIVE ON SHEET L200.
 - STREET TREES PLANTED ALONG VDDT R.O.W. (NORTH SHORE DRIVE) ARE NOT COUNTED TOWARDS CANOPY CALCULATIONS AS PER FAIRFAX COUNTY ZONING CODE SECTION 12.0701.12.

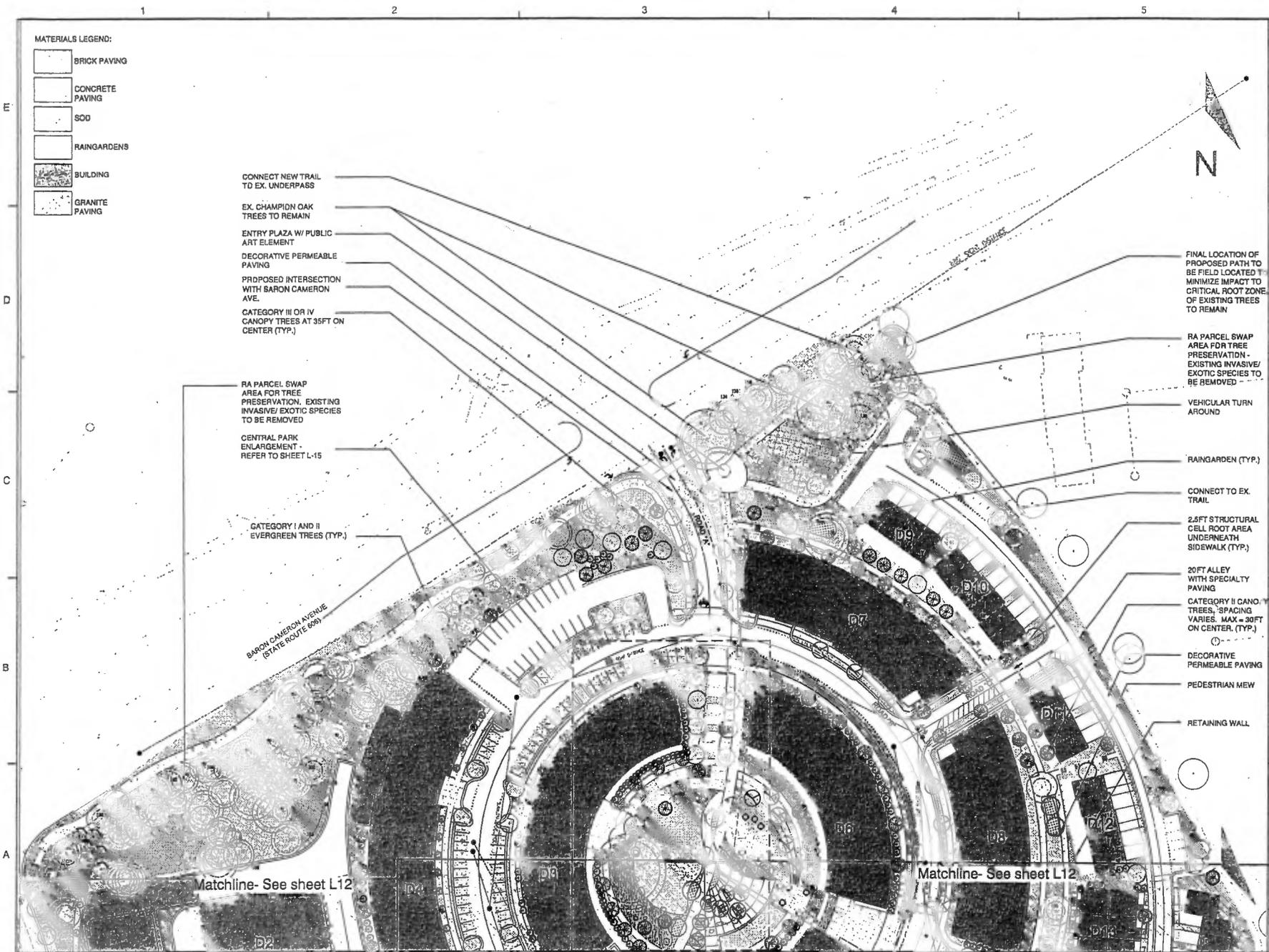
- ENTRY FEATURE - SEE SHEET L-16
- CATEGORY III TREES SPACED AT 35FT ON CENTER (TYP.)
- SIGHT DISTANCE (TYPICAL)
- CAT. III TREES IN TREE PIT WITH STRUCTURAL CELL AREA SURROUNDING MIN. ROOT VOLUME = 700CF (TYP.)
- PROPOSED SIGNALIZED INTERSECTION
- PROPOSED PLAZA EXTENSION (UPPER LEVEL) NOTE: FARMER'S MARKET LAYOUT TO BE DEFINED AT A LATER DATE WITH OPERATOR
- PROPOSED SERVICE/ GARAGE ENTRY CATEGORY I EVERGREEN TREES (TYP)
- PARTIALLY ACCESSIBLE ROOF OVER RAMP TO GARAGE AND LOADING AREA

Plaza Enlargement - Refer to Sheet L14

PROPOSED PLAZA EXTENSION (LOWER LEVEL)

RAISED BOARDWALK TRAIL SECTION

EX. PLAZA TO REMAIN



- MATERIALS LEGEND:**
- BRICK PAVING
 - CONCRETE PAVING
 - SOD
 - RAINGARDENS
 - BUILDING
 - GRANITE PAVING

CONNECT NEW TRAIL TO EX. UNDERPASS

EX. CHAMPION OAK TREES TO REMAIN

ENTRY PLAZA W/ PUBLIC ART ELEMENT

DECORATIVE PERMEABLE PAVING

PROPOSED INTERSECTION WITH BARON CAMERON AVE.

CATEGORY III OR IV CANOPY TREES AT 35FT ON CENTER (TYP.)

RA PARCEL SWAP AREA FOR TREE PRESERVATION. EXISTING INVASIVE/ EXOTIC SPECIES TO BE REMOVED

CENTRAL PARK ENLARGEMENT - REFER TO SHEET L-15

CATEGORY I AND II EVERGREEN TREES (TYP.)

BARON CAMERON AVENUE (STATE ROUTE 605)

FINAL LOCATION OF PROPOSED PATH TO BE FIELD LOCATED TO MINIMIZE IMPACT TO CRITICAL ROOT ZONE OF EXISTING TREES TO REMAIN

RA PARCEL SWAP AREA FOR TREE PRESERVATION - EXISTING INVASIVE/ EXOTIC SPECIES TO BE REMOVED

VEHICULAR TURN AROUND

RAINGARDEN (TYP.)

CONNECT TO EX. TRAIL

2.5FT STRUCTURAL CELL ROOT AREA UNDERNEATH SIDEWALK (TYP.)

20FT ALLEY WITH SPECIALTY PAVING

CATEGORY II CANO. TREES, SPACING VARIES. MAX = 30FT ON CENTER. (TYP.)

DECORATIVE PERMEABLE PAVING

PEDESTRIAN MEW

RETAINING WALL

LAKE ANNE DEVELOPMENT PARTNERS LLC
Hickok Cole
CGLA
Dewberry
GIP

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



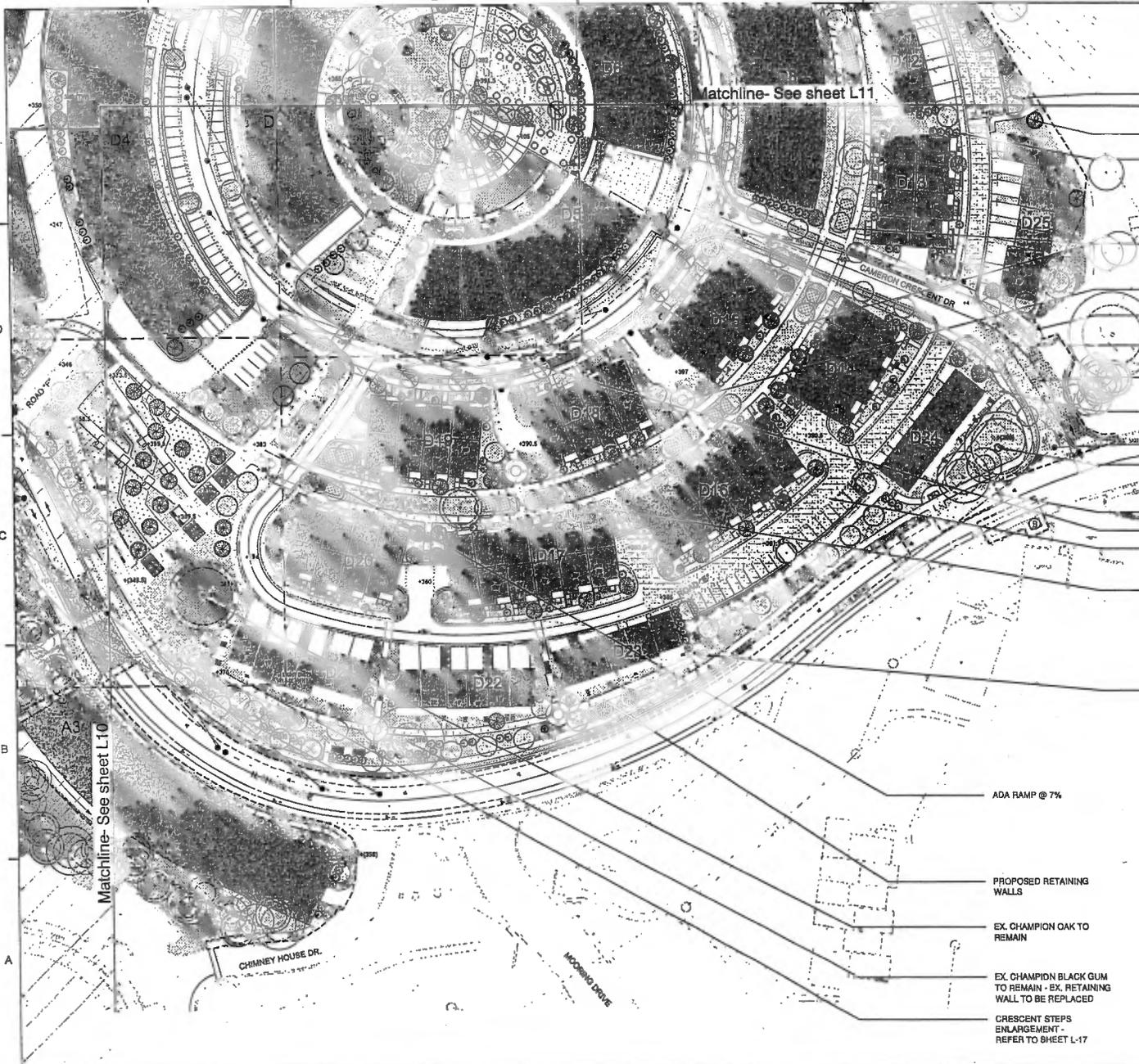
No.	DATE	BY	Description
4	11/24/14		Revisions to County
3	11/05/14		Revisions to County
2	10/27/14		Revisions to County
1	09/28/14		Revisions to County

REVISIONS

DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2015

TITLE: Landscape Plan

L-11



Matchline- See sheet L11

Matchline- See sheet L10

- CATEGORY III OR IV CANOPY TREE (TYPICAL)
- CATEGORY II CANOPY TREE (TYPICAL)
- CATEGORY I OR II EVERGREEN TREE (TYP.)

- PEDESTRIAN MEW
- PUBLIC PLAZA WITH PUBLIC ART ELEMENT
- 2.5FT STRUCTURAL CELL AREA (TYP.)
- EX. CHURCH DRIVE TO REMAIN
- ENTRY ROAD WITH DECORATIVE PAVING
- PROPOSED ENTRY ELEMENT

- EX. CHAMPION OAK TREE TO REMAIN
- SIGHT DISTANCE (TYPICAL)
- CENTRAL PARK ENLARGEMENT - REFER TO SHEET L-15
- 20FT ALLEY WITH DECORATIVE PERMEABLE PAVING
- RAINGARDEN (TYPICAL)

PROPOSED PUBLIC PLAZA

ADA RAMP @ 7%

PROPOSED RETAINING WALLS

EX. CHAMPION OAK TO REMAIN

EX. CHAMPION BLACK GUM TO REMAIN - EX. RETAINING WALL TO BE REPLACED

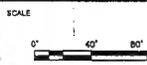
CRESCENT STEPS ENLARGEMENT - REFER TO SHEET L-17

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOG
- RAINGARDENS
- BUILDING
- GRANITE PAVING



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



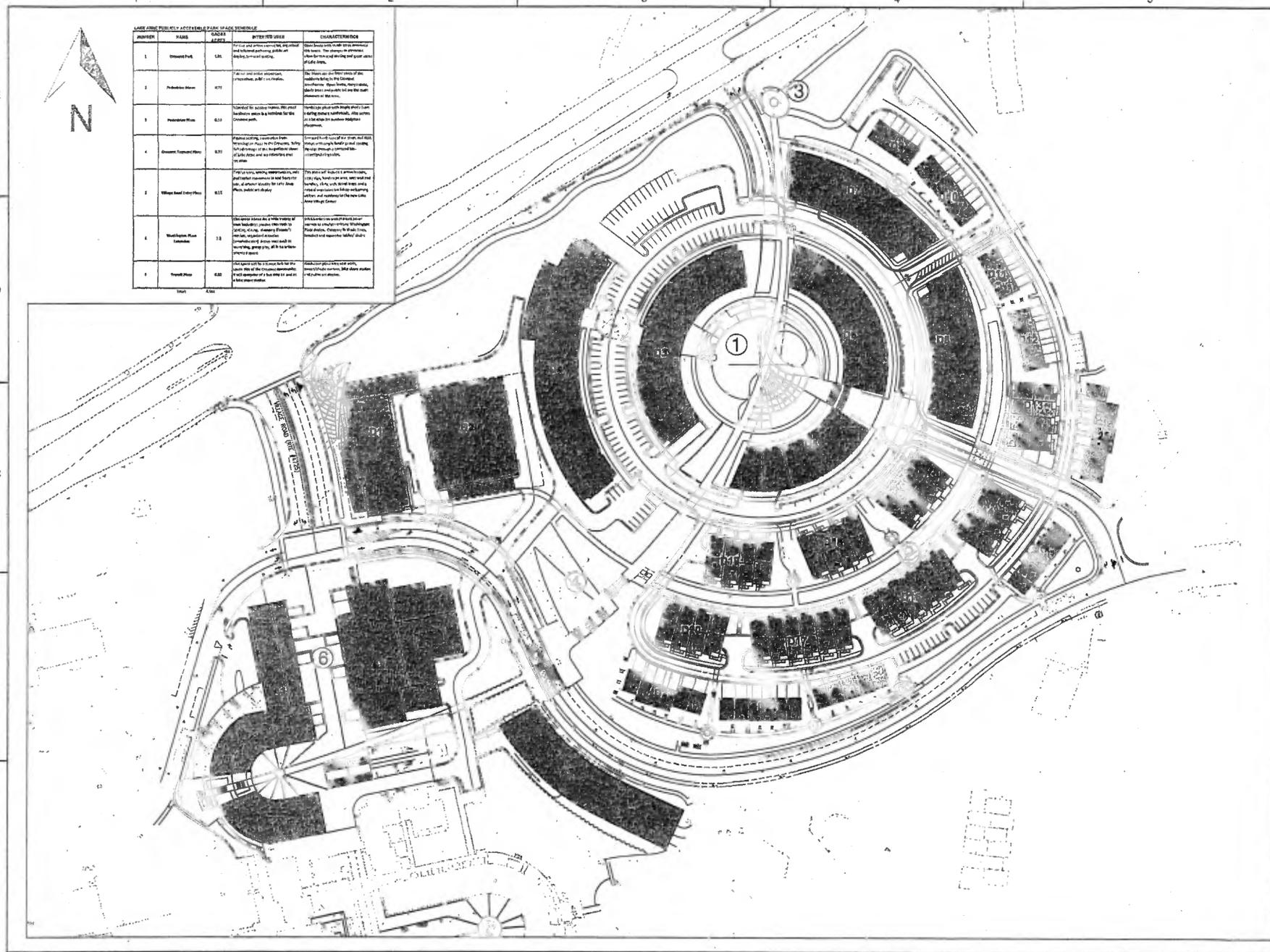
No.	DATE	BY	Description
4	11/24/14		Revisions to Court
3	11/05/14		Revisions to Court
2	10/27/14		Revisions to Court
1	09/28/14		Revisions to Court

DRAWN BY: IK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2013

TITLE: Landscape Plan

L-12

NUMBER	NAME	AREA	APPROX. USES	CHARACTERISTICS
1	Openway Park	1.81	Office and public services, engineering and architectural offices, public and private, financial and retail.	Open space with an amphitheater and a stage. The design is intended to be a mix of building and open space.
2	Public Space	0.71	Office and public services, engineering and architectural offices, public and private, financial and retail.	The design is intended to be a mix of building and open space.
3	Public Space	0.11	Office and public services, engineering and architectural offices, public and private, financial and retail.	The design is intended to be a mix of building and open space.
4	Common Grounds	0.31	Office and public services, engineering and architectural offices, public and private, financial and retail.	The design is intended to be a mix of building and open space.
5	Public Space	0.11	Office and public services, engineering and architectural offices, public and private, financial and retail.	The design is intended to be a mix of building and open space.
6	Public Space	0.01	Office and public services, engineering and architectural offices, public and private, financial and retail.	The design is intended to be a mix of building and open space.



LAKE ANNE DEVELOPMENT PARTNERS LLC
10000 AVENUE



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District



SCALE
0' 60' 120'

No.	DATE	BY	Description
4	11/24/14	Respectively to GPC/RS	Revisions
3	11/05/14	Respectively to GPC/RS	Revisions
2	10/27/14	Respectively to GPC/RS	Revisions
1	08/25/14	Respectively to GPC/RS	Revisions

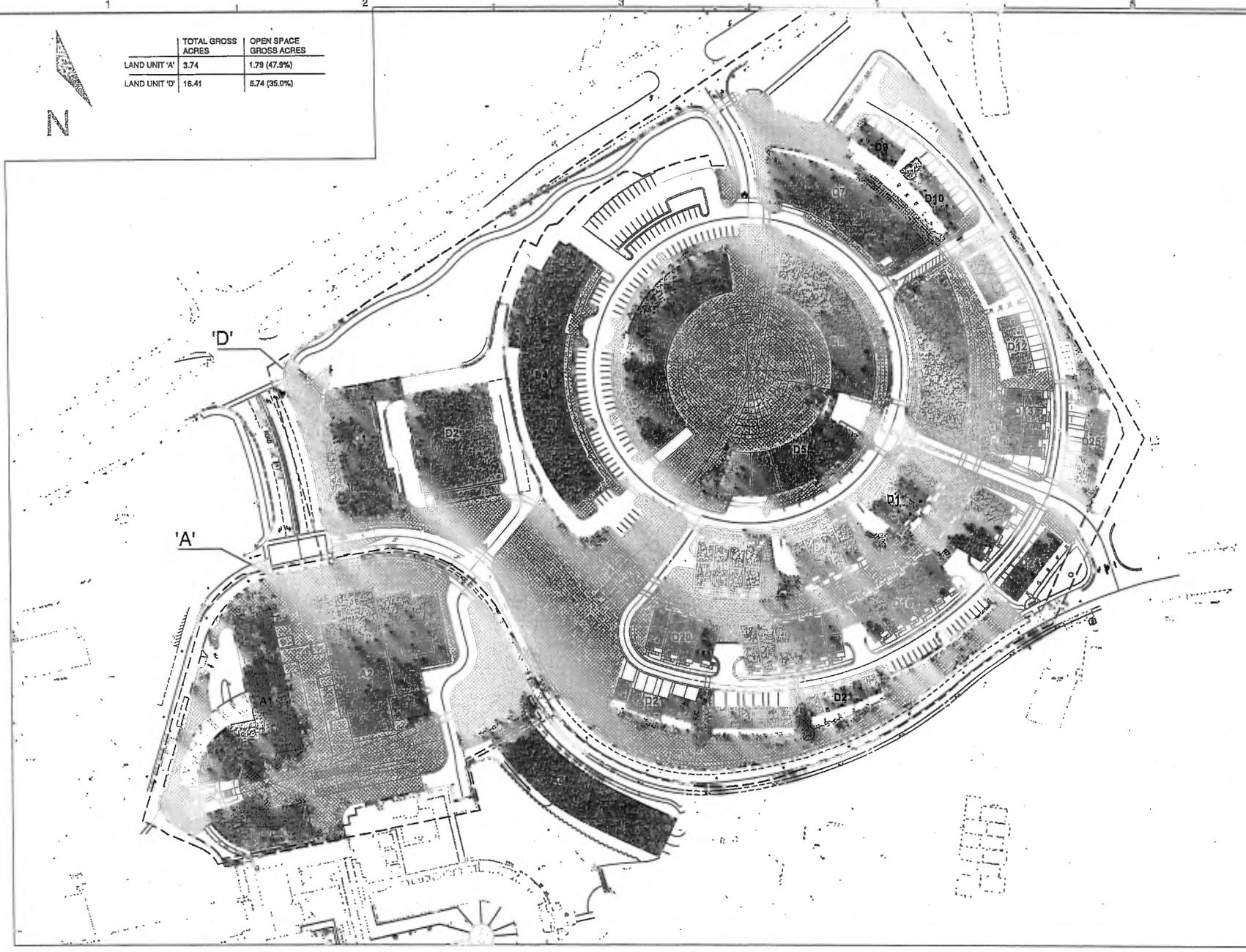
REVISIONS
DRAWN BY: BK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 9, 2013

TITLE
Publicly Accessible Park Space

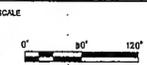
L-12 b



	TOTAL GROSS ACRES	OPEN SPACE GROSS ACRES
LAND UNIT 'A'	3.74	1.79 (47.9%)
LAND UNIT 'D'	18.41	8.74 (95.0%)



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		Response to county comments
3	11/05/14		Response to county comments
2	10/27/14		Response to county comments
1	09/29/14		Response to county comments

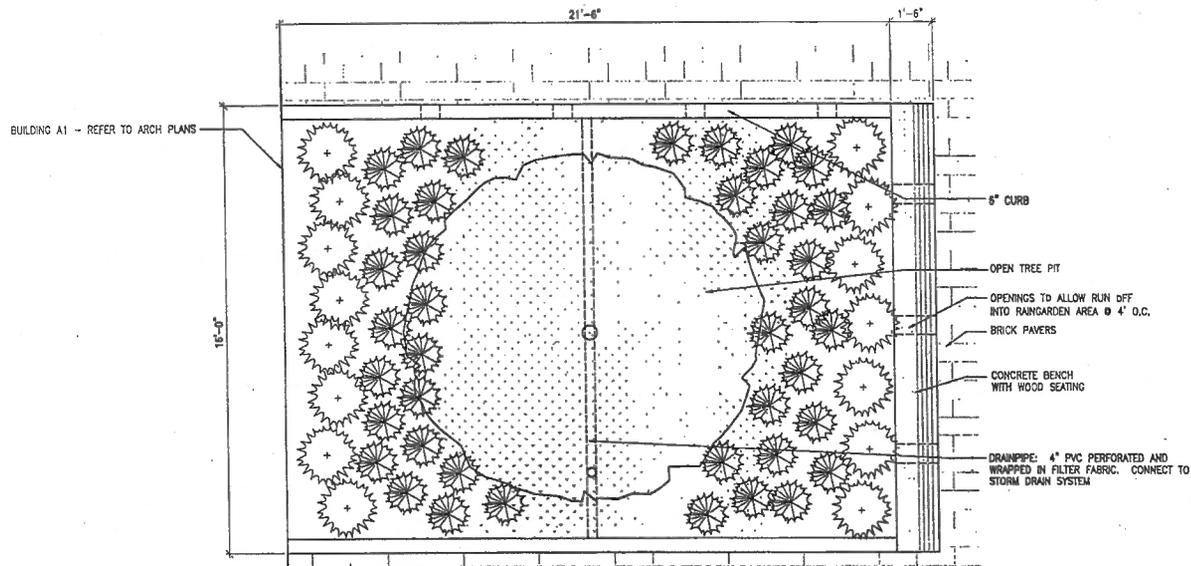
DRAWN BY	EC
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 8, 2013

Open Space Calculations

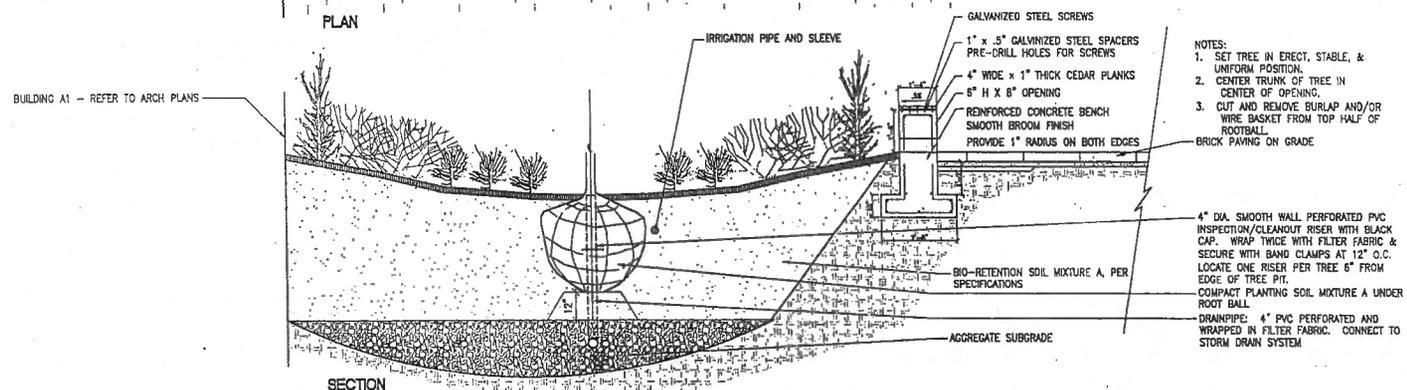
L-12c

1 2 3 4 5

R
D
C
B
A



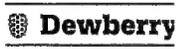
PLAN



SECTION

- NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
 2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
 3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.
- BRICK PAVING ON GRADE
- 4" DIA. SMOOTH WALL PERFORATED PVC INSPECTION/CLEANOUT RISER WITH BLACK CAP. WRAP TWICE WITH FILTER FABRIC & SECURE WITH BAND CLAMPS AT 12" O.C. LOCATE ONE RISER PER TREE 6" FROM EDGE OF TREE PIT. COMPACT PLANTING SOIL MIXTURE A UNDER ROOT BALL
- DRANPIPE: 4" PVC PERFORATED AND WRAPPED IN FILTER FABRIC. CONNECT TO STORM DRAIN SYSTEM

1 PLAZA EXTENSION BIO-RETENTION DETAIL
SCALE: 1/4" = 1'-0"



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

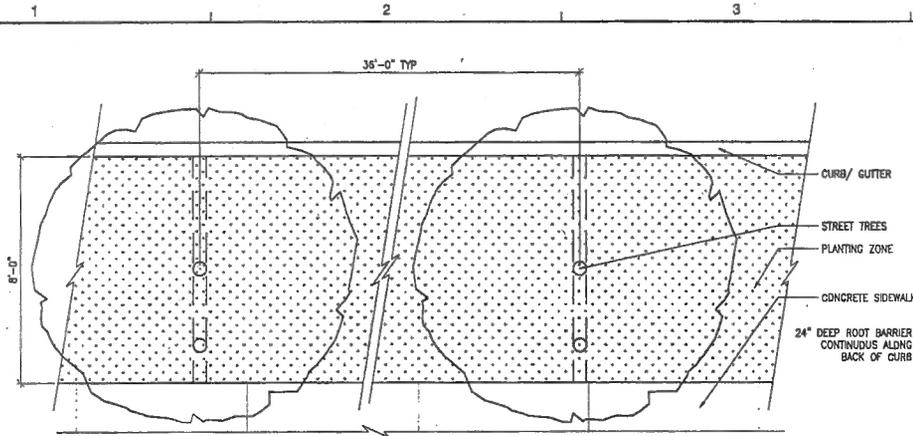
No.	DATE	BY	Description
4	11/24/14	BPC	Revised to comply with comments
3	11/25/14	BPC	Revised to comply with comments
2	10/27/14	BPC	Revised to comply with comments
1	09/28/14	BPC	Revised to comply with comments

REVISIONS

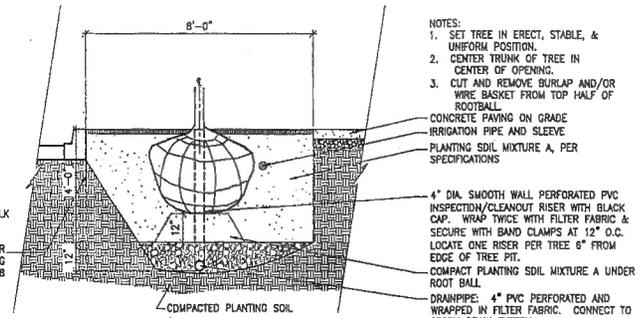
DRAWN BY: BPC
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2013

TITLE
Planting Details

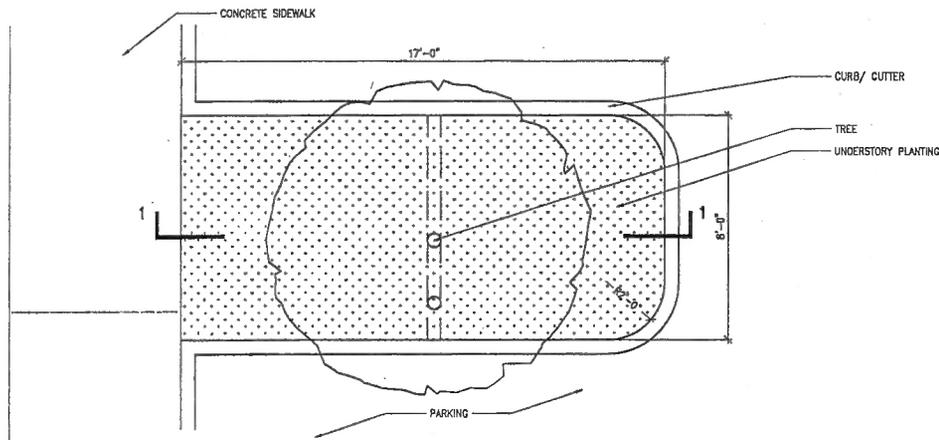
L-13b



2 VILLAGE ROAD PLANTING DETAIL
SCALE: 1/4" = 1'-0"



1 VILLAGE ROAD AND SURFACE PARKING AREA PLANTING DETAIL
SCALE: 1/4" = 1'-0"



3 SURFACE PARKING AREA TYPICAL PLANTING DETAIL
SCALE: 1/4" = 1'-0"

- NOTES:
1. SET TREE IN ERECT, STABLE, & UNIFORM POSITION.
 2. CENTER TRUNK OF TREE IN CENTER OF OPENING.
 3. CUT AND REMOVE BURLAP AND/OR WIRE BASKET FROM TOP HALF OF ROOTBALL.
- CONCRETE PAVING ON GRADE
 - IRRIGATION PIPE AND SLEEVE
 - PLANTING SOIL MIXTURE A, PER SPECIFICATIONS
 - 4" DIA. SMOOTH WALL PERFORATED PVC INSPECTION/CLEANOUT RISER WITH BLACK CAP. WRAP TWICE WITH FILTER FABRIC & SECURE WITH BAND CLAMPS AT 12" O.C. LOCATE ONE RISER PER TREE 6" FROM EDGE OF TREE PIT.
 - COMPACT PLANTING SOIL MIXTURE A UNDER ROOT BALL.
 - DRAINPIPE: 4" PVC PERFORATED AND WRAPPED IN FILTER FABRIC. CONNECT TO STORM DRAIN SYSTEM

LAKE ANNE DEVELOPMENT PARTNERSHIP LLC
SCOTT SCARLETT

Hickok Cole
11/20/2014

CGLA
11/20/2014

Dewberry

GIP
63014 1/20 1/2014

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	11/24/14	SCOTT SCARLETT	Revised to comply with City of Lake Anne
3	11/05/14	SCOTT SCARLETT	Revised to comply with City of Lake Anne
2	10/27/14	SCOTT SCARLETT	Revised to comply with City of Lake Anne
1	09/29/14	SCOTT SCARLETT	Revised to comply with City of Lake Anne

REVISIONS

DRAWN BY: SK

APPROVED BY: SPC

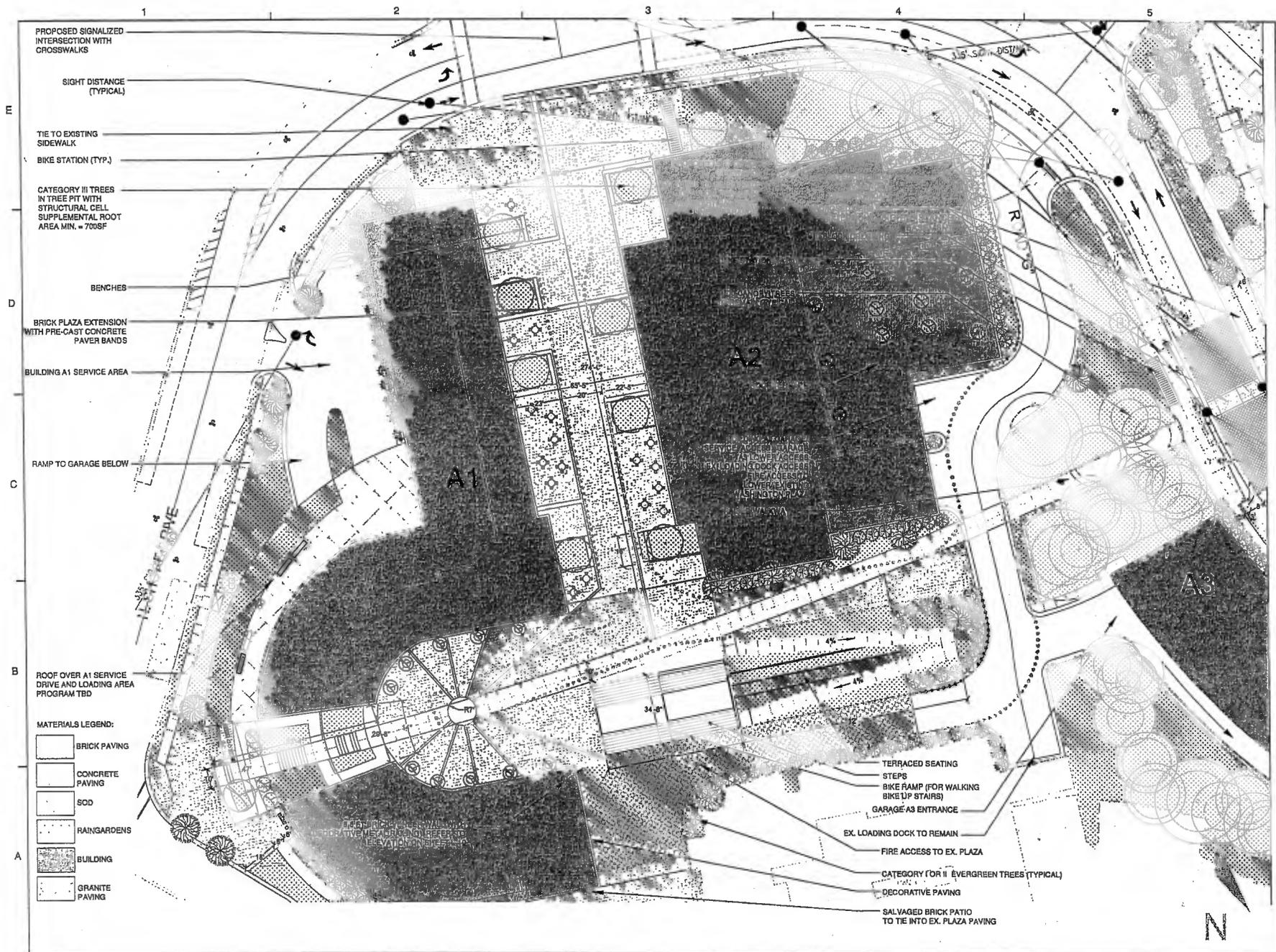
CHECKED BY: SPC

DATE: December 9, 2013

TITLE

Planting Details

L-13c

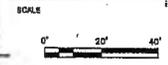


- PROPOSED SIGNALIZED INTERSECTION WITH CROSSWALKS
 - SIGHT DISTANCE (TYPICAL)
 - TIE TO EXISTING SIDEWALK
 - BIKE STATION (TYP.)
 - CATEGORY III TREES IN TREE PIT WITH STRUCTURAL CELL SUPPLEMENTAL ROOT AREA MIN. = 700SF
 - BENCHES
 - BRICK PLAZA EXTENSION WITH PRE-CAST CONCRETE PAVER BANDS
 - BUILDING A1 SERVICE AREA
 - RAMP TO GARAGE BELOW
 - ROOF OVER A1 SERVICE DRIVE AND LOADING AREA PROGRAM TBD
- MATERIALS LEGEND:**
- BRICK PAVING
 - CONCRETE PAVING
 - SOD
 - RAINGARDENS
 - BUILDING
 - GRANITE PAVING

- TERRACED SEATING
- STEPS
- BIKE RAMP (FOR WALKING BIKE UP STAIRS)
- GARAGE A3 ENTRANCE
- EX. LOADING DOCK TO REMAIN
- FIRE ACCESS TO EX. PLAZA
- CATEGORY II (OR II) EVERGREEN TREES (TYPICAL)
- DECORATIVE PAVING
- SALVAGED BRICK PATIO TO TIE INTO EX. PLAZA PAVING

LAKELAND DEVELOPMENT PARTNERS LLC
 Tickell Cole
 CGLA
Dewberry
 G+P

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 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



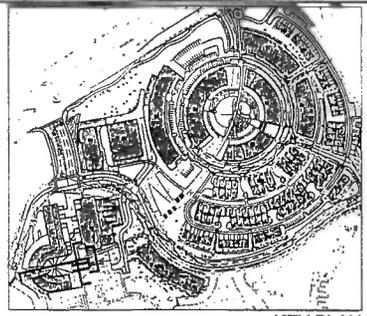
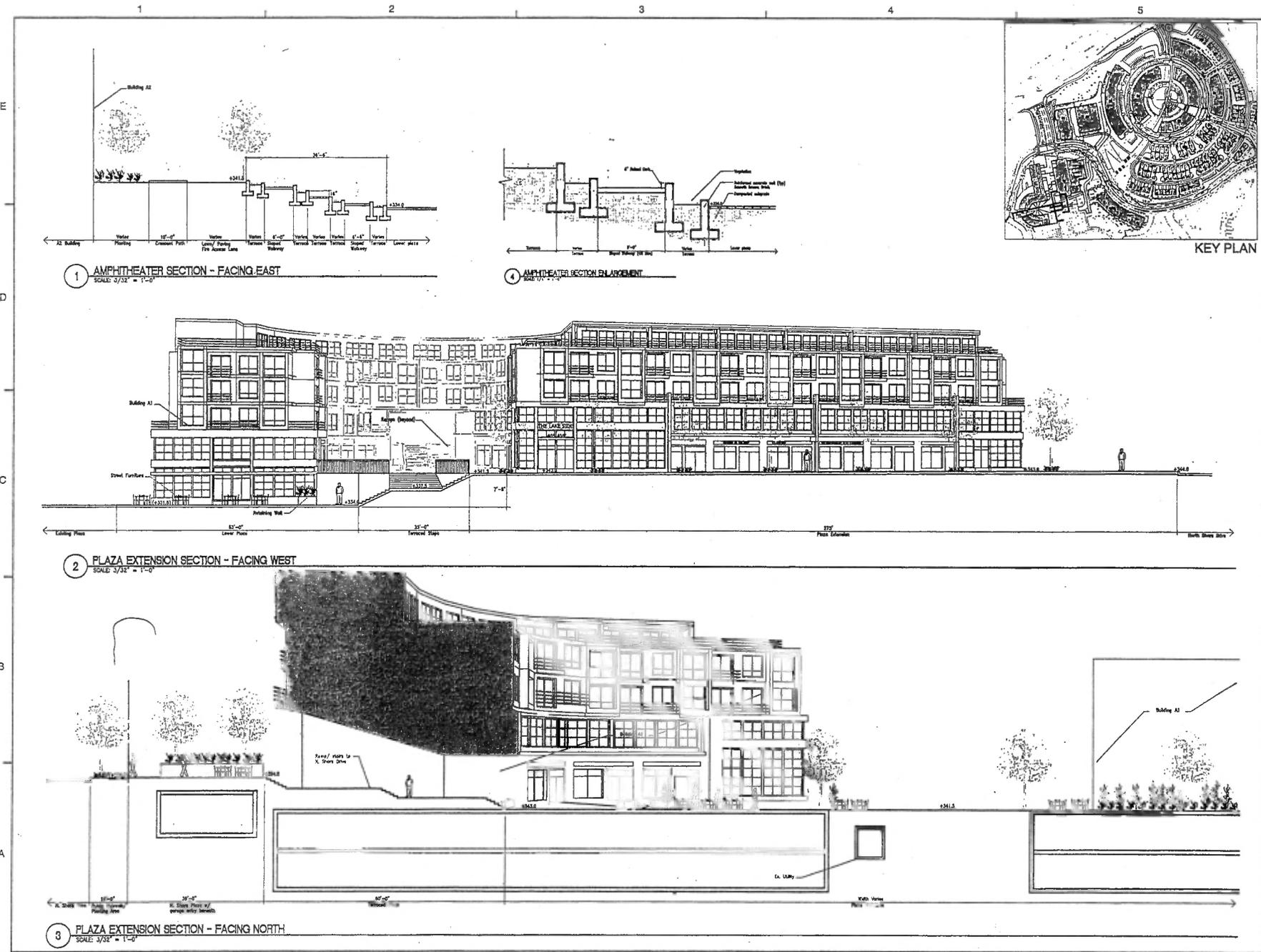
No.	DATE	BY	Description
4	11/24/14		Revised to County Department
3	11/05/14		Revised to County Department
2	10/27/14		Revised to County Department
1	10/26/14		Revised to County Department

REVISIONS

DRAWN BY: EK
 APPROVED BY: EPC
 CHECKED BY: EPC
 DATE: December 8, 2015

TITLE
Washington Plaza Extension Enlargement Plan

L-14



KEY PLAN

LAKE ANNE DEVELOPMENT PARTNERS LLC
12300 WOODVIEW

Hickok Cole
ARCHITECTS

CGLA
CONSTRUCTION MANAGEMENT

Dewberry

GIP
GENERAL CONTRACTOR

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	11/24/14	George P. Gervasio	Response to County Comments
3	11/20/14	George P. Gervasio	Response to County Comments
2	10/27/14	George P. Gervasio	Response to County Comments
1	09/28/14	George P. Gervasio	Comments

REVISIONS

DRAWN BY: BK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2013
TITLE:

Sections and Elevations

L-14b

1

2

3

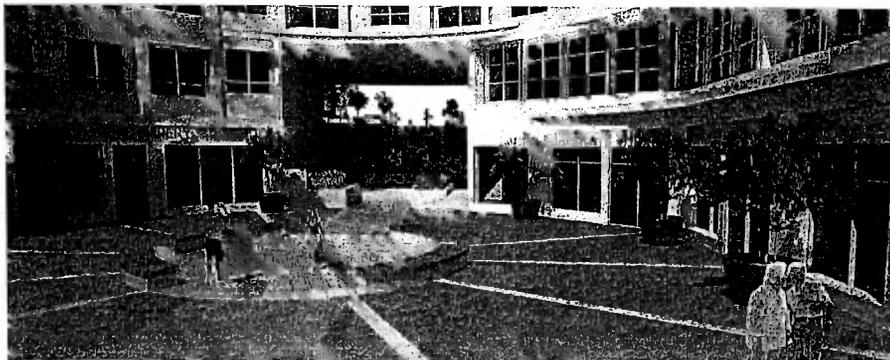
4

5

E



Plaza extension (facing south to Lake Anne)

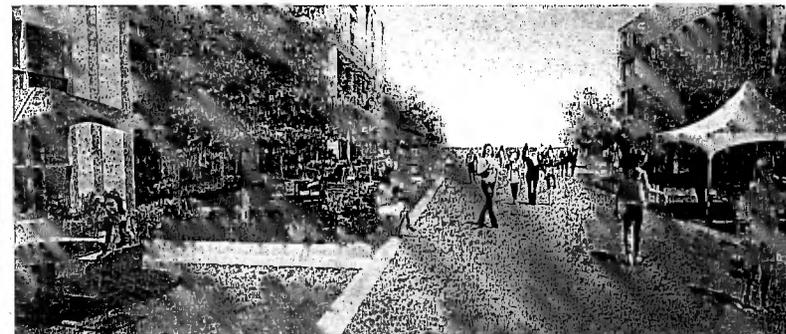


Plaza extension (facing west)

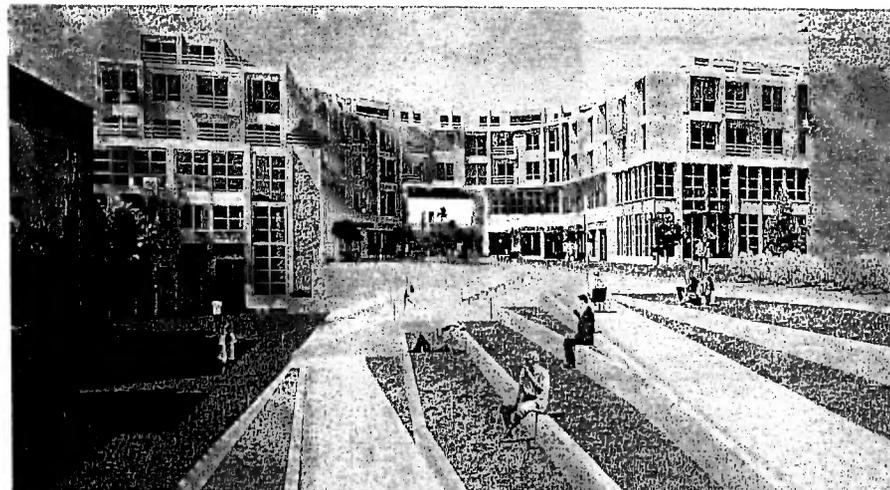
D

C

B



Plaza extension (facing north)



Amphitheater (facing west)

A



Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		Revisions to Utility
3	11/20/14		Revisions to Utility
2	10/27/14		Revisions to Utility
1	10/24/14		Revisions to Utility

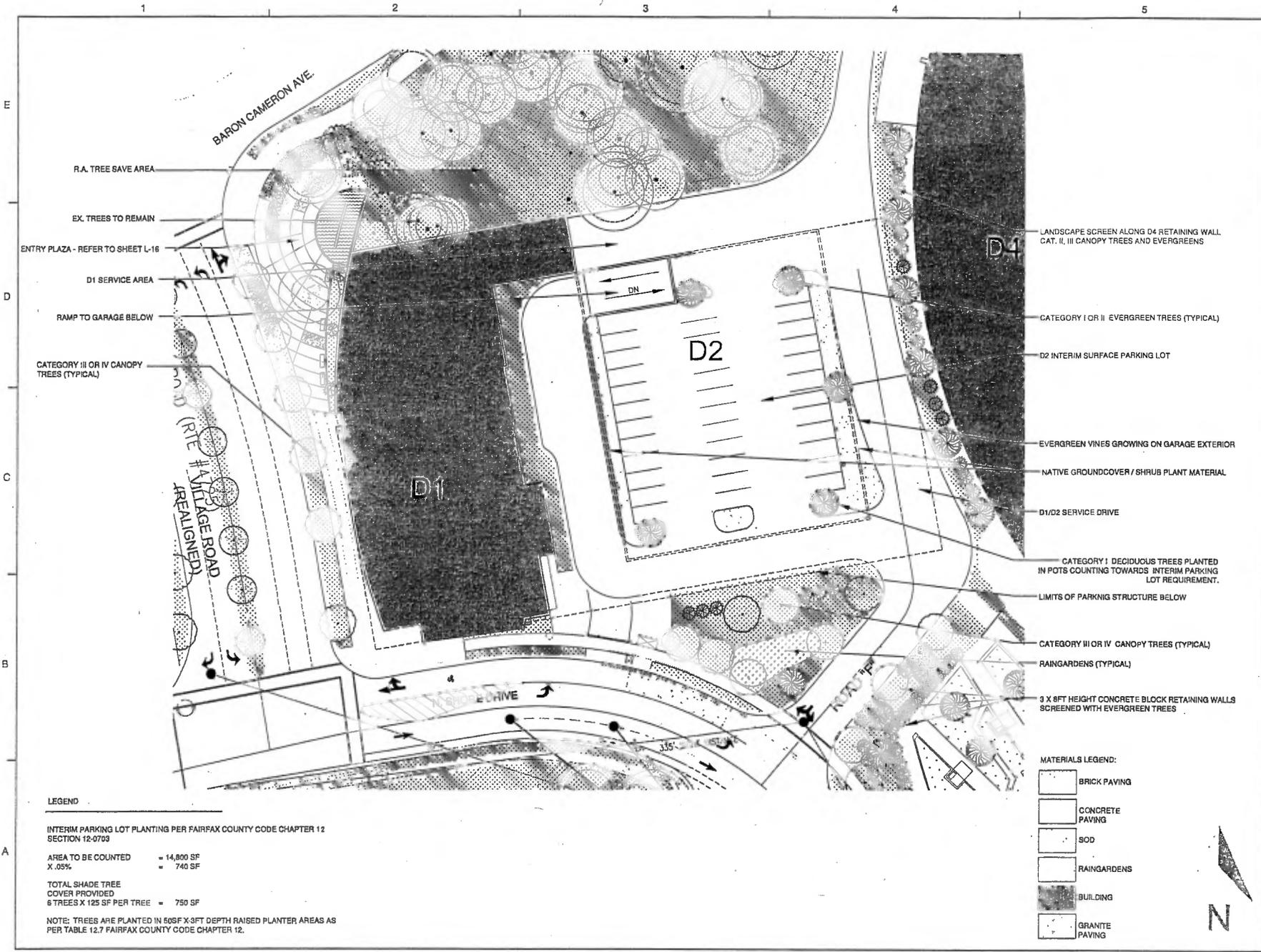
REVISIONS

DRAWN BY: BK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2013

TITLE

Plaza extension

L-14c



LEGEND

INTERIM PARKING LOT PLANTING PER FAIRFAX COUNTY CODE CHAPTER 12 SECTION 12-0703

AREA TO BE COUNTED = 14,800 SF
 X .05% = 740 SF

TOTAL SHADE TREE COVER PROVIDED
 6 TREES X 125 SF PER TREE = 750 SF

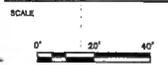
NOTE: TREES ARE PLANTED IN 50SF X-3FT DEPTH RAISED PLANTER AREAS AS PER TABLE 12.7 FAIRFAX COUNTY CODE CHAPTER 12.

MATERIALS LEGEND:

- BRICK PAVING
- CONCRETE PAVING
- SOD
- RAINGARDENS
- BUILDING
- GRANITE PAVING

LAKE ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLE
 CGLA
 Dewberry
 G+P

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

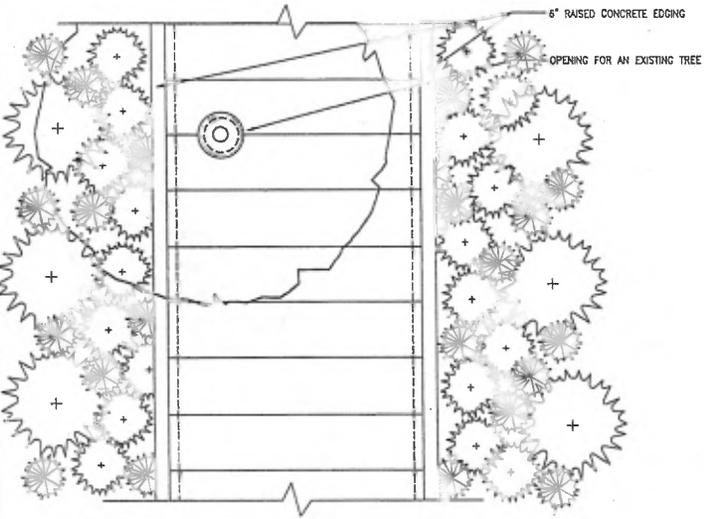
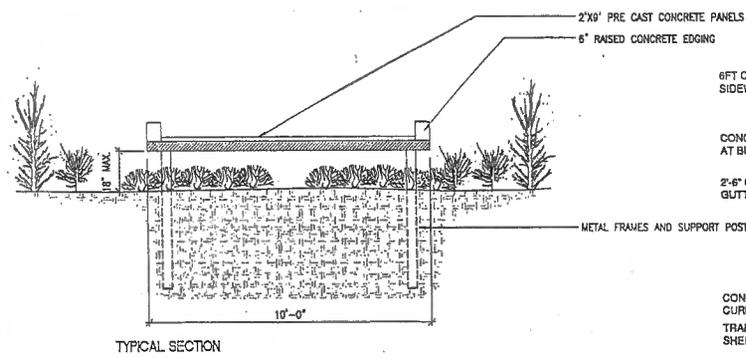
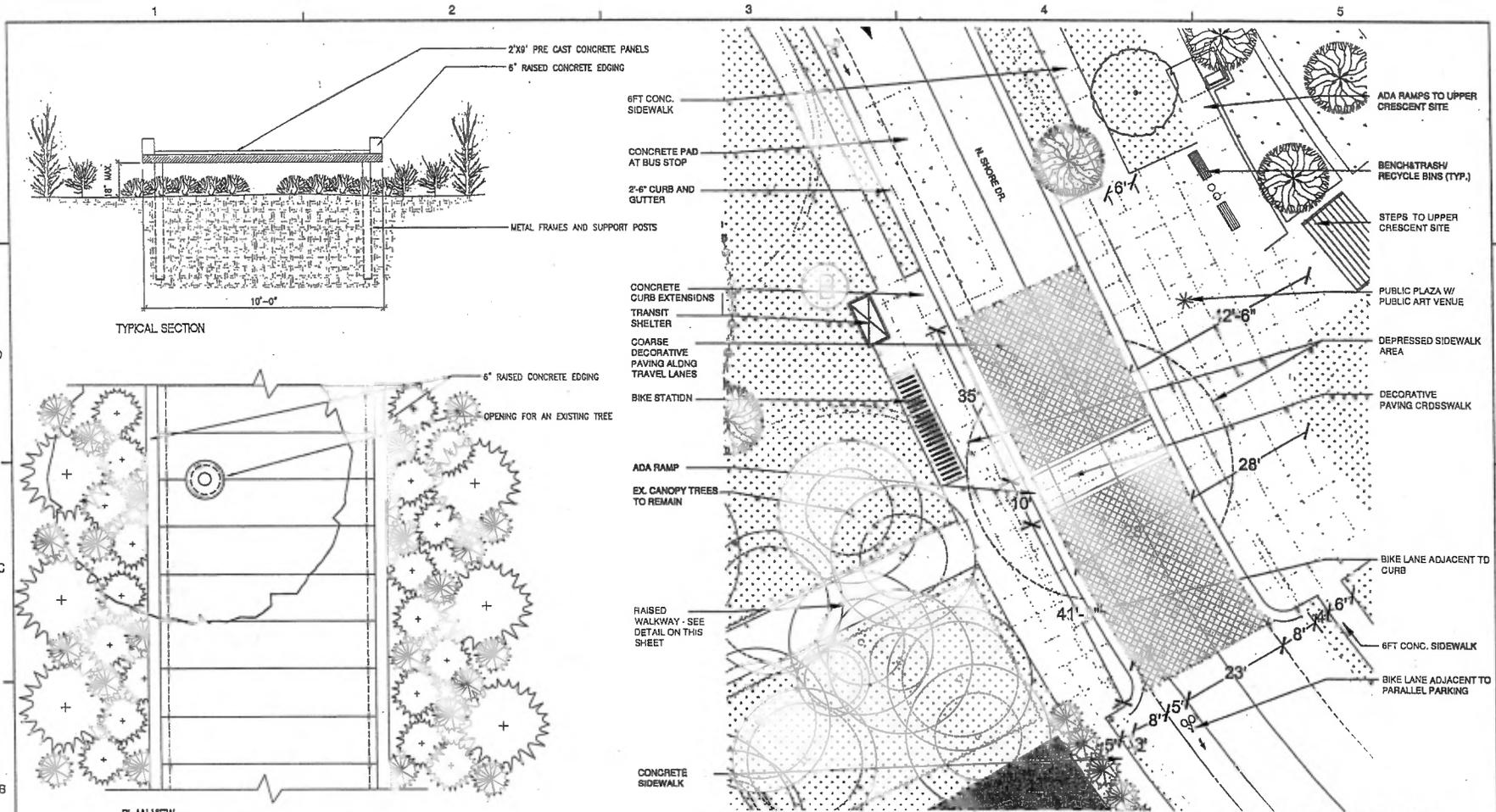


No.	DATE	BY	DESCRIPTION
4	11/24/14	XXXXXXXXXX	Revisions to Contingency
3	11/05/14	XXXXXXXXXX	Revisions to Contingency
2	10/27/14	XXXXXXXXXX	Revisions to Contingency
1	09/28/14	XXXXXXXXXX	Revisions to Contingency

REVISIONS
 DRAWN BY: BK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 9, 2013
 TITLE:

Parcel D1 Interim Phase Landscape Plan

L-14d



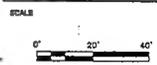
1 RAISED WALKWAY DETAIL
SCALE: 1/4" = 1'-0"

- MATERIALS LEGEND:**
- BRICK PAVING
 - CONCRETE PAVING
 - SOD
 - RAIN GARDENS
 - BUILDING
 - GRANITE PAVING

Raised Walkway Illustrative (facing east)



LAKE ANNE DEVELOPMENT PARTNERS LLC
 Hink Cole
 CGLA
Dewberry
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 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14	BPC	Revisions to layout
3	11/09/14	BPC	Revisions to layout
2	10/27/14	BPC	Revisions to layout
1	09/26/14	BPC	Revisions to layout

REVISIONS

DRAWN BY: BK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2013

TITLE
 North Shore
 Pedestrian
 Crossing
 Enlargement

L-14e

MATERIALS LEGEND:

-  BRICK PAVING
-  CONCRETE PAVING
-  SOD
-  RAINGARDENS
-  BUILDING
-  GRANITE PAVING

E

D

C

B

A

CONCRETE STAIR CHANNEL FOR WALKING BIKES UP STAIRS TO BE LOCATED AT BOTH OUTSIDE EDGES OF STAIRWAY

STREET FURNITURE

ADA RAMP

CONCRETE STAIR CHANNEL

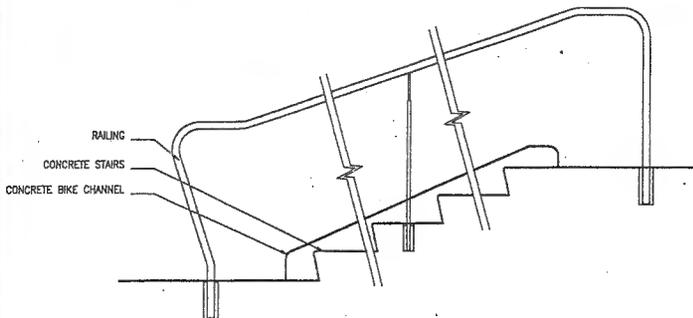
ADA RAMP

12"x3" TREE PIT

CONCRETE WALKWAY AND STEPS

CONCRETE STAIR CHANNEL

MATCH EX. PLAZA ELEVATION

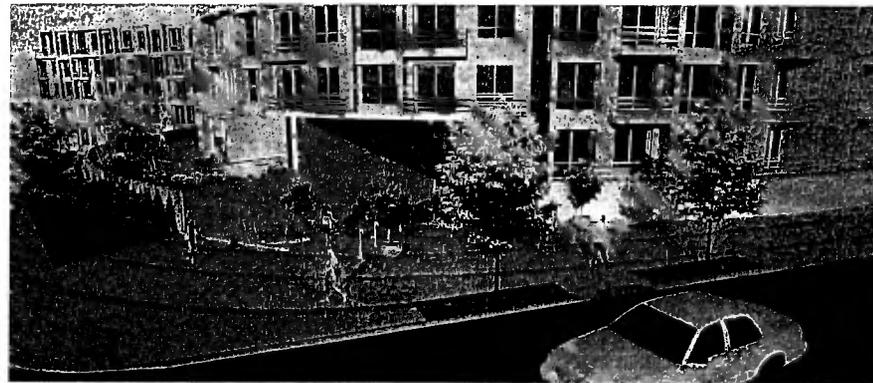


1

CONCRETE STAIR CHANNEL

SCALE: 1" = 1'-0"

(STAIRS)



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

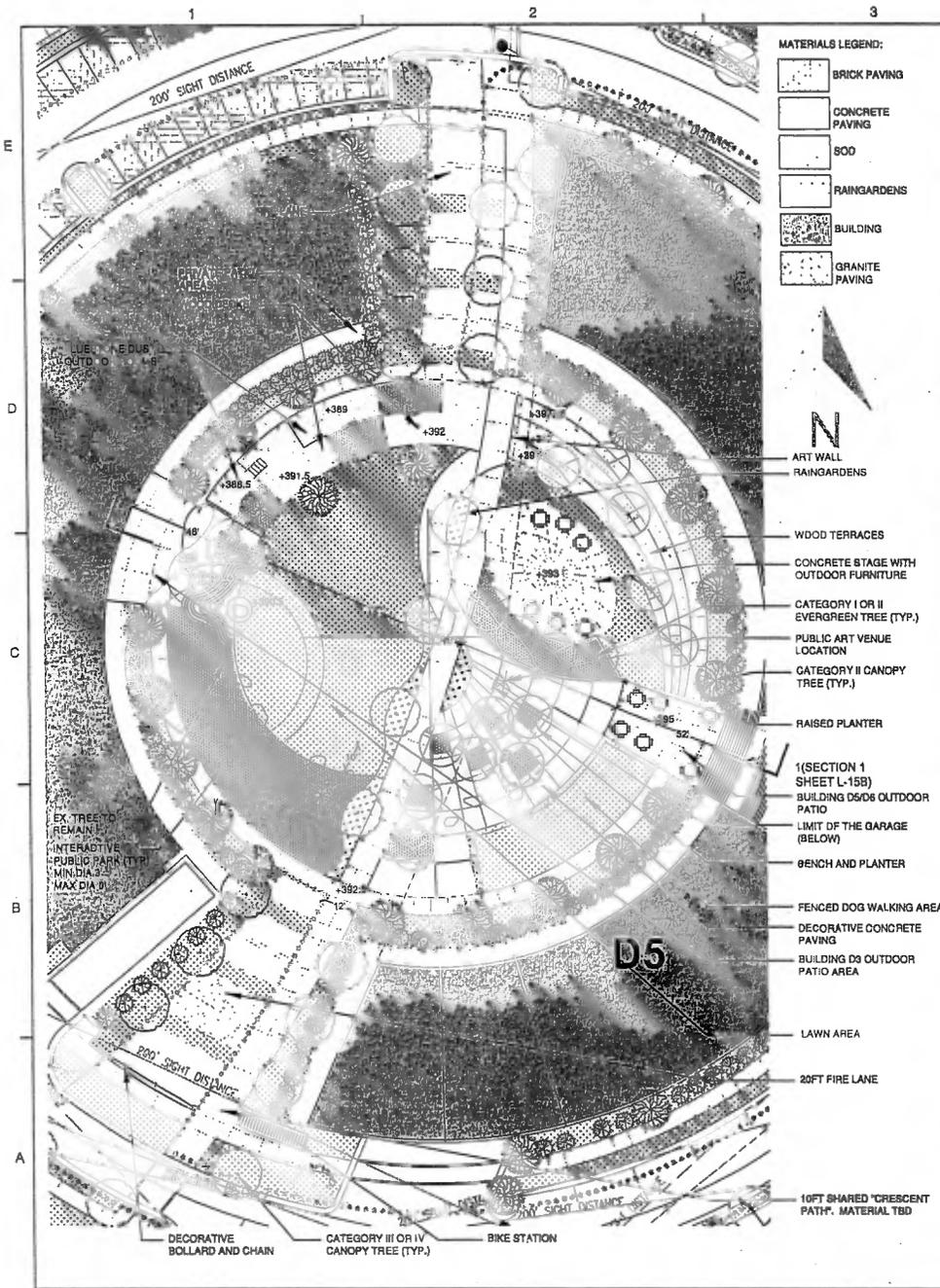
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3	11/05/14	Revised 1" County
2	10/27/14	Revised 1" County
1	09/28/14	Revised 1" County

No.	DATE	BY	Description

TITLE

North Shore Plaza
Enlargement

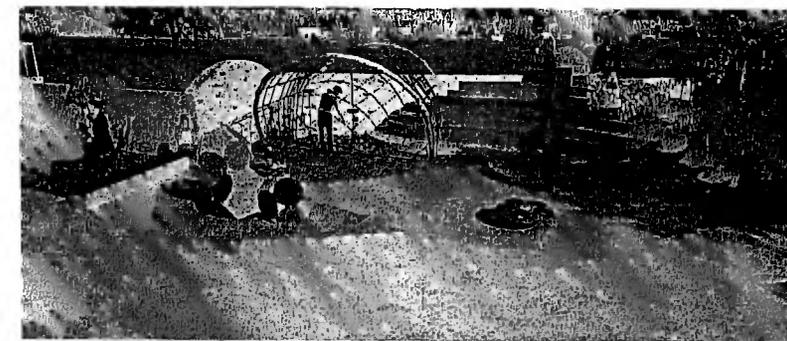
L-14f



Illustrative - Bird's Eye View (facing north)

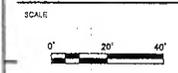


Illustrative - Crescent Path (facing south)



Illustrative - D3 Tot lot (facing east)

Lake Anne Development Partners LLC
 Hickok Cole
 CGLA
Dewberry
 GIP
 Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14	DK	Revisions to City
3	11/25/14	BPC	Revisions to City
2	10/27/14	BPC	Revisions to City
1	09/25/14	BPC	Revisions to City

APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2014

Central Park Enlargement Plan

L-15

1 2 3 4 5

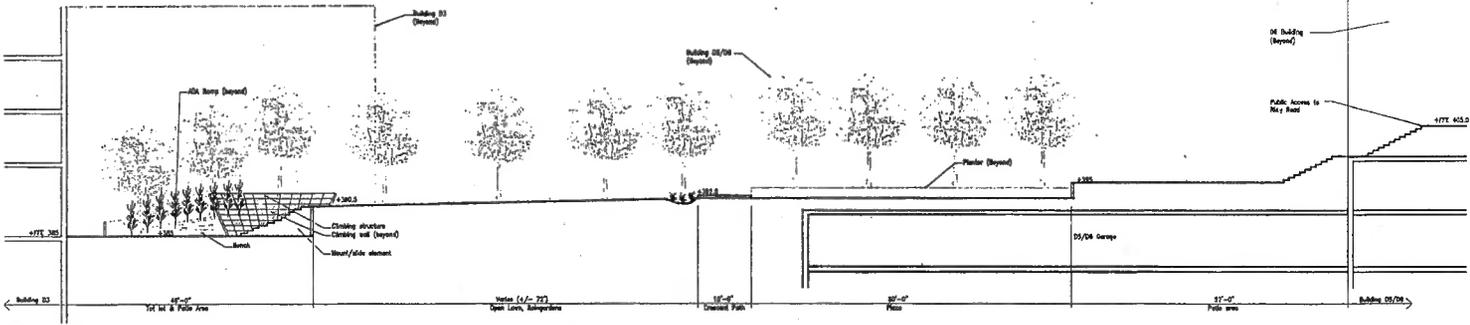
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D

C

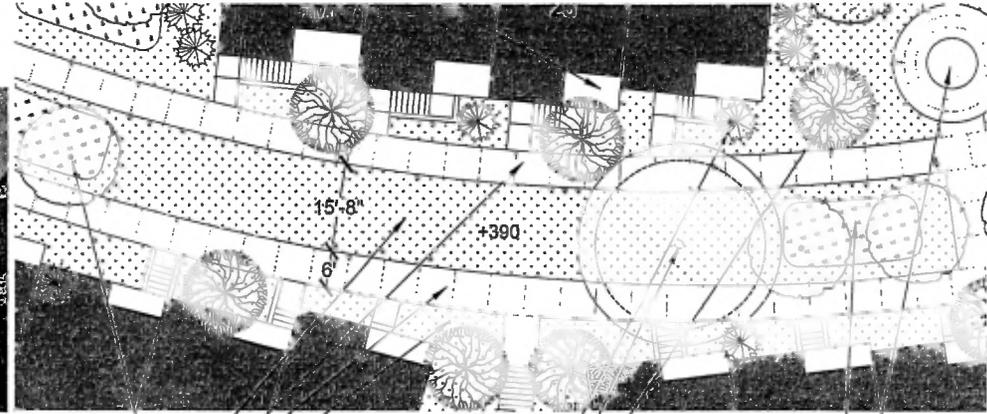
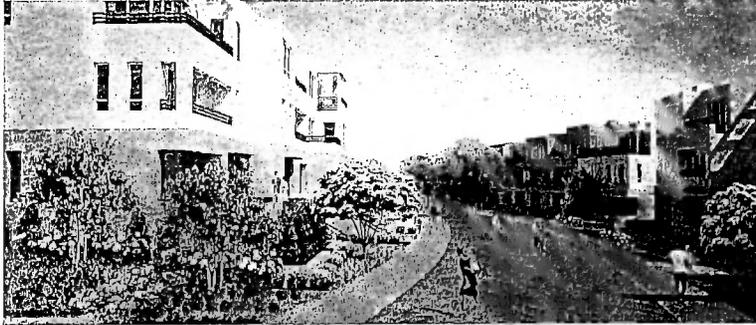
B

A



1 CENTRAL PARK SECTION - FACING EAST
SCALE: 3/32" = 1'-0"

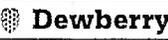
- MATERIALS LEGEND:
-  BRICK PAVING
 -  CONCRETE PAVING
 -  SOD
 -  RAINGARDENS
 -  BUILDING
 -  GRANITE PAVING



- CATEGORY III OR IV CANOPY TREE (TYP.)
- LAWN AREA
- 8FT CONG. WALKWAYS
- FRONT YARDS
- CATEGORY I OR II EVERGREEN TREE (TYP.)
- EX. TREE TO REMAIN
- CATEGORY II CANOPY TREES (TYP.)
- RAINGARDEN (TYP.)
- DECORATIVE CONCRETE PLAZA WITH DESIGNATED ART VENUE

2 TYPICAL MEW
SCALE: NTS

3 TYPICAL MEW - ENLARGEMENT
SCALE: 1/16"



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

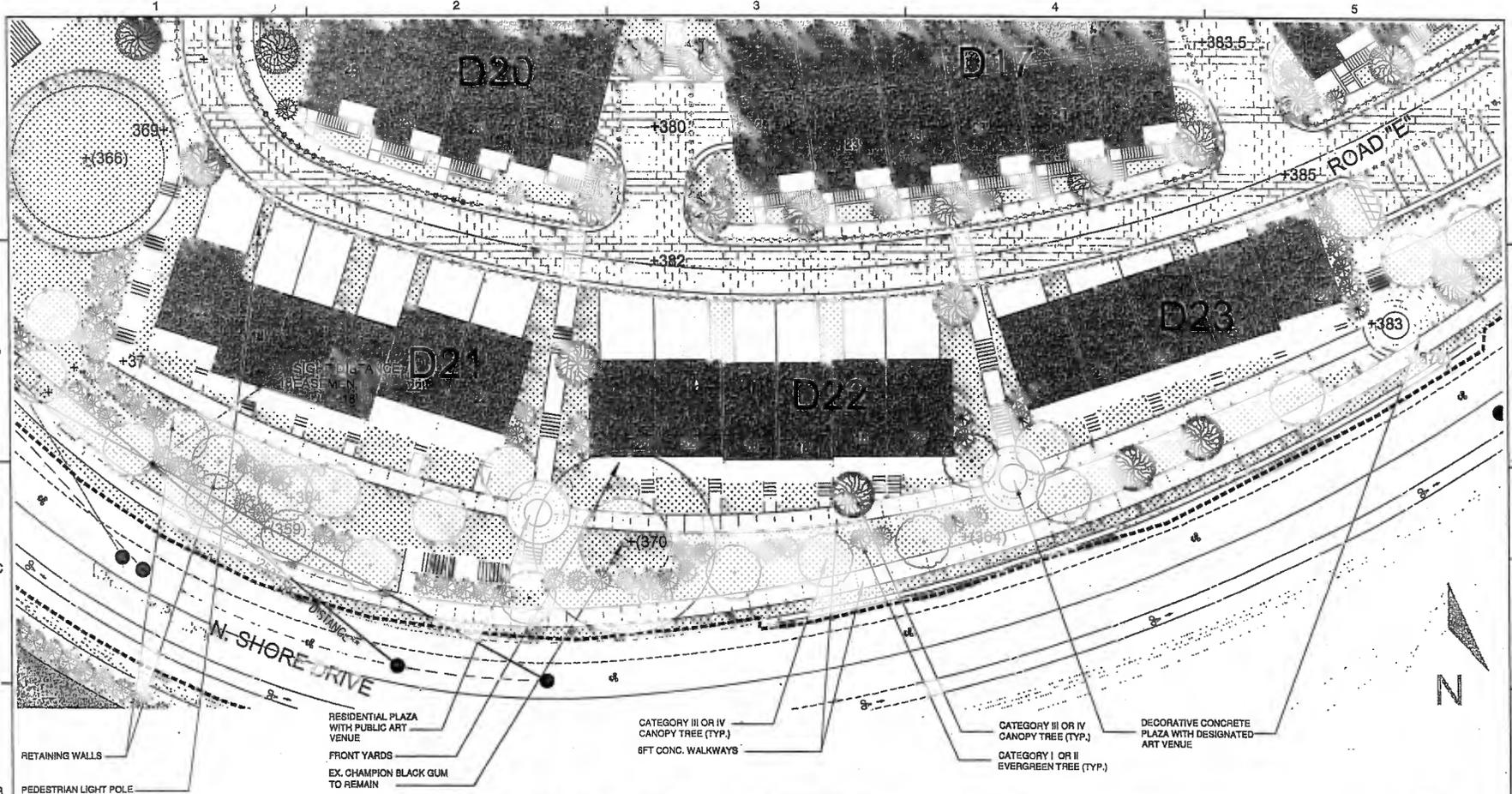


No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/09/14		Comments to County
2	10/27/14		Comments to County
1	08/26/14		Response to County Comments

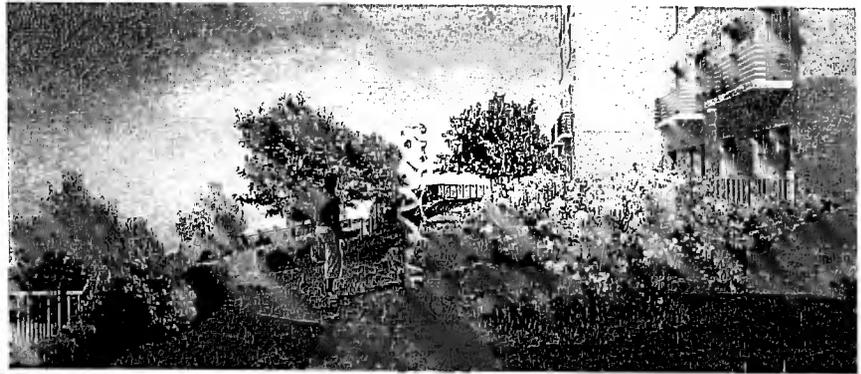
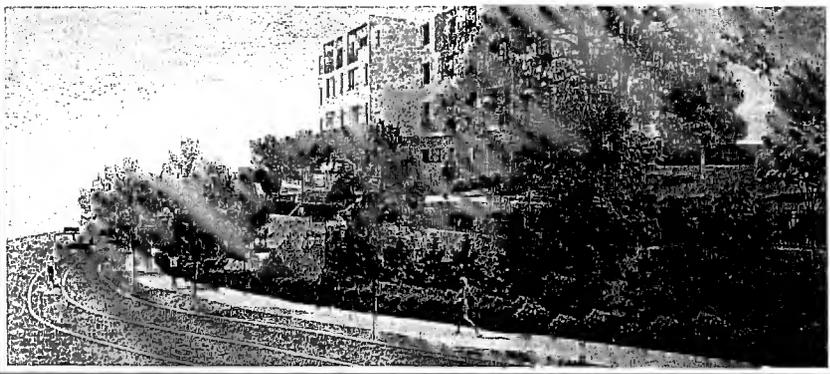
DRAWN BY: IK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2013

TITLE: Central Park and Mew

L-15b



- RETAINING WALLS
- PEDESTRIAN LIGHT POLE
- RESIDENTIAL PLAZA WITH PUBLIC ART VENUE
- FRONT YARDS
- EX. CHAMPION BLACK GUM TO REMAIN
- CATEGORY III OR IV CANOPY TREE (TYP.)
- 8FT CONC. WALKWAYS
- CATEGORY III OR IV CANOPY TREE (TYP.)
- CATEGORY I OR II EVERGREEN TREE (TYP.)
- DECORATIVE CONCRETE PLAZA WITH DESIGNATED ART VENUE



LAKE ANNE DEVELOPMENT PARTNERS LLC
 GORDON LEEBARE

Mark Cole
 CGLA
 CONSULTING GROUP LLC

Dewberry

G+P
 GUY & PARTNERS

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL

SCALE

No.	DATE	BY	Description
4	11/24/14	JK	Revisions to County
3	11/05/14	BPC	Revisions to County
2	10/27/14	BPC	Revisions to County
1	09/25/14	BPC	Revisions to County

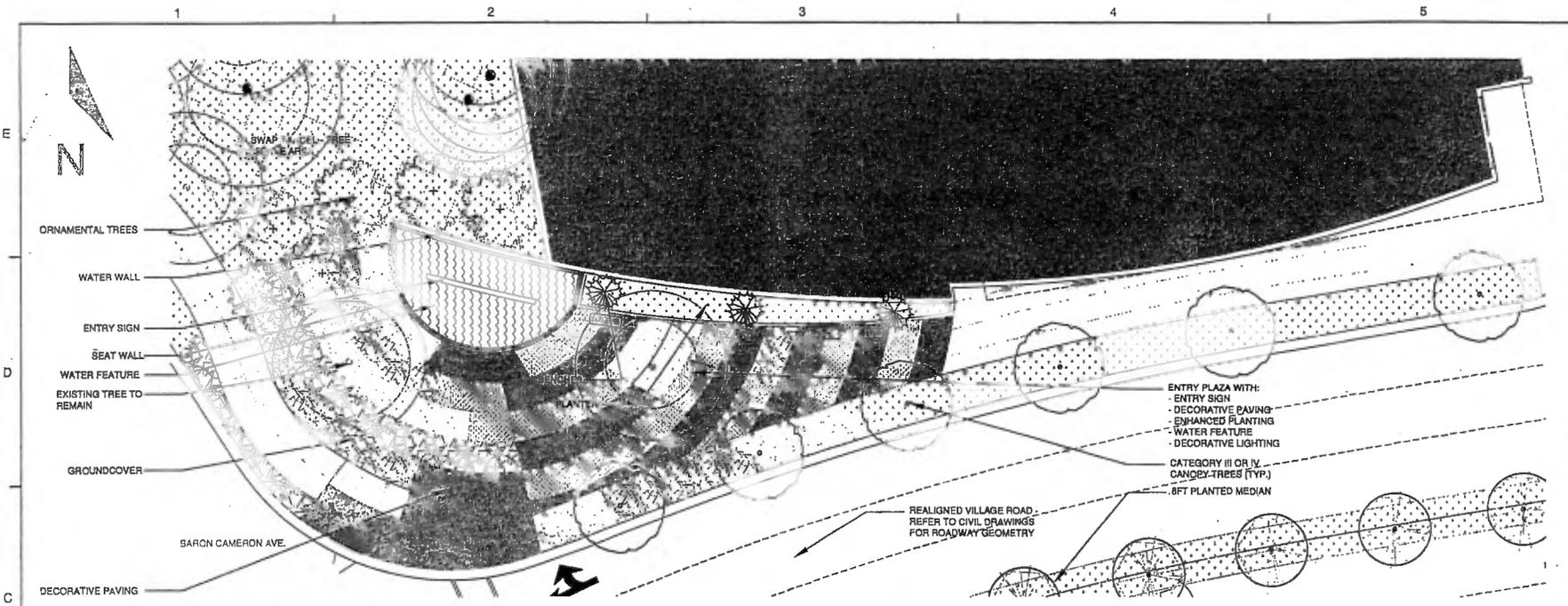
REVISIONS

DRAWN BY: JK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2013

TITLE

North Shore Residential Areas

L-15c



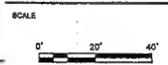
- EX. OAK TREE TO REMAIN
- CONCRETE ACCENT
- CASCADING WATER WALL WITH TEXTURED BACKDROP AND LED LIGHTING
- LIVING WALL PANELS
- TRANSLUCENT L.E.D.-LIT PANEL WITH EXTRUDED DARK METALLIC LETTERING
- BENCHES
- SEAT WALL
- DECORATIVE PAVING
- NATIVE GROUND COVER AND GRASSES

MATERIALS LEGEND:

	BRICK PAVING
	CONCRETE PAVING
	SOD
	RAINGARDENS
	BUILDING
	GRANITE PAVING

LAKE ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLE
 CGLA
 Dewberry
 GIP

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 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

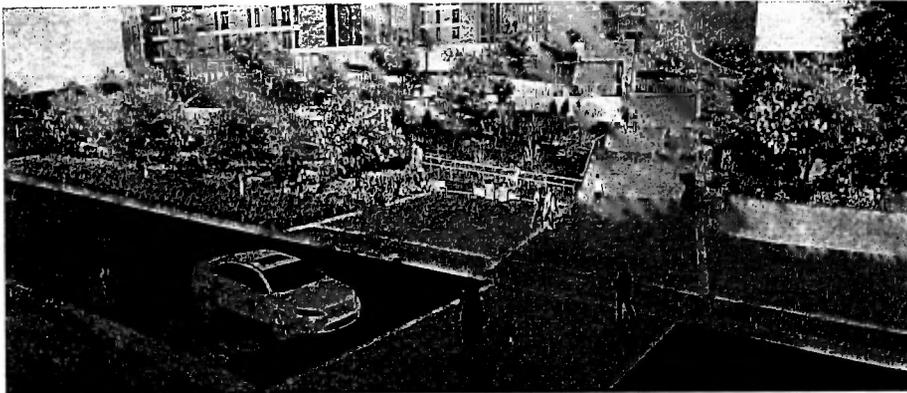


No.	DATE	BY	Description
4	11/24/14		Revised to County Comments
3	11/05/14		Revised to County Comments
2	10/27/14		Revised to County Comments
1	08/28/14		Revised to County Comments

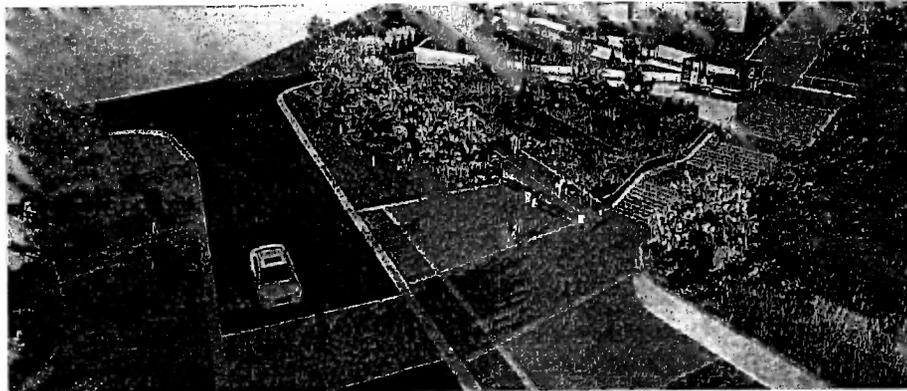
REVISIONS
 DRAWN BY: IK
 APPROVED BY: EPC
 CHECKED BY: EPC
 DATE: December 9, 2013

TITLE
 Entry Plaza
 Enlargement Plan
 & Elevation

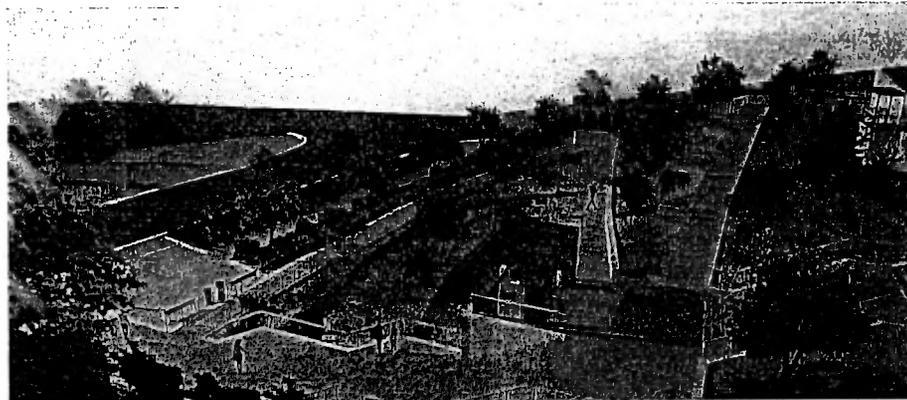
L-16



Terraced Plaza (facing west)



Terraced Plaza (facing north)



Terraced Plaza (view from townhomes)

LAKE ANNE DEVELOPMENT PARTNERS LLC
MEMBER PROJECT

Hickok Cole



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL



SCALE



4	11/24/14	Response to County
3	11/03/14	Response to County
2	10/27/14	Response to County
1	09/29/14	Response to County

No.	DATE	BY	Description

REVISIONS

DRAWN BY: BK

APPROVED BY: BPC

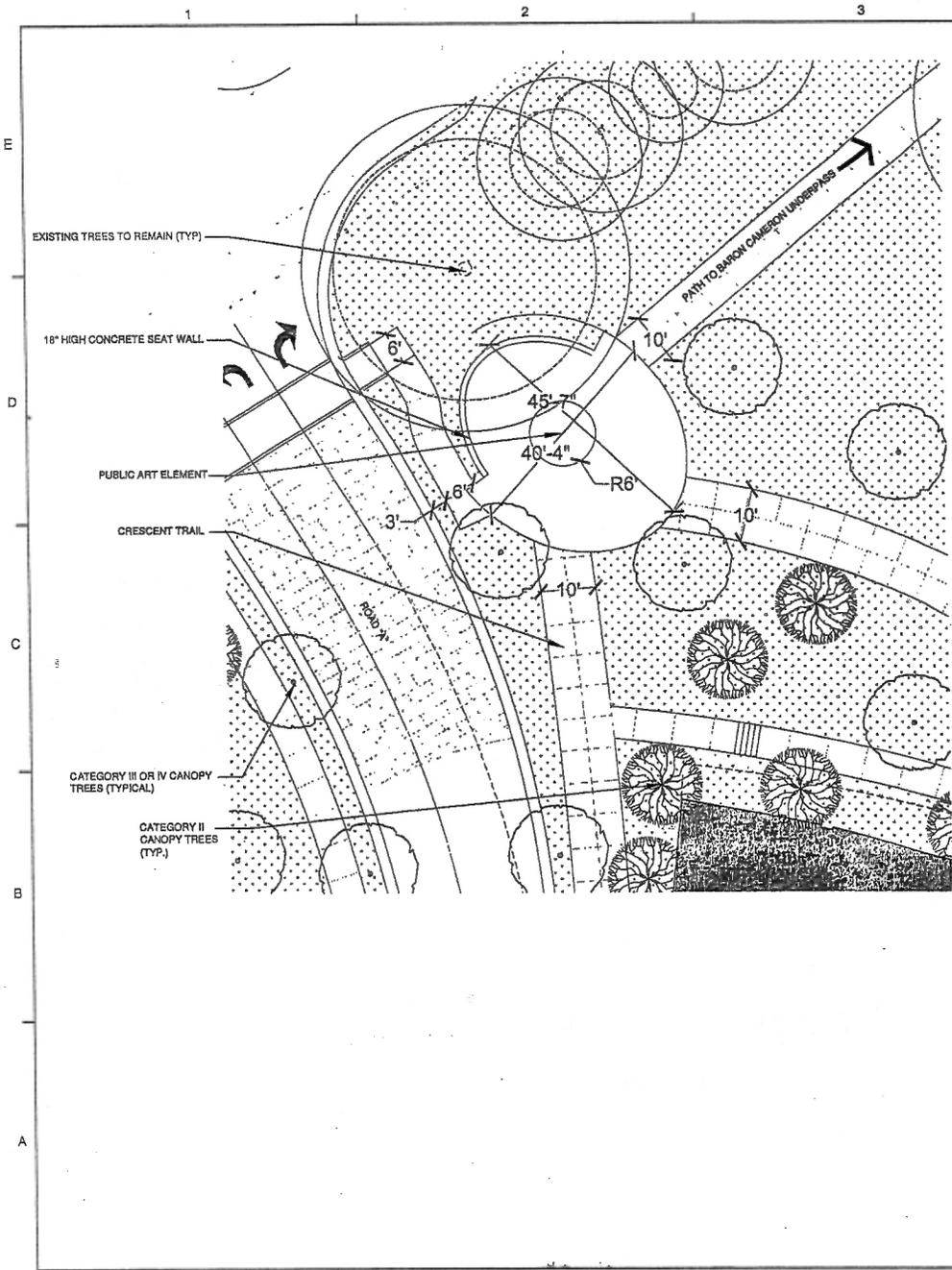
CHECKED BY: BPC

DATE: December 8, 2013

TITLE

Terraced Plaza

L-17b



LAKE ANNE DEVELOPMENT PARTNERS LLC
 VISION. DESIGN.



Dewberry

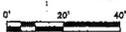


Lake Anne
 Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL



SCALE



No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/25/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

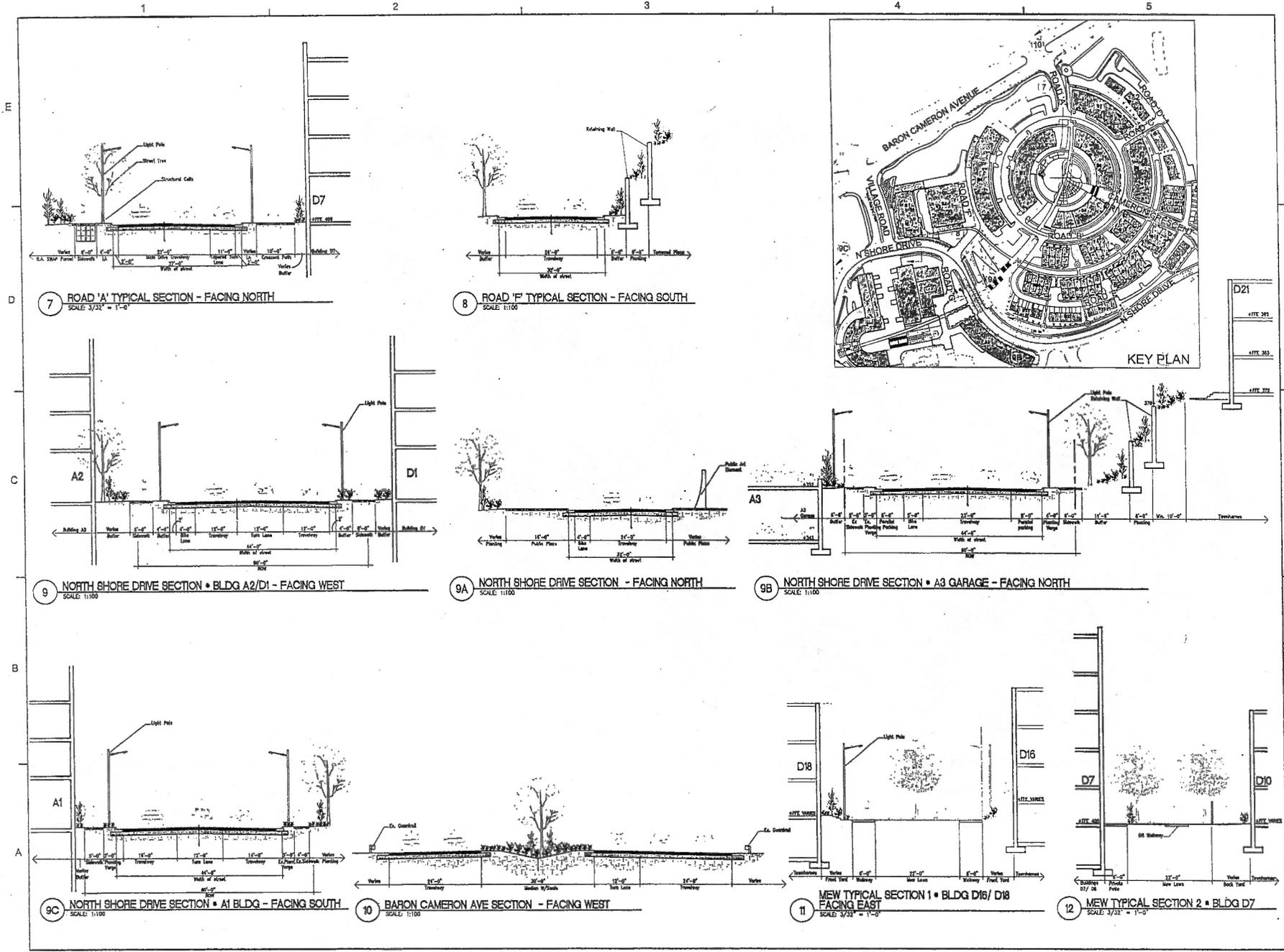
REVISIONS

DRAWN BY: BK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 9, 2014

TITLE
 Northeast Plaza
 Enlargement

L-17c





LAKE ANNE DEVELOPMENT PARTNERSHIP
 DESIGN TEAM



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	8/11/14	SC	Revisions to Utility
3	1/29/14	BPC	Changes to Utility
2	10/27/13	BPC	Changes to Utility
1	09/29/14	BPC	Initial Design

REVISIONS
 DRAWN BY SC
 APPROVED BY BPC
 CHECKED BY BPC
 DATE December 8, 2013

TITLE
 Sections and Elevations

L-18c

LAKE ANNE RETAINING WALLS SCHEDULE					PROPOSED MATERIAL	NOTES
SCHEDULE NUMBER	MAX. HEIGHT (FT)	LENGTH OF WALL (FT)	Avg. HEIGHT (FT)	OVERALL LENGTH (FT)		
1	10	55	8	175	Block masonry on masonry prepared foundations	This wall will be partially screened by trees and an adjacent block system
2	13.5	55	15	81	Gravity block wall system, Concrete blocks	This wall will be partially screened by overhanging slabs and adjacent block system
3	18.5	30	7	178	Gravity block wall system, Concrete blocks	This wall will be partially screened by overhanging slabs and adjacent block system
4	8	120	6	180	Gravity block wall system, Concrete blocks	This wall will be partially screened by overhanging slabs and adjacent block system
5	7	45	5	157	Gravity block wall system, Concrete blocks	This wall will be partially screened by slabs and slabs
6	12	150	8.5	165	Gravity block wall system, Concrete blocks	This wall will be partially screened by slabs and slabs
7	10	60	14.5	200	Gravity block wall system, Concrete blocks	This wall will be partially screened by trees and an adjacent block system
8	7.5	51	2.5	81	Block masonry to match adjacent building	This wall will be partially screened by slabs and slabs
9	12	54	25	136	Block masonry to match proposed building	This wall will be partially screened by slabs and slabs
10	8	46	7	241	Gravity block wall system, Concrete blocks	This wall will be screened with an adjacent block system
11	8	27	6	121	Block masonry to match proposed building	This wall will be partially screened by trees and an adjacent block system
12	2	87	3.1	214	Block masonry to match proposed building	Disappears into existing wall to be partially covered by adjacent building
13	8	700	3	791	Block masonry to match proposed building	Same building, wall will be screened by slabs and slabs
14	7	107	3	367	Block masonry to match proposed building	Same building, wall will be screened by slabs and slabs
15	14	56	13	160	Gravity block wall system, Concrete blocks	Concrete retaining wall along base of building and building parking along part of Bannockburn building. Potentially, some walls may be screened by adjacent building and adjacent block system

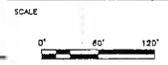
REFER TO SHEET A-52 FOR ELEVATION AND SECTIONS OF WALL #15

SEE GARAGE FACADES - REFER TO ARCH. PLANS

EXPOSED GARAGE FACADES - REFER TO ARCH. PLANS



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		Revised to comply
3	11/09/14		Revised to comply
2	10/27/14		Revised to comply
1	09/26/14		Revised to comply

REVISIONS
DRAWN BY: BK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2013

TITLE
Site Retaining Walls Key Plan

L-19

1 2 3 4 5

E
D
C
B
A



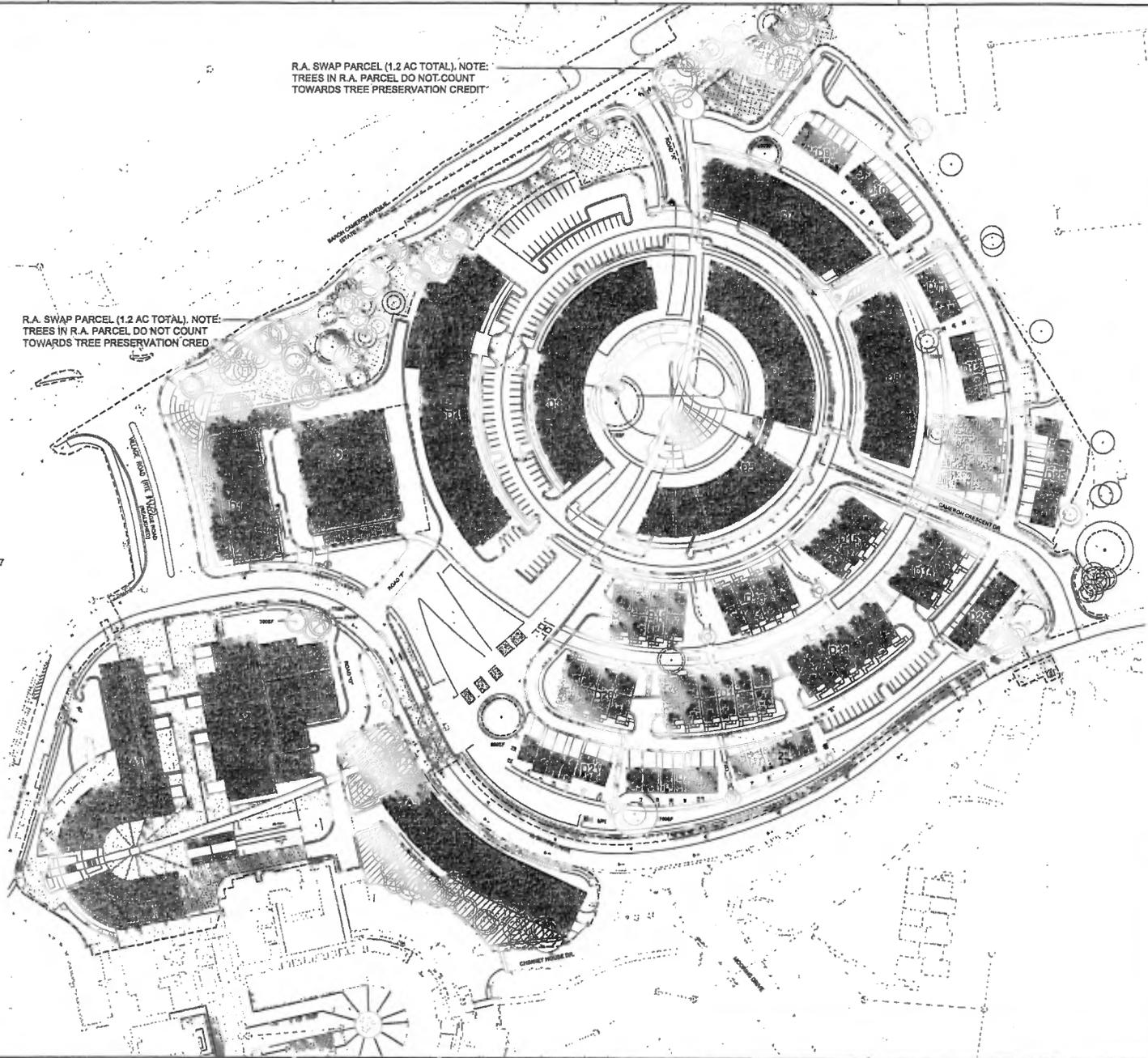
R.A. SWAP PARCEL (1.2 AC TOTAL), NOTE:
TREES IN R.A. PARCEL DO NOT COUNT
TOWARDS TREE PRESERVATION CREDIT*

R.A. SWAP PARCEL (1.2 AC TOTAL), NOTE:
TREES IN R.A. PARCEL DO NOT COUNT
TOWARDS TREE PRESERVATION CRED

LEGEND

-  CRITICAL ROOT ZONE STRIP ZONE
-  EX. TREE TO REMAIN
-  AREA COUNTING TOWARDS TREE PRESERVATION PER FAIRFAX COUNTY ORDINANCE CHAPTER 12 SECTION 12-0702
-  LIMIT OF DISTURBANCE
-  EX. TREE COVER AREA BEING COUNTED TOWARDS CANOPY CREDIT - UPLAND FOREST DESIGNATION (REFER TO SHEET L20) = .43 ACRES (18,707 SF)

TOTAL EX. CANOPY BEING COUNTED TOWARDS CANOPY REQUIREMENT = 39,674 SF



Dewberry

GIP
GEOGRAPHIC INFORMATION SYSTEMS

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



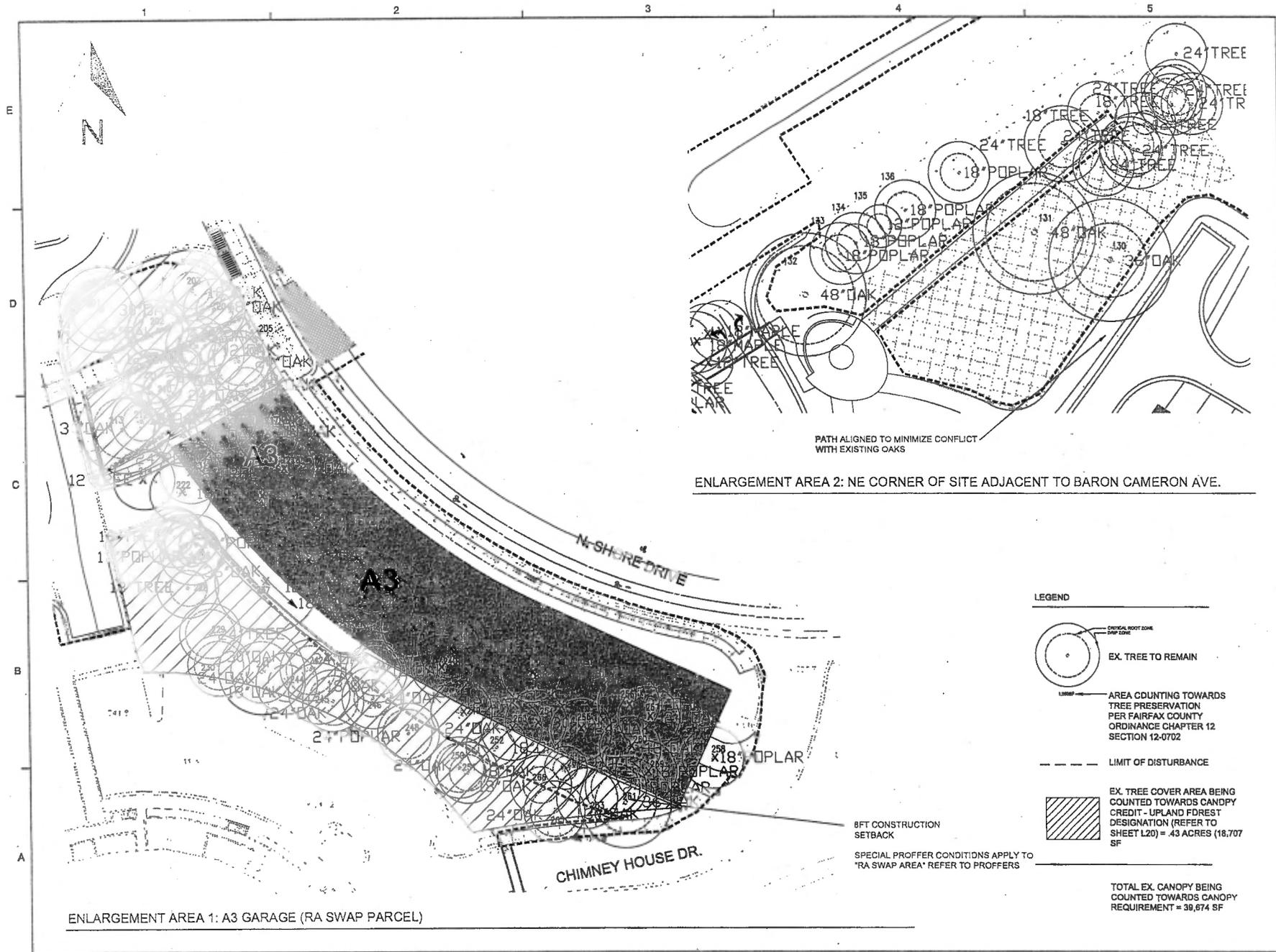
No.	DATE	BY	Description
4	11/24/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/25/14		Response to County Comments

REVISIONS

DRAWN BY: IK
 APPROVED BY: EPC
 CHECKED BY: EPC
 DATE: December 8, 2013
 TITLE:

Preliminary
Tree
Preservation
Plan

L-20b



LAKE ANNE DEVELOPMENT PARTNERS LLC

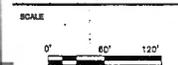
Hickok Cole

CGLA

Dewberry

GIP

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/26/14		Response to County Comments
3	11/09/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/26/14		Response to County Comments

REVISIONS

DRAWN BY	IK
APPROVED BY	BPC
CHECKED BY	BPC
DATE	December 9, 2014

TITLE

Preliminary Tree Preservation Plan Enlargements

L-20c

- LEGEND**
- EX. TREE TO REMAIN
 - AREA COUNTING TOWARDS TREE PRESERVATION PER FAIRFAX COUNTY ORDINANCE CHAPTER 12 SECTION 12-0702
 - LIMIT OF DISTURBANCE
 - EX. TREE COVER AREA BEING COUNTED TOWARDS CANDPY CREDIT- UPLAND FOREST DESIGNATION (REFER TO SHEET L20) = 43 ACRES (18,707 SF)
 - 8FT CONSTRUCTION SETBACK
 - SPECIAL PROFFER CONDITIONS APPLY TO "RA SWAP AREA" REFER TO PROFFERS
 - TOTAL EX. CANOPY BEING COUNTED TOWARDS CANOPY REQUIREMENT = 39,674 SF

ENLARGEMENT AREA 1: A3 GARAGE (RA SWAP PARCEL)

ENLARGEMENT AREA 2: NE CORNER OF SITE ADJACENT TO BARON CAMERON AVE.

E
D
C
B
A

Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
101
102
103
104
105
106
107
108
109
110
111
112
113
114
115
116
117
118
119
120

Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
201
202
203
204
205
206
207
208
209
210
211
212
213
214
215
216
217
218
219
220

Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
301
302
303
304
305
306
307
308
309
310
311
312
313
314
315
316
317
318
319
320

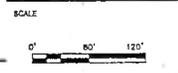
Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
401
402
403
404
405
406
407
408
409
410
411
412
413
414
415
416
417
418
419
420

Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
501
502
503
504
505
506
507
508
509
510
511
512
513
514
515
516
517
518
519
520

Tree ID	Species	DBH	Height	Health	Notes	Lat	Long	Zone
601
602
603
604
605
606
607
608
609
610
611
612
613
614
615
616
617
618
619
620



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
1	08/28/14	BPC	Final Resubmittal
2	09/22/14	BPC	Resubmittal

REVISIONS
DRAWN BY: BPC
APPROVED BY: BPC
CHECKED BY: BPC
DATE: May 28, 2014

TITLE
Preliminary Tree Preservation Inventory

L-20d

1 TREE PRESERVATION NOTES

1. ALL WORK PERFORMED SHALL MEET OR EXCEED INDUSTRY STANDARDS AS MOST RECENTLY PUBLISHED BY THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA), AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI), OR THE TREE CARE INDUSTRY ASSOCIATION (TCIA). IN THE EVENT THE TREATMENTS PRESCRIBED ARE NOT COVERED BY AN EXISTING STANDARD, WORK SHALL MEET OR EXCEED STANDARDS APPROVED BY FAIRFAX URBAN FOREST MANAGEMENT (UFFM).

2. A PROFESSIONAL ISA CERTIFIED ARBORIST SHALL BE OBTAINED TO ENSURE THE PROPER IMPLEMENTATION OF THE TREE PRESERVATION PLAN AS THE "PROJECT ARBORIST".

3. ALL TREE PRESERVATION RELATED WORK OCCURRING IN OR ADJACENT TO TREE PRESERVATION AREAS SUCH AS ROOT PRUNING, INSTALLATION OF TREE PROTECTION FENCING AND SILT CONTROL DEVICES, REMOVAL OF FRUIT AND DEBRIS, OR EXTRACTION OF TREES DESIGNATED TO BE REMOVED TO ELIMINATE HAZARDOUS CONDITIONS SHALL BE PERFORMED IN A MANNER THAT MINIMIZES DAMAGE TO TREES, UNDERSTORY SHRUBS, HERBACEOUS PLANTS, LEAF LITTER, ROOT SYSTEMS AND SOIL CONDITIONS. REMOVAL OF ANY VEGETATION OR SOIL DURING THE PRE-CONSTRUCTION MEETING SHALL BE APPROVED BY THE DIRECTOR. ANY WORK THAT MAY BE PERCEIVED AS NOXIOUS OR INVASIVE, SUCH AS POISON IVY, DREMBERBERRY, MULTI-FLOURAL ROSE, ETC. SHALL BE PROHIBITED SUBJECT TO THE REVIEW AND APPROVAL BY UFFM. THE USE OF EQUIPMENT IN THESE AREAS SHALL BE LIMITED TO THE USE OF HAND-OPERATED EQUIPMENT SUCH AS CHAINSAW, WHEEL BARROWS, RAKE AND SHOVELS. ANY WORK THAT REQUIRES THE USE OF EQUIPMENT, SUCH AS SKID LOADERS, TRACTORS, TRUCKS, STUMP-DRAWERS, ETC. OR ANY ACCESSORY OR ATTACHMENT CONNECTED TO THIS TYPE OF EQUIPMENT SHALL BE PROHIBITED SUBJECT TO REVIEW AND APPROVAL BY UFFM.

4. TREES DESIGNATED IN THE APPROVED TREE PRESERVATION PLAN FOR "HAND REMOVAL" ALONG THE LIMITS OF DISTURBANCE SHALL BE REMOVED USING A CHAINSAW AS TO AVOID DAMAGE TO SURROUNDING TREES AND UNDERSTORY VEGETATION TO BE PRESERVED. IF A STUMP MUST BE REMOVED, THIS SHALL BE DONE USING A STUMP-DRAWING MACHINE IN A MANNER THAT CAUSES AS LITTLE DISTURBANCE AS POSSIBLE TO ADJACENT TREES, VEGETATION AND SOIL CONDITIONS. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL STUMP GRINDING OPERATIONS.

5. ROOT PRUNING SHALL BE PERFORMED AS NEEDED TO COMPLY WITH THE REQUIREMENTS OF THE APPROVED TREE PRESERVATION PLAN. ALL TREATMENTS SHALL BE CLEARLY IDENTIFIED, LABELED, AND DETAILED ON THE EROSION AND SEDIMENT CONTROL SHEETS OF THE RESPECTIVE PUBLIC IMPROVEMENT PLAN SUBMITTAL. THE DETAILS FOR THESE TREATMENTS SHALL BE REVIEWED AND APPROVED BY UFFM. ACCOMPANIED IN A MANNER THAT PROTECTS AFFECTED AND ADJACENT VEGETATION TO BE PRESERVED, AND NOT BE LIMITED TO THE FOLLOWING:
 a. ROOT PRUNING SHALL BE DONE WITH A TRINCHEUR OR VIBRATORY FLOW TO A DEPTH OF 18 INCHES.
 b. ROOT PRUNING SHALL TAKE PLACE PRIOR TO ANY CLEARING AND GRADING.
 c. PROJECT ARBORIST SHALL BE ON-SITE TO MONITOR ALL ROOT PRUNING OPERATIONS.

6. MULCHING - FOLLOWING PHASE II G&S ACTIVITIES, TREES INDICATED FOR MULCHING IN THE APPROVED TREE PRESERVATION PLAN SHALL BE MULCHED. HARDWOOD CHIPS OR SHREDDED MULCH SHALL BE APPLIED AT A MAXIMUM DEPTH OF 4 INCHES AND ONLY WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE.

7. ALL CONSTRUCTION ACTIVITY BEYOND THE LIMITS OF DISTURBANCE SHOWN ON THE TREE PRESERVATION PLAN SHALL BE PROHIBITED UNLESS PREVIOUSLY APPROVED. THE STORAGE OF EQUIPMENT, MATERIALS, CHEMICALS, AND DEBRIS AS WELL AS VEHICULAR TRAFFIC ON THE PARKING OF VEHICLES SHALL NOT BE PERMITTED WITHIN TREE PRESERVATION AREAS.
 a. HARDWOOD CHIPS OR SHREDDED MULCH FROM SITE CLEARING OPERATION SHOULD BE USED WHERE POSSIBLE.
 b. HEAVY EQUIPMENT IS PROHIBITED FROM ENTERING THE TREE PRESERVATION AREAS TO DISTRIBUTE MULCH.
 c. HEAVY EQUIPMENT MAY BE PROHIBITED FROM ENTERING TREE PROTECTION FENCING AT "DISTRIBUTION LOCATIONS" DETERMINED BY "PROJECT ARBORIST".
 d. DISTRIBUTION LOCATIONS SHALL BE LOCATED BY "PROJECT ARBORIST". LOCATIONS SHALL BE CHOSEN TO MINIMIZE DAMAGE TO EXISTING UNDERSTORY AND UNDERSTORY VEGETATION TO BE PRESERVED.
 e. DISTRIBUTION OF MULCH "PROJECT ARBORIST" SHALL BE ON-SITE TO MONITOR OPERATIONS.
 f. MULCH SHALL BE SPREAD BY HAND INSIDE TREE PRESERVATION AREAS.
 g. HARDWOOD CHIPS OR SHREDDED MULCH FROM SITE CLEARING OPERATION SHOULD BE USED WHERE POSSIBLE.

8. IF REQUIRED BY THE SITE INSPECTOR AT THE TIME OF PRE-CONSTRUCTION MEETING, THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO HAVE THE LIMITS OF CLEARING AND GRADING IN THE AREAS OF TREE PRESERVATION MARKED WITH A CONTINUOUS LINE OF FLAGGING PRIOR TO THE PRE-CONSTRUCTION MEETING WITH THE UFFM. TO BE HELD PRIOR TO ANY CLEARING AND GRADING. DURING THE PRE-CONSTRUCTION MEETING, THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL WALK SUCH LIMITS OF CLEARING AND GRADING WITH AN UFFM REP REPRESENTATIVE TO DETERMINE WHERE ADJUSTMENTS TO THE CLEARING LIMITS CAN BE MADE TO INCREASE THE AREA OF TREE PRESERVATION AND/OR TO INCREASE THE SURVIVABILITY OF TREES AT THE EDGE OF THE LIMITS OF CLEARING AND GRADING, AND SUCH ADJUSTMENT SHALL BE IMPLEMENTED. HOWEVER, THAT NO ADJUSTMENT SHALL BE REQUIRED THAT WOULD AFFECT THE LOCATION AND/OR DESIGN OF THE DEVELOPMENT.

9. TREES LOCATED OUTSIDE OF THE LIMITS OF CLEARING AND WITHIN AREAS DESIGNATED TO BE PRESERVED THAT HAVE BEEN PRE-IDENTIFIED ON APPROVED TREE PRESERVATION PLANS AS "DEAD", "POOR CONDITION" OR "POTENTIAL HAZARD" SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT STAFF OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR. DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITES INITIAL LAND CLEARING OPERATIONS, IF DURING THE PRE-CONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT ARE BEING HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, DEEN SPACES FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. SUCH TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL BY THE TRUNK OR BRANCHES OF THE FELLER WITHIN WOODS AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.

10. DURING ANY CLEARING OR TREE PRESERVATION REMOVAL IN THE AREAS ADJACENT TO THE TREE PRESERVATION AREAS, A REPRESENTATIVE OF THE DEVELOPER SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURES THAT THE ACTIVITIES ARE CONDUCTED AS COMPLETED AND APPROVED BY UFFM. THE SERVICES OF THE "PROJECT ARBORIST" OR LANDSCAPE ARCHITECT SHALL BE RETAINED TO MONITOR ALL ON-SITE CONSTRUCTION AND DEMOLITION WORK AND TREE PRESERVATION EFFORTS IN ORDER TO ENSURE CONFORMANCE WITH ALL TREE PRESERVATION CONTRIBUTIONS, AND UFFM APPROVALS. SEE ARBORIST ADDITIONAL SCHEDULE FOR DETAIL.

11. ALL TREES SHOWN TO BE PRESERVED ON THE TREE PRESERVATION PLAN SHALL BE PROTECTED BY TREE PROTECTION FENCES. 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 FENCING TO THE EXTENT THAT REQUIRED TRENCING FOR SUPER SILT FENCING DOES NOT COVER 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 ADJACENT TO THE TREE PRESERVATION AREAS AS SHOWN ON THE PHASE I & II EROSION AND SEDIMENT CONTROL SHEETS.

12. SIGNS STATING "TREE PRESERVATION AREA - KEEP OUT" SHALL BE AFFIXED TO THE TREE PRESERVATION FENCING AT LEAST EVERY 50 FEET. SIGNS SHALL ALTERNATE BETWEEN ENGLISH AND SPANISH.

13. POOR CONDITION TREES, TREES DESIGNATED POOR CONDITION IN THE APPROVED TREE PRESERVATION PLAN ARE SUBJECT TO ADDITIONAL INSPECTION, REMOVAL, PRUNING OR OTHER ARBORICULTURAL PRACTICES AT TIME OF INITIAL LAND CLEARING PHASE.

3 TREE CONSERVATION PLAN - PHASING

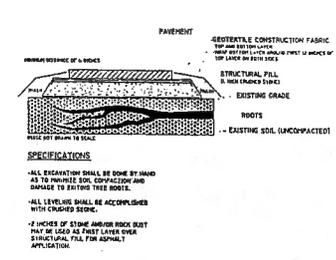
PRE-CONSTRUCTION
 1) PRIOR TO THE PRE-CONSTRUCTION MEETING THE LIMITS OF CLEARING SHALL BE FLAGGED ON SITE.
 2) AREAS SHOWN ON THE APPROVED PLANS TO BE PRESERVED THAT DO NOT CONTAIN SIGNIFICANT VEGETATION SHALL BE EVALUATED BY URBAN FOREST MANAGEMENT STAFF OR ALTERNATIVE STAFF AS DETERMINED BY THE DIRECTOR. DURING THE PRE-CONSTRUCTION WALK-THROUGH FOR REMOVAL DURING THE DEVELOPMENT SITES INITIAL LAND CLEARING OPERATIONS.

1) IF DURING THE PRE-CONSTRUCTION WALK-THROUGH, OR DURING ANY OTHER INSPECTION OF THE SITE, THE DIRECTOR IDENTIFIES ADDITIONAL TREES THAT HAVE BECOME HAZARDOUS OR A MAINTENANCE NUISANCE DUE TO THE INTRODUCTION OF A TARGET SUCH AS A STRUCTURE, OPEN SPACE FREQUENTED BY PEOPLE, OR OTHER IMPROVEMENT, REMOVAL OF THESE TREES SHALL BE REQUIRED. TREES SHALL BE REMOVED BY HAND WITH A CHAIN SAW AND THE STUMP SHALL BE LEFT IN PLACE UNLESS IT IS DEEMED A HAZARD OR A MAINTENANCE NUISANCE. REMOVAL SHALL BE ACCOMPLISHED IN A MANNER THAT AVOIDS DAMAGE TO SURROUNDING TREES AND ASSOCIATED UNDERSTORY VEGETATION. THE REMOVAL BY THE TRUNK OR BRANCHES OF THE FELLER (TREE) IS NOT REQUIRED WITHIN WOODS AREAS, UNLESS SPECIFICALLY REQUIRED BY THE DIRECTOR.
 2) DEMOLITION OF EXISTING SITE FEATURES IS TO OCCUR NEXT TO TREES TO BE PRESERVED. TREE PROTECTION MEASURES SHALL BE INSTALLED PRIOR TO BEGINNING DEMOLITION.

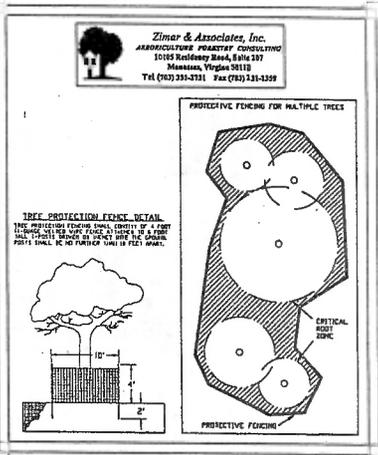
INITIAL LAND CLEARING OPERATIONS
 1) TREE PROTECTION DEVICES: THE ABOVE AND BELOW-GROUND PORTIONS OF ALL VEGETATION SHOWN ON APPROVED PLAN TO BE PRESERVED WITHIN AND CONTIGUOUS TO THE SITE SHALL BE PROTECTED. PROTECTION DEVICES SHALL BE INSTALLED PRIOR TO ANY CLEARING AND GRADING WITH HEAVY EQUIPMENT AS SPECIFIED IN THE APPROVED TREE PRESERVATION PLAN.
 2) ROOT PRUNING: PRIOR TO LAND DISTURBING ACTIVITIES, ROOT PRUNING WITH A VIBRATORY FLOW, TRINCHEUR OR OTHER DEVICE APPROVED BY THE DIRECTOR SHALL BE CONDUCTED ALONG THE LIMITS OF CLEARING ADJACENT TO TREE PRESERVATION AREAS WHERE CALLED FOR IN THE APPROVED TREE PRESERVATION PLAN. (SEE TREE PRESERVATION NARRATIVE AND ROOT PRUNING DETAIL PROVIDED).
 3) TREES ON THE EDGE OF THE LIMITS OF CLEARING "HARD REMOVALS" SHALL BE CUT DOWN BY HAND WITH A CHAIN SAW. REMAINING STUMPS SHALL EITHER BE LEFT IN PLACE OR GRIND DOWN WITH A STUMP PRINGER.
 4) TREES APPROVED TO BE REMOVED BY URBAN FOREST MANAGEMENT STAFF DURING PRE-CONSTRUCTION WALK-THROUGH SHALL BE REMOVED IN CONJUNCTION WITH THE DEVELOPMENT SITES INITIAL LAND CLEARING OPERATION.
 5) ONCE CLEARING IS COMPLETE AND PROTECTIVE DEVICES INSTALLED ACCORDING TO THE APPROVED PHASE I EROSION AND SEDIMENT CONTROL PLAN, AN INSPECTION SHALL BE REQUESTED BY THE PERMITTEE. THE PHASE I CLEARING AND EROSION AND SEDIMENT CONTROL DEVICES SHALL BE APPROVED BY THE DIRECTOR BEFORE ADDITIONAL CLEARING BEGINS.

CONSTRUCTION PHASE
 1) TREES DESIGNATED AREAS SHALL BE PROTECTED AND MANAGED DURING ALL PHASES OF CONSTRUCTION IN ACCORDANCE WITH THE PROVISIONS AND SITE SPECIFIC GUIDANCE PROVIDED WITHIN THE APPROVED TREE PRESERVATION PLAN NARRATIVE.
 2) IN ADDITION TO PROTECTING TREES, THE PERMITTEE SHALL PROTECT ALL UNDERSTORY PLANTS, LEAF LITTER AND SOIL CONTRIBUTIONS FOUND IN THE PROTECTED AREAS DESIGNATED FOR PRESERVATION EXCEPT AS ALLOWED BY THE APPROVED TREE PRESERVATION PLAN AND NARRATIVE.
 3) MONITORING: THE PERMITTEE SHALL ACTIVELY MONITOR THE CONSTRUCTION SITE TO DETERMINE THAT INAPPROPRIATE ACTIVITIES SUCH AS STORAGE OF CONSTRUCTION MATERIALS, BURNING OF DEBRIS, AND TRAFFIC BY CONSTRUCTION EQUIPMENT AND PERSONNEL DO NOT OCCUR WITHIN AREAS SHOWN PRESERVED OUTSIDE THE LIMITS OF CLEARING.
 4) TREE PROTECTION DEVICES SHALL BE MAINTAINED UNTIL ALL WORK IN THE VICINITY HAS BEEN COMPLETED AND SHALL NOT BE REMOVED OR RELOCATED WITHOUT THE CONSENT OF THE DIRECTOR. IF THE DIRECTOR DEEMS THAT THE PROTECTIVE DEVICES ARE INSUFFICIENT, INSTALLATION OF ADDITIONAL PROTECTIVE DEVICES MAY BE REQUIRED.
 5) ANY DAMAGE INFLECTED TO THE ABOVE & BELOW-GROUND PORTIONS OF THE TREES SHOWN TO BE PRESERVED SHALL BE REPAIRED IMMEDIATELY.
 6) ANY PORTION OF THE TREE PRESERVATION AREA THAT IS DISTURBED WITHOUT PRIOR APPROVAL OF THE DIRECTOR SHALL BE MULCHED IMMEDIATELY WITH A MINIMUM OF 4-INCHES OF WOOD CHIPS OR OTHER SUITABLE MATERIAL AS APPROVED BY THE DIRECTOR OR TREE CONSERVATION PLAN NARRATIVE.

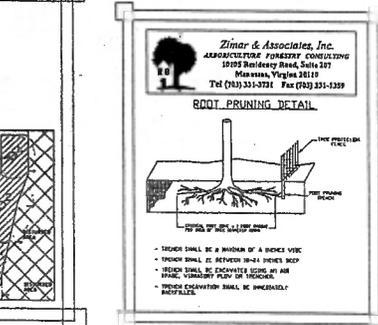
ROOT BRIDGING SIDEWALK DETAIL



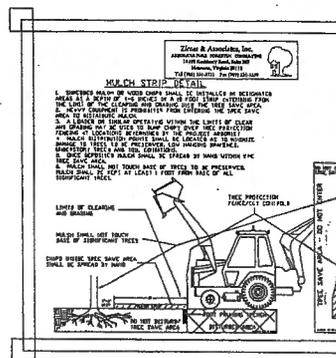
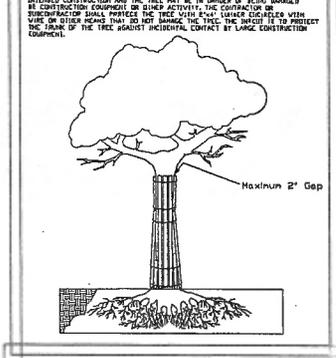
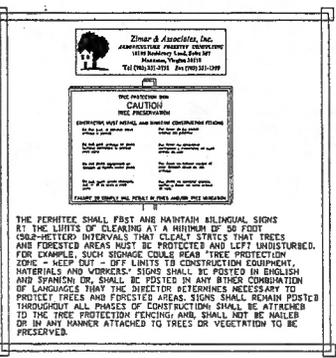
Zimar & Associates, Inc.
 ARBORICULTURE FORESTRY CONSULTING
 10105 Reddenway Road, Suite 107
 Manassas, Virginia 20108
 Tel: (703) 331-3731 Fax: (703) 331-3359



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A
 B
 C
 D
 E

LAKELAND DEVELOPMENT PARTNERS LLC
 Klock Cole
 CGLA
 Dewberry

GIP
 Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL
 COMMONWEALTH OF VIRGINIA
 OFFICE OF THE REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
 DATE: 11-11-2014
 EXPIRES: 11-11-2015

SCALE
 1" = 60' 120'

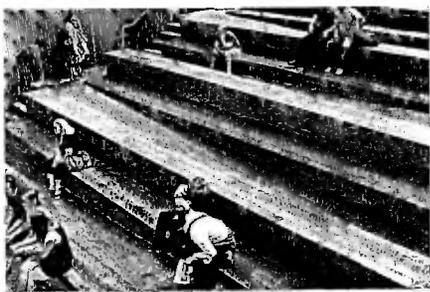
No.	DATE	BY	Description
4	11/24/14	gpc	Revisions to Detail
3	11/02/14	gpc	Revisions to Detail
2	10/27/14	gpc	Revisions to Detail
1	09/23/14	gpc	Revisions to Detail

REVISIONS
 DRAWN BY: K
 APPROVED BY: gpc
 CHECKED BY: gpc
 DATE: December 8, 2015

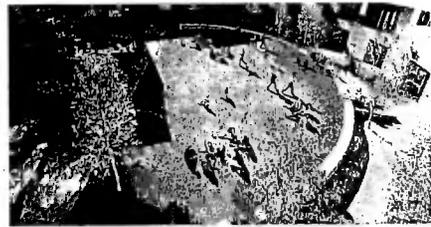
TITLE
 Preliminary Tree Preservation Details

L-20e

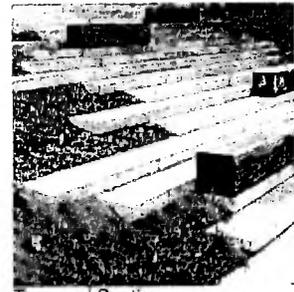
E
D
C
B
A



Terraced Wood Seat



Circular Park



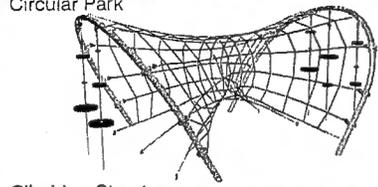
Terraced Seating



Interactive Art Seating



Bench



Climbing Structure



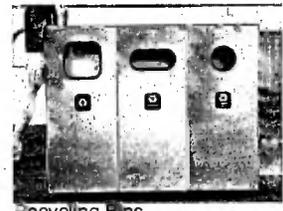
Art Bike Racks



Shade Structure



Bench



Recycling Bins



Litter Receptacles



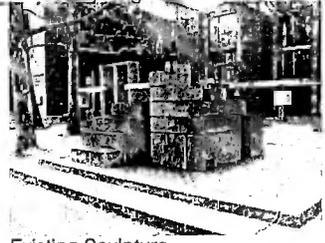
Bikeshare Station



Bike rack



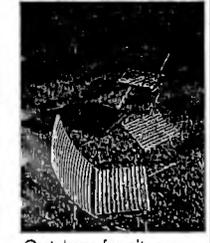
Outdoor furniture



Existing Sculpture



Seat wall



Outdoor furniture



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
1	08/28/14		Approved by County
2	10/27/14		Approved by County
3	11/25/14		Approved by County
4	11/24/14		Approved by County

REVISIONS

DRAWN BY: BK
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 8, 2013

TITLE

Site Elements and Imagery

L-21

E
D
C
B
A

Symbol	Specification
	Vehicular light poles (see cut sheets below)
	Pedestrian light poles (see cut sheets below)

All lighting design is subject to review by Fairfax County and must comply with the Outdoor Lighting Standards contained in Article 14 of the Zoning Ordinance and any requirements set forth in the Public Facilities Manual. Additionally, all street lighting must comply with applicable VDOT standards for roadway lighting.

Spacing shall insure proper light levels for public ROWs are achieved per VDOT standards.

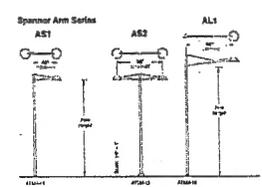
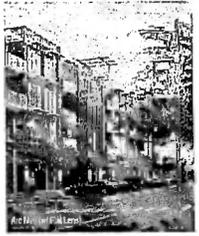
Typical spacing =

- Roadway Lighting = 80ft to 100ft on center
- Pedestrian Lighting = 40ft to 65ft on center

Pedestrian Scale Streetlight—Option A

Product Name / Manufacturer: Spanner Arm Series Three Pole, LED or HID lamp, tempered flat glass lens, AL53 pole with lens cover, 148 Model # ACC-LAMP - MFC3 L (7'x41-1815V 5A32-16 175-6V 4C17) 150 Model # ADS3 16-148 2V 4C17
www.calgas.com or associated other

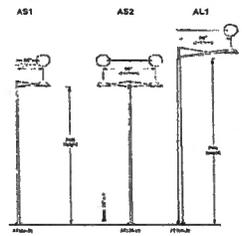
Specifications: Meet Illuminating Engineering Society (IES) photometric performance standards for urban streets and sidewalks
Other: Banner arms and signage connection encouraged



Roadway Scale Street Light—Option A

Product Name / Manufacturer: Spanner Arm Series Three Pole, LED or HID lamp, tempered flat glass lens, AL53 or AL98 pole with lens cover, 110 Model # ACC - MFC2-L (7'x41-1815V 5A32-16 175-6V 4C17) or 182 Model # AL98-35 16-148 2V 4C17
www.calgas.com or associated other

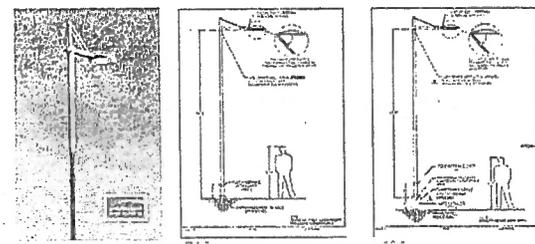
Specifications: Meet Illuminating Engineering Society (IES) photometric performance standards for urban streets and sidewalks
Other: Can also be equipped with top load fixtures at lower mounting height to illuminate both roadway and the edge of the curb. Banner arms and signage connection encouraged



Pedestrian Scale Streetlight—Option B

Product Name / Manufacturer: Architectural Area Lighting Inc. Solaris Metallic aluminum finish, LED option (model number 110-4235611-11A 1100 ft. or 1171 option) or number 110-4235611-11A 1124 aluminum or associated other

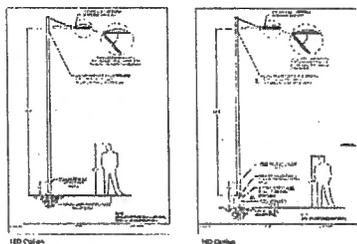
Specifications: Meet Illuminating Engineering Society (IES) photometric performance standards for urban streets and sidewalks
Other: Banner arms and signage connection encouraged



Roadway Scale Street Light—Option B

Product Name / Manufacturer: Architectural Area Lighting Inc. Solaris Metallic aluminum finish, HID or LED option (model 110-4235611-11A 1100 ft. or 1171 option) or number 110-4235611-11A 1124 aluminum or associated other

Specifications: Meet Illuminating Engineering Society (IES) photometric performance standards for urban streets and sidewalks
Other: Can also be equipped with additional fixtures at lower mounting height to illuminate both roadway and the edge of the curb. Banner arms and signage connection encouraged



LAKE ANNE DEVELOPMENT PARTNERS LLC
TRUCK COOL
CGLA
Dewberry
GIP

Lake Anne Village Center
PPC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE

No.	DATE	BY	Description
4	11/24/14	BR	Original to County
3	11/05/14	BPC	Approved by County
2	10/27/14	BPC	Approved by County
1	09/29/14	BPC	Prepared by County

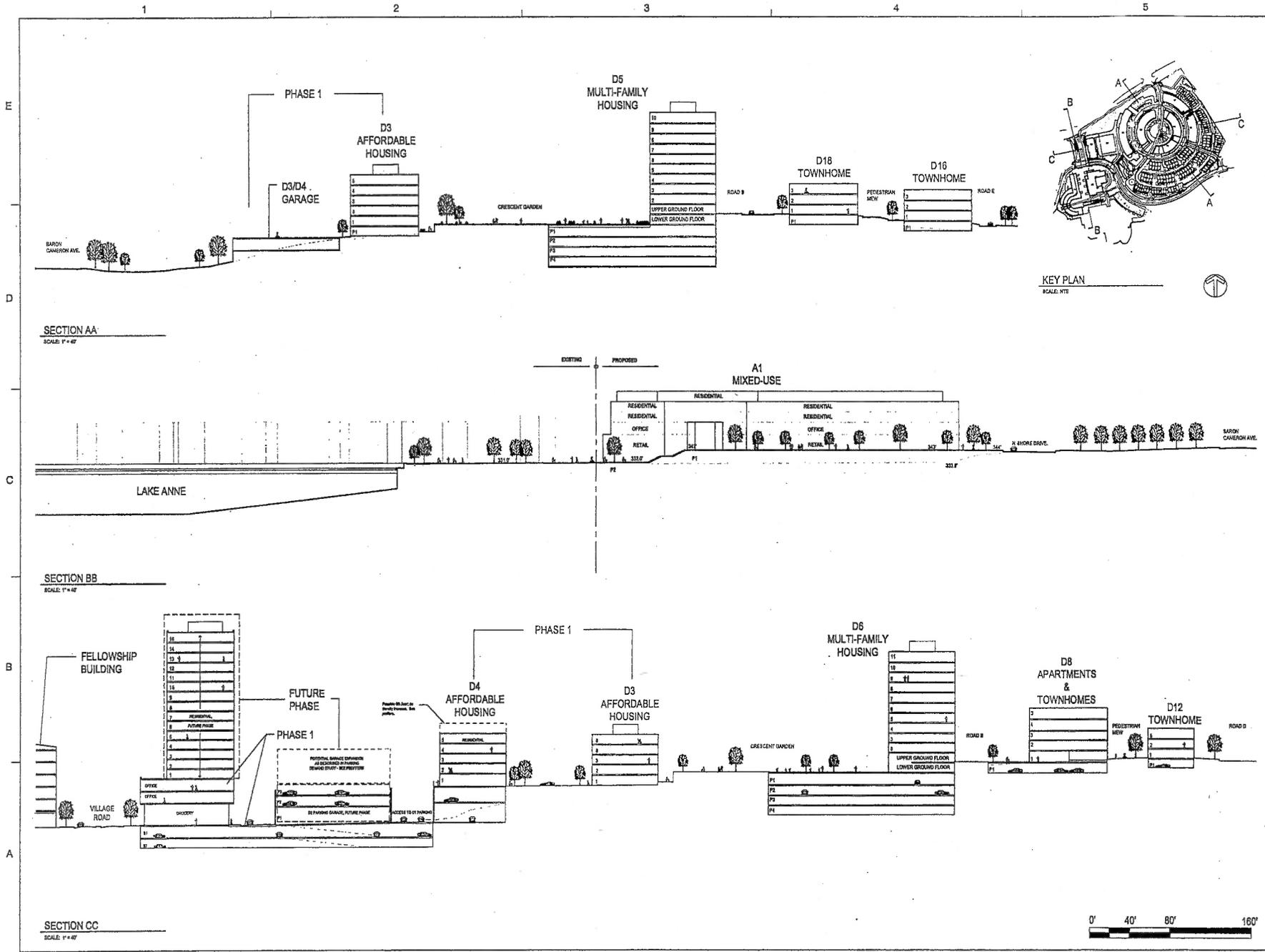
REVISIONS

DRAWN BY: BR
APPROVED BY: BPC
CHECKED BY: BPC
DATE: December 5, 2013

TITLE

Lighting Details

L-22



LAKE ANNE DEVELOPMENT PARTNERS LLC
 PARTNERS LLC
 WASHINGTON, VIRGINIA



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE AS NOTED

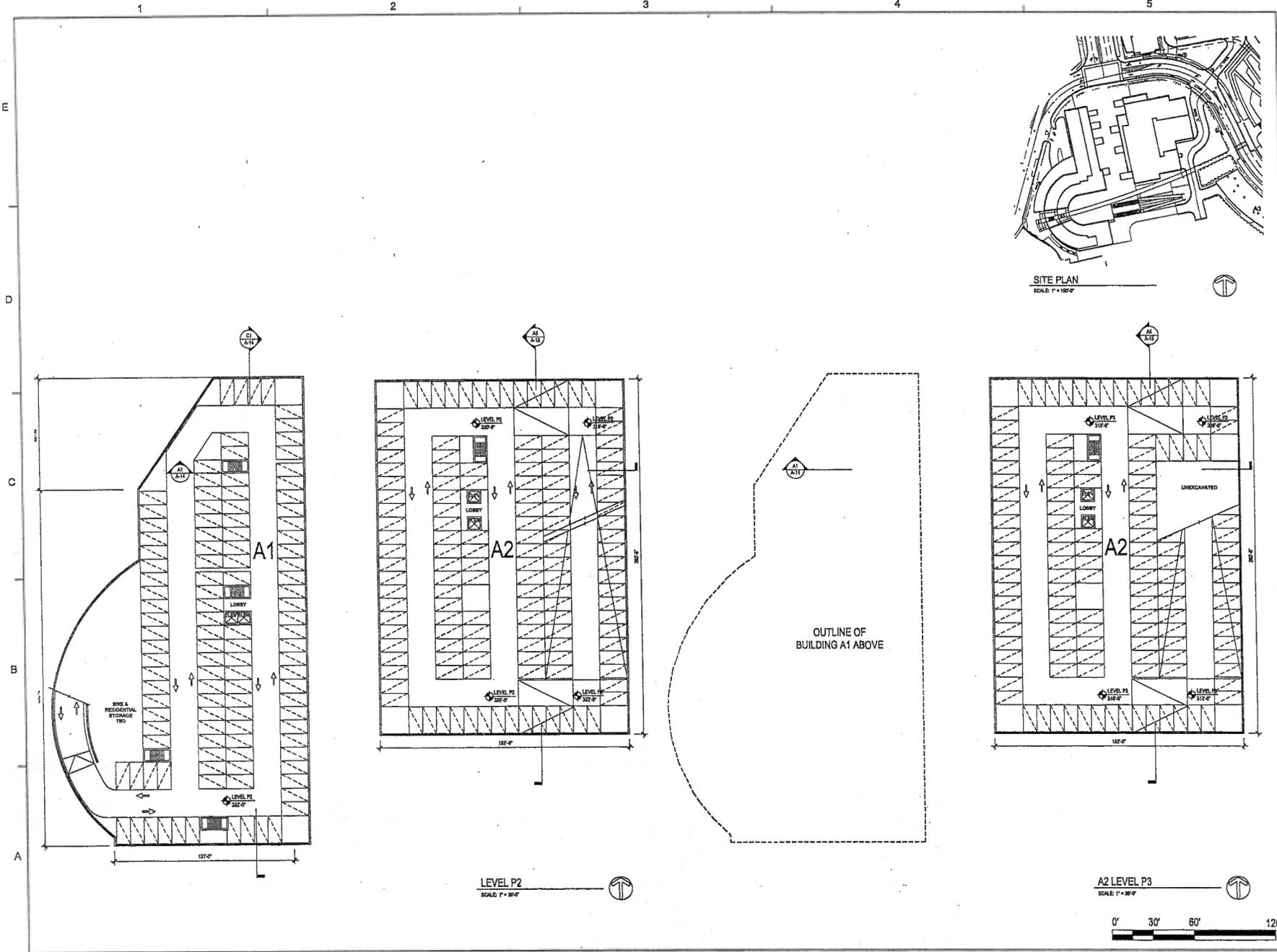
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14	Michael S. Hickok	Revisions to Site Plan
3	11/09/14	Michael S. Hickok	County Comments
2	10/21/14	Michael S. Hickok	County Comments
1	09/23/14	Michael S. Hickok	County Comments

REVISIONS:
 DRAWN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: December 08, 2013

SITE SECTIONS

A-00



LAKE ANNE DEVELOPMENT PARTNERS, LLC
 PARTNER: HICKOK COLBY



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE AS NOTED
 DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

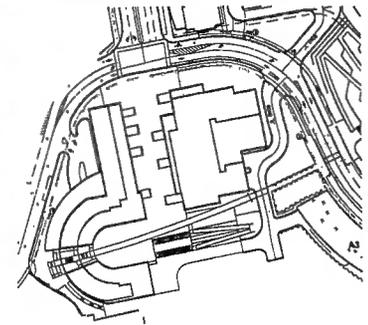
No.	DATE	BY	Description
1	09/28/14	Reserve	County Comments
2	10/27/14	Reserve	County Comments
3	11/25/14	Reserve	County Comments
4	11/24/14	Reserve	County Comments

DRAWN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: December 08, 2013

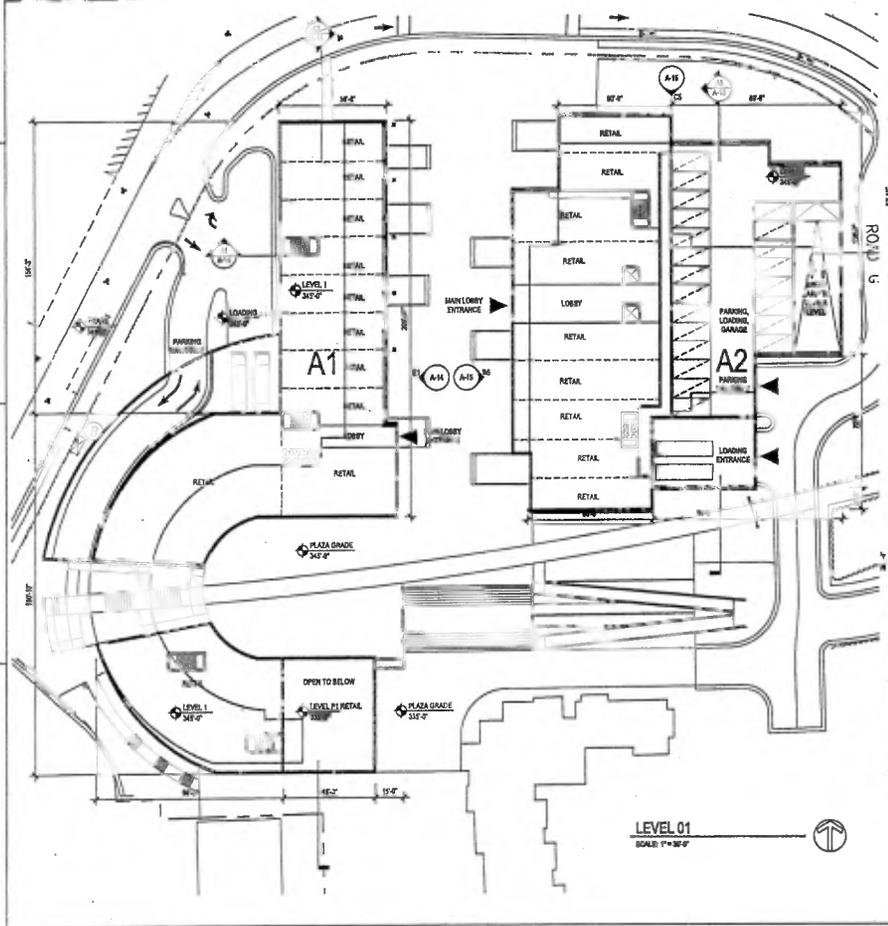
A1 AND A2
 LEVEL P3 AND LEVEL P2

A-10

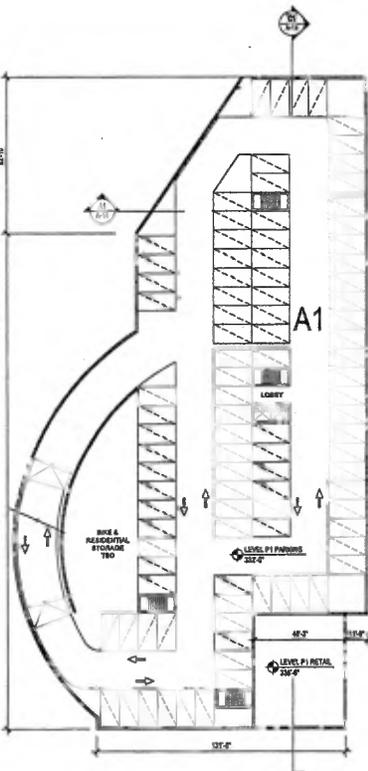




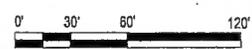
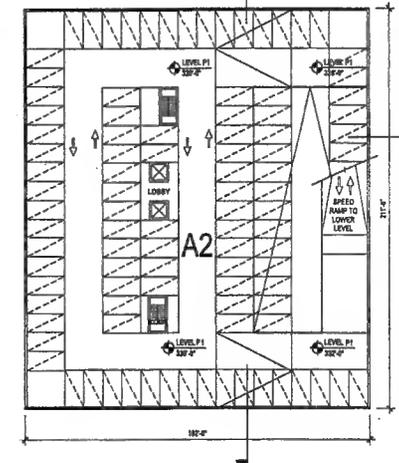
SITE PLAN
SCALE 1" = 100'



LEVEL 01
SCALE 1" = 30'



LEVEL P1
SCALE 1" = 30'



LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

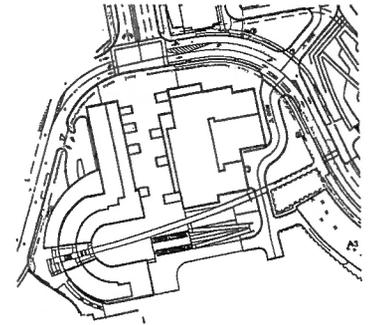
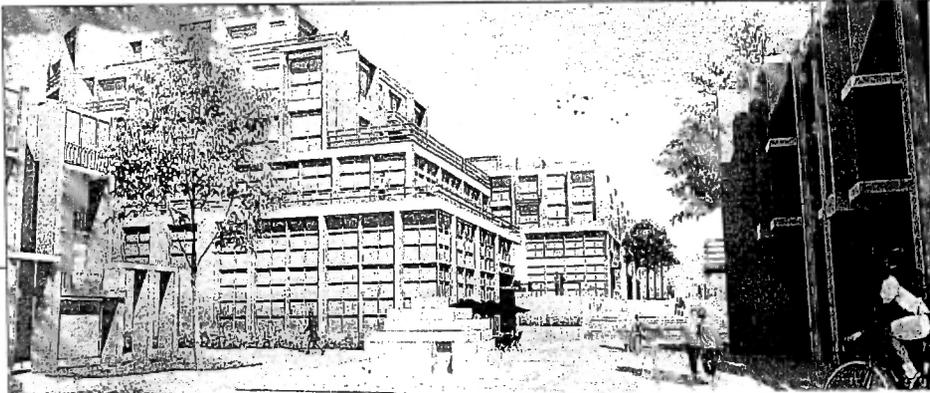
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14	PROJECT TEAM	PROJECT TEAM
3	11/05/14	COUNTY OWNERS	COUNTY OWNERS
2	10/27/14	COUNTY OWNERS	COUNTY OWNERS
1	10/23/14	COUNTY OWNERS	COUNTY OWNERS

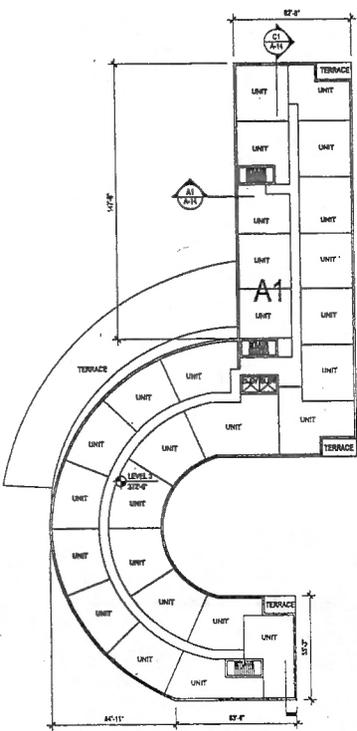
REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 08, 2013

A1 AND A2
LEVEL P1 AND LEVEL 01

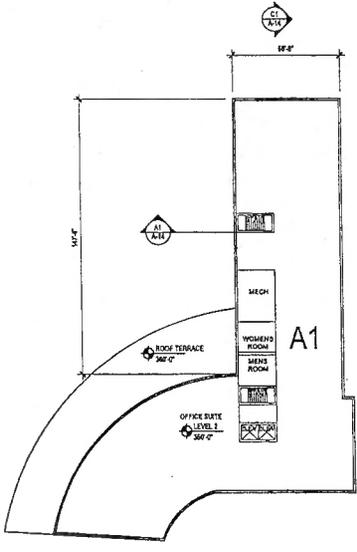
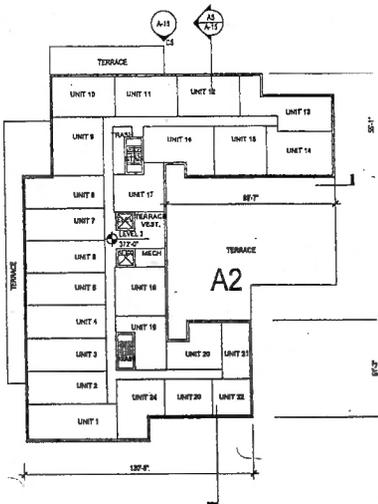
A-11



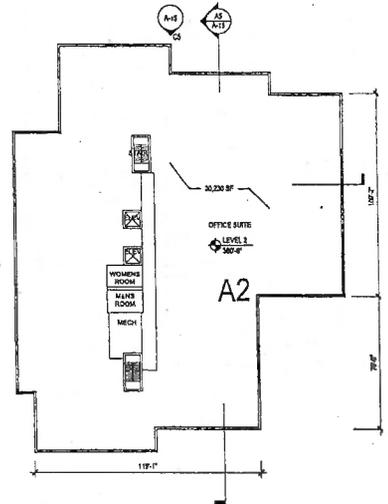
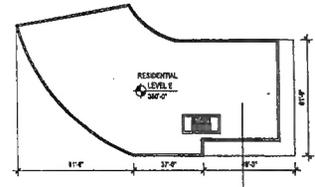
SITE PLAN
SCALE 1" = 100'



LEVEL 03
SCALE 1" = 30'



LEVEL 02
SCALE 1" = 30'



LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



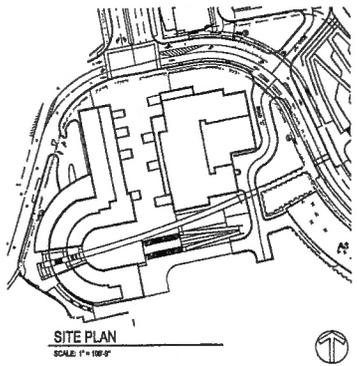
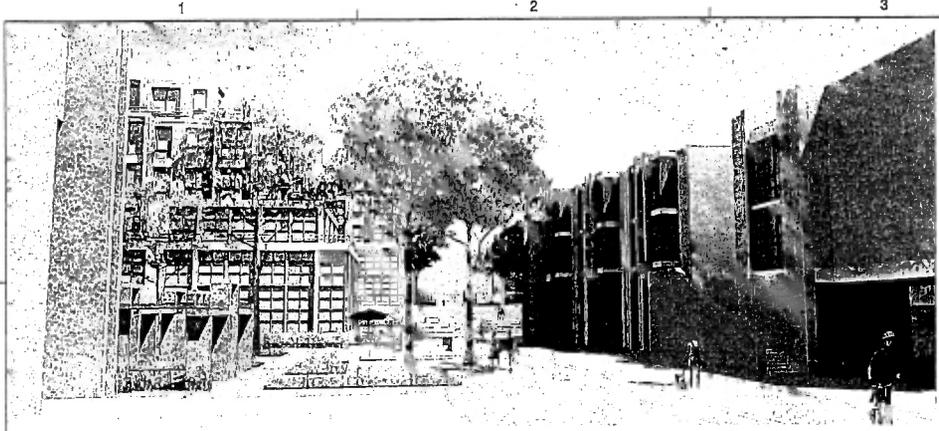
SCALE AS NOTED
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		REVISIONS
3	11/20/14		REVISIONS
2	10/27/14		REVISIONS
1	09/28/14		REVISIONS

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 09, 2013

A1 AND A2
LEVEL 02 AND LEVEL 03

A-12



LAKE ANNE DEVELOPMENT PARTNERSHIP LLC
19100-19100

Hickok Cole
CGLA
CONSTRUCTION GROUP

Dewberry

GIP
GENERAL AND PLANNING

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE
AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

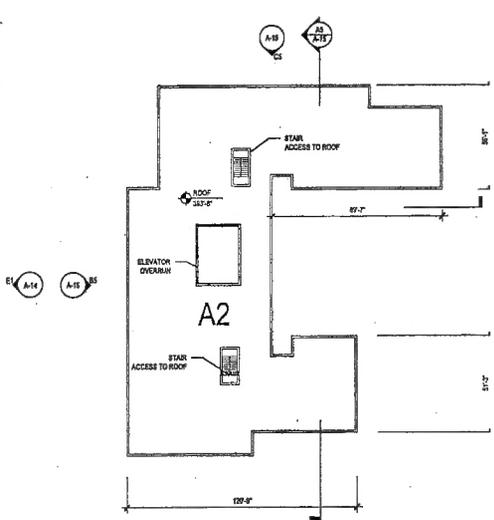
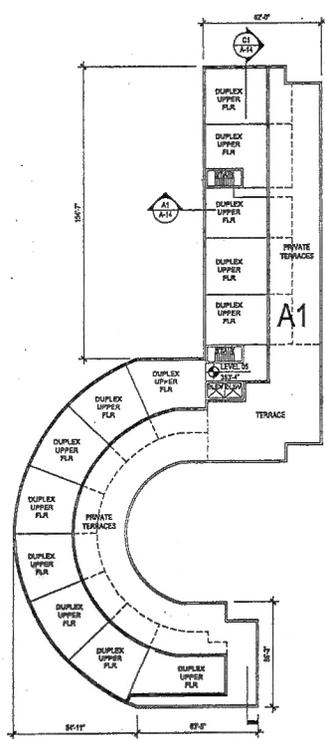
No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	10/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

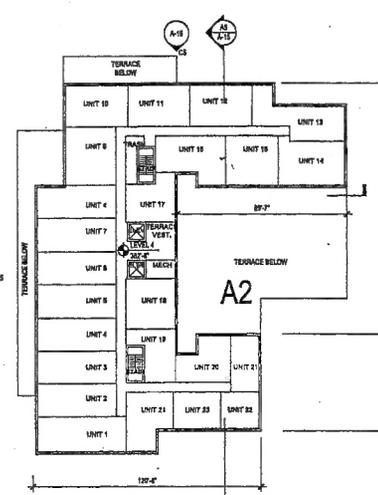
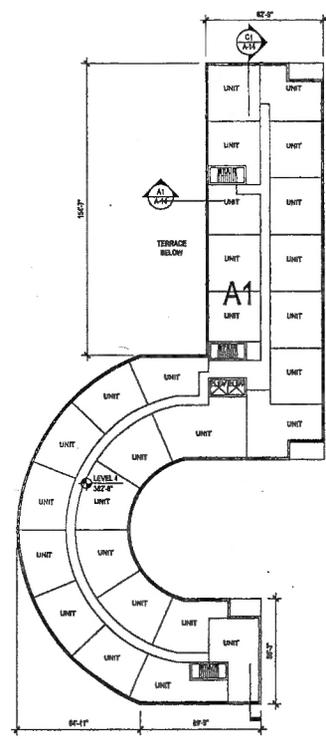
DRAWN BY: _____
APPROVED BY: _____
CHECKED BY: _____
DATE: December 09, 2013

A1 AND A2
LEVEL 04 AND LEVEL 05

A-13

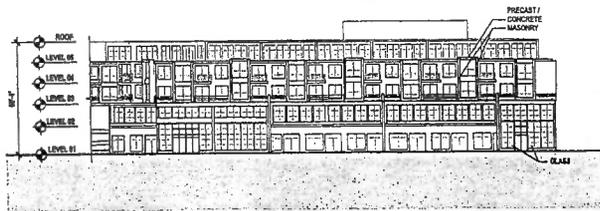


A1 LEVEL 05
SCALE: 1" = 30'

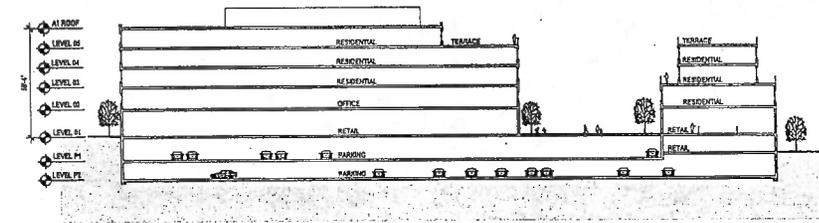


LEVEL 04
SCALE: 1" = 30'

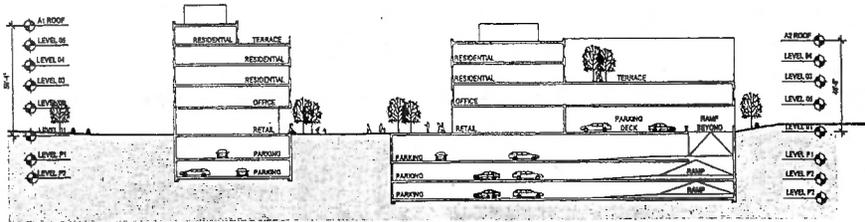




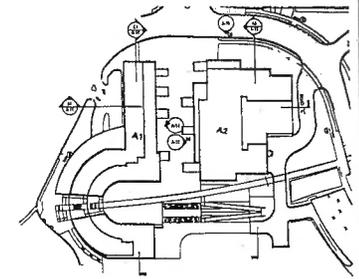
E1 BUILDING A1 - EAST ELEVATION
SCALE: 1" = 30'-0"



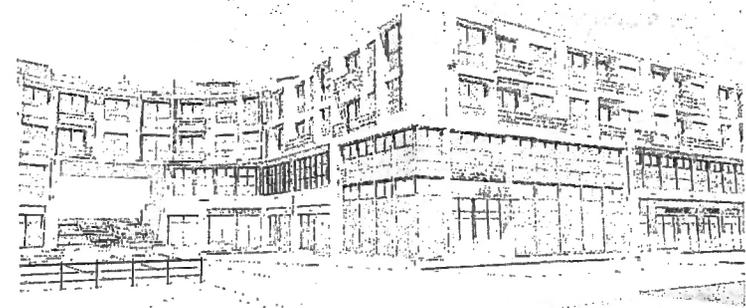
C1 BUILDING A1 - LONGITUDINAL SECTION
SCALE: 1" = 30'-0"



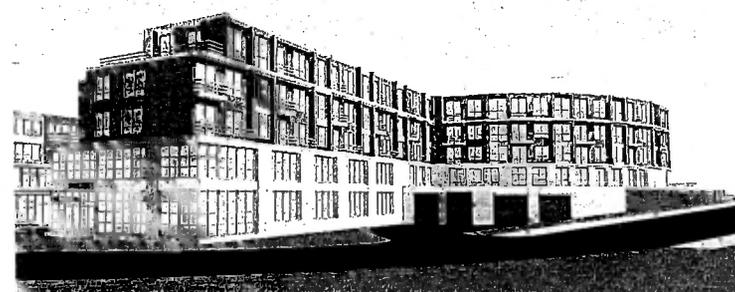
A1 TRANSVERSE SECTION THRU A1 AND A2
SCALE: 1" = 30'-0"



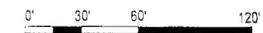
E5 KEY PLAN - A1 AND A2
SCALE: 1" = 100'-0"



C4 BUILDING A1 PERSPECTIVE
LOOKING NORTH WEST
SCALE: NTS



A4 BUILDING A1 PERSPECTIVE
LOOKING NORTH WEST
SCALE: NTS



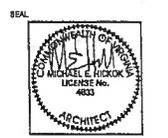
LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole
CGLA

Dewberry

GIP
GROW AND PROVE

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



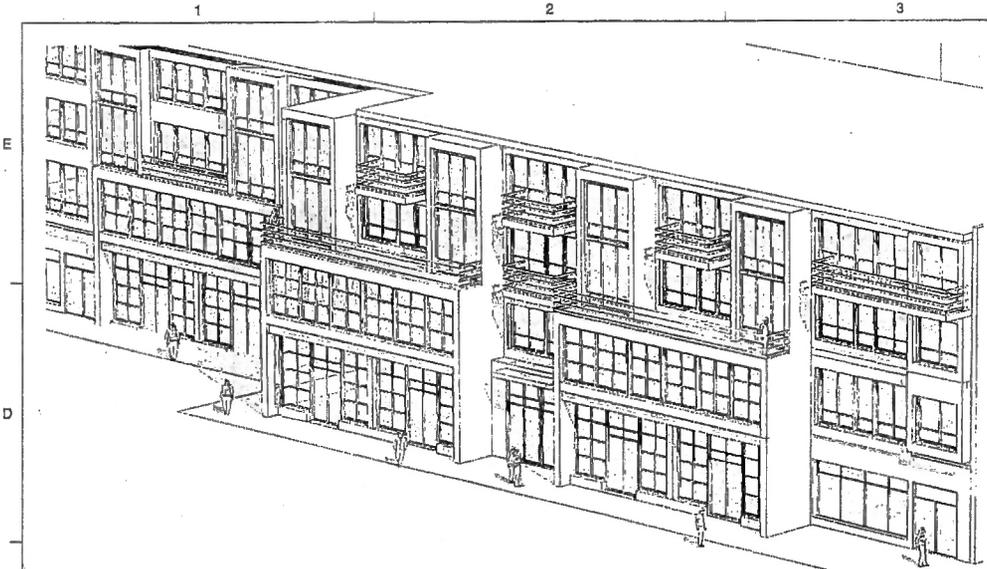
SCALE: AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		REVISIONS
3	8/27/14		REVISIONS
1	09/28/14		REVISIONS

DRAWN BY: --
APPROVED BY: --
CHECKED BY: --
DATE: December 09, 2013

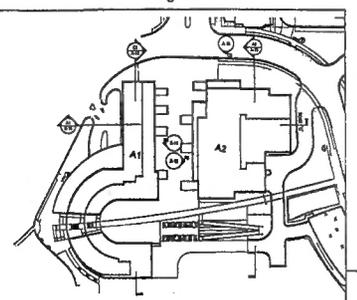
TITLE: A1 BUILDING SECTIONS AND ELEVATIONS



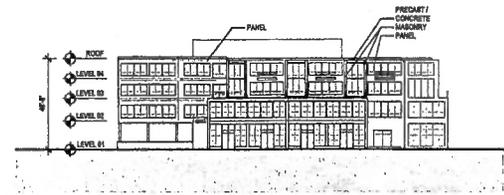
C1 BUILDING A2 AXONOMETRIC
LOOKING NORTH EAST
SCALE: NTS



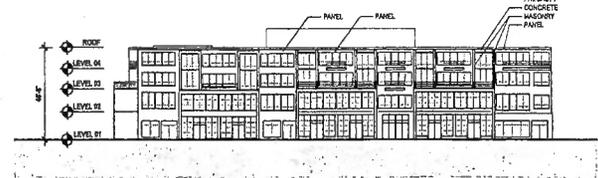
A1 BUILDING A2 PERSPECTIVE
LOOKING SOUTH EAST
SCALE: NTS



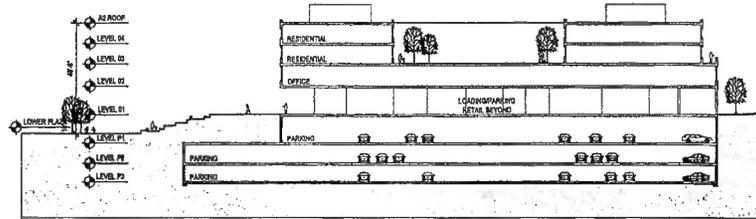
E5 KEY PLAN - A1 AND A2
SCALE: 1" = 100' 0"



C5 BUILDING A2 - NORTH ELEVATION
SCALE: 1" = 30' 0"



B5 BUILDING A2 - WEST ELEVATION
SCALE: 1" = 30' 0"



A5 BUILDING A2 - TRANSVERSE SECTION
SCALE: 1" = 100' 0"



LAKE ANNE DEVELOPMENT PARTNERS LLC
10000 WYOMING



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



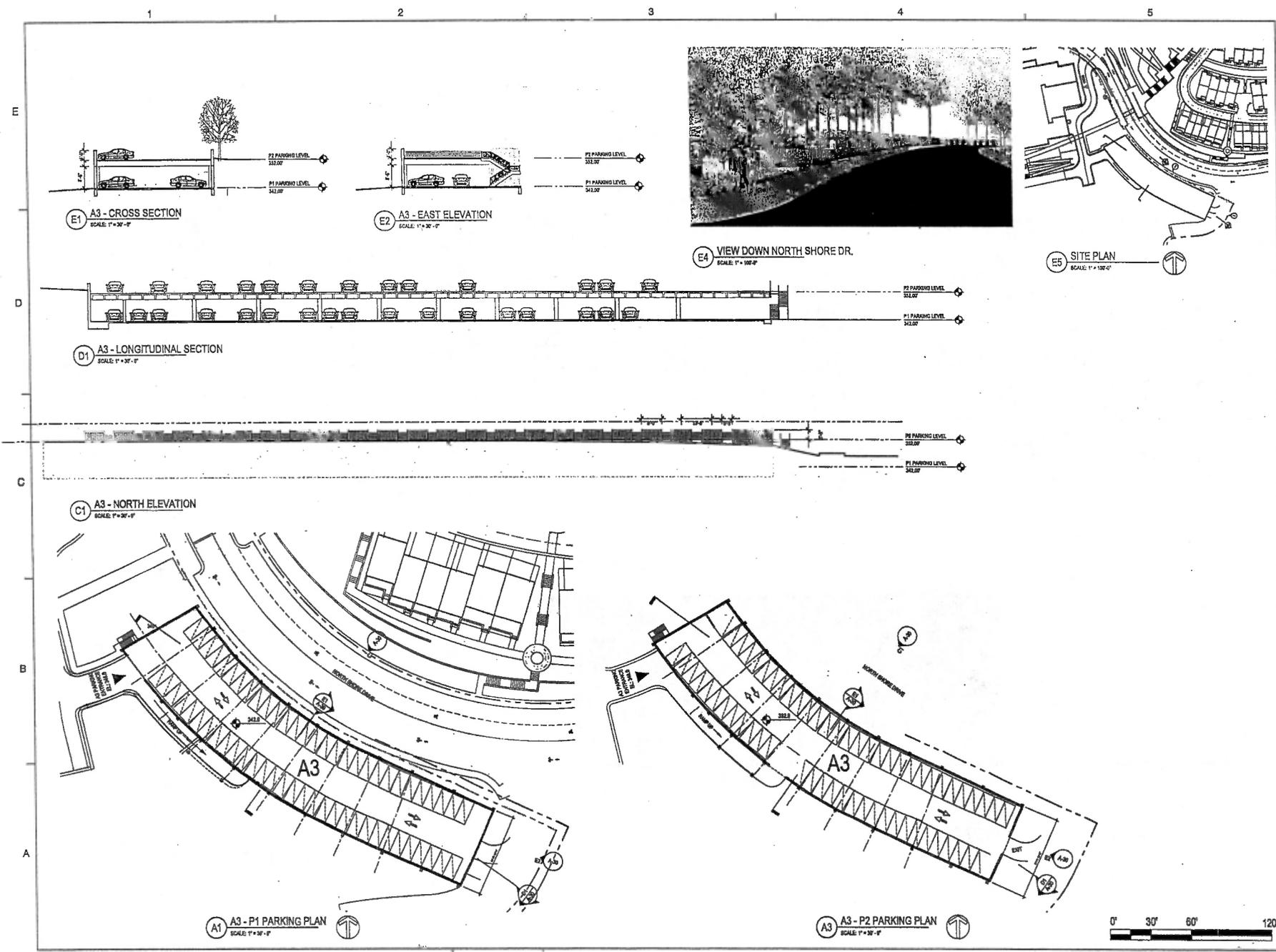
SCALE:
AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		REVISIONS
3	11/05/14		REVISIONS
2	10/27/14		REVISIONS
1	08/26/14		REVISIONS

DRAWN BY: _____
APPROVED BY: _____
CHECKED BY: _____
DATE: December 08, 2013

A2 BUILDING SECTIONS AND ELEVATIONS



LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole
CGLA

Dewberry

G+P
GROUP LLC

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

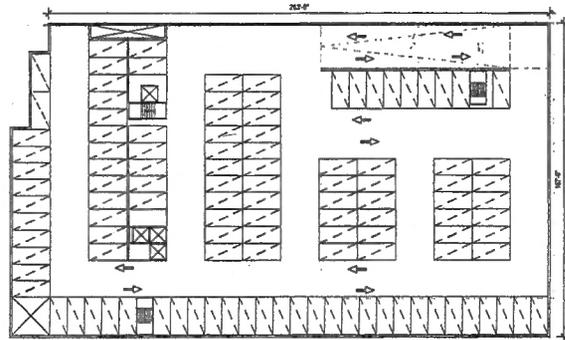
No.	DATE	BY	Description
4	11/26/14	Michael S. Hickok	Revised
3	11/26/14	Michael S. Hickok	Revised
2	10/27/14	Michael S. Hickok	Revised
1	09/24/14	Michael S. Hickok	Revised

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 09, 2013

GARAGE PLANS/SECTION ELEVATIONS

A-30

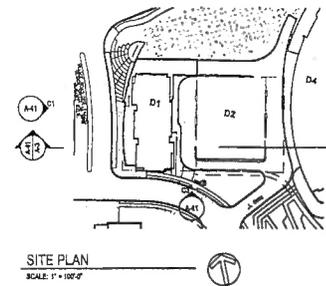




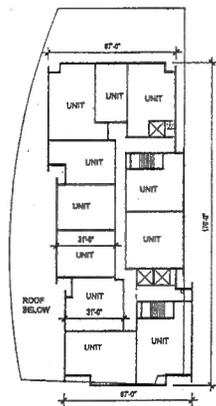
D1 - BELOW GRADE PARKING
SCALE: 1" = 30'-0"



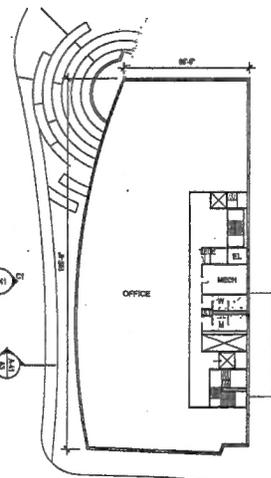
D1 - PHASE 1 GROCERY
SCALE: 1/8" = 1'-0"



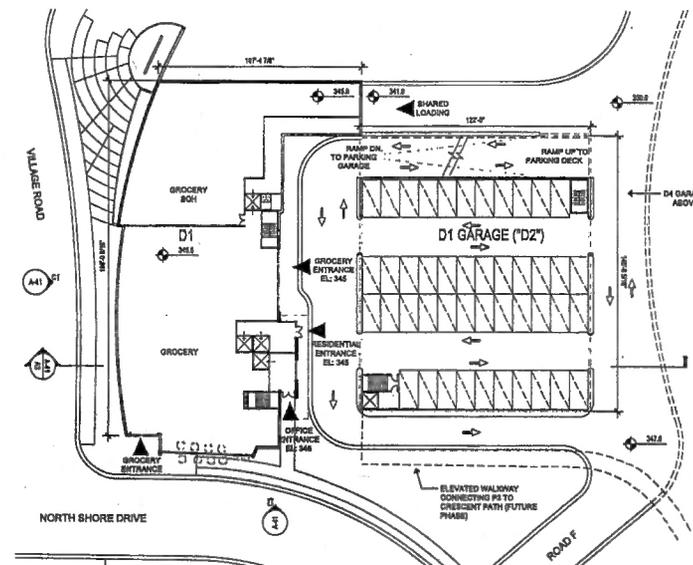
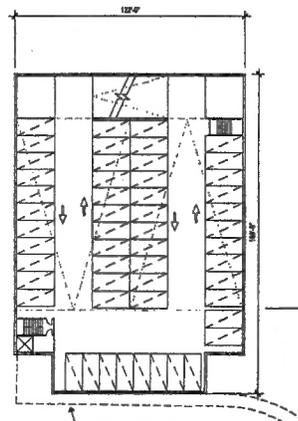
SITE PLAN
SCALE: 1" = 100'-0"



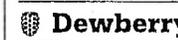
D1 - TYPICAL RESIDENTIAL FLOOR PLAN
SCALE: 1" = 30'-0"



D1 - TYPICAL OFFICE FLOOR PLAN
SCALE: 1" = 30'-0"



D1 - GROUND FLOOR PLAN
SCALE: 1" = 30'-0"



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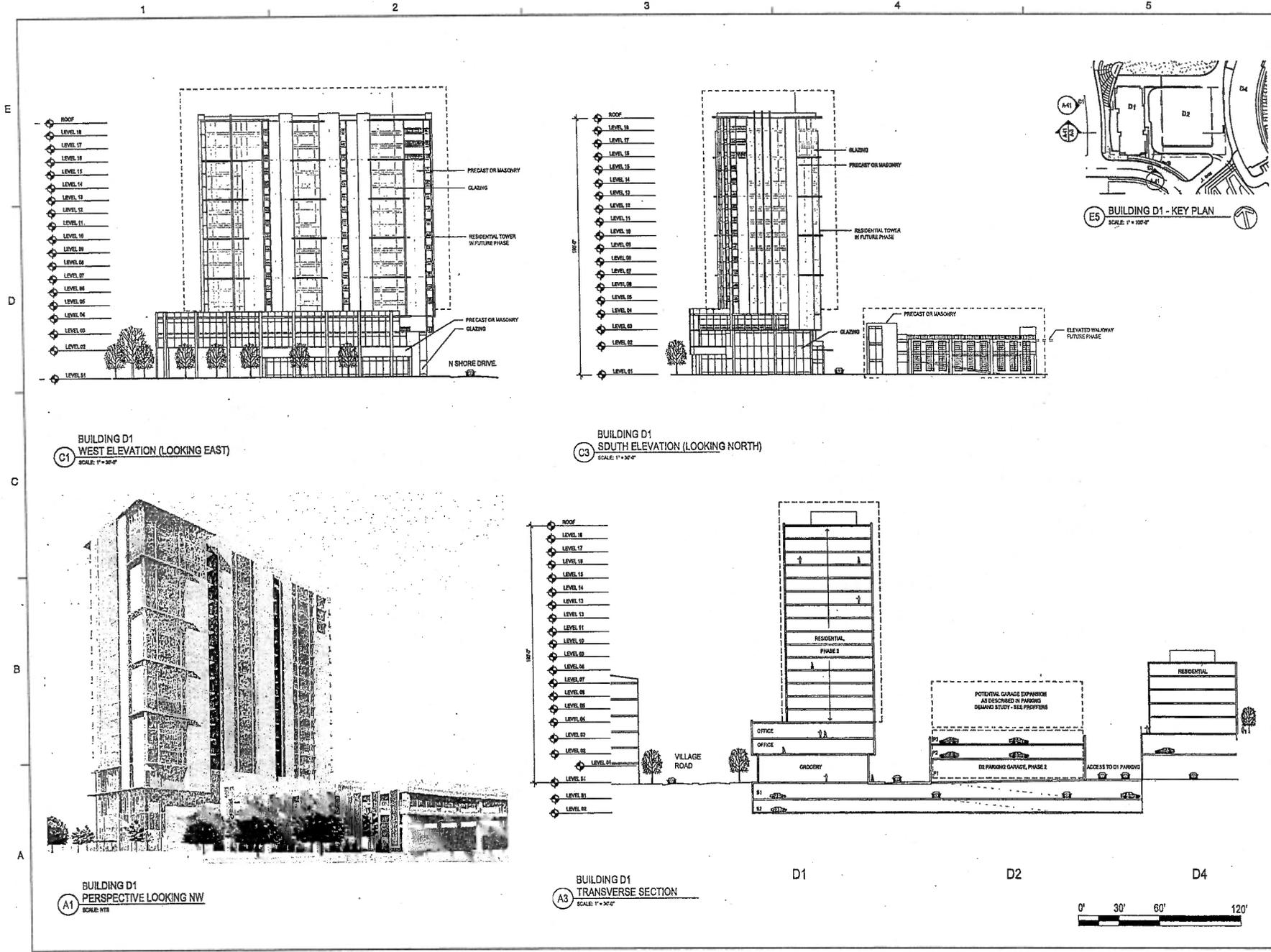
SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	DESCRIPTION
4	11/24/14		Revised to show changes
3	11/05/14		Revised to show changes
2	10/27/14		Revised to show changes
1	09/26/14		Revised to show changes

REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 09, 2013

DRAWING TITLE
D1 PLANS AND PERSPECTIVE

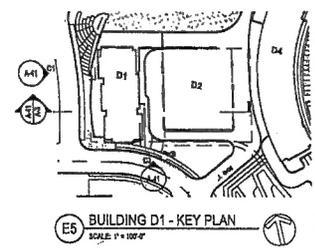


C1 BUILDING D1
WEST ELEVATION (LOOKING EAST)
SCALE: 1" = 30'

C3 BUILDING D1
SOUTH ELEVATION (LOOKING NORTH)
SCALE: 1" = 30'

A1 BUILDING D1
PERSPECTIVE LOOKING NW
SCALE: NTS

A3 BUILDING D1
TRANSVERSE SECTION
SCALE: 1" = 30'



Lake Anne Development
Suffern LLC

Michael Cole
CGLA
11.10.14

Dewberry

GIP
CORPORATE PLANNING

Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

ARCHITECT

MICHAEL S. JACKSON
LICENSE No. 4833

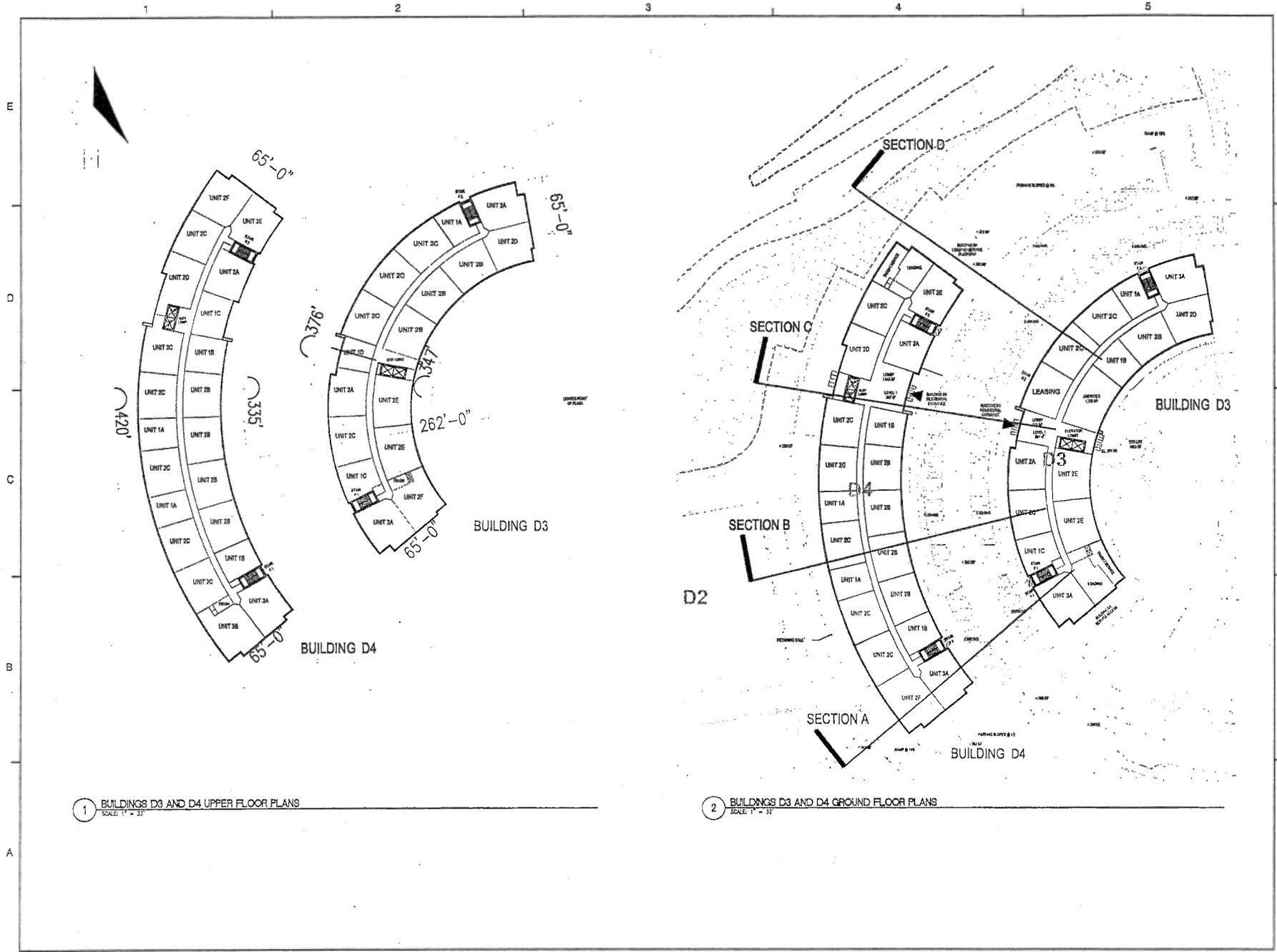
SCALE
AS NOTED

DRAWINGS ARE
CONCEPTUAL AND SUBJECT
TO CHANGE DURING REVIEW
PROCESS

No.	DATE	BY	Description
4	11/25/14		Response to County Comments
3	11/05/14		Response to County Comments
2	10/27/14		Response to County Comments
1	09/28/14		Response to County Comments

DRAWING TITLE
D1 SECTIONS
AND ELEVATIONS

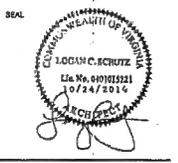
A-41



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE

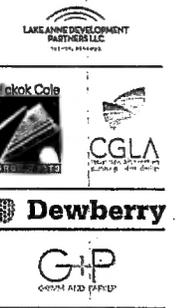
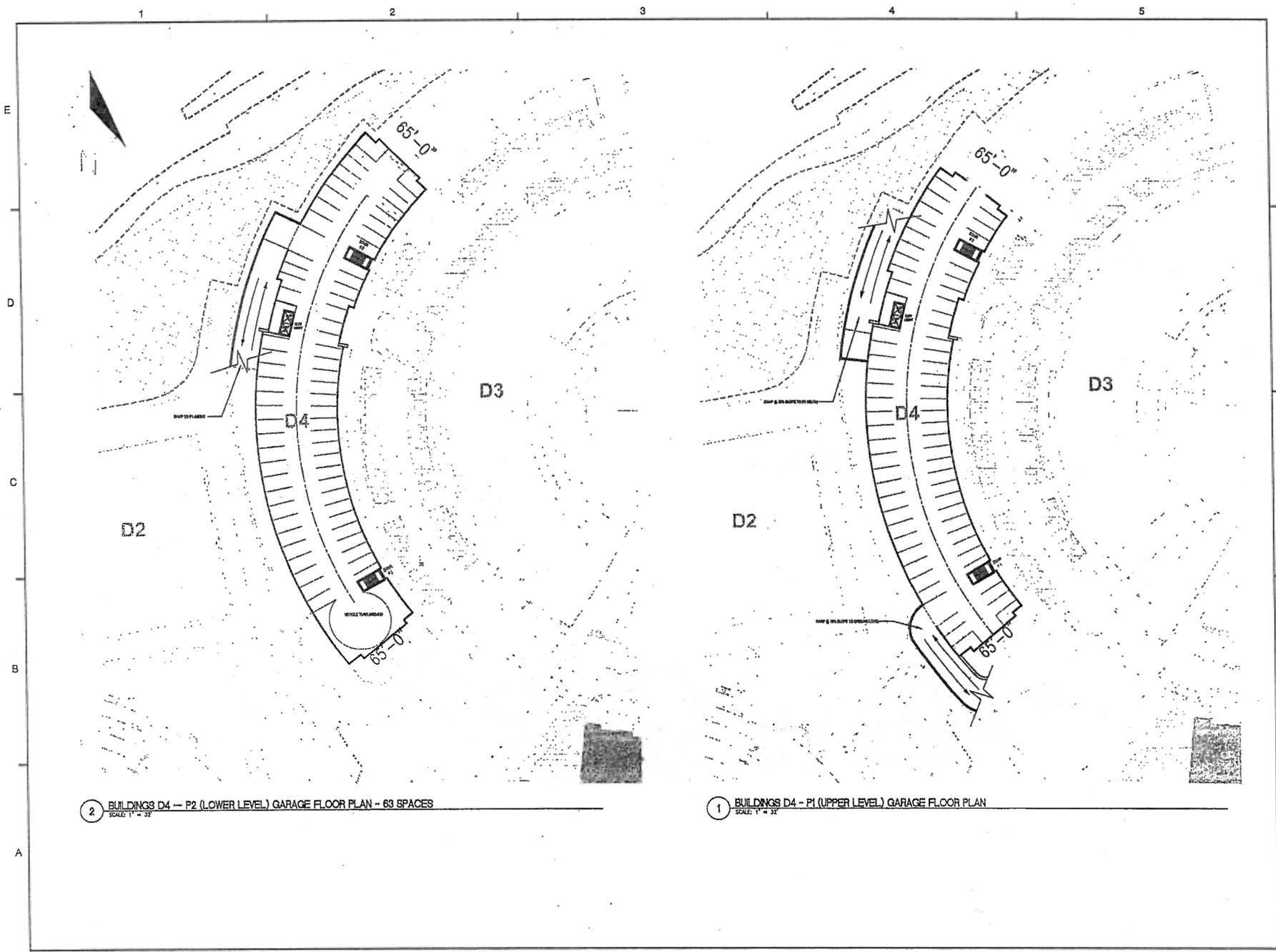


REV.	DATE	BY	DESCRIPTION
4	11/24/2014		Approved in County
3	11/08/2014		Reviewed in County
2	10/27/14		Checked in County
1	09/26/14		Reviewed in County

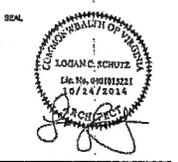
DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2012
 TITLE _____

BUILDING D3 AND D4 FLOOR PLANS

A-50



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



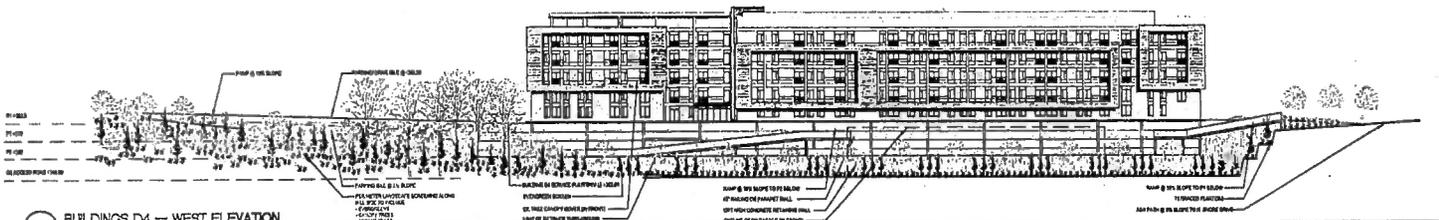
SCALE
 0' 32' 64'

No.	DATE	BY	Description
4	11/24/2014		Response to County Comments
3	11/05/2014		Response to County Comments
2	10/27/14		Response to County Comments
1	09/28/14		Response to County Comments

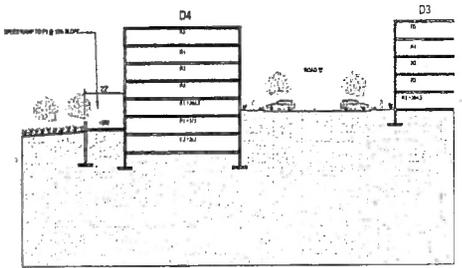
DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2013

TITLE
 BUILDING D4
 GARAGE FLOOR
 PLANS

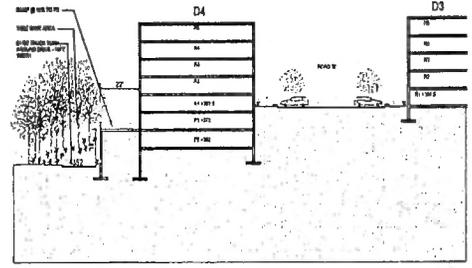
A-51



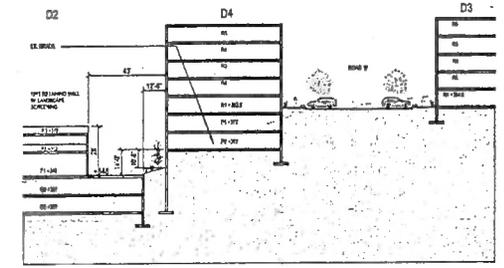
1 BUILDINGS D4 — WEST ELEVATION
SCALE: 1" = 32'



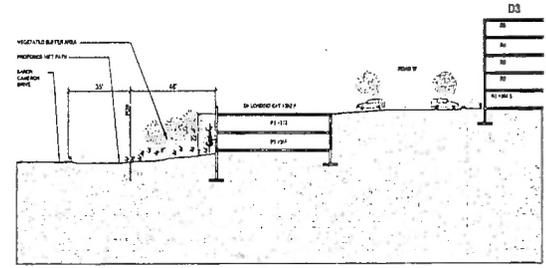
2 SECTION A
SCALE: 1" = 32'



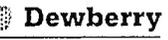
3 SECTION C
SCALE: 1" = 32'



3 SECTION B
SCALE: 1" = 32'



4 SECTION D
SCALE: 1" = 32'



Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/2014		Approved for County
3	11/08/2014		Approved for County
2	10/27/14		Approved for County
1	09/28/14		Approved for County

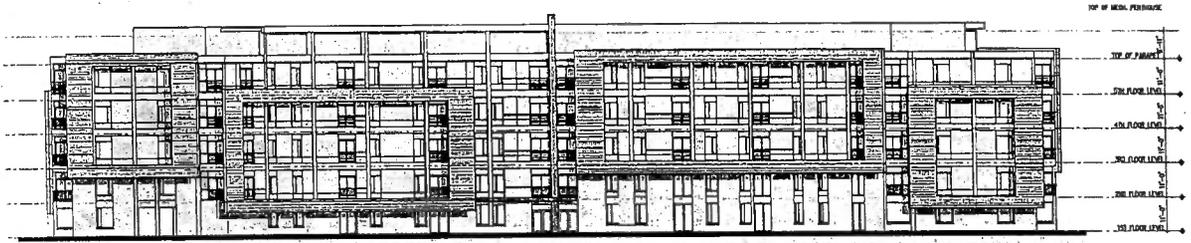
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 8, 2013
TITLE

SECTIONS AND
ELEVATIONS

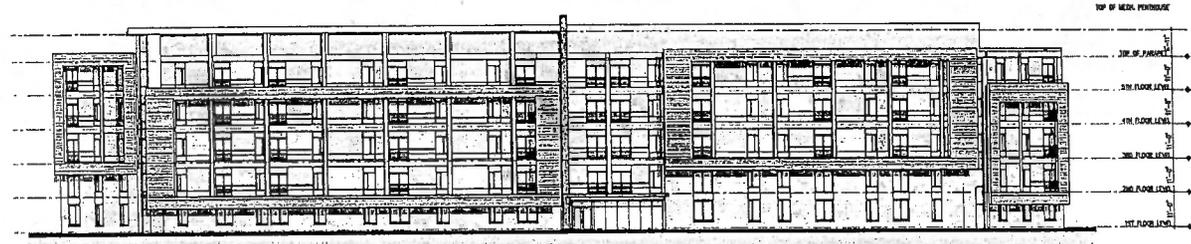
A-52

1 2 3 4 5

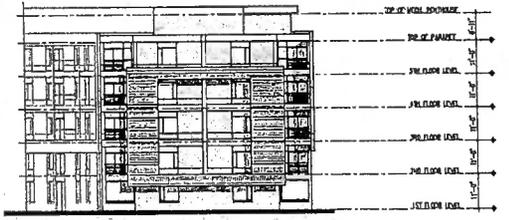
E
D
C
B
A



1 BUILDING D3 REAR (EAST) ELEVATION
SCALE: 1" = 16'



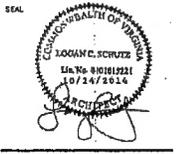
2 BUILDING D3 FRONT (WEST) ELEVATION
SCALE: 1" = 16'



3 BUILDINGS D3 TYPICAL SIDE ELEVATION
SCALE: 1" = 16'



Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/2014		Response to County Comments
3	11/05/2014		Response to County Comments
2	10/27/14		Comments to County Comments
1	09/25/14		Comments

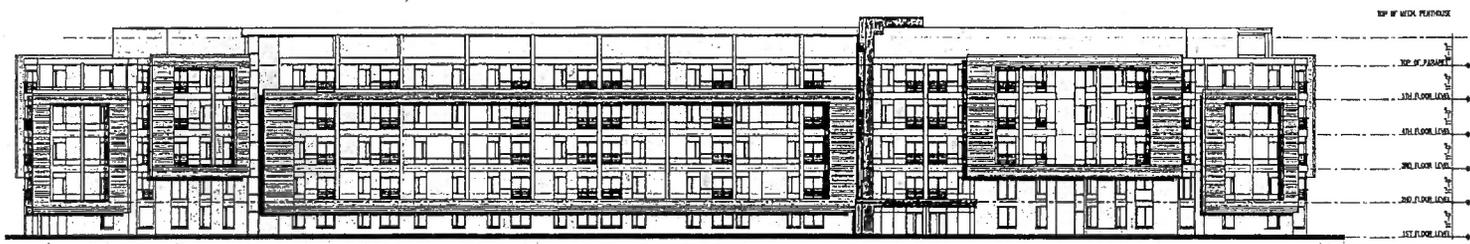
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE December 8, 2013

TITLE
BUILDING D3
ELEVATIONS

A-53a

1 2 3 4 5

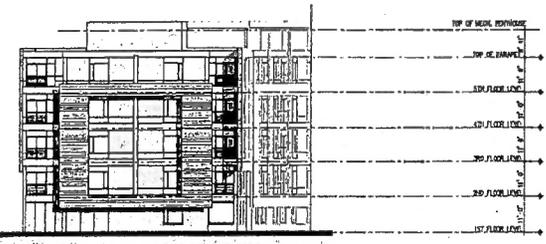
E
D
C
B
A



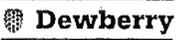
1 BUILDING D4 FRONT (EAST) ELEVATION
SCALE: 1" = 16'



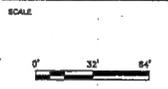
2 BUILDING D4 REAR (WEST) ELEVATION
SCALE: 1" = 16'



3 BUILDING D4 TYPICAL SIDE ELEVATION
SCALE: 1" = 16'



Lake Anne
Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/2014		Response to County Comments
3	11/02/2014		Response to County Comments
2	10/27/14		Comments to County Review of Design Concepts
1	10/20/14		

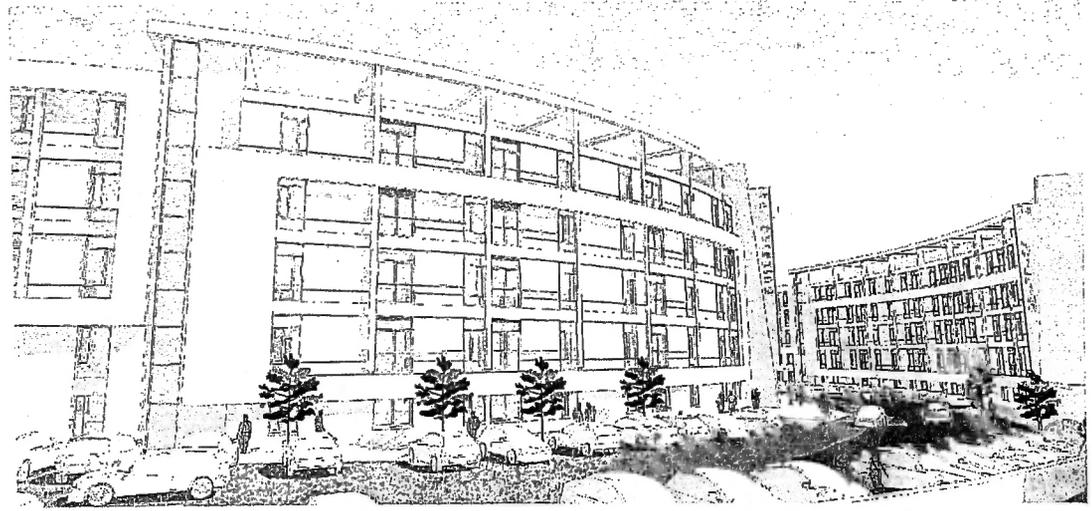
DRAWN BY _____
APPROVED BY _____
CHECKED BY _____
DATE: December 8, 2013
TITLE

BUILDING D4
ELEVATIONS

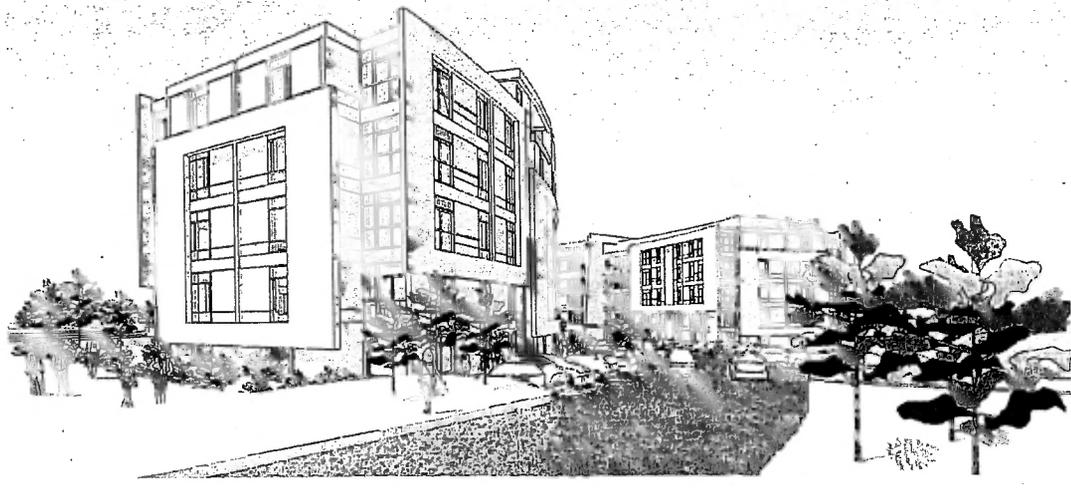
A-53b

1 2 3 4 5

E
D
C
B
A



1 PERSPECTIVE VIEW



1 PERSPECTIVES
SCALE: 1/8"

LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry

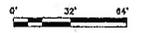


Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL



SCALE

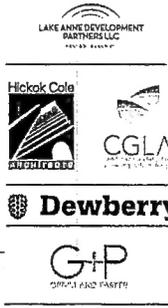
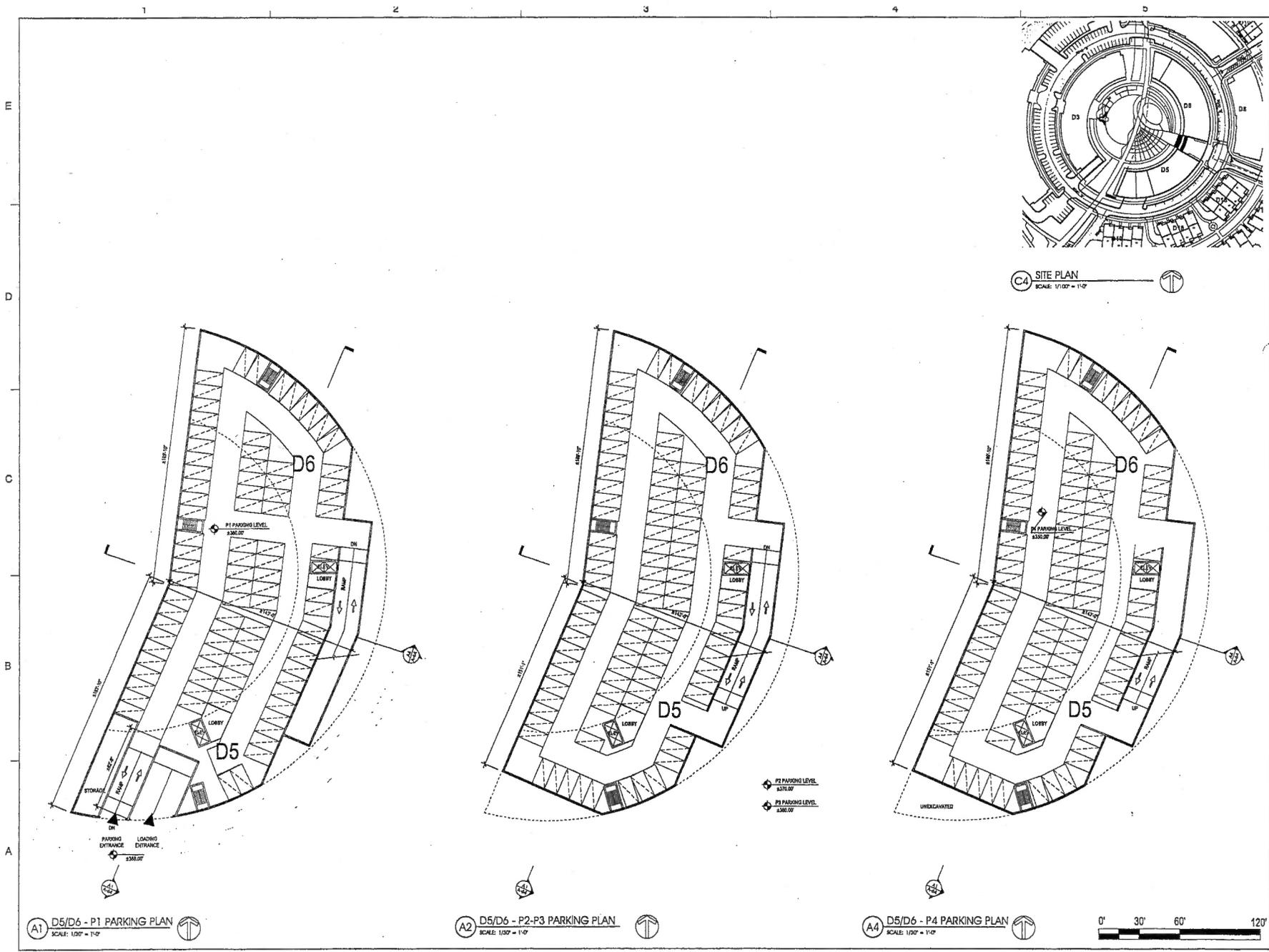


No.	DATE	BY	Description
4	11/02/2014	Stephanie G. Kestly	Revisions to Utility
3	11/02/2014	Stephanie G. Kestly	Revisions to Utility
2	10/27/14	Stephanie G. Kestly	Revisions to Utility
1	09/25/14	Stephanie G. Kestly	Completed

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TITLE
 BUILDINGS D3
 AND D4
 ILLUSTRATIVE
 PERSPECTIVES

A-54



Lake Anne Village Center
 PRG Plan
 Hunter Mill District
 Fairfax County, Virginia

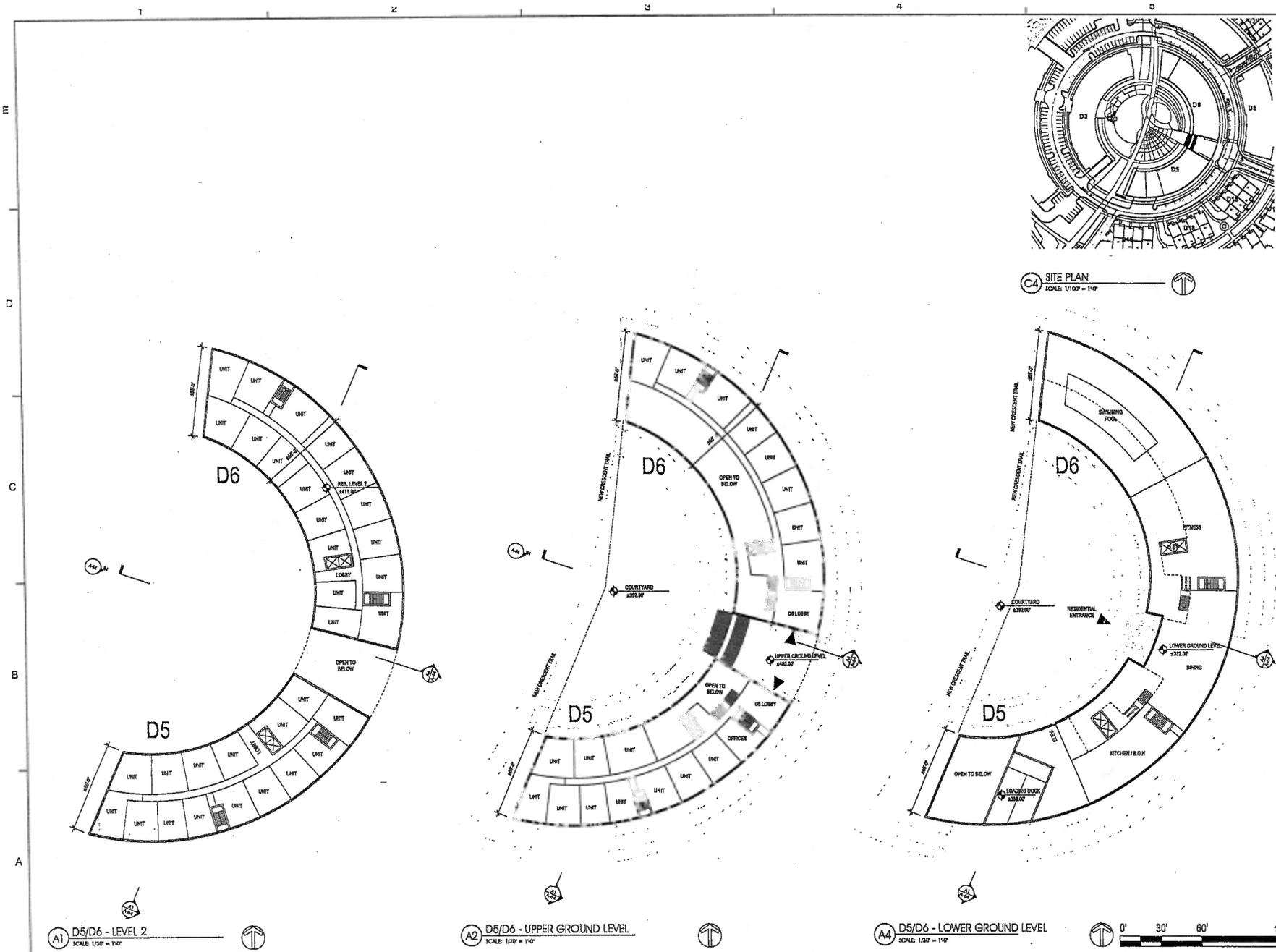


SCALE AS NOTED
 DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/28/14		Response to COUNTY COMMENTS
3	11/05/14		COUNTY COMMENTS
2	10/27/14		COUNTY COMMENTS
1	09/26/14		Response to COUNTY COMMENTS

D5/D6 - FLOOR PLANS
 PARKING LEVELS

A-60



A1 D5/D6 - LEVEL 2
SCALE: 1/32" = 1'-0"

A2 D5/D6 - UPPER GROUND LEVEL
SCALE: 1/32" = 1'-0"

A4 D5/D6 - LOWER GROUND LEVEL
SCALE: 1/32" = 1'-0"

CA SITE PLAN
SCALE: 1/16" = 1'-0"



LAKE ANNE DEVELOPMENT PARTNERS LLC
Hickok Cole
CGLA
Dewberry
GIP
Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

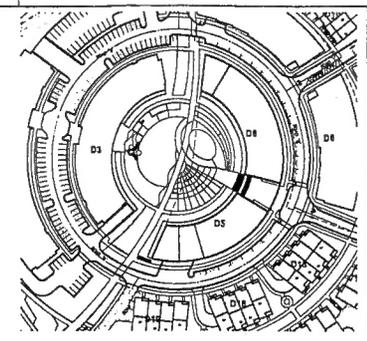
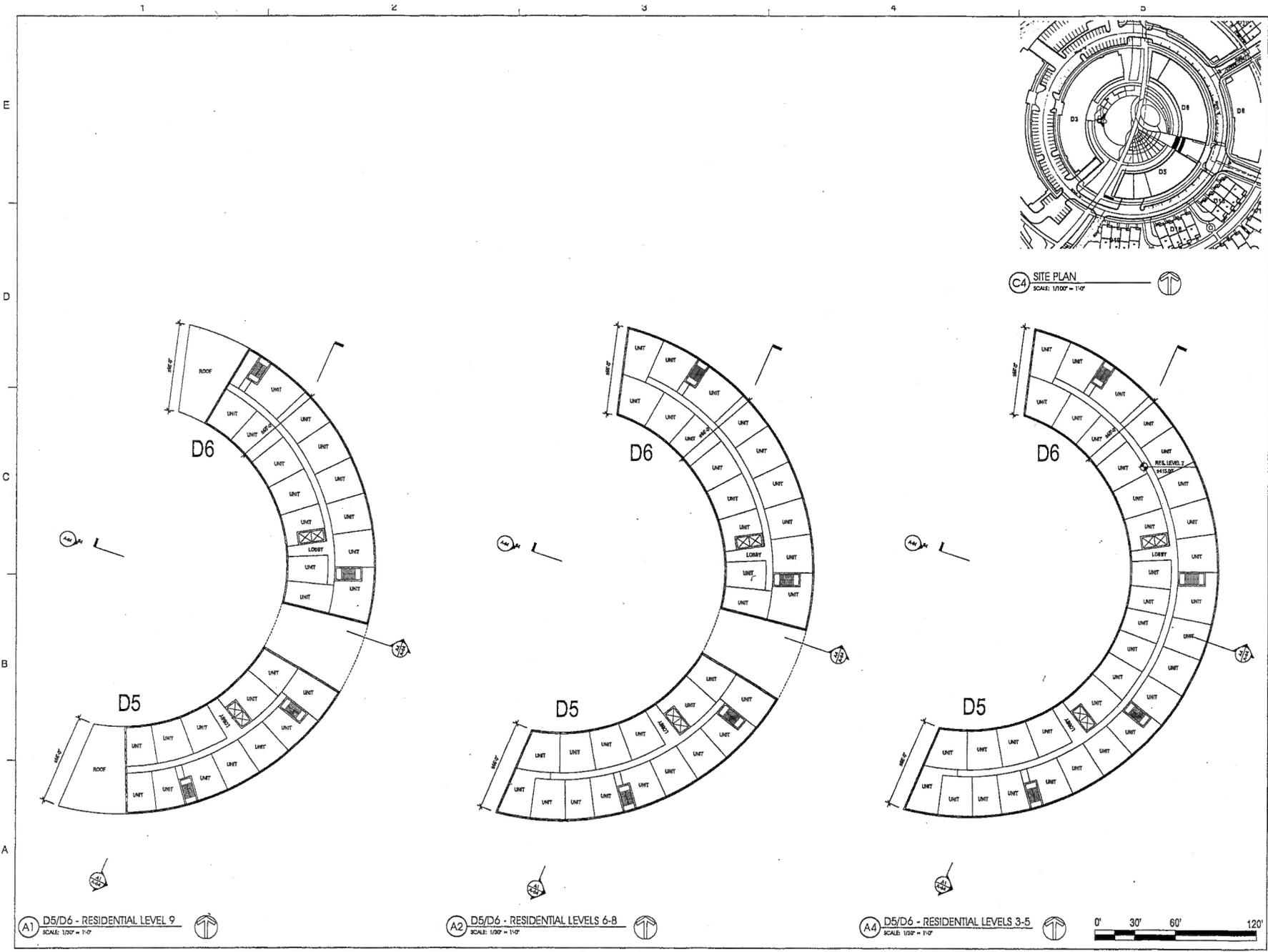
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		PROJECT IN PROGRESS
3	11/05/14		ISSUE FOR CONSTRUCTION
2	10/27/14		ISSUE FOR CONSTRUCTION
1	09/26/14		ISSUE FOR CONSTRUCTION

REVISIONS
DRAWN BY: --
APPROVED BY: --
CHECKED BY: --
DATE: December 06, 2013

D5/D6 - FLOOR PLANS

A-61

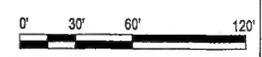


C4 SITE PLAN
SCALE: 1/100' = 1'-0'

A1 D5/D6 - RESIDENTIAL LEVEL 9
SCALE: 1/32' = 1'-0'

A2 D5/D6 - RESIDENTIAL LEVELS 6-8
SCALE: 1/32' = 1'-0'

A4 D5/D6 - RESIDENTIAL LEVELS 3-5
SCALE: 1/32' = 1'-0'



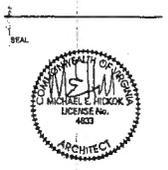
LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Col... CGL

Dewberry

GIP GROUP INC PARTNER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE: AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		ISSUED TO COUNTY COMMISSIONERS
3	11/05/14		ISSUED TO COUNTY COMMISSIONERS
2	10/27/14		ISSUED TO COUNTY COMMISSIONERS
1	09/26/14		ISSUED TO COUNTY COMMISSIONERS

REVISIONS:

DRAWN BY: _____

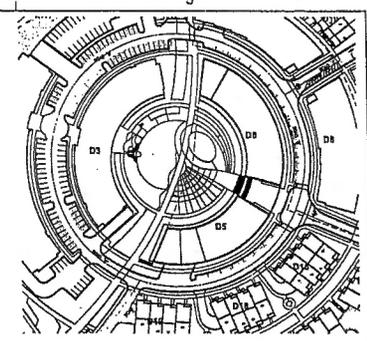
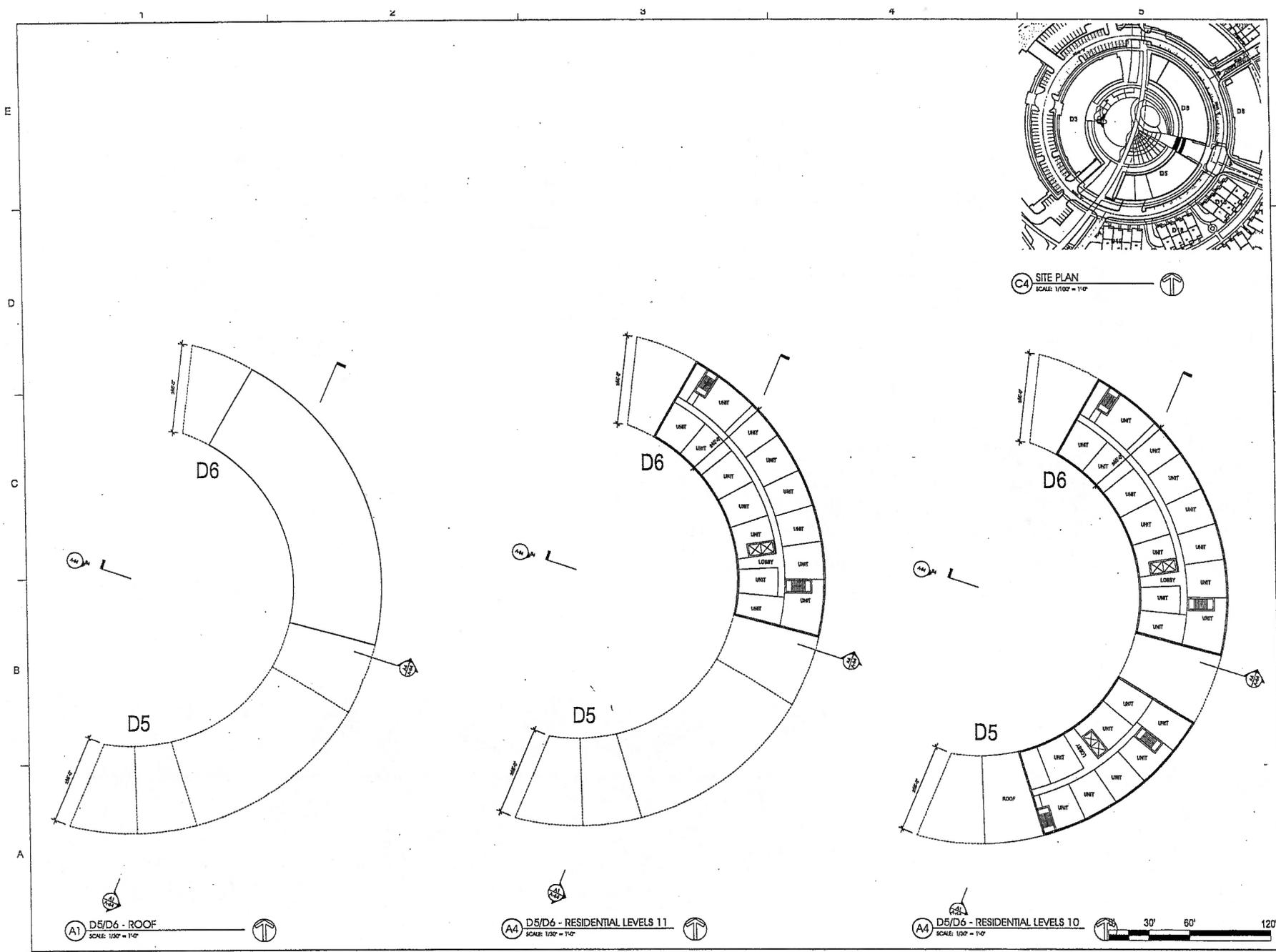
APPROVED BY: _____

CHECKED BY: _____

DATE: December 06, 2013

D5/D6 - FLOOR PLANS

A-62

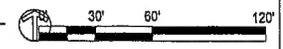


C4 SITE PLAN
SCALE: 1/100' = 1"0"

A1 D5/D6 - ROOF
SCALE: 1/80' = 1"0"

A4 D5/D6 - RESIDENTIAL LEVELS 11
SCALE: 1/80' = 1"0"

A4 D5/D6 - RESIDENTIAL LEVELS 10
SCALE: 1/80' = 1"0"



LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole
CGL

Dewberry

G+P
ARCHITECTS

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

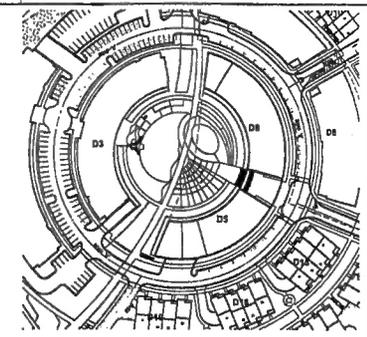
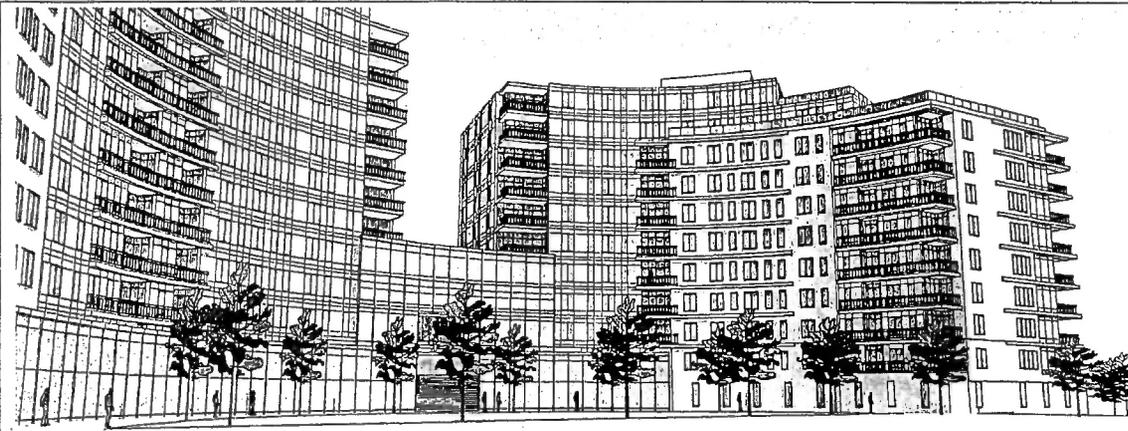
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		Revisions to
3	11/25/14		Revisions to
2	10/27/14		Revisions to
1	09/25/14		Revisions to

DRAWN BY
APPROVED BY
CHECKED BY
DATE December 06, 2015

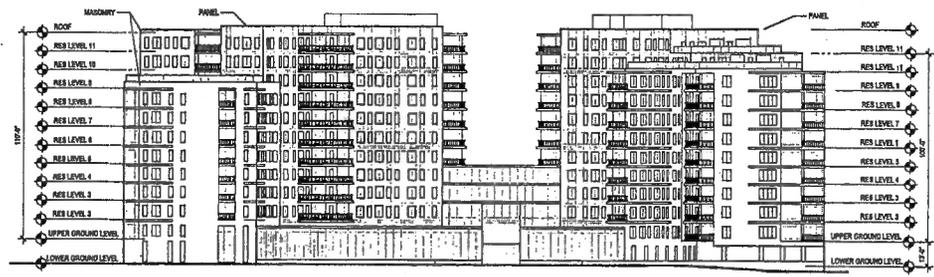
D5/D6 - FLOOR PLAN

A-63

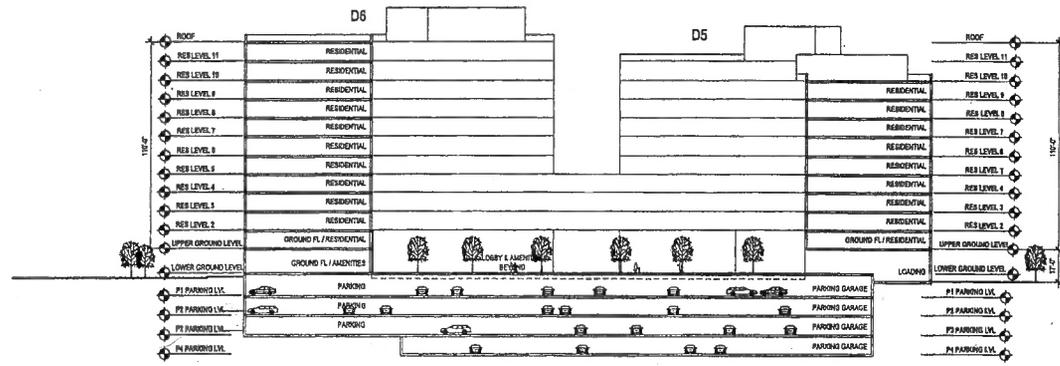


D5 KEY PLAN
SCALE: 1/16" = 1'-0"

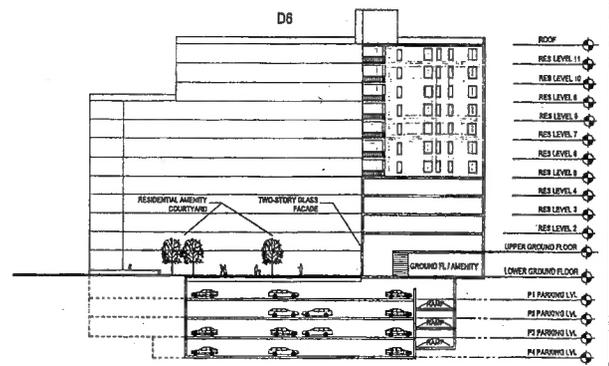
D1 PERSPECTIVE OF D5 FROM LAWN AND CRESCENT TRAIL
SCALE: NTS



B4 WEST ELEVATION - D5 AND D6
SCALE: 1/8" = 1'-0"



A1 NORTH-SOUTH SECTION BB
SCALE: 1/8" = 1'-0"



A4 EAST-WEST SECTION AA
SCALE: 1/8" = 1'-0"



LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

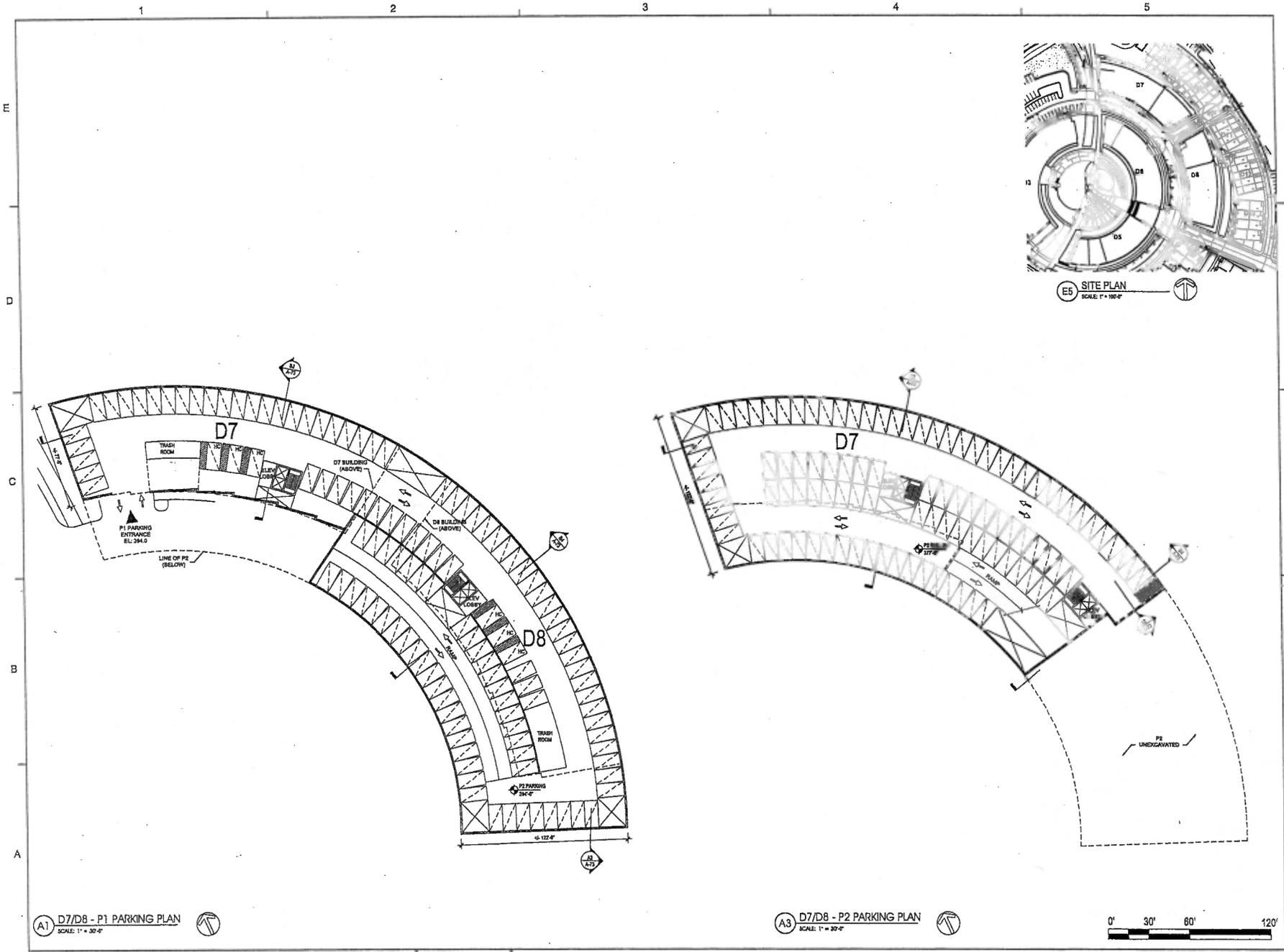


SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14	Michael P. Hickok	Revised to include site plan
3	11/05/14	Michael P. Hickok	Revised to include site plan
2	10/27/14	Michael P. Hickok	Revised to include site plan
1	09/24/14	Michael P. Hickok	Revised to include site plan

D5/D6 - ELEVATIONS, SECTIONS, & 3D MASSING



A1 D7/D8 - P1 PARKING PLAN
SCALE: 1" = 30'-0"

A3 D7/D8 - P2 PARKING PLAN
SCALE: 1" = 30'-0"

0' 30' 60' 120'

LAKE ANNE DEVELOPMENT PARTNERS LLC
FAYATTSVILLE, VIRGINIA



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

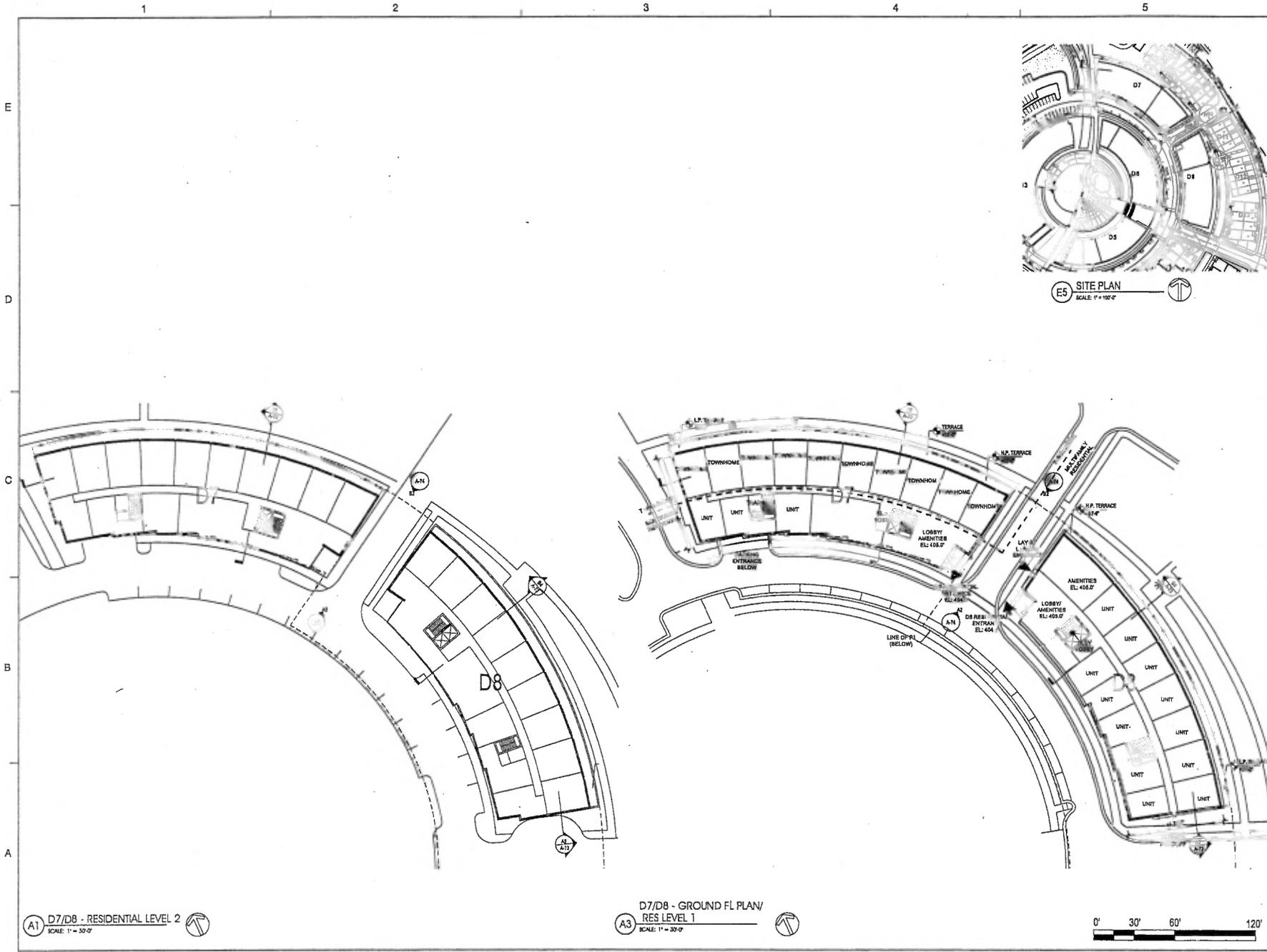
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		REVISIONS
3	11/05/14		REVISIONS
2	10/27/14		REVISIONS
1	09/26/14		REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 08, 2013

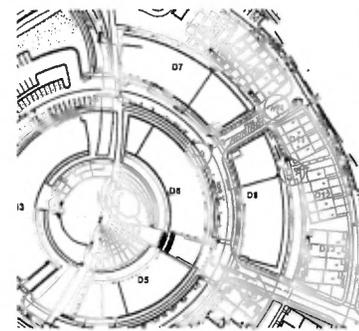
D7 AND D8 FLOOR PLANS

A-70



A1 D7/D8 - RESIDENTIAL LEVEL 2
SCALE: 1" = 30'-0"

A3 D7/D8 - GROUND FL PLAN/
RES LEVEL 1
SCALE: 1" = 30'-0"



E5 SITE PLAN
SCALE: 1" = 100'-0"

LAKE ANNE DEVELOPMENT PARTNERSHIP LLC
10000 LANE 10000

Hickok Cole
ARCHITECTS

CGLA
CONSTRUCTION MANAGEMENT

Dewberry

GIP
GRUBBS AND PERRY

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		Response to COUNTY COMMENTS
3	11/05/14		Response to COUNTY COMMENTS
2	10/27/14		Response to COUNTY COMMENTS
1	09/26/14		Response to COUNTY COMMENTS

REVISIONS

DRAWN BY _____

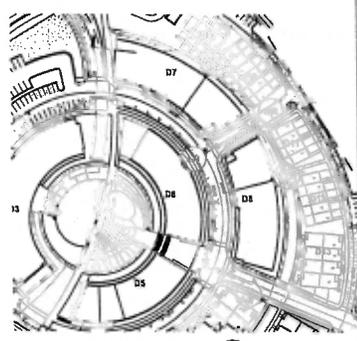
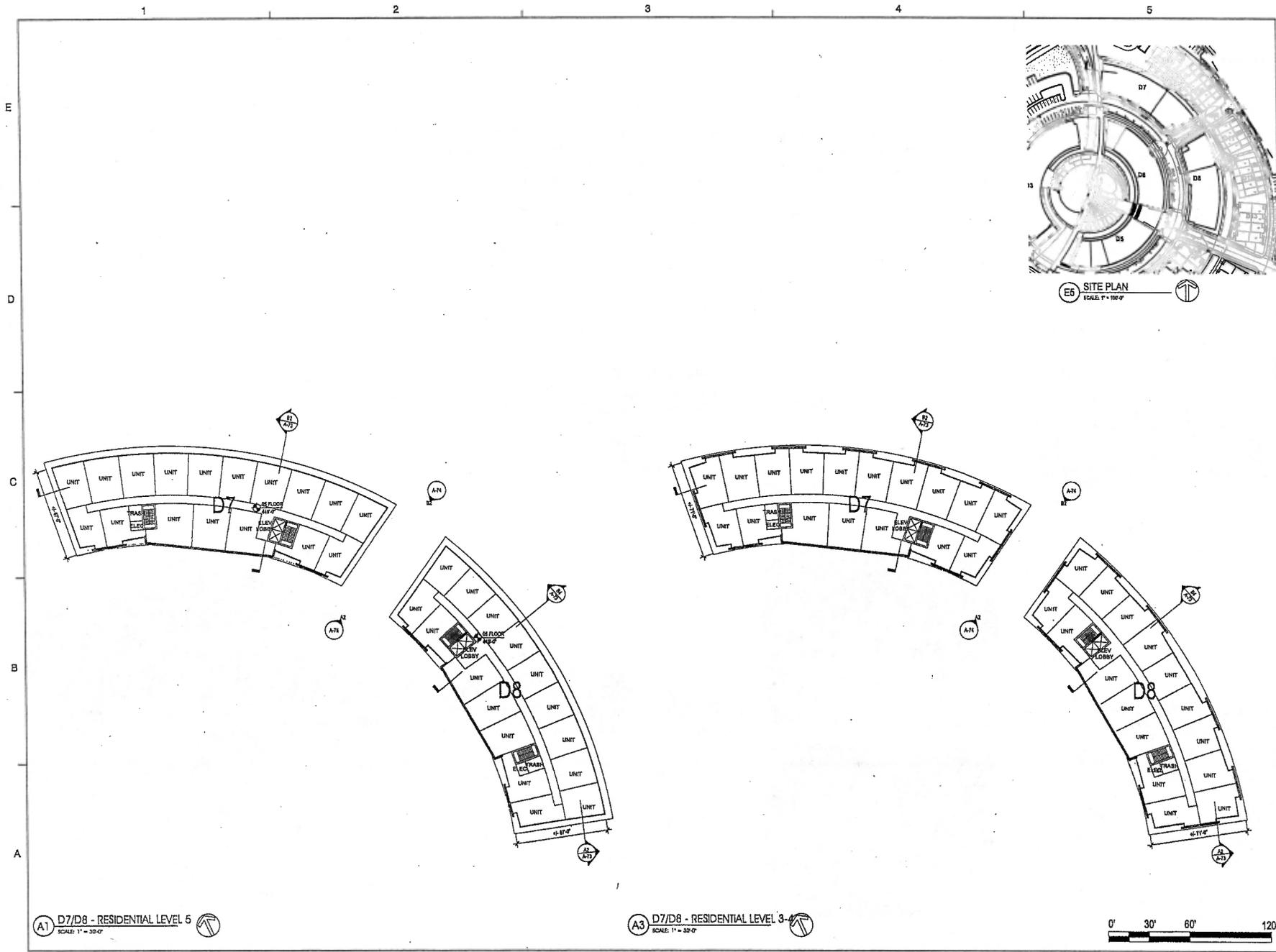
APPROVED BY _____

CHECKED BY _____

DATE December 08, 2015

D7 AND D8 FLOOR PLANS

A-71



A1 D7/D8 - RESIDENTIAL LEVEL 6
SCALE: 1" = 30'-0"

A3 D7/D8 - RESIDENTIAL LEVEL 3-4
SCALE: 1" = 30'-0"



LAKE ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLE
 CGLA
 Dewberry
 GIP
 GENSLER GROUP

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL
 MICHAEL E. HICKOK
 LICENSE No. 4883
 ARCHITECT

SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		REVISION TO COUNTY COMMENTS
3	11/05/14		REVISION TO COUNTY COMMENTS
2	10/27/14		REVISION TO COUNTY COMMENTS
1	09/23/14		REVISION TO COUNTY COMMENTS

DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE December 08, 2013

D7 AND D8 FLOOR PLANS

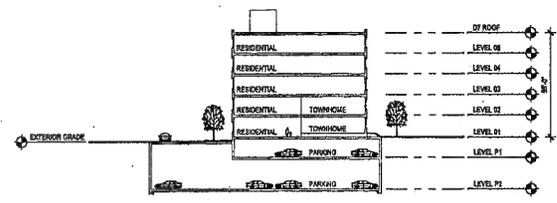
A-72



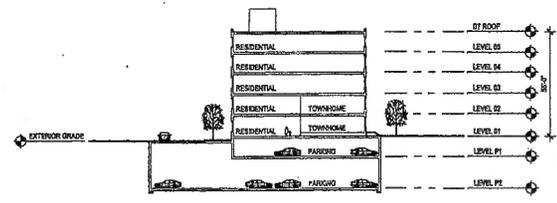
D6 D7/D8 - FRONT PERSPECTIVE
SCALE: NTS

D4 PRECEDENT IMAGES
SCALE: NTS

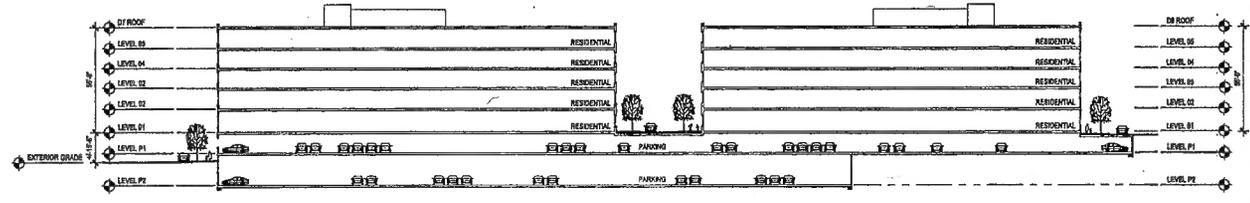
D5 KEY PLAN
SCALE: 1" = 100'-0"



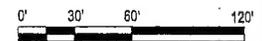
B2 D7/D8 - SECTION CC
SCALE: 1" = 30'-0"



B4 D7/D8 - SECTION AA
SCALE: 1" = 30'-0"



A2 D7/D8 - SECTION BB
SCALE: 1" = 30'-0"



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	DESCRIPTION
4	11/24/14		ISSUED TO COUNTY COMMISSIONERS
3	11/05/14		ISSUED TO COUNTY COMMISSIONERS
2	10/27/14		ISSUED TO COUNTY COMMISSIONERS
1	09/28/14		ISSUED TO COUNTY COMMISSIONERS

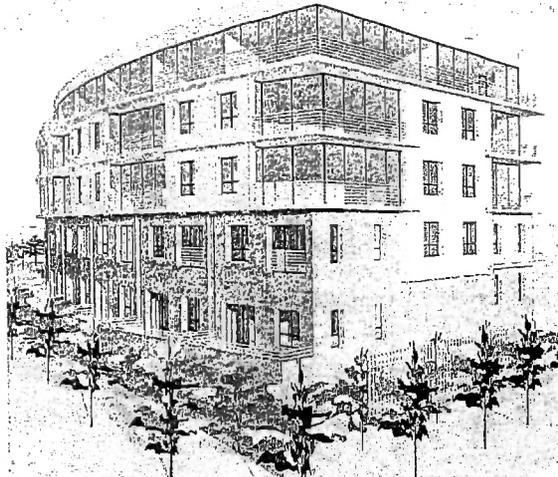
REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE December 08, 2013

D7 AND D8 BUILDING SECTIONS

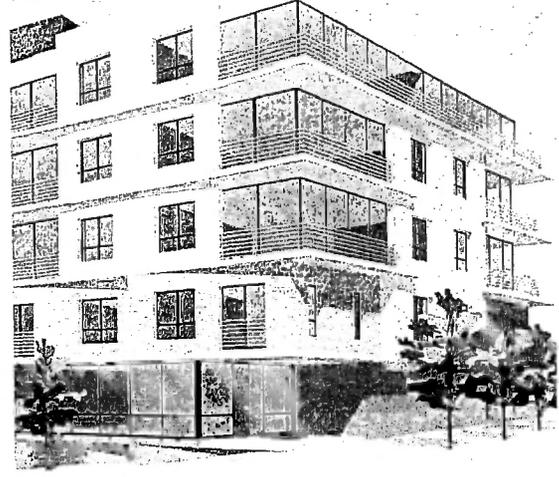
A-73

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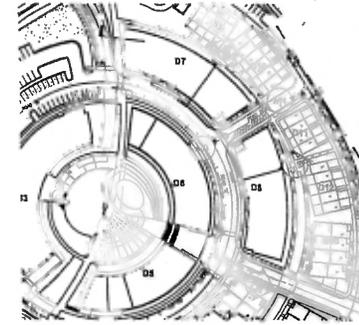
M
D
C
B
A



D5 D7/D8 - BACK PERSPECTIVE
SCALE: NTS



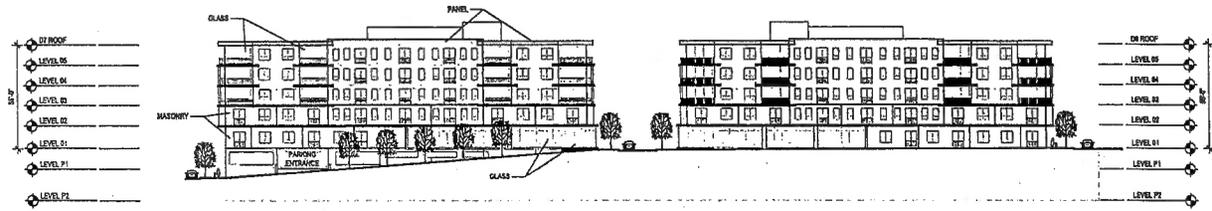
D2 D7/D8 - ENTRANCE VIEW
SCALE: NTS



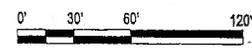
E5 KEY PLAN
SCALE: 1" = 300'



B2 D7/D8 - BACK ELEVATION
SCALE: 1" = 30'-0"



A2 D7/D8 - FRONT ELEVATION
SCALE: 1" = 30'-0"



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

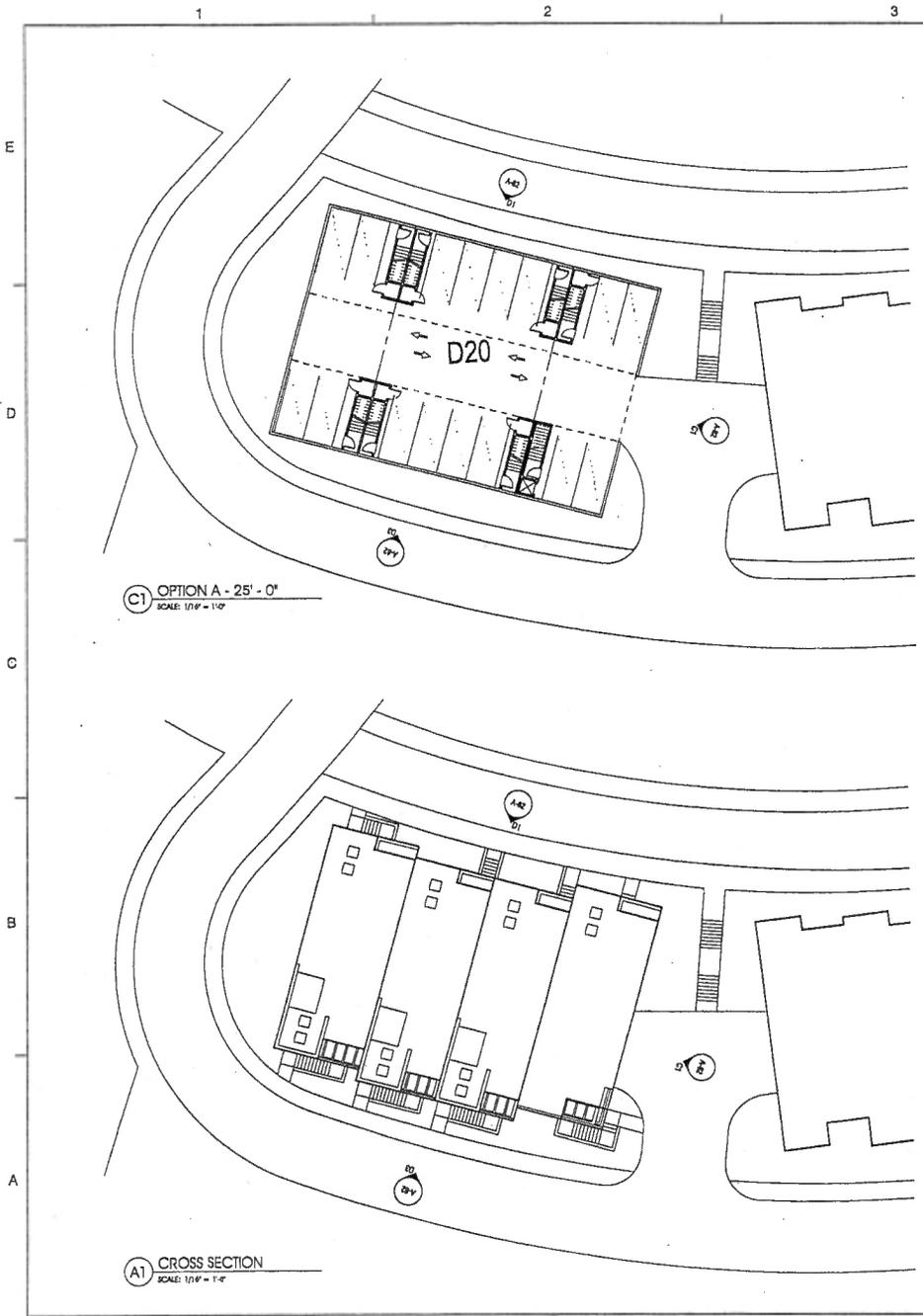
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		ISSUED TO COUNTY COMMISSIONERS
3	11/05/14		ISSUED TO COUNTY COMMISSIONERS
2	10/27/14		ISSUED TO COUNTY COMMISSIONERS
1	09/25/14		ISSUED TO COUNTY COMMISSIONERS

REVISIONS
DRAWN BY
APPROVED BY
CHECKED BY
DATE: December 08, 2013

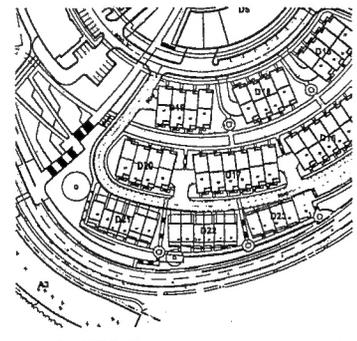
D7 AND D8 BUILDING ELEVATIONS

A-74



C1 OPTION A - 25' - 0"
SCALE: 1/8" = 1'-0"

A1 CROSS SECTION
SCALE: 1/8" = 1'-0"



E5 SITE PLAN
SCALE: 1" = 100'



LAKE ANNE DEVELOPMENT PARTNERS LLC



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

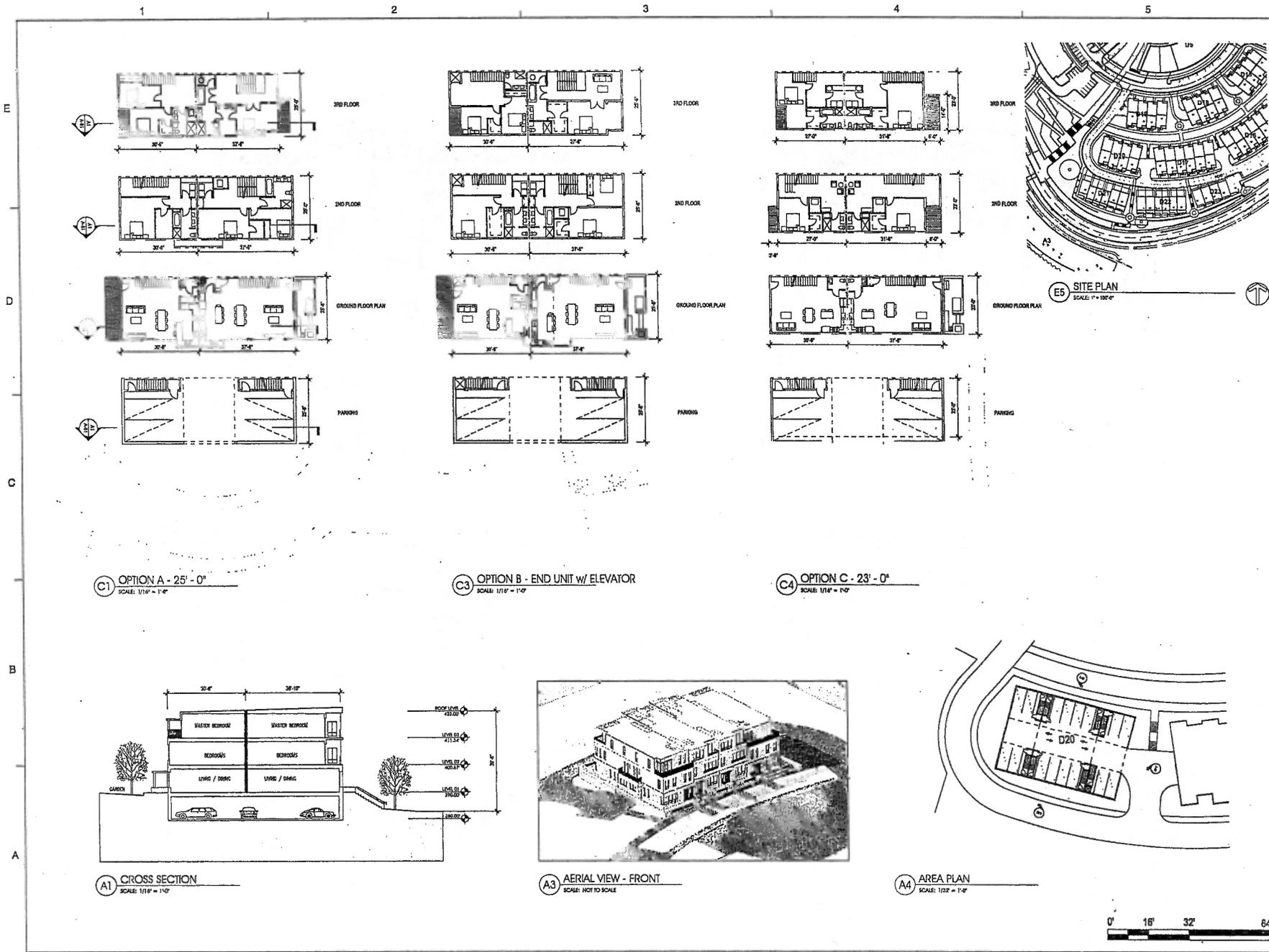
DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		Response to COUNTY COMMENTS
3	11/05/14		Response to COUNTY COMMENTS
2	10/27/14		Response to COUNTY COMMENTS
1	08/28/14		Response to COUNTY COMMENTS

REVISIONS
DRAWN BY: _____
APPROVED BY: _____
CHECKED BY: _____
DATE: December 08, 2013

TYP. HYBRID TOWNHOUSE AREA PLANS

A-80



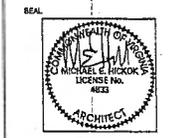
LAKE ANNE DEVELOPMENT PARTNERS LLC
10000 LANE 10000

Hickok Cole
CGLA
CONSTRUCTION GROUP LLC

Dewberry

G+P
GARDNER & PHOENIX

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	Description
4	11/24/14		ISSUED TO COUNTY DEPARTMENT
3	11/05/14		COUNTY COMMENTS
2	10/27/14		COUNTY COMMENTS
1	09/25/14		ISSUED TO COUNTY DEPARTMENT

REVISIONS

DRAWN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: December 08, 2013

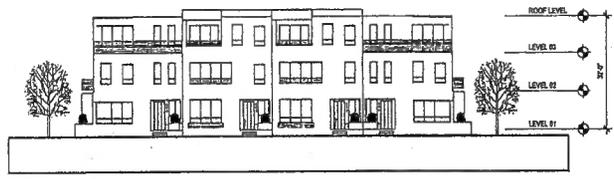
TYP. HYBRID TOWNHOUSE PLANS / SECTION

A-81

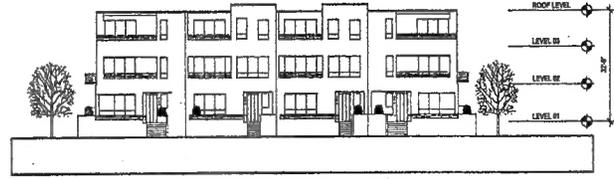


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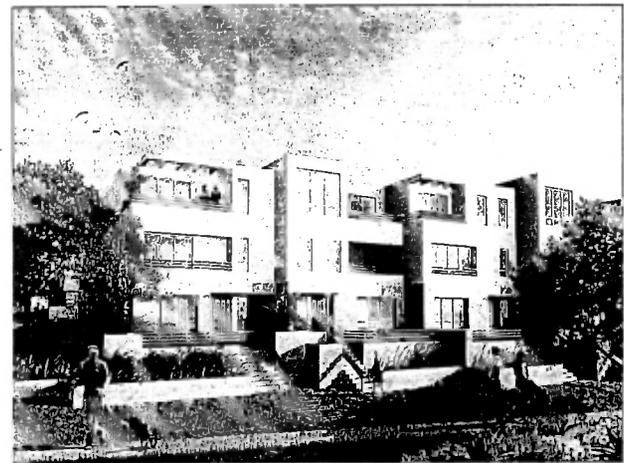
E
D
C
B
A



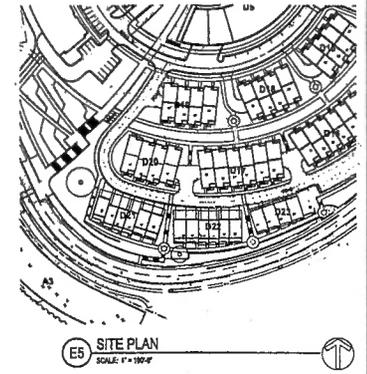
D1 HYBRID TOWNHOUSE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



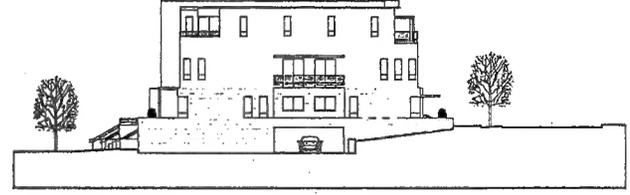
C1 HYBRID TOWNHOUSE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



A1 HYBRID TOWNHOUSE PERSPECTIVE - NORTH VIEW
SCALE: NOT TO SCALE



E5 SITE PLAN
SCALE: 1" = 100'



C1 HYBRID TOWNHOUSE - TYP. END ELEVATION
SCALE: 1/8" = 1'-0"



A4 HYBRID TOWNHOUSE PERSPECTIVE - SOUTH VIEW
SCALE: NOT TO SCALE



LAKE ANNE DEVELOPMENT PARTNERS LLC
1999-2014

Hickok Co. ARCHITECTS
CGLA CONSULTANTS

Dewberry

GIP GROUP AND PARTNER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE AS NOTED

DRAWINGS ARE CONCEPTUAL AND SUBJECT TO CHANGE DURING REVIEW PROCESS

No.	DATE	BY	DESCRIPTION
4	11/24/14	DESIGNER	ISSUE FOR PERMITS
3	11/05/14	DESIGNER	ISSUE FOR PERMITS
2	10/27/14	DESIGNER	ISSUE FOR PERMITS
1	09/26/14	DESIGNER	ISSUE FOR PERMITS

REVISIONS

DRAWN BY: _____

APPROVED BY: _____

CHECKED BY: _____

DATE: December 08, 2013

TYP. HYBRID TOWNHOUSE ELEVATIONS

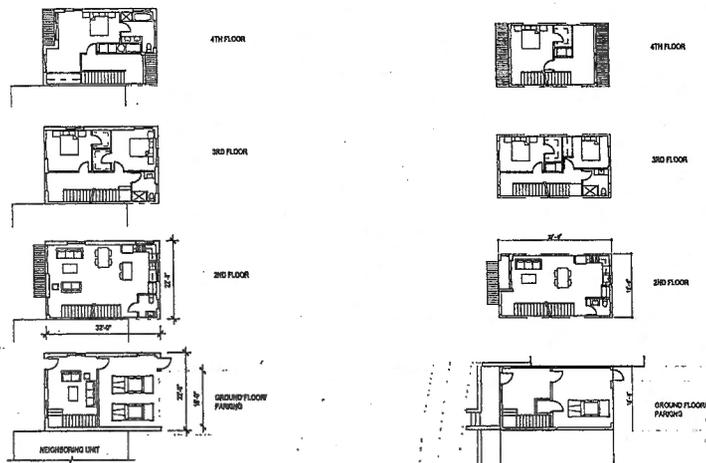
A-82



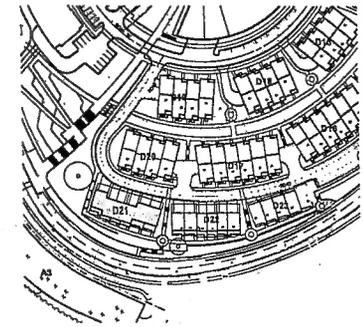
E1 TYP. TRADITIONAL TOWNHOUSE - NORTH ELEVATION
SCALE: 1/8" = 1'-0"



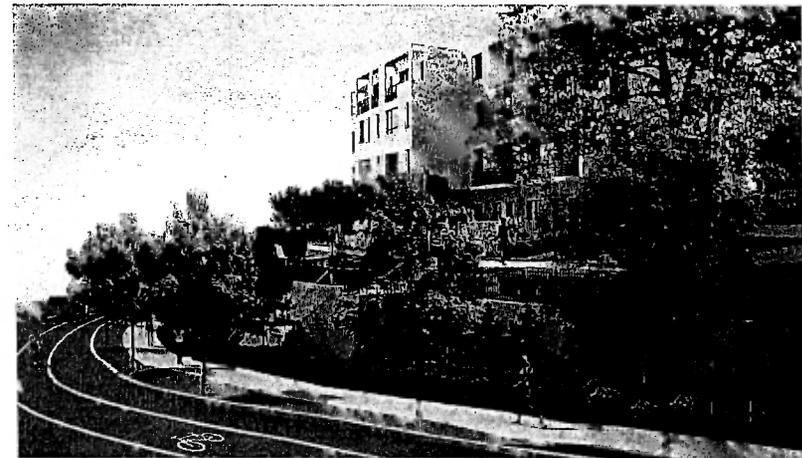
C1 TYP. TRADITIONAL TOWNHOUSE - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



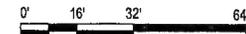
B1 TYP. TRADITIONAL TOWNHOUSE - PLAN
SCALE: 1/8" = 1'-0"



E5 SITE PLAN
SCALE: 1" = 100'-0"



B3 TYP. TRADITIONAL TOWNHOUSE PERSPECTIVE - FRONT VIEW
SCALE: NOT TO SCALE



LAKES ANNE DEVELOPMENT PARTNERS LLC
1423 W. 104TH ST.
MCKINNEY, TX 75069

Hickok Cole
ARCHITECTS

CGLA
COMMUNITY GROUP LIAISON ASSOCIATES

Dewberry

G+P
GRAPHIC DESIGN PAPER

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



SCALE
AS NOTED

DRAWINGS ARE
CONCEPTUAL AND SUBJECT
TO CHANGE DURING REVIEW
PROCESS

No.	DATE	BY	Description
4	11/24/14		Revisions to PRC'S COMMENTS
3	11/05/14		Revisions to PRC'S COMMENTS
2	10/27/14		Revisions to PRC'S COMMENTS
1	09/28/14		Revisions to PRC'S COMMENTS

REVISIONS

DRAWN BY

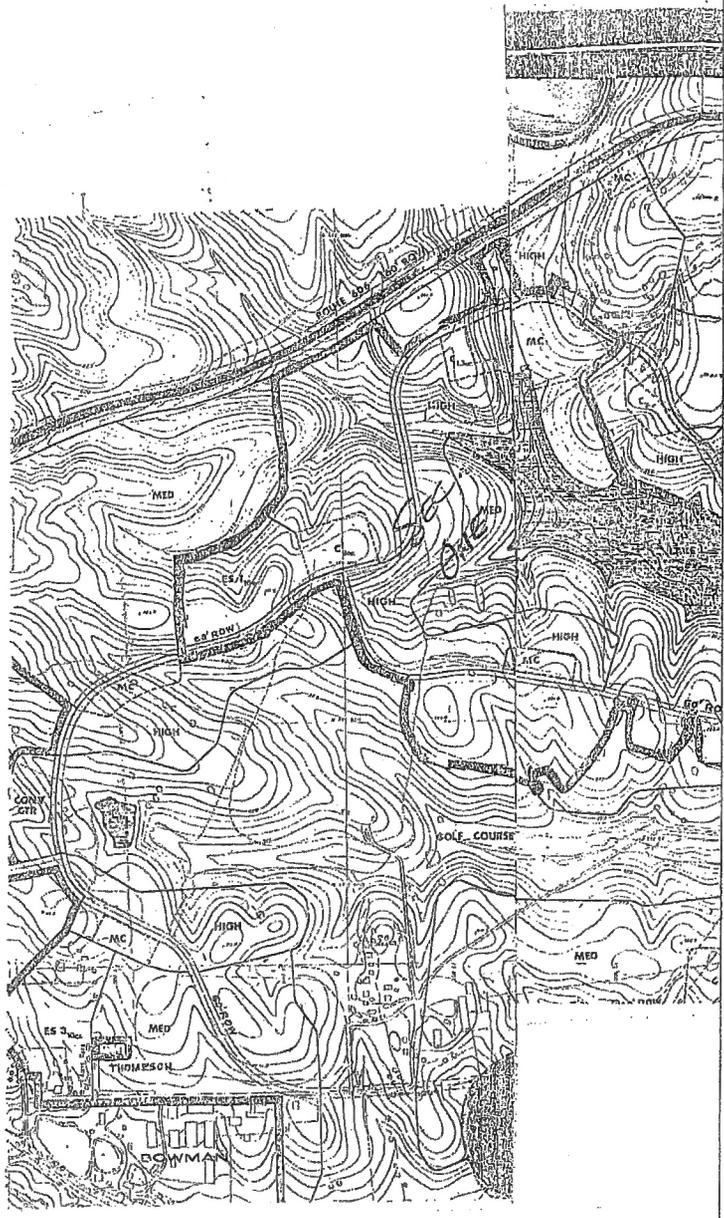
APPROVED BY

CHECKED BY

DATE December 06, 2013

TYP. TRADITIONAL TOWNHOUSE PLANS/ SECTIONS/ELEVATIONS

A-83



WHEREAS, said public hearing on said application has been this day held, and said Board has considered the recommendations of said County Planning Commission, duly filed, and the evidence presented in connection with said application at the public hearing, and has reached its decision on said application. Now, therefore, be it RESOLVED, that the said application be, and the same hereby is, granted, and that the aforesaid land hereinafter and in said application more specifically described be, and hereby is, rezoned from **MS-2 and O-3** District to **RFC** District, as set forth and defined in the said Zoning Ordinance and amendments thereto subject to the use regulations permitted in such **RFC** District, and that the Zoning Administrator of the County be, and he hereby is, directed to correct the Zoning Map heretofore adopted as a part of the Zoning Ordinance to properly show such change in the zoning of said land, and that the Clerk of this Board be, and she now hereby is, directed to transmit duly certified copies of this resolution to the applicant, Zoning Administrator and to the Director of Planning of this County as soon as possible.

A Copy - Teste:

[Signature]
Clerk of said Board

FOR REFERENCE ONLY

LAKE ANNE DEVELOPMENT PARTNERS LLC
PLANNING BOARD

Hickok Cole
ARCHITECTS

CGLA
LANDSCAPE ARCHITECTS

Dewberry

GIP
GROUP INCORPORATED

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia

SEAL

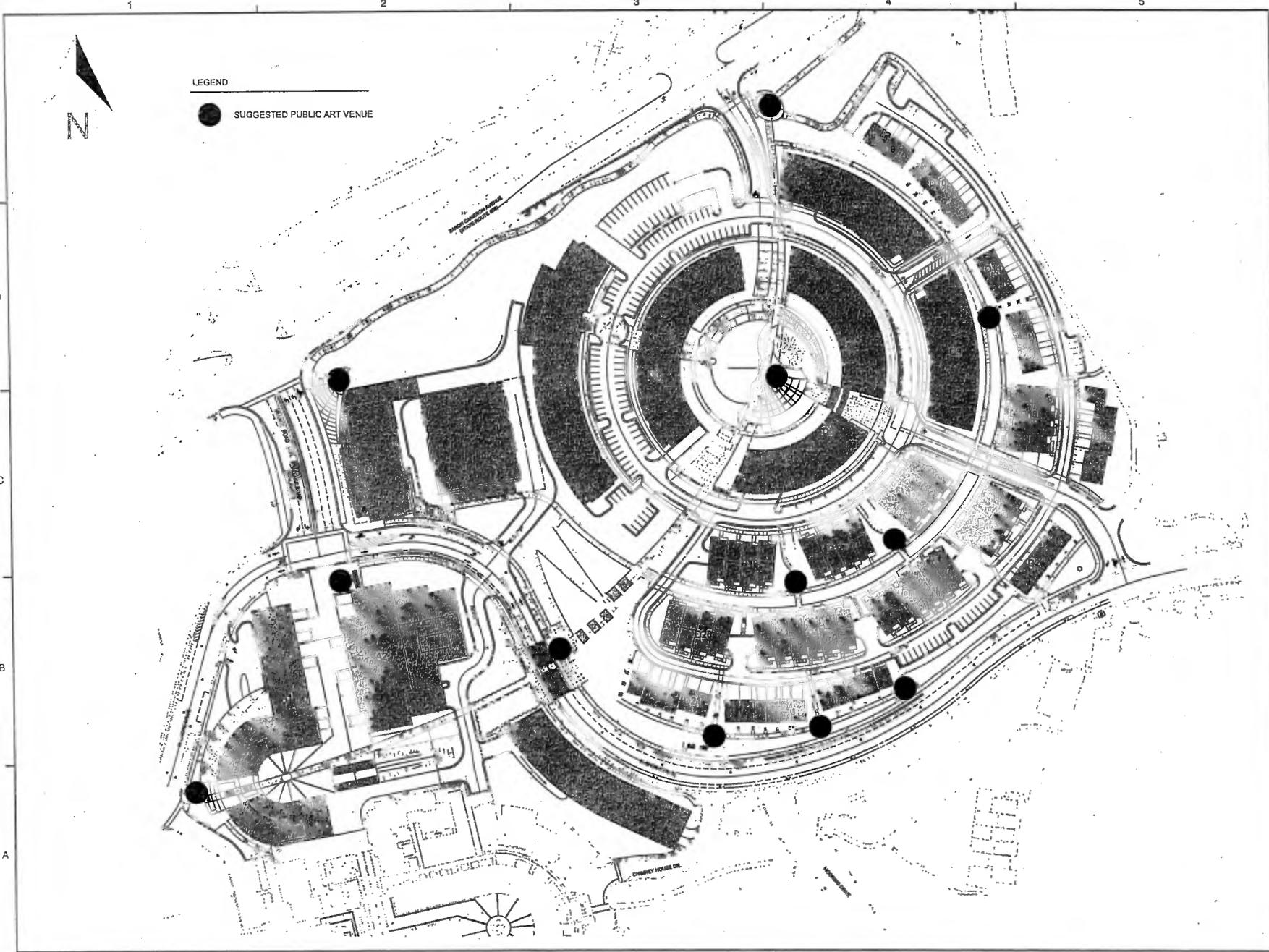
SCALE
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4	11/24/14	RESPONSE TO COUNTY COMMENTS	
3	11/05/14	RESPONSE TO COUNTY COMMENTS	
2	10/27/14	RESPONSE TO COUNTY COMMENTS	
1	09/28/14	RESPONSE TO COUNTY COMMENTS	
No.	DATE	BY	Description

REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TITLE
PRC Plan-Previous Approval



LAKE ANNE DEVELOPMENT PARTNERS LLC
20100 WOODBURY



Dewberry



Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



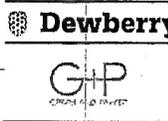
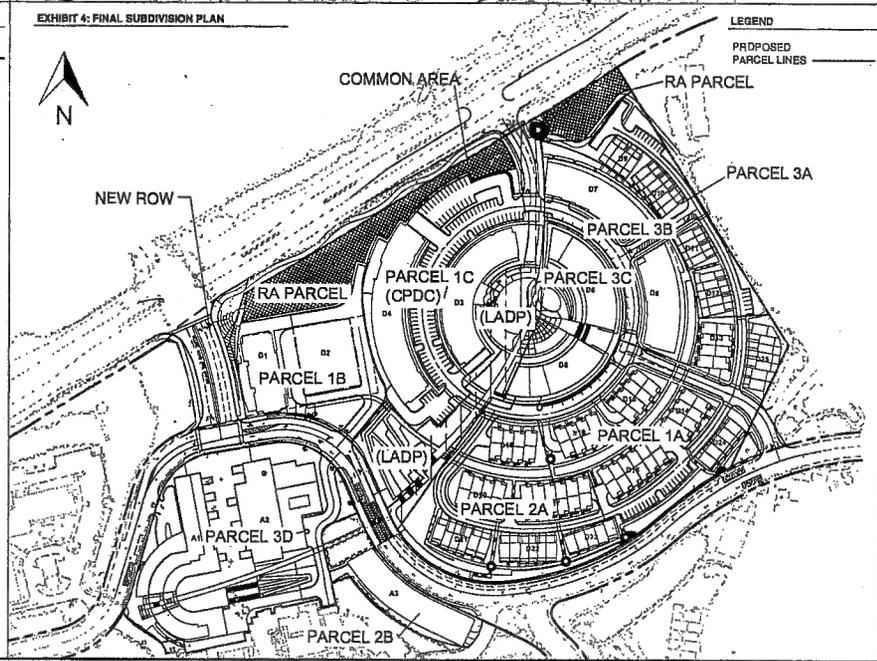
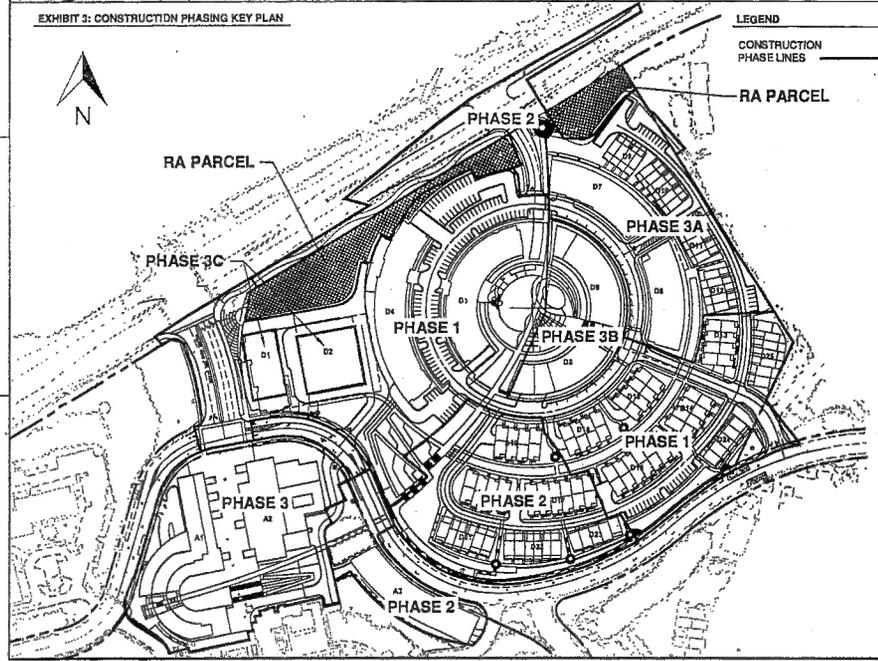
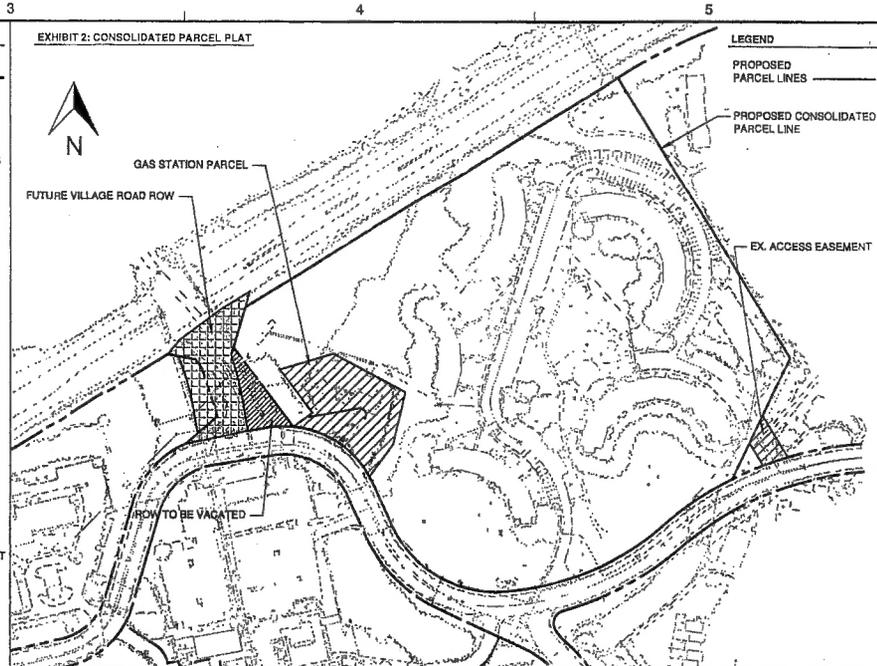
No.	DATE	BY	Description
4	11/24/14		Repeal to County Submittal
3	11/05/14		Repeal to County Submittal
2	10/27/14		Repeal to County Submittal
1	09/28/14		Repeal to County Submittal

REVISIONS

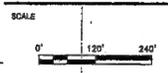
DRAWN BY: BK
 APPROVED BY: BPC
 CHECKED BY: BPC
 DATE: December 8, 2015

TITLE

Proposed Public Art Venue Location Map



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	09/27/14		RESPONSE TO COUNTY COMMENTS
1	08/28/14		RESPONSE TO COUNTY COMMENTS

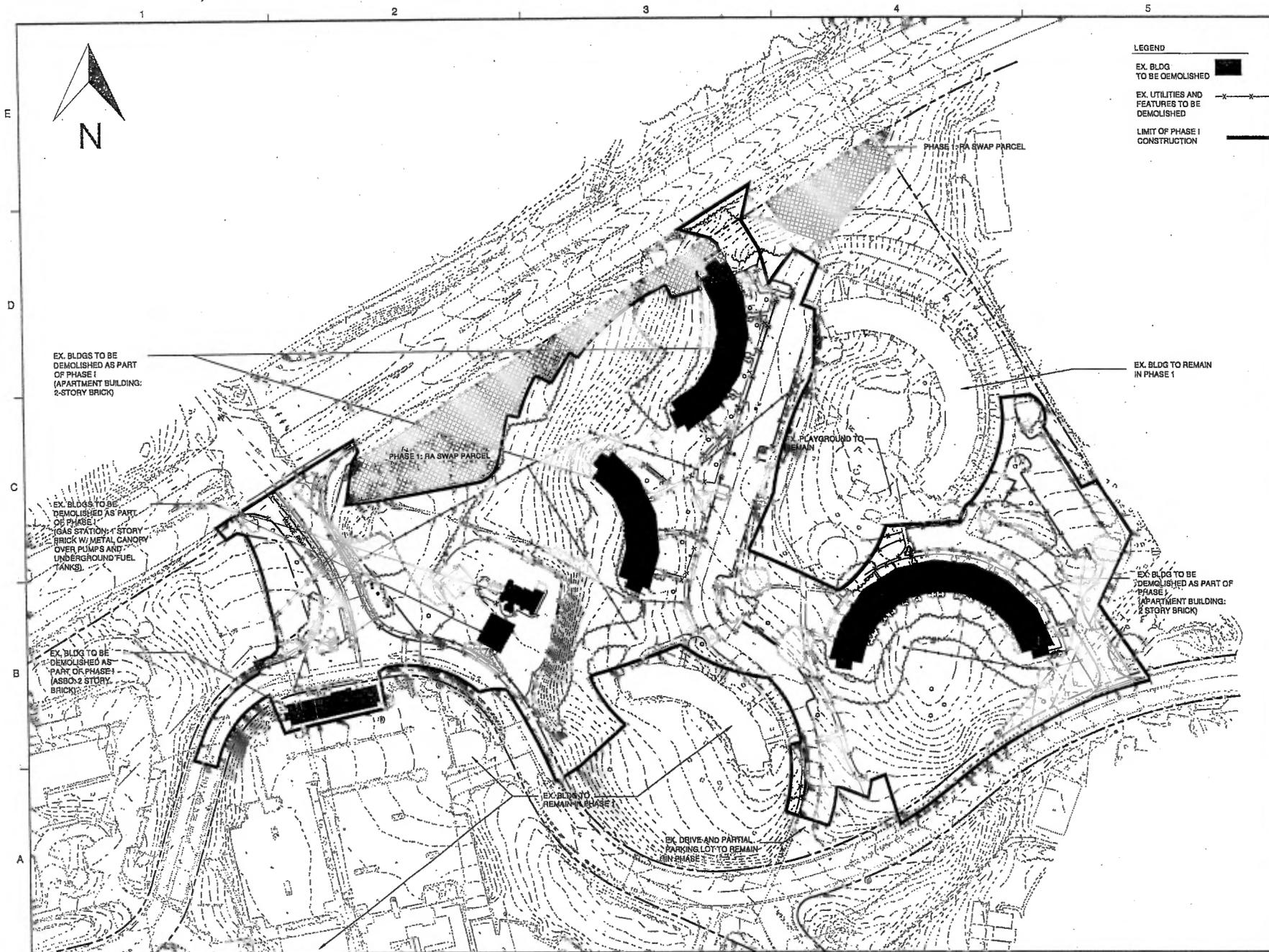
REVISIONS

DRAWN BY: _____
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: December 8, 2013

TITLE

PHASING PLAN

I-10



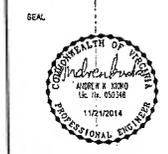
- LEGEND**
- EX. BLDG TO BE DEMOLISHED [Solid black rectangle]
 - EX. UTILITIES AND FEATURES TO BE DEMOLISHED [Dashed line with 'x' marks]
 - LIMIT OF PHASE I CONSTRUCTION [Thick solid black line]



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMISSION
3	11/05/14		RESPONSE TO COUNTY COMMISSION
2	10/27/14		RESPONSE TO COUNTY COMMISSION
1	09/25/14		RESPONSE TO COUNTY COMMISSION

REVISIONS

DRAWN BY _____

APPROVED BY _____

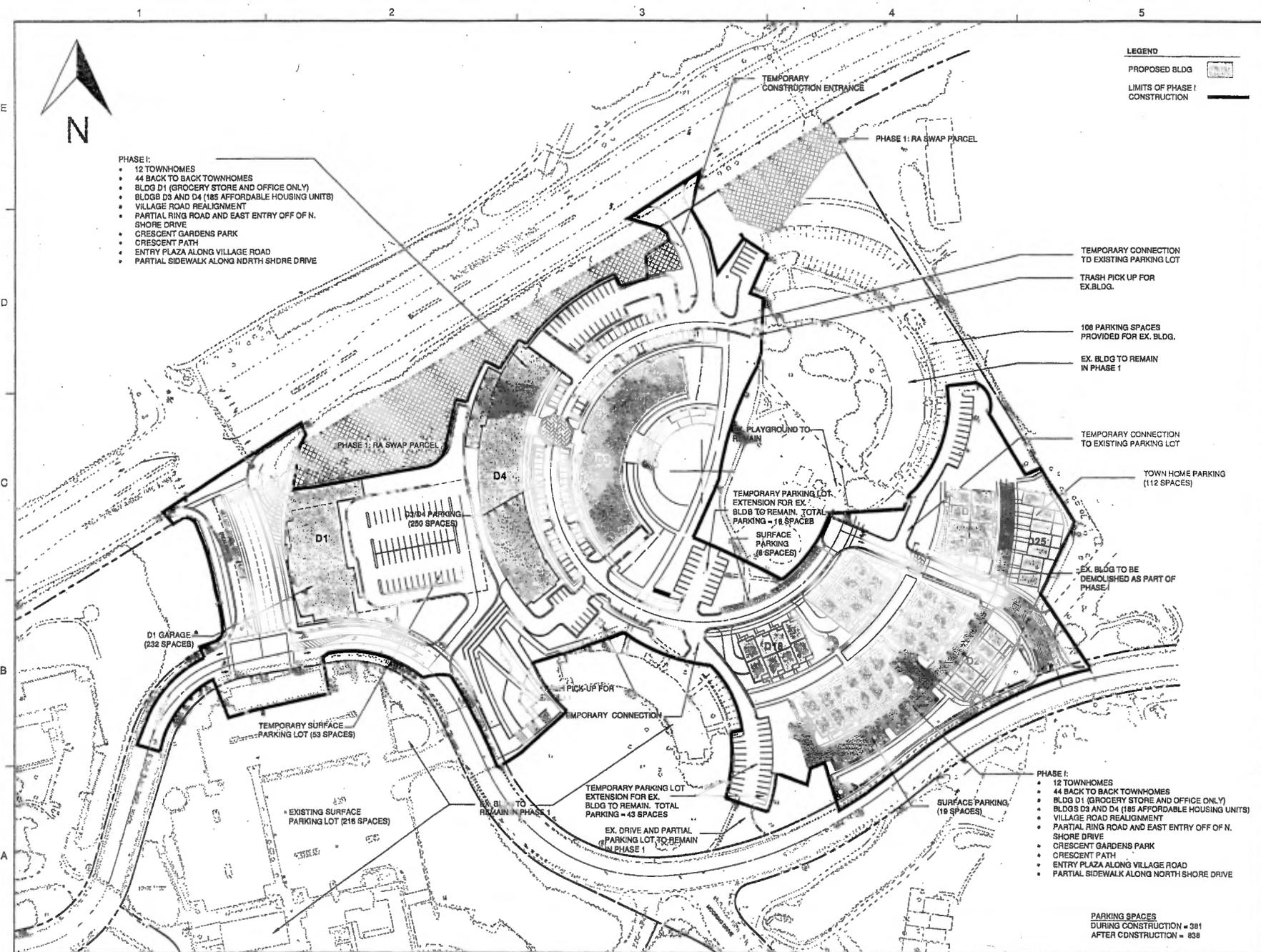
CHECKED BY _____

DATE December 8, 2013

TITLE

PH I-DEMO

1-11



- PHASE I:**
- 12 TOWNHOMES
 - 44 BACK TO BACK TOWNHOMES
 - BLDG D1 (GROCERY STORE AND OFFICE ONLY)
 - BLDGS D3 AND D4 (185 AFFORDABLE HOUSING UNITS)
 - VILLAGE ROAD REALIGNMENT
 - PARTIAL RING ROAD AND EAST ENTRY OFF OF N. SHORE DRIVE
 - CRESCENT GARDENS PARK
 - CRESCENT PATH
 - ENTRY PLAZA ALONG VILLAGE ROAD
 - PARTIAL SIDEWALK ALONG NDRTH SHORE DRIVE

LEGEND

PROPOSED BLDG

LIMITS OF PHASE I CONSTRUCTION

TEMPORARY CONNECTION TO EXISTING PARKING LOT

TRASH PICK UP FOR EX. BLDG.

108 PARKING SPACES PROVIDED FOR EX. BLDG.

EX. BLDG TO REMAIN IN PHASE I

TEMPORARY CONNECTION TO EXISTING PARKING LOT

TOWN HOME PARKING (112 SPACES)

EX. BLDG TO BE DEMOLISHED AS PART OF PHASE I

- PHASE I:**
- 12 TOWNHOMES
 - 44 BACK TO BACK TOWNHOMES
 - BLDG D1 (GROCERY STORE AND OFFICE ONLY)
 - BLDGS D3 AND D4 (185 AFFORDABLE HOUSING UNITS)
 - VILLAGE ROAD REALIGNMENT
 - PARTIAL RING ROAD AND EAST ENTRY OFF OF N. SHORE DRIVE
 - CRESCENT GARDENS PARK
 - CRESCENT PATH
 - ENTRY PLAZA ALONG VILLAGE ROAD
 - PARTIAL SIDEWALK ALONG NORTH SHORE DRIVE

PARKING SPACES
DURING CONSTRUCTION = 381
AFTER CONSTRUCTION = 838

LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole

CGLA

Dewberry

G+P

Lake Anne Village Center
PRC Plan
Hunter Mill District
Fairfax County, Virginia



NO.	DATE	BY	DESCRIPTION
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY

APPROVED BY

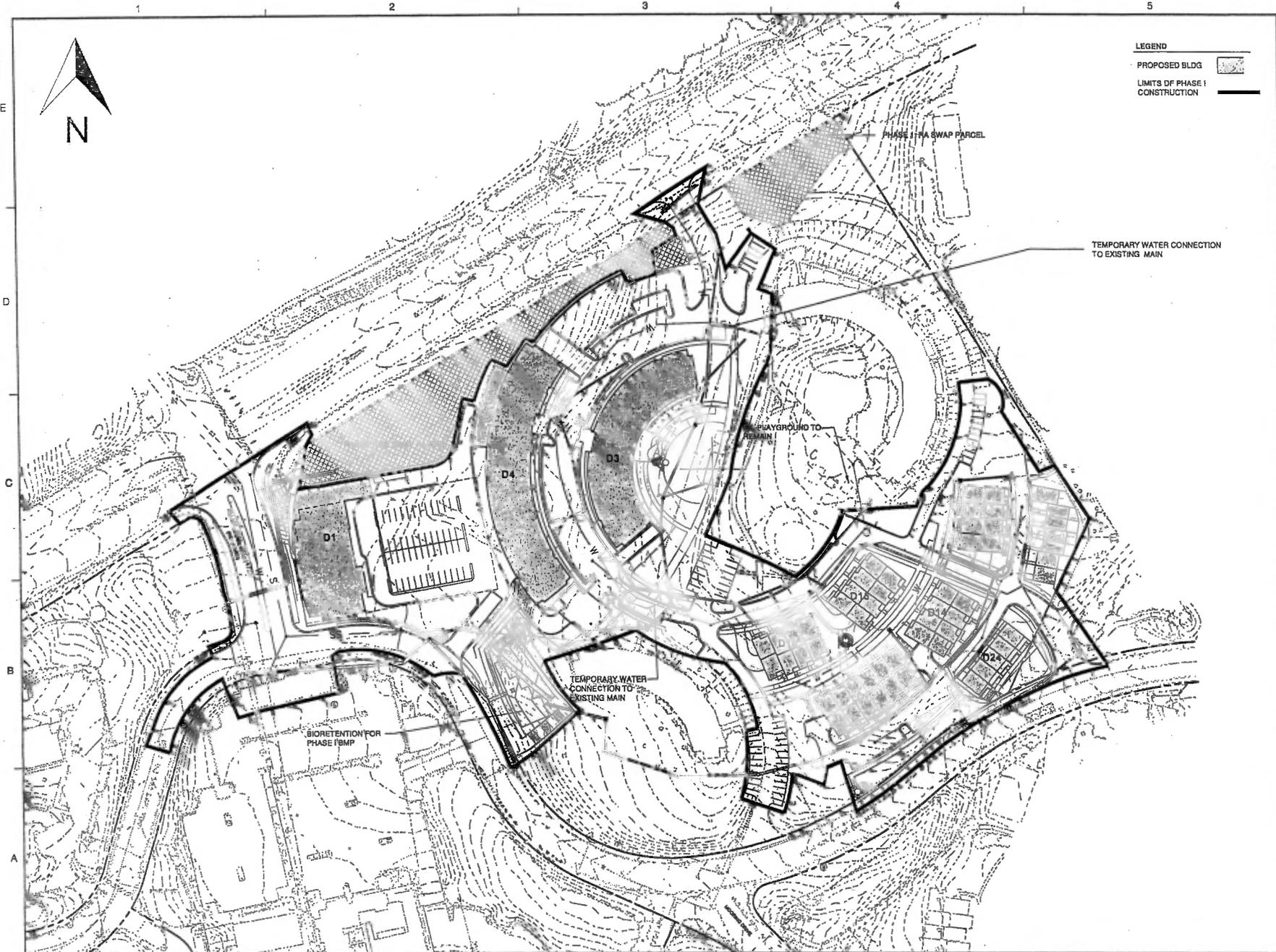
CHECKED BY

DATE December 2, 2013

TITLE

PH I-SITE

I-12



LEGEND
 PROPOSED BLDG [shaded box symbol]
 LIMITS OF PHASE I CONSTRUCTION [thick line symbol]

LAKE ANNE DEVELOPMENT PARTNERS LLC

Hickok Cole
ARCHITECTS

CGLA
CONSTRUCTION MANAGEMENT

Dewberry

GIP
GRADING AND INFRASTRUCTURE

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	10/29/14		RESPONSE TO COUNTY COMMENTS

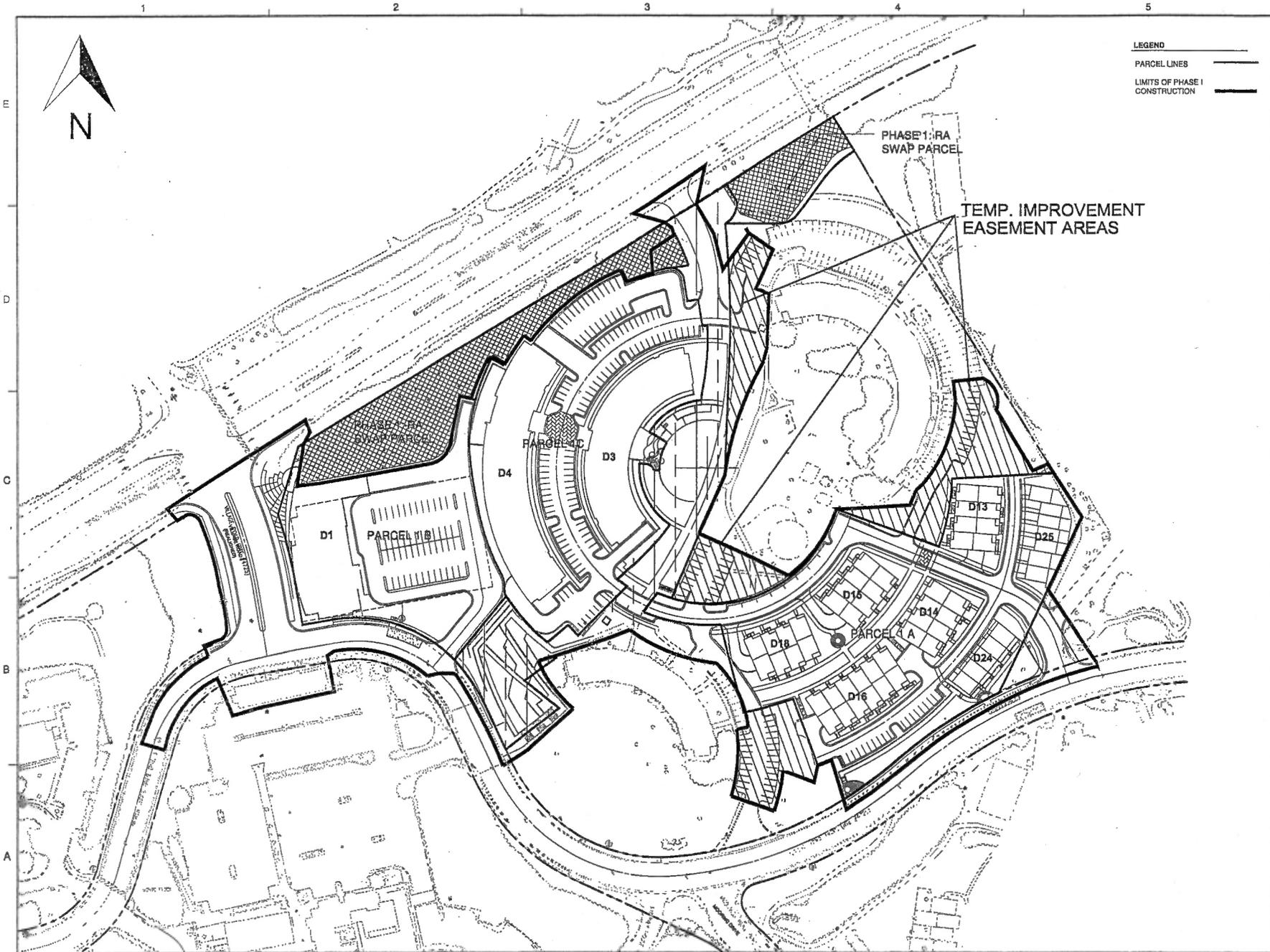
REVISIONS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2013

TITLE

PH UTILITY

I-13



LEGEND
 PARCEL LINES
 LIMITS OF PHASE I CONSTRUCTION

LAKE ANNE DEVELOPMENT PARTNERS LLC

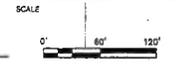
Hickok Cole
 ARCHITECTS

CGLA
 LANDSCAPE ARCHITECTS

Dewberry

GIP
 GROUP OF ARCHITECTS

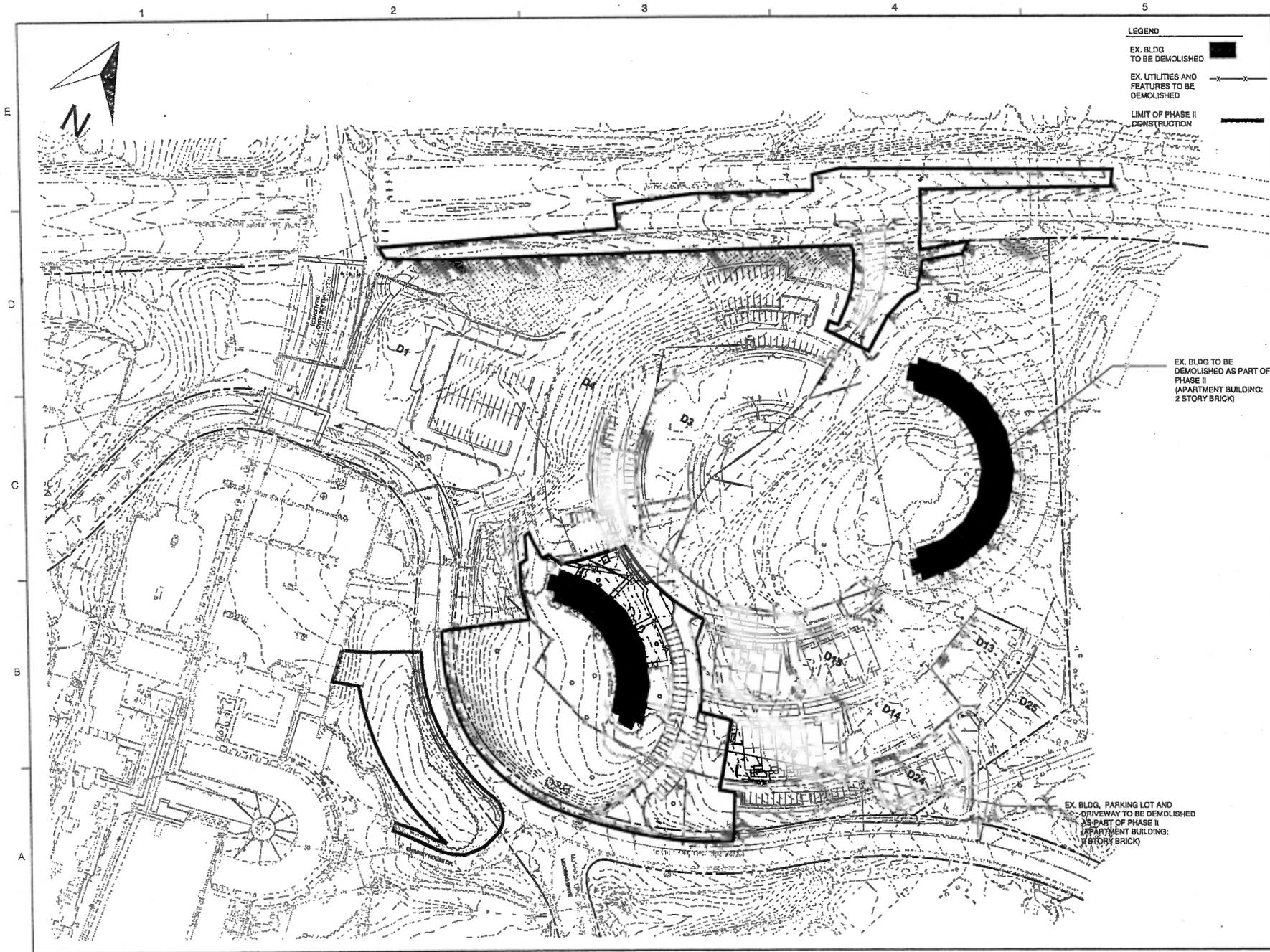
Lake Anne
 Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/09/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

DESIGNED BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TITLE
 PH I-PARCELS



LEGEND

EX. BLDG TO BE DEMOLISHED [Solid Black]

EX. UTILITIES AND FEATURES TO BE DEMOLISHED [Dashed Line]

LIMIT OF PHASE II CONSTRUCTION [Thick Solid Line]



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS

DRAWN BY _____

APPROVED BY _____

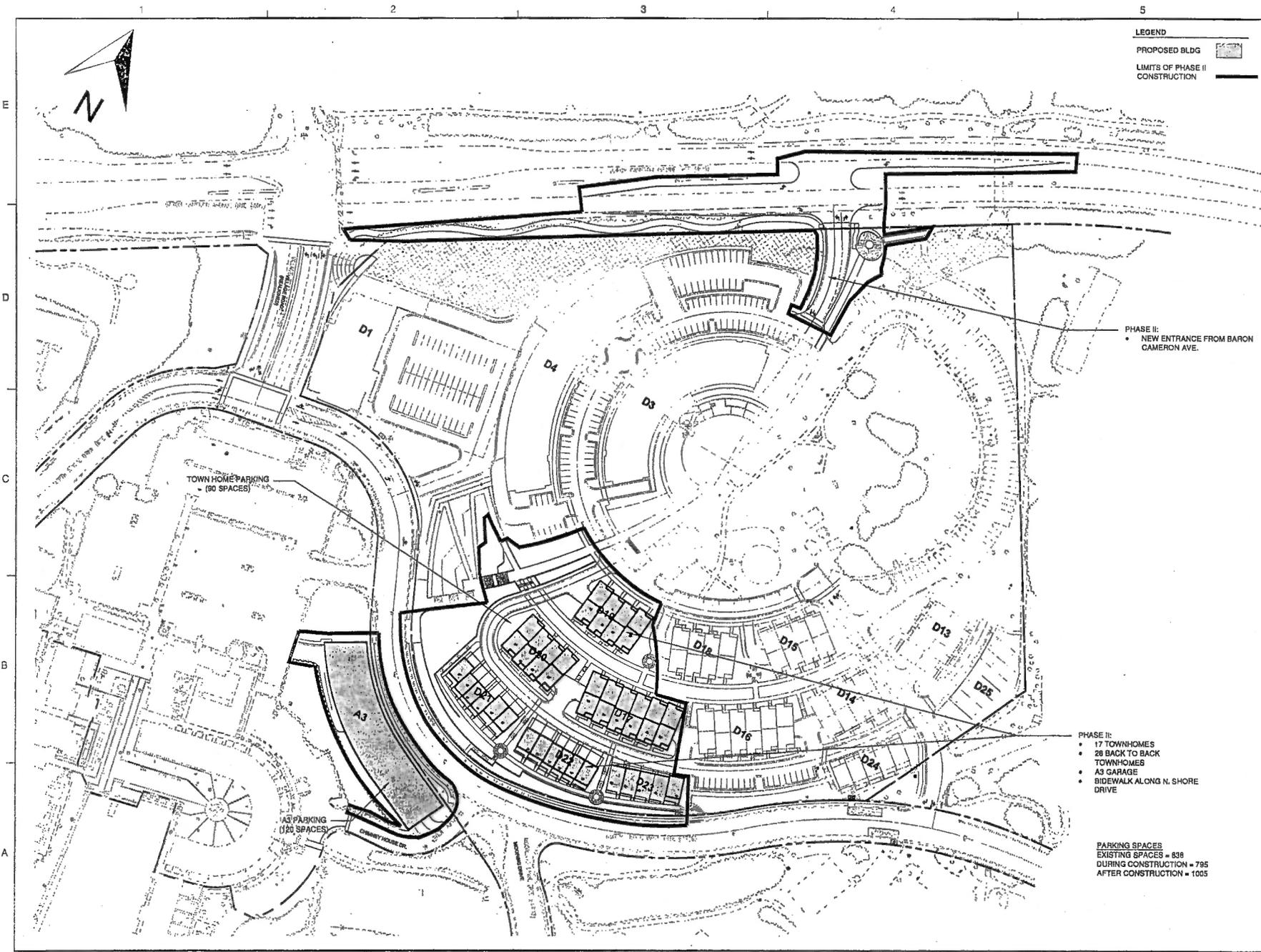
CHECKED BY _____

DATE December 8, 2015

TITLE

PH II-DEMO

I-15



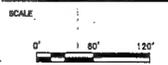
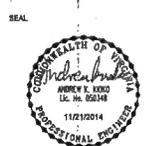
LEGEND
 PROPOSED BLDG [Symbol]
 LIMITS OF PHASE II CONSTRUCTION [Symbol]



Dewberry

GIP
 CONSULTING PARTNERS

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/09/14		RESPONSE TO COUNTY COMMENTS
2	10/21/14		RESPONSE TO COUNTY COMMENTS
1	08/28/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

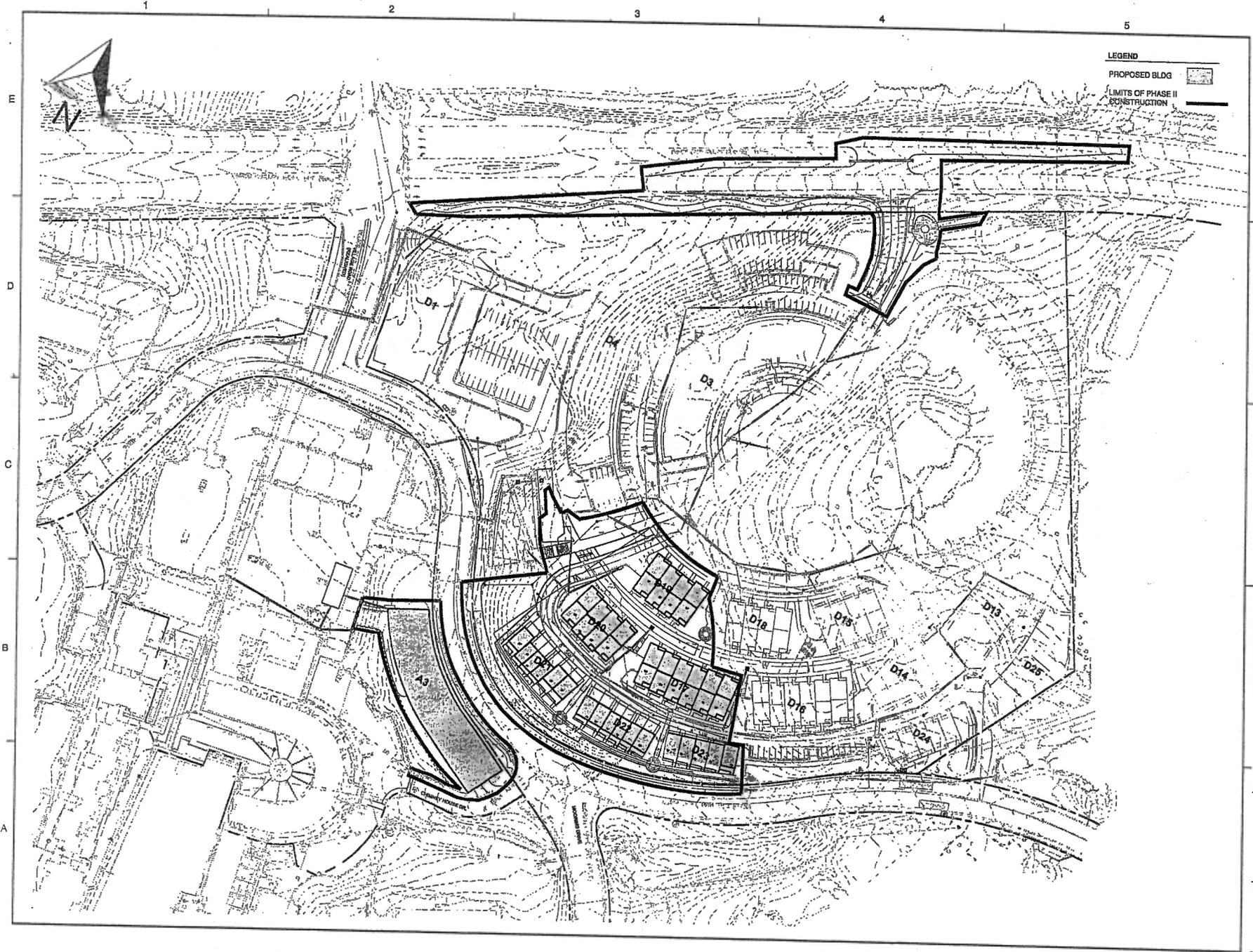
TITLE

PH II-SITE

I-16

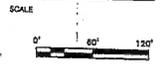
- PHASE II:
- 17 TOWNHOMES
 - 28 BACK TO BACK TOWNHOMES
 - A3 GARAGE
 - BIDEWALK ALONG N. SHORE DRIVE

PARKING SPACES
 EXISTING SPACES = 838
 DURING CONSTRUCTION = 795
 AFTER CONSTRUCTION = 1005



LEGEND
 PROPOSED BLDG
 LIMITS OF PHASE II CONSTRUCTION

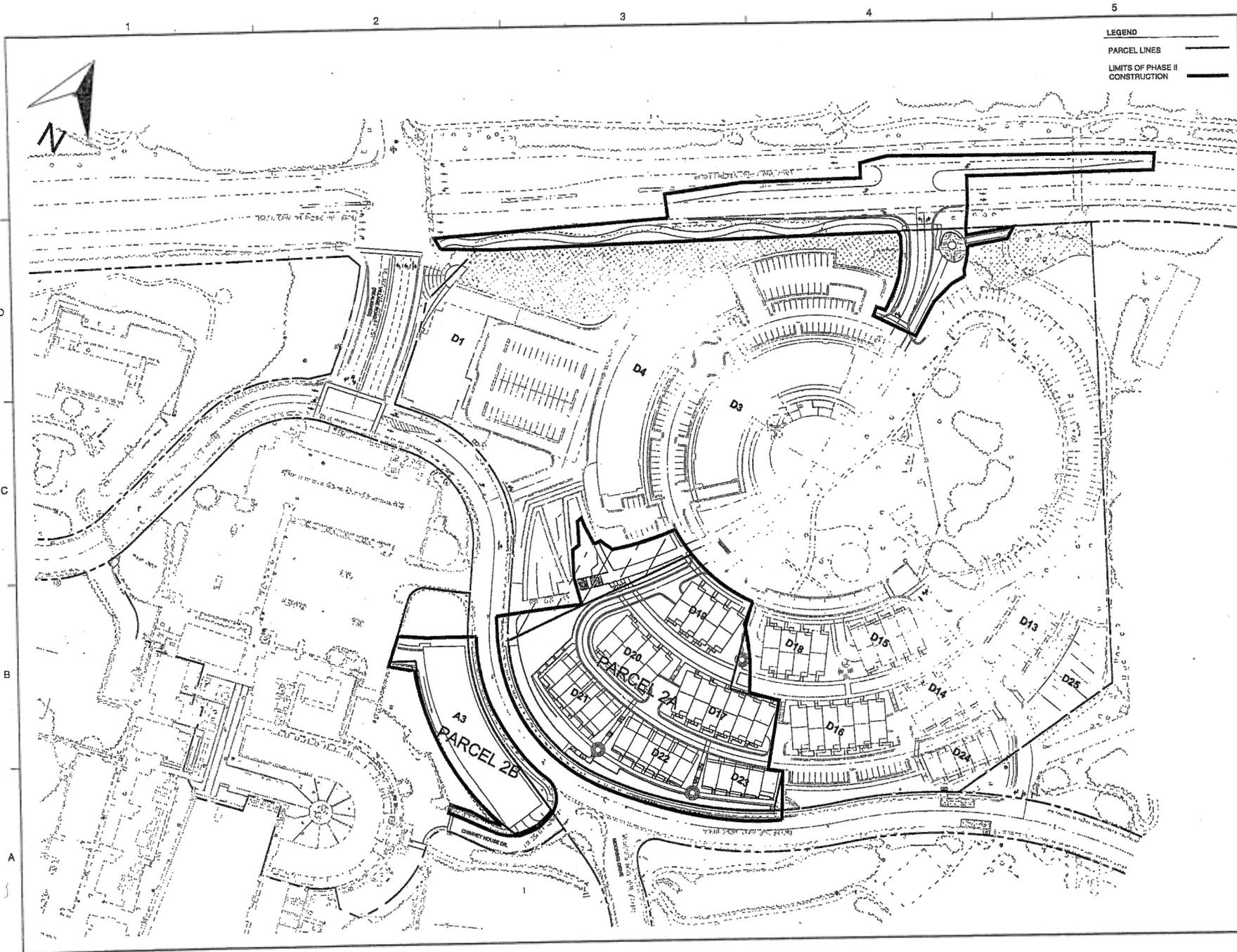
LAKE ANNE DEVELOPMENT PARTNERS LLC
 HICKOK COLG
 CGL
 Dewberry
 GIP
 Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/26/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS
 DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE December 8, 2013

TITLE
 PH II-UTILITY

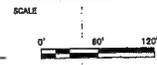


LEGEND
 PARCEL LINES
 LIMITS OF PHASE II CONSTRUCTION

LAKES ANNE DEVELOPMENT PARTNERS LLC
 Hickok Cole
 CGL
Dewberry



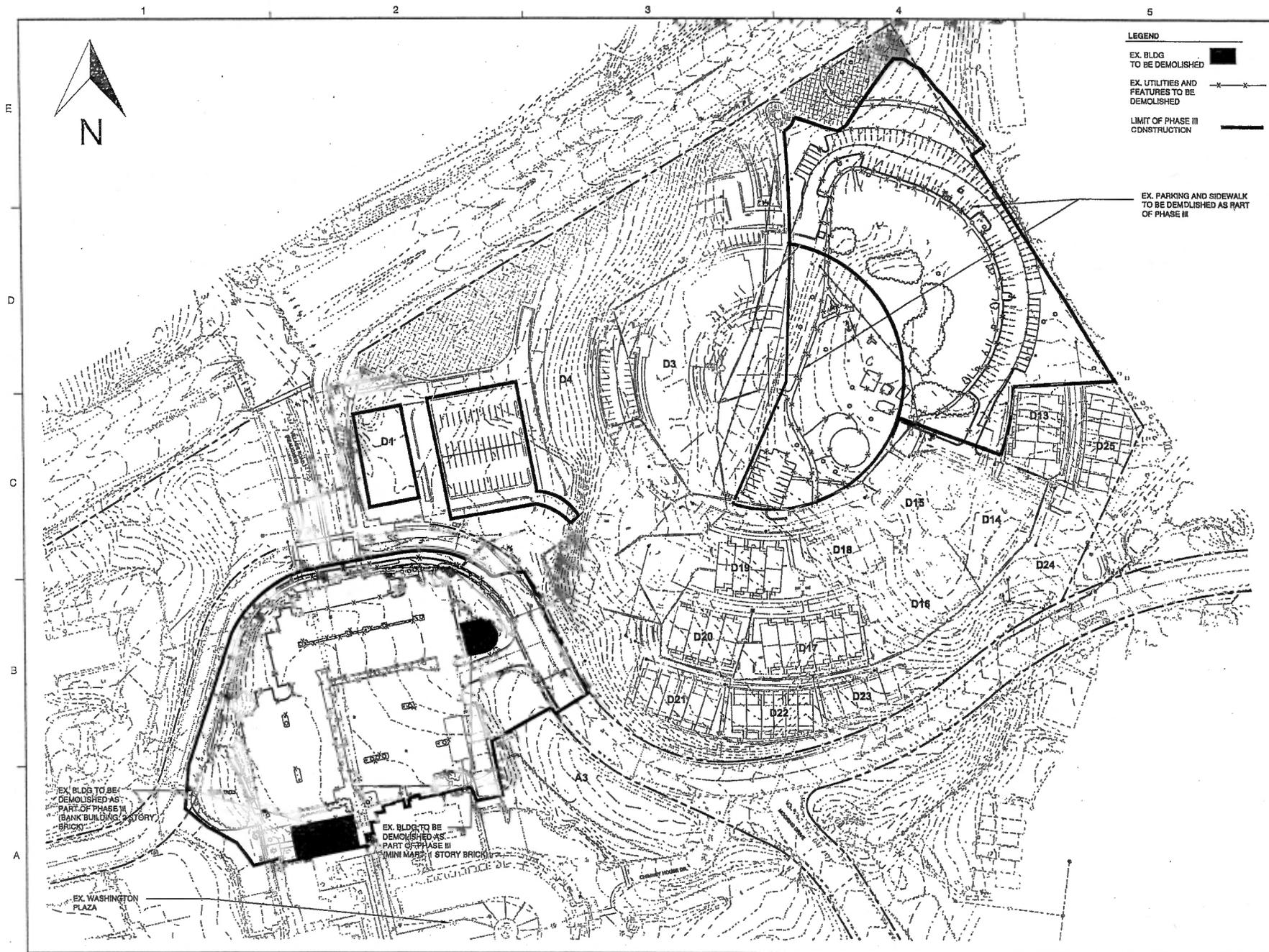
Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY
 APPROVED BY
 CHECKED BY
 DATE December 8, 2015
 TITLE

PH II-PARCELS



LEGEND

- EX. BLDG TO BE DEMOLISHED
- EX. UTILITIES AND FEATURES TO BE DEMOLISHED
- LIMIT OF PHASE III CONSTRUCTION

EX. PARKING AND SIDEWALK TO BE DEMOLISHED AS PART OF PHASE III



Dewberry

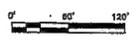


Lake Anne Village Center
 PRG Plan
 Hunter Mill District
 Fairfax County, Virginia

SEAL



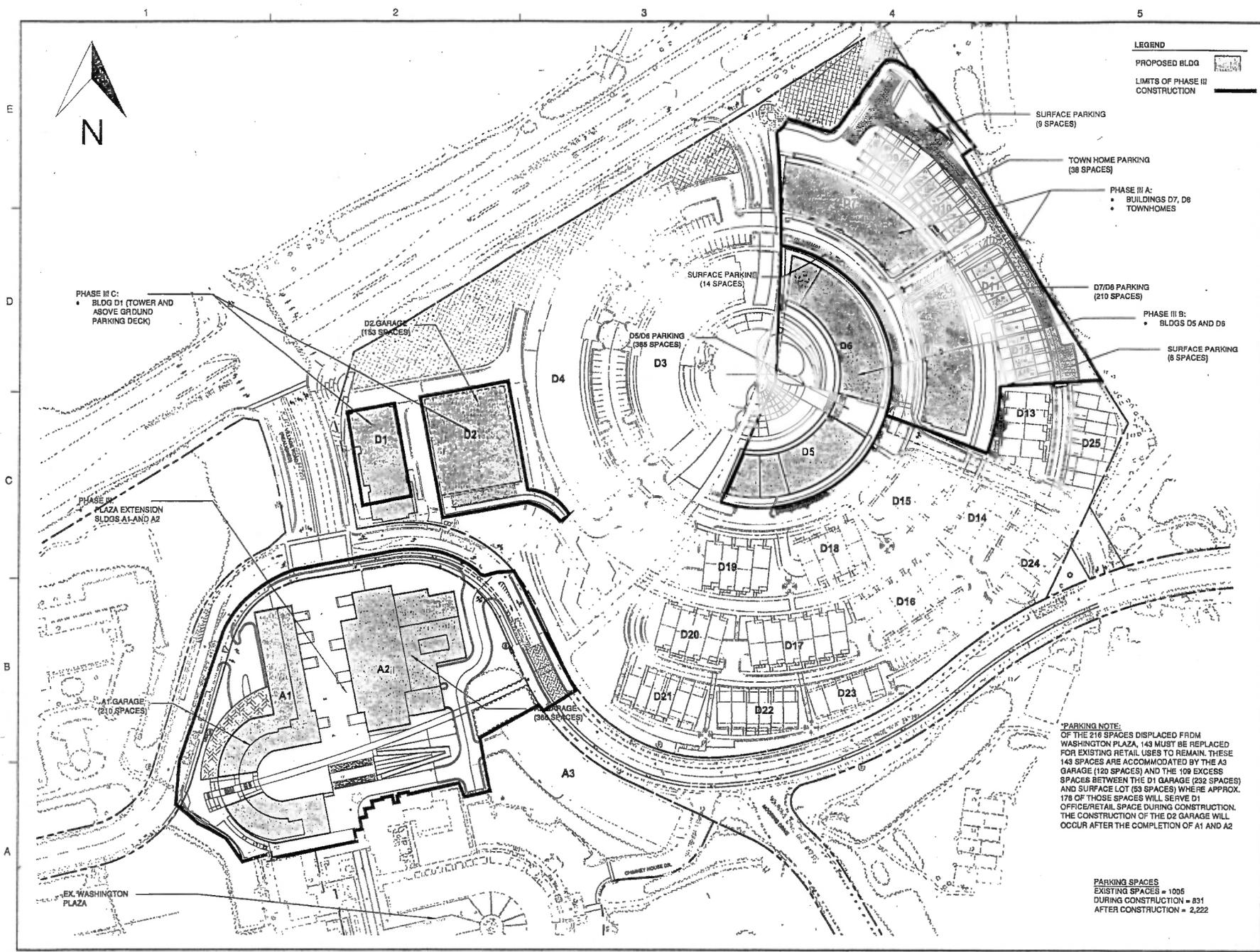
SCALE



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/28/14		RESPONSE TO COUNTY COMMENTS

DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013

TITLE
PH III DEMO



LEGEND
 PROPOSED BLDG [Symbol]
 LIMITS OF PHASE III CONSTRUCTION [Symbol]

SURFACE PARKING (9 SPACES)
 TOWN HOME PARKING (38 SPACES)
 PHASE III A:
 • BUILDINGS D7, D8
 • TOWNHOMES
 D7/D8 PARKING (210 SPACES)
 PHASE III B:
 • BLDGS D5 AND D6
 SURFACE PARKING (6 SPACES)



Dewberry



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



SCALE
 0' 60' 120'

No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/09/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	08/26/14		RESPONSE TO COUNTY COMMENTS

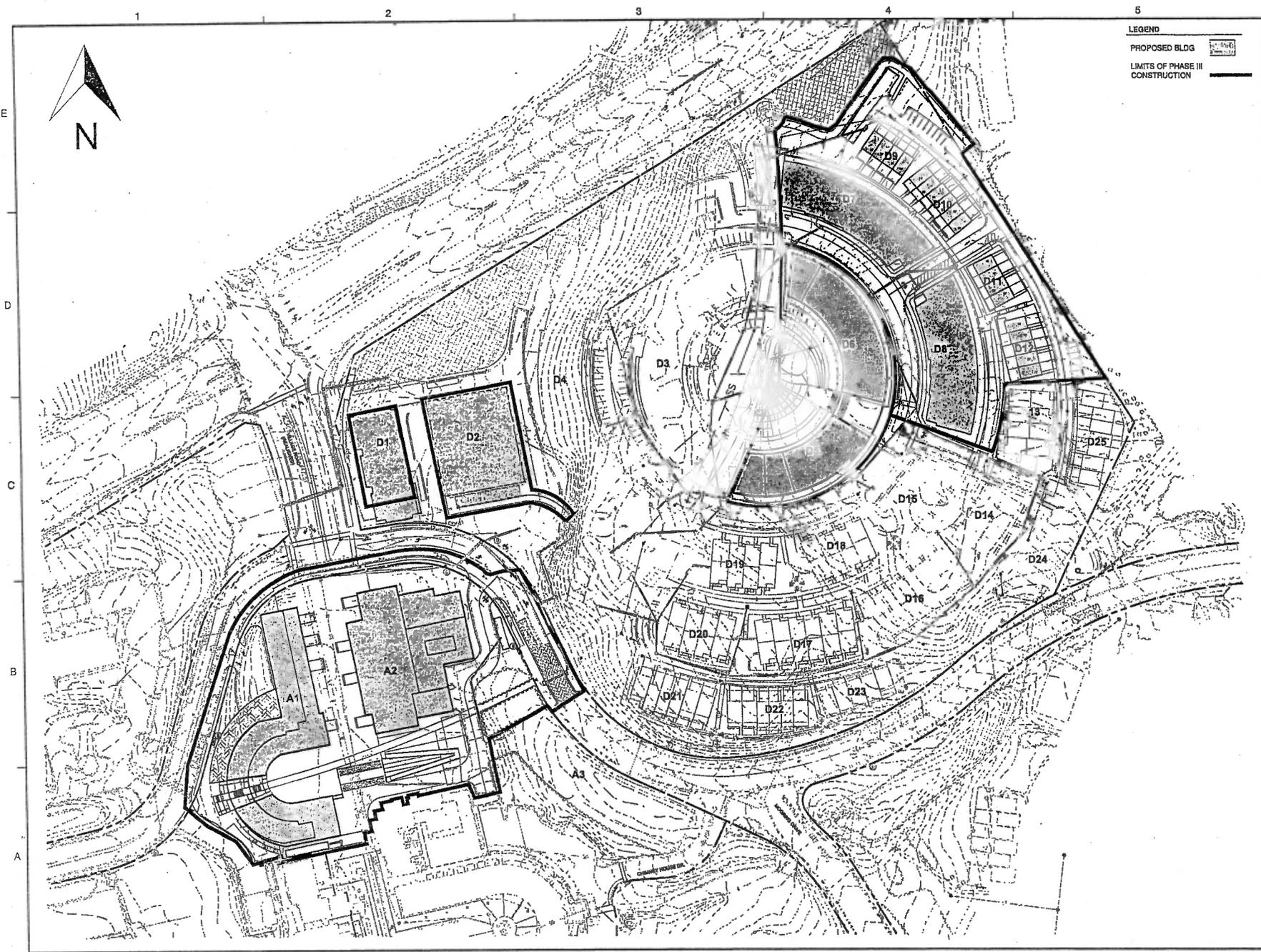
REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 8, 2013
 TITLE

PH. III SITE

I-20

***PARKING NOTE:**
 OF THE 216 SPACES DISPLACED FROM WASHINGTON PLAZA, 143 MUST BE REPLACED FOR EXISTING RETAIL USES TO REMAIN. THESE 143 SPACES ARE ACCOMMODATED BY THE A3 GARAGE (120 SPACES) AND THE 109 EXCESS SPACES BETWEEN THE D1 GARAGE (232 SPACES) AND SURFACE LOT (63 SPACES) WHERE APPROX. 178 OF THOSE SPACES WILL SERVE D1 OFFICE/RETAIL SPACE DURING CONSTRUCTION. THE CONSTRUCTION OF THE D2 GARAGE WILL OCCUR AFTER THE COMPLETION OF A1 AND A2

PARKING SPACES
 EXISTING SPACES = 1005
 DURING CONSTRUCTION = 831
 AFTER CONSTRUCTION = 2,222



LEGEND
 PROPOSED BLDG [Symbol]
 LIMITS OF PHASE III CONSTRUCTION [Symbol]

Lake Anne Development Partners LLC
 HICKOK COLS
 CGLA
Dewberry
 GIP
 GROUP INCORPORATED

Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia

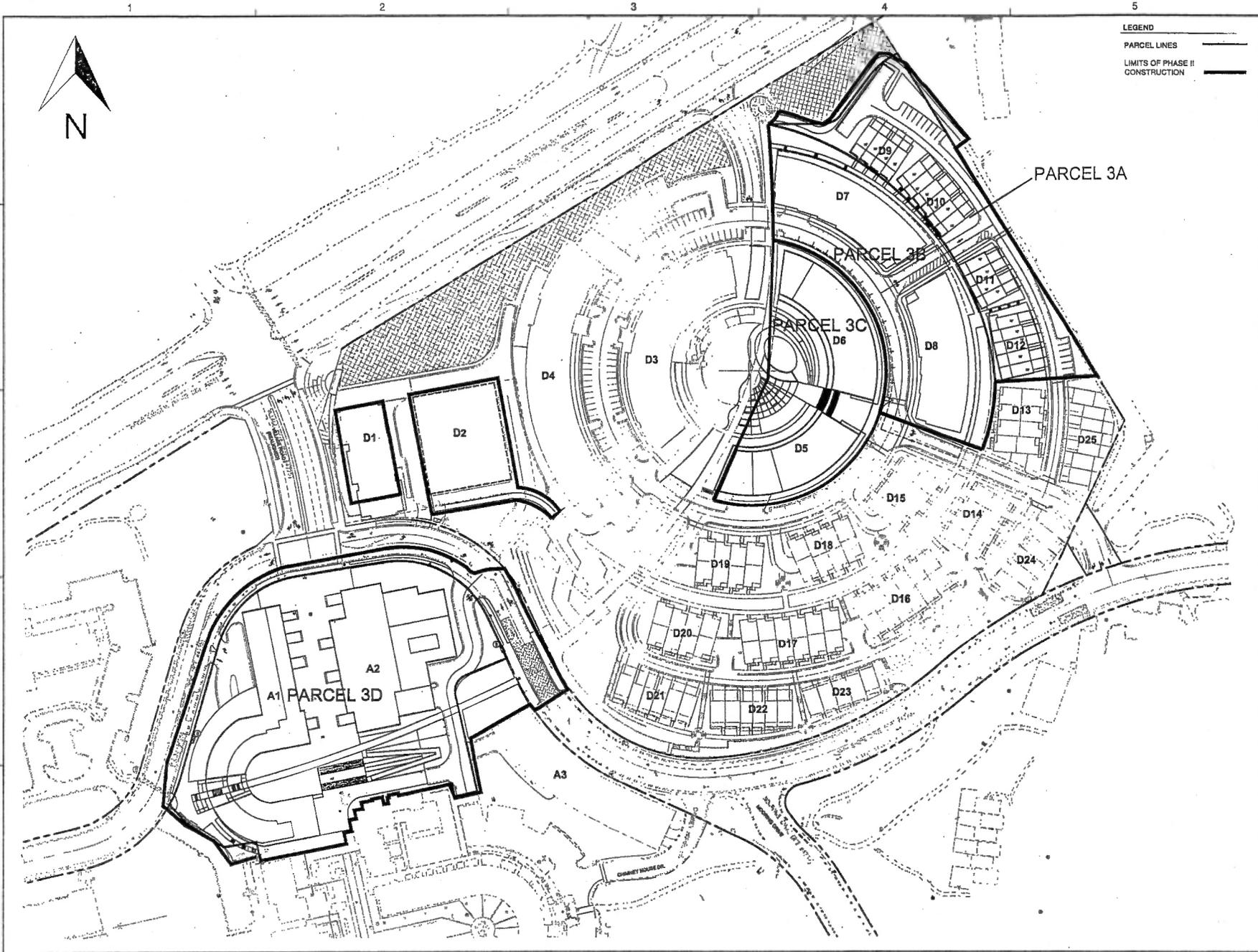
SEAL

 SCALE
 0' 60' 120'

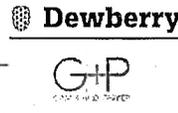
No.	DATE	BY	Description
4	11/26/14		RESPONSE TO COUNTY COMMENT
3	11/05/14		RESPONSE TO COUNTY COMMENT
2	10/27/14		RESPONSE TO COUNTY COMMENT
1	09/28/14		RESPONSE TO COUNTY COMMENT

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2013

TITLE
 PH III UTILITY



LEGEND
 PARCEL LINES
 LIMITS OF PHASE II CONSTRUCTION



Lake Anne Village Center
 PRC Plan
 Hunter Mill District
 Fairfax County, Virginia



No.	DATE	BY	Description
4	11/24/14		RESPONSE TO COUNTY COMMENTS
3	11/05/14		RESPONSE TO COUNTY COMMENTS
2	10/27/14		RESPONSE TO COUNTY COMMENTS
1	09/26/14		RESPONSE TO COUNTY COMMENTS

REVISIONS
 DRAWN BY _____
 APPROVED BY _____
 CHECKED BY _____
 DATE December 9, 2015

TITLE
 PH III-PARCELS



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 A-502
 (Assigned by staff)
Concurrent w/ PCA A-502-3

RECEIVED
 Department of Planning & Zoning

JAN 08 2014

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), Lake Anne Development Partners LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the N/A District to the N/A 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/DPA (X)	CDP ()	FDP ()	CDPA ()	FDPA ()
----------------------	-------------	---------	---------	----------	----------

LEGAL DESCRIPTION:

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

TAX MAP DESCRIPTION:

See Attached				Approximately 24.3 acres
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.)

Southside of Baron Cameron Avenue (Route 606) at its intersection with Village Road (Route 4725)	
PRESENT USE: Residential, Office and Retail	PROPOSED USE: Residential, Office and Retail
MAGISTERIAL DISTRICT: Hunter Mill	OVERLAY DISTRICT (S): Lake Anne Historic District

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

Lynne J. Strobel, Agent

Type or Print Name
 Walsh, Colucci, Lubeley & Walsh, P.C.
 2200 Clarendon Blvd., Suite 1300, Arlington, VA 22201

Lynne J. Strobel
 Signature of Applicant or Agent
 (Work) 703-528-4700 (Mobile)
 Telephone Number

Address

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 2-5-2014

DPA 2013-0342
PCA 2013-0343 \$ 36,390.00
 Fee Paid

11
Virginia Ruffner

Tax Map Description and Postal Address

17-2 ((16)) 1A – 1531 Cameron Crescent Drive, Reston, Virginia 20190

17-2 ((14)) (1) 2G – 1513 Cameron Crescent Drive, Reston, Virginia 20190

17-2 ((8)) 6C – N/A

17-2 ((1)) 7 – 11410 North Shore Drive, Reston, Virginia 20190

17-2 ((7)) 6B2 – 11401 North Shore Drive, Reston, Virginia 20190

17-2 ((7)) 6B3 – N/A

17-2 ((31)) 1645 – 1645 Washington Plaza, Reston, Virginia 20190

17-2 ((31)) Common Elements

A portion of Village Road to be vacated/abandoned

PCA -A -502

Zoning Application Closeout Summary Report

Printed: 3/9/2015

General Information

APPLICANT: LAKE ANNE DEVELOPMENT PARTNERS LLC
DECISION DATE: 03/03/2015
CRD: NO
HEARING BODY: BOS
SUPERVISOR DISTRICT:
ACTION: APPROVE
STAFF COORD: MARY ANN TSAI
DECISION SUMMARY:
 ON MARCH 3, 2015, THE BOARD OF SUPERVISORS APPROVED PCA A-502, DPA A-502-07, AND PRC A-502-03 ON A MOTION BY SUPERVISOR HUDGINS, SUBJECT TO THE PROFFERED CONDITIONS DATED FEBRUARY 11, 2015 AND THE PRC CONDITION DATED JANUARY 22, 2015.

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				PRC	24.30 ACRES

Tax Map Numbers

017-2- /08/ /0006-C
 017-2- /14/01/0002-G
 017-2- /07/ /0006-B2
 017-2- /01/ /0007-
 017-2- /31/ /1645-
 017-2- /16/ /0001-A
 017-2- /07/ /0006-B3

Approved Land Uses

Zoning District: PRC

<u>LAND USE</u>	APPROVED RESIDENTIAL DEVELOPMENT			APPROVED NON-RESIDENTIAL DEVELOPMENT		
	<u>OWELLING</u> UNITS	<u>LAND AREA</u> ACRES	<u>NO. OF</u> AOU'S	<u>GFA</u>	<u>LAND AREA</u> ACRES	<u>FAR</u>
MFD	945	24.30 ACRES	185			
OFFC/GENRL				77,960 SQ FEET	24.30 ACRES	0.07
RETAIL/EST				58,213 SQ FEET	24.30 ACRES	0.05
SFA	120	24.30 ACRES				
TOTAL						

Approved Waivers/Modifications

WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY
MODIFY LOADING SPACE REQUIREMENT
WAIVE TRANSITIONAL SCREENING REQUIREMENT
WAIVE BARRIER REQUIREMENT
WAIVE PRIVACY YARD REQUIREMENT FOR SFA
WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 02-11-2015

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
PHOTOGRAPHIC DOCUMENTATION	01-01-0001	0	N/A	\$0	01-01-0001
AFFORDABLE DWELLING UNITS	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
PHASING - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001
HOA MEMBERSHIP	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
WORKFORCE HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
BUS STOP / SHELTER / MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL WARRANT ANALYSIS / STUDY	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
SECONDARY USES IN P DISTRICT	01-01-0001	0	N/A	\$0	01-01-0001
ACQUISITION OF OFF-SITE EASEMENTS / ROW	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
ENVIRONMENTAL ASSESSMENT / REMEDIATION	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
TRANSITIONAL SCREENING	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	N/A	\$0	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA (GFA)	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION - TRAILS	01-01-0001	0	N/A	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	N/A	\$0	01-01-0001
TRANSIT FACILITIES (RAIL / BUS)	01-01-0001	0	N/A	\$0	01-01-0001
LAND SWAP	01-01-0001	0	N/A	\$0	01-01-0001
STORMWATER DETENTION - OFF-SITE	01-01-0001	0	N/A	\$0	01-01-0001
ACCESSORY USES	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURAL REVIEW (ARB)	01-01-0001	0	N/A	\$0	01-01-0001
POND MAINTENANCE AGREEMENT	01-01-0001	0	N/A	\$0	01-01-0001
PEDESTRIAN ACCESS	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
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SVM	01-01-0001	0	N/A	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
TEMPORARY / INTERIM PARKING	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
INTERIM USE	01-01-0001	0	N/A	\$0	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
TURN LANE(S) (INCLUDES ACCEL AND DECEL LANES)	01-01-0001	0	N/A	\$0	01-01-0001
VACATION / ABANDONMENT	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 03-04-2015

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLAT. 01-01-0001		0	N/A	0	01-01-0001

**DESCRIPTION OF
LAND BAY A
LAKE ANNE, RESTON**

**HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA**

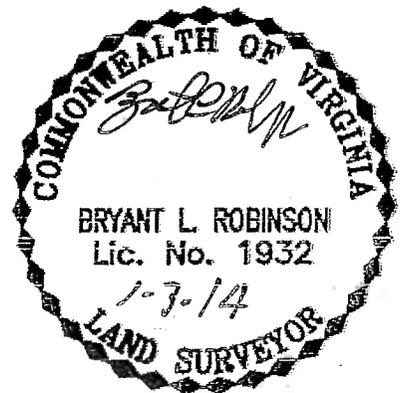
RECEIVED
Department of Planning & Community Development
JAN 24 2014
Zoning Evaluation Division

Beginning at a point on the western right of way line of Moorings Drive (Rt. 4737), said point being the northernmost corner of Section 17, Reston, Block 11; thence departing the western right of way line of said Moorings Drive and with the northern line of said Section 17 S24°51'14"W, 32.53 feet; with a curve to the right whose radius is 91.00 feet and whose chord is S55°07'02"W, 91.72 feet, an arc distance of 96.13 feet; S85°22'50"W, 43.00 feet; with a curve to the left whose radius is 134.00 feet and whose chord is S81°32'13"W, 17.96 feet, an arc distance of 17.97 feet; with a curve to the left whose radius is 25.00 feet and whose chord is S32°02'07"W, 35.76 feet, an arc distance of 39.85 feet; and with a curve to the right whose radius is 165.72 feet and whose chord is S13°21'26"W, 150.49 feet, an arc distance of 156.21 feet to a point marking the northwest corner of Section 17, Reston, Block 1, said point also marking the northeast corner of Section One, Reston; thence departing the northwest corner of said Section 17 and with the northern line of said Section One S85°39'22"W, 32.28 feet; N40°40'45"W, 33.12 feet; with a curve to the right whose radius is 111.71 feet and whose chord is S63°24'38"W, 54.39 feet, an arc distance of 54.94 feet; S77°30'00"W, 65.85 feet; N12°30'00"W, 107.74 feet; S77°30'00"W, 50.82 feet; S07°30'00"E, 25.09 feet and S77°30'00"W, 71.82 feet to a point marking a northeast corner of Lake Anne of Reston, A Condominium; thence departing the northwest corner of said Section One and with the northeastern line of said Lake Anne of Reston N53°23'03"W, 47.07 feet to a point marking a southeast corner of said Section One; thence departing the northernmost corner of said Lake Anne of Reston and with the eastern line of said Section One N12°00'30"W, 65.00 feet; N77°30'00"E, 1.50 feet; N12°00'30"W, 33.06 feet; S77°30'00"W, 17.00 feet; N12°30'00"W, 62.60 feet; S77°30'00"W, 85.00 feet;

Description of Lake Anne, Reston, Land Bay A
December, 2013

N12°30'00"W, 10.00 feet; S77°30'00"W, 23.04 feet; with a curve to the left whose radius is 60.00 feet and whose chord is N34°07'50"W, 47.60 feet, an arc distance of 48.95 feet and N57°30'00"W, 77.46 feet to a point on the southern right of way line of North Shore Drive (Rt. 4726); thence departing a northern corner of said Section One and with the southern right of way line of said North Shore Drive with a curve to the left whose radius is 185.00 feet and whose chord is N22°56'15"E, 44.78 feet, an arc distance of 44.89 feet; N15°59'10"E, 205.95 feet; with a curve to the right whose radius is 141.05 feet and whose chord is N48°14'31"E, 150.56 feet, an arc distance of 158.81 feet; N80°29'52"E, 127.43 feet; with a curve to the right whose radius is 144.98 feet and whose chord is S62°14'34"E, 175.55 feet, an arc distance of 188.56 feet; S24°59'00"E, 104.33 feet; with a curve to the left whose radius is 300.00 feet and whose chord is S45°03'53"E, 206.01 feet, an arc distance of 210.29 feet; and S65°08'46"E, 147.54 feet to the point of beginning, containing 6.79 acres of land

All being more particularly described on a plat attached hereto and made a part hereof.



P:\SURVEYS\DESCRIPTIONS\2013\LAKE ANNE RESTON LAND BAY A

**DESCRIPTION OF
LAND BAY D
LAKE ANNE, RESTON**

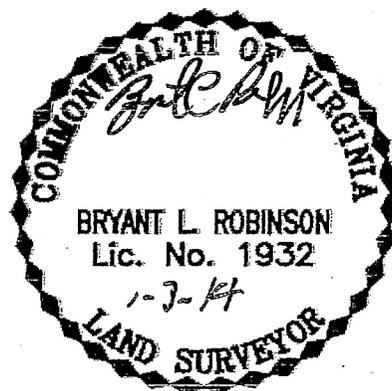
**HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the southern right of way line of Baron Cameron Avenue (Rt. 606), said point being the northwest corner of Section 17, Reston; thence with the western line of said Section 17 S31°42'37"E, 539.49 feet to a point; thence continuing with the western line of Section 17 and the western line of Block 12, Section 17, Reston S31°43'16"E, 155.50 feet and S25°18'20"W, 285.85 feet to a point on the northern right of way line of North Shore Drive (Rt. 4726); thence departing the western line of said Block 12 and with the northern right of way line of said North Shore Drive with a curve to the left whose radius is 730.00 feet and whose chord is S55°57'11"W, 180.26 feet, an arc distance of 180.72 feet; thence with a curve to the right whose radius is 570.00 feet and whose chord is S67°14'35"W, 359.51 feet, an arc distance of 365.75 feet; thence with a curve to the right whose radius is 240.00 feet and whose chord is N59°40'45"W, 273.23 feet, an arc distance of 290.67 feet; thence N24°59'00"W, 104.33 feet; thence with a curve to the left whose radius is 204.98 feet and whose chord is N54°44'47"W, 203.51 feet, an arc distance of 212.96 feet to a point marking the intersection of aforementioned North Shore Drive and Village Road (Rt. 4725); thence with the southern and western lines of Proposed Street Dedication (as shown on PRC Plan, Development Plan, and Proffer Condition Amendment for Lake Anne, Reston) and eastern line of said Village Road with a curve to the left whose radius is 204.98 feet and whose chord is S87°59'39"W, 53.48 feet, an arc distance of 53.64 feet; thence S80°29'52"W, 43.37 feet; thence N09°30'08"W, 60.17 feet; thence with a curve to the left whose radius is 658.50 feet and whose chord is N14°03'36"W, 104.65 feet, an arc

Description of Lake Anne, Reston, Land Bay D
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distance of 104.76 feet; thence N16°04'40"E, 106.37 feet to a point marking the intersection of Village Road and aforementioned Baron Cameron Avenue; thence with the southern right of way line of Baron Cameron Avenue N58°17'23"E, 923.89 feet to the point of beginning, containing 17.54 acres of land

All being more particularly described on a plat attached hereto and made a part hereof.



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