



APPLICATION ACCEPTED (RZ/FDP 2013-DR-017): December 11, 2013
APPLICATION ACCEPTED (PCA 79-C-037-07): December 12, 2013
APPLICATION ACCEPTED (PCA 2002-HM-043; FDPA 2002-HM-043-02; SEA 2002-HM-046;
& SEA 85-C-119): October 9, 2014
PLANNING COMMISSION: June 18, 2015
BOARD OF SUPERVISORS: June 23, 2015 at 3:30 p.m.

County of Fairfax, Virginia

June 5, 2015

STAFF REPORT

PCA 79-C-037-07;
RZ/FDP 2013-DR-017;
PCA 2002-HM-043;
FDPA 2002-HM-043-02;
SEA 2002-HM-046-02; &
SEA 85-C-119

DRANESVILLE DISTRICT

CASE NUMBER:	APPLICANT(S):	PARCEL(S):	AREA:
PCA 79-C-037-07	JLB Dulles Tech LLC	16-3 ((1)) 4M	11.6 acres
RZ/FDP 2013-DR-017	JLB Dulles Tech LLC	16-3 ((1)) 4M	11.6 acres
PCA 2002-HM-043	JLB Dulles Tech LLC & FCPA	16-3 ((1)) 5D	10.87 acres
FDPA 2002-HM-043-02	JLB Dulles Tech LLC & FCPA	16-3 ((1)) 5D	10.87 acres
SEA 2002-HM-046-02	JLB Dulles Tech LLC & FCPA	16-3 ((1)) 5D pt.	8.1 acres
SEA 85-C-119	JLB Dulles Tech LLC & FCPA	16-3 ((1)) 4M & 5D pt.	14.38 acres

PRESENT ZONING: I-4 (Medium Intensity Industrial District): Parcel 16-3 ((1)) 4M
PDC (Planned Development Commercial District):
Parcel 16-3 ((1)) 5D

REQUESTED ZONING: PRM (Planned Residential Mixed Use District):
RZ/FDP 2013-DR-017

FAR: RZ/FDP 2013-DR-017: 0.99 (including bonus density
associated with Workforce Dwelling Units)

OPEN SPACE: 48% (Parcel 16-3 ((1)) 4M)

PLAN MAP: Parcel 16-3 ((1)) 4M: Mixed Use
Parcel 16-3 ((1)) 5D: Public Parks

Joe Gorney

Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703-324-1290, FAX 703-324-3924
www.fairfaxcounty.gov/dpz/



PROPOSALS:

PCA 79-C-037-07 proposes to amend RZ 79-C-037, previously approved for a 142-acre office development, to delete 11.6 acres of land (Parcel 16-3 ((1)) 4M) to permit it to be rezoned to the PRM District.

RZ/FDP 2013-DR-017 proposes to rezone 11.6 acres of land from I-4 to PRM to permit residential use at an overall FAR of 0.99 for the development of approximately 460 multi-family residences within two 6-story buildings.

PCA 2002-HM-043 and FDPA 2002-HM-043-02 propose to amend 10.87 acres of CDP/FDP 2002-HM-043, previously approved for a stormwater management facility, to permit the reconstruction of a portion of a stormwater management pond and for the construction of a public road.

SEA 2002-HM-046-02 proposes to amend SE 2002-HM-046, previously approved for uses in a floodplain, to permit the deletion of approximately 2.77 acres and site modifications for the reconstruction of a portion of a stormwater management pond and for the construction of a public road.

SEA 85-C-119 proposes to amend SE 85-C-119, previously approved for the construction of a stormwater management facility in a floodplain to serve the Dulles Technology development, to permit the addition of approximately 2.77 acres and the reconstruction of portions of the pond.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 79-C-037-07.

Staff recommends approval of RZ 2013-DR-017, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modifications listed below:

- Modification of the tree planting width from eight feet to six feet along the public roadway frontage and private driveway, in favor of structural planting cells, or other methods as coordinated with UFMD, when necessary due to the placement of utilities;
- Modification of the interior parking lot landscaping, in favor of the alternatives as shown on the CDP/FDP and as conditioned.
- Modification of the number of loading spaces from 6 to 2, in favor of the alternatives as shown on the CDP/FDP and as conditioned.

Staff recommends approval of FDP 2013-DR-017, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of PCA 2002-HM-043, subject to the execution of proffers consistent with those contained in Appendix 3.

Staff recommends approval of FDPA 2002-HM-043-02, subject to the proposed development conditions contained in Appendix 4.

Staff recommends approval of SEA 2002-HM-046-02, subject to the proposed development conditions contained in Appendix 5.

Staff recommends approval of SEA 85-C-119, subject to the proposed development conditions contained in Appendix 6.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owners, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

The approvals of these applications do not interfere with, abrogate, or annul any easement, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

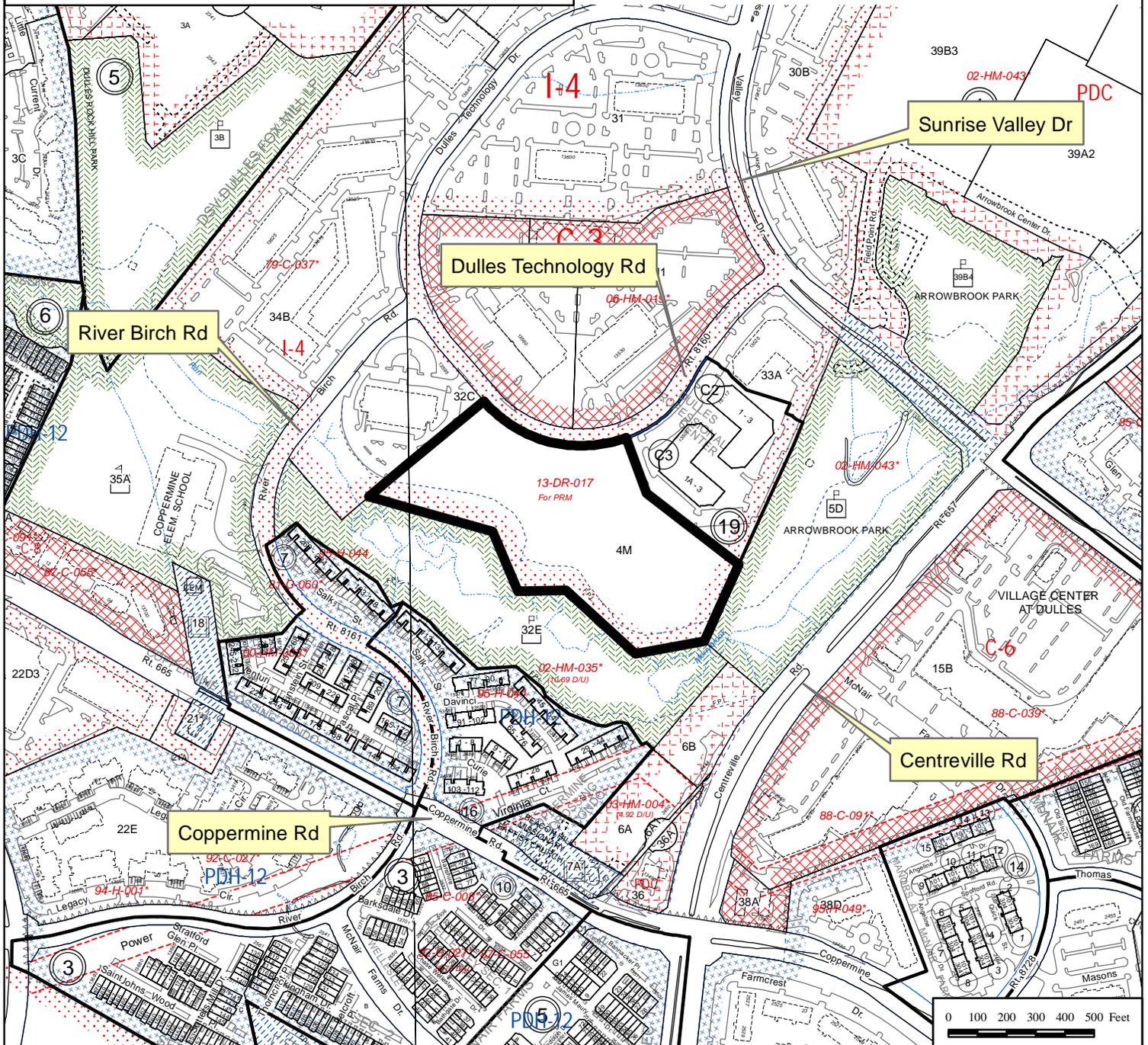
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



Proffered Condition Amendment

PCA 79-C-037-07

Applicant: JLB DULLES TECH LLC
Accepted: 12/12/2013
Proposed: AMEND PROFFERS ASSOCIATED WITH RZ 79-C-037 TO DELETE LAND AREA
Area: 11.6 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect:
Located: SOUTH SIDE OF DULLES TECHNOLOGY DRIVE APPROXIMATELY 450 FEET EAST OF ITS INTERSECTION WITH RIVER BIRCH ROAD
Zoning: I-4
Overlay Dist:
Map Ref Num: 016-3- /01/ /0004M



Rezoning Application

RZ 2013-DR-017

Applicant: JLB DULLES TECH LLC
Accepted: 12/11/2013
Proposed: RESIDENTIAL
Area: 11.6 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: SOUTH SIDE OF DULLES TECHNOLOGY DRIVE
APPROXIMATELY 450 FEET EAST OF ITS
INTERSECTION WITH RIVER BIRCH ROAD

Zoning: FROM I- 4 TO PRM
Overlay Dist:
Map Ref Num: 016-3- /01/ /0004M

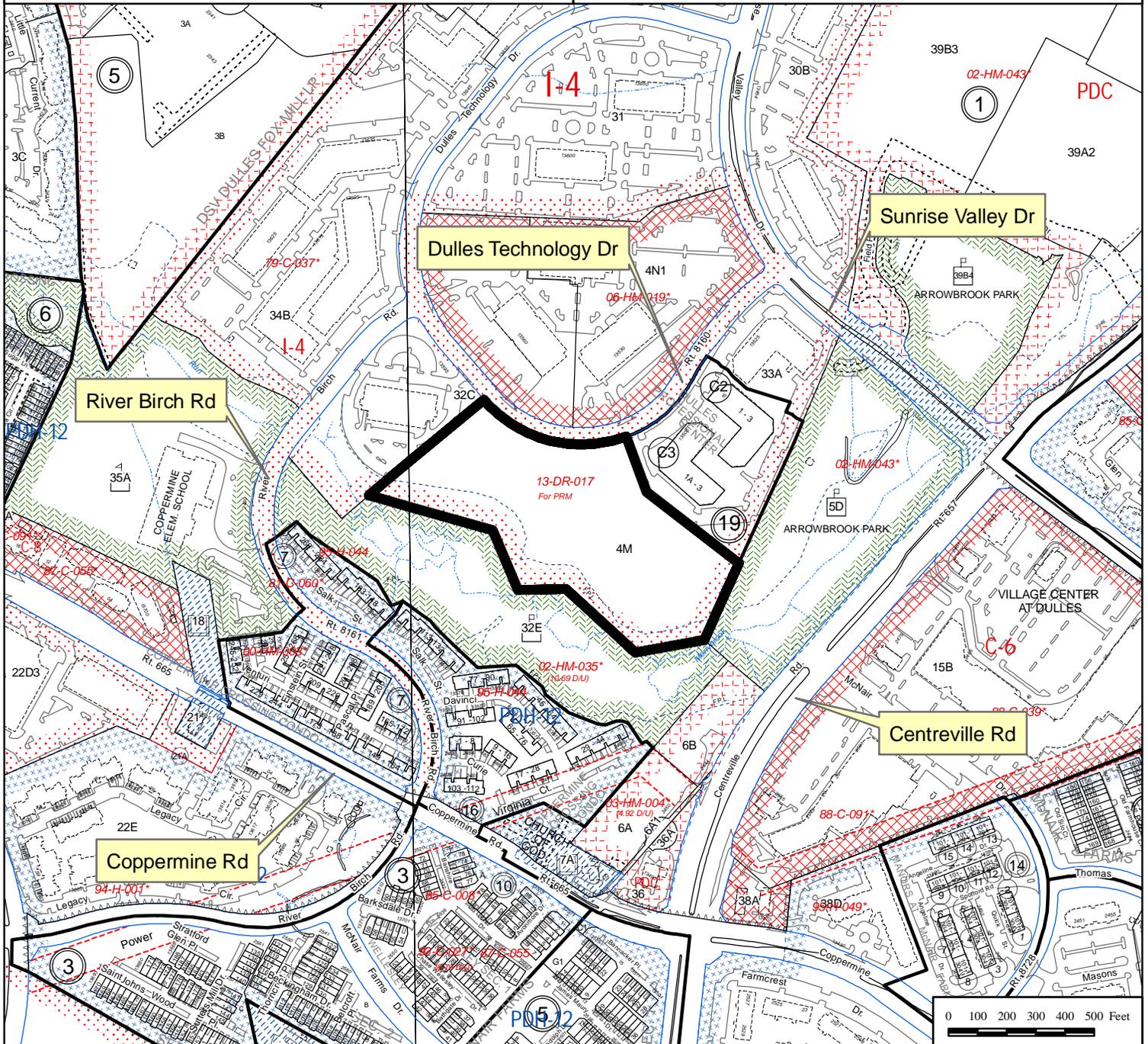
Final Development Plan

FDP 2013-DR-017

Applicant: JLB DULLES TECH LLC
Accepted: 12/11/2013
Proposed: RESIDENTIAL
Area: 11.6 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: SOUTH SIDE OF DULLES TECHNOLOGY DRIVE
APPROXIMATELY 450 FEET EAST OF ITS
INTERSECTION WITH RIVER BIRCH ROAD

Zoning: PRM
Overlay Dist:
Map Ref Num: 016-3- /01/ /0004M

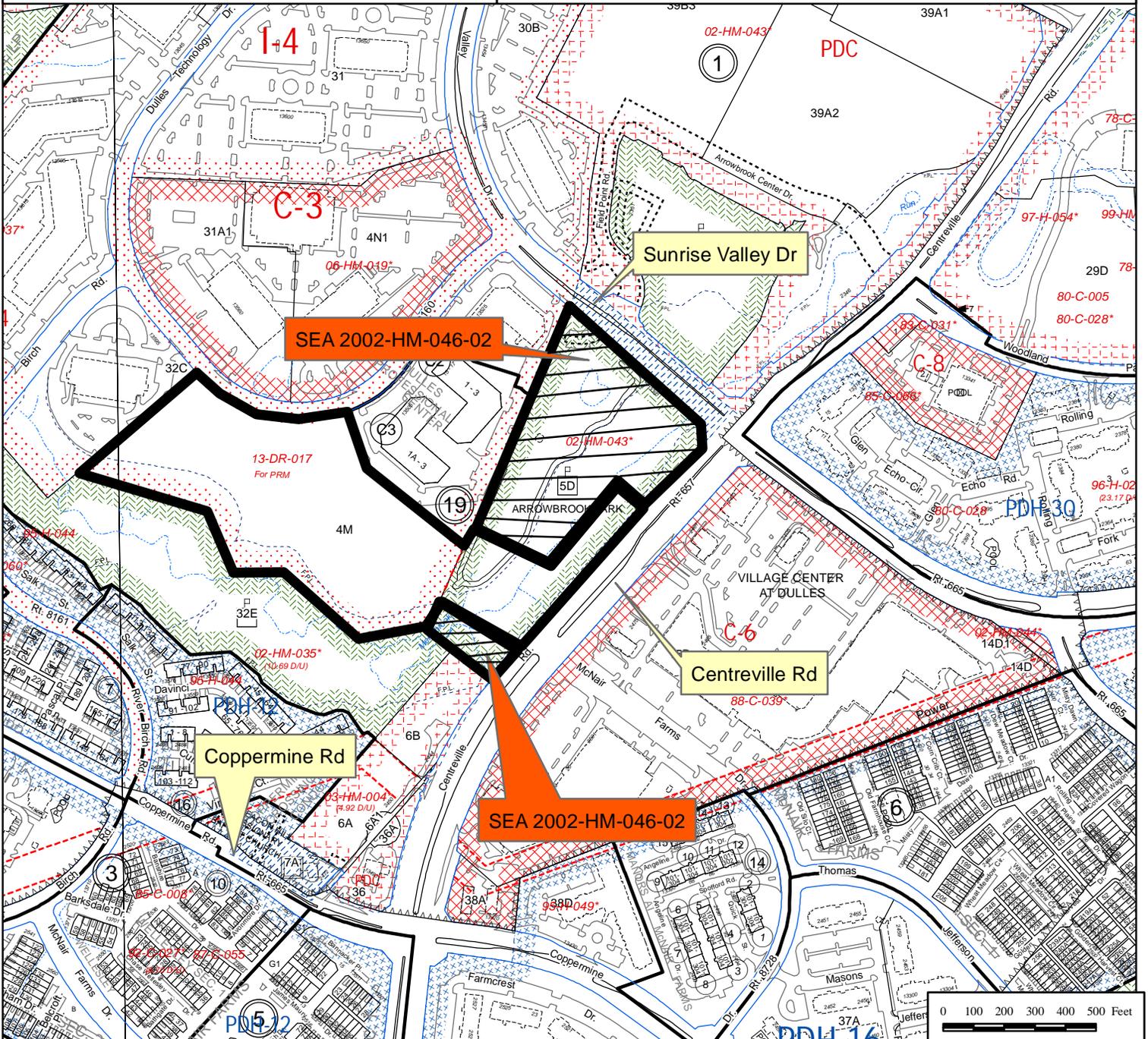


Special Exception Amendment

SEA 2002-HM-046-02



Applicant: JLB DULLES TECH LLC & FAIRFAX COUNTY PARK AUTHORITY
Accepted: 10/09/2014
Proposed: AMEND SE 2002-HM-046 TO DELETE LAND AREA
Area: 8.1 AC OF LAND; DISTRICT - DRANESVILLE
Zoning Dist Sect: 02-0904
Located: S.W. QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DR AND CENTREVILLE RD
Zoning: PDC
Plan Area: 3
Overlay Dist:
Map Ref Num: 016-3- /01/ /0005D



**PROFFERED CONDITION AMENDMENT/ CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN/ SPECIAL EXCEPTION
PCA 79-C-037-07; RZ/ FDP 2013-DR-017; PARTIAL SEA 85-C-119
PCA/ FDPA-02 2002-HM-043; PARTIAL SEA 2002-HM-046
FOR
DULLES TECHNOLOGY CENTER
DRANESVILLE MAGISTERIAL DISTRICT
FAIRFAX COUNTY, VIRGINIA**

PROJECT TEAM

LAND USE ATTORNEY:
COOLEY LLP
ONE FREEDOM SQUARE RESTON TOWN CENTER
11951 FREEDOM DRIVE
RESTON, VA 20190

APPLICANT/ OWNER:
TAX MAP 16-3(1) PARCEL 4M JLB DULLES TECH, LLC.
8120 WOODMONT AVE #960
BETHESDA, MD 20814

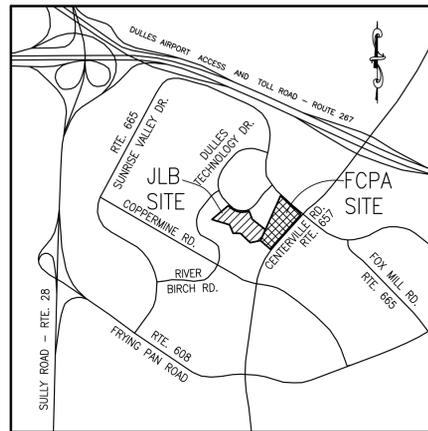
TAX MAP 16-3(1) PARCEL 5D FAIRFAX COUNTY PARK AUTHORITY (FCPA)
12055 GOVERNMENT CENTER PARKWAY STE. 421
FAIRFAX, VA 22035

ARCHITECT:
KTGY ARCHITECTS + PLANNERS
8605 WESTWOOD CENTER DRIVE
SUITE 300
VIENNA, VA 22182

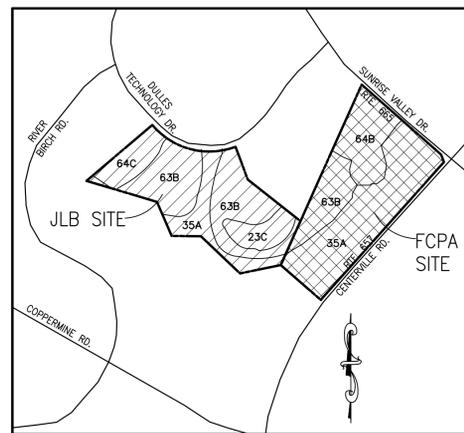
TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
1420 SPRING HILL RD #600
MCLEAN, VA 22102

CIVIL ENGINEER/ LANDSCAPE ARCHITECT:
GORDON
4501 DALY DRIVE, SUITE 200
CHANTILLY, VA 20151

ENVIRONMENTAL ENGINEER:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VA 20155



VICINITY MAP
SCALE: 1"=2000'

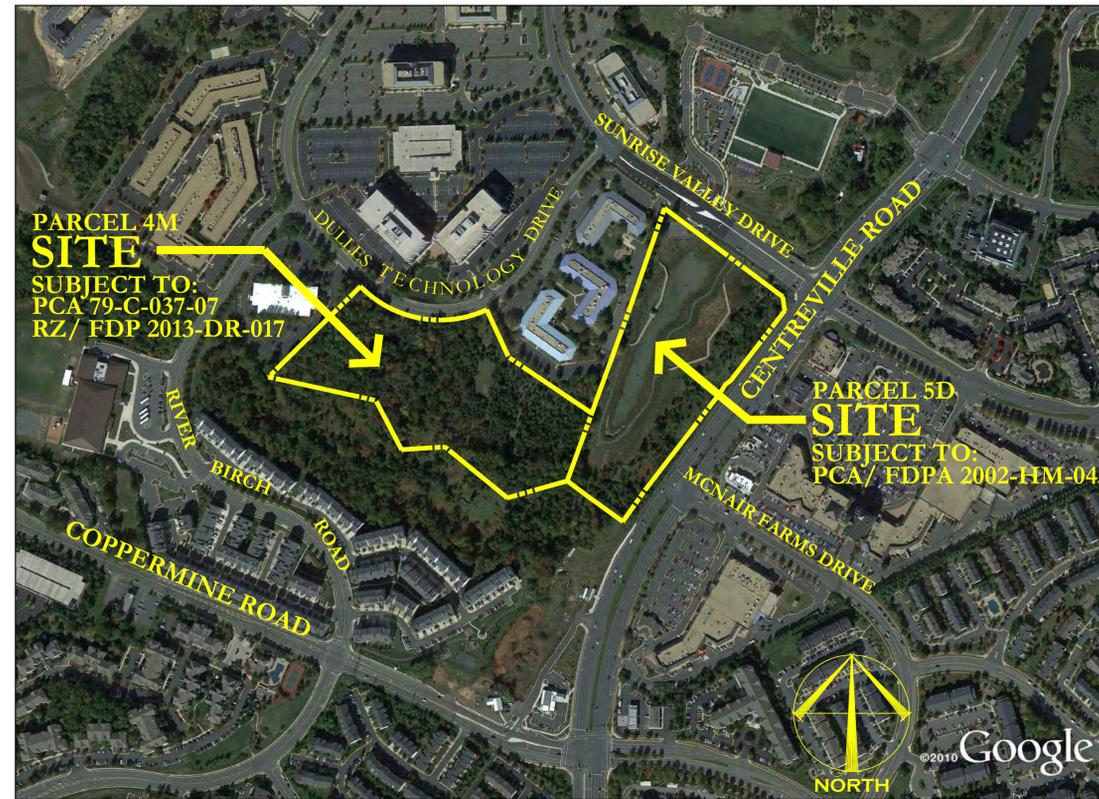


SOILS MAP
SCALE: 1"=500'

SOIL ID NUMBERS	SOIL SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODIBILITY	PROBLEM CLASS
23	MONTALTO	FAIR	GOOD	FAIR	MEDIUM	IVB
35	ELBERT	POOR	POOR	FAIR	MEDIUM	III
63	JACKLAND & HAYMARKET	MEDIUM	POOR	POOR	MEDIUM	III
64	JACKLAND & HAYMARKET**	MEDIUM	POOR	POOR	MEDIUM	III
	**VERY STONEY					

SOILS WITH IDENTIFICATION NUMBERS 59, 66, 69, 141, 142, AND 152 MAY OVERLIE PARENT BEDROCK FORMATIONS WHICH HAVE BEEN FOUND TO CONTAIN NATURALLY OCCURRING ASBESTOS MINERALS. SPECIAL MINIMUM CONSTRUCTION MEASURES AND PRECAUTIONS ARE REQUIRED IN COMPLIANCE WITH HEALTH DEPARTMENT DIRECTIVES WITHIN THESE SOILS OR WITHIN FILL ORIGINATING FROM THESE SOILS.

SOURCE: 2013 OFFICIAL FAIRFAX COUNTY SOILS MAP, TILES 16-3 AND 15-4



AERIAL MAP
NOT TO SCALE

***SEE SHEET 36 FOR SEA APPLICATION BOUNDARIES**

REVISIONS	
September 3, 2013	Original Submission
December 5, 2013	Acceptance Comments
April 30, 2014	Resubmission with Parcel 5D
June 4, 2014	Resubmission with SEA areas
July 2, 2014	Acceptance Comments
November 7, 2014	Resubmission
March 20, 2015	Resubmission per County Comments
April 23, 2015	Resubmission per County Comments
May 29, 2015	Resubmission per County Comments

SHEET LIST TABLE

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5	EXISTING CONDITIONS PLAN (PARCEL 4M)
6	CDP-FDP (PARCEL 4M)
7	STREET SECTIONS (PARCEL 4M & 5D)
8	PARKING GARAGE PLANS (PARCEL 4M)
9	PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 4M)
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11	LANDSCAPE PLAN (PARCEL 4M)
12	LANDSCAPE TABULATIONS (PARCEL 4M)
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15	STREETSCAPE PLAN (PARCEL 4M)
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19	FRONT AND REAR BUILDING ELEVATIONS (PARCEL 4M)
20	SIDE BUILDING ELEVATIONS (PARCEL 4M)
21	SHADOW STUDY BUILDINGS A & B-SUMMER (PARCEL 4M)
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27	WATER QUANTITY COMPLIANCE PLAN (PARCEL 4M)
28	WATER QUALITY COMPLIANCE PLAN (PARCEL 4M)
29	PCA & FDPA NOTES AND TABULATIONS (PARCEL 5D)
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31	PCA-FDPA (PARCEL 5D)
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36	PARTIAL SPECIAL EXCEPTION AMENDMENT PLAN (PARCEL 4M & 5D)



0472-0238
0472-0238-L-GI-001.DWG

**PCA, RZ & FDP
GENERAL NOTES (PARCEL 4M):**

* SEE SHEET 29 FOR PARCEL 5D NOTES

- LOCATION/EXISTING ZONING AND USE: PARCEL 4M CONSISTS OF APPROXIMATELY 11.80 ACRES (OR 505,304 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 0163-01-0004M. THE ADDRESS FOR THE SITE IS DULLES TECHNOLOGY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY VACANT AND IS ZONED I-4 (INDUSTRIAL MEDIUM DENSITY).
- REQUEST
 - RZ REQUEST: THE APPLICANT REQUESTS A REZONING FROM THE I-4 DISTRICT TO THE PLANNED RESIDENTIAL MIXED USE (PRM) DISTRICT IN ORDER TO ESTABLISH A NEW CONCEPTUAL DEVELOPMENT PLAN (CDP) AND FINAL DEVELOPMENT PLAN (FDP) FOR THE SITE.
 - PARTIAL PCA REQUEST: THE APPLICANT REQUESTS A PARTIAL PCA TO REMOVE THE SITE FROM THE PROFFERS APPROVED WITH RZ 79-C-037. APPROVAL OF THE PARTIAL PCA WOULD NOT IMPACT THE ABILITY OF PROPERTIES REMAINING PURSUANT TO RZ 79-C-037 TO COMPLY WITH THE EXISTING PROFFERS OR THE I-4 DISTRICT REGULATIONS.
- BOUNDARY AND TOPOGRAPHIC INFORMATION: THE PLAN BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY GORDON IN OCTOBER 2012. PLAN TOPOGRAPHIC INFORMATION TAKEN FROM FIELD RUN SURVEY BY GORDON IN OCTOBER, 2012 AND THE CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.
- OWNERSHIP: THE PROPERTY SHOWN HEREON IS IN THE NAME OF JLB DULLES TECH, LLC. RECORDED DECEMBER 20, 2012 IN DEED BOOK 22803 AT PAGE 1576 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- COMPREHENSIVE PLAN:
 - THE SUBJECT PARCEL IS LOCATED WITHIN LAND UNIT A-1 OF THE DULLES SUBURBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN ENCOURAGES RESIDENTIAL USE. THE SITE IS LOCATED WITHIN TIER 3 BEYOND THE 1/2 MILE FROM THE METRORAIL STATION AND PLANNED INTENSITY RANGES ARE BETWEEN 0.75 AND 1.5 FAR. THE COMPREHENSIVE PLAN TEXT LANGUAGE STATES THAT RESIDENTIAL USES SHOULD BE ABOUT 45% OR MORE OF THE TOTAL DEVELOPMENT WITHIN LAND UNIT A-1 WITH THE REMAINING MIX TO INCLUDE OFFICE, HOTEL, AND SUPPORTING RETAIL.
 - THE SUBJECT PROPERTY IS LOCATED JUST OUTSIDE THE 1/2 MILE RADIUS OF THE PROPOSED ROUTE 28 STATION PLATFORM.
- MODIFICATION/WAIVER REQUESTS: THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, WITH THE FOLLOWING EXCEPTIONS:
 - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF SECTION 12-0510.4E(5) OF THE PUBLIC FACILITIES MANUAL TO REDUCE TREE PLANTING WIDTH FROM 8 FEET TO 6 FEET WITH STRUCTURAL SOILS OR STRUCTURAL PLANTING CELLS AS APPROVED BY THE COUNTY'S URBAN FORESTER ONLY WHEN NECESSARY AS A RESULT OF FINAL ENGINEERING DESIGN AND UTILITIES CONFLICTS.
 - THE APPLICANT HEREBY REQUESTS A MODIFICATION OF THE ZONING ORDINANCE TO ALLOW THE LANDSCAPING SHOWN ON SHEET 11 IN LIEU OF THE REQUIREMENTS FOR INTERIOR PARKING LOT LANDSCAPING ON THE PARKING GARAGES.
 - THE APPLICANT HEREBY REQUESTS PERMISSION TO ENCROACH INTO THE RESOURCE PROTECTION AREA (RPA). THE APPLICANT HAS SUBMITTED A RPA EXCEPTION/WAIVER UNDER SEPARATE COVER TO DPWES PERMIT THE ENCROACHMENT INTO THE RPA. SEE SHEET 4 FOR ADDITIONAL INFORMATION.
 - THE APPLICANT HEREBY REQUESTS A WAIVER OF ARTICLE 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE TO REDUCE THE REQUIRED NUMBER OF LOADING SPACES FOR THE DEVELOPMENT FROM THE REQUIRED 8 LOADING SPACES TO 2 LOADING SPACES AS GENERALLY SHOWN ON THE CDP/FDP.
- PARKING SPACES: SURFACE PARKING SPACES ARE PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 8 ALONG WITH PARKING TABULATIONS. PARKING AND LOADING SPACES WILL BE PROVIDED GENERALLY AS SHOWN ON THE CDP/FDP. APPLICANT RESERVES THE RIGHT TO ADJUST NUMBER AND/OR LOCATION OF THE PARKING AND/OR LOADING SPACES AT THE TIME OF FINAL SITE PLAN, SO LONG AS THE MINIMUM NUMBER OF SPACES ARE PROVIDED IN ACCORDANCE WITH ARTICLE 11 AND ARTICLE 6, PART 5 OF THE FAIRFAX COUNTY ZONING ORDINANCE AND BUILDING MASSING REMAINS CONSISTENT WITH THE CDP/ FDP. THE APPLICANT RESERVES THE RIGHT TO PURSUE A PARKING REDUCTION AS MAY BE APPROVED BY THE BOARD OF SUPERVISORS.
- LANDSCAPING/BUFFERING: SHADE TREES WILL BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN. IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATION, THE SUBMISSION WILL MEET OR EXCEED THE PROVISIONS OF ARTICLE 13 OF THE ZONING ORDINANCE FOR TREE COVERAGE. SEE SHEETS 11 & 12 FOR PROPOSED LANDSCAPING AND TABULATIONS.
- SIGNAGE: PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12. SHALL BE GENERALLY LOCATED IN ACCORDANCE WITH THE APPROVED CDP/FDP AS SHOWN ON SHEET 6. THERE IS AN OPTION FOR SIGNAGE IN ACCORDANCE WITH A COMPREHENSIVE SITE PLAN APPROVED BY THE PLANNING COMMISSION.
- STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP): SWM WATER QUANTITY REQUIREMENTS ARE PROVIDED BY THE EXISTING POND LOCATED PARTIALLY ON-SITE AND OFF-SITE. SWM WATER QUALITY REQUIREMENTS ARE BEING MET BY PROPOSED ON-SITE WATER QUALITY MEASURES. SEE SHEETS 26-29 FOR FURTHER DETAILS AND COMPUTATIONS.
- CLEARING AND GRADING: A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE CDP/FDP PLAN AND LANDSCAPE PLAN. SEE SHEETS 6 AND 11. A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 6,000 C.Y. OF CUT AND 14,000 C.Y. OF FILL (INCLUSIVE OF THE ENCROACHMENTS INTO THE FLOODPLAIN.) THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING. (SEE SHEET 4 REGARDING FILL IN THE FLOODPLAIN.)
- WATER AND SEWER: PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.
- GRAVES: TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

(GENERAL NOTES CONTINUED)

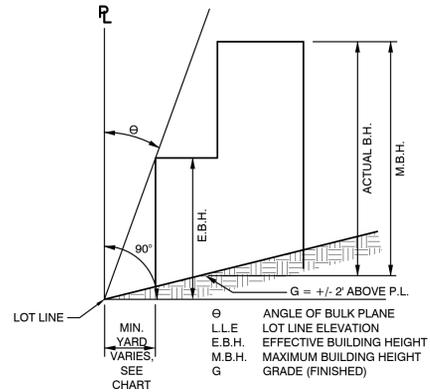
- RESOURCE PROTECTION AREA (RPA): RPA IS PRESENT ON THE SITE SEE SHEET 4 FOR FURTHER INFORMATION.
- WETLANDS: THERE ARE WETLANDS ON THE SITE AND THEY HAVE BEEN FIELD LOCATED BY WETLAND STUDIES AND SOLUTIONS, INC IN OCTOBER 2012 AND ARE REPRESENTED ON SHEET 5.
- FLOODPLAIN: THE FLOODPLAIN INFORMATION SHOWN IS BASED ON 100 YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB12346 PG 1830). THE PROPOSED IMPROVEMENTS WITHIN THE FLOODPLAIN INCLUDE A PORTION OF CURB AND GUTTER FROM A PRIVATE STREET, LAWN AREA AND A PASSIVE RECREATIONAL TRAIL. PER SECTION 2-904 OF THE FAIRFAX COUNTY ZONING ORDINANCE THESE USES ARE PERMITTED WITH THE APPROVAL OF A SPECIAL EXCEPTION.
- UTILITY EASEMENTS: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO EXISTING UTILITY EASEMENTS ON THE PROPERTY HAVING A WIDTH OF 25 FEET OR MORE AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 5. EXISTING AND PROPOSED STORM SEWER NOT LOCATED WITHIN AN EASEMENT OR WITHIN PUBLIC RIGHT-OF-WAY ARE TO BE PRIVATELY OWNED AND MAINTAINED.
- UNDERGROUND UTILITIES: THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM A TOPOGRAPHIC SURVEY PREPARED BY GORDON IN OCTOBER 2012.
- DEVELOPMENT SCHEDULE: THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN ONE OR TWO PHASES.
- SITE FEATURES: ADDITIONAL SITE FEATURES SUCH AS TRASH DUMPSTERS, BICYCLE RACKS, FOUNTAINS, ARBORS, PLANTERS, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.
- EVM: AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.
- SCENIC ASSETS/ EXISTING STRUCTURE: THE SITE CURRENTLY IS VACANT, HEAVILY VEGETATED, AND A PORTION OF THE SOUTHERN BOUNDARY IS ADJACENT TO MERRYBROOK RUN THAT WILL NOT BE DISTURBED WITH THE PROPOSED DEVELOPMENT. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE UTILITY PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.
- HAZMAT: TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.
- SITE ACCESS: THE SITE HAS FRONTAGE AND SITE ACCESS ON DULLES TECHNOLOGY DRIVE OR STATE ROUTE 6160. ADDITIONAL ACCESS IS PROPOSED FROM THE FUTURE MCNAIR FARMS DRIVE EXTENSION.
- MINOR MODIFICATIONS: ELEMENTS OF THE CDP/FDP MAY BE ADJUSTED OR MODIFIED WITH FUTURE SITE PLANS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE CDP MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE ORDINANCE WHEN NECESSITATED BY SOUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.
- FINAL DESIGN: THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP.
- ARCHAEOLOGICAL SURVEY: SINCE THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AN ARCHAEOLOGICAL SURVEY DATA FORM IS NOT NEEDED FOR THIS APPLICATION.
- ROAD NAMES: THE APPLICANT RESERVES THE RIGHT TO RENAME THE INTERNAL ROADS WITH DEVELOPMENT OF THE PROJECT.
- CRITICAL AREAS: A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THERE ARE PROPOSED IMPROVEMENTS AND ASSOCIATED FILL WITHIN THE FLOODPLAIN, BUT NO ADDITIONAL FLOODING OR EROSION ON-SITE OR DOWNSTREAM IS ANTICIPATED. PROPOSED DRAINAGE OUTFALLS ARE LOCATED ON-SITE IN DEFINED CHANNELS OR IN THE EXISTING FLOODPLAIN AND NO SIGNIFICANT EROSION IS ANTICIPATED.
- PERMITS: WETLAND PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE ARMY CORE OF ENGINEERS WILL BE SOUGHT AS REQUIRED. A LAND USE PERMIT FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL LIKELY BE REQUIRED AND WILL BE SOUGHT AS PART OF THE SITE PLAN PROCESS.

DEVELOPMENT TABULATIONS (PARCEL 4M)

* SEE SHEET 29 FOR PARCEL 5D TABULATIONS

TAX MAP / PARCEL	TAX MAP 16-3 ((1)) PARCEL 4M
SITE AREA	11.80 ACRES OR 505,304 SF
EXISTING ZONING	I-4 (INDUSTRIAL MEDIUM DENSITY)
PROPOSED ZONING	PRM (PLANNED RESIDENTIAL MIXED USE)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED = 20% PROPOSED = 48%± SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 9)
10 YEAR TREE CANOPY	REQUIRED = 10% PROPOSED = 25%± SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 11-12)
TOTAL GROSS SF	500,000 - GSF SEE BUILDING TABULATIONS (THIS SHEET)
TOTAL FLOOR AREA RATIO	0.99 - SEE BUILDING TABULATIONS (THIS SHEET)
NUMBER OF STORIES/HEIGHT	6 FLOORS/ 85' MAX. - SEE BUILDING TABULATIONS (THIS SHEET)
YARD REQUIREMENTS	FRONT 4', 13° ABP; 4', 2° ABP SIDE 35', 20° ABP REAR 123', 50° ABP

ANGLE OF BULK PLANE (NOT TO SCALE)



YARD REQUIREMENTS	
FRONT	DULLES TECHNOLOGY DR.: 4' MIN., 2°ABP
SIDE	MCNAIR FARMS DR.: 4' MIN., 2°ABP
REAR	35' MIN., 20°ABP

* BULK PLAN IS ILLUSTRATIVE; THERE ARE NO BULK PLAN REQUIREMENTS UNDER THE PRM ZONING DISTRICT

BUILDING TABULATIONS

BUILDING A

	BUILDING HEIGHT	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED	LOADING SPACES REQUIRED (3)	LOADING SPACES PROVIDED (3)
UNITS	217					
RESIDENTIAL USES (GSF)	229,561					
AMENITY AREA (GSF)	8,855					
BUILDING A TOTAL:	238,416	1.6	1.89	410	4	1

BUILDING B

	BUILDING HEIGHT	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED	LOADING SPACES REQUIRED (3)	LOADING SPACES PROVIDED (3)
UNITS	243					
RESIDENTIAL USES (GSF)	258,605					
AMENITY AREA (GSF)	2,979					
BUILDING B TOTAL:	261,584	1.6	1.51	368	4	1

PROJECT TOTAL (BUILDINGS A & B)

UNIT TYPE	NUMBER OF DWELLING UNITS	GROSS FLOOR AREA (GSF)	PARKING RATIO REQUIRED (PER UNIT)	PARKING RATIO PROVIDED (PER UNIT)	TOTAL PARKING PROVIDED (OVERALL)	TOTAL LOADING SPACES REQUIRED (3) (OVERALL)	TOTAL LOADING SPACES PROVIDED (3) (OVERALL)
BUILDING A	217	238,416	1.6	1.89	410		
BUILDING B	243	261,584	1.6	1.51	368		
TOTAL	460	500,000	1.6	1.69	778	8	2

UNITS PER ACRE 40

SITE AREA	505,304
TOTAL GROSS FLOOR AREA	500,000 0.989503348
FLOOR AREA RATIO	0.990

DEVELOPMENT NOTES

- RESIDENTIAL UNIT MIX TO INCLUDE STUDIO, ONE BEDROOM, TWO BEDROOM, AND THREE BEDROOM UNITS. THE ACTUAL MIX OF RESIDENTIAL UNITS WILL DEPEND ON MARKET NEEDS AND WILL BE DETERMINED AT THE TIME OF FINAL SITE PLAN.
- NO BONUS DENSITY FOR ADU'S IS BEING REQUESTED WITH THIS APPLICATION.
- LOADING SPACES REQUIRED ARE BASED ON 11-203 OF THE FAIRFAX COUNTY ZONING ORDINANCE. STANDARD G IS USED TO CALCULATE THE MINIMUM REQUIRED LOADING SPACES WHICH STATES ONE (1) SPACE FOR EACH FIRST 25,000 SF OF GFA AND ONE (1) FOR EACH ADDITIONAL 100,000 SF OF GFA. THE APPLICANT REQUESTS A WAIVER OF THIS REQUIREMENT. SEE NOTE 6 ON THIS SHEET.

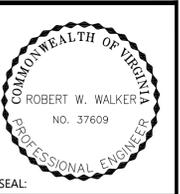
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NUMBER	DATE	DESCRIPTION
1.	12/15/13	Acceptance Comments
2.	04/30/14	Resubmission with Parcel 5D
3.	06/04/14	Resubmission with SEA areas
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8.	05/29/15	Resubmission per County Comments

SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/JRW



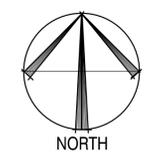
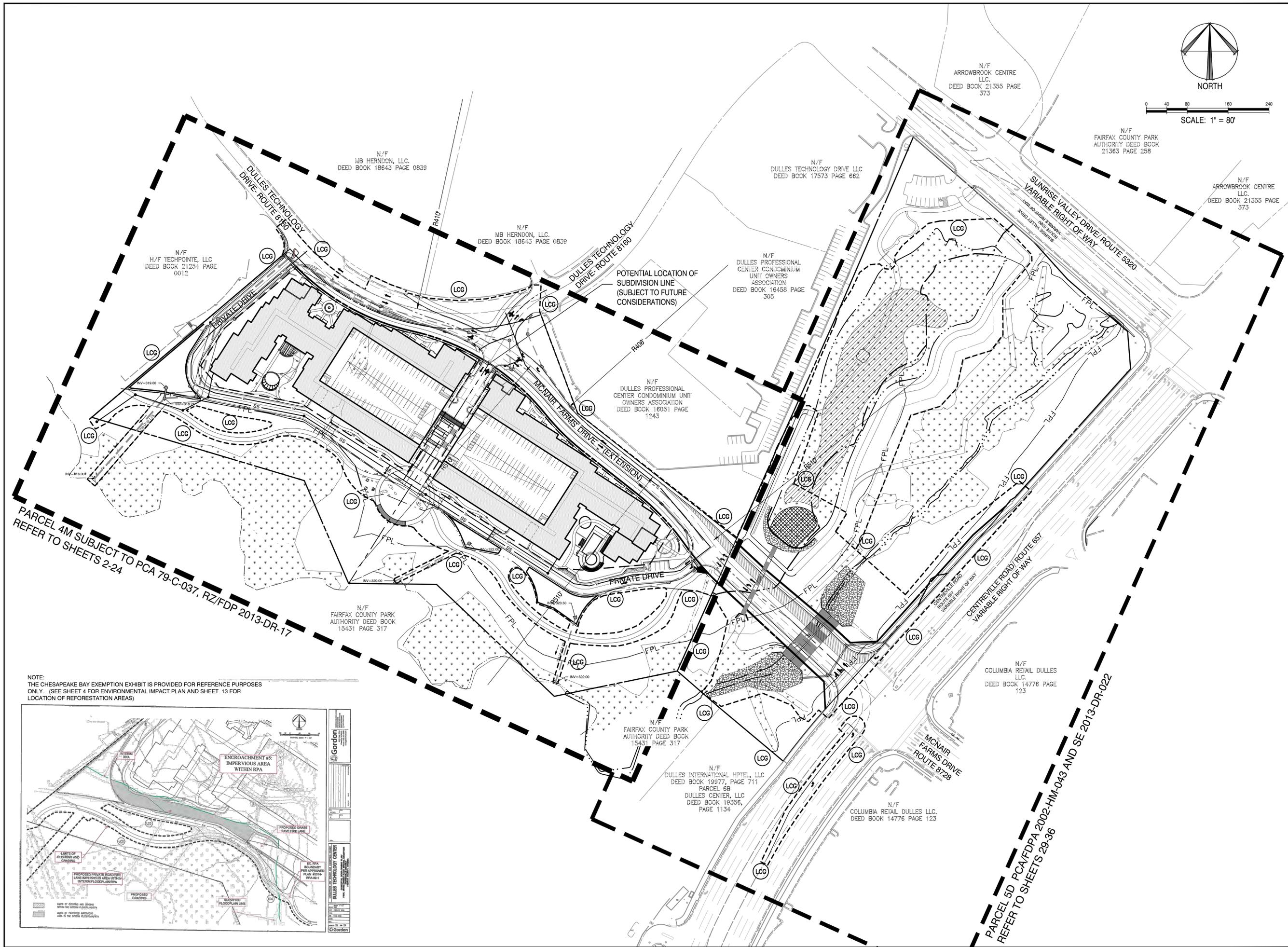
PCA, RZ & FDP NOTES AND TABULATIONS (PARCEL 4M)

DULLES TECHNOLOGY CENTER

CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD:0472-0238-1-G-002.DWG
NCS:
NUMBER: 2 of 36



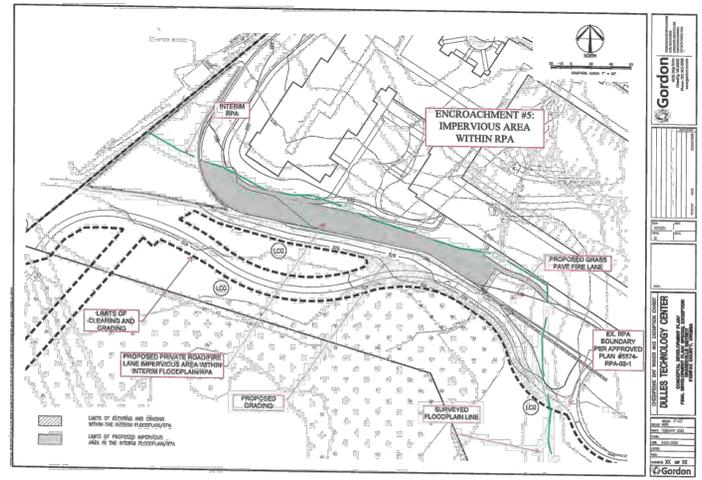


SCALE: 1" = 80'

PARCEL 4M SUBJECT TO PCA 79-C-037, RZ/FDP 2013-DR-17
REFER TO SHEETS 2-24

PARCEL 5D PCA/FDPA 2002-HM-043 AND SE 2013-DR-022
REFER TO SHEETS 29-36

NOTE:
THE CHESAPEAKE BAY EXEMPTION EXHIBIT IS PROVIDED FOR REFERENCE PURPOSES ONLY. (SEE SHEET 4 FOR ENVIRONMENTAL IMPACT PLAN AND SHEET 13 FOR LOCATION OF REFORESTATION AREAS)



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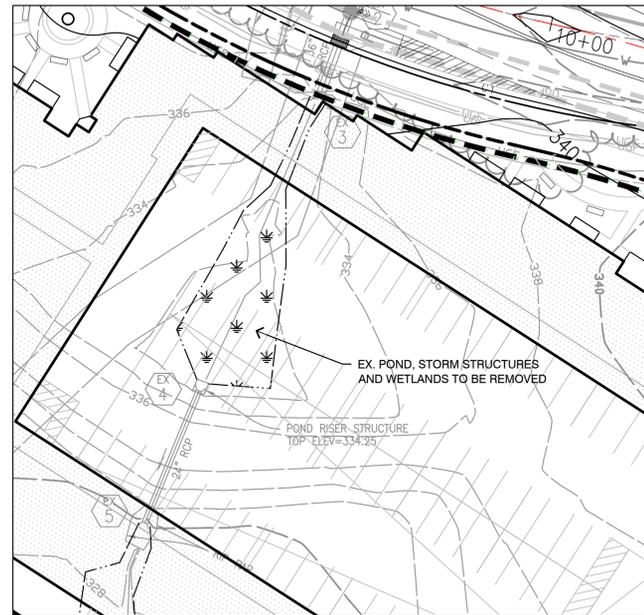


DULLES TECHNOLOGY CENTER
 OVERALL PLAN (PARCELS 4M & 5D)
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 80'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-L-0V-101.DWG
 NCS:
 NUMBER: 3 OF 36
Gordon

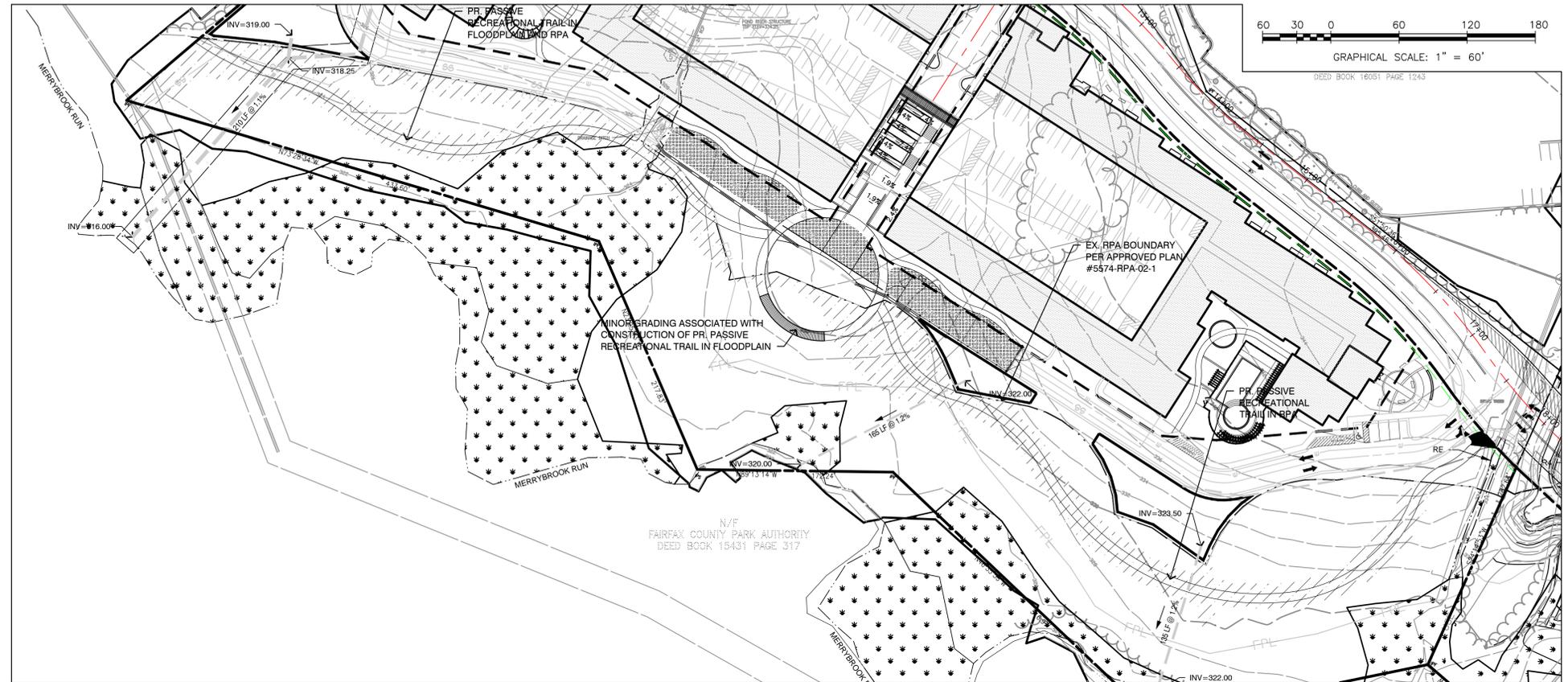
WETLANDS IMPACTS

THE JURISDICTIONAL WETLANDS LOCATED ON SITE HAVE BEEN MAPPED BY WSSI ON DELINEATION MAP DATED NOVEMBER 1, 2012. THE MAJORITY OF THESE WETLANDS ARE TO BE UNDISTURBED. THERE IS A PORTION OF WETLANDS ASSOCIATED WITH AN EXISTING STORMWATER MANAGEMENT POND THAT IS LOCATED OUTSIDE OF THE ESTABLISHED RPA BOUNDARY. THIS POND AND THE ASSOCIATED WETLANDS ARE TO BE REMOVED. THIS EXISTING DETENTION POND WAS SHOWN TO BE DEMOLISHED AS PART OF AN APPROVED FLOODPLAIN STUDY (COUNTY PROJECT 3717-FPS-02-1), BUT WAS NEVER REMOVED. THE REMOVAL OF THESE WETLANDS WILL BE PERMITTED AS NEEDED.



RESOURCE PROTECTION AREA IMPACTS

THE RESOURCE PROTECTION AREA BOUNDARY ON THIS SITE IS PER APPROVED PLAN #5574-RPA-02-1. THE ENCROACHMENTS INTO THE RPA INCLUDE THE CONSTRUCTION OF STORM SEWER PIPES AND RELATED STRUCTURES, SANITARY SEWER PIPES AND MANHOLES AND A SMALL SECTION OF CURB AND GUTTER ASSOCIATED WITH THE PRIVATE DRIVEWAY. AN AT GRADE TRAIL IS ALSO PROPOSED AS A PASSIVE RECREATION FEATURE. THESE USES ARE PERMITTED PER COUNTY CODE. A RPA EXEMPTION / WATER QUALITY IMPACT ASSESSMENT # (5574-WQ-001-1) HAS BEEN SUBMITTED AND IS PENDING APPROVAL... (SEE SHEET 13 FOR REFORESTATION AREAS)



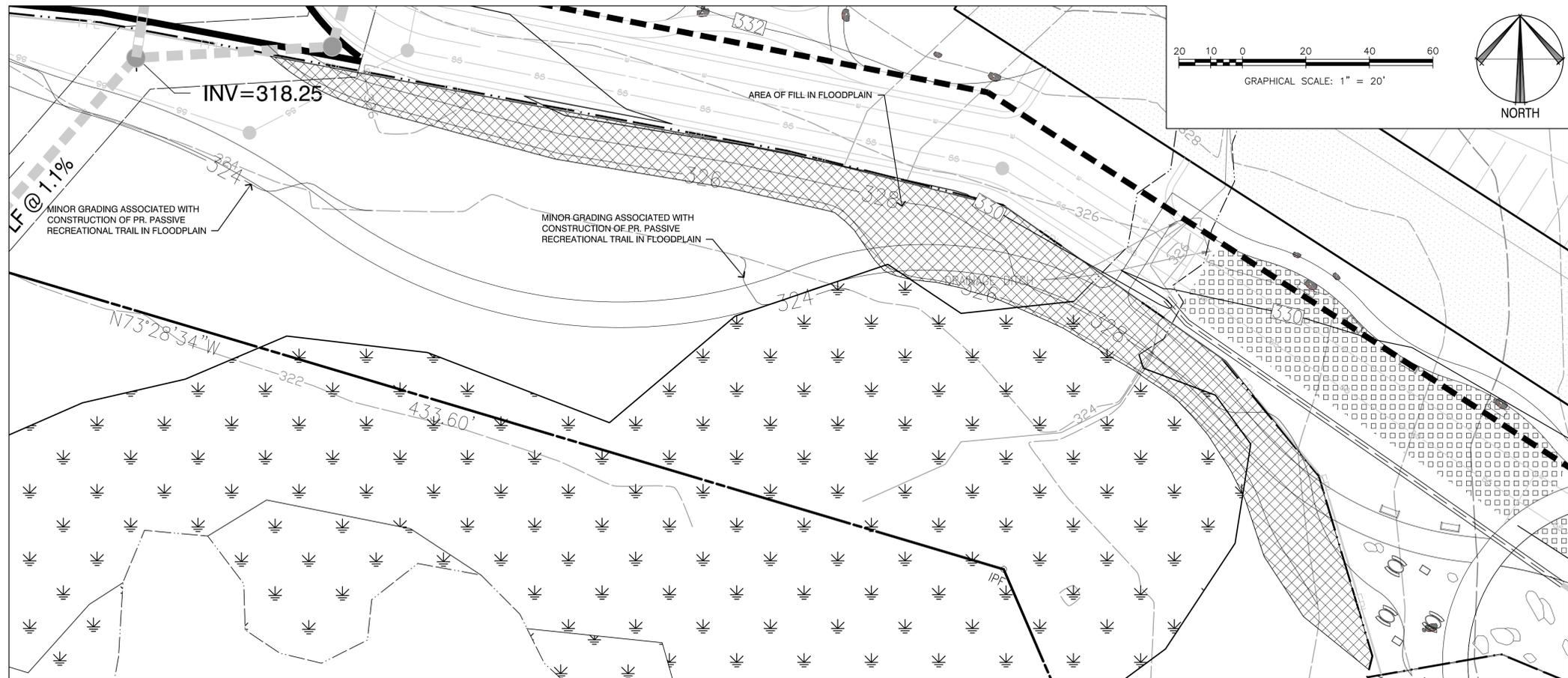
100-YEAR FLOODPLAIN IMPACTS

THE 100-YEAR FLOODPLAIN ON-SITE IS DETERMINED BASED ON THE EXISTING 100 YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 12346 PG 1830). IN ORDER TO INCORPORATE THE PROPOSED PRIVATE DRIVE SERVING THE ACCESS POINTS OF THE PARKING GARAGE, FILL IN THE FLOODPLAIN IS NEEDED. THE AREA AND VOLUME OF THE NEEDED FILL MEETS THE THRESHOLD OF 'MAJOR FILL' SET FORTH IN SECTION 2-903 OF THE ZONING ORDINANCE. RELOCATION OF THE PRIVATE DRIVE OUT OF THE FLOODPLAIN IS PROBLEMATIC WITHOUT THE BUILDABLE AREA BEING REDUCED OR THE ADDITION OF A COSTLY RETAINING WALL. THE AREA OF FILL PROPOSED IN THE FLOODPLAIN IS LESS THAN 15% OF THE TOTAL FLOODPLAIN AREA ON SITE. IN ADDITION THE PRIVATE DRIVE ENCROACHMENT IS MINOR AND THE GRADE BEYOND THE ROAD WILL IMMEDIATELY SLOPE DOWN AND TIE INTO EXISTING GRADE AS SOON AS PRACTICABLE. THE AREA IN WHICH THE FILL IS PROPOSED IS SHOWN ON THE APPROVED FLOODPLAIN STUDY OF MERRYBROOK RUN, DATED OCTOBER 9, 1985, COUNTY PROJECT NUMBER 3717-FPS-02-1. FILL IN THE FLOODPLAIN WAS PREVIOUSLY SHOWN ON THIS PLAN FOR THE SUBJECT PROPERTY, BUT NEVER CONSTRUCTED. IT IS OUR BELIEF THAT THE MINOR NATURE OF THIS ENCROACHMENT DOES NOT POSE A DETRIMENT TO THE EXISTING FLOODPLAIN. A SPECIAL EXCEPTION IS REQUESTED AS PART OF THIS APPLICATION TO ALLOW THE PROPOSED FILL IN THE FLOODPLAIN.

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN THE FOLLOWING APPROXIMATE QUANTITIES OF CUT AND FILL IN THE FLOODPLAIN:

CUT = 100 CY
FILL = 1500 CY

THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.



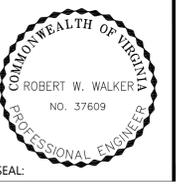
 LIMITS OF CLEARING AND GRADING WITHIN THE RPA
 LIMITS OF FILL WITHIN THE 100-YEAR FLOODPLAIN

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SUR: GORDON DES: DW/JW
DRW: DW/JW CHK: CS/JRW



ENVIRONMENTAL IMPACT PLAN AND NARRATIVE (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS SHOWN
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-RP-101.DWG
NCS:
NUMBER: 4 OF 36



NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS SHOWN ON FAIRFAX COUNTY, VIRGINIA TAX MAP AS PARCEL 0163-01-0004M AND IS ZONED I-4.
2. THE PROPERTY SHOWN HEREON IS NOW IN THE NAME OF JLB DULLES TECH, LLC. AND WAS ACQUIRED FROM WILLOWBROOK HOLDINGS, INC. BY DEED DATED DECEMBER 21, 2012 AND RECORDED IN DEED BOOK 22803 AT PAGE 1576.
3. THE PROPERTY SHOWN HEREON LIES WITHIN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, IN ACCORDING WITH FIRM MAP NUMBER 51059C0110E OF THE FEMA FLOOD INSURANCE RATE MAP, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
4. ELEVATION DATUM IS REFERENCED TO NGVD 29.
5. HORIZONTAL AND VERTICAL CONTROL SURVEYS WERE RUN ON THE GROUND BY THE FOLLOWING FIRM: WILLIAM H. GORDON AND ASSOCIATES, IN THE YEAR OF 2012.
6. THE MERIDIAN FOR SURVEY BEARINGS SHOWN HEREON IS VA. N. ZONE P.C.S. AND WAS ESTABLISHED AS FOLLOWS: EXISTING PROJECT CONTROL, CHECKED BY GPS OBSERVATION ON OCTOBER 19, 2012. COORDINATES OF POINTS OR MONUMENTS, IF SHOWN HEREON, ARE COORDINATES OF THE VA. NORTH ZONE PLANE COORDINATE SYSTEM.
7. CONTOUR INTERVAL EQUALS 2'.
8. RESOURCE PROTECTION AREA (RPA) SHOWN HEREON IS PER PER PLAN #5574-RPA-02-1.

LEGEND

○	IRON PIPE FOUND
⊕	FIRE HYDRANT
○	WATER VALVE
⌋	STORM DRAIN CULVERT
○	STORM DRAIN MANHOLE
⊙	TELEPHONE BOX
⊙	LIGHT POLE
—○—	SANITARY SEWER
—W—	MARKED UNDERGROUND WATER LINE
—UGF—	MARKED UNDERGROUND COMMUNICATIONS LINE
—UGE—	MARKED UNDERGROUND ELECTRIC LINE
—	TREELINE
—	C.L. DITCH
—	STREAM
—	CONTOUR
—	FLOOD PLAIN
—	RESOURCE PROTECTION AREA
PFO	PALUSTRINE FORESTED WETLAND
PEM	PALUSTRINE EMERGENT WETLAND
R3	RIVERINE UPPER PERENNIAL
R4	RIVERINE INTERMITTENT
RE	RIVERINE EPHEMERAL WETLANDS

SANITARY SEWER ASBUILT

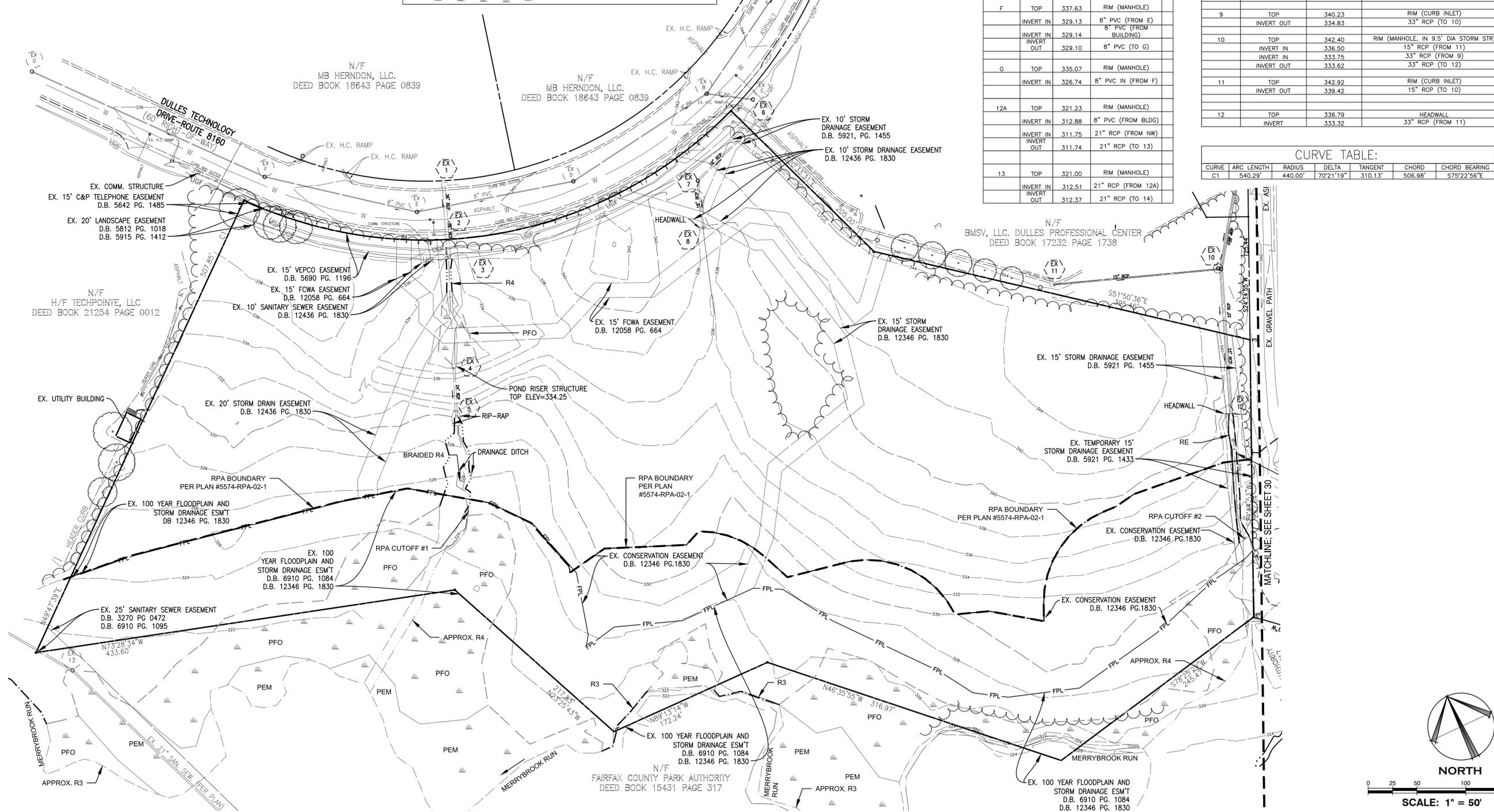
STRUCTURE No.	ELEVATION	DESCRIPTION
A	TOP 346.18	RIM (MANHOLE)
	INVERT OUT 338.98	8" PVC (TO B)
B	TOP 342.70	RIM (MANHOLE)
	INVERT IN 335.50	8" PVC (FROM C)
	INVERT OUT 335.49	8" PVC (FROM A)
	INVERT OUT 335.46	8" PVC (TO D)
C	TOP 343.15	RIM (MANHOLE)
	INVERT IN 336.34	6" LATERAL (FROM BUILDING)
	INVERT IN 336.05	6" PVC
	INVERT OUT 336.02	8" PVC (TO B)
D	TOP 340.84	RIM (MANHOLE)
	INVERT IN 333.87	8" PVC (FROM B)
	INVERT OUT 333.82	8" PVC (TO E)
E	TOP 339.22	RIM (MANHOLE)
	INVERT IN 330.22	8" PVC (FROM D)
	INVERT OUT 330.12	8" PVC (TO F)
F	TOP 337.63	RIM (MANHOLE)
	INVERT IN 329.13	8" PVC (FROM E)
	INVERT IN 329.14	8" PVC (FROM BUILDING)
	INVERT OUT 329.10	8" PVC (TO G)
G	TOP 335.07	RIM (MANHOLE)
	INVERT IN 326.74	8" PVC IN (FROM F)
12A	TOP 321.23	RIM (MANHOLE)
	INVERT IN 312.88	8" PVC (FROM BLDG)
	INVERT IN 311.75	21" RCP (FROM NW)
	INVERT OUT 311.74	21" RCP (TO 13)
13	TOP 321.00	RIM (MANHOLE)
	INVERT IN 312.51	21" RCP (FROM 12A)
	INVERT OUT 312.37	21" RCP (TO 14)

STORM SEWER ASBUILT

STRUCTURE No.	ELEVATION	DESCRIPTION
1	TOP 339.48	RIM (CURB INLET)
	INVERT OUT 333.63	36" RCP (TO 2)
2	TOP 339.35	RIM (CURB INLET)
	INVERT IN 333.29	36" RCP (FROM 1)
	INVERT OUT 333.05	36" RCP (TO 3)
3	INVERT	END SECTION 36" RCP (FROM 2)
4	TOP 334.22	POND RISER STRUCTURE
	INVERT OUT 329.93	24" RCP (TO 5)
5	INVERT	END SECTION 24" RCP (FROM 4)
6	TOP 343.77	RIM (CURB INLET)
	INVERT IN 338.34	18" RCP
	INVERT OUT 337.29	18" RCP (TO 7)
7	TOP 340.50	RIM (MANHOLE)
	INVERT IN 336.66	18" RCP (FROM 6)
	INVERT OUT 336.23	18" RCP (TO 8)
8	TOP 337.95	HEADWALL
	INVERT	END SECTION 18" RCP (FROM 7)
9	TOP 340.23	RIM (CURB INLET)
	INVERT OUT 334.83	33" RCP (TO 10)
10	TOP 342.40	RIM (MANHOLE, IN 9.5' DIA STORM STR)
	INVERT IN 336.50	15" RCP (FROM 11)
	INVERT IN 333.75	33" RCP (FROM 9)
	INVERT OUT 333.62	33" RCP (TO 12)
11	TOP 342.92	RIM (CURB INLET)
	INVERT OUT 339.42	15" RCP (TO 10)
12	TOP 336.79	HEADWALL
	INVERT	33" RCP (FROM 11)

CURVE TABLE:

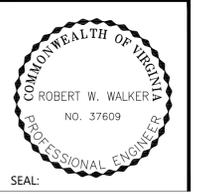
CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	540.29'	440.00'	70°21'19"	310.13'	506.98'	S75°22'56"E



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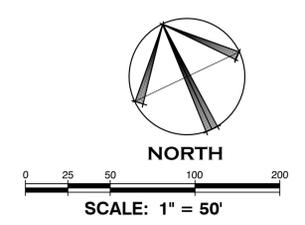
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SUR: GORDON DES: DW/JW
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EXISTING CONDITIONS PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-1-EC-101.DWG
 NCS:
 NUMBER: 5 OF 36
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GENERAL NOTES

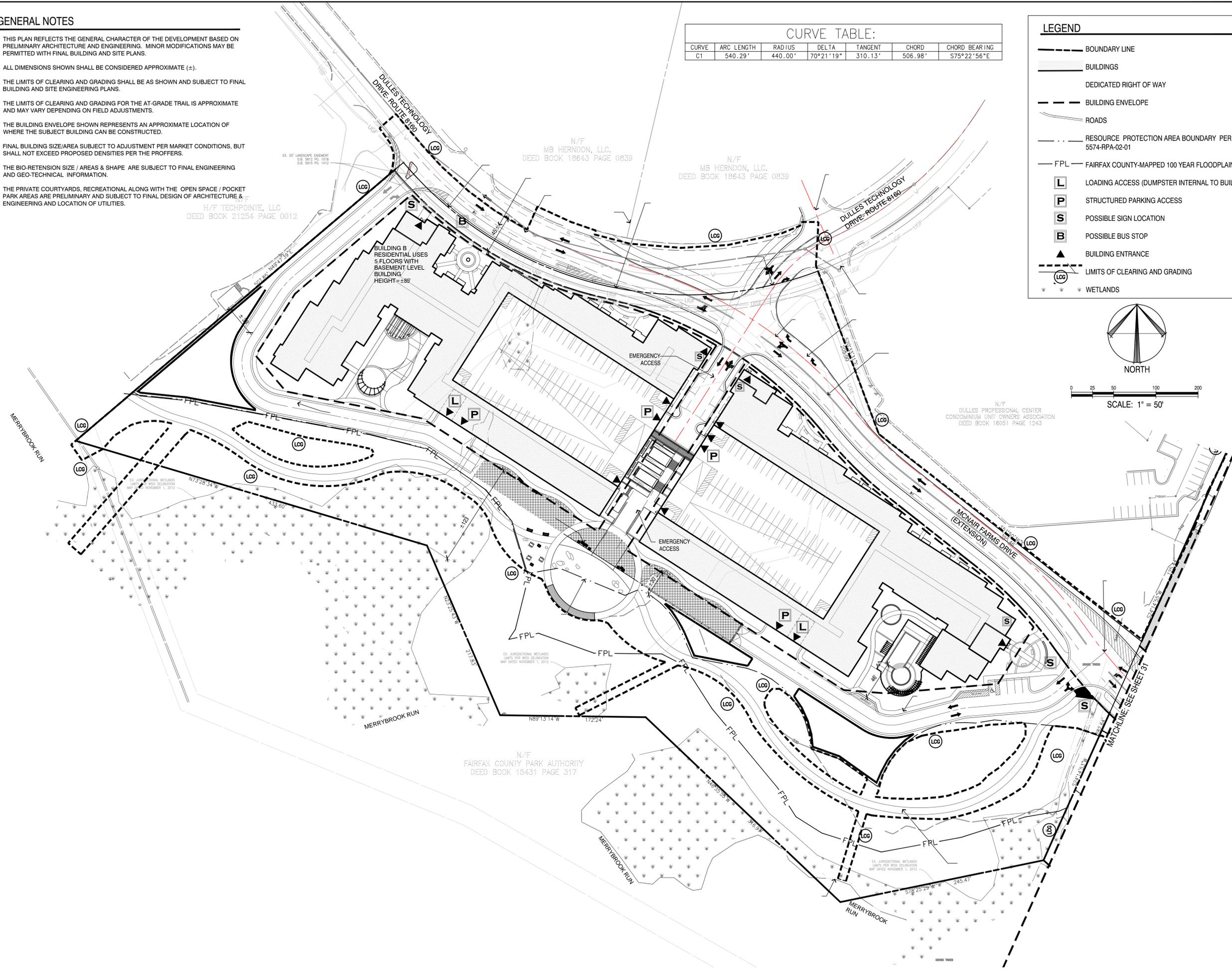
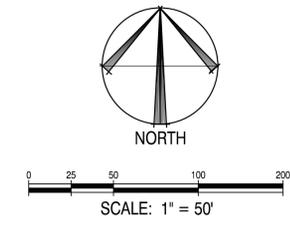
1. THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT BASED ON PRELIMINARY ARCHITECTURE AND ENGINEERING. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS.
2. ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
3. THE LIMITS OF CLEARING AND GRADING SHALL BE AS SHOWN AND SUBJECT TO FINAL BUILDING AND SITE ENGINEERING PLANS.
4. THE LIMITS OF CLEARING AND GRADING FOR THE AT-GRADE TRAIL IS APPROXIMATE AND MAY VARY DEPENDING ON FIELD ADJUSTMENTS.
5. THE BUILDING ENVELOPE SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED.
6. FINAL BUILDING SIZE/AREA SUBJECT TO ADJUSTMENT PER MARKET CONDITIONS, BUT SHALL NOT EXCEED PROPOSED DENSITIES PER THE PROFFERS.
7. THE BIO-RETENTION SIZE / AREAS & SHAPE ARE SUBJECT TO FINAL ENGINEERING AND GEO-TECHNICAL INFORMATION.
8. THE PRIVATE COURTYARDS, RECREATIONAL ALONG WITH THE OPEN SPACE / POCKET PARK AREAS ARE PRELIMINARY AND SUBJECT TO FINAL DESIGN OF ARCHITECTURE & ENGINEERING AND LOCATION OF UTILITIES.

CURVE TABLE:

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	540.29'	440.00'	70°21'19"	310.13'	506.98'	S75°22'56"E

LEGEND

- BOUNDARY LINE
- ▨ BUILDINGS
- DEDICATED RIGHT OF WAY
- - - BUILDING ENVELOPE
- ROADS
- - - RESOURCE PROTECTION AREA BOUNDARY PER PLAN 5574-RPA-02-01
- FPL FAIRFAX COUNTY-MAPPED 100 YEAR FLOODPLAIN
- L LOADING ACCESS (DUMPSTER INTERNAL TO BUILDING)
- P STRUCTURED PARKING ACCESS
- S POSSIBLE SIGN LOCATION
- B POSSIBLE BUS STOP
- ▲ BUILDING ENTRANCE
- LIMITS OF CLEARING AND GRADING
- * WETLANDS



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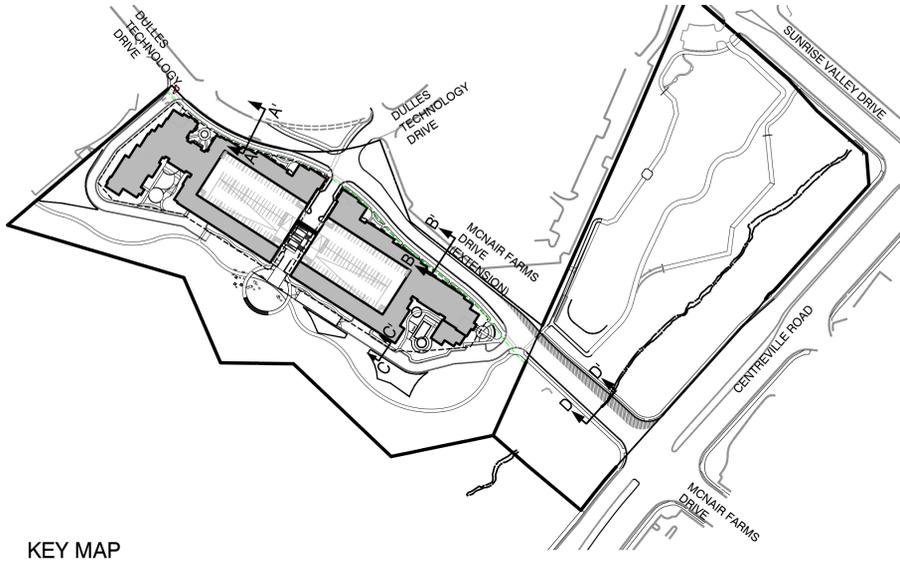
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
PROFESSIONAL ENGINEER
SEAL:

CDP-FDP (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

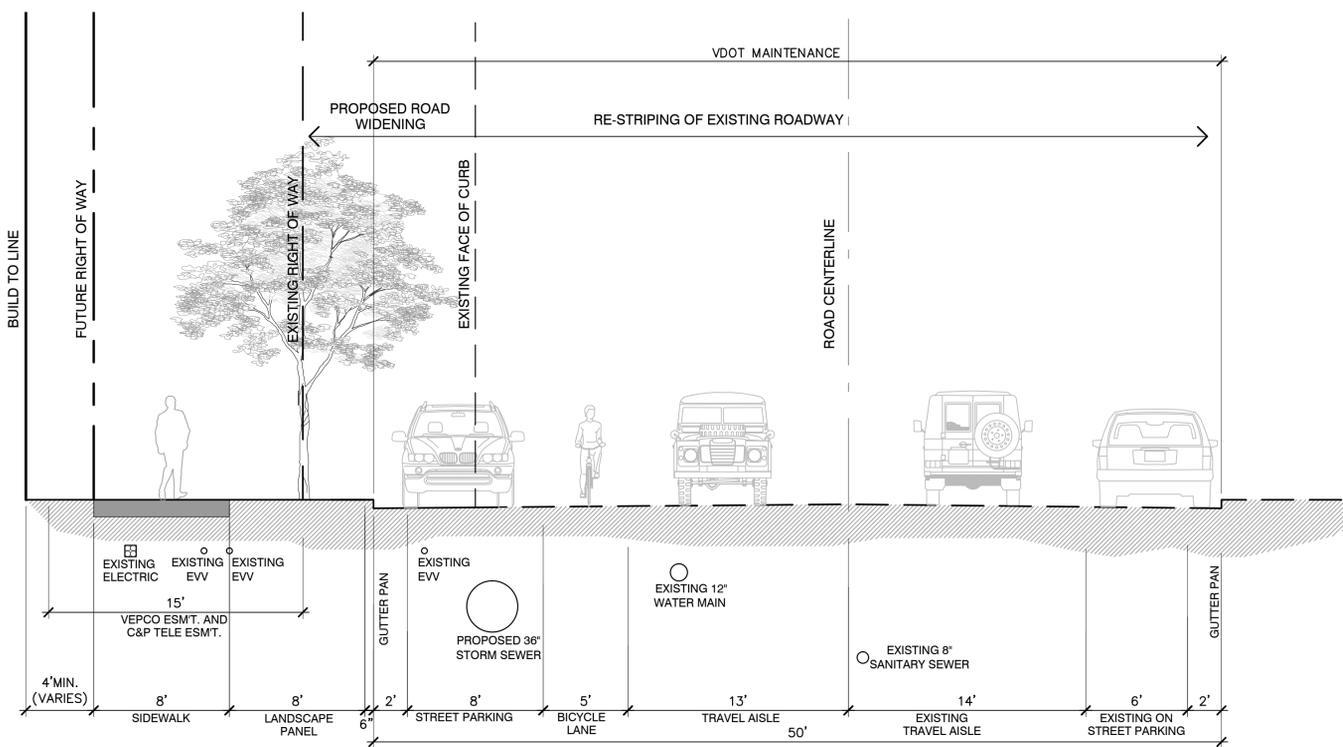
HORIZONTAL: 1" = 50'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-LS-101.DWG
NCS:
NUMBER: 6 OF 36

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VDOT NOTE:
 THE TIMING AND EXTENT OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER PROFFER 26. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.

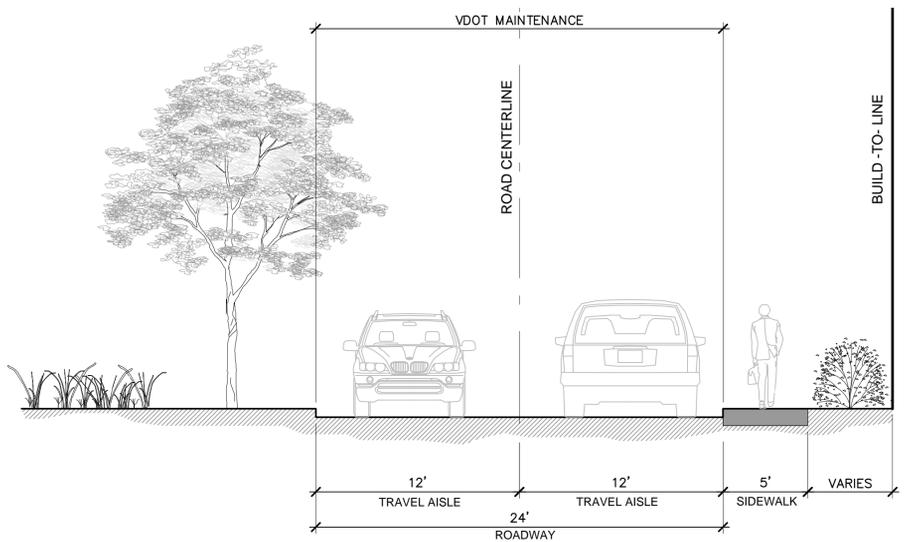


KEY MAP
 SCALE: 1" = 200'

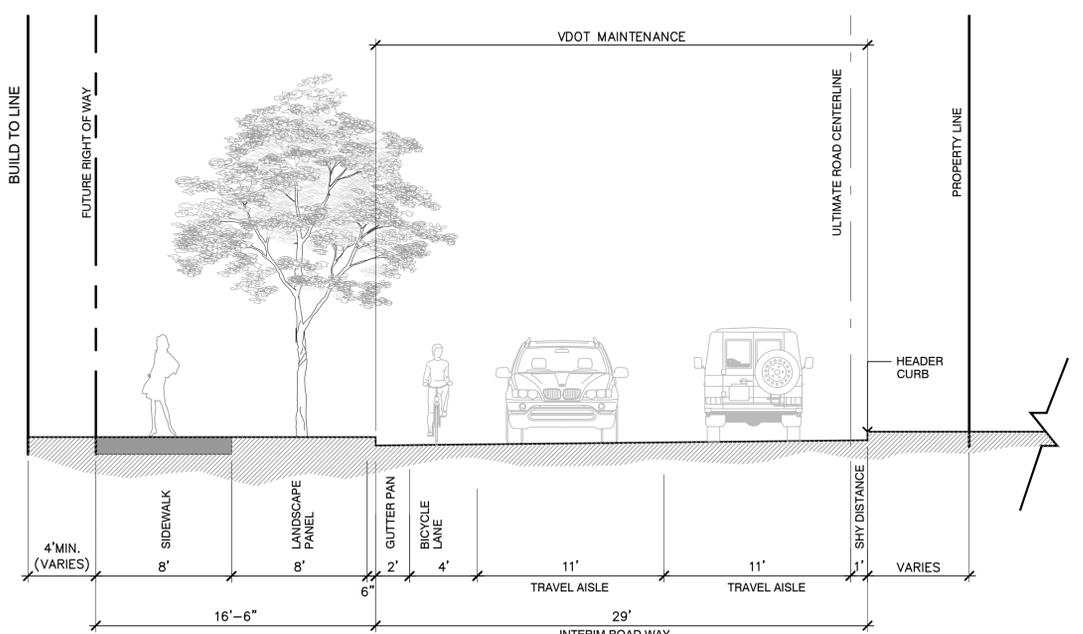


SECTION VIEW A-A' - DULLES TECHNOLOGY DRIVE
 SCALE: 1" = 5'-0"

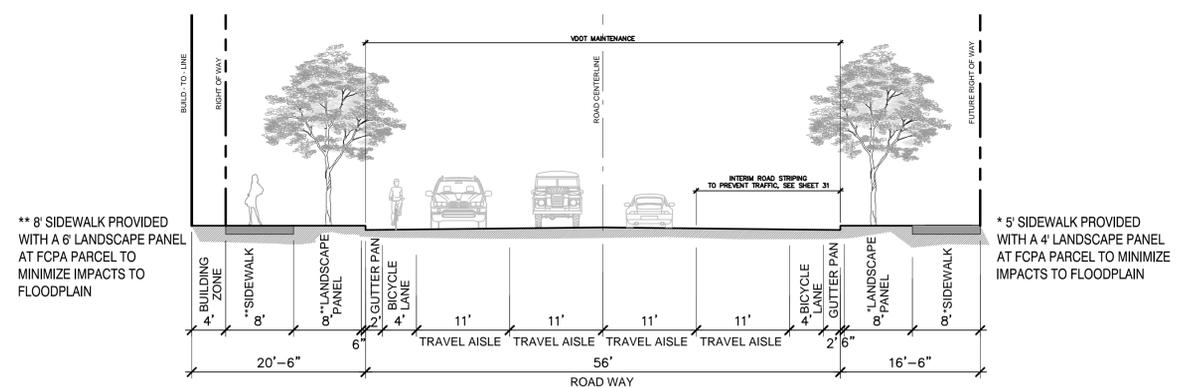
- NOTE:**
 1. LOCATIONS OF ALL EXISTING UNDERGROUND UTILITIES ARE APPROXIMATE
 2. EVV DENOTES EXISTING UNDERGROUND UTILITIES (FIBER-OPTIC, DIRECT BURY OR DUCT BANK)



SECTION VIEW C-C' - PRIVATE ONSITE DRIVE
 SCALE: 1" = 5'-0"



SECTION VIEW B-B' - MCNAIR FARMS DRIVE (EXTENSION) (PARCEL 4M)
 SCALE: 1" = 5'-0"



SECTION VIEW D-D' - MCNAIR FARMS DRIVE (EXTENSION) (PARCEL 5D)
 SCALE: 1" = 5'-0"

SEE SHEET 35 FOR ULTIMATE ROAD ALIGNMENT SECTION

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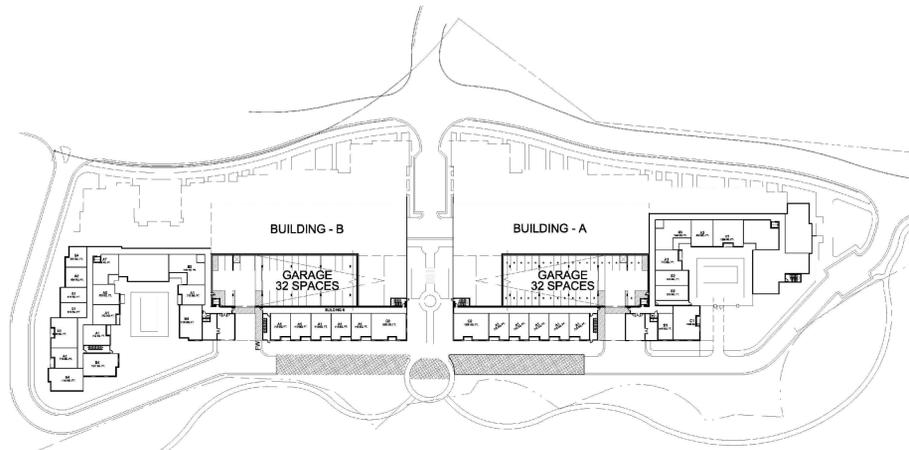
REVISIONS	NUMBER	DATE	DESCRIPTION
1	12/15/13		Acceptance Comments
2	04/28/14		Resubmission with Parcel 5D
3	06/04/14		Resubmission with SEA areas
4	07/02/14		Acceptance Comments
5	11/07/14		Resubmission
6	03/20/15		Resubmission per County Comments
7	04/23/15		Resubmission per County Comments
8	05/28/15		Resubmission per County Comments

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/RW

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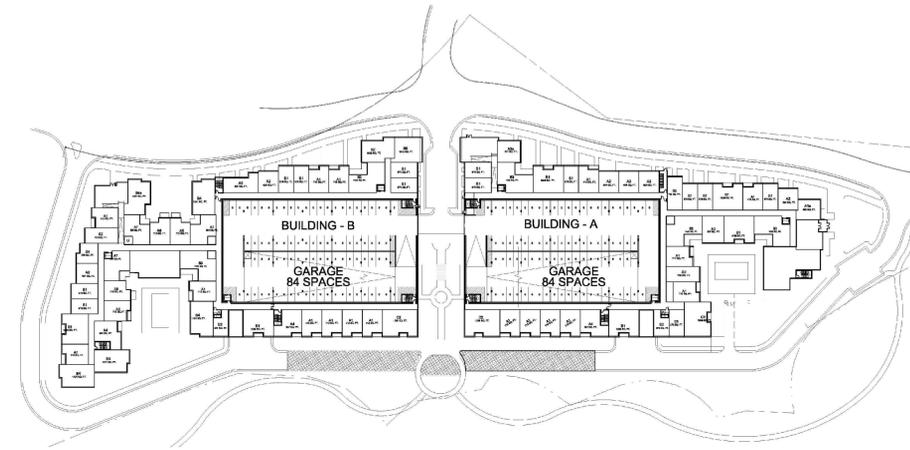
DULLES TECHNOLOGY CENTER
 STREET SECTIONS (PARCEL 4M & 5D)
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS SHOWN
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
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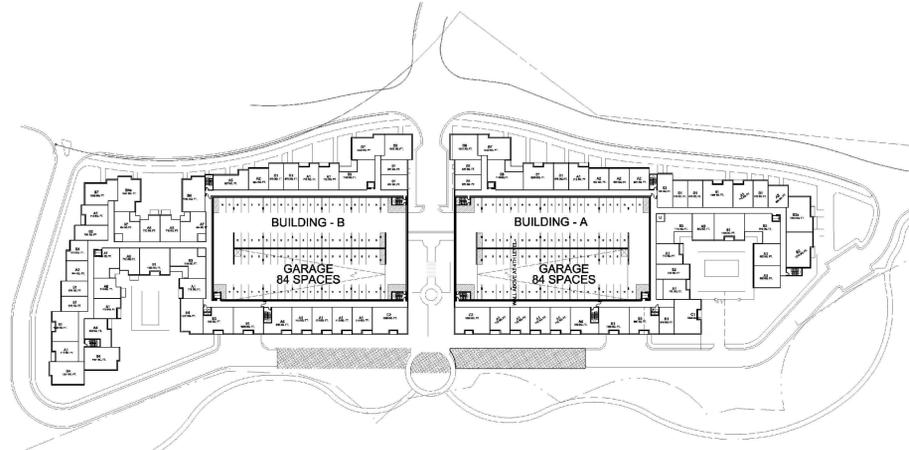
BASEMENT LEVEL

SCALE: 1" = 100'



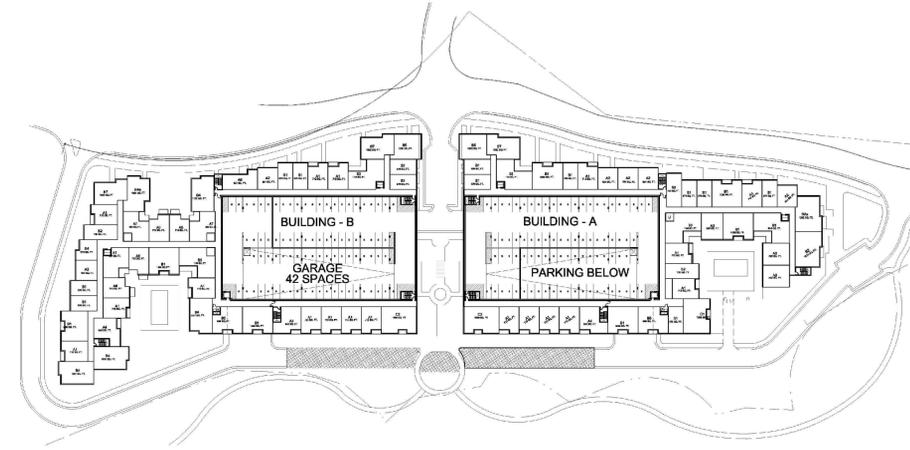
FIRST FLOOR

SCALE: 1" = 100'



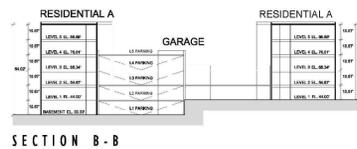
TYPICAL FLOOR (2ND-4TH)

SCALE: 1" = 100'

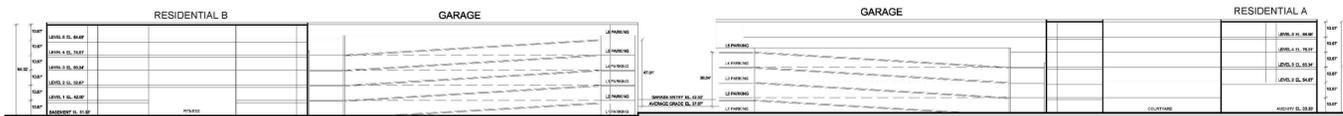


FIFTH FLOOR

SCALE: 1" = 100'



SECTION B-B



SECTION A-A



KEY LEGEND

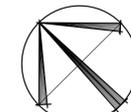
BUILDING SECTIONS

SCALE: 1" = 60'

NOTE:
THESE IMAGES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL ARCHITECTURE WILL VARY WITH BUILDING DESIGN.

PARKING GARAGE TABULATIONS

	BUILDING A	BUILDING B
BASEMENT LEVEL	32	32
FIRST FLOOR	84	84
SECOND FLOOR	84	84
THIRD FLOOR	84	84
FOURTH FLOOR	84	84
FIFTH FLOOR	42	0
TOTAL FOR BOTH BUILDINGS =	410	368



NORTH



SCALE: 1" = 100'

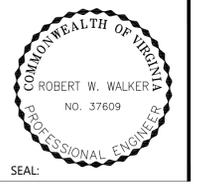
PARKING CALCULATIONS PROVIDED ON SHEET #2

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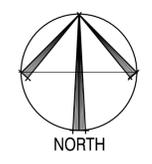
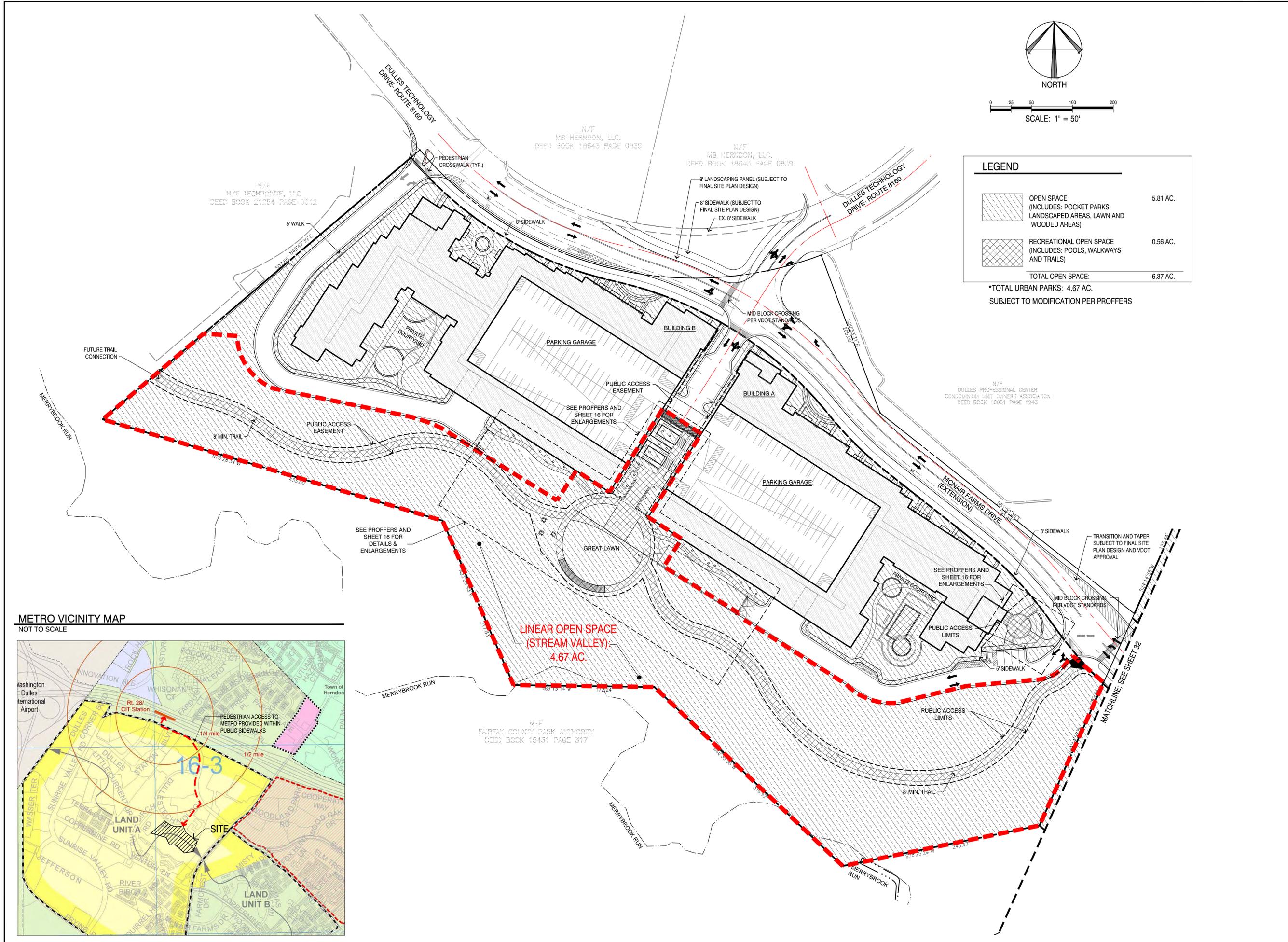
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PARKING GARAGE PLANS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
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DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 100'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
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NCS:
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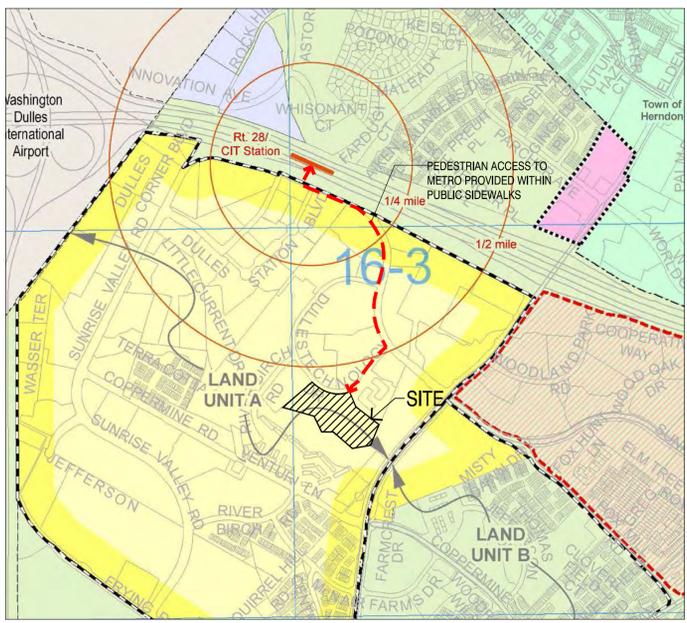


SCALE: 1" = 50'

LEGEND		
	OPEN SPACE (INCLUDES: POCKET PARKS, LANDSCAPED AREAS, LAWN AND WOODED AREAS)	5.81 AC.
	RECREATIONAL OPEN SPACE (INCLUDES: POOLS, WALKWAYS AND TRAILS)	0.56 AC.
TOTAL OPEN SPACE:		6.37 AC.

*TOTAL URBAN PARKS: 4.67 AC.
SUBJECT TO MODIFICATION PER PROFFERS

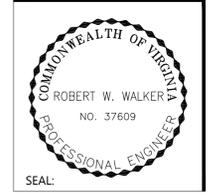
METRO VICINITY MAP
NOT TO SCALE



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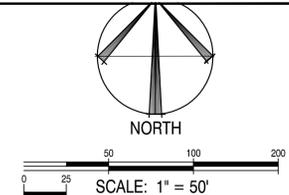
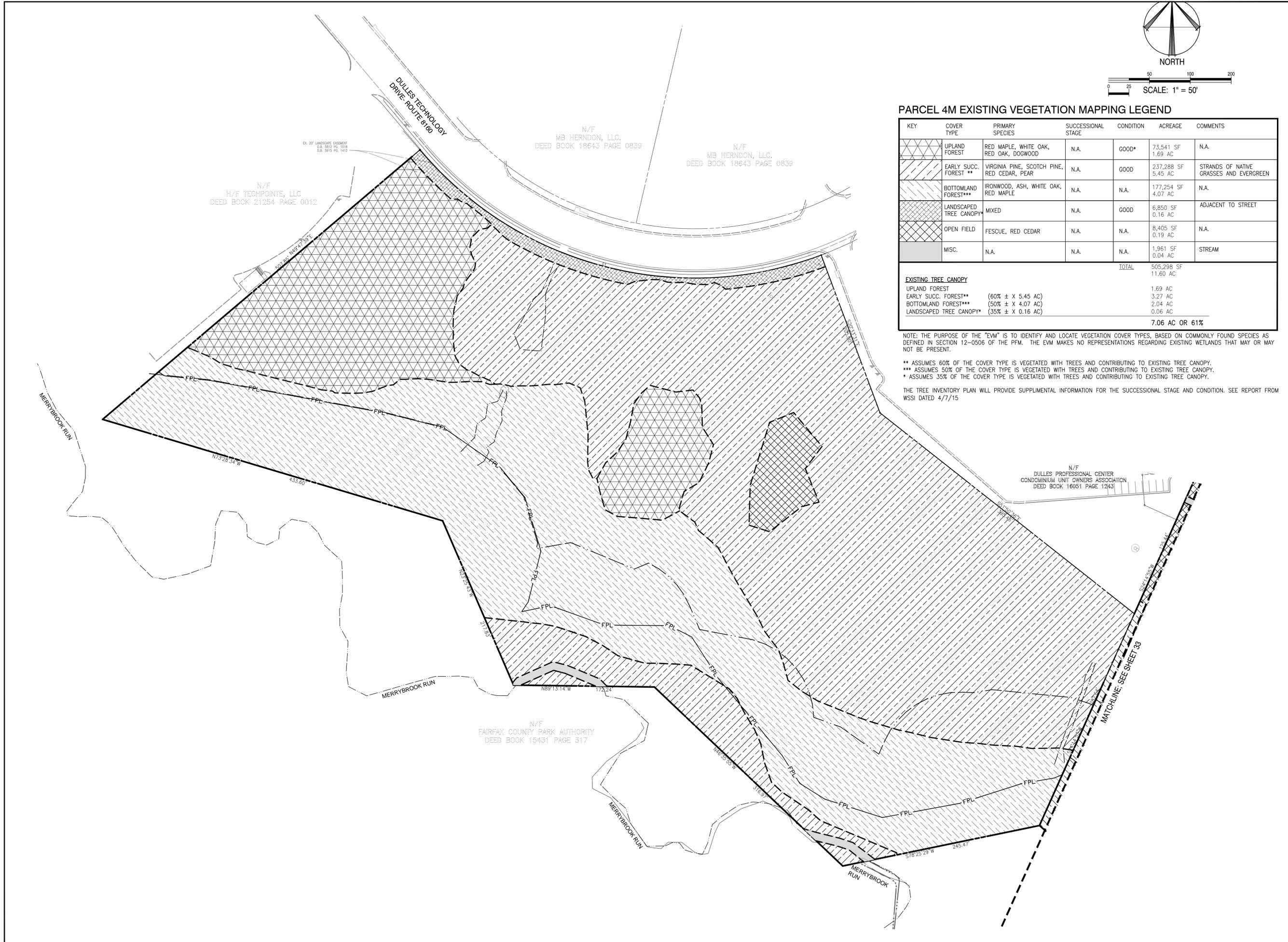
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8.	05/28/15	Resubmission per County Comments

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 DRW: DW/JW CHK: CS/RW



PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 4M)
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 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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 PLAN:
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 NUMBER: 9 OF 36
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PARCEL 4M EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS	
	UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, DOGWOOD	N.A.	GOOD*	73,541 SF 1.69 AC	N.A.	
	EARLY SUCC. FOREST **	VIRGINIA PINE, SCOTCH PINE, RED CEDAR, PEAR	N.A.	GOOD	237,288 SF 5.45 AC	STRANDS OF NATIVE GRASSES AND EVERGREEN	
	BOTTOMLAND FOREST***	IRONWOOD, ASH, WHITE OAK, RED MAPLE	N.A.	N.A.	177,254 SF 4.07 AC	N.A.	
	LANDSCAPED TREE CANOPY*	MIXED	N.A.	GOOD	6,850 SF 0.16 AC	ADJACENT TO STREET	
	OPEN FIELD	FESCUE, RED CEDAR	N.A.	N.A.	8,405 SF 0.19 AC	N.A.	
	MISC.	N.A.	N.A.	N.A.	1,961 SF 0.04 AC	STREAM	
					TOTAL	505,298 SF 11.60 AC	
EXISTING TREE CANOPY							
UPLAND FOREST					1.69 AC		
EARLY SUCC. FOREST** (60% ± X 5.45 AC)					3.27 AC		
BOTTOMLAND FOREST*** (50% ± X 4.07 AC)					2.04 AC		
LANDSCAPED TREE CANOPY* (35% ± X 0.16 AC)					0.06 AC		
					7.06 AC OR 61%		

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0506 OF THE PFM. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

** ASSUMES 60% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 *** ASSUMES 50% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 * ASSUMES 35% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.

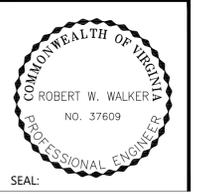
THE TREE INVENTORY PLAN WILL PROVIDE SUPPLEMENTAL INFORMATION FOR THE SUCCESSIONAL STAGE AND CONDITION. SEE REPORT FROM WSSI DATED 4/7/15

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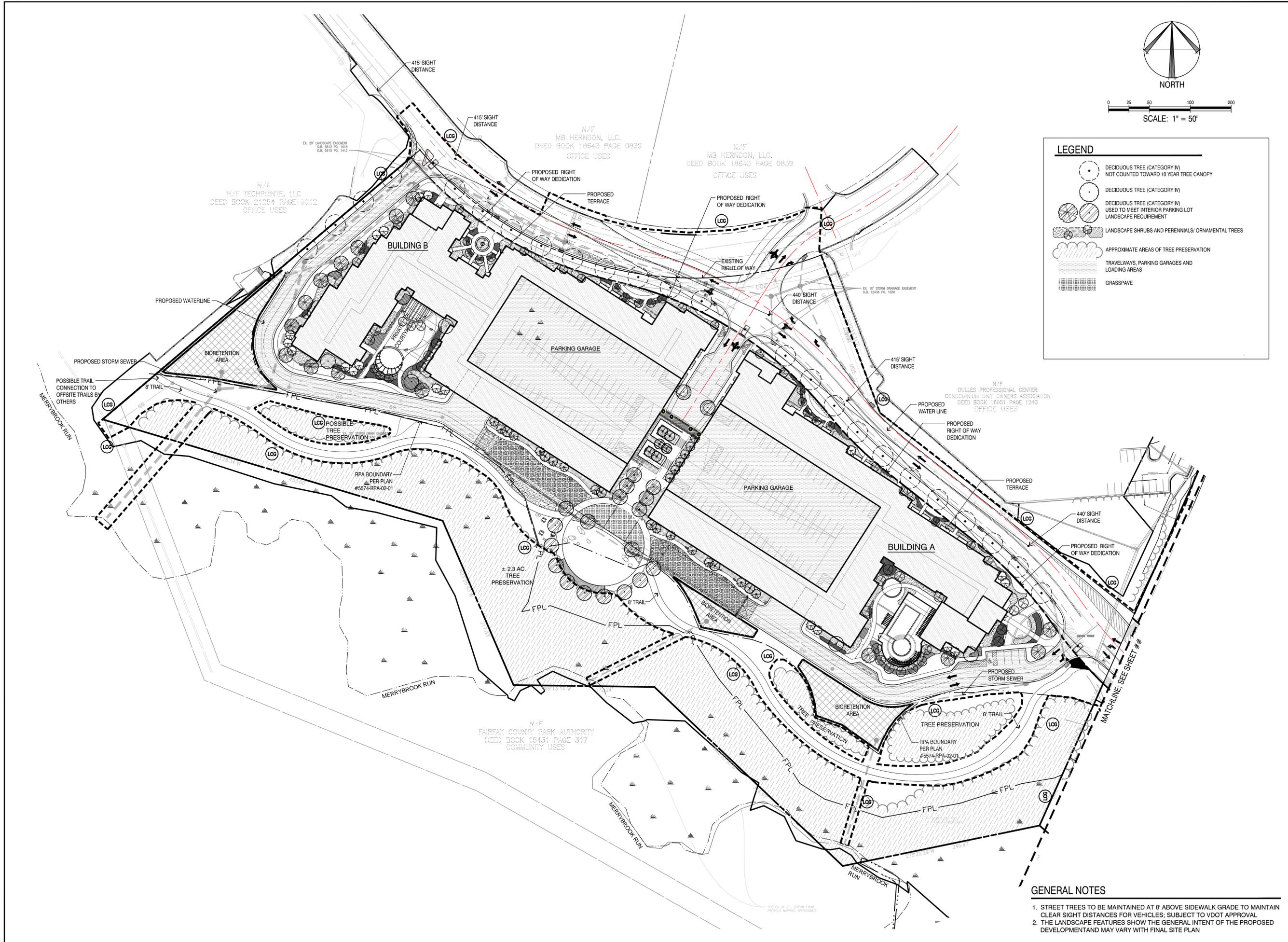
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EXISTING VEGETATION MAP (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-L-EV-101.DWG
 NCS:
 NUMBER: 10 OF 36

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LEGEND

- DECIDUOUS TREE (CATEGORY I)
NOT COUNTED TOWARD 10 YEAR TREE CANOPY
- DECIDUOUS TREE (CATEGORY II)
- DECIDUOUS TREE (CATEGORY I)
USED TO MEET INTERIOR PARKING LOT
LANDSCAPE REQUIREMENT
- LANDSCAPE SHRUBS AND PERENNIALS/ ORNAMENTAL TREES
- APPROXIMATE AREAS OF TREE PRESERVATION
- TRAVELWAYS, PARKING GARAGES AND
LOADING AREAS
- GRASSPAVE

- GENERAL NOTES**
- STREET TREES TO BE MAINTAINED AT 8' ABOVE SIDEWALK GRADE TO MAINTAIN CLEAR SIGHT DISTANCES FOR VEHICLES; SUBJECT TO VDOT APPROVAL
 - THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN

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 ROBERT W. WALKER
 NO. 37609
 PROFESSIONAL ENGINEER
 SEAL

LANDSCAPE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

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 NCS:
 NUMBER: 11 OF 36
Gordon

Step	Description	Value	Reference
A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	505,304 or 11.6 AC.	
B	Percentage of gross site area covered by existing tree canopy =	61.0%	
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10%/ PRM District	
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	61%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	100%	
F	Has the Tree Preservation Target minimum been met?	Yes	
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the T	N/A	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below	

Step	Description	Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	61.0%	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	505,304	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and Road Dedication: McNair Farms Road Dedication	54,885	§ 12-0511.1B
B3	Subtract area of exemptions =	54,885	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	450,419	
B5	Identify site's zoning and/or use	PRM Planned Residential Multifamily	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	45,042	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	27,476 (61% x B7)	
C2	Total canopy area meeting standards of § 12-02400 =	-	
C3	C2 x 1.25 =	-	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-	
C5	C4 x 1.5 =	-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-	
C7	C6 x 1.5 to 3.0 =	-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	108,900	
C9	C8 x 1.0 =	108,900	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	108,900	If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	(63,858)	
D2	Area of canopy planted for air quality benefits =	1,750	
D3	x 1.5 =	2,625	§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-	
D5	x 1.5 =	-	§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-	
D7	x 1.25 =	-	§ 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	1,750	
D9	x 1.5 =	2,625	§ 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-	
D11	x 1.5 =	-	§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	1,750	
D13	x 1.25 =	2,188	§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-	
D15	x 1.0 =	-	§ 12-0510.4D(1)
D16	Area of canopy provided through native shrubs or woody seed mix =	-	
D17	x 1.0 =	-	§ 12-0510.4D(1)(a)
D17.0	Percentage of D14 represented by D15 =	-	Must not exceed 33% of D14
D17.0	Area of canopy planted for no additional credits (x 1.0) =	-	(Included Reduced Credits)
D17	Total of canopy area provided through tree planting =	7,438	
D18	Is an offsite planting relief requested?	No	Yes or No
D19	Tree Bank or Tree Fund?	N/A	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	108,900	No Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	7,438	
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	116,338	Total of E1 through E3. Area should meet or exceed area required by B7

10 YEAR TREE CANOPY PROVIDED = 116,338 / 450,419 = ± 25%

PLANT SCHEDULE (SUGGESTED TREE VARIETIES)

* PROPOSED PLANT LIST MAY BE CHANGED BASED ON AVAILABILITY AT TIME OF SITE PLAN

QTY	BOTANICAL NAME	COMMON NAME
DECIDUOUS SHADE TREES		
	ACER RUBRUM "OCTOBER GLORY"	OCTOBER GLORY RED MAPLE
	PLATANUS ACERIFOLIA "BLOODGOOD"	BLOODGOOD LONDON PLANETREE
	QUERCUS NUTALLI	NUTTALL OAK
	QUERCUS PALUSTRIS	PIN OAK
	QUERCUS PHELLOS	WILLOW OAK
	LIRIODENDRON TULIPIFERA	TULIP POPLAR
	ULMUS PARVIFOLIA	CHINESE ELM
	ZELKOVA SERRATA	ZELKOVA

13-201: INTERIOR PARKING LOT LANDSCAPE

PARKING LOT AREA (INCLUDES ON-STREET PARKING, LOADING ENTRANCES, AND PARKING GARAGE ENTRANCES) SEE LANDSCAPE PLAN FOR AREAS 62,543 SF.

X PERCENTAGE OF TREE COVER REQUIRED 5%
TREE COVER REQUIRED 3,127 SF.

TOTAL SHADE TREE COVER PROVIDED: 29 TREES @ 250 SF
7,250 SF

TREE COVER PROVIDED (TO TREES) 7,250
TREE AREA PROVIDED > TREE AREA REQUIRED 3,127

13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (N/A)

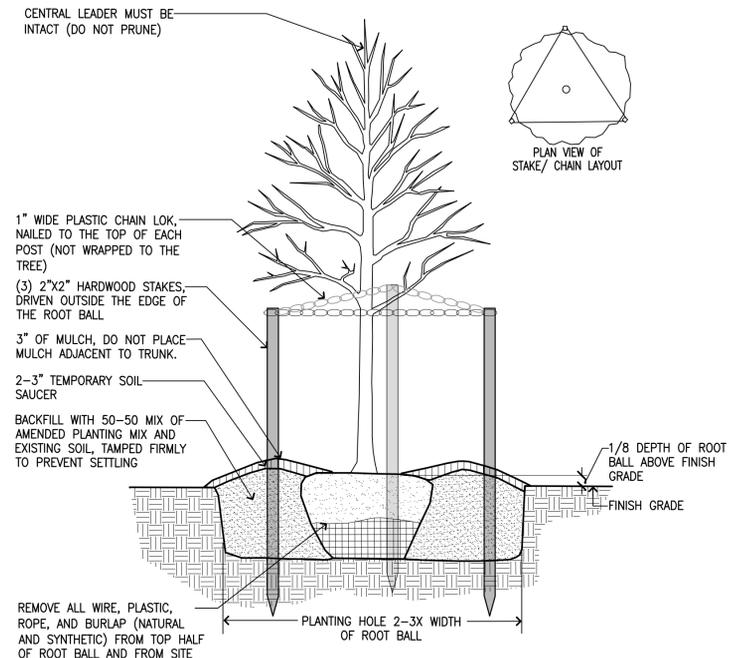
LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE:
NUMBER OF TREES REQUIRED (N/A)

ALL PARKING AND LOADING AREAS FOR THE PROPOSED USES ARE PROPOSED WITHIN PARKING GARAGES. PARKING GARAGES ARE SURROUNDED BY RESIDENTIAL USES AND PERIPHERAL PARKING LOT LANDSCAPING REQUIREMENTS DO NOT APPLY.

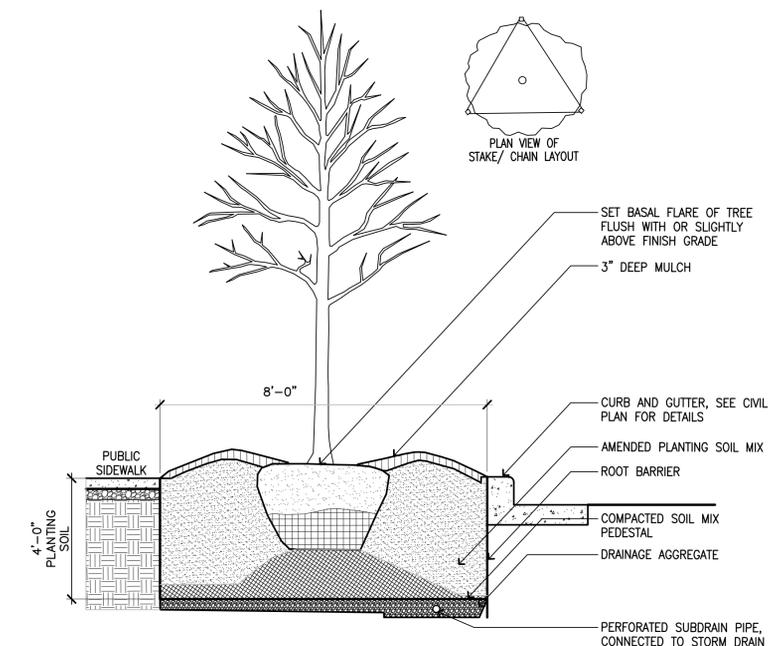
13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE THE SITE IS ADJACENT TO OFFICE USES AND COMMUNITY USES (PARK)

NORTH: OFFICE USES
EAST: COMMUNITY (PARK)
SOUTH: OFFICE USES
WEST: OFFICE USES



A DECIDUOUS TREE PLANTING (SMALLER THAN 3' CAL.)
SCALE: N.T.S.



NOTES:
1. SIDEWALK AND CURB CONDITION VARIES BY LOCATIONS, SEE PLAN FOR SITE CONDITIONS
2. SOIL VOLUME FOR CATEGORY I, III, AND IV TREES SHALL BE MINIMUM OF 700 CUBIC FEET PER SINGLE TREE.
3. FOR TWO TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 1200 CUBIC FEET SOIL PER TREE SHALL BE PROVIDED.
4. FOR THREE OR MORE TREES PLANTED IN A CONTIGUOUS PLANTING AREA, 500 CUBIC FEET SOIL PER TREE.

B 8'-0" WIDE TREE PIT
SCALE: N.T.S.

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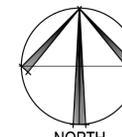
NO.	DATE	DESCRIPTION	REVISIONS
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SUR: GORDON | DES: DW/JW
DRW: DW/JW | CHK: CS/JRW

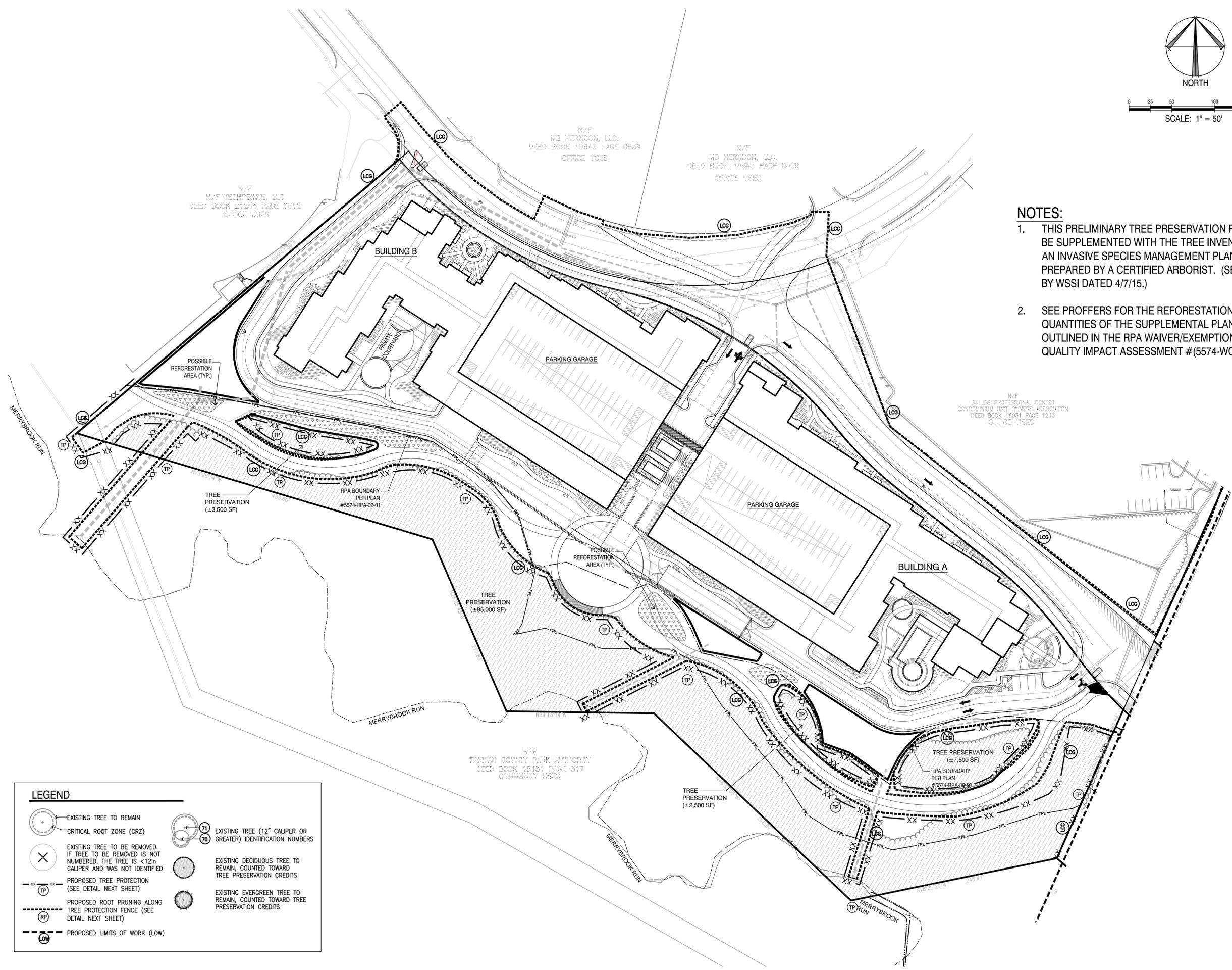
COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER
NO. 37609
PROFESSIONAL ENGINEER
SEAL:

LANDSCAPE TABULATIONS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-LP-101.DWG
NCS:
NUMBER: 12 OF 36
Gordon



SCALE: 1" = 50'



NOTES:

1. THIS PRELIMINARY TREE PRESERVATION PLAN WILL BE SUPPLEMENTED WITH THE TREE INVENTORY AND AN INVASIVE SPECIES MANAGEMENT PLANS PREPARED BY A CERTIFIED ARBORIST. (SEE REPORT BY WSSI DATED 4/7/15.)
2. SEE PROFFERS FOR THE REFORESTATION PLANTING QUANTITIES OF THE SUPPLEMENTAL PLANTINGS AS OUTLINED IN THE RPA WAIVER/EXEMPTION / WATER QUALITY IMPACT ASSESSMENT # (5574-WQ-001-1).

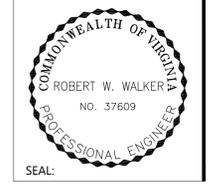
LEGEND

	EXISTING TREE TO REMAIN		EXISTING TREE (12" CALIPER OR GREATER) IDENTIFICATION NUMBERS
	EXISTING TREE TO BE REMOVED. IF TREE TO BE REMOVED IS NOT NUMBERED, THE TREE IS <12in CALIPER AND WAS NOT IDENTIFIED		EXISTING DECIDUOUS TREE TO REMAIN, COUNTED TOWARD TREE PRESERVATION CREDITS
	PROPOSED TREE PROTECTION (SEE DETAIL NEXT SHEET)		EXISTING EVERGREEN TREE TO REMAIN, COUNTED TOWARD TREE PRESERVATION CREDITS
	PROPOSED ROOT PRUNING ALONG TREE PROTECTION FENCE (SEE DETAIL NEXT SHEET)		PROPOSED LIMITS OF WORK (LOW)

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TREE PRESERVATION PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRAVESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
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Gordon

NARRATIVE & NOTES

GENERAL

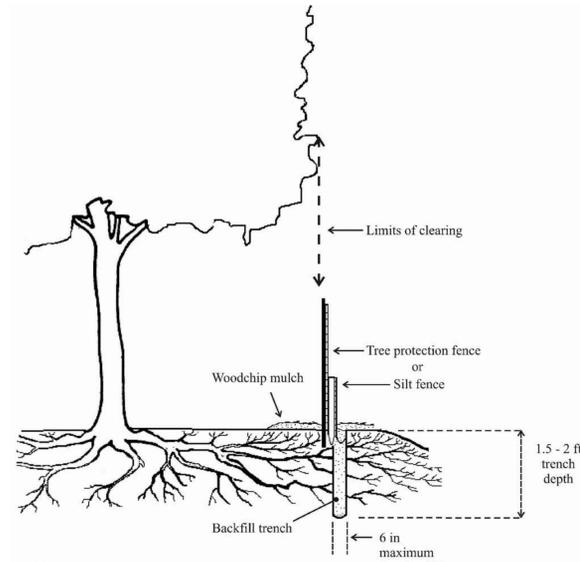
- IF AT THE REQUEST OF THE COUNTY ARBORIST (URBAN FORESTRY DEPARTMENT), PRIOR TO ALLOWING ANY VEHICLE OR CONSTRUCTION EQUIPMENT TO ENTER THE SITE, THE CONTRACTOR SHALL MEET WITH THE COUNTY ARBORIST (URBAN FORESTER) TO VERIFY THE LOCATIONS AND THE PROPER INSTALLATION OF THE TREE PROTECTION FENCING SHOWN ON THE PLAN. THE LIMITS OF THE TREE PRESERVATION AREA WILL BE CLEARLY MARKED BY THE INSTALLATION OF A TREE PROTECTION FENCE WITH SIGNAGE, AS DESCRIBED BELOW.
- CONTRACTOR TO RETAIN A LICENSED ARBORIST TO FUNCTION AS PROJECT ARBORIST AND A TREE CONTRACTOR LICENSED TO PERFORM ALL TREE WORK. BOTH SHALL BE LICENSED, BONDED, AND INSURED TO WORK IN FAIRFAX COUNTY.
- NO VEHICLES, EQUIPMENT OR STORAGE OF MATERIALS, BURN PILES, SPILLAGE, OR DEBRIS OF ANY KIND WILL BE ALLOWED INSIDE THE TREE PRESERVATION AREA. EXCESSIVE FOOT TRAFFIC IN TREE PROTECTION AREA SHOULD BE AVOIDED. ENSURE ALL CONSTRUCTION PERSONNEL INVOLVED IN THE PROJECT ARE AWARE OF THE RESTRICTIONS WITHIN THE TREE PRESERVATION AREA.
- AT THE COMPLETION OF CONSTRUCTION (ALL EQUIPMENT REMOVED FROM THE SITE), NOTIFY THE PROJECT ARBORIST AND COUNTY URBAN FORESTER FOR AN INSPECTION BEFORE REMOVING THE TREE PROTECTION FENCING. AT THAT TIME, ALL TREES WILL BE INSPECTED AND ANY REPAIRS NEEDED WILL BE STIPULATED BY THE PROJECT ARBORIST AND/OR COUNTY URBAN FORESTER AND PROMPTLY MADE BY THE CONTRACTOR.
- A COPY OF THE "APPROVED SITE PLAN" AND THE TREE PRESERVATION PLAN MUST BE MAINTAINED ON SITE AT ALL TIMES.
- THE PROJECT ARBORIST SHALL REVIEW AND VERIFY THE TREE INVENTORY AND CONDITION ANALYSIS IN THIS PLAN AND NOTIFY WHGA OF ANY DISCREPANCIES OR TREES THAT DISPLAY POOR FORM, OR HAVE INSECT OR DISEASE PROBLEMS THAT SHOULD BE REMOVED PRIOR TO CONSTRUCTION.
- THE PROJECT ARBORIST SHALL REVIEW THE PROPOSED TREE PRESERVATION PLAN AND NOTIFY WHGA OF ANY DISCREPANCIES OR CHANGES THAT SHOULD BE MADE TO ENSURE THE PROTECTION OF THE TREES, PARTICULARLY THOSE OFF-SITE THAT MAY BE IMPACTED BY CONSTRUCTION.

TREE PROTECTION

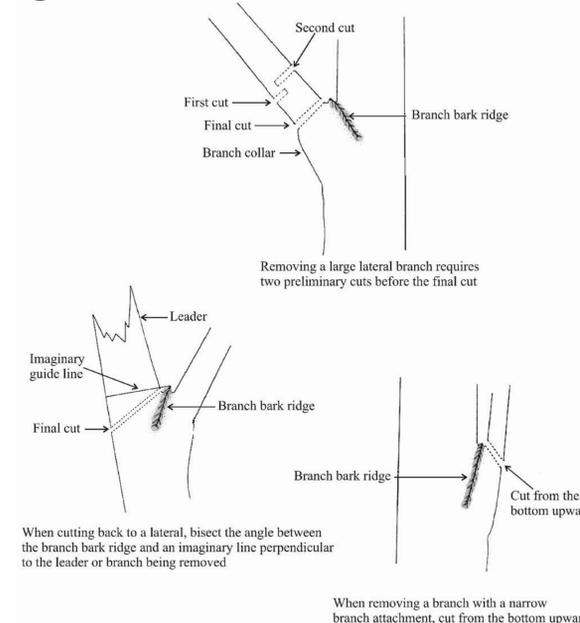
- THE CONTRACTOR SHALL INSTALL TREE PROTECTION FENCING WITH THE FOLLOWING PROVISIONS:
 - INSTALL ONE OF THE TREE PROTECTION DEVICES DESCRIBED ON THIS SHEET IN ALL AREAS MARKED ON THE TREE PRESERVATION (TP) PLAN.
 - EXISTING CHAINLINK FENCING MAY BE USED AS TREE PROTECTION FENCING ONLY IN AREAS MARKED ON THE TP PLAN.
 - TREE PROTECTION AREA SIGNAGE SHALL BE ATTACHED TO ALL TREE PROTECTION DEVICES, INCLUDING THE EXISTING CHAINLINK FENCING IF USED (NOTE B ABOVE). SIGNAGE SHALL BE LOCATED AT 50' INTERVALS IN CLEARLY VISIBLE LOCATIONS, AND ATTACHED DIRECTLY TO THE TREE PROTECTION DEVICE, I.E., NOT A TREE.
 - TREE PROTECTION DEVICES WILL REMAIN IN PLACE THROUGHOUT CONSTRUCTION PHASE AND REMOVED ONLY AFTER APPROVAL OF THE COUNTY URBAN FORESTER, EXCEPT AS DESCRIBED BELOW:
 - DURING THE LANDSCAPE INSTALLATION PHASE OF CONSTRUCTION, TREE PROTECTION DEVICES WILL REMAIN IN PLACE.
 - FOR ACCESS TO LANDSCAPE AREAS WITHIN CRITICAL ROOT ZONES (CRZ) MARKED ON THE TP PLAN, TEMPORARY OPENINGS SHALL BE ESTABLISHED ONLY LARGE ENOUGH AND ONLY WHERE NEEDED FOR ACCESS BY PERSONNEL, PLANT MATERIAL, AND HAND EXCAVATION TOOLS.
 - FOR ACCESS TO LANDSCAPE AREAS OUTSIDE CRITICAL ROOT ZONES (CRZ) MARKED ON THE TP PLAN, TEMPORARY OPENINGS SHALL BE ESTABLISHED ONLY LARGE ENOUGH AND ONLY WHERE NEEDED FOR ACCESS BY PERSONNEL, PLANT MATERIAL, AND EQUIPMENT.
 - ALL AUTHORIZED LANDSCAPE OPENINGS SHALL BE RESTORED TO THE ORIGINAL TREE PROTECTION INSTALLATION STANDARDS DESCRIBED IN PARAGRAPHS A-C ABOVE IMMEDIATELY AFTER LANDSCAPE WORK IS COMPLETED.
- EROSION AND SEDIMENT CONTROL FENCING SHALL BE PLACED ON THE INSIDE (TOWARD CONSTRUCTION) FROM THE TREE PROTECTION FENCING AND ANY ROOT-PRUNING TRENCHES. EROSION CONTROL DEVICES SUCH AS SILT FENCING, DEBRIS BASINS, AND WATER DIVERSION STRUCTURES SHALL BE INSTALLED TO PREVENT SILTATION AND/OR EROSION WITHIN THE TREE PROTECTION AREA.
- WHEN CONSTRUCTION TRAFFIC MUST OCCUR IN THE CRZ MARKED ON THE TP PLAN, IT SHALL BE NECESSARY TO APPLY THE FOLLOWING PROCEDURE: COVER UNDISTURBED SOIL WITH 10-15 INCHES OF WOOD CHIPS AND TOPPED WITH CHAIN LINK FENCE PULLED TAUGHT AND ANCHORED OR TAPPED WITH 5/8" MIN. PLYWOOD WITH NON-SKID SURFACE. (SEE ILLUSTRATION ON THIS SHEET)
- WHERE COMPACTION OCCURS DURING CONSTRUCTION, VERTICAL MULCH WITH A GOOD QUALITY COMPOST.
- SPOIL FROM TRENCHES OR OTHER EXCAVATIONS SHALL NOT BE PLACED WITHIN THE TREE PROTECTION AREA, EITHER TEMPORARILY OR PERMANENTLY. IF REQUIRED AND IF APPROVED BY THE PROJECT ARBORIST, SOILS MAY BE PLACED ON A RIGID SURFACE THAT IS ELEVATED ABOVE THE GRADE USING SCRAP LUMBER OR RAILROAD TIES. THE SCRAP LUMBER OR TIES SHALL BE ORIENTED PARALLEL TO THE RADIATING ROOT SYSTEM. THE EXCAVATED SOIL SHALL BE REMOVED WITHIN 48 HOURS.
- GRADE CHANGES IN THE CRZ SHALL COMPLY WITH THE FOLLOWING:
 - WHEN GRADE LOWERING (CUT) IS REQUIRED, PRUNE EXPOSED ROOTS LESS THAN 2 INCHES WITH A SHARPENED SHOVEL OR SPADE.
 - USE EXCAVATED TOPSOIL TO BRING BACKFILL TO FINISHED GRADE. THE TOPSOIL SHALL BE COMPACT AROUND AND ABOVE THE ROOTS TO A MAXIMUM 80% PROCTOR TO ALLOW FOR FUTURE ROOT GROWTH.

CONSTRUCTION STRATEGIES

- TIMING:** ALL TREE WORK (TREATMENT/PRUNING/REMOVAL) MUST BE COMPLETED PRIOR TO CONSTRUCTION.
- HAND EXCAVATION ZONE:** ALL WORK AREAS WITHIN A CRZ MARKED ON THE TP PLAN SHALL BE CONSIDERED AN HAND-EXCAVATION ZONE. THE CONTRACTOR SHALL ENSURE THE FOLLOWING PRACTICES ARE APPLIED IN HAND EXCAVATION ZONES:
 - THE USE OF A SHARPENED SPADE OR SHOVEL.
 - PRIOR TO BACKFILLING, ALL HAND-DUG AREAS SHALL BE INSPECTED BY THE PROJECT ARBORIST TO ASSESS THE EXTENT OF POSSIBLE ROOT LOSS OR DAMAGE.
 - NO MOTORIZED EQUIPMENT SHALL BE USED.
 - ALL WORK SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
- ROOT PRUNING:**
 - ALL ROOT PRUNING SHALL BE SUPERVISED BY THE PROJECT ARBORIST.
 - UNLESS OTHERWISE DIRECTED BY THE PROJECT ARBORIST, ROOT PRUNING SHALL BE MARKED AND DUG APPROXIMATELY 18-24" IN DEPTH AND 6" WIDTH MAX. SPECIFIC EQUIPMENT AND METHODS WILL BE SPECIFIED BY THE PROJECT ARBORIST.
 - ONCE A TRENCH IS OPENED UP, ALL EXPOSED ROOTS WILL BE HAND PRUNED SO THAT THE CLEAN-CUT ENDS CAN RE-GROW.
 - VERTICAL CUTS SHALL BE MADE WITHIN 2 FEET OF THE LIMIT OF THE GRADING OR EXCAVATION.
 - TREE PROTECTION FENCING SHALL BE PLACED 6-12" FROM OUTSIDE THE ROOT PRUNING TRENCH ON THE CONSTRUCTION SIDE. EROSION AND SEDIMENT FENCING SHALL BE PLACED OUTSIDE THE TREE PROTECTION FENCING ON CONSTRUCTION SIDE. (SEE ILLUSTRATION ON THIS SHEET)
 - PRUNED ROOT ENDS SHOULD BE KEPT MOIST WHILE EXPOSED AND THE CUT PROMPTLY BACKFILLED WITH SOIL, AVOIDING ANY VOIDS. SPOIL FROM THE TRENCH SHALL NOT BE PLACED BETWEEN THE TRENCH AND THE TREE TRUNK.
 - IF EXCAVATION IS TO BE LEFT OPEN FOR 48 OR MORE HOURS, WRAP ROOTS WITH BURLAP OR OTHER APPROVED WRAP AND KEEP MOIST AT ALL TIMES, UNTIL BACKFILLED.
 - ANY ROOTS DAMAGED DURING GRADING OR CONSTRUCTION SHALL BE EXPOSED TO SOUND TISSUE AND CUT CLEANLY WITH A SAW AND PROPERLY COVERED WITH MOIST SOIL.
- TREE PRUNING:**
 - ALL PRUNING SHALL BE SUPERVISED BY THE PROJECT ARBORIST AND IN COMPLIANCE WITH ANSI SPECIFICATIONS FOR PRUNING. CUTS LARGER THAN 4" DIAMETER, EXCEPT DEAD WOOD, AND CUTS THAT EXPOSE HEARTWOOD SHALL BE AVOIDED WHENEVER POSSIBLE. NO MORE THAN 20% OF LIVE FOLIAGE SHALL BE REMOVED FROM THE TREE. PRUNING SHALL NOT BE PERFORMED DURING PERIODS OF FLIGHT OF ADULT BORING INSECTS BECAUSE FRESH WOUNDS ATTRACT THESE PESTS.
 - OFFSITE TREES (TRUNKS LOCATED OFFSITE) WILL ONLY BE PRUNED WHEN DEEMED REQUIRED BY THE COUNTY URBAN FORESTER DUE TO HUMAN HEALTH/SAFETY RISKS AND ONLY WITH PERMISSION OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY ALL "ESTIMATED" TREE LOCATIONS NEAR THE PROPERTY LINE BEFORE PRUNING.
- TREE CARE:**
 - AS DIRECTED BY THE PROJECT ARBORIST, TREAT ANY DISEASE OR INSECT PEST TO REDUCE THE STRESS ON THE TREES IN THE TREE PRESERVATION AREA.
 - ANY HERBICIDE PLACED UNDER PAVING MATERIALS OR PESTICIDES USED MUST BE SAFE FOR USE AROUND TREES AND LABELED FOR THAT USE.
 - IF INJURY SHOULD OCCUR TO ANY TREE DURING CONSTRUCTION, IT SHOULD BE TREATED AS SOON AS POSSIBLE UNDER THE DIRECTION OF THE PROJECT ARBORIST.
 - TREES BEING PRESERVED SHALL BE WATERED THROUGHOUT THE CONSTRUCTION PROCESS. THIS IS PARTICULARLY IMPORTANT FOR WORK WITHIN THE CRZ, INCLUDING THE INSTALLATION OF LANDSCAPE PLANTINGS. WATERING SHALL BE IN QUANTITY AND FREQUENCY TO EQUAL THE AVERAGE DAILY AMOUNT OF RAINFALL. THE APPLICATION SHOULD BE DESIGNED TO WET THE SOIL TO A DEPTH OF 2' TO 3', SHALLOW, FREQUENT WATERING SHALL BE AVOIDED.
 - AFTER REVIEW OF THE TREE PRESERVATION PLAN AND A SITE INSPECTION BY THE PROJECT ARBORIST AND THE CONTRACTOR, IT MAY BE REQUIRED FOR THE CONTRACTOR TO APPLY FERTILIZER, AERATION, OR OTHER TREATMENT OF THE "TREES TO BE SAVED".
- REMOVAL:**
 - REMOVE ALL INVASIVE VINES GROWING ON TREES AND FROM THE AREA AROUND THE TREES.
 - ONLY TREES THAT ARE MARKED ON THE TP PLAN, AND APPROVED FOR REMOVAL BY THE COUNTY URBAN FORESTER SHALL BE REMOVED.
 - OFFSITE TREES (TRUNKS LOCATED OFFSITE) WILL ONLY BE REMOVED WHEN DEEMED REQUIRED BY THE COUNTY URBAN FORESTER DUE TO HUMAN HEALTH/SAFETY RISKS AND ONLY WITH PERMISSION OF THE OWNER. THE CONTRACTOR IS RESPONSIBLE TO VERIFY THE LOCATION OF TREES NEAR THE PROPERTY LINE.
 - ALL TREE REMOVAL SHALL BE BY A CERTIFIED ARBORIST AND REMOVED BY HAND TO MINIMIZE POTENTIAL FOR DAMAGE TO REMAINING TREES AND ROOTS.
 - STUMPS SHALL BE LEFT IN PLACE OR GROUND OUT WITH SMALL MACHINES SPECIFICALLY DESIGNED FOR THAT PURPOSE.
 - THE CONTRACTOR IS RESPONSIBLE TO ENSURE ALL TREE REMOVAL DEBRIS IS REMOVED FOLLOWING TREE WORK.
 - THE CONTRACTOR IS RESPONSIBLE TO REPAIR ANY DAMAGE TO SITE AND/OR STRUCTURES DAMAGED OR DESTROYED DURING TREE WORK.



RP ROOT PRUNING PLATE 7-12 FAIRFAX COUNTY PFM



TC TREE PRUNING CUTS PLATE 9-12 FAIRFAX COUNTY PFM

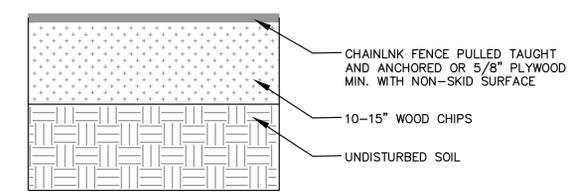


TP TREE PROTECTION FENCE SIGN

*SUPER SILT FENCE TO BE USED AS TREE PROTECTION, SEE SHEET C21 FOR DETAIL, ATTACH TREE PROTECTION SIGNAGE TO SUPER SILT FENCE IN ALL AREAS DESIGNATED AS TREE PROTECTION ON THE TREE PRESERVATION PLAN.

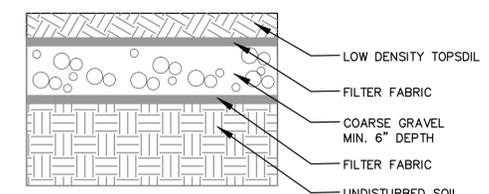
TREE PROTECTION SIGNAGE
CORRUGATED PLASTIC SIGNS 12" x 18" ATTACHED TO 3/4" THICK EXTERIOR GRADE MDO PLYWOOD (OR OTHER SUBSTRATE AS RECOMMENDED BY THE SIGN SUPPLIER). SIGN SHALL HAVE BLAZE ORANGE BACKGROUND WITH BLACK BLOCK LETTERS, 1" TALL WITH THE INSCRIPTION "NO ENTRY - TREE PRESERVATION AREA," WITH MULTILINGUAL TEXT. ATTACH SIGNAGE TO TREE PROTECTION FENCE AT 50' INTERVALS.

NOTE:
SEE WSSI REPORT DATED 4/7/15 FOR THE PRELIMINARY TREE PRESERVATION PLAN, THE TREE INVENTORY PLAN AND AN INVASIVE SPECIES MANAGEMENT PLAN.



FOR EQUIPMENT OPERATION AT EXISTING GRADE

N.T.S.



FOR FILLING OVER ROOT ZONE

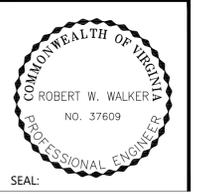
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TREE PRESERVATION NOTES & DETAILS (PARCEL 4M)

DULLES TECHNOLOGY CENTER

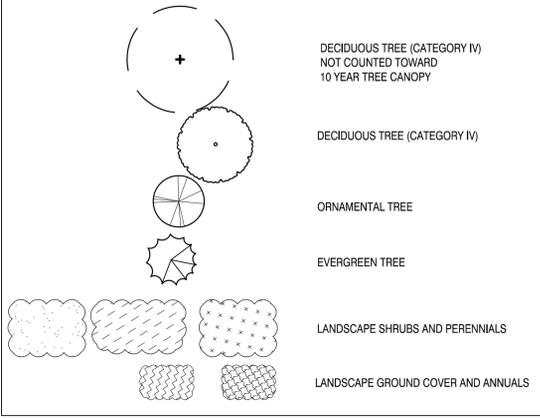
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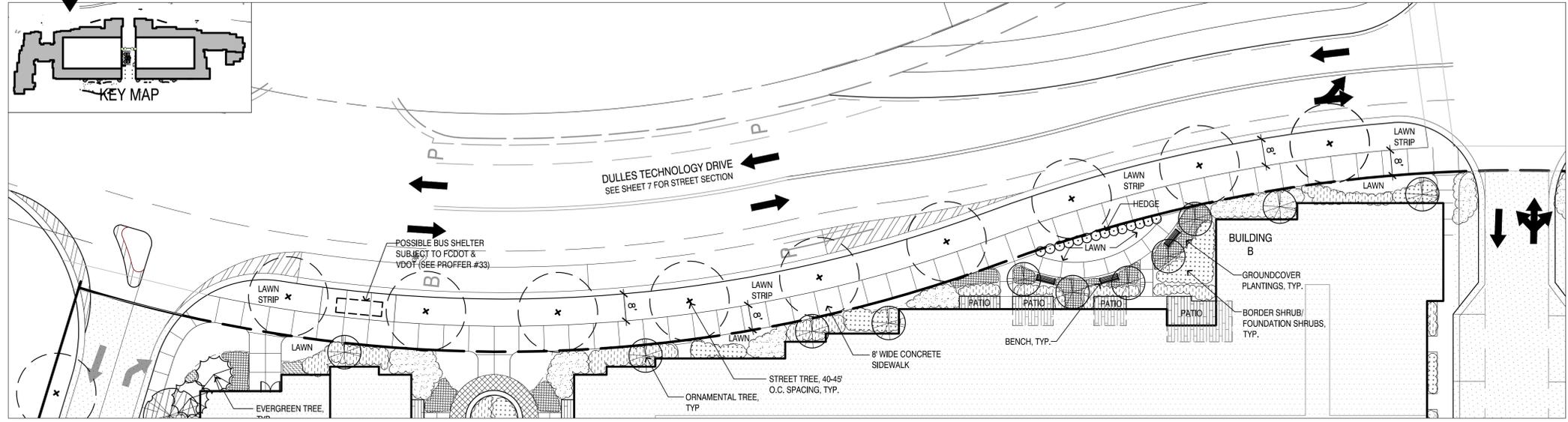
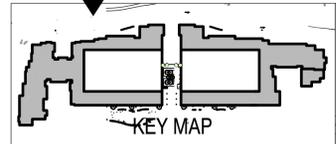
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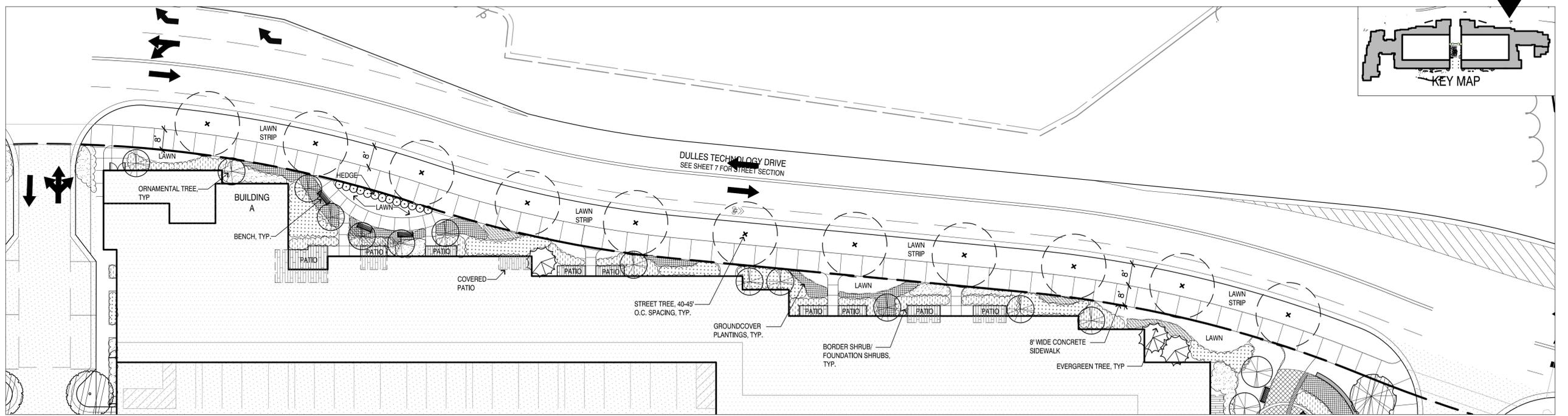
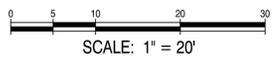
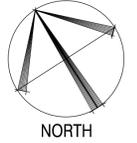
STREETSCAPE NOTES:
 1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
 2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



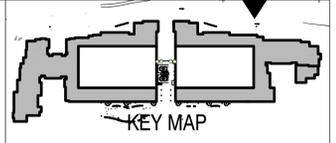
NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



STREET SCAPE IN FRONT OF BUILDING B
SCALE: 1" = 20'



STREET SCAPE IN FRONT OF BUILDING A
SCALE: 1" = 20'



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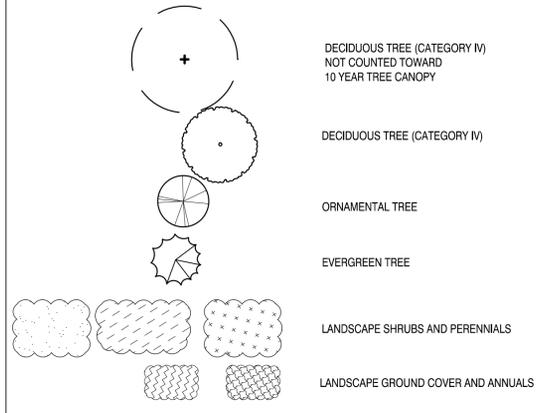
COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER
 NO. 37609
 PROFESSIONAL ENGINEER

SEAL:

STREETSCAPE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
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LEGEND



NOTE:
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POSSIBLE LIGHT BOLLARD



GREAT LAWN AREA / SPECIALTY PAVERS / BENCH



POSSIBLE ARBOR



BENCH



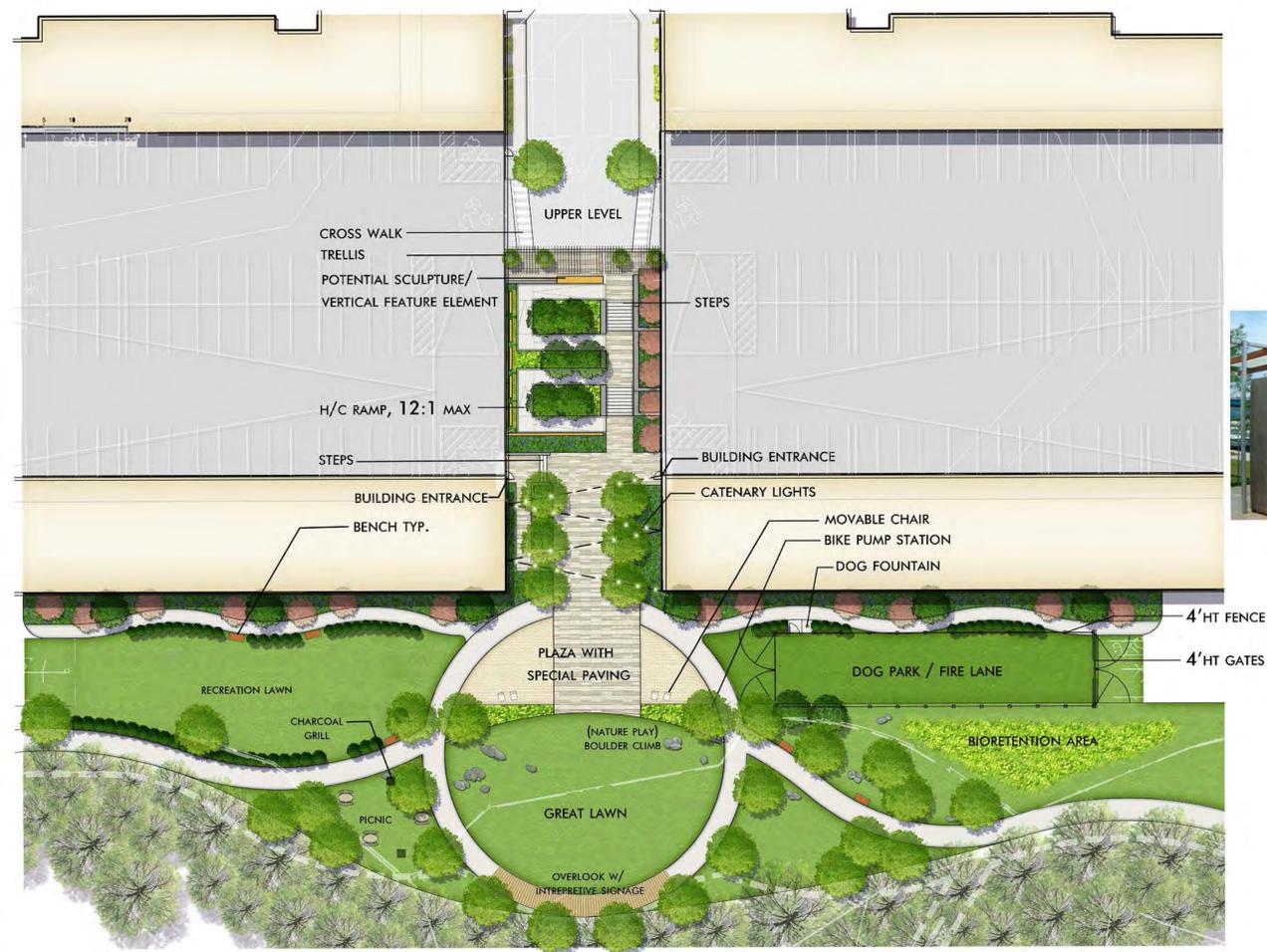
POSSIBLE PERGOLA



SPECIALTY PAVERS



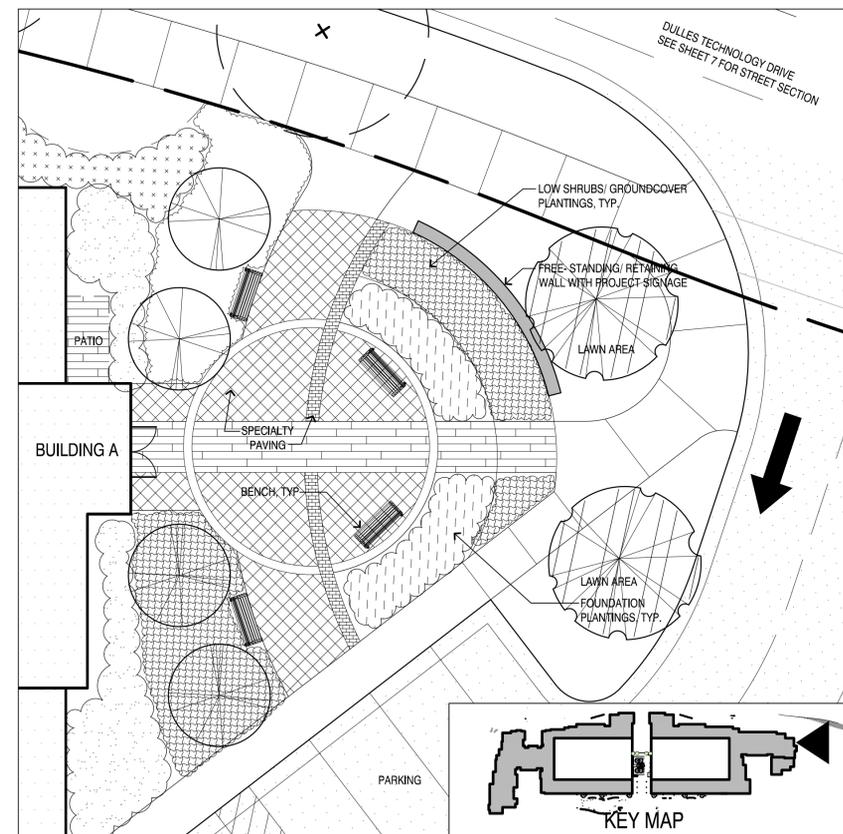
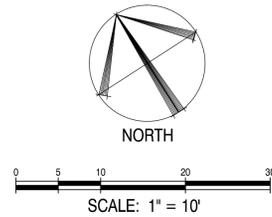
SPECIALTY PAVERS



PARKER RODRIGUEZ, INC
PLANNING URBAN DESIGN LANDSCAPE ARCHITECTURE
101 North Union St. #320
Alexandria VA 22314
703.548.5010



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2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



ENTRY PLAZA - BUILDING A
SCALE: 1" = 10'



OPEN SPACE PLAZA BETWEEN BUILDINGS A & B / GREAT LAWN AREA
SCALE: AS SHOWN

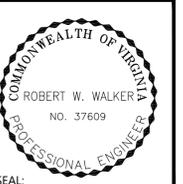
PROGRAMMING AND PLANNING
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SECURITY CONSULTING

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REVISIONS	DESCRIPTION
1. 12/15/13	Acceptance Comments
2. 04/30/14	Resubmission with Parcel ID
3. 06/04/14	Resubmission with SEA areas
4. 07/02/14	Acceptance Comments
5. 11/07/14	Resubmission
6. 03/20/15	Resubmission per County Comments
7. 04/23/15	Resubmission per County Comments
8. 05/28/15	Resubmission per County Comments
NUMBER	DATE

SUR: GORDON DES: DW/JW
DRW: DW/JW CHK: CS/RW



PUBLIC SPACES (PARCEL 4M)

DULLES TECHNOLOGY CENTER

CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-1P-301-COPY2.DWG
NCS:
NUMBER: 16 OF 36



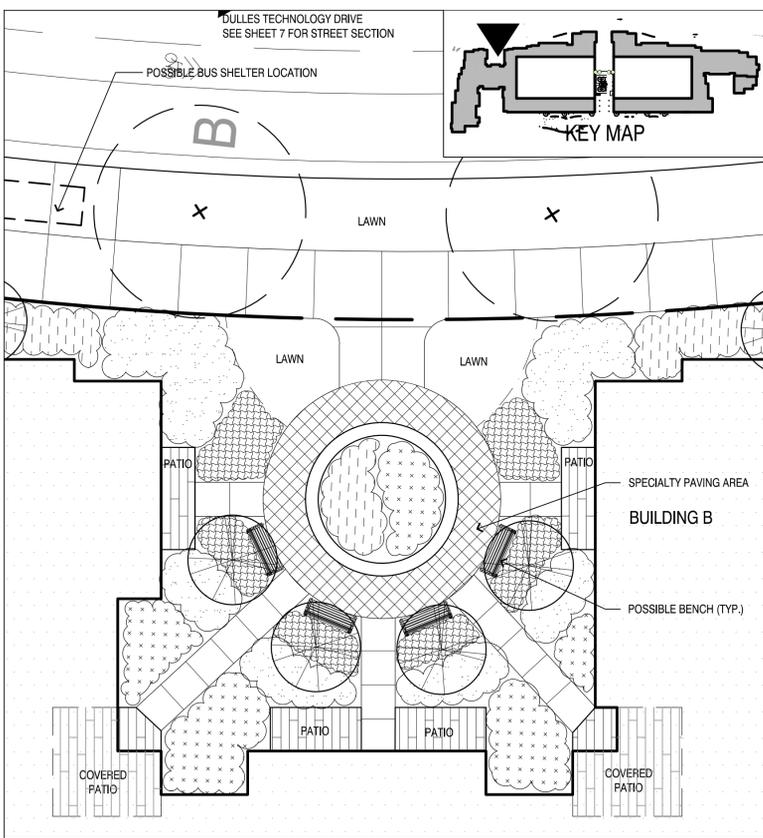
LEGEND

- DECIDUOUS TREE (CATEGORY IV)
NOT COUNTED TOWARD
10 YEAR TREE CANOPY
- DECIDUOUS TREE (CATEGORY IV)
- ORNAMENTAL TREE
- EVERGREEN TREE
- LANDSCAPE SHRUBS AND PERENNIALS
- LANDSCAPE GROUND COVER AND ANNUALS

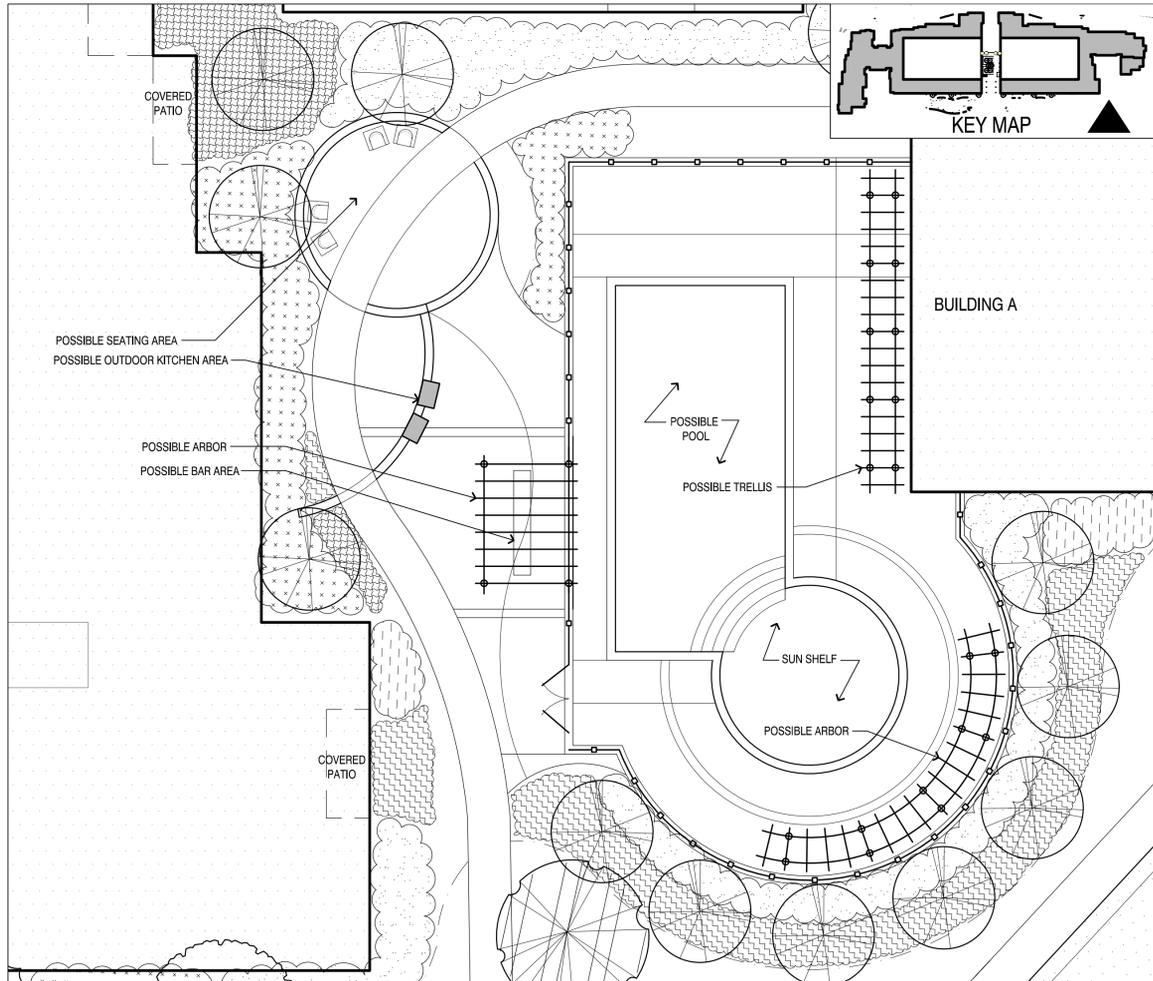
NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



SCALE: 1" = 10'



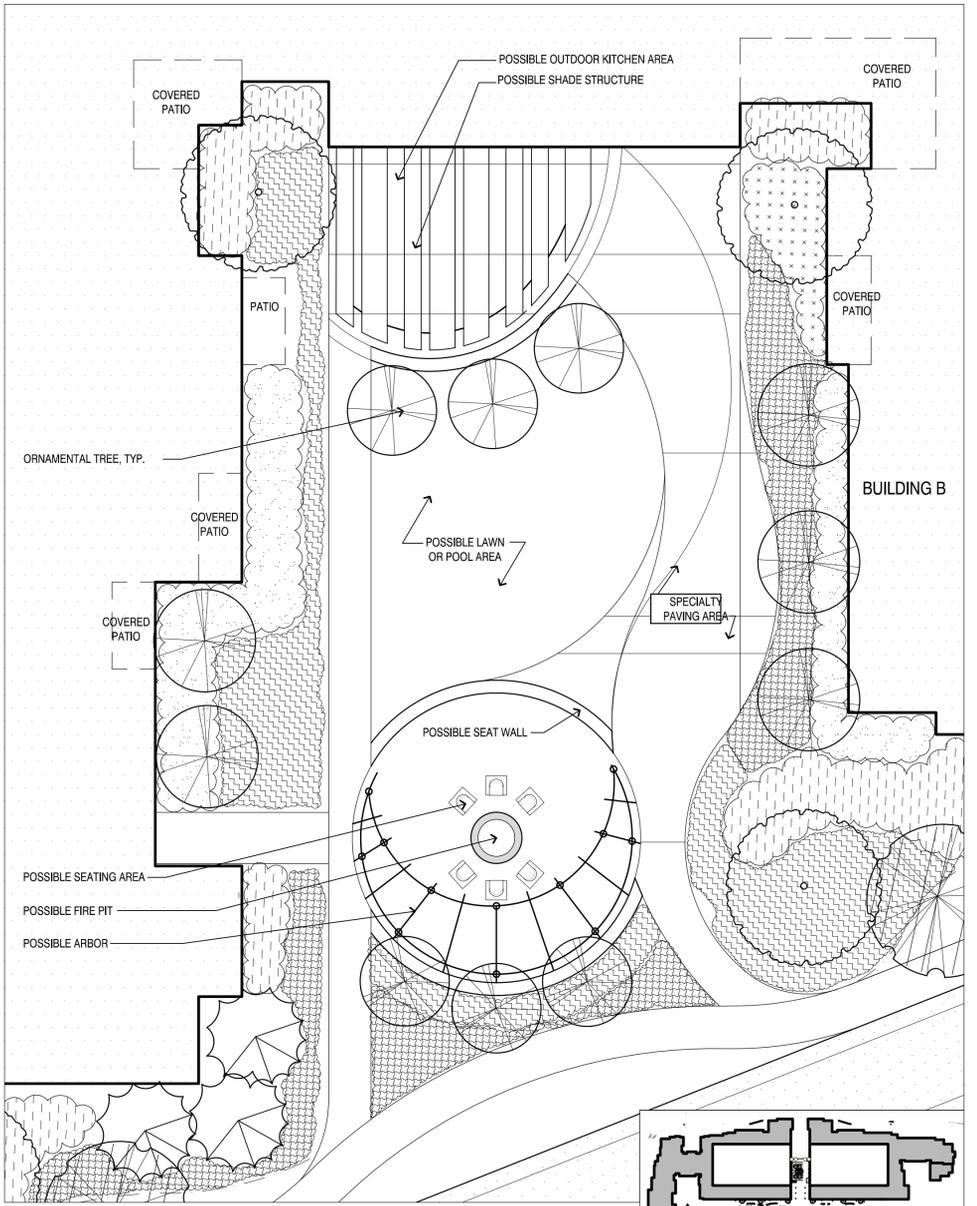
OPEN SPACE IN FRONT OF BUILDING B
SCALE: 1" = 10'



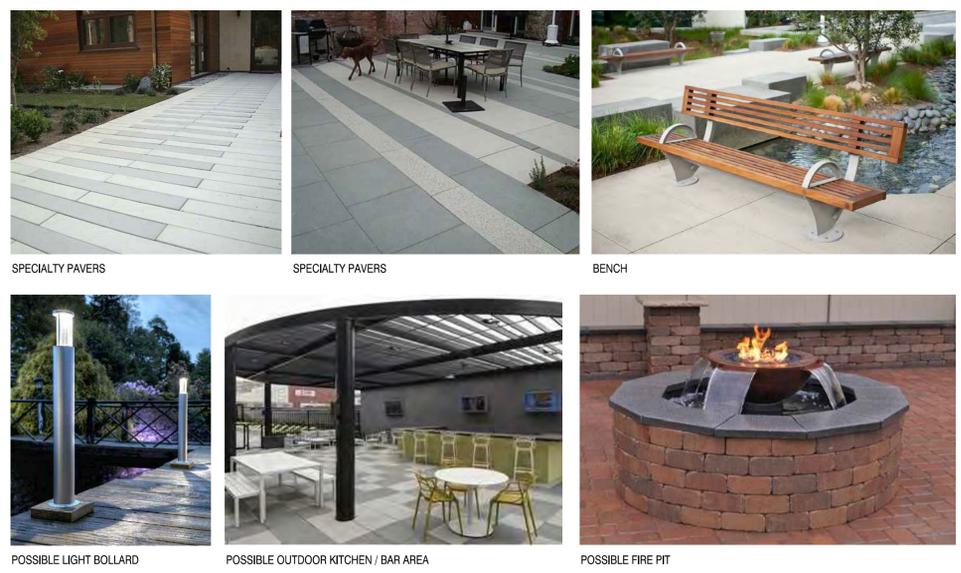
POOL AREA
SCALE: 1" = 10'

PRIVATE SPACES:

- STREETSCAPE NOTES:**
1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
 2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



OPEN SPACE IN BEHIND BUILDING B
SCALE: 1" = 10'

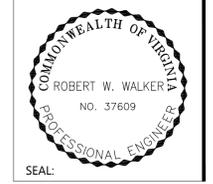


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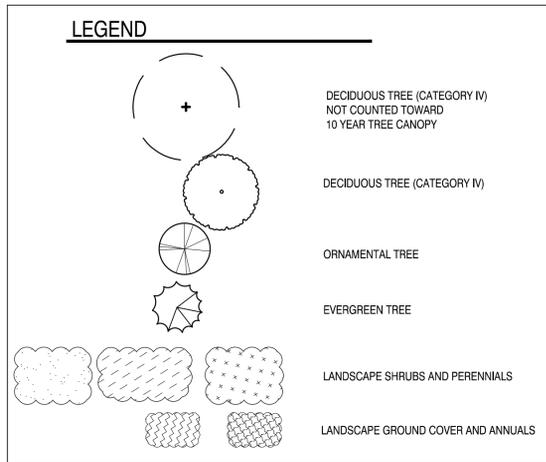
NUMBER	DATE	DESCRIPTION	REVISIONS
1.	12/15/13	Acceptance Comments	
2.	04/28/14	Resubmission with Parcel ED	
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SUR: GORDON DES: DW/JW
DRW: DW/JW CHK: CS/RW

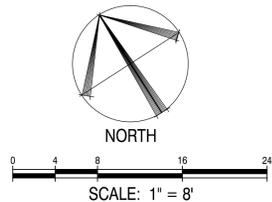


INTERNAL COURT YARDS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-LP-301-COPY2.DWG
NCS:



NOTE:
THE LANDSCAPE FEATURES SHOW THE GENERAL INTENT OF THE PROPOSED DEVELOPMENT AND MAY VARY WITH FINAL SITE PLAN



BENCH



POSSIBLE LIGHT BOLLARD



SPECIALTY PAVERS



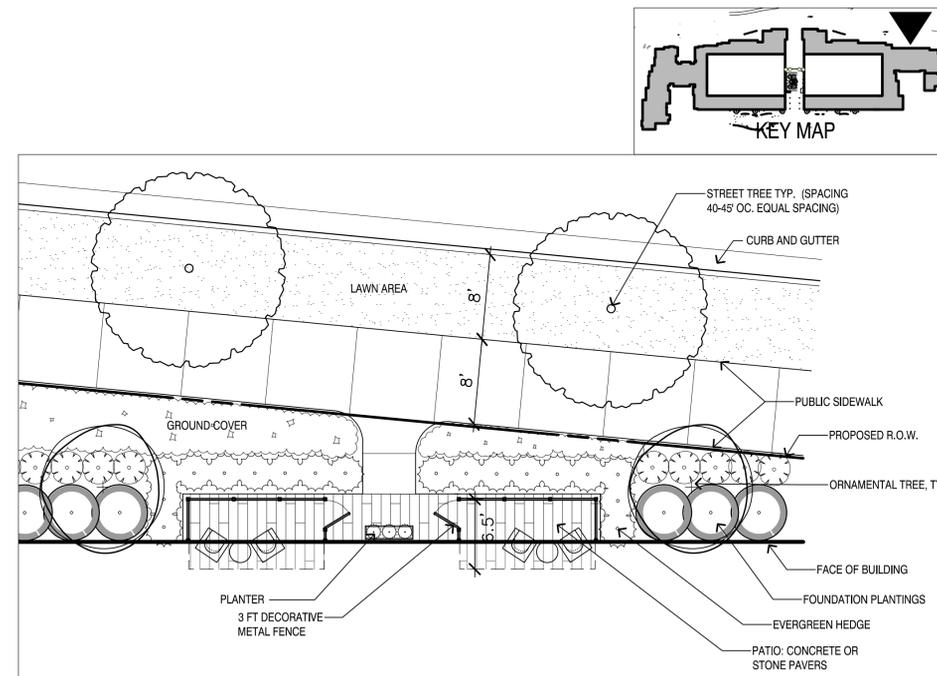
POSSIBLE OUTDOOR KITCHEN / BAR AREA



SPECIALTY PAVERS



POSSIBLE ARBOR

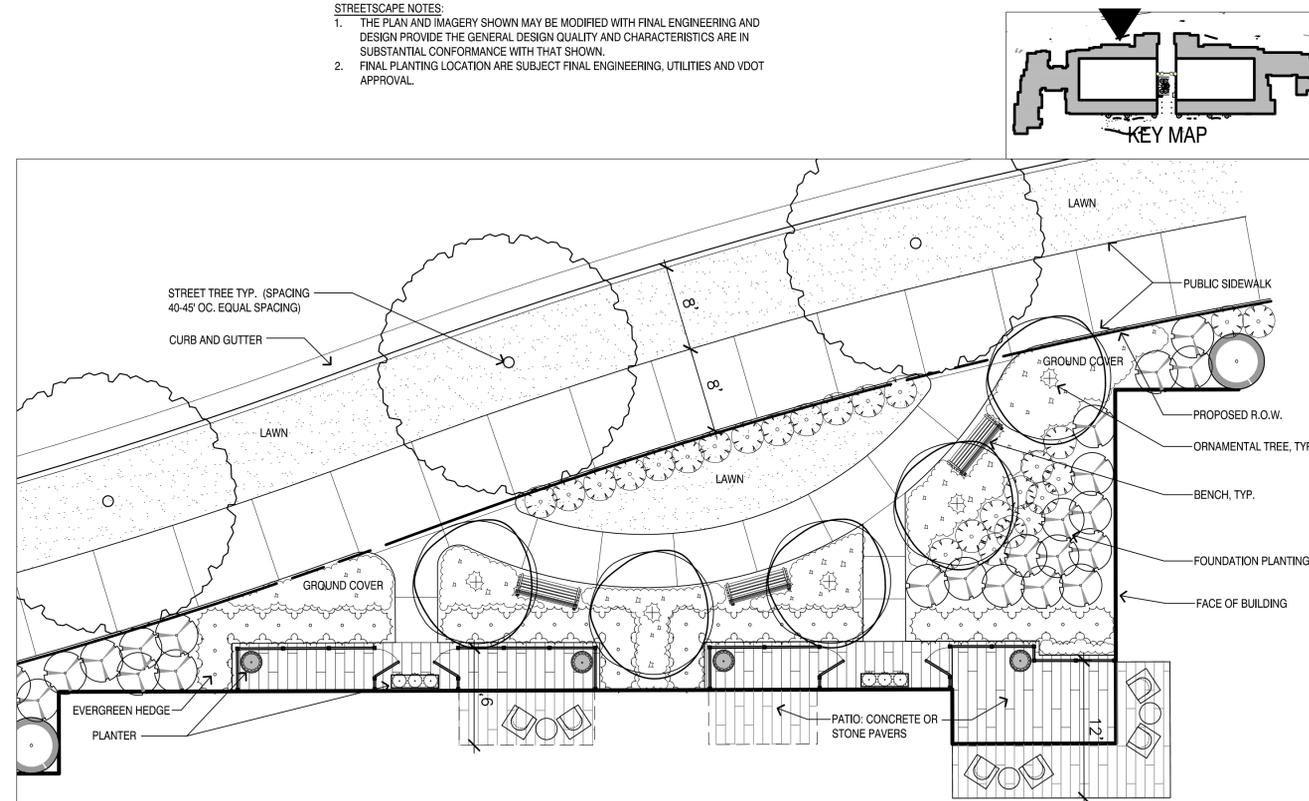


INDIVIDUAL UNIT PATIO/ INTERFACE AT PUBLIC STREET

SCALE: 1"=8'

STREETSCAPE NOTES:

1. THE PLAN AND IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN PROVIDE THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.
2. FINAL PLANTING LOCATION ARE SUBJECT FINAL ENGINEERING, UTILITIES AND VDOT APPROVAL.



STREETSCAPE PARKLET

SCALE: 1"=8'

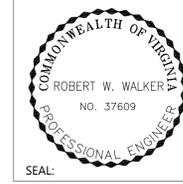
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SURVEY AND MAPPING
SECURITY CONSULTING

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7	04/23/15	Resubmission per County Comments
8	05/28/15	Resubmission per County Comments

SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/RW



TYPICAL PARKLET—PATIO AREAS (PARCEL 4M)

DULLES TECHNOLOGY CENTER

CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: AS NOTED
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-LP-301-COPY2.DWG
NCS:



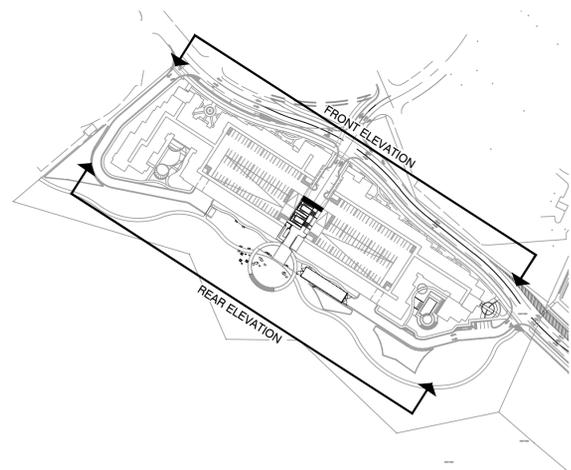
FRONT ELEVATION

NOT TO SCALE



REAR ELEVATION

NOT TO SCALE



KEY MAP

SCALE: 1" = 200'



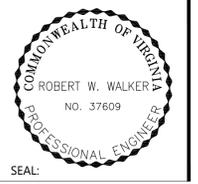
NOTE:
 THESE IMAGES ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND FINAL ARCHITECTURE WILL VARY WITH BUILDING DESIGN.

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7	04/23/15	Resubmission per County Comments
8	05/28/15	Resubmission per County Comments

SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/JW



FRONT AND REAR BUILDING ELEVATIONS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
SCALE: VERTICAL
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-PP-101.DWG
NCS:
NUMBER: 19 OF 36





BUILDING A SIDE ELEVATION

NOT TO SCALE



BUILDING A GARAGE SIDE ELEVATION

NOT TO SCALE



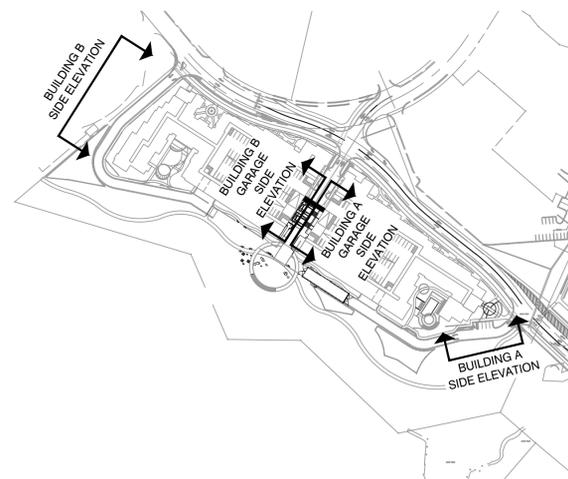
BUILDING B SIDE ELEVATION

NOT TO SCALE



BUILDING B GARAGE SIDE ELEVATION

NOT TO SCALE



KEY MAP

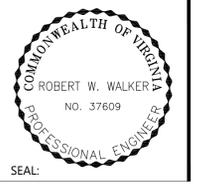
SCALE: 1" = 200'

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6	03/20/15	Resubmission per County Comments	
7	04/23/15	Resubmission per County Comments	
8	05/28/15	Resubmission per County Comments	

SUR: GORDON | DES: DW/JW
DRW: DW/JW | CHK: CS/RW



SIDE BUILDING ELEVATIONS (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

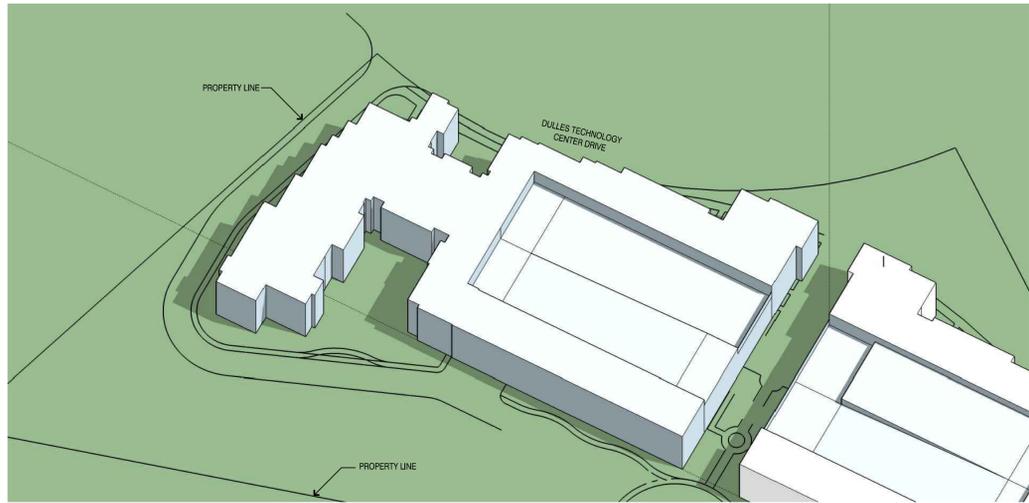


HORIZONTAL: N/A
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-PP-101.DWG
NCS:

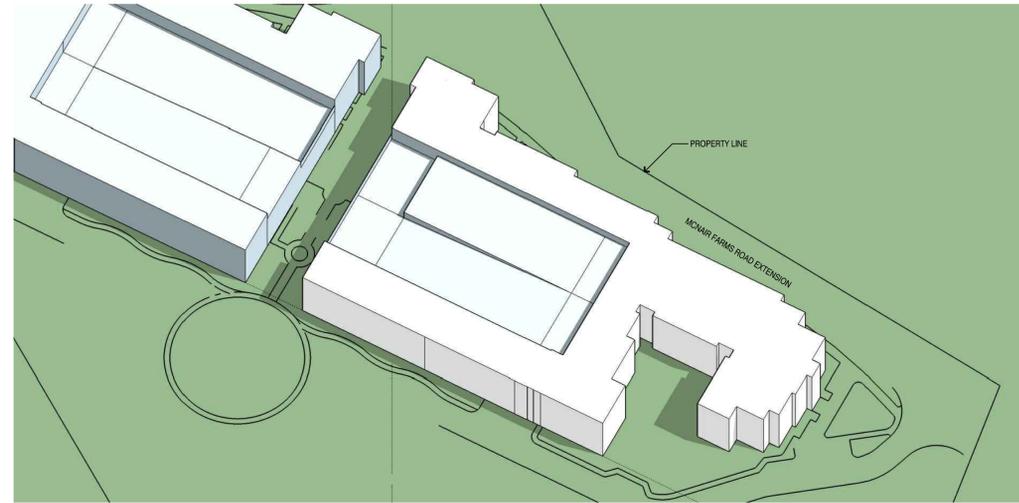
NUMBER: 20 OF 36



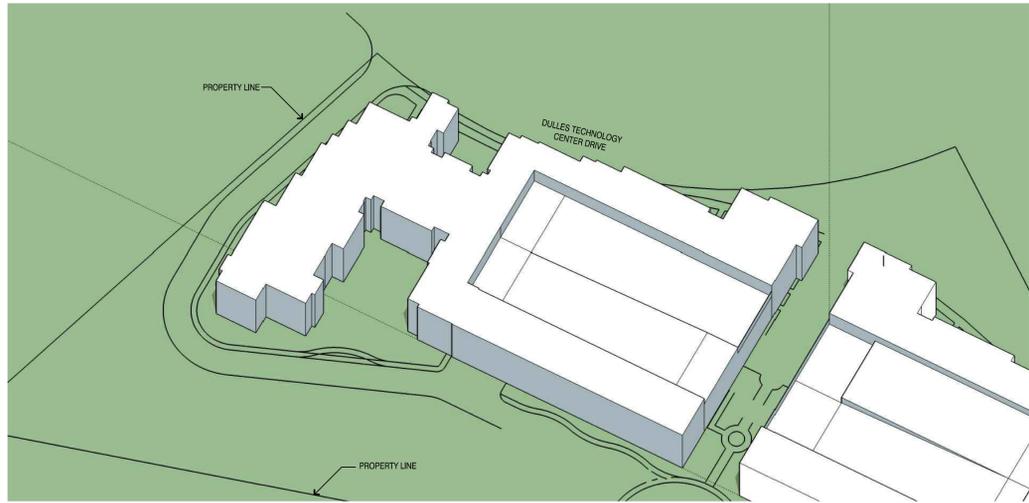
NOTE:
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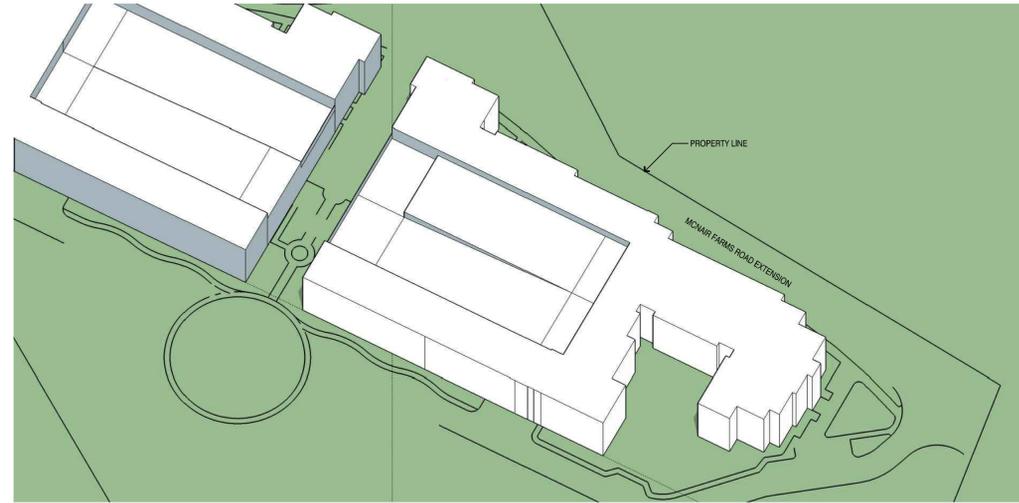
BUILDING B - 10:00 AM - JUNE 21ST



BUILDING A - 10:00 AM - JUNE 21ST



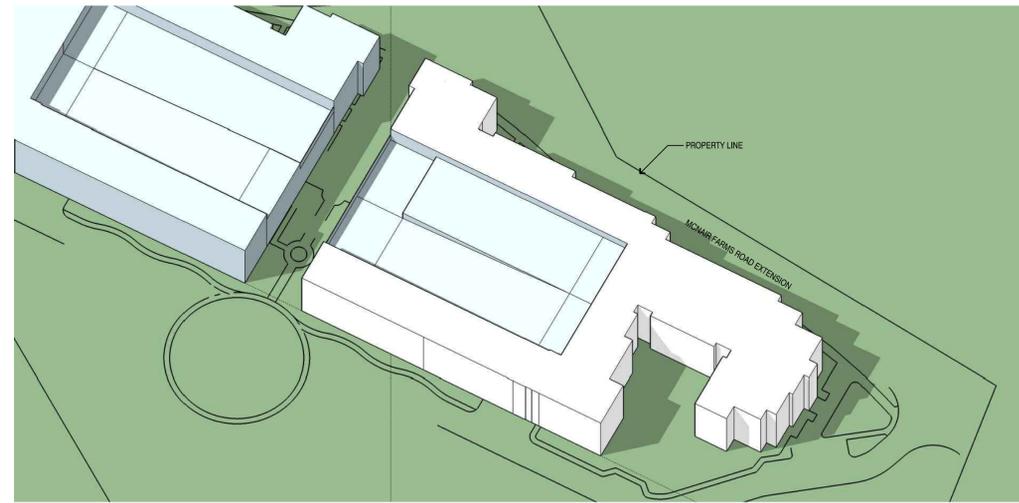
BUILDING B - 12:00 PM - JUNE 21ST



BUILDING A - 12:00 PM - JUNE 21ST



BUILDING B - 3:00 PM - JUNE 21ST

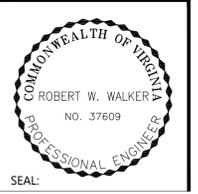


BUILDING A - 3:00 PM - JUNE 21ST



NUMBER	DATE	DESCRIPTION
1.	12/5/13	Acceptance Comments
2.	04/30/14	Resubmission with Parcel ID
3.	06/04/14	Resubmission with SEA areas
4.	07/02/14	Acceptance Comments
5.	11/07/14	Resubmission
6.	03/20/15	Resubmission per County Comments
7.	04/23/15	Resubmission per County Comments
8.	05/28/15	Resubmission per County Comments

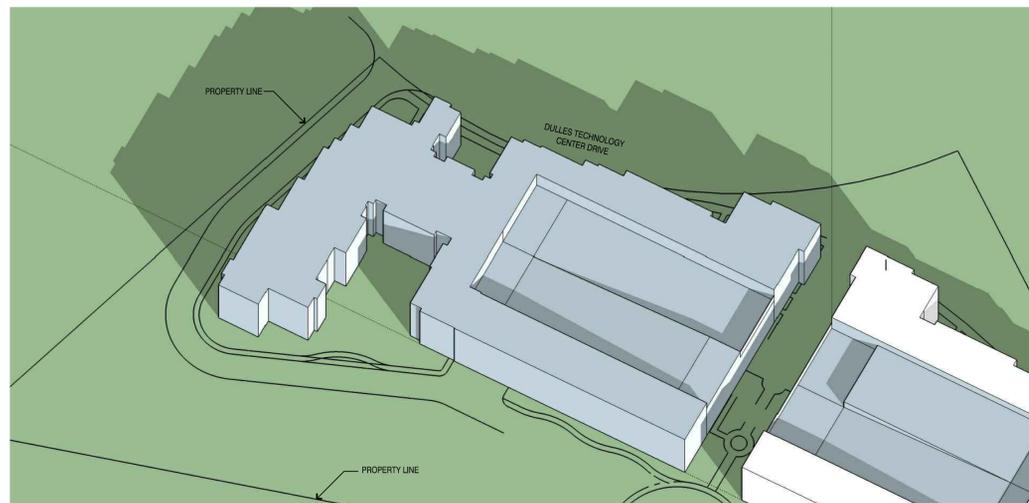
SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/RW



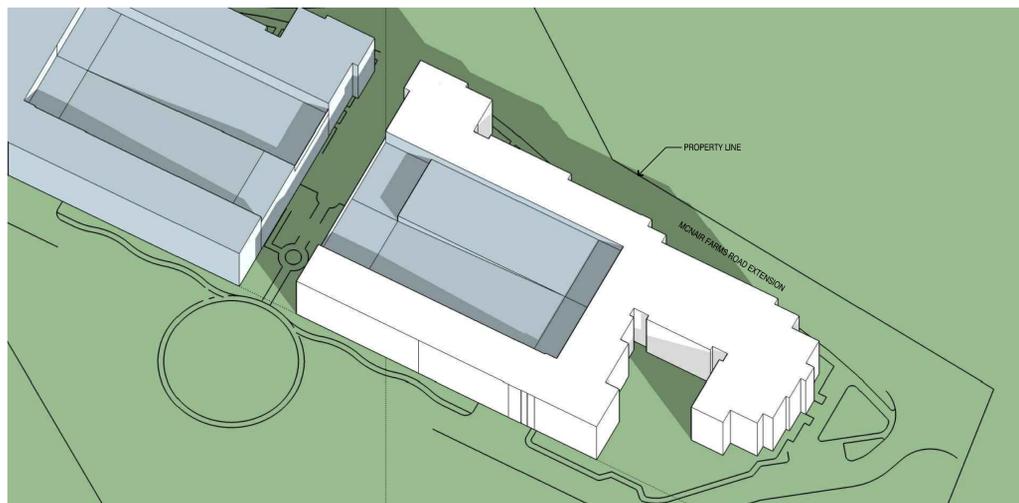
SHADOW STUDY BUILDINGS A & B—SUMMER (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
SCALE: VERTICAL
PLAN:
JOB: 0472-0238
CADD:
NCS:
NUMBER: 21 OF 36

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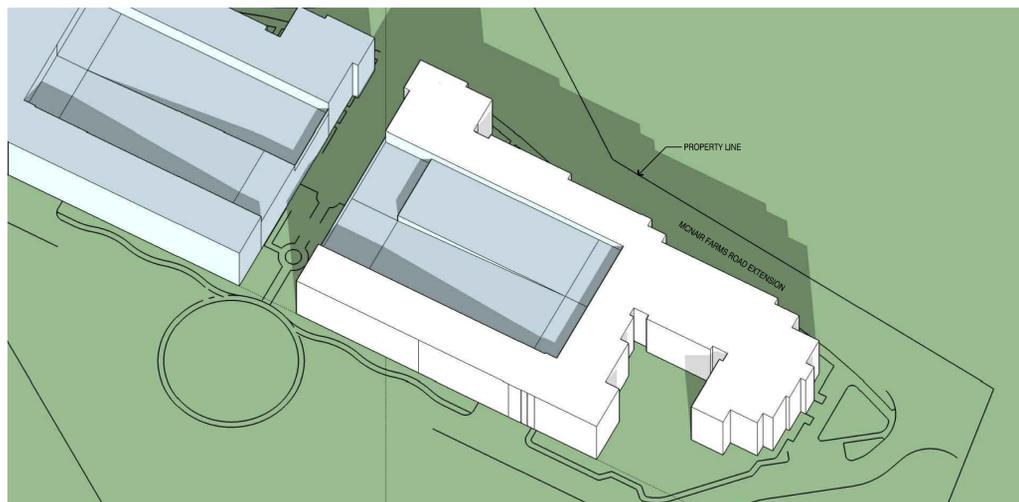
BUILDING B - 10:00 AM - DECEMBER 21ST



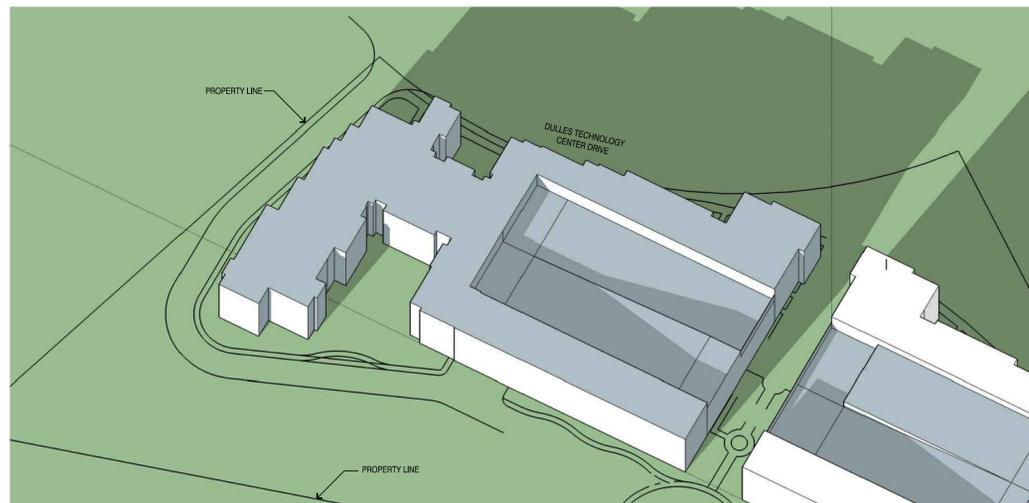
BUILDING A - 10:00 AM - DECEMBER 21ST



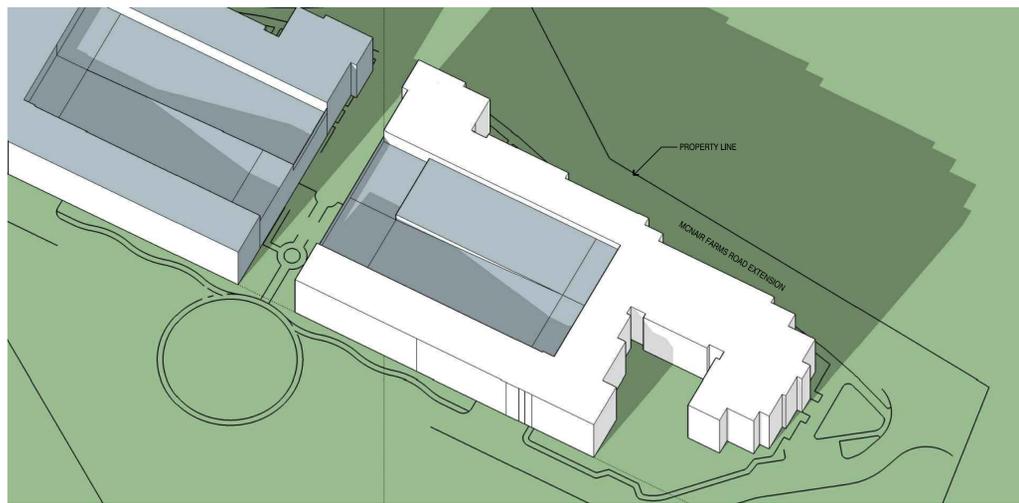
BUILDING B - 12:00 PM - DECEMBER 21ST



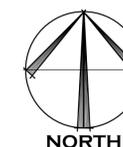
BUILDING A - 12:00 PM - DECEMBER 21ST



BUILDING B - 3:00 PM - DECEMBER 21ST



BUILDING A - 3:00 PM - DECEMBER 21ST

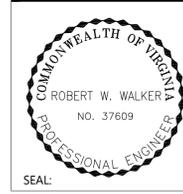


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NUMBER	DATE	DESCRIPTION
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7.	04/23/15	Resubmission per County Comments
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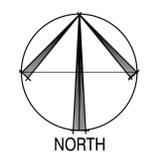
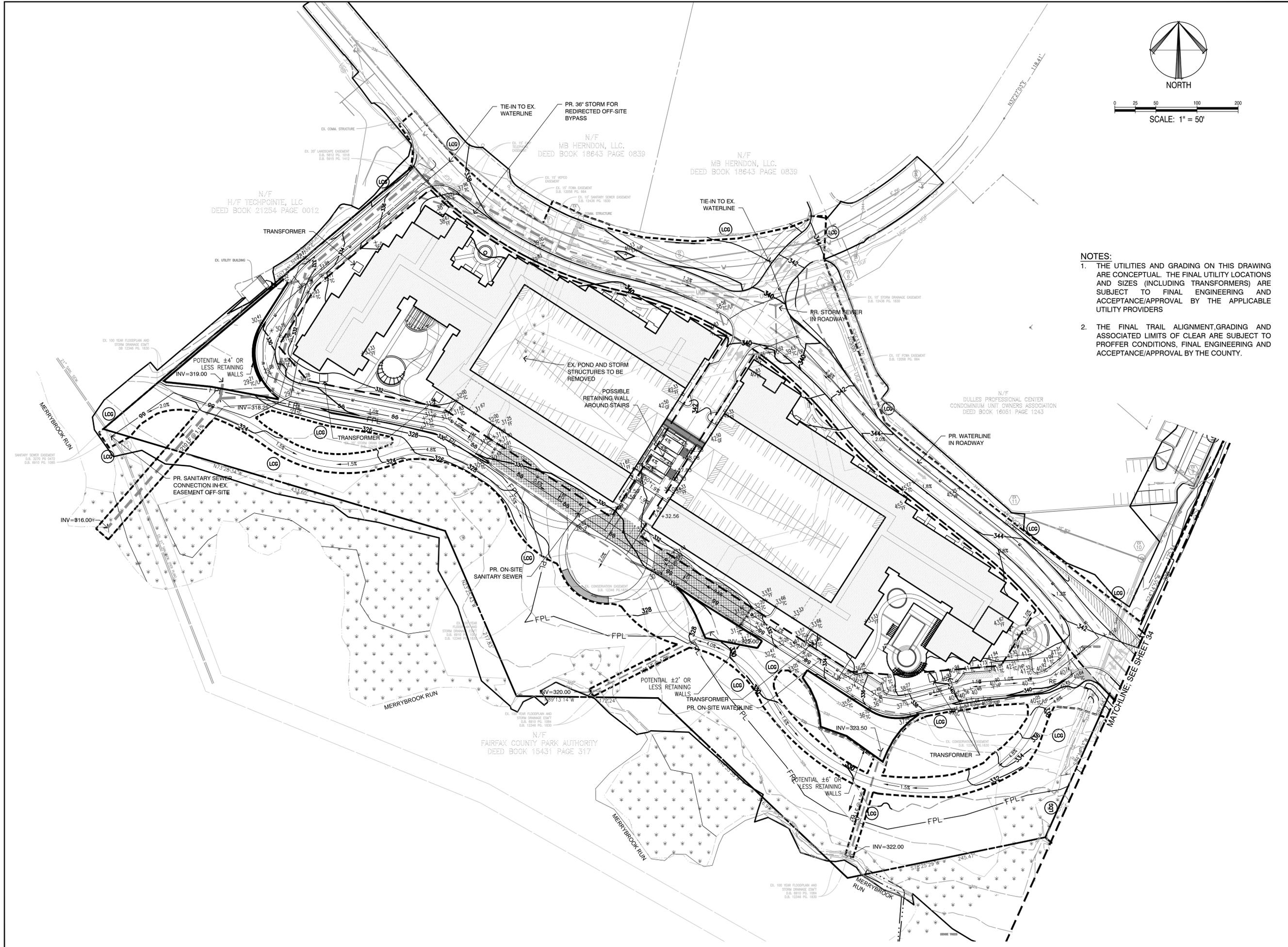
SUR: GORDON | DES: DW/JW
 DRW: DW/JW | CHK: CS/RW



SHADOW STUDY BUILDINGS A & B—WINTER (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: N/A
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD:
 NCS:





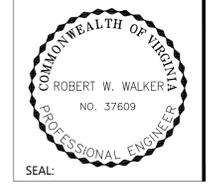
0 25 50 100 200
SCALE: 1" = 50'

- NOTES:**
1. THE UTILITIES AND GRADING ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES (INCLUDING TRANSFORMERS) ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE APPLICABLE UTILITY PROVIDERS
 2. THE FINAL TRAIL ALIGNMENT, GRADING AND ASSOCIATED LIMITS OF CLEAR ARE SUBJECT TO PROFFER CONDITIONS, FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE COUNTY.

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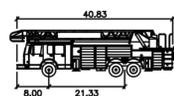
NUMBER	DATE	DESCRIPTION
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2.	04/30/14	Re-submission with Parcel ED
3.	06/04/14	Re-submission with SEA areas
4.	07/02/14	Acceptance Comments
5.	11/07/14	Re-submission
6.	03/20/15	Re-submission per County Comments
7.	04/23/15	Re-submission per County Comments
8.	05/28/15	Re-submission per County Comments

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/JRW



PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-CU-101.DWG
 NCS:
 NUMBER: 23 OF 36
Gordon

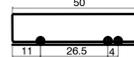


DIMENSIONS

VEHICLE LENGTH	40.83 FEET
BODY FRONT	8.00 FEET
WHEEL BASE	21.33 FEET
VEHICLE WIDTH	8.00 FEET
STEERING LOCK ANGLE	32.00 DEGREES
MIN. CENTERLINE TURNING RADIUS	40.25 FEET
FRONT AXLE TRACK	8.00 FEET
TIRE DIAMETER	42.00 INCHES
TIRE WIDTH	12.00 INCHES
REAR AXLE TRACK	8.00 FEET
TIRE DIAMETER	40.00 INCHES
TIRE WIDTH	10.00 INCHES
AXLE SPACING	5.00 FEET

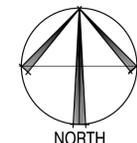
TYPICAL TURNING TEMPLATE

REVISED TURNING TEMPLATE FOR 50' FIRE TRUCK LENGTH



Overall Length	50.000R
Overall Width	8.500R
Overall Body Height	12.008R
Min Body Ground Clearance	1.155R
Track Width	8.500R
Lock-to-lock time	5.00S
Curb to Curb Turning Radius	44.000R

TURNING TEMPLATE
SCALE: NTS

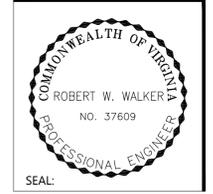


SCALE: 1" = 50'

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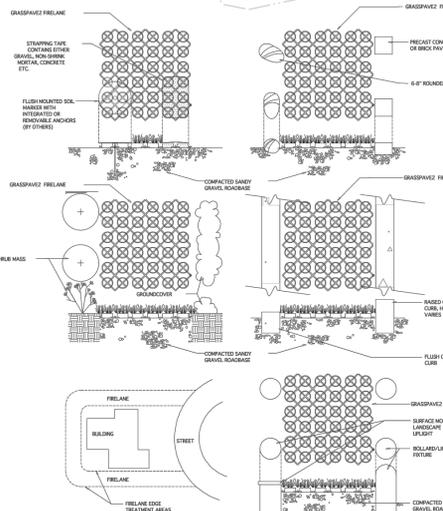
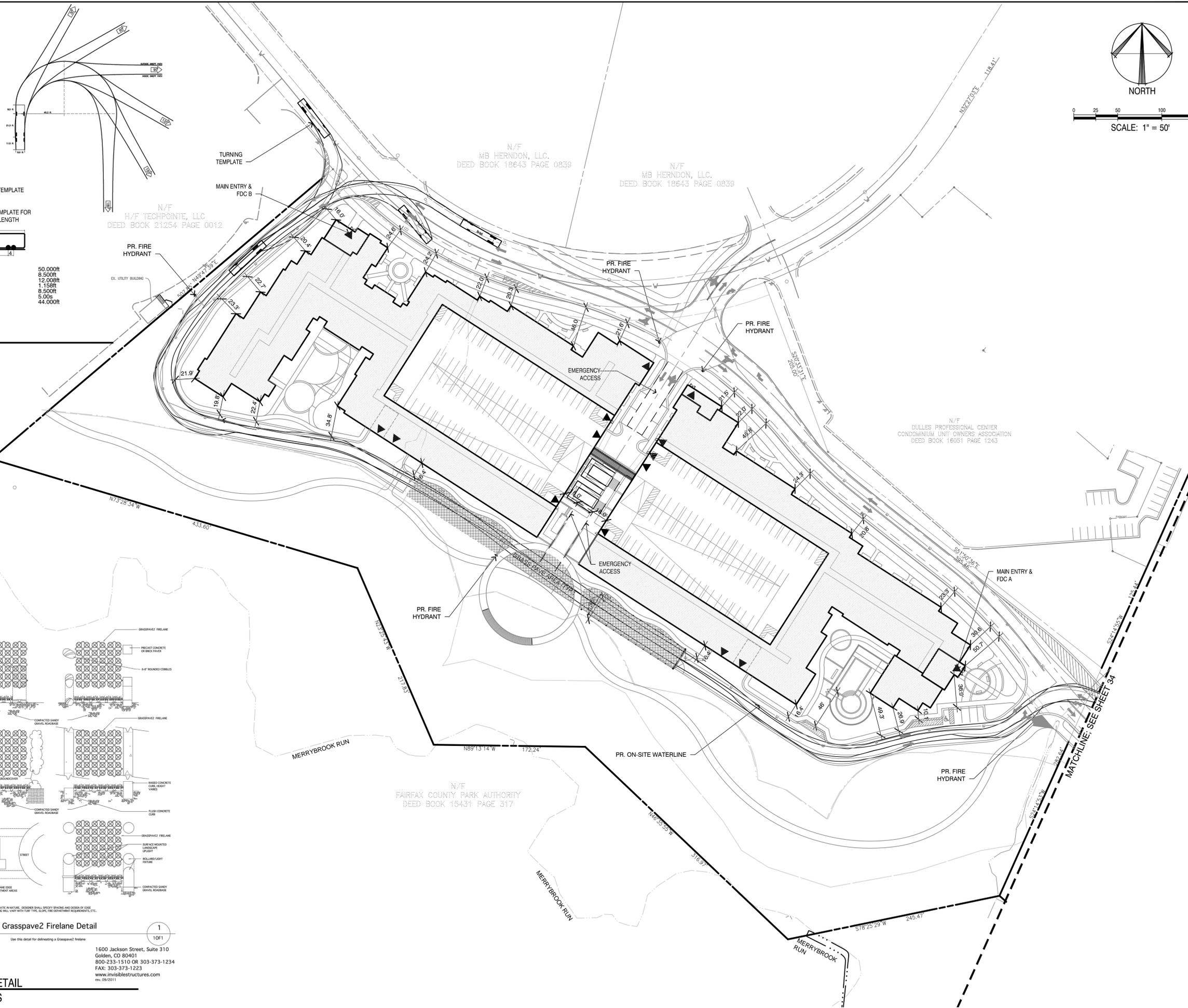
NUMBER	DATE	REVISIONS DESCRIPTION
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8.	05/28/15	Resubmission per County Comments

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/RW



FIRE MANAGEMENT PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-CU-101A.DWG
 NCS:
 NUMBER: 24 OF 36
Gordon



Grasspave2 Firelane Detail

1
10F1

NOT TO SCALE
 Use this detail for delineating a Grasspave2 firelane
 Invisible Structures, Inc.
 1600 Jackson Street, Suite 310
 Golden, CO 80401
 800-233-1510 OR 303-373-1234
 FAX: 303-373-1223
 www.invisiblestructures.com
 rev: 09/2011

GRASS PAVE DETAIL
SCALE: NTS

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 2J & 2L)
- Cluster Subdivision (9-615 1G & 1N)
- Development Plans PRC District (16-302 3 & 4L)
- FDP P Districts (except PRC) (16-502 1F & 1Q)
- Special Exceptions (9-011 2J & 2L)
- Commercial Revitalization Districts (9-622 2A (12) & (14))
- PRC Plan (16-303 1E & 1O)
- Amendments (18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 25.
- 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
EX POND	11.6	130.0	685.6	622,700	2,609,108	12.4
EX ENHANCED/ED	11.0	2.13	33.45	78,408	135,036	10.0
BIORETENTION	11.6	N/A	6.76	12,970	20,264	N/A
STORM FILTER	0	1.18	1.18	100	4069	N/A
Totals						
- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 25. Pond inlet and outlet pipe systems are shown on Sheet 25.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 25. Type of maintenance access road surface noted on the plat is Asphalt (asphalt, geoblock, gravel, etc.).
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 11.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 25.
- 8. A description of the existing conditions of each numbered site outfall 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 (640 acres) is provided on Sheet 25.
- 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 25.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 4.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

STORMWATER MANAGEMENT NARRATIVE

THE APPLICATION SITE (PARCEL 4M) IS LOCATED WITHIN THE MERRYBROOK RUN WATERSHED AND BOUNDED BY RIVER BIRCH ROAD (A DEVELOPED PARCEL) TO THE WEST, DULLES TECHNOLOGY DRIVE TO THE NORTH, ARROWBROOK PARK TO THE EAST, AND MERRYBROOK RUN TO THE SOUTH. THE TOTAL AREA OF PARCEL 4M IS 11.6 ACRES. DEQ GUIDANCE MEMO NO. 14-2014 ALLOWS NEW DEVELOPMENT SERVED BY AN EXISTING ONSITE OR OFFSITE STORMWATER MANAGEMENT FACILITY DESIGNED AND IMPLEMENTED IN ACCORDANCE WITH THE OLD PART IIC TECHNICAL CRITERIA OF THE VIRGINIA ADMINISTRATIVE CODE (ARTICLE 5 OF THE CURRENT CHAPTER 124 STORMWATER MANAGEMENT ORDINANCE) TO REMAIN SUBJECT TO THE OLD PART IIC TECHNICAL CRITERIA FOR TWO ADDITIONAL PERMIT CYCLES, PROVIDED THE LAND USE ASSUMPTIONS REMAIN VALID WITH THE ORIGINAL DESIGN. THE EXISTING POND DESIGN IS SHOWN ON SHEET 26 SHOWING THE SITE IS SERVED BY AN EXISTING POND AND THE ANALYSIS ON SHEET 27 DEMONSTRATES THE PROPOSED LAND USE IS CONSISTENT WITH THE ORIGINAL DESIGN. THEREFORE, DEQ GUIDANCE MEMO NO. 14-2014 APPLIES AND THIS SITE SHOULD REMAIN SUBJECT TO THE OLD PART IIC TECHNICAL CRITERIA UNTIL JUNE 30, 2024.

ADJOINING PARCEL 5D, ALSO PART OF THIS APPLICATION IS BOUNDED BY SUNRISE VALLEY DRIVE TO THE NORTH, CENTREVILLE ROAD TO THE SOUTH. THE TOTAL AREA OF PARCEL 5D IS 11.0 ACRES. PARCEL 5D IS MANAGED BY AN EXISTING ENHANCED-EXTENDED DETENTION FACILITY. MCNAIR FARMS DRIVE WILL IMPACT THIS STRUCTURE, BUT AN ANALYSIS HAS DETERMINED IT WILL CONTINUE TO FUNCTION AS DESIGNED MEETING THE REQUIREMENTS FOR ADEQUATE OUTFALL AND STORMWATER MANAGEMENT QUANTITY CONTROL (1-, 2- AND 10- YEAR DISCHARGE).

OUTFALL DESCRIPTIONS (FROM SITE TO EXISTING FLOODPLAIN/EXISTING SWM POND DA =685.6 ACRES)

OUTFALL #1 (PARCEL 4M) IS A PROPOSED STORM PIPE THAT CONVEYS BOTH OFF-SITE AND ON-SITE DRAINAGE. THE OFF-SITE DRAINAGE COMES FROM AN OFFSITE SWM POND NORTH OF PARCEL 4M. THE COMBINED DRAINAGE OUTFALLS DIRECTLY DISCHARGE DIRECTLY INTO THE OFFSITE STREAM CHANNEL OF MERRYBROOK RUN, INSIDE THE MAJOR 100-YEAR FLOODPLAIN.

OUTFALL #2 (PARCEL 4M) AND OUTFALL #3 (PARCEL 4M) ARE PROPOSED STORM SEWER PIPES THAT WILL DISCHARGE DIRECTLY INTO THE ONSITE STREAM CHANNEL OF MERRYBROOK RUN INSIDE THE MAJOR 100-YEAR FLOODPLAIN.

OUTFALL #4 (PARCEL 4M) IS AN EXISTING 33" STORM PIPE THAT CONVEYS BOTH OFF-SITE AND ON-SITE DRAINAGE. THE OFF-SITE DRAINAGE COMES FROM THE ADJACENT PROPERTIES TO THE NORTH EAST. THE PROPOSED MCNAIR FARMS ROAD EXTENSION CONTRIBUTES TO THE ON-SITE DRAINAGE. THE EXISTING STORM PIPE OUTFALLS INTO AN OPEN CHANNEL WHICH IS THEN CONVEYED INTO THE 100-YEAR FLOODPLAIN FOR MERRYBROOK RUN.

OUTFALL #5 (PARCEL 5D) IS A PROPOSED STORM PIPE THAT CONVEYS OFF-SITE DRAINAGE FROM EXISTING CENTREVILLE ROAD AND THE PROPOSED RIGHT TURN LANE FROM CENTREVILLE ROAD INTO THE 100-YEAR FLOODPLAIN OF MERRYBROOK RUN.

OUTFALL #6 (PARCEL 5D) IS A PROPOSED DOUBLE 4' X 4' BOX CULVERT TO OUTFALL AN EXISTING ENHANCED-EXTENDED DETENTION POND ORIGINALLY PROPOSED WITH THE ARROWBROOK DEVELOPMENT. THE OUTFALL IS THE SAME SIZE AND SLOPE AS ORIGINALLY PROPOSED BUT LOCATED SLIGHTLY FARTHER DOWNSTREAM.

AS NOTED, ALL OF THE SITE OUTFALLS DRAIN INTO THE MERRYBROOK RUN FLOODPLAIN AND THEN TO MERRYBROOK RUN. EACH OUTFALL CONFLUENCES WITH THE EXISTING POND UPSTREAM OF RIVER BIRCH ROAD WHICH HAS A DRAINAGE AREA OF 685.6 ACRES. THIS ANALYSIS SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT RECEIVING OUTFALLS HAVING AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

ADEQUATE OUTFALL

COMPLIANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) SECTION 6-0203. ANALYSIS OF DOWNSTREAM DRAINAGE SYSTEM WILL BE DEMONSTRATED BY SHOWING THERE IS NO ADVERSE IMPACT TO THE DOWNSTREAM SYSTEM AS WELL AS PROPORTIONAL IMPROVEMENT OF THE PRE-DEVELOPED CONDITION AS DESCRIBED IN PFM 6-0203.4 AND 6-0203.5.

ACCORDING TO PFM 6-0203.4, A PROPORTIONAL IMPROVEMENT AND NO ADVERSE IMPACT TO THE DOWNSTREAM DRAINAGE SYSTEM CAN BE SHOWN IF THE DETENTION METHOD AS DESCRIBED IN PFM 6-0203.4C IS UTILIZED. THE 2011 PFM DETENTION METHOD REQUIRES EXTENDED DETENTION OF THE 1-YEAR STORM VOLUME FOR A MINIMUM OF 24 HOURS AND; 2-YEAR AND 10-YEAR POST-DEVELOPED PEAK RATES OF RUNOFF FROM THE DEVELOPMENT SITE TO BE REDUCED TO BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SITE IN GOOD FORESTED CONDITION.

ADEQUATE OUTFALL (CONTINUED)

COMPUTATIONS SHOWN ON SHEET 27 SHOWS THAT THE EXISTING POND MEETS THE 2011 PFM 6-0203.4C(3) STATES THE DOWNSTREAM REVIEW IS LIMITED TO PROVIDING CROSS-SECTIONS SHOWING A DEFINED CHANNEL OR MAN-MADE DRAINAGE FACILITY, AND TO CHECKING FOR FLOODING OF EXISTING DWELLINGS OR BUILDINGS CONSTRUCTED UNDER AN APPROVED BUILDING PERMIT FROM THE 100-YEAR STORM EVENT THROUGHOUT THE EXTENT OF REVIEW DESCRIBED IN PFM 6-0203.2A, B, C AND D. THE EXTENT OF REVIEW WHEN UTILIZING THE DETENTION METHOD IS 150 FEET.

SINCE THE EXISTING POND WAS DESIGNED TO CONTROL THE SWM FOR THE ENTIRE DULLES TECHNOLOGY CENTER, WHICH INCLUDES THIS SITE, AND THAT THE POND PROVIDES THE PROPER RELEASE RATES TO MEET THE ADEQUATE OUTFALL REQUIREMENTS OF THE 2011 PFM THE USE OF THE EXISTING FACILITY TO MEET THIS SITE'S SWM AND ADEQUATE OUTFALL REQUIREMENTS IS CONSISTENT WITH THE DEQ GUIDANCE MEMO NO. 14-2014. PROVIDED ON SHEET 27.

THE ANALYSIS SHOWN ON SHEET 27 WILL DEMONSTRATE THE STORAGE VOLUME PROVIDED WITHIN THE EXISTING POND IS SUFFICIENT TO MEET THE REQUIREMENTS FOR THE DETENTION METHOD. THE ANALYSIS ESTABLISHED AN ALLOWABLE RELEASE RATE FOR THE SITE UTILIZING A 1-YEAR, 24-HOUR STORM WHILE PROVIDING EXTENDED DETENTION FOR 24 HOURS. IN ADDITION, ALLOWABLE RELEASE RATES WERE ESTABLISHED PROVIDING FOR THE 2-YEAR AND 10-YEAR POST-DEVELOPED PEAK RATES OF RUNOFF FROM THE SITE AREA TO BE REDUCED BELOW THE RESPECTIVE PEAK RATES OF RUNOFF FOR THE SERVING AREA IN GOOD FORESTED CONDITION. SEE SHEET 27 FOR COMPUTATIONS.

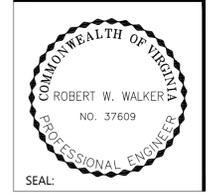
A FLOODPLAIN STUDY, 3717-FPS-02-1 WAS PREVIOUSLY PREPARED ALONG THE EXTENT OF REVIEW. A REVIEW OF THIS STUDY INDICATES A DEFINED CHANNEL AND NO DWELLINGS OR BUILDING ARE WITHIN THE FLOODPLAIN INDICATING COMPLIANCE WITH PFM 6-0203.4C(3).



Gordon
 PROGRAMMING AND PLANNING
 CIVIL ENGINEERING
 LANDSCAPE ARCHITECTURE
 SURVEY AND MAPPING
 SECURITY CONSULTING
 4501 Daly Drive
 Chantilly, VA 20151
 Phone: 703-263-1900
 www.gordonus.com

1	12/15/13	Acceptance Comments	REVISIONS
2.	04/30/14	Resubmission with Parcel 5D	NUMBER DATE DESCRIPTION
3.	06/04/14	Resubmission with SEA areas	
4.	07/02/14	Acceptance Comments	
5.	11/07/14	Resubmission	
6.	03/20/15	Resubmission per County Comments	
7.	04/23/15	Resubmission per County Comments	
8.	05/28/15	Resubmission per County Comments	

SUR: GORDON | DES: DW/JW
 DRW: DW/JW | CHK: CS/RW



OVERALL DRAINAGE MAP & SWM NARRATIVE (PARCELS 4M & 5D)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 300'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-CJ-101.DWG
 NCS:
 NUMBER: 25 OF 36
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EXISTING POND DESIGN (FOR INFORMATION PURPOSE ONLY)

REQUIRED STORAGE COMPUTATIONS

PRE - DEVELOPMENT PEAK DISCHARGE (ON-SITE)
 SITE AREA = 141.6 AC
 C = 0.25
 h = 58', L = 2900' $t_c = 34$ min
 $t_2 = 2.3$ hr/hr
 $t_{10} = 3.3$ hr/hr
 $t_{100} = 4.8$ hr/hr
 Q = CIA
 $Q_2 = (0.25)(2.3)(141.6) = 81.4$ cfs
 $Q_{10} = (0.25)(3.3)(141.6) = 116.8$ cfs
 $Q_{100} = (0.25)(4.8)(141.6) = 169.9$ cfs

POST - DEVELOPMENT PEAK DISCHARGE (ON-SITE)
 A = 141.6 AC.
 C = 0.80
 $t_c = 10$ MIN
 $t_2 = 4.2$
 $t_{10} = 5.92$
 $t_{100} = 8.3$
 Q = CIA
 $Q_2 = (0.80)(4.2)(141.6) = 475.8$ CFS
 $Q_{10} = (0.80)(5.92)(141.6) = 670.6$ CFS
 $Q_{100} = (0.80)(8.3)(141.6) = 940.2$ CFS

POST DEVELOPMENT INFLOW HYDROGRAPH (ON-SITE)

TIME (MIN)	Q ₂ (CFS)	Q ₁₀ (CFS)
0	0	0
5	291.1	388.6
10	670.6	903.0
15	375	499.6
20	263.9	351.2
25	206.2	275.3
30	168.8	224.3
35	139.3	185.8
40	118.9	158.6
45	104.2	138.2
50	90.6	120.1
55	79.3	105.4
60	70.2	92.9

REQUIRED STORAGE

2 YR. REQUIRED STORAGE $V_2 = 575,400$ FT³
 10 YR. REQUIRED STORAGE $V_{10} = 798,300$ FT³

SCS PEAK DISCHARGE COMPUTATIONS

AREA OF ENTIRE WATERSHED = 685.6 AC
 = 1.07 SQ. MI.
 SCS PEAK DISCHARGE METHOD

LAND USE	SOILS GROUP		
	B	C	D
COMMERCIAL	15 x 92 = 92	-	-
INDUSTRIAL	115 x 88 = 968	245 x 91 = 2184	355 x 93 = 3255
SCHOOL	-	15 x 94 = 94	25 x 95 = 190
1/8 AC. RES.	25 x 85 = 170	45 x 90 = 360	25 x 92 = 184
1/4 AC. RES.	15 x 75 = 75	15 x 83 = 83	-
1/3 AC. RES.	15 x 72 = 72	35 x 81 = 243	45 x 86 = 344
1/2 AC. RES.	35 x 70 = 210	-	-
TOTAL	195 = 1588	36% = 3246	45% = 4163

$CN = \frac{1588 + 3246 + 4163}{100} = 90.0$

$S = \frac{1000 - 10}{CN} = \frac{1000 - 10}{90} = 1.11$

$L = \text{HYDRAULIC LENGTH OF WATERSHED} = 9700$ L.F.
 $Y = \frac{4.83 - 0.125}{9700} = 0.00005$

$LAG TIME = L = \frac{0.8}{1.11} = 0.7$
 $L = \frac{9700 \times 0.8}{1.11} = 6936$

LAND USE	% AREA	% IMPERVIOUS
COMMERCIAL	7	85
INDUSTRIAL	61	72
SCHOOL	3	85
1/8 AC RES	8	65
1/4 AC RES	1	30
1/3 AC RES	8	30
1/2 AC RES	3	25

COMPOSITE % IMPERVIOUS = $7(85) + 71(72) + 3(85) + 8(65) + 1(30) + 8(30) + 3(25) = 67.5\%$

LAG FACTOR = 0.72

30% HYDRAULIC LENGTH MODIFIED, LAG FACTOR = 0.88

$L = (1.30)(0.72)(0.88) = 0.82$ HRS

TIME OF CONCENTRATION, $t_c = 1.67$ L
 $t_c = 1.37$ HRS

RAINFALL = P

$P_2 = 3.2"$
 $P_{10} = 5.2"$

RUNOFF = $Q = \frac{(P - 0.25)^2}{P + 0.85}$

$t_c = 1.37$ HR PEAK DISCHARGE = 255 CSM/IN

$Q_2 = 255(1.07)(2.17) = 592$ CFS
 $Q_{10} = 255(1.07)(4.07) = 1110$ CFS

SCS INFLOW HYDROGRAPHS

(2 * 10 YR. ULTIMATE, 685.6 AC.)

TIME (HR)	Q ₂ (CFS)	Q ₁₀ (CFS)
11.0	24.4	45.1
11.5	45.3	84.9
11.7	78.9	146.1
11.9	108.0	202.5
11.9	157.9	296.1
12.0	210.3	409.4
12.1	292.5	548.7
12.2	371.5	696.8
12.3	446.6	834.0
12.4	512.0	960.3
12.5	549.1	1029.9
12.5	578.2	1084.4
12.7	582.8	1093.1
12.7	571.2	1071.3
12.9	553.8	1038.6
13.0	515.5	966.8
13.2	438.8	823.1
13.5	326.2	611.9
14.0	289.0	391.9
14.5	144.0	270.0
15.0	106.8	200.0
16.0	70.8	132.6
18.0	46.4	87.1
20.0	37.2	69.7

WILLIAM H. GORDON ASSOCIATES, INC. RIVER BIRCH DRIVE DETENTION POND - 2 YEAR STORM ROUTING WMA FILE 0472-0302 SEPTEMBER 24, 1985

TIME	10.00	11.00	11.50	11.70	11.80	11.90	12.00	12.10	12.20	12.30	12.40	12.50	12.60	12.70	12.80	12.90	13.00	13.20	13.50	14.00	14.50
Inflow Rate (cfs)	0	24.40	45.30	78.90	108.00	157.90	210.30	292.60	371.50	446.60	512.00	549.10	578.20	582.80	571.20	553.80	515.50	438.80	326.20	289.00	144.00
Average Inflow Rate (cfs)		12.20	34.85	62.16	93.45	122.95	186.15	255.45	322.95	406.45	476.30	530.55	563.65	569.50	577.00	562.50	534.65	477.15	382.50	267.60	176.50
Inflow Volume (cu. ft.)		45,920.00	62,736.00	44,712.00	33,642.00	47,862.00	67,716.00	91,942.00	119,536.00	146,876.00	172,188.00	190,976.00	202,914.00	206,780.00	207,720.00	202,560.00	192,474.00	143,546.00	415,100.00	481,460.00	317,700.00
Trial Water Depth, H (ft.)		1.66	1.58	2.09	2.50	2.96	3.54	4.15	4.73	5.34	5.90	6.40	6.82	7.15	7.40	7.60	7.70	7.75	7.45	6.25	4.60
Outflow Depth (ft.)		1.66	1.58	2.09	2.50	2.96	3.54	4.15	4.73	5.34	5.90	6.40	6.82	7.15	7.40	7.60	7.70	7.75	7.45	6.25	4.60
Outflow (cfs)		23.61	42.96	65.35	85.50	110.15	144.07	182.86	222.51	266.91	309.98	350.21	385.24	411.80	430.42	453.19	462.16	466.67	459.84	337.97	218.99
Average Outflow Rate (cfs)		11.80	33.28	54.16	75.43	97.63	127.11	165.47	202.69	244.71	288.45	330.09	367.72	396.52	423.61	444.30	457.67	464.41	455.25	288.90	176.48
Outflow Volume (cu. ft.)		42,490.11	95,907.06	36,992.46	27,153.84	35,217.45	45,759.31	58,841.43	72,647.23	86,095.87	102,846.70	118,834.01	132,380.97	143,468.24	152,495.59	159,946.39	154,742.41	134,376.55	465,512.65	706,024.41	561,263.34
Delta S (cu. ft.)		1,429.89	2,823	5,715.54	4,488.16	12,644.55	21,956.89	33,114.57	46,570.77	58,802.13	66,347.30	72,165.99	70,533.03	65,511.76	55,220.41	42,551.61	27,711.59	9,165.42	-76,415.85	-218,344.42	-183,563.34
Storage Required (cu. ft.)		0	1,430	4,253	7,972	16,461	29,105	41,062	64,176	130,747	189,549	257,697	330,060	400,594	466,105	521,326	563,677	591,589	606,758	524,345	366,901
Compressing W.S.E. (ft.)		0.99	1.12	1.59	2.09	2.46	2.95	3.53	4.14	4.77	5.37	5.93	6.42	6.81	7.17	7.43	7.62	7.73	7.77	7.44	6.26

PEAK DISCHARGE = 466.7 cfs
 MAXIMUM STORAGE = 600,758 CF

STORAGE REQUIRED = 575,400 C.F.
 STORAGE REQUIRED = 600,758 C.F.

WILLIAM H. GORDON ASSOCIATES, INC. RIVER BIRCH DRIVE DETENTION POND - 10 YEAR STORM ROUTING WMA FILE 0472-0302 SEPTEMBER 24, 1985

TIME	10.00	11.00	11.50	11.70	11.80	11.90	12.00	12.10	12.20	12.30	12.40	12.50	12.60	12.70	12.80	12.90	13.00	13.20	13.50	14.00	14.50
Inflow Rate (cfs)	0	45.70	84.90	148.10	202.50	296.10	409.40	548.70	696.80	854.00	960.30	1,029.90	1,084.40	1,093.10	1,071.30	1,036.60	966.80	823.10	611.90	391.90	270.00
Average Inflow Rate (cfs)		22.85	65.36	116.50	175.30	249.30	352.75	479.45	622.75	765.40	877.15	995.10	1,087.15	1,086.75	1,062.20	1,054.95	1,002.70	894.95	717.50	501.90	336.95
Inflow Volume (cu. ft.)		82,260.00	117,540.00	63,880.00	63,106.00	89,748.00	126,990.00	172,458.00	224,190.00	275,544.00	322,974.00	366,236.00	380,574.00	391,950.00	389,592.00	379,782.00	360,972.00	644,364.00	774,900.00	903,420.00	595,710.00
Trial Water Depth, H (ft.)		1.59	2.31	3.00	3.45	4.09	4.82	5.55	6.37	7.14	7.87	8.43	8.80	9.05	9.16	9.20	9.20	9.00	8.60	7.92	6.95
Outflow Depth (ft.)		1.59	2.32	3.00	3.45	4.09	4.82	5.55	6.37	7.14	7.87	8.43	8.80	9.05	9.16	9.20	9.20	9.00	8.60	7.92	6.95
Outflow (cfs)		43.37	76.45	112.39	138.61	178.26	228.89	285.11	347.75	412.67	482.30	557.66	621.12	647.31	6,066.42	1,026.47	1,028.43	921.15	725.03	492.77	398.86
Average Outflow Rate (cfs)		21.68	59.70	94.61	125.50	156.43	203.57	257.00	316.43	380.21	447.49	516.98	579.39	624.22	6,076.67	1,017.42	1,028.43	974.79	825.09	610.90	445.82
Outflow Volume (cu. ft.)		78,059.31	187,820.52	67,877.76	45,175.56	57,603.57	75,286.50	92,519.46	112,914.04	136,875.55	161,094.69	185,193.46	206,161.41	216,317.90	231,671.42	246,272.42	276,234.45	701,647.53	891,094.73	1,099,616.45	802,482.15
Delta S (cu. ft.)		4,200.69	9,719	15,922.24	17,726.04	32,712.47	53,703.50	79,935.82	110,275.96	138,688.45	161,879.31	185,042.54	114,392.59	73,632.10	37,920.58	13,509.58	-9,262.05	-57,483.53	-116,194.73	-196,196.45	-266,772.15
Storage Required (cu. ft.)		0	4,201	13,920	29,822	47,750	80,465	134,166	214,105	324,381	465,049	624,929	777,671	892,364	965,996	1,005,916	1,017,426	1,006,164	950,680	834,486	438,289
Compressing W.S.E. (ft.)		0.99	1.39	2.33	2.97	3.46	4.09	4.81	5.59	6.38	7.15	7.87	8.44	8.82	9.05	9.16	9.20	9.17	9.00	8.65	7.92

PEAK DISCHARGE = 1,026.4 cfs
 MAXIMUM STORAGE = 1,017,426 CF

STORAGE REQUIRED = 798,300 C.F.
 STORAGE REQUIRED = 1,017,426 C.F.

DETENTION POND
 100 YEAR WATER SURFACE ELEVATION

BASED UPON Q = 1800 CFS (FROM USGS FLOOD PLAIN STUDY OPEN FILE REPORT 78-1028)

CASE 1
 OUTLET STRUCTURE CONTROL
 $1800 = 3.09(7)(h)^{1.5} + 3.09(83)(h - 7.77)^{1.5} + 3.09(10)(h - 9.21)^{1.5}$
 SOLVE BY TRIAL & ERROR FOR h:
 h = 10.35
 10.35 1821
 10.30 1783
 10.32 1798
 100-YR WSE = 315.6 + 10.32 = 325.92

CASE 2
 INLET CONTROL: 3 - 8' x 6' BOX CULVERTS
 INV. IN = 315.2
 $Q = 1800$
 600 CFS/CULVERT
 100 YR WSE = 315.2 + 10.2 = 325.4

CASE 3
 CULVERT UNDER OUTLET CONTROL
 100 YR. TAILWATER = 322.4 (USGS)
 $h_p = 322.4 - 214.55 = 7.85$ FT.
 $L_{50} = 130(.005) = 0.65$
 FROM BPR CHART 9 (DRAINAGE MANUAL, CHAPTER 5)
 GIVEN $Q = 1800 = 600$ CFS
 $A = 8 \times 6 = 48$ FT²
 $K_a = 0.5$
 $L = 130$ FT.
 FIND H = 4.0 FT
 100 YR. HM = $h_p + H - L_{50} = 7.85 + 4.0 - 0.65 = 11.20$ FT.
 100-YEAR WSE = 315.3 + 11.20 = 326.50
 CASE 3 CONTROLS 100 YEAR WSE = 326.40

STAGE - STORAGE RELATIONSHIP

EL.	AREA (FT ²)	(A ₁ + A ₂)/2	H (FT)	V (FT ³)	V (FT ³)
315.6	0	170	0.4	68	68
318	340	5370	2	10740	10808
320	6900	38150	2	76300	87108
322	13800	109450	2	218900	306408
324	301800	227400	2	454800	768808
326	481900	381800	2	763700	1524508
328	827700	642300			

WATER QUANTITY NARRATIVE

THE EXISTING POND BUILT FOR THE 141.6 ACRES DULLES TECHNOLOGY CENTER SITE AS REFLECTED IN THE FAIRFAX COUNTY FLOODPLAIN STUDY (3717-FPS-02-1) WAS DESIGNED TO PROVIDE STORMWATER MANAGEMENT FOR THE 2- AND 10-YEAR STORMS. ORIGINAL COMPUTATIONS ARE PROVIDED ON SHEET 26 FOR INFORMATION PURPOSES ONLY. A SCS METHODOLOGY MODEL WAS CREATED USING AUTOCAD HYDRAFLOW HYDROGRAPH EXTENSION TO VERIFY COMPLIANCE WITH THE 2011 FAIRFAX COUNTY PFM CHAPTER 6 SECTION 0203.4C. RUNOFF CURVE NUMBERS, TIME OF CONCENTRATIONS, STAGE STORAGE AND OUTLET STRUCTURE INFORMATION WERE USED FROM SHEET 4 OF 5 FROM 3717-FPS-02-1. A SUMMARY OF THIS MODEL IS PROVIDED BELOW. THE ADEQUATE OUTFALL ANALYSIS TABLE TO THE RIGHT SHOWS THAT THE POND RELEASE RATES REFLECTS THE ATTENUATION OF THE 1-, 2- AND 10-YEAR FLOWS TO BE LESS THAN THE REQUIRED RELEASE RATE (BASED ON THE PROPORTIONAL IMPROVEMENTS DEFINED IN SECTION 0203.4C). THE 11.6 ACRE SITE PROPOSED WITH THIS PLAN IS PART OF ORIGINAL 141.6 ACRES DULLES TECHNOLOGY CENTER SITE. A PROPOSED RCN CALCULATION PROVIDED ON THIS SHEET VERIFIES THAT THE DEVELOPMENT OF THE 11.6 ACRE SITE WILL RESULT IN A RUNOFF CURVE NUMBER (RCN) OF 89 WHICH IS BELOW THE RCN VALUE OF 90 USED IN THE DESIGN OF THE EXISTING POND. ACCORDING TO THE EXCERPTS OF DEQ GUIDANCE MEMO NO. 14-2014 (LISTED BELOW) OUR SITE IS BEING SERVED BY AN EXISTING FACILITY THAT MEETS THE 2011 PFM SECTION 0203.4C CRITERIA AND OUR SITE IS NOT CREATING ADDITIONAL IMPERVIOUS AREA COMPARED TO THE DESIGN PARAMETERS OF THE EXISTING POND AND THEREFORE SHOULD BE ALLOWED TO BE UTILIZED FOR MEETING THE REQUIREMENTS FOR ADEQUATE OUTFALL WITH OUT ANY MODIFICATIONS TO THE POND.

RCN (Calculation for site area and off site road improvements)

AREA (AC)	LAND USE	RCN	RCN x AREA
3.25	OPEN SPACE	80	260.00
3.42	TURF	80	273.60
6.13	IMPERVIOUS	98	600.74
TOTAL			1134.34

RCN = TOTAL RCN x AREA/ TOTAL AREA = 1134.34/12.80

RCN = 88.6

EXCERPTS OF DEQ GUIDANCE MEMO NO. 14-2014

COMMONWEALTH OF VIRGINIA DEPARTMENT OF ENVIRONMENTAL QUALITY WATER DIVISION

Subject: Guidance Memo No. 14-2014
Implementation Guidance for Section 47 (time limits on applicability of approved design criteria) and Section 48 (grandfathering) of the Virginia Stormwater Management Program Regulation, 9VAC25-870

To: Regional Directors and Local VSMP Administrators

From: Melanie D. Davenport, Director *Melanie D. Davenport*

Date: August 25, 2014

Copies: James Golden, Jeff Steers, Fred Cunningham, Joan Salvati, Allan Brockenbrough, Jerome Brooks, Regional Stormwater Compliance Managers

Summary:

Section 47 (time limits on applicability of approved design criteria) and Section 48 (grandfathering) of the Virginia Stormwater Management Program (VSMP) Regulation, 9VAC25-870, set forth the applicable stormwater management technical criteria to be implemented for regulated land-disturbing activities. The purpose of this guidance document is to clarify implementation of Sections 47 and Section 48 of the VSMP Regulation and was developed consistent with the regulation for use by the Department and Local VSMP Authorities.

This guidance document replaces DCR-VSWCB-028, Guidance Document on the Implementation of the Virginia Stormwater Management Regulations Grandfathering Provisions (05/12), prepared by the Department of Conservation and Recreation.

Electronic Copy:

An electronic copy of this guidance document in PDF format is available for staff internally on DEQNET, and for the general public on DEQ's website at: http://www.deq.virginia.gov/Programs/Water/Laws_Regulations_Guidance/Guidance/WaterPermitGuidance.aspx

Contact Information:

Please contact Drew Hammond, Office of Stormwater Management, at (804) 698-4037 or Andrew.Hammond@deq.virginia.gov with any questions regarding the application of this guidance.

Disclaimer:

This document is provided as guidance and, as such, sets forth standard operating procedures for the agency. However, it does not mandate or prohibit any particular action not otherwise required or prohibited by law or regulation. If alternative proposals are made, such proposals will be reviewed and accepted or denied based on their technical adequacy and compliance with appropriate laws and regulations.

COMPLIANCE WITH ARTICLE 5 OF CHAPTER 124 (STORMWATER MANAGEMENT ORDINANCE)

Drainage Area	Area (ac)	FORESTED Condition						Proposed Condition without Detention						*Allowable Release Rate			Discharge with Detention			
		Tc (min)	CN	Q _{w2} (cfs)	V _{w2} (cf)	Q _{w10} (cfs)	V _{w10} (cf)	Tc (min)	CN	V _{p1} (cf)	Q _{p2} (cfs)	V _{p2} (cf)	Q _{p10} (cfs)	V _{p10} (cf)	Q _{A1} (cfs)	Q _{A2} (cfs)	Q _{A10} (cfs)	Q _{A1} (cfs)	Q _{A2} (cfs)	Q _{A10} (cfs)
A1	11.6	5	70	17.28	35,958	47.27	94,916	5	90	74,284	44.95	94,169	81.27	176,710	1.72	6.60	25.39			
A2	130.0	10	70	164.44	390,770	455.76	1,031,483	10	90	807,263	441.07	1,023,361	799.32	1,920,364	18.69	62.79	244.80			
A3	544.0							82	90	3,386,707	530.23	4,293,301	980.82	8,056,486	418.75	530.23	980.82	**		
Total	685.6													439.16	599.62	1251.01	361.71	474.39	972.74	

* Q_{A1} = 2*V_{p1}/24/60/60, Q_{A2} = Q_{w2}*V_{w2}/V_{p2}, Q_{A10} = Q_{w10}*V_{w10}/V_{p10}

** QUANTITY CONTROL NOT APPLIED TO OFF SITE RUNOFF

A1= CURRENT APPLICATION OF DULLES TECHNOLOGY CENTER

A2= PREVIOUS APPLICATION OF DULLES TECHNOLOGY CENTER

A3= UPSTREAM OFFSITE DRAINAGE AREA

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	10.99	1	718	24,063	-----	-----	-----	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	103.62	1	720	261,496	-----	-----	-----	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	418.75	1	763	3,386,707	-----	-----	-----	A3-OFFSITE UPSTEAM DRAINAGE
4	Combine	429.70	1	763	3,648,203	2, 3	-----	-----	TOTAL OFFSITE
5	Combine	430.69	1	763	3,672,262	1, 4	-----	-----	OFFSITE + ONSITE
7	SCS Runoff	35.85	1	717	74,284	-----	-----	-----	A1-PROPOSED ONSITE- DULLES T
8	SCS Runoff	351.44	1	719	807,263	-----	-----	-----	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	418.75	1	763	3,386,707	-----	-----	-----	OFFSITE UPSTEAM DRAINAGE AR
10	Combine	507.80	1	720	4,268,252	7, 8, 9	-----	-----	POND INFLOW
11	Reservoir	361.71	1	787	4,268,246	10	322.75	475,566	POND OUTFLOW

1

Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	17.28	1	718	35,958	-----	-----	-----	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	164.44	1	720	390,770	-----	-----	-----	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	530.23	1	763	4,293,301	-----	-----	-----	A3-OFFSITE UPSTEAM DRAINAGE
4	Combine	545.84	1	763	4,684,078	2, 3	-----	-----	TOTAL OFFSITE
5	Combine	547.25	1	763	4,720,031	1, 4	-----	-----	OFFSITE + ONSITE
7	SCS Runoff	44.95	1	717	94,169	-----	-----	-----	A1-PROPOSED ONSITE- DULLES T
8	SCS Runoff	441.07	1	719	1,023,361	-----	-----	-----	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	530.23	1	763	4,293,301	-----	-----	-----	OFFSITE UPSTEAM DRAINAGE AR
10	Combine	643.58	1	720	5,410,834	7, 8, 9	-----	-----	POND INFLOW
11	Reservoir	474.39	1	784	5,410,829	10	323.71	695,570	POND OUTFLOW

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Hydrograph Summary Report

Hydraflow Hydrographs Extension for AutoCAD® Civil 3D® 2013 by Autodesk, Inc. v10

Hyd. No.	Hydrograph type (origin)	Peak flow (cfs)	Time interval (min)	Time to Peak (min)	Hyd. volume (cuft)	Inflow hyd(s)	Maximum elevation (ft)	Total strge used (cuft)	Hydrograph Description
1	SCS Runoff	47.27	1	718	94,916	-----	-----	-----	A1-EXISTING ONSITE DULLES TEC
2	SCS Runoff	455.76	1	720	1,031,483	-----	-----	-----	A2-OFFSITE UNDEVELOPED DULL
3	SCS Runoff	980.82	1	762	8,056,486	-----	-----	-----	A3-OFFSITE UPSTEAM DRAINAGE
4	Combine	1017.72	1	762	9,087,971	2, 3	-----	-----	TOTAL OFFSITE
5	Combine	1021.03	1	762	9,182,883	1, 4	-----	-----	OFFSITE + ONSITE
7	SCS Runoff	81.27	1	717	176,710	-----	-----	-----	A1-PROPOSED ONSITE- DULLES T
8	SCS Runoff	799.32	1	719	1,920,364	-----	-----	-----	A2-OFFSITE DEVELOPED DULLES
9	SCS Runoff	980.82	1	762	8,056,486	-----	-----	-----	OFFSITE UPSTEAM DRAINAGE AR
10	Combine	1194.83	1	719	10,153,552	7, 8, 9	-----	-----	POND INFLOW
11	Reservoir	972.74	1	772	10,153,542	10	324.99	1,138,024	POND OUTFLOW

23

New Construction Activities

Land-disturbing activities that obtain first-time coverage under the 2014 general permit, with the exception of "grandfathered" projects or projects served by an existing stormwater management facility, are subject to the new Part II B technical criteria for two (2) additional general permit cycles.

Any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old Part II C technical criteria remain subject to the old Part II C technical criteria for two (2) additional general permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an unanticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new Part II B technical criteria or the project should be designed in accordance with the new Part II B technical criteria.

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www.gordonus.com

NUMBER	DATE	DESCRIPTION
1	12/15/13	Acceptance Comments
2	04/30/14	Re-submission with Parcel ID
3	06/04/14	Re-submission with SEA areas
4	07/02/14	Acceptance Comments
5	11/07/14	Re-submission
6	03/20/15	Re-submission per County Comments
7	04/23/15	Re-submission per County Comments
8	05/28/15	Re-submission per County Comments

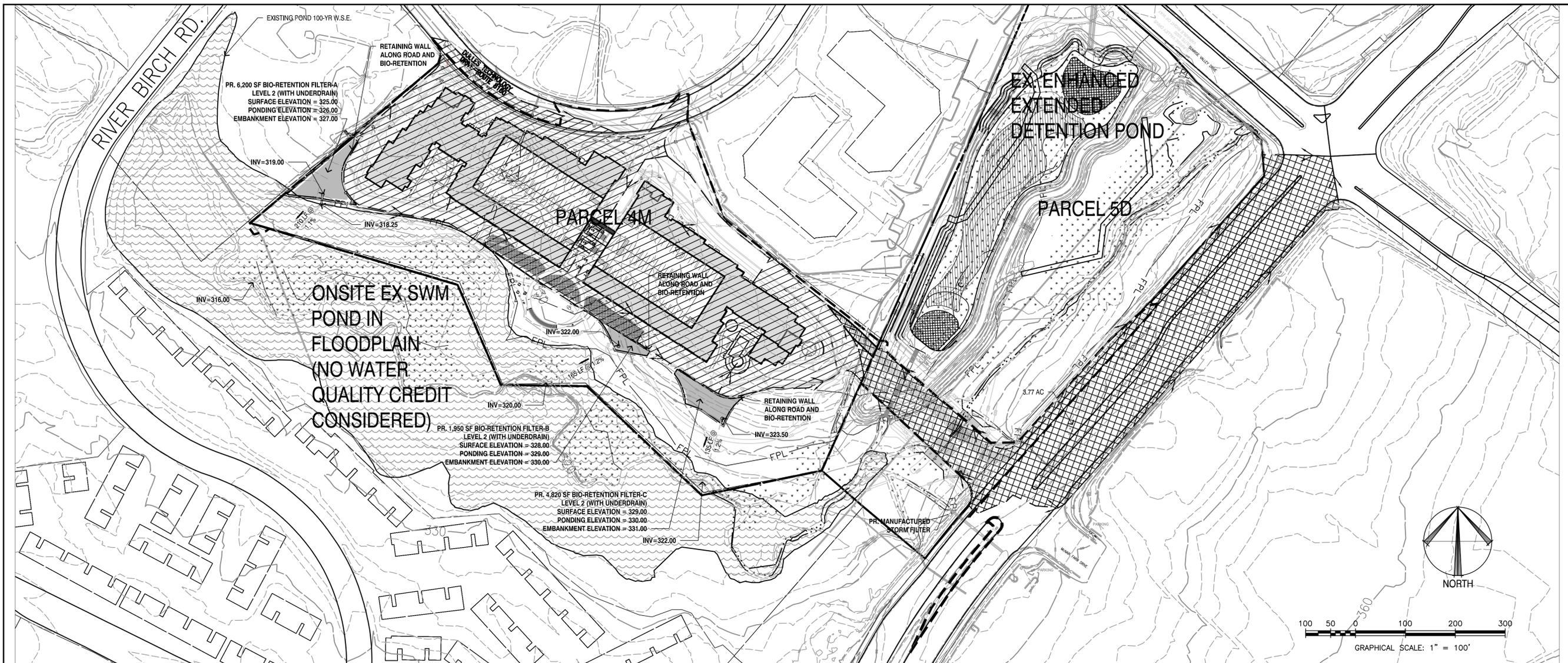
SUR: GORDON | DES: DW/JW
DRW: DW/JW | CHK: CS/RW



WATER QUANTITY COMPLIANCE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-C-CJ-102A.DWG
NCS:
NUMBER: 27 OF 36





PARCEL 4M NEW DEVELOPMENT WATER QUALITY COMPLIANCE

1. 15.35 LB/YR LOAD GENERATED
 - 1.a. 2.78 ACRE OPEN SPACE
 - 1.b. 3.14 ACRES DISTURBED SOILS
 - 1.c. 6.07 ACRES IMPERVIOUS COVER
2. 10.35 LB/YR REDUCTION REQUIRED
 - 2.a. 68% AVERAGE SITE REDUCTION REQUIRED
3. 11.45 LB/YR REDUCTION PROVIDED
 - 3.a. 5.56 ACRES IMPERVIOUS COVER TREATED
 - 3.b. 1.201 ACRES OF TURF AREA TREATED
 - 3.c. 75% AVERAGE SITE REDUCTION PROVIDED

PARCEL 5D WATER QUALITY REDEVELOPMENT COMPLIANCE

1. 2.19 LB/YR LOAD GENERATED
 - 1.a. EXISTING CONDITIONS:
 - 1.a.a. 0.72 ACRE FOREST/OPEN SPACE
 - 1.a.b. 0.24 ACRE MANAGED TURF (GRASS MEDIAN + SIDEWALK GRASS STRIP)
 - 1.a.c. 0.10 ACRE IMPERVIOUS COVER (EX. SIDEWALK)
 - 1.b. PROPOSED CONDITIONS:
 - 1.b.a. 0.06 ACRES OF MANAGED TURF (SIDEWALK GRASS STRIP)
 - 1.b.b. 1.00 ACRES OF IMPERVIOUS COVER
2. 1.63 LB/YR REDUCTION REQUIRED
3. 1.64 LB/YR REDUCTION PROVIDED
 - 3.a. 0.92 ACRES OF PROPOSED IMPERVIOUS COVER TREATED WITH A MANUFACTURED STORM FILTER (EFFICIENCY OF 50%)
 - 3.b. 0.58 ACRES OF UNDISTURBED IMPERVIOUS COVER TREATED WITH A MANUFACTURED STORM FILTER (EFFICIENCY OF 50%)

LEGEND

- BMP APPLICABLE AREA
- DRAINAGE DIVIDE
- POTENTIAL STORMWATER MANAGEMENT FACILITY LOCATION
- DRAINAGE AREA TO BIORETENTION (90% REDUCTION EFFICIENCY)
- DRAINAGE AREA TO STORM FILTER

WATER QUALITY NARRATIVE

WATER QUALITY REQUIREMENTS FOR PARCEL 4M AS DESCRIBED IN CHAPTER 124 SECTION 4-2 (STORMWATER MANAGEMENT ORDINANCE) OF THE COUNTY CODE IS FOR NEW DEVELOPMENT. THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL BE REDUCED TO 0.41 POUNDS PER ACRE PER YEAR, AS CALCULATED UTILIZING VIRGINIA RUNOFF REDUCTION METHOD.

WATER QUALITY REQUIREMENTS FOR PARCEL 5D AS DESCRIBED IN CHAPTER 124 SECTION 4-2 (STORMWATER MANAGEMENT ORDINANCE) OF THE COUNTY CODE IS FOR RE-DEVELOPMENT. THE PROJECTED TOTAL PHOSPHORUS RUNOFF POLLUTION LOAD FOR THE PROPOSED DEVELOPMENT SHALL REDUCE AT LEAST 20% OF THE PHOSPHORUS LOAD FOR THE EXISTING IMPERVIOUS AREA, AND SHALL REDUCE THE PHOSPHORUS LOAD FROM THE INCREASED IMPERVIOUS AREA TO 0.41 POUNDS PER ACRE PER YEAR, AS CALCULATED UTILIZING VIRGINIA RUNOFF REDUCTION METHOD.

THREE PROPOSED BIORETENTION FILTERS FOR PARCEL 4M AND A MANUFACTURED STORM FILTER FOR PARCEL 5D CAN PROVIDE COMPLIANCE FOR THESE TWO PARCELS. PARCEL 5D STORM FILTER RECEIVES ABOUT 3.8 ACRES OF DRAINAGE FROM THE PROPOSED AND EXISTING PUBLIC RIGHT OF WAY. TO MEET COMPLIANCE, 1.5 IMPERVIOUS ACRES NEEDS TO BE TREATED, WHERE 0.58 ACRES OF THAT AREA IS PROPOSED TREATMENT OF AREAS OUTSIDE THE LIMITS OF DISTURBANCE AND IN OTHERWISE CONSIDERED "OFFSITE." EXCESS DRAINAGE ABOVE THE REQUIRED TREATMENT VOLUME WILL BYPASS THE SYSTEM BY AN OFFLINE OR ONLINE CONFIGURATION AS DETERMINED DURING FINAL DESIGN. SEE SHEET 28 FOR COMPLIANCE COMPUTATIONS. THE EXISTING ENHANCED EXTENDED DETENTION POND SHOWN WITH PARCEL 5D IS SHOWN FOR REFERENCE ONLY. IT DOES NOT PROVIDE ANY WATER QUALITY COMPLIANCE FOR THE PROPOSED IMPROVEMENTS.

THIS EXHIBIT IS A PRELIMINARY WATER QUALITY CONTROL PLAN ONLY. THE BMP FACILITIES, UTILITIES AND GRADING FINAL LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING, AND ACCEPTANCE/APPROVAL BY THE APPLICABLE PROVIDERS AND REVIEWERS. BIORETENTION SIZES UTILIZE VA BMP CLEARINGHOUSE SPEC 9 MARCH 2011 VERSION 1.9.

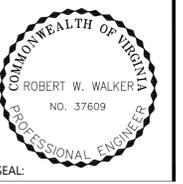
BIORETENTION FACILITIES ARE SUBJECT TO FAVORABLE GROUNDWATER DEPTHS. GEOTECHNICAL TESTING REQUIRED. ADDITIONAL OFFSITE SURVEY INFORMATION FOR THE PURPOSES OF BYPASSING OFFSITE WATER IS NEEDED PRIOR TO IMPLEMENTATION OF FINAL ENGINEERING.

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NUMBER	DATE	REVISIONS DESCRIPTION
1.	12/15/13	Acceptance Comments
2.	04/30/14	Resubmission with Parcel 5D
3.	06/04/14	Resubmission with SEA areas
4.	07/02/14	Acceptance Comments
5.	11/07/14	Resubmission
6.	03/20/15	Resubmission per County Comments
7.	04/23/15	Resubmission per County Comments
8.	05/28/15	Resubmission per County Comments

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/JRW



WATER QUALITY COMPLIANCE PLAN (PARCEL 4M)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=100'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-C-CJ-103.DWG
 NCS:
 NUMBER: 28 OF 36
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**PCA & FDPA
GENERAL NOTES (PARCEL 5D):**

* SEE SHEET 2 FOR PARCEL 4M NOTES

1. **LOCATION/EXISTING ZONING AND USE:** PARCEL 5D CONSISTS OF APPROXIMATELY 10.88 ACES (OR 473,859 SF) AS DELINEATED ON THIS PLAN AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 0163-01-0005D. THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).

2. REQUEST

PARTIAL PCA REQUEST:

A. **PARTIAL PCA REQUEST:** THE APPLICANT REQUESTS A PARTIAL PCA TO AMEND THE PROFFERS APPROVED WITH RZ 2002-HM-043. THE PARTIAL PCA WOULD NOT IMPACT THE ABILITY OF PROPERTIES REMAINING PURSUANT TO RZ 2002-HM-043 TO COMPLY WITH THE EXISTING PROFFERS OR THE PDC DISTRICT REGULATIONS.

B. **FDPA REQUEST:** THE APPLICANT REQUESTS A FINAL DEVELOPMENT PLAN AMENDMENT TO THE APPROVED FDP 2002-HM-043 TO ALLOW TRANSPORTATION IMPROVEMENTS AND ASSOCIATED GRADING, MITIGATION, AND UTILITY CONNECTIONS ON THE SITE.

3. **BOUNDARY AND TOPOGRAPHIC INFORMATION:** THE PLAN BOUNDARY INFORMATION SHOWN HEREON IS TAKEN FROM EXISTING LAND RECORDS. PLAN TOPOGRAPHIC INFORMATION IS FROM AERIAL FLOWN SURVEY BY GORDON IN OCTOBER 2013 AND THE CONTOUR INTERVAL IS 2 FOOT. DATUM IS BASED ON MEAN SEA LEVEL ELEVATIONS AS PER THE NATIONAL GEODETIC VERTICAL DATUM (NGVD) OF 1929.

4. **OWNERSHIP:** THE PROPERTY SHOWN HEREON IS IN THE NAME OF FAIRFAX COUNTY PARK AUTHORITY RECORDED JANUARY 11, 2011 IN DEED BOOK 21629 AT PAGE 0770 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

5. COMPREHENSIVE PLAN:

A. THE SUBJECT PARCEL IS LOCATED WITHIN LAND UNIT A-1 OF THE DULLES SUBURBAN CENTER OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN; THE VISION FOR LAND UNIT A-1 PROMOTES A MIX OF LAND USES SERVED BY A MULTI-MODAL TRANSPORTATION SYSTEM. THE COMPREHENSIVE PLAN TEXT LISTS AN ADDITIONAL CENTREVILLE ROAD CROSSING AT THE MCNAIR FARMS DRIVE INTERSECTION. THIS IS FURTHER GRAPHICALLY DEPICTED WITH FIGURE 17 TO PROVIDE A NEW COLLECTOR ROAD CONNECTION FROM CENTREVILLE ROAD THROUGH THE SUBJECT PROPERTY TO DULLES TECHNOLOGY DRIVE.

B. THE SUBJECT PROPERTY IS CURRENTLY A PUBLIC PARK AND IS PART OF THE MERRYBROOK RUN STREAM VALLEY PARK.

6. **MODIFICATION/WAIVER REQUESTS:** THE PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.

7. **PARKING SPACES:** THERE ARE 15 EXISTING SURFACE PARKING SPACES PROVIDED IN ACCORDANCE WITH ZONING ORDINANCE ART. 11 AND ARE SHOWN ON SHEET 31. THESE EXISTING PARKING SPACES WILL REMAIN.

8. **SIGNAGE:** PROPOSED ENTRANCE SIGNS SHOWN HEREON WILL COMPLY WITH THE PROVISIONS OF ARTICLE 12.

9. **STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP):** SWM/ BMP REQUIREMENTS ARE PROVIDED WITHIN THE EXISTING STORMWATER MANAGEMENT FACILITY LOCATED ONSITE AND PARTIALLY OFFSITE. FOR DETAILS SEE ADEQUATE OUTFALL ANALYSIS AND SWM/BMP ANALYSIS SHEETS.

10. **CLEARING AND GRADING:** A PRELIMINARY LIMITS OF CLEARING AND GRADING LINE IS SHOWN ON THE PCA/FDPA/SE PLAN. (SEE SHEETS 31) PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN A TOTAL OF APPROXIMATELY 2,500 C.Y. OF CUT AND 20,000 C.Y. OF FILL. (FOR ALL OF PARCEL 5D INCLUDING ENCROACHMENT INTO THE FLOODPLAIN.) THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING. (SEE NOTE 15 ON THIS SHEET REGARDING FILL IN THE FLOODPLAIN.)

11. **WATER AND SEWER:** PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE TO SERVICE THE SUBJECT PROPERTY.

12. **GRAVES:** TO THE BEST OF OUR KNOWLEDGE THERE ARE NO GRAVES, OBJECTS, OR STRUCTURES MARKING PLACES OF BURIAL ON THE PROPERTY.

13. **RESOURCE PROTECTION AREA (RPA):** RPA IS PRESENT ON THE SITE AND HAS BEEN DELINEATED AND APPROVED BY FAIRFAX COUNTY PLAN 3137-RPA-02-1. THE ENCROACHMENTS INTO THE RPA INCLUDE THE MCNAIR FARMS DRIVE EXTENSION AND RELATED UTILITIES. THIS USE IS PERMITTED PER COUNTY CODE. ANY WAIVERS, EXCEPTIONS, OR WATER QUALITY IMPACT ASSESSMENTS WILL BE SUBMITTED AS NEEDED.

14. **WETLANDS:** THERE ARE WETLANDS ON THE SITE AND WITHIN THE LIMITS OF CLEARING AND GRADING. THE WETLANDS WITHIN THE LIMITS OF CLEARING AND GRADING HAVE BEEN FIELD LOCATED BY WETLAND STUDIES AND SOLUTIONS, INC IN OCTOBER 2013 AND ARE REPRESENTED ON SHEET 30. THE DISTURBED WETLANDS DUE TO THE MCNAIR FARMS DRIVE EXTENSION WILL BE PERMITTED AS NEEDED.

15. **FLOODPLAIN:** THE FLOODPLAIN INFORMATION SHOWN IS BASED ON 100 YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT (DB 19522 PG 1075). THE PROPOSED IMPROVEMENTS WITHIN THE FLOODPLAIN INCLUDE THE PROPOSED AREA WIDE TRANSPORTATION IMPROVEMENT OF A NEW COLLECTOR ROAD CONNECTION FROM CENTREVILLE ROAD TO DULLES TECHNOLOGY DRIVE. PER SECTION 2-904 OF THE FAIRFAX COUNTY ZONING ORDINANCE THESE USES ARE PERMITTED WITH THE APPROVAL OF A SPECIAL EXCEPTION. THE NECESSARY FILL ASSOCIATED WITH THESE IMPROVEMENTS IS CONSIDERED 'MAJOR FILL' AS SET FORTH IN SECTION 2-903 OF THE ZONING ORDINANCE. A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 500 C.Y. OF CUT AND 15,000 C.Y. OF FILL. (WHICH INCLUDED IN THE OVERALL CUT/FILL QUANTITIES PROVIDED IN NOTE #10 OF THIS SHEET) THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.

16. **UTILITY EASEMENTS:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THE EXISTING UTILITY EASEMENTS ON THE PROPERTY AND ALL OTHER KNOWN UTILITIES ARE SHOWN ON SHEET 30.

(GENERAL NOTES CONTINUED)

17. **UNDERGROUND UTILITIES:** THE LOCATION OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED UPON AVAILABLE INFORMATION TAKEN FROM AVAILABLE BASE MAP INFORMATION FROM PREVIOUS SITE PLANS.

18. **DEVELOPMENT SCHEDULE:** THE PROPOSED DEVELOPMENT AND IMPROVEMENTS ARE PROPOSED TO BE COMPLETED IN ONE PHASE.

19. **SITE FEATURES:** ADDITIONAL SITE FEATURES SUCH AS TRASH RECEPTACLES, BENCHES, BICYCLE RACKS, SITE FURNITURE, WALLS, AND FENCING NOT REPRESENTED HEREON MAY BE PROVIDED.

20. **EVM:** AN EXISTING VEGETATION MAP (EVM) HAS BEEN PROVIDED SINCE CONSTRUCTING THE SITE IMPROVEMENTS WILL NECESSITATE THE DISTURBANCE OF AN AREA GREATER IN SIZE THAN 2,500 SQUARE FEET.

21. **SCENIC ASSETS/ EXISTING STRUCTURE:** THE SITE CURRENTLY IS DEVELOPED AS A STORMWATER MANGEMENT POND WITH PASSIVE RECREATIONAL USES AND INCLUDES AN EXISTING GAZEBO STRUCTURE, VEGETATION, AND A PORTION OF SITE ENCOMPASSES MERRYBROOK RUN. THE PROPOSED ROAD IMPROVEMENT WILL REQUIRE THE FINAL DEVELOPMENT PLAN AMENDMENT TO CROSS MERRYBROOK RUN. THE PROPOSED DEVELOPMENT WILL PROVIDE OPEN SPACE AREAS AND STORMWATER MANAGEMENT AS SHOWN ON THE UTILITY PLAN AND OVERALL STORMWATER MANAGEMENT PLAN.

22. **HAZMAT:** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS (COFR) PARTS 116.4, 302.4, AND 355, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VR 672-10-1-VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, COFR PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON-SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

23. **SITE ACCESS:** THE SITE HAS FRONTAGE ON CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE. SITE ACCESS IS PROVIDED FROM SUNRISE VALLEY DRIVE. ADDITIONAL FRONTAGE, WITHOUT VEHICULAR SITE ACCESS, IS PROPOSED FROM THE FUTURE MCNAIR FARMS DRIVE EXTENSION. PEDESTRIAN SITE ACCESS WILL BE PROVIDED THROUGH TRAILS AND SIDEWALKS FROM MCNAIR FARMS DRIVE EXTENSION.

24. **MINOR MODIFICATIONS:** ELEMENTS OF THE FDPA MAY BE ADJUSTED OR MODIFIED WITH FUTURE SITE PLANS IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECTION 16-402 OF THE FAIRFAX COUNTY ZONING ORDINANCE, AND THE APPROVED PROFFERS. MINOR MODIFICATIONS TO THE PROFFERED ELEMENTS OF THE CDP MAY BE PERMITTED PURSUANT TO PAR. 4 OF SECTION 16-403 OF THE ORDINANCE WHEN NECESSITATED BY SOUND ENGINEERING OR WHEN NECESSARY AS PART OF FINAL SITE DESIGN, AND WHEN SUCH MODIFICATIONS ARE DETERMINED TO BE IN SUBSTANTIAL CONFORMANCE WITH THE PROFFERED ELEMENTS AND THE APPROVED PROFFERS, AS DETERMINED BY THE ZONING ADMINISTRATOR.

25. **FINAL DESIGN:** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING THAT MAY WARRANT MINOR ADJUSTMENTS TO THE LAYOUTS ENCLOSED HEREIN AS LONG AS THE CHANGES ARE IN SUBSTANTIAL CONFORMANCE WITH THE FDPA.

26. **ARCHAEOLOGICAL SURVEY:** SINCE THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AN ARCHAEOLOGICAL SURVEY DATA FORM IS NOT NEEDED FOR THIS APPLICATION.

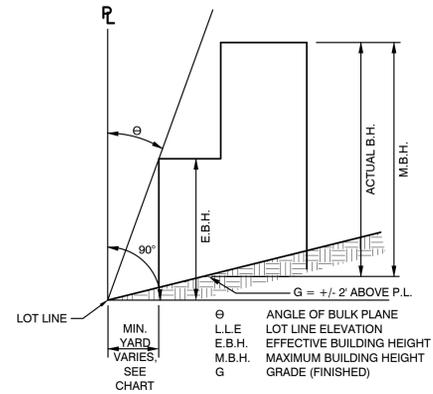
27. **CRITICAL AREAS:** A PORTION OF THE SITE IS LOCATED WITHIN THE 100-YEAR FLOODPLAIN. THERE ARE PROPOSED IMPROVEMENTS AND ASSOCIATED FILL WITHIN THE FLOODPLAIN, BUT NO ADDITIONAL FLOODING OR EROSION ON-SITE OR DOWNSTREAM IS ANTICIPATED. PROPOSED DRAINAGE OUTFALLS ARE LOCATED ON-SITE IN DEFINED CHANNELS OR IN THE EXISTING FLOODPLAIN AND NO SIGNIFICANT EROSION IS ANTICIPATED.

28. **PERMITS:** WETLAND PERMITS FROM THE DEPARTMENT OF ENVIRONMENTAL QUALITY AND THE ARMY CORE OF ENGINEERS WILL BE SOUGHT AS REQUIRED. A LAND USE PERMIT FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION WILL LIKELY BE REQUIRED AND WILL BE SOUGHT AS PART OF THE SITE PLAN PROCESS.

DEVELOPMENT TABULATIONS (PARCEL 5D):

TAX MAP / PARCEL	TAX MAP 16-3 ((1)) PARCEL 5D
SITE AREA	10.88 ACRES OR 473,859 SQ. FT.
EXISTING ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED= 20% PROPOSED= 73%± SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 32)
10 YEAR TREE CANOPY	REQUIRED= 10% EXISTING = 13.8%± SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 33)
TOTAL GROSS SF	NOT APPLICABLE/ NO BUILDINGS PROPOSED
TOTAL FLOOR AREA RATIO	NOT APPLICABLE/ NO BUILDINGS PROPOSED
NUMBER OF STORIES/HEIGHT	NOT APPLICABLE/ NO BUILDINGS PROPOSED
YARD REQUIREMENTS	FRONT NOT APPLICABLE/ NO BUILDINGS PROPOSED SIDE NOT APPLICABLE/ NO BUILDINGS PROPOSED REAR NOT APPLICABLE/ NO BUILDINGS PROPOSED

ANGLE OF BULK PLANE (NOT TO SCALE)

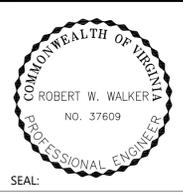


YARD REQUIREMENTS	
FRONT	SUNRISE VALLEY DRIVE: N/A - NO STRUCTURES
SIDE	CENTREVILLE ROAD: N/A - NO STRUCTURES
REAR	N/A - NO STRUCTURES

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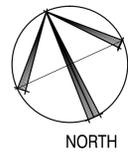
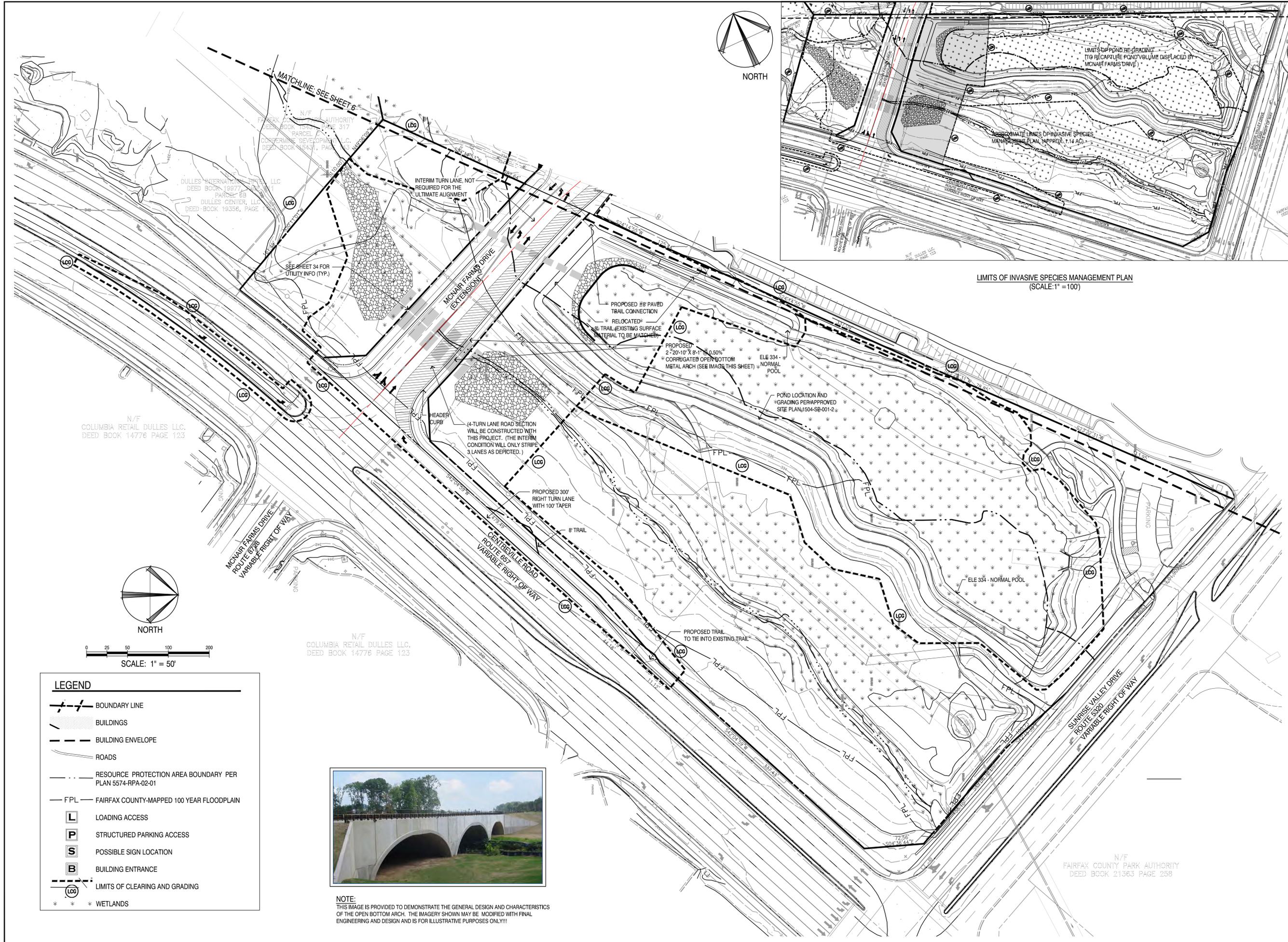
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2.	04/30/14	Resubmission with Parcel 5D	
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8.	05/28/15	Resubmission per County Comments	
	NUMBER	DATE	DESCRIPTION

SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/JRW



PCA & FDPA NOTES AND TABULATIONS (PARCEL 5D)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRAVESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD:0472-0238-1-G-002.DWG
NCS:



LIMITS OF INVASIVE SPECIES MANAGEMENT PLAN
(SCALE: 1" = 100')



SCALE: 1" = 50'

LEGEND

- BOUNDARY LINE
- BUILDINGS
- BUILDING ENVELOPE
- ROADS
- RESOURCE PROTECTION AREA BOUNDARY PER PLAN 5574-RPA-02-01
- FAIRFAX COUNTY-MAPPED 100 YEAR FLOODPLAIN
- LOADING ACCESS
- STRUCTURED PARKING ACCESS
- POSSIBLE SIGN LOCATION
- BUILDING ENTRANCE
- LIMITS OF CLEARING AND GRADING
- WETLANDS

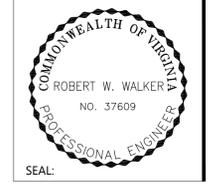


NOTE:
THIS IMAGE IS PROVIDED TO DEMONSTRATE THE GENERAL DESIGN AND CHARACTERISTICS OF THE OPEN BOTTOM ARCH. THE IMAGERY SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN AND IS FOR ILLUSTRATIVE PURPOSES ONLY!!!

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SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/JRW

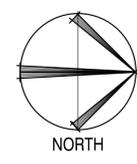
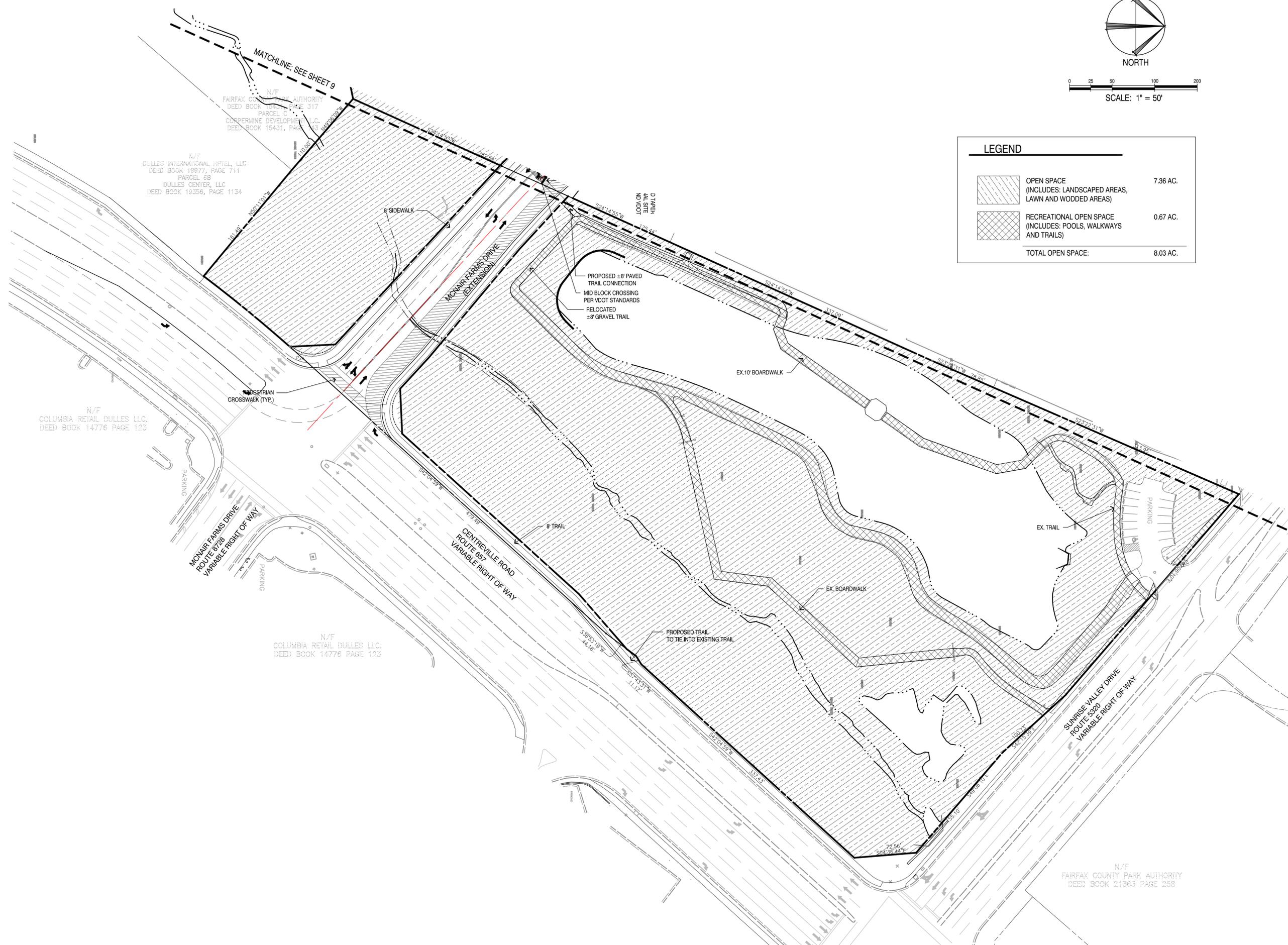


PCA-FDPA (PARCEL 5D)
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 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238

CADD: 0472-0238-LS-101.DWG
 NCS:





0 25 50 100 200
SCALE: 1" = 50'

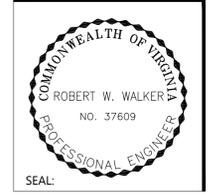
LEGEND		
	OPEN SPACE (INCLUDES: LANDSCAPED AREAS, LAWN AND WOODDED AREAS)	7.36 AC.
	RECREATIONAL OPEN SPACE (INCLUDES: POOLS, WALKWAYS AND TRAILS)	0.67 AC.
TOTAL OPEN SPACE:		8.03 AC.

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PEDESTRIAN CIRCULATION AND AMENITIES PLAN (PARCEL 5D)
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FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1" = 50'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-PC-101.DWG
NCS:
NUMBER: 32 OF 36

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N/F
FAIRFAX COUNTY PARK AUTHORITY
DEED BOOK 21383 PAGE 258

N/F
FAIRFAX COUNTY PARK AUTHORITY
DEED BOOK 15431 PAGE 317
PARCEL 6
COPPERMINE DEVELOPMENT, L.L.C.
DEED BOOK 15431, PAGE 145

N/F
DULLES INTERNATIONAL HOTEL, LLC
DEED BOOK 19377, PAGE 711
PARCEL 6B
DULLES CENTER, LLC
DEED BOOK 19356, PAGE 1134

N/F
COLUMBIA RETAIL DULLES LLC
DEED BOOK 14776 PAGE 123

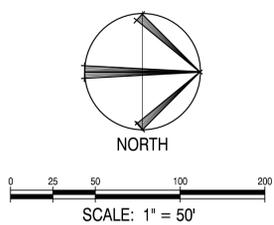
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COLUMBIA RETAIL DULLES LLC
DEED BOOK 14776 PAGE 123

PARCEL 5D EXISTING VEGETATION MAPPING LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS	
	UPLAND FOREST	RED MAPLE, WHITE OAK, RED OAK, DOGWOOD	N.A.	GOOD*	0.00 SF 0.00 AC	N.A.	
	EARLY SUCC. FOREST**	VIRGINIA PINE, SCOTCH PINE, RED CEDAR, PEAR	N.A.	GOOD	23,085.3 SF 0.53 AC	STRANDS OF NATIVE GRASSES AND EVERGREEN	
	BOTTOMLAND FOREST***	IRONWOOD, ASH, WHITE OAK, RED MAPLE	N.A.	N.A.	126,275.3 SF 2.90 AC	N.A.	
	LANDSCAPED TREE CANOPY*	MIXED	N.A.	GOOD	10,546.7 SF 0.24 AC	ADJACENT TO STREET	
	OPEN FIELD	FESCUE, RED CEDAR, NATIVE GRASSES	N.A.	N.A.	187,616.9 SF 4.31 AC	N.A.	
	MISC.	WATER, PARKING, TRAIL, SIDEWALK	N.A.	N.A.	126,334.8 SF 2.90 AC	STREAM	
					TOTAL	473,859 SF 10.88 AC	
EXISTING TREE CANOPY							
UPLAND FOREST					0.00 AC		
EARLY SUCC. FOREST** (70% ± X 0.53 AC)					0.37 AC		
BOTTOMLAND FOREST*** (50% ± X 2.90 AC)					1.05 AC		
LANDSCAPED TREE CANOPY* (35% ± X 0.24 AC)					0.08 AC		
					1.5 AC OR 13.8%		

NOTE: THE PURPOSE OF THE "EVM" IS TO IDENTIFY AND LOCATE VEGETATION COVER TYPES, BASED ON COMMONLY FOUND SPECIES AS DEFINED IN SECTION 12-0506 OF THE PFM. THE EVM MAKES NO REPRESENTATIONS REGARDING EXISTING WETLANDS THAT MAY OR MAY NOT BE PRESENT.

** ASSUMES 70% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 *** ASSUMES 50% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.
 * ASSUMES 35% OF THE COVER TYPE IS VEGETATED WITH TREES AND CONTRIBUTING TO EXISTING TREE CANOPY.



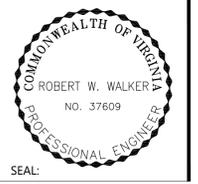
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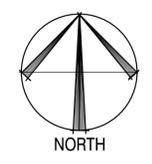
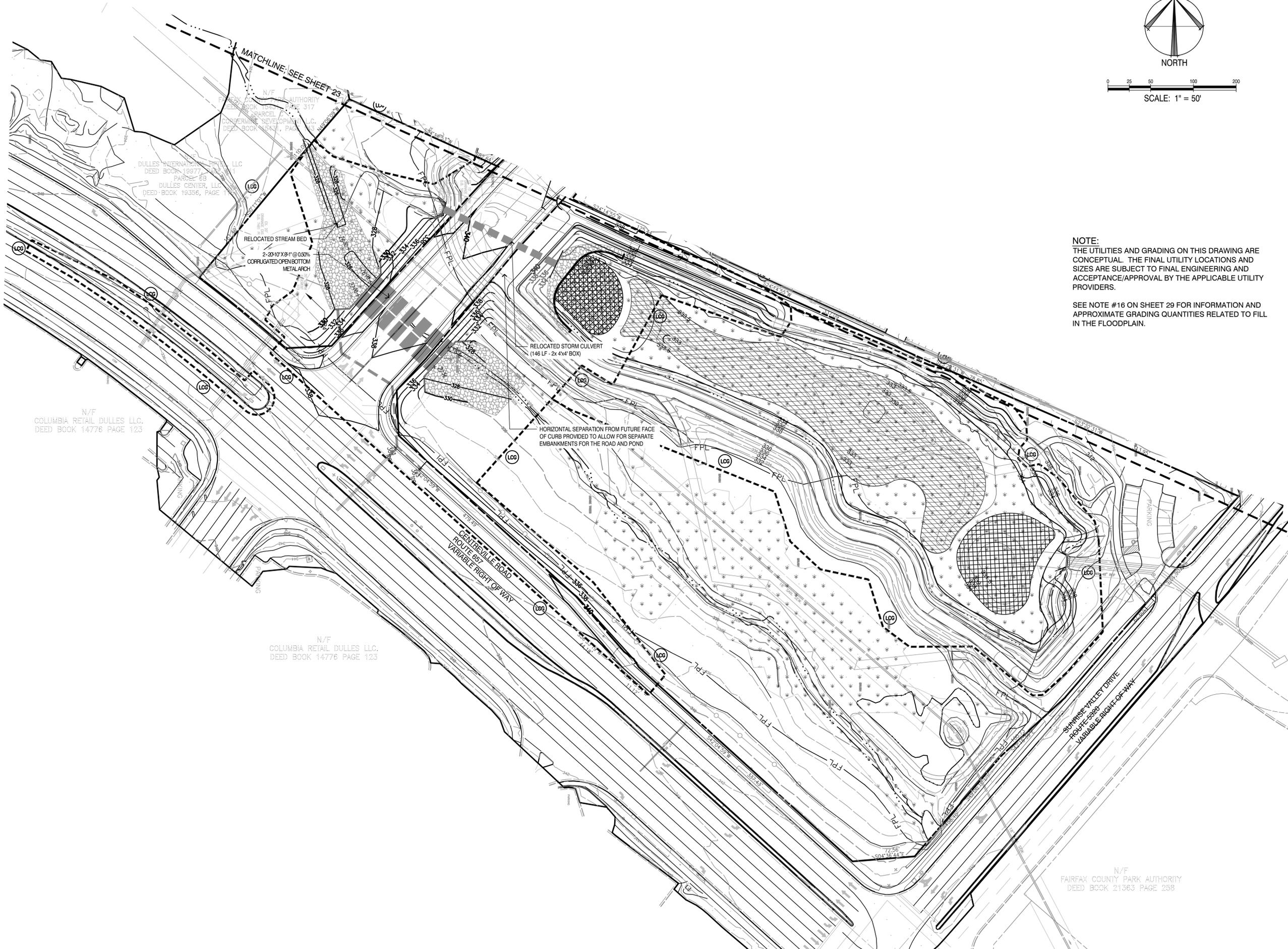
REVISIONS	NUMBER	DATE	DESCRIPTION
1	12/15/13		Acceptance Comments
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3	06/04/14		Resubmission with SEA areas
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6	03/20/15		Resubmission per County Comments
7	04/23/15		Resubmission per County Comments
8	05/28/15		Resubmission per County Comments

SUR: GORDON DES: DW/JW
 DRW: DW/JW CHK: CS/RW



EXISTING VEGETATION MAP (PARCEL 5D)
DULLES TECHNOLOGY CENTER
 CONCEPTUAL DEVELOPMENT PLAN/
 FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
 DRANESVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=50'
 SCALE: VERTICAL:
 PLAN:
 JOB: 0472-0238
 CADD: 0472-0238-L-EV-101.DWG
 NCS:
 NUMBER: 33 OF 36
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0 25 50 100 200
SCALE: 1" = 50'

NOTE:
THE UTILITIES AND GRADING ON THIS DRAWING ARE CONCEPTUAL. THE FINAL UTILITY LOCATIONS AND SIZES ARE SUBJECT TO FINAL ENGINEERING AND ACCEPTANCE/APPROVAL BY THE APPLICABLE UTILITY PROVIDERS.

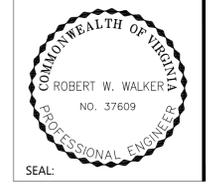
SEE NOTE #16 ON SHEET 29 FOR INFORMATION AND APPROXIMATE GRADING QUANTITIES RELATED TO FILL IN THE FLOODPLAIN.

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DRW: DW/JW CHK: CS/JRW



PRELIMINARY GRADING AND UTILITIES PLAN (PARCEL 5D)
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CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

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NCS:
NUMBER: 34 OF 36
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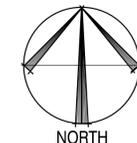
N/F
COLUMBIA RETAIL DULLES LLC,
DEED BOOK 14776 PAGE 123

N/F
COLUMBIA RETAIL DULLES LLC,
DEED BOOK 14776 PAGE 123

N/F
FAIRFAX COUNTY PARK AUTHORITY
DEED BOOK 21383 PAGE 258

LEGEND

-  PORTION OF ROAD TO BE BUILT AS PART OF OF PHASE 1, BUT NOT STRIPED
-  PORTION OF ROAD TO BE BUILT BY OTHERS



0 40 80 160 240
SCALE: 1" = 80'

N/F
FAIRFAX COUNTY PARK
AUTHORITY DEED BOOK
21363 PAGE 258

N/F
ARROWBROOK CENTRE
LLC.
DEED BOOK 21355 PAGE
373

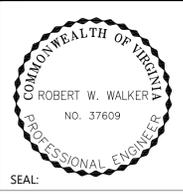
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DRW: DW/JW CHK: CS/RW



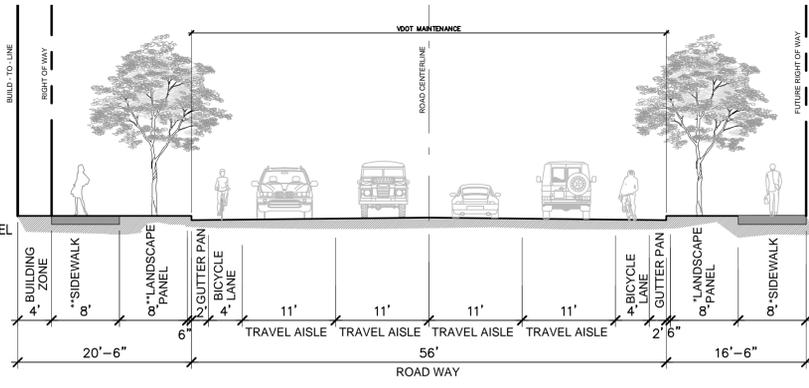
ULTIMATE ROAD ALIGNMENT (PARCELS 4M & 5D)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN/
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=80'
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CADD: 0472-0238-L-0V-101.DWG
NCS:
NUMBER: 35 OF 36



THIS SHEET SHOWN FOR INFORMATION ONLY!

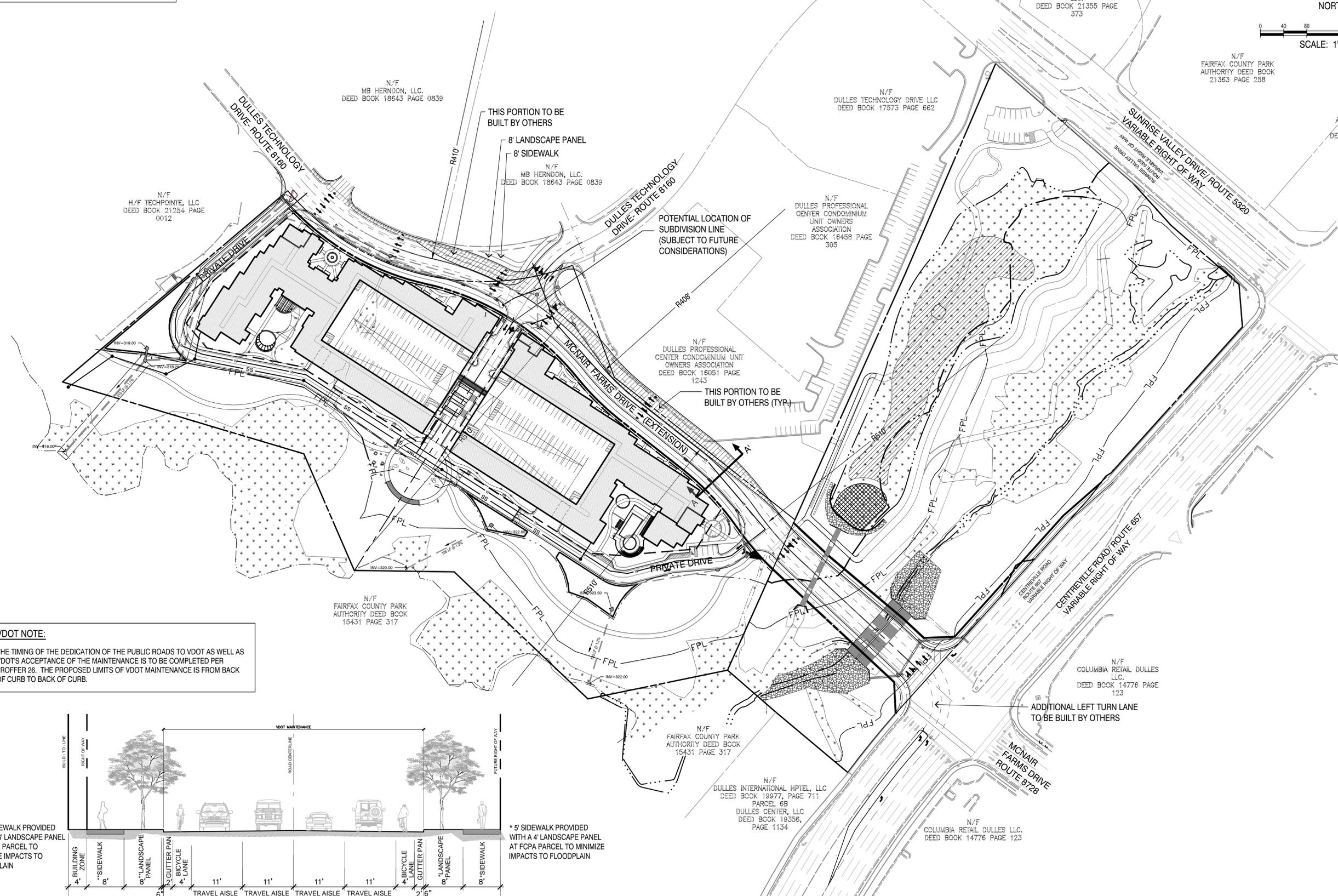
VDOT NOTE:
THE TIMING OF THE DEDICATION OF THE PUBLIC ROADS TO VDOT AS WELL AS VDOT'S ACCEPTANCE OF THE MAINTENANCE IS TO BE COMPLETED PER PROFFER 26. THE PROPOSED LIMITS OF VDOT MAINTENANCE IS FROM BACK OF CURB TO BACK OF CURB.



** 8' SIDEWALK PROVIDED WITH A 6' LANDSCAPE PANEL AT FCPA PARCEL TO MINIMIZE IMPACTS TO FLOODPLAIN

* 5' SIDEWALK PROVIDED WITH A 4' LANDSCAPE PANEL AT FCPA PARCEL TO MINIMIZE IMPACTS TO FLOODPLAIN

ULTIMATE ROAD SECTION A-A'
SCALE: 1" = 5'-0"



N/F
MB HERNDON, LLC.
DEED BOOK 18643 PAGE 0839

N/F
H/F TECHPONTE, LLC
DEED BOOK 21254 PAGE 0012

THIS PORTION TO BE BUILT BY OTHERS
8' LANDSCAPE PANEL
8' SIDEWALK
N/F
MB HERNDON, LLC.
DEED BOOK 18643 PAGE 0839

N/F
DULLES TECHNOLOGY DRIVE LLC
DEED BOOK 17573 PAGE 662

N/F
DULLES PROFESSIONAL CENTER CONDOMINIUM UNIT OWNERS ASSOCIATION
DEED BOOK 16458 PAGE 305

N/F
DULLES PROFESSIONAL CENTER CONDOMINIUM UNIT OWNERS ASSOCIATION
DEED BOOK 16051 PAGE 1243

THIS PORTION TO BE BUILT BY OTHERS (TYP)

N/F
FAIRFAX COUNTY PARK AUTHORITY DEED BOOK 15431 PAGE 317

N/F
FAIRFAX COUNTY PARK AUTHORITY DEED BOOK 15431 PAGE 317

N/F
DULLES INTERNATIONAL HOTEL, LLC DEED BOOK 18977, PAGE 711
PARCEL 6B
DULLES CENTER, LLC DEED BOOK 19356, PAGE 1134

N/F
ARROWBROOK CENTRE LLC.
DEED BOOK 21355 PAGE 373

N/F
ARROWBROOK CENTRE LLC.
DEED BOOK 21355 PAGE 373

N/F
COLUMBIA RETAIL DULLES LLC.
DEED BOOK 14776 PAGE 123

ADDITIONAL LEFT TURN LANE TO BE BUILT BY OTHERS

N/F
COLUMBIA RETAIL DULLES LLC.
DEED BOOK 14776 PAGE 123

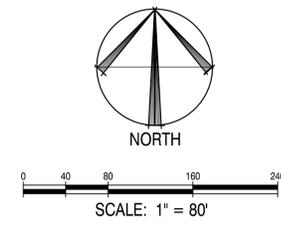
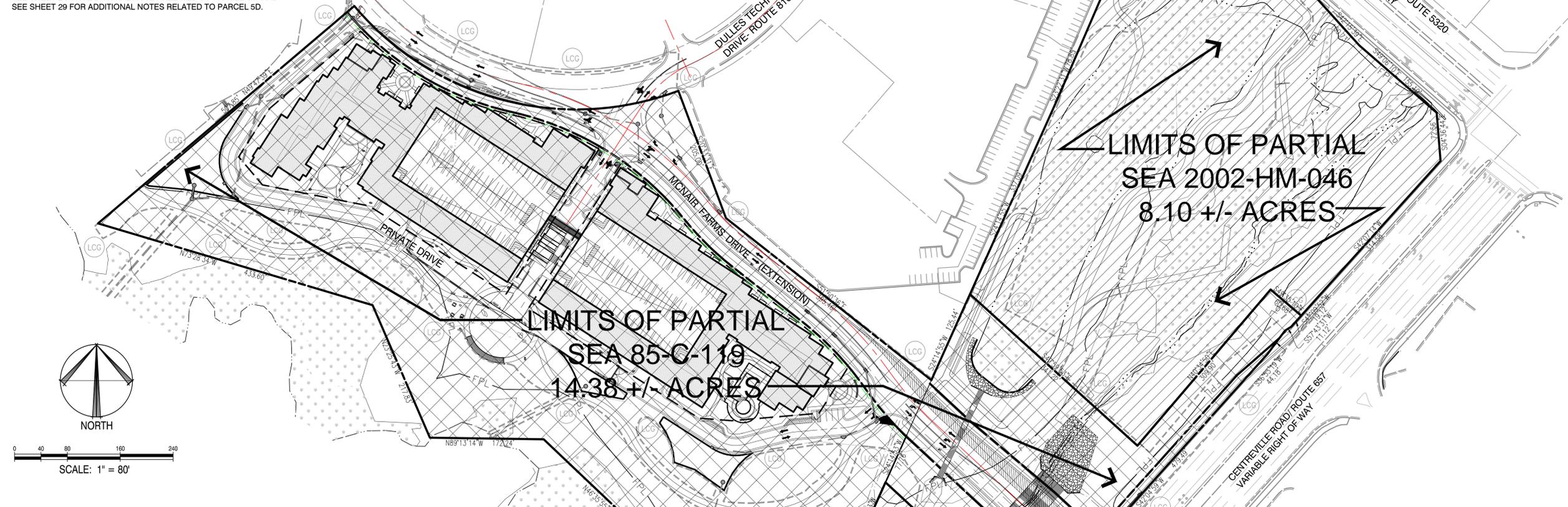
**SEA 85-C-119
GENERAL NOTES:**

- LOCATION/EXISTING ZONING AND USE: THE SPECIAL EXCEPTION AREA CONSISTS OF TWO PROPERTIES, THE ENTIRETY OF PARCEL 4M AND A PORTION OF PARCEL 5D.
 - PARCEL 4M CONSISTS OF APPROXIMATELY 11.60 ACRES (OR 505,304 SF) AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 0163-01-0004M. THE ADDRESS FOR THE SITE IS DULLES TECHNOLOGY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY VACANT AND IS ZONED I-4 (INDUSTRIAL MEDIUM DENSITY).
 - THE PORTION OF PARCEL 5D PART OF THIS SPECIAL EXCEPTION CONSISTS OF APPROXIMATELY 2.78 +/- ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 0163-01-0005D. THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
 - PARTIAL SPECIAL EXCEPTION REQUEST: THE APPLICANT REQUESTS A SPECIAL EXCEPTION TO GRADE AND FILL WITHIN THE FLOODPLAIN (PARCEL 4M) AND ALLOW TRANSPORTATION IMPROVEMENTS WHICH INCLUDE GRADING AND FILLING WITHIN THE FLOODPLAIN (PARCEL 5D).
 - ADDITIONAL NOTES: SEE SHEETS 2 AND 29 FOR ADDITIONAL NOTES AND INFORMATION RELATED TO BOUNDARY AND TOPOGRAPHIC INFORMATION, OWNERSHIP, COMPREHENSIVE PLAN, WAIVERS/ MODIFICATIONS, PARKING, LANDSCAPING, SIGNAGE, STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP), CLEARING AND GRADING, WATER AND SEWER AVAILABILITY, RESOURCE PROTECTION AREA (RPA), WETLANDS, FLOODPLAIN, UTILITY EASEMENTS, UNDERGROUND UTILITIES, DEVELOPMENT SCHEDULE, ADDITIONAL SITE FEATURES, EVM MAPS, SCENIC ASSETS/ EXISTING STRUCTURES, HAZMAT, SITE ACCESS, MINOR MODIFICATIONS, FINAL DESIGN, ARCHAEOLOGICAL SURVEY, AND PERMITS.
- * SEE SHEET 2 FOR ADDITIONAL NOTES RELATED TO PARCEL 4M AND SEE SHEET 29 FOR ADDITIONAL NOTES RELATED TO PARCEL 5D.

**SEA 85-C-119
DEVELOPMENT TABULATIONS**

TAX MAP / PARCEL	TAX MAP 16-3 ((1)) PARCEL 4M AND A PORTION OF TAX MAP 16-3 ((1)) PARCEL 5D
SITE AREA	14.38 +/- ACRES OR 626,469 +/- SF
EXISTING ZONING	I-4 (INDUSTRIAL MEDIUM DENSITY) AND PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING	PRM (PLANNED RESIDENTIAL MIXED USE) AND PDC (PLANNED DEVELOPMENT COMMERCIAL)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED= 20% PROPOSED= 48% MINIMUM SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 9 AND SHEET 32)
10 YEAR TREE CANOPY	REQUIRED= 10% PROPOSED= 25% MINIMUM SEE LANDSCAPE PLAN AND TABULATIONS (SHEET 11-12)
TOTAL GROSS SF	500,000 - GSF (SEE BUILDING TABULATIONS ON SHEET 2)
TOTAL FLOOR AREA RATIO	0.99 - (SEE BUILDING TABULATIONS ON SHEET 2)
NUMBER OF STORIES/HEIGHT	6 FLOORS/ 85' MAX. (SEE BUILDING TABULATIONS ON SHEET 2)
YARD REQUIREMENTS	FRONT 4', 13" ABP; 4', 2" ABP SIDE 35', 20" ABP REAR 123', 50" ABP

* SEE SHEET 2 FOR ADDITIONAL TABULATIONS RELATED TO PARCEL 4M AND SEE SHEET 29 FOR ADDITIONAL TABULATION RELATED TO PARCEL 5D.



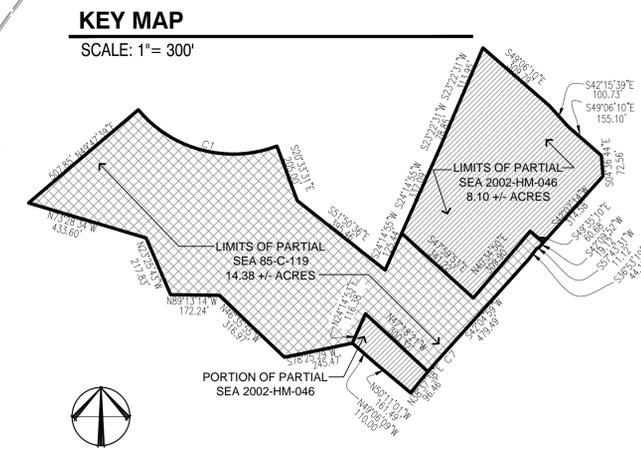
**SEA 2002-HM-046
GENERAL NOTES:**

- LOCATION/EXISTING ZONING AND USE: THE SPECIAL EXCEPTION AREA CONSISTS OF A PORTION OF PARCEL 5D AND INCLUDES OF APPROXIMATELY 8.10 +/- ACRES AND IS SHOWN ON FAIRFAX COUNTY TAX MAP AS PARCEL 0163-01-0005D. THE ADDRESS FOR THE SITE IS THE INTERSECTION OF CENTREVILLE ROAD AND SUNRISE VALLEY DRIVE, HERNDON, VA 20171. THE SITE IS CURRENTLY DEVELOPED AS A STORMWATER MANAGEMENT POND WITH PASSIVE RECREATIONAL USES AND IS ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
 - PARTIAL SPECIAL EXCEPTION REQUEST: THE APPLICANT REQUESTS A SPECIAL EXCEPTION AMENDMENT TO REMOVE APPROX 2.78 ACRES FROM THE EXISTING SPECIAL EXCEPTION BOUNDARY TO RECONSTRUCT THE EXISTING POND.
 - ADDITIONAL NOTES: SEE SHEETS 2 AND 29 FOR ADDITIONAL NOTES AND INFORMATION RELATED TO BOUNDARY AND TOPOGRAPHIC INFORMATION, OWNERSHIP, COMPREHENSIVE PLAN, WAIVERS/ MODIFICATIONS, PARKING, LANDSCAPING, SIGNAGE, STORM WATER MANAGEMENT/BEST MANAGEMENT PRACTICES (SWM/BMP), CLEARING AND GRADING, WATER AND SEWER AVAILABILITY, RESOURCE PROTECTION AREA (RPA), WETLANDS, FLOODPLAIN, UTILITY EASEMENTS, UNDERGROUND UTILITIES, DEVELOPMENT SCHEDULE, ADDITIONAL SITE FEATURES, EVM MAPS, SCENIC ASSETS/ EXISTING STRUCTURES, HAZMAT, SITE ACCESS, MINOR MODIFICATIONS, FINAL DESIGN, ARCHAEOLOGICAL SURVEY, AND PERMITS.
- * SEE SHEET 2 FOR ADDITIONAL NOTES RELATED TO PARCEL 4M AND SEE SHEET 29 FOR ADDITIONAL NOTES RELATED TO PARCEL 5D.

**SEA 2002-HM-046
DEVELOPMENT TABULATIONS**

TAX MAP / PARCEL	TAX MAP 16-3 ((1)) PARCEL 5D
SITE AREA	8.10 +/- ACRES OR 352,694 +/- SF
EXISTING ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
PROPOSED ZONING	PDC (PLANNED DEVELOPMENT COMMERCIAL)
OPEN SPACE (BASED ON PROVISIONS OF SECTION 2-309 OF THE FAIRFAX COUNTY ZONING ORDINANCE)	REQUIRED= 20% PROPOSED= 74% MINIMUM SEE PEDESTRIAN CIRCULATION AND AMENITY PLAN FOR DETAILS (SHEET 32)
10 YEAR TREE CANOPY	REQUIRED= 10% PROPOSED= 11% MINIMUM SEE LANDSCAPE PLAN AND TABULATIONS (SHEET #)
TOTAL GROSS SF	NOT APPLICABLE/ NO BUILDINGS PROPOSED
TOTAL FLOOR AREA RATIO	NOT APPLICABLE/ NO BUILDINGS PROPOSED
NUMBER OF STORIES/HEIGHT	NOT APPLICABLE/ NO BUILDINGS PROPOSED
YARD REQUIREMENTS	FRONT NOT APPLICABLE/ NO BUILDINGS PROPOSED SIDE NOT APPLICABLE/ NO BUILDINGS PROPOSED REAR NOT APPLICABLE/ NO BUILDINGS PROPOSED

PORTION OF
PARTIAL
SEA 2002-HM-046



**SEA 85-C-119
CUT AND FILL AREAS**

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 6,000 CUBIC YARDS OF CUT AND 14,000 CUBIC YARDS OF FILL. THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.

**SEA 2002-HM-046
CUT AND FILL AREAS**

A PRELIMINARY STUDY OF THE GRADING QUANTITIES RESULTS IN APPROXIMATELY 2,500 CUBIC YARDS OF CUT AND 7,500 CUBIC YARDS OF FILL. THE APPLICANT RESERVES THE RIGHT TO ADJUST THESE QUANTITIES WITH FINAL ENGINEERING.

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Chantilly, VA 20151
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www.gordon.us.com

NUMBER	DATE	DESCRIPTION
1.	12/15/13	Acceptance Comments
2.	04/30/14	Resubmission with Parcel 5D
3.	06/04/14	Resubmission with SEA areas
4.	07/02/14	Acceptance Comments
5.	11/07/14	Resubmission
6.	03/20/15	Resubmission per County Comments
7.	04/23/15	Resubmission per County Comments
8.	05/28/15	Resubmission per County Comments

SUR: GORDON	DES: DW/JW
DRW: DW/JW	CHK: CS/RW

COMMONWEALTH OF VIRGINIA

ROBERT W. WALKER, P.E.
NO. 37609

PROFESSIONAL ENGINEER

SEAL

PARTIAL SPECIAL EXCEPTION AMENDMENT PLAN (PARCEL 4M & 5D)
DULLES TECHNOLOGY CENTER
CONCEPTUAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
FINAL DEVELOPMENT PLAN / SPECIAL EXCEPTION
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

HORIZONTAL: 1"=80'
SCALE: VERTICAL:
PLAN:
JOB: 0472-0238
CADD: 0472-0238-L-0V-102.DWG
NCS:
NUMBER: 36 OF 36

Gordon

**OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

APPLICATION DESCRIPTION

The applicants, JLB Dulles Tech, LLC (JLB) and the Fairfax County Park Authority (FCPA), request approval of seven concurrent applications. Together, these applications would allow the development of two residential buildings by JLB on Parcel 16-3 ((1)) 4M at an FAR of 0.99 for the development of approximately 460 multi-family residences, and the construction by JLB of a public road across the adjacent property, Parcel 16-3 ((1)) 5D, which is owned by the Fairfax County Park Authority. The road would be an extension of McNair Farms Drive and would extend from Centreville Road to Dulles Technology Drive. Maps of the specific application boundaries and the associated tax map parcels are located at the front of this staff report.

Previous Comprehensive Plan guidance for the Dulles Technology area anticipated primarily office use with supporting retail. Plan Amendment ST09-III-DS1, adopted on June 3, 2014, revised that guidance and anticipated the residential development proposed with these applications. The proposed multi-family development would be the first parcel in the Dulles Technology Drive area to redevelop under the Mixed Use recommendations of the Comprehensive Plan as a residential use.

Further descriptions of the concurrent applications are provided below:

PCA 79-C-037-07, submitted by JLB, proposes to amend RZ 79-C-037, previously approved for a 142-acre office development, to delete 11.6 acres of land (Parcel 16-3 ((1)) 4M) to permit it to be rezoned to the PRM District.

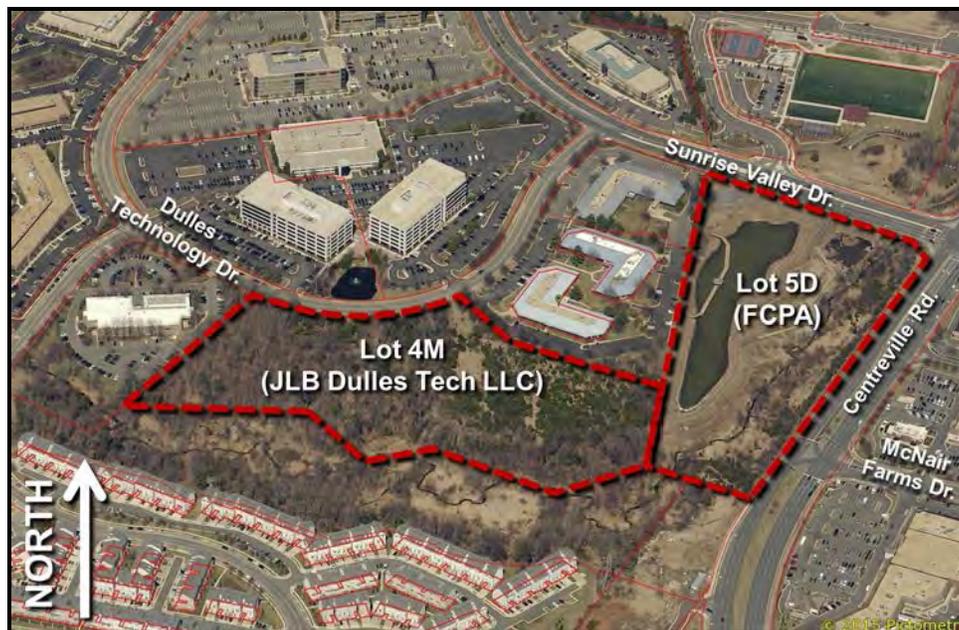
RZ/FDP 2013-DR-017, submitted by JLB, proposes to rezone 11.6 acres of land from I-4 to PRM to permit residential use at an overall FAR of 0.99 for the development of approximately 460 multi-family residences within two 6-story buildings. Parking garages would be constructed within the center of the residential structures and wrapped by residential units on three of four sides. The streetscape along the building frontages would include a landscape panel, sidewalk, and landscaped building zone. Open spaces would be provided primarily to the rear of the buildings. Additionally, a stream valley trail would be constructed to the rear of the buildings, within the floodplain associated with Merrybrook Run. The extension of McNair Farms Drive from Centreville Road to the project site would be an important component of the development. Approximately 1.18 acres would be dedicated as right-of-way within Lot 4M.

The following applications are jointly filed by JLB and FCPA.

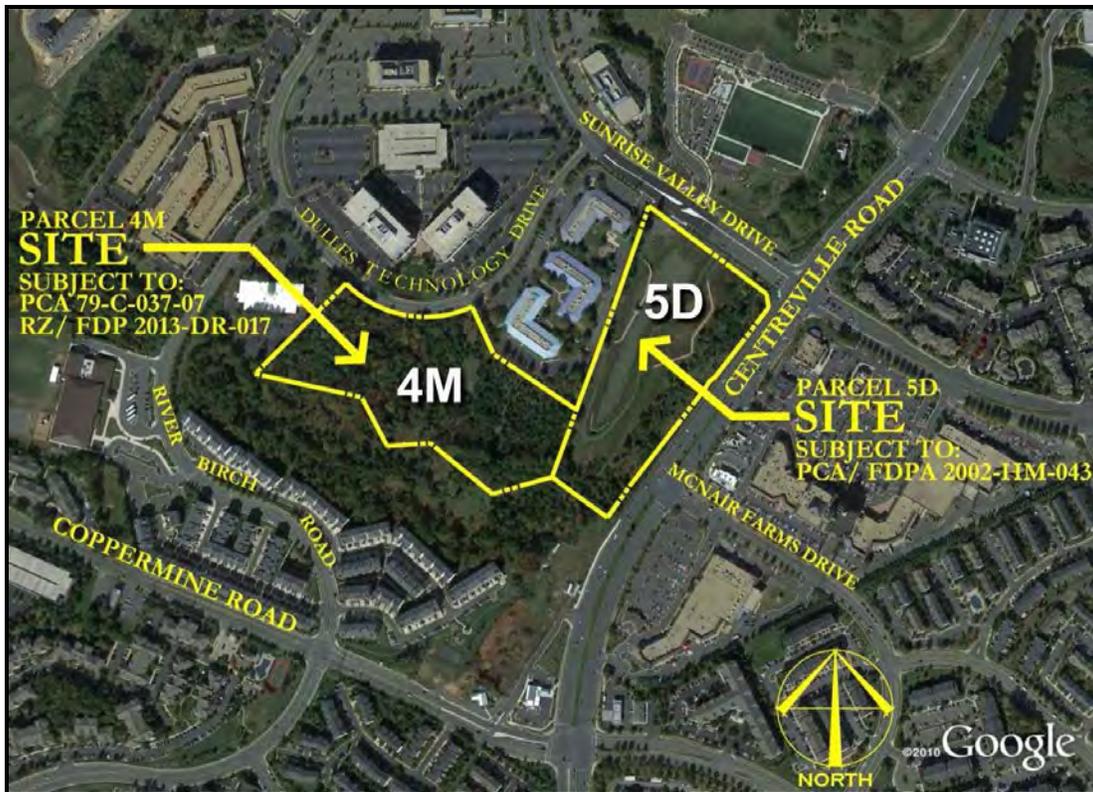
PCA 2002-HM-043 and FDPA 2002-HM-043-02 propose to amend 10.87 acres of CDP/FDP 2002-HM-043, previously approved for a stormwater management facility, to permit the reconstruction of the southern end of the existing stormwater management pond, which is owned by FCPA, and the associated construction of an extension of McNair Farms Drive, which would connect Centreville Road with Dulles Technology Drive.

SEA 2002-HM-046-02 proposes to amend SE 2002-HM-046, previously approved for uses in a floodplain on Lot 5D (owned by FCPA), to permit the deletion of approximately 2.77 acres from the application area; site modifications for the reconstruction of the southern portion of the stormwater management pond; and the construction of an extension of McNair Farms Drive. The pond would be reconstructed to accommodate its original planned stormwater capacity, with no loss in functionality.

SEA 85-C-119 proposes to amend SE 85-C-119, previously approved for the construction of a stormwater management facility in a floodplain on Lot 4M. The stormwater pond serves the approximately 142-acre Dulles Technology development. The proposed amendment would permit the addition of approximately 2.77 acres to the application area, generally surrounding the proposed McNair Farms Drive extension across Lot 5M, and the reconstruction of portions of the pond on Lot 4M. The applicant proposes to construct the pond as originally approved, with additional modifications and fill to facilitate the construction of a private driveway around the rear of the proposed multi-family buildings.



Aerial View of the Project Site



Site Proximity Map

Modifications and Deviation:

JLB, the applicant for RZ/FDP 2013-DR-017, requests approval of the modifications listed below:

- Modification of the tree planting width from eight feet to six feet along the public roadway frontage and private driveway, in favor of structural planting cells, or other methods as coordinated with UFMD, when necessary due to the placement of utilities;
- Modification of the interior parking lot landscaping, in favor of the alternatives as shown on the proposed CDP and as conditioned; and
- Modification of the number of loading spaces from 6 to 2, in favor of the alternatives as shown on the proposed CDP and as conditioned.

A reduced copy of the Conceptual Development Plan/Final Development Plan (Amendment)/Special Exception Plat (CDP/FDP(A)/Plat) is included at the front of this report. Copies of the applicants' draft proffers, draft SE conditions, affidavits, and the statement of justification are included in Appendices 1 through 8. The most recently approved proffers and GDP for RZ 79-C-037-07 are included in Appendices 9 and 10, respectively; the most recently approved proffers and CDP for RZ 2002-HM-043 are included in Appendices 11 and 12, respectively; and the most recently approved conditions for SE 85-C-119 and SE 2002-HM-046 are included in Appendices 13 and 14, respectively. Agency

analyses are included in Appendices 15 through 23. The applicable Comprehensive Plan text is included in Appendix 24 and the applicable Zoning Ordinance standards are included in Appendix 25.

LOCATION AND CHARACTER

Site Description:

The site is comprised of two parcels: Parcels 16-3 ((1)) 4M and 5D. Lot 4M, owned by JLB, is approximately 11.6 acres in size, is contained within the Dulles Technology Center, and is currently vacant. The southern half of the parcel contains floodplain and Resource Protection Area (RPA) and is almost entirely forested. The northern half of the lot fronts Dulles Technology Drive while Merrybrook Run meanders across a portion of the southern boundary. Lot 5D is located to the east of Lot 4M at the southwest corner of Sunrise Valley Drive and Centreville Road and is owned and operated by FCPA as a portion of Arrowbrook Park. It is approximately 10.87 acres in size and contains a stormwater management facility serving the Arrowbrook development, a portion of Merrybrook Run, wetlands, floodplain, an asphalt parking lot, asphalt and gravel trails, a boardwalk, and a gazebo. The remainder of the Dulles Technology area is developed with office/commercial uses.



Lot 4M Floodplain (view to southwest)



Lot 5D Stormwater Management Pond (view to northeast)

A summary of the surrounding land use, zoning, and Comprehensive Plan recommendations is provided in the following table:

SURROUNDING AREA DESCRIPTION			
Direction	Use	Zoning	Comprehensive Plan Recommendation
North	Low to medium-density office; public park (Arrowbrook Center)	C-3; I-4; PDC	Public Parks; Mixed Use
East	Retail and office (Village Center at Dulles)	C-6	Mixed Use
South	Public park lands; stormwater management pond	PDH-12; PDC	Public Parks; Mixed Use
West	Medium-density office	I-4	Mixed Use

BACKGROUND

A summary of previous land use approvals is provided in the following table:

File Number	Approval Date	Description
RZ 79-C-037	July 23, 1979	RZ approved to amend the zoning map for 141.99 acres from R-1 to I-4.
SE 85-C-119	December 16, 1985	SE approved for the development of a stormwater management facility in a floodplain (largely coincident with the land area associated with RZ 79-C-037).
RZ/FDP 2002-HM-043	December 5, 2005	RZ approved to amend the zoning map for 53.84 acres from R-1 and I-4 to PDC for a mixed-use development (Arrowbrook Center).
SE 2002-HM-046	December 5, 2005	SE approved for uses in a floodplain for the construction of a stormwater management facility, trails, boardwalk, gazebo, roadway and related clearing, grading, and fill.

COMPREHENSIVE PLAN PROVISIONS

Plan Area: III
Planning District: Upper Potomac
Planning Sector: Dulles Suburban Center, Land Unit A-1
Plan Map: Parcel 16-3 ((1)) 4M: Mixed Use
 Parcel 16-3 ((1)) 5D: Public Parks

Excerpts from Fairfax County Comprehensive Plan, 2013 Edition, Area III, Upper Potomac Planning District, Amended through 3-24-2015, Dulles Suburban Center:

Land Unit A-1: This area “is planned for transit-oriented development (TOD) which focuses growth within walking distance of the Metrorail station. Intensities should be highest in areas with the closest proximity to the station.”

The land unit is divided into three tiers, depending on the distance from the planned Innovation Center Metrorail Station. The subject property is in Tier 3, which is for those areas further than ½-mile from the station.

“The area is planned for an intensity within .75 to 1.5 FAR range for residential uses with a mix of other uses including office, hotel and supporting retail. In Tier 3, the residential component should be on the order of 45 percent or more of total development ... Individual developments may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the Tier 3 Area.”

A complete listing of current and relevant Comprehensive Plan text is included in Appendix 24.

ANALYSIS

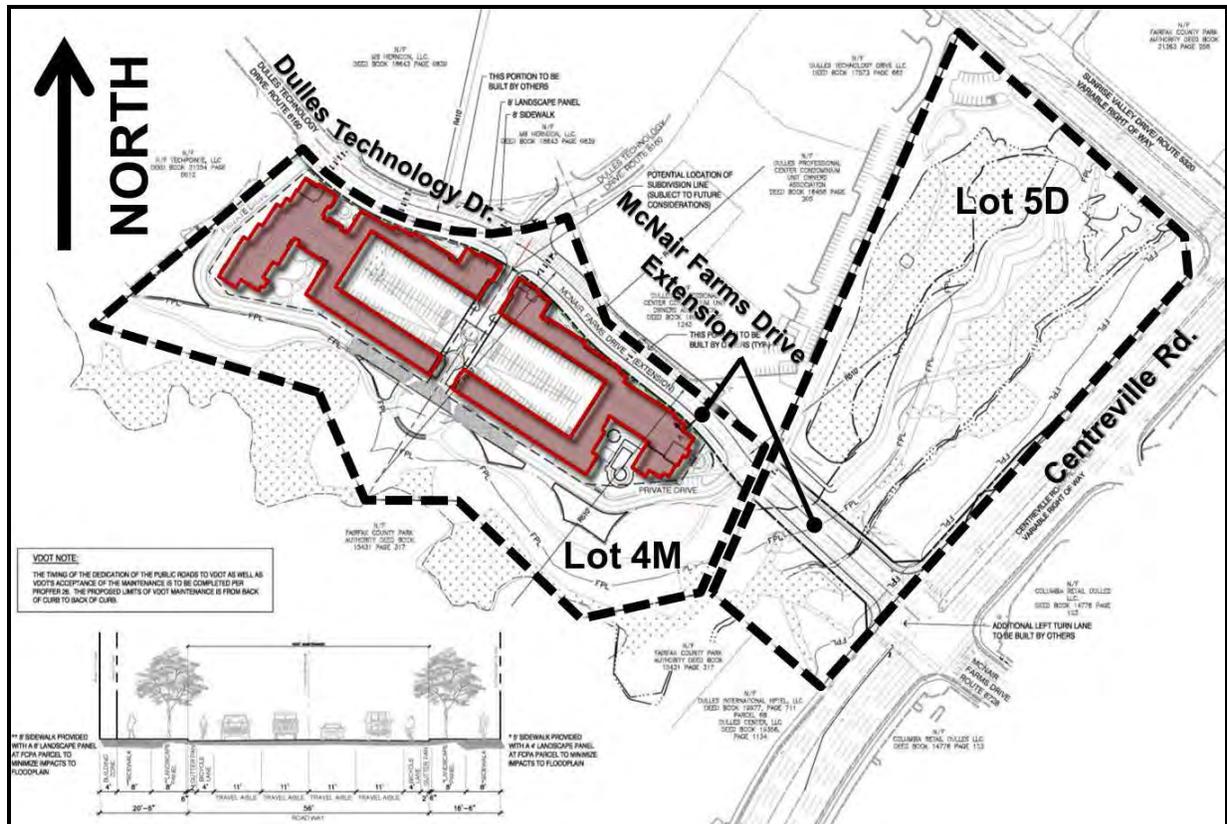
Development Plan:	(copy at front of staff report)
Title:	Dulles Technology Center
Prepared by:	William H. Gordon Associates, Inc.
Date:	May 29, 2015
Number of Pages:	36

Proposal:

RZ/FDP 2013-DR-017 includes the construction of two residential buildings on Lot 4M at 0.99 FAR and a maximum height of 85 feet for the development of approximately 460 multi-family residences. The buildings would be five stories tall to the north, along the public street frontage, and six stories tall to the south, facing a private driveway and floodplain. The buildings are generally U-shaped, with the open ends of the buildings facing each other toward the center of Lot 4M. Building A is located to the east and Building B to the west. Structured parking is proposed in the center of the buildings and would be wrapped by the residential units on three of four sides.

The proposal also includes the construction of an extension of McNair Farms Drive, a public road, from Centreville Road to Dulles Technology Drive, and a realignment of a portion of Dulles Technology Drive. The McNair Farms Drive extension would cross a stormwater management facility and parkland, which are owned by the Fairfax County Park Authority. The stormwater management pond would be partially reconstructed with no reduction in its current stormwater management capacity. McNair Farms Drive would be constructed as a four-lane facility across the FCPA property (its ultimate configuration) and transition to a interim two-lane configuration at Lot 4M, due to the presence of previously developed properties. FCPA would dedicate approximately 0.8 acres of right-of-way across its property (Lot 5D) associated with the extension of McNair Farms Drive and JLB Dulles Tech LLC would dedicate approximately 1.18 acres of right-of-way across its property (Lot 4M) for the extension of McNair Farms Drive and the realignment of Dulles Technology Drive.

The existing intersection of Centreville Road and McNair Farms Drive is signalized. The applicant proposes a new left-turn lane from northbound Centreville Road to westbound McNair Farms Drive and a right-turn lane, from southbound Centreville Road to westbound McNair Farms Drive.



Project Site

Access and Parking:

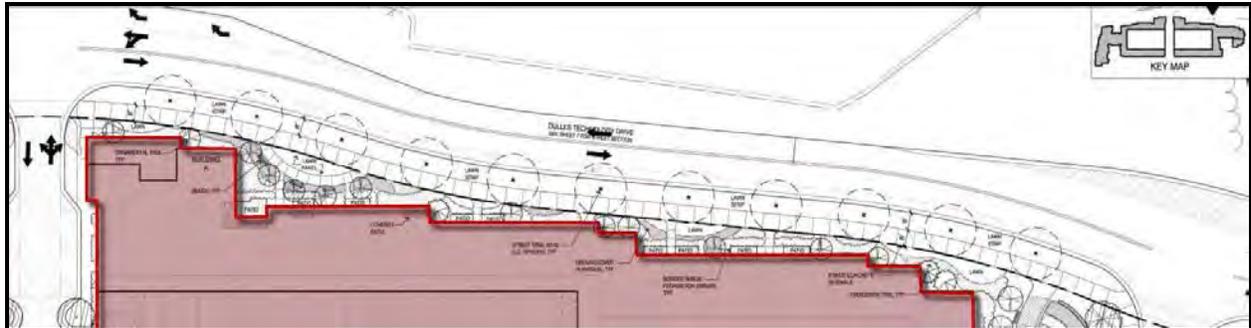
Access to the multi-family structures would be provided through three access points along the public street frontage and associated private driveways leading to rear parking garage entrances. The eastern and western driveways would wrap around the sides of the buildings and continue to the rear parking garage entrances. A central access point, placed opposite a north-south segment of Dulles Technology Drive, would lead to a short internal driveway and allow access to both parking garages from the street level.

The private driveways would be continued around the rear of the buildings through the installation of grass-paver surface, to create a continuous loop for fire and rescue access.

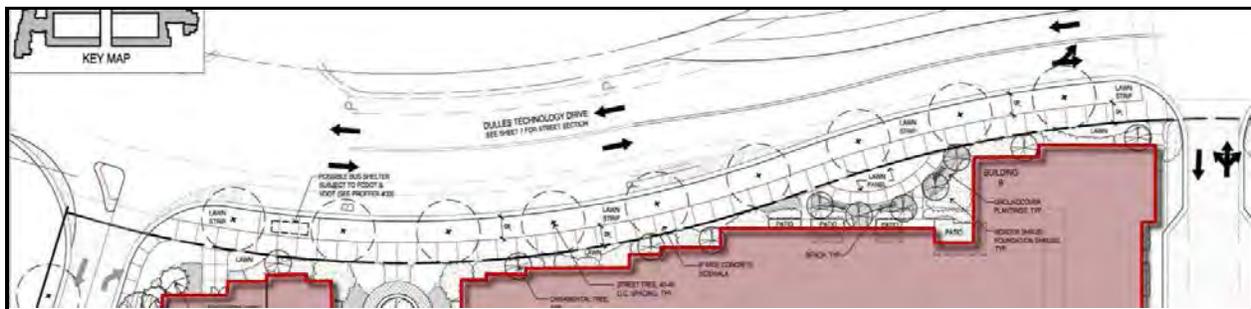
JLB proposes 778 parking spaces, including two loading spaces, structured parking spaces, and several visitor parking spaces along the eastern driveway. On-street parking would also be provided along a portion of the realigned Dulles Technology Drive.

Streetscape:

The streetscape along the building frontages would include an 8-foot wide landscape panel with street trees, an 8-foot wide sidewalk, and a landscaped building zone, which would have an average width of 12 feet for Building A and 9 feet for Building B. Several of the first floor residential units along Dulles Technology Drive/McNair Farms Drive would have direct access to the street frontage. The minimum building setback would be four feet with allowances for extensions into the yard, not to extend into the right-of-way.



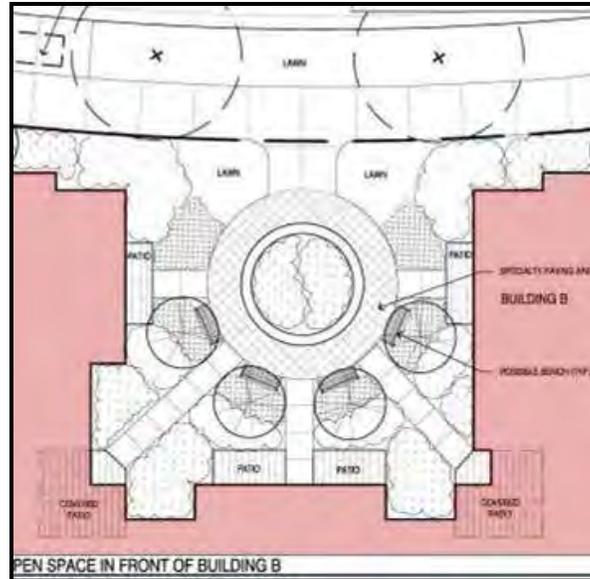
Building A Street Frontage



Building B Street Frontage

Open Space:

Open spaces for RZ/FDP 2013-DR-017 include seating areas along the street frontage; a seating and lawn area, pool, playground, and plaza to the rear of the buildings; an open space between the buildings; and an entry plaza to the east. Additionally, a stream valley trail would be constructed to the rear of the buildings, within the floodplain associated with Merrybrook Run.



Seating Area (in front of Building B)



Central Open Space, Rear Lawn, and Rear Play Area

approximately 142-acre Dulles Technology development. The proposed amendment would add approximately 2.77 acres to the Special Exception application area, and remove the same from SE 2002-HM-046. This area generally surrounds the proposed McNair Farms Drive extension across Lot 5M.

Stream Valley Restoration:

JLB proposes the restoration of the floodplain on Lot 4M and portions of Lot 5D. Restoration on Lot 4M would include the removal of invasive plants; the planting of overstory tree, understory tree, and shrub seedlings; and soil amendments to restore the area to a healthy native forest cover type and to intercept stormwater sheet flow from the proposed impervious surfaces. Restoration on Lot 5D would include the treatment of the shoreline and embankment of the stormwater management pond to eradicate the non-native invasive Chinese lespedeza; the replanting of a new stand of native herbaceous plants, including grasses and wildflowers, along the shoreline and embankment; and the eradication of the non-native invasive Purple loosestrife, generally along the stormwater management pond and within the nearby wetland.

COMPREHENSIVE PLAN

Land Use Analysis (Appendix 15)

The project site is located in Land Unit A-1 of the Dulles Suburban Center, approximately 0.65 miles from the planned Innovation Station Metrorail Station. The area beyond a ½-mile radius from the Metrorail station is defined as Tier 3, which anticipates a land use intensity of between 0.75 and 1.5 FAR. Additionally, the site is recommended for Mixed Use by the Land Use Map of the Comprehensive Plan. Comprehensive Plan text recommends that the land area beyond a ½-mile radius of the Metrorail station consist of 45% or more of residential uses of the total development and a maximum of 50% as office uses. However, individual developments may have the flexibility to build more than the stated land use percentages if other developments are built or rezoned with a land use mix that maintains these proportions for the Tier 3 area.

The existing uses within the Dulles Technology Drive area are low to medium-density office. The proposed multi-family development would be the first parcel in the Dulles Technology Drive area to redevelop under the Mixed Use recommendations of the Comprehensive Plan as a residential use. At 0.99 FAR, the proposal meets the anticipated land use intensity of the Comprehensive Plan.

Given these factors, Staff concludes that the proposal conforms to the land use and intensity recommendations of the Comprehensive Plan.

Residential Development Criteria (Appendix 24)

New residential development is expected to enhance the community by “fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property.” The following criteria are to be used in evaluating zoning requests for new residential development.

1. Site Design (Appendix 15):

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- Consolidation: Lot 4M is 11.6 acres and is surrounded by developed park lands and office development. The parcel is of an adequate size for a multi-family development and no further consolidation options are available.
- Layout: The buildable portion of Lot 4M is constrained due to the realignment of Dulles Technology Drive; the extension of McNair Farms Drive; and the presence of the Merrybrook Run floodplain and RPA. The proposed multi-family buildings have been sited between the realigned road and the floodplain. Given the separation from the nearest residential uses and the character of the adjacent office uses, the proposed maximum building height of 85 feet is compatible with the surrounding uses and consistent with the Comprehensive Plan recommendations.

The buildings include facades of approximately 430 feet long (Building A) and 390 feet long (Building B). Residential units would wrap around central parking structures, so that parking would not be visible from adjacent streets or properties. The applicant has provided front, rear, and side architectural elevations, including those of the central parking garage entrances, which demonstrate architectural variations that will help to create visual interest and visually break up the facades.

The Comprehensive Plan streetscape recommendations corresponding to Dulles Technology Drive and the McNair Farms Drive extension call for a building zone of between 8 to 12 feet wide adjacent to residential uses. The proposed building zone varies along the two residential building frontages, and is less than 8 feet wide in several places. However, the average building zone is approximately 12 feet wide for Building A and 9 feet wide for Building B. Additionally, JLB has altered the building design at the ground level, so that the majority of individual residential unit entrances connect directly to the street, and has designed the building zone to include patios and

additional landscaping to increase the level of privacy for the units and create a better separation of the residential units from the pedestrian realm.

- Open Space, Landscaping, and Amenities: JLB proposes 48 percent of Lot 4M as open space, including the floodplain and RPA associated with Merrybrook Run. Existing high-quality trees would be preserved within the floodplain; the area would be replanted with a combination of overstory tree, understory tree, and shrub seedlings; and soil amendments would be added to restore the area to a healthy native forest cover type and to intercept stormwater sheet flow from the proposed impervious surfaces.

In conformance with Comprehensive Plan guidance, developed open space amenities would include enhanced streetscape areas (including seating) along the street frontage; a seating and lawn area, pool, play area, and plaza to the rear of the buildings; a central open space between the buildings; and an entry plaza to the east of Building A.

In accordance with Article 6 of the Zoning Ordinance, open space and recreational features are required within Planned Residential Mixed Use Districts; staff of the Fairfax County Park Authority (FCPA) reviewed the application (See Appendix 21). The minimum expenditure for park and recreational facilities is set at \$1,800 per non-Affordable Dwelling Unit (non-ADU). FCPA recommended that any portion of this amount not spent on-site be conveyed to FCPA for recreational facility construction at one or more of the park sites in the service area of the development.

In response to staff comments, the applicant proposes a proffer (Proffer #24) regarding on-site recreation facilities. Proposed on-site facilities include trails, seating areas, a playground, a pool, and plazas. The trail would be built in the floodplain along the north side of Merrybrook Run. The trail would continue to the southwest corner of the site, where it could ultimately connect to the neighboring property. In the event that the proposed on-site facilities do not have sufficient value, the applicant proposes contributions to achieve the overall proffered amount of \$1,800 per unit for the proposed multi-family dwellings.

Most or all of the funds for park and recreational facilities are anticipated to be used for on-site amenities. As a result, FCPA is not compensated for increased demands caused by residential development for other recreational facilities that FCPA must provide. To offset additional impacts caused by the proposed development, FCPA requests a "fair share" contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels, for a total fair-share contribution of \$718,865.

The applicant has not proposed a fair share contribution, requesting recognition of the construction of the extension of McNair Farms Drive, priced at approximately \$2.9 million, which will be built across Park Authority property. The extension is recommended by the Comprehensive Plan and would improve connectivity in the area by providing a critical link in the future street grid. The applicant also proposes a trail with public access to the south of the multi-family buildings, along Merrybrook Run, increasing access to the stream valley.

Based on the features described above, the application generally satisfies Criterion #1.

2. Neighborhood Context:

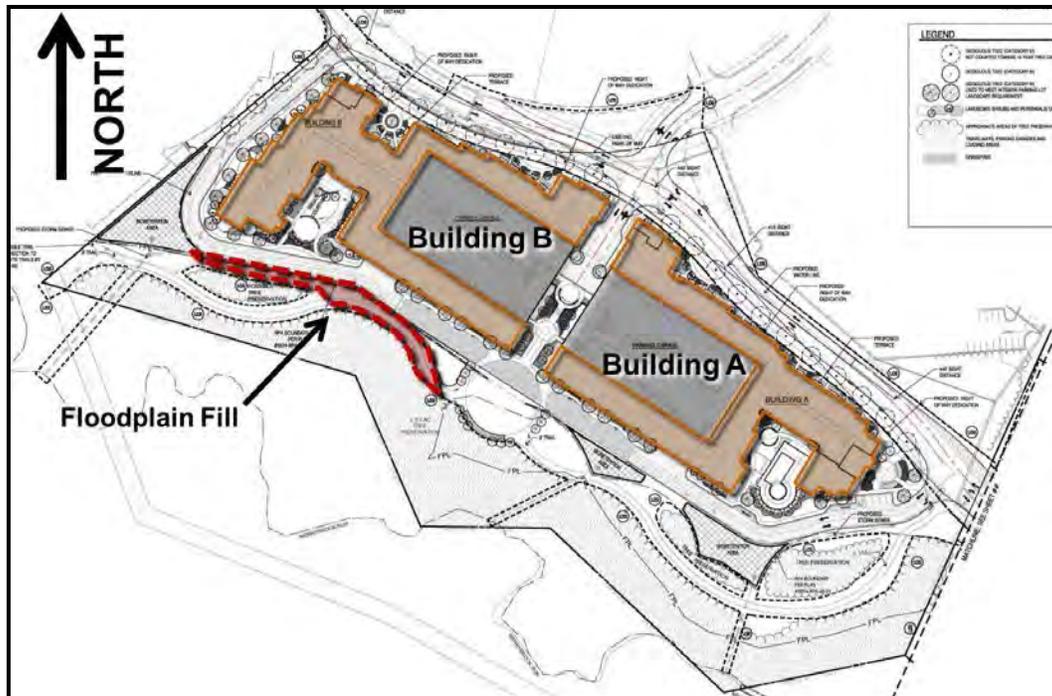
All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- *transitions to abutting and adjacent uses;*
- *lot sizes, particularly along the periphery;*
- *bulk/mass of the proposed dwelling units;*
- *setbacks (front, side and rear);*
- *orientation of the proposed dwelling units to adjacent streets and homes;*
- *architectural elevations and materials;*
- *pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;*
- *existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.*

The proposed multi-family buildings are sited between Dulles Technology Drive/the McNair Farms Drive extension and the floodplain associated with Merrybrook Run. Office uses are adjacent to the property, to the west and the north. The nearest residential uses are single-family attached dwellings, located approximately 500 feet to the south. Residential units would wrap around central parking structures so that parking would not be visible from adjacent streets or properties.

By means of roadway construction and realignment, frontage improvements, tree preservation areas, stream restoration, separation from other residential uses, commitments to architectural features, sidewalk and trail connections, street trees, and the masking of structured parking, the proposed project is generally consistent with the uses along the project boundaries. The scale, height, massing, and materials would be compatible with the adjacent office buildings. Given these factors, the proposal generally satisfies Criterion #2.

3. Environment (Appendix 16):



Floodplain Fill

Environment and Development Review Branch staff of DPZ reviewed the application and noted that the property includes a portion of the Merrybrook Run stream. This stream is part of the Sugarland Run watershed. Merrybrook Run generally comprises the southern boundary of the subject property. There is a sizable RPA/EQC area associated with this stream on the subject property which is comprised of the stream channels, 100-year floodplain and wetland areas. The applicant is proposing new minor alterations and fill within the 100-year floodplain based on previously approved plans for a stormwater management facility. This element of the application has been subject to review by DPWES staff. The proposed encroachments into the RPA include trails, utilities, and stormwater outfall areas, which are typically deemed acceptable encroachments into both the RPA and EQC. The application also includes a stream crossing of Merrybrook Run, due to the extension of McNair Farms Drive. This road is part of the network of roads included in the Comprehensive Plan for the area and will connect Centreville Road to Dulles Technology Drive and allow improved access to the west, including the Innovation Station Metrorail Station. The proposed McNair Farms Drive crossing was designed in a manner to minimize impacts to the stream bottom, buffer areas, and wetlands while meeting the transportation goals of the Comprehensive Plan.

Additionally, JLB proposes the restoration of the floodplain of Lot 4M, including the removal of invasives; the planting of overstory tree, understory tree, and shrub seedlings; the planting of a groundcover seed mixture; and soil amendments to restore the area to a healthy native forest cover type and

to intercept stormwater sheet flow from the proposed impervious surfaces. Restoration of Lot 5D by JLB would include the treatment of the shoreline and embankment of the stormwater management pond to eradicate the non-native invasive Chinese lespedeza; the replanting of a new stand of native herbaceous plants, including grasses and wildflowers, along the shoreline and embankment; and the eradication of the non-native invasive Purple loosestrife, generally along the stormwater management pond and within the nearby wetland. These actions would help stabilize the area, promote water infiltration, provide erosion control, and promote biodiversity.

- Slopes and Soils: The site is generally flat and the terrain gently slopes downward to the south toward the east-west running stream valley. The applicant has designed the site taking into consideration the existing topographic conditions and soil characteristics.
- Water Quality and Drainage: The proposed development is located within a portion of the Merrybrook Run stream valley. This segment of the stream valley is currently served by an existing in-line control structure located immediately downstream of the subject property at the intersection of Merrybrook Run and River Birch Road. This impoundment will meet water quantity control requirements for Lot 4M. The JLB application also includes the use of three bio-retention filters and a manufactured storm filter to meet water quality improvement goals for the subject property. Locations for bio-retention filters have been identified, but are subject to favorable soil conditions. DPWES staff evaluated the proposed measures and have given a preliminary indication that the proposed measures should be adequate. Final determination regarding the proposed water quality and quantity controls will be made by DWPEs during site plan review. However, no impacts to the site design are anticipated.
- Noise: In accordance with Comprehensive Plan guidance, new development should not expose people in their homes, or other noise sensitive environments, to noise in excess of DNL 45 dBA (decibels, A-weighted), or to noise in excess of 65 dBA in the outdoor recreation areas of homes. JLB conducted an analysis of existing and estimated future roadway and airport noise impacts on the two residential buildings. While in close proximity to several surrounding roadways and within one mile of Dulles International Airport, future transportation noise levels are expected to remain below 65 dBA for outdoor areas at the site. Typical residential building construction can then be expected to maintain indoor noise levels below 45 dBA. Future residents are unlikely to experience adverse impacts from transportation generated noise.
- Lighting: The Policy Plan states that developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night

sky. The proposed uses are required to conform to provisions of applicable ordinances, regulations, and standards, including those for lighting.

- Energy Conservation: In support of the County's green building policy, JLB has made a proffered commitment to a variety of Green Building options for the proposed development. According to the proffers, the proposed multi-family midrise development will achieve certification through LEED for Homes, EarthCraft, or National Green Building Standards (NGBS) using the Energy Star path for energy performance.

Based on the details described above, Criterion #3 has been satisfactorily met.

4. Tree Preservation and Tree Cover Requirements (Appendix 17):

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts are also encouraged.

In order to accurately determine impacts to forest resources, JLB completed a preliminary tree inventory on Lot 4M, which included the location, species, size, and condition rating for the on-site trees within or near tree preservation areas. Additionally, JLB has committed to an invasive species management plan, the use of native species, root pruning, forest restoration, and several other related items.

In order to enhance the landscape areas and ensure compatibility with the surrounding uses, UFMD staff provided the following comments and recommendations:

- The proposed interior parking lot landscaping falls below the amount required and the Applicant is requesting a modification of the Zoning Ordinance for these requirements. In addition, planters previously proposed on the top floor of the parking structure were too small to ensure the long-term health of plantings. Larger planters, with interior dimensions of 8 feet wide by 8 feet long by 3.5 feet deep, would better accommodate landscape plants. The Applicant has opportunities to plant additional Category III and IV trees along the travel ways, loading areas, and on-street parking areas to increase the amount of interior parking lot landscaping.
- Several trees, including those identified for interior parking lot landscape requirements along the travel ways, were planted closer than four feet from a

restrictive barrier. Any trees that are not identified for increased soil volume via structural cells should be placed at least four feet from any restrictive barriers, including walls, sidewalks, and curbs.

In response to staff comments regarding interior parking lot landscaping, the Applicant increased the number of Category III and IV trees along the travel ways, loading areas, and on-street parking areas to compensate for the lack of trees on the upper level of the parking garage. The Applicant also revised the tree locations to ensure that all trees are planted at least four feet from restrictive barriers.

Based on the details described above, Criterion #4 has been satisfactorily met.

5. Transportation (FCDOT - Appendix 18; VDOT - Appendix 19):

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances.

The applicant has committed to constructing several improvements that are critical to the development of the street grid and transportation goals set forth in the Comprehensive Plan, including:

- A four-lane section for the McNair Farms Drive extension across Parcel 5D, tapering down to a two-lane section across Parcel 4M, and intersecting with Dulles Technology Drive;
- Two turn lanes onto the McNair Farms Drive extension at its intersection with Centreville Road (one northbound left-turn lane and one southbound right-turn lane); and
- Pedestrian facilities, including sidewalk and curb ramps, along both sides of the McNair Farms Drive extension.

FCDOT and VDOT staff evaluated the proposal and made several recommendations regarding pedestrian and additional vehicular facilities.

FCDOT Recommendations:

- Complete a midblock crosswalk study (compliant with VDOT requirements) for the proposed crosswalk at the eastern site entrance. Details regarding the timing of data collection and submittal of the study should be included in the plans or proffered;
- Ensure that the future pedestrian facilities on the McNair Farms Drive extension will fulfill the intent of increasing pedestrian connectivity. The plans do not depict a crosswalk or accompanying pedestrian signals to facilitate a connection across either leg of Centreville Road; and

- McNair Farms Drive Link Assessment:
 - Clarify the TDM trip reduction goal to show a 20% goal before completion of Innovation Station, and 25% after; and
 - Revise the text to clarify which individual movements at the Centreville Road/McNair Farms Drive intersection will not operate at LOS E or better. The text should also clarify the magnitude of degradation for the applicable movements and describe the potential mitigation needed.

VDOT Recommendations:

- Resubmit an operational analysis addressing previous comments (signal modification at the intersection of Centreville Road and McNair Farms Drive; and turn lane warrant analyses); and
- Realign the western driveway entrance along Dulles Technology Drive, which is offset from the opposing entrance, as a full movement intersection;

In response to staff comments, and in addition to the facilities cited above, the applicant has committed to traffic signal warrant studies, pedestrian crosswalks, a bus stop pad, contributions to the Route 28 Station South Transportation Fund, and a Transportation Demand Management program.

The proposed transportation facilities are expected to offset the proposed impacts to the transportation network. Staff finds that Criterion #5 has been satisfactorily met.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

- Schools (Appendix 20): The applications were reviewed by the Department of Facilities and Transportation Services of the Fairfax County Public Schools (FCPS). Assuming that 460 units are developed, 46 new students would be anticipated (26 Elementary, 7 Middle, and 13 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$497,950 (46 x \$10,825) would be anticipated to offset the impact of new student growth on surrounding schools.

The proffer statement conditions payment of schools proffers prior to the issuance of the first RUP for each residential building. Staff recommended that payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy does not allow the school system

adequate time to use the proffer contribution to offset the impact of new students.

In addition, staff recommended an "escalation" proffer that would allow payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development to better offset the impact of new student yields on surrounding schools at the time of development.

Staff also recommended that notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This would allow the school system adequate time to plan for the anticipated student growth to ensure classroom availability.

Additionally, staff noted a projected capacity deficit in the 2019-20 school year of 537 students at Coates Elementary and 562 students at nearby McNair Elementary. The projected overcrowding at these schools totals approximately 1,100 students, or more than the capacity of an elementary school (700-900 students). The CIP anticipates construction of an elementary school beginning in FY 2020 and continuing into FY 2021-2025 to help alleviate the overcrowding. However, this area of the County has experienced significant growth over the past several years, leaving limited options for a potential school site.

In response, the applicant proposes a proffer (Proffer #39) to contribute \$1,190.75 per residential unit (0.11 students per unit multiplied by \$10,825 per student) prior to the issuance of the first RUP for each residential building to be utilized for capital improvements to the schools serving the property. The applicant has also committed to the notification of FCPS prior to construction of the anticipated construction and completion dates.

Additionally, the applicant has proposed an adjustment clause (Proffer #42) stating that all proffers shall be adjusted on a yearly basis from a base year of 2015 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia.

- Parks (Appendix 21):

Park issues, to include open space, on-site recreational amenities, parks fair-share contributions, compensation for the loss of parkland, the reconstruction of the stormwater management pond, and the restoration of stream valley areas were addressed under the preceding criteria.

Staff notes that plans, proffers, and conditions related to Lot 5D would be updated in conjunction with this application. The construction of the extension to McNair Farms Drive would be accomplished in accordance with

the recommendations of the Comprehensive Plan and without financial outlays by FCPA. The new road would serve the local populace and lead to enhanced connectivity in the area.

- Fire and Rescue (Appendix 22):

The proposed development lies within the emergency response area of the Frying Pan Fire and Rescue Station 36 located in Herndon, Virginia. The next closest fire station is the Herndon Fire and Rescue Station 4, located in the Town of Herndon, Virginia.

Fire and Rescue staff estimates that the proposed development of two 6-story residential buildings with 460 dwelling units would result in an additional residential population of 1,196. The potential impact on emergency services of an additional 1,196 residents is about 66 incidents per year. Staff notes that multiple rezoning cases in a station's response area could significantly impact that station's unit availability and response times to emergency incidents. Additionally, residential occupancies present greater risk than commercial occupancies, resulting in a greater number of emergency incidents. Residential units include high risk populations such as children and older adults, which directly correlate with increases in all types of emergency calls.

Staff noted that as the population of Fairfax County increases and as roadways become more congested, it becomes more difficult for Fire and Rescue to meet emergency response time goals. To improve emergency response times, Fire and Rescue wishes to install preemption equipment on traffic signals throughout the County. Traffic preemption improves civilian and firefighter safety by reducing the potential for accidents at intersections. Therefore, Fire and Rescue recommended that the applicant proffer the cost of preemption devices for traffic signals (approximately \$10,000 per device) located along the travel routes from the closest fire station to the proposed development.

JLB has committed to a proffer contribution for two traffic preemption devices (see Proffers #33 and #46).

- Stormwater Management (Appendix 23):

Site Development and Inspections Division staff of DPWES reviewed the application and noted/recommended the following:

- The additional fill in the floodplain requires an amendment to SE 85-C-119;
- The applicant proposes several encroachments into the RPA. These include:

- The extension of McNair Farms Drive;
- The grading/fill associated with the stormwater management facility;
- The stream valley trail to the north of Merrybrook Run;
- The sanitary line and stormwater outfalls;
- The driveway required for fire access to the rear of the building; and
- The removal of invasive plants and dying trees or shrubbery;
- An administrative WQIA would be necessary for the storm sewer outfalls and the fire access driveway;
- A test will be necessary to determine the depth of the water table to confirm the feasibility of the bio-retention filters to the rear of the buildings;
- The in-line stormwater management pond within Merrybrook Run can only be used to meet water quantity requirements, but is not suitable for water quality requirements; and
- Every effort should be made to provide water quality improvements more than that of the minimum required.

In response to staff comments, the applicant proposes to use Best Management Practices (Proffer #38) for water quality control, per the requirements of the Public Facilities Manual (PFM). Additionally, the applicant plans to utilize the existing off-site stormwater detention facility for stormwater quantity control. The applicant is also pursuing a WQIA and RPA Exemption for encroachments into the RPA. The applicant intends to complete a test for the depth to groundwater as part of the site review process.

Staff concludes that stormwater management requirements have been adequately addressed.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

The applicant proposes the development of rental units while allowing the possibility of conversion to condominiums. The applicant proposes a proffer (Proffer #14) regarding the provision of Workforce Dwelling Units (WDUs), such that a total of 12% of the total number of residential units will be sold or rented as either ADUs or WDUs.

Staff finds that Criterion #7 has been satisfied.

8. Heritage Resources (Appendix 21):

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

Staff of the Fairfax County Park Authority (FCPA) reviewed the application and subjected the parcel to archival review. Staff noted that the landforms have moderate potential to contain significant Native American sites due to their prominent location above Merrybrook Run. Staff recommended a Phase I archaeological survey in order to determine the presence or absence of cultural resources. If significant sites are found, Phase II archaeological testing is recommended to determine if sites are eligible for inclusion into the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

A development condition is proposed regarding archaeological investigations.

Tax District Analysis

The property is located in the Route 28 Highway Transportation Improvement Tax District, as defined by Section 15.2-4608 of the Code of Virginia. Because the applicant proposes a conversion from an office to a residential district, the applicant is required to submit a lump sum payment to account for the value of future special improvement taxes that would have been payable as a commercially-zoned property. In response, the applicant has committed to a proffer (Proffer #40) stating that the applicant will pay the applicable sum to Fairfax County prior to the issuance of the first RUP.

Additionally, the property is located within the Phase II Dulles Rail Tax District. If the applicant were to convert the rental units into condominium units, the applicant would be required to submit a lump sum payment for the taxes that would have been payable to the District under the current I-4 zoning classification. In response, the applicant proposes a proffer (Proffer #41) stating that, in the event that the applicant intends to record condominium documents for the property, the applicant will pay the applicable sum to Fairfax County prior to the recordation of the condominium documents.

Fairfax County Water Authority Analysis

The subject property is located within the Fairfax County Water Authority service area. Adequate domestic water service is available to the site. Staff noted that, depending on the configuration of the on-site water mains, additional water main extensions may be necessary to satisfy fire flow requirements and accommodate water quality concerns, to be determined during site plan review.

Sanitary Sewer Analysis

The subject property is located within the E Branch (A-2) watershed and would be sewered into the Blue Plains Treatment Plant, which has excess capacity. An existing 21-inch line located on the property is adequate for the proposed use.

ZONING ANALYSIS

Lot Size Requirements, Parking, and Bulk Standards

Standard	Required	Proposed
Minimum District Size	2 acres	11.6 acres
Maximum FAR	3.0	0.99
Open Space	20%	48%
Parking Spaces	778 (minimum)	778
Loading Spaces	6 (minimum)	2 ¹
Maximum Building Height	150 feet	85 feet maximum
Front Yard	20 feet minimum; 25° Angle of Bulk Plane (ABP) = 40 feet	4 feet ²
Side Yard	10 feet minimum; 25° ABP = 40 feet	35 feet ²
Rear Yard	25 feet minimum; 25° ABP = 40 feet	123 feet

¹ The applicant has requested a modification of the loading spaces requirements. The modification is discussed more fully under the Modifications section.

² Section 16-102 of the Zoning Ordinance states that the bulk regulations for the PRM District shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The R-30 District is the residential district that most closely characterizes the proposed development. Project design is discussed more fully under the Site Design Section of the Residential Development Criteria.

ZONING ORDINANCE PROVISIONS (See Appendix 25)

P-DISTRICT STANDARDS

The requested rezoning of Lot 4M to the PRM District must comply with the Zoning Ordinance provisions found in Article 6, Planned Development District Regulations, and Article 16, Development Plans, among others.

Article 6

Sect. 6-401 Purpose and Intent

This section states that the PRM District is established to provide for high density, multiple family residential development, generally with a minimum density of 40 dwelling units per acre. PRM Districts should be located in those limited areas where such high density residential or residential mixed use development is in accordance with the adopted comprehensive plan such as within areas delineated as Transit Station Areas, and Urban and Suburban Centers. The PRM District regulations are designed to promote high standards in design and layout, to encourage compatibility among uses within the development and integration with adjacent developments.

The development proposes 460 multi-family dwellings at an overall density of approximately 39.7 du/ac with 48 percent open space. As referenced in the previous development criteria discussion, staff concludes that the proposed open space, amenities, trail, seating areas, tree preservation areas, and reforestation areas provide adequate justification for a "P" District and that the proposed development meets the purpose and intent of the PRM District.

Sect. 6-407 Lot Size Requirements

This section states that a minimum of two acres is required for approval of a PRM District. The area of this rezoning application is 11.6 acres. This standard has been satisfied.

Sect. 6-408 Bulk Regulations

This section states that the maximum FAR for the PRM District is 3.0. The applicant proposes an FAR of approximately 0.99. Additionally, the applicant proposes a landscaped building zone, which would have an average width of 12 feet for Building A and 9 feet for Building B, with a minimum building setback of four feet and an allowance for extensions into the yard, not to extend into the right-of-way. Project design is discussed more fully under the Site Design Section of the Residential Development Criteria.

Sect 6-409 Open Space

Par. 1 of this section requires a minimum of 20 percent of the gross area as open space in the PRM District. Par. 2 of this section requires that recreational amenities be provided in the amount of \$1,800/du.

The applicant proposes to retain 48 percent of the site as open space. The applicant also proposes on-site facilities including trails, seating areas, a pool, playground facilities, and plazas. In the event that the proposed facilities do not have sufficient value, the applicant proposes contributions to achieve the overall proffered amount of \$1,800 per market-rate residential unit. Staff concludes that this requirement has been satisfied.

Article 16

Section 16-101 General Standards

General Standard 1 states that the planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use, and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.

As discussed earlier in the Comprehensive Plan analysis section of this report, staff believes that the proposed application has satisfied these recommendations and is therefore, in conformance with the Comprehensive Plan.

General Standard 2 states that the planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district. As previously discussed, the proposal includes 48 percent open space, which includes on-site amenities, a trail, seating areas, tree preservation areas, and reforestation areas. The applicant also proposes the extension of McNair Farms Drive and a realignment of Dulles Technology Drive facilitate the creation of a grid roadway network in the area and improved access to the future Innovation Station Metrorail Station. Staff concludes that the planned development district facilitates the integration of open space features, a road extension, and a road realignment. An integration of these features is not typically associated with a conventional residential zoning district.

General Standard 3 states that the planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features. As previously mentioned, the applicant has committed to an invasive species management plan, the use of native species, root pruning, forest restoration, and several other related items. Encroachments into the RPA and floodplain would be evaluated based upon the standards of the applicable County regulations. Staff feels that this standard has been met.

General Standard 4 states that the planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted Comprehensive Plan.

As previously discussed, the proposed multi-family buildings are sited between a future four-lane public road and a floodplain associated with Merrybrook Run. Office uses are adjacent to the property, to the west and the north. The nearest residential uses are single-family attached dwellings, located approximately 500

feet to the south. Residential units would wrap around central parking structures, so that parking would not be visible from adjacent streets or properties.

By means of roadway construction and realignment, frontage improvements, tree preservation areas, stream restoration, separation from other residential uses, commitments to architectural features, sidewalk and trail connections, street trees, and the masking of structured parking, the proposed project is generally consistent with the uses along the project boundaries. The scale, height, massing, and materials would be compatible with the adjacent office buildings.

Given its character and design, the proposed project is generally consistent with the uses along the project boundaries. Staff feels that this standard has been met.

General Standard 5 states that the planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently developed. Adequate public facilities are available and the applicant has proffered funds to offset anticipated impacts to area schools and to provide on-site amenities. Staff feels that this standard has been satisfied.

General Standard 6 states that the planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development. The CDP/FDP depicts an extension of McNair Farms Drive to the site and a realignment of Dulles Technology Drive to facilitate a connected grid network of streets. Sidewalks are provided along both sides of the McNair Farms Drive extension, along the Dulles Technology Drive frontage, and around the sides and rears of the proposed buildings. A trail would be constructed in the stream valley associated with Merrybrook Run. Staff feels that this standard has been satisfied.

Section 16-102 Design Standards

Design Standard 1 states that in order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration. The most similar conventional zoning district to the developed portion of the applicant's proposal is the R-30 District, which requires minimum yards of 20 feet/25° ABP (front); 10 feet/25° ABP (side); and 25 feet/25° ABP (rear); with a minimum district size of three acres. The applicant's PRM development proposes a 4-foot minimum front yard, 35-foot minimum side yards, and a 123-foot minimum rear

yard. While the proposal does not meet the requirements of the R-30 District, staff feels that the proposal complements development on adjacent properties with building articulation, tree preservation, open space, and forest restoration. The building zone has been designed to include patios and additional landscaping to increase the level of privacy for the units and create a better separation of the residential units from the pedestrian realm. With these commitments, staff feels that the proposal meets the Comprehensive Plan recommendations and complements the existing surrounding developments.

Design Standard 2 states that other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar regulations set forth in this Ordinance shall have general application in all planned developments. The CDP/FDP depicts 48 percent of the site remaining as open space, which is comprised of tree preservation areas, forest restoration areas, common open space, RPA, and floodplain. One loading space would be provided for each building, parking provided per the Zoning Ordinance, on-street parking in front of Building B, and off-street parking for guests. Staff feels this standard has been met.

Design Standard 3 states that streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

The CDP/FDP depicts an extension of McNair Farms Drive to the site and a realignment of Dulles Technology Drive to facilitate a connected grid network of streets. Sidewalks are provided along both sides of the McNair Farms Drive extension, along the Dulles Technology Drive frontage, and around the sides and rears of the proposed buildings. A trail would be provided on the north side of Merrybrook Run. A bus pad would be constructed at the northwest corner of the site in front of Building B. Staff feels that this standard has been met.

FLOODPLAIN STANDARDS

In accordance with Section 2-903 of the Zoning Ordinance, roadway crossings and stormwater management facilities may be permitted in a floodplain upon a determination by the Director that such use is in accordance with the provisions of the Zoning Ordinance and the standards and criteria set forth in the Public Facilities Manual. Par. 6 of Sect. 2-903 requires roadway floodplain crossings to meet VDOT and Fairfax County design requirements and not have an adverse impact upon the floodplain. Par. 7 of Sect 2-903 requires that stormwater management facilities be installed with appropriate easements or agreements and with the minimum disruption necessary to the floodplain.

Both SE 85-C-119 and SE 2002-HM-046 were previously evaluated for compliance with the Zoning Ordinance provisions related to floodplains, found in Part 9 of Article 2 of the Zoning Ordinance. Both proposed uses would be required to meet the provisions of the Zoning Ordinance and the standards and criteria set forth in the Public Facilities Manual. The proposed changes and the implications of those changes have been previously discussed under Stormwater Management and Water Quality and Drainage.

MODIFICATIONS

The applicant requests the following modifications:

- Modification of the tree planting width from eight feet to six feet along the public roadway frontage and private driveway, in favor of structural planting cells, or other methods as coordinated with UFMD, when necessary due to the placement of utilities;
- Modification of interior parking lot landscaping requirements, in favor of the alternatives as shown on the proposed plan and as conditioned; and
- Modification of the loading space requirements, in favor of the spaces as shown on the proposed plan and as conditioned.

Tree Planting Width

Section 12-0510.4E(5) of the Public Facilities Manual (PFM) states that the minimum width of any planting area shall be 8 feet, measured from the interior of the sides of the restrictive barrier such as curb or pavement. Trees shall be located no closer than 4 feet from any restrictive barrier.

The applicant requests a modification of the tree planting width from 8 feet to 6 feet, in favor of structural planting cells, due in part to possible unforeseen conflicts with utilities along the public roadway frontage and private driveway. The spaces between the building frontage and the public road and between the private driveway and building are constrained, which may lead to conflicts between planting areas and the placement of utility lines.

Staff supports the modification of the tree planting width along the public roadway frontage and private driveway, but only in those circumstances in which the required planting width is constrained due to the presence of utilities, and provided that structural cell technology, or some other method as coordinated with UFMD, is used to ensure adequate rooting area, organic matter, and water infiltration for trees and shrubs.

Interior Parking Lot Landscaping

Sect. 13-202 of the Zoning Ordinance requires the interior landscaping of parking lots. Par. 6. of Sect. 13-202 allows a modification of the requirements of the Section in conjunction with the approval of a rezoning where deemed appropriate due to the location, size, surrounding area or configuration of the parking lot and where such modification will not have any deleterious effect on the existing or planned development of adjacent properties.

The applicant requests a modification of the interior parking lot landscaping requirements to allow the required interior parking lot landscaping to be placed generally along the sides and rears of the proposed buildings, rather than on the top floor of the parking structure. The placement of the landscaping on the top floor of the parking structure, while desirable, would necessitate the installation of planters (sized 8 feet wide, by 8 feet wide, by 3.5 feet deep) and a watering system to accommodate the required landscape plants, while resulting in a loss of parking spaces. Installing the required plants along the private access drive and sidewalks at ground level would allow more robust plant growth, increased visibility, lower installation costs, and less maintenance.

Given the parking lot's location on the top of the parking structure and the lack of effects to the development of adjacent properties, staff supports the proposed modification of the interior parking lot landscaping requirements in favor of the plantings as depicted on the proposed plan and as conditioned.

Loading Space Requirements

Par. 4 of Sect. 11-203 of the Zoning Ordinance states that each multi-family dwelling is required to meet Standard G for the number of loading spaces, which specifies one space for the first 25,000 square feet of gross floor area, plus one space for each additional 100,000 square feet or major fraction thereof.

The applicant requests a modification of the loading space requirements to allow one loading space at the rear entrance to each parking structure on the ground level, instead of the three required per building.

The one loading space proposed per building would accommodate moving trucks and would be located proximate to a freight elevator. Direct access to residential units is available on each parking structure level, which would facilitate the loading of private vehicles. Additional loading spaces along the rear driveway are not feasible or desirable due to the close proximity of the floodplain, RPA, and bioretention areas. To minimize the conflicts associated with a reduced number of loading spaces, a development condition/proffer is proposed, which would require the applicant to develop protocols to manage moves in and out of the buildings.

Given the site constraints, the desire to limit additional impervious cover proximate to the floodplain and RPA, and the capacity of the proposed freight

elevators, staff supports the proposed modification of the loading space requirements in favor of the spaces as depicted on the proposed plan and as conditioned.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

Staff concludes that the proposed multi-family buildings and the extension of McNair Farms Drive are consistent with the land use guidance of the Comprehensive Plan, are at an intensity anticipated by the Comprehensive Plan, would enhance connectivity in the area, would accommodate walking and bicycling, have been designed to ensure compatibility with the surrounding community, would restore the on-site RPA and floodplain, and would maintain the design capacity of the affected stormwater management facilities.

Staff concludes that the proposal would be in conformance with the Comprehensive Plan and the applicable Zoning Ordinance provisions.

Recommendations

Staff recommends approval of PCA 79-C-037-07.

Staff recommends approval of RZ 2013-DR-017, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of the modifications listed below:

- Modification of the tree planting width from eight feet to six feet along the public roadway frontage and private driveway, in favor of structural planting cells, or other methods as coordinated with UFMD, when necessary due to the placement of utilities;
- Modification of the interior parking lot landscaping, in favor of the alternatives as shown on the CDP/FDP and as conditioned.
- Modification of the number of loading spaces from 6 to 2, in favor of the alternatives as shown on the CDP/FDP and as conditioned.

Staff recommends approval of FDP 2013-DR-017, subject to the proposed development conditions contained in Appendix 2.

Staff recommends approval of PCA 2002-HM-043, subject to the execution of proffers consistent with those contained in Appendix 3.

Staff recommends approval of FDPA 2002-HM-043-02, subject to the proposed development conditions contained in Appendix 4.

Staff recommends approval of SEA 2002-HM-046-02, subject to the proposed development conditions contained in Appendix 5.

Staff recommends approval of SEA 85-C-119, subject to the proposed development conditions contained in Appendix 6.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owners, relieve the applicants/owners from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The approval of these applications do not interfere with, abrogate, or annul any easements, covenants, or other agreements between parties, as they may apply to the properties subject to these applications.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. PCA 79-C-037-07 & RZ 2013-DR-017: Proposed Proffers
2. FDP 2013-DR-017: Proposed Conditions
3. PCA 2002-HM-043: Proposed Proffers
4. FDPA 2002-HM-043-02: Proposed Conditions
5. SEA 2002-HM-046-02: Proposed Conditions
6. SEA 85-C-119: Proposed Conditions
7. Affidavits
8. Statement of Justification
9. RZ 79-C-037-07- Proffers
10. RZ 79-C-037-07- Vicinity Map
11. RZ 2002-HM-043: Previously Approved Proffers
12. RZ 2002-HM-043: Previously Approved CDP
13. SE 85-C-119: Previously Approved Conditions
14. SE 2002-HM-046: Approval Letter
15. Land Use Analysis – DPZ/PD
16. Environmental Analysis – DPZ/PD
17. Urban Forestry Analysis – DPWES/UFMD
18. Transportation Analysis – FCDOT
19. Transportation Analysis – VDOT
20. Schools Analysis – FCPS
21. Parks Analysis – FCPA
22. Fire and Rescue Analysis – Department of Fire & Rescue
23. Stormwater Management Analysis – DPWES/SDID
24. Comprehensive Plan Excerpts
25. Applicable Zoning Ordinance Standards
26. Glossary of Terms

**PROFFER STATEMENT
DULLES TECHNOLOGY CENTER
RZ/FDP 2013-DR-017 AND PCA 79-C-037-7**

May 29, 2015

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Fairfax County Zoning Ordinance (1978, as amended) (the “Zoning Ordinance”), JLB Dulles Tech, LLC, as the owner and applicant, for itself and its successors and assigns (the “Applicant”), in this rezoning application and proffered condition amendment application hereby proffers that the development of the property identified on the Fairfax County Tax Map as 16-3 ((1)) 4M (the “Property”) shall be in accordance with the following conditions (“Proffers”) if, and only if, approval of applications RZ/FDP 2013-DR-017 and PCA 79-C-037-7 (collectively, the “Application”) is granted by the Fairfax County Board of Supervisors. In the event that the Application is denied, these Proffers shall immediately be null and void and of no further force or effect, and the previous proffered conditions applicable to the Property shall remain in full force and effect.

GENERAL

1. Substantial Conformance. The Property shall be developed in substantial conformance with the Conceptual Development Plan/Final Development Plan (“CDP/FDP”) dated June 4, 2014, and revised through May 29, 2015, prepared by William H. Gordon Associates, Inc., and consisting of 36 sheets, as further described below.
2. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan are presented on the same sheets and defined as the CDP/FDP in Proffer 1, it shall be understood that the proffered elements of the CDP are limited to: (a) the maximum gross floor area and maximum number of dwelling units as set forth on the CDP/FDP, (b) the general location and arrangement, minimum setbacks, and maximum building heights of the buildings on the Property as shown on the CDP/FDP, (c) the general location of the points of access to the Property and accompanying pedestrian and vehicular circulation routes through the Property, and (d) the minimum amount of open space (collectively, the “CDP Elements”). The Applicant reserves the right to request approval from the Fairfax County Planning Commission of a Final Development Plan Amendment (“FDPA”) pursuant to Section 16-402 of the Zoning Ordinance for elements other than the CDP Elements, provided such FDPA is in substantial conformance with these Proffers.
3. Minor Modifications. Minor modifications to the CDP/FDP shall be permitted pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance when necessitated by sound engineering or when necessary as part of final site design or engineering. Such modifications shall be permitted, provided: (a) the maximum gross floor area and maximum number of dwelling units are not increased, (b) the maximum building heights are not increased beyond the heights identified on Sheet 2 of the CDP/FDP and Proffer 7; (c) the minimum setbacks for the buildings are not decreased beyond the setbacks identified on Sheet 6 of the CDP/FDP; (d) the

minimum amount of open space identified on Sheet 2 of the CDP/FDP is not reduced, and (e) the development otherwise is in substantial conformance with these Proffers and the CDP/FDP.

4. Proposed Development. The Applicant shall be permitted to develop the Property with up to 500,000 square feet of gross floor area of development consisting of up to 460 multi-family residential units (the “Proposed Development”).

5. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment (“CDPA”), FDPA, Proffered Condition Amendment (“PCA”), Rezoning, Special Exception (“SE”), Special Exception Amendment (“SEA”), Comprehensive Sign Plan, Special Permit (“SP”), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Paragraph 6 of Section 18-204 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that is not the subject of such an application shall remain in full force and effect.

BUILDING DESIGN

6. Architecture. The character of the architectural design of the buildings shall be in general conformance with the conceptual architectural elevations shown on Sheets 19 and 20 of the CDP/FDP. Exterior building materials for the buildings shall be selected by the Applicant from among the following: brick, masonry/stone, aluminum, steel, glass, cementitious paneling and siding, aluminum/vinyl windows, architectural pre-cast concrete headers, sills, and trim details, provided that final architectural details, roofs and accents may include other materials. Bay windows, balconies, awnings, and other architectural features may be provided along any façade of the residential buildings and may extend beyond the building footprints shown on the CDP/FDP, provided any such features along the Dulles Technology Drive/McNair Farms Drive side of the buildings do not extend into or over the area identified as “Proposed Right-of-Way Dedication” on Sheet 11 of the CDP/FDP. In the event the Applicant develops the residential buildings separately, rather than concurrently, the architectural design of the second residential building shall be generally consistent with, and complementary to, the character of the architectural design of the first residential building constructed on the Property. The Applicant reserves the right to adjust or modify the architectural design as part of final architectural design and engineering without requiring approval of a PCA, CDPA, or FDPA, provided: (a) the maximum building height shown on Sheet 2 of the CDP/FDP is not increased, (b) the minimum open space shown on Sheet 2 of the CDP/FDP is not decreased, and (c) the general quality and character of the architectural design remain in general conformance with those shown on Sheets 19 and 20 of the CDP/FDP.

7. Building Height. The building height for the Proposed Development shall not exceed the maximum height identified on Sheet 2 of the CDP/FDP. Building height shall be measured in accordance with the provisions of the Zoning Ordinance and shall be exclusive of those accessory structures that are excluded from the maximum building height as set forth in Section 2-506 of the Zoning Ordinance. Notwithstanding the foregoing, however, nothing shall preclude the Applicant from constructing the Proposed Development to a lesser building height than the maximum building height shown on the CDP/FDP, provided each building retains a comparable

urban form to that shown on the CDP/FDP.

8. Universal Design. The Applicant shall provide a minimum of one percent (1%) of the total number of dwelling units constructed on the Property with universal design features that may include, but shall not be limited to, the following:

- i. At least one accessible route that connects all spaces and elements that are part of the unit as defined by ANSI;
- ii. User passage doorways with a minimum width of 32 inches;
- iii. Threshold beveled changes between ¼ and ½ inch maximum;
- iv. Compliance of lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by ANSI;
- v. Reinforcement for furniture installation of bath fixtures by ANSI; and
- vi. Levered knobs throughout the unit.

9. Rooftop Telecommunications Equipment and Mechanical Units. Telecommunications equipment, mechanical units, and all appurtenant facilities may be placed on the rooftop of the Proposed Development, shall comply with the applicable requirements of the Zoning Ordinance, and shall be screened and/or set back sufficiently from the perimeter of the roof so that such equipment and facilities generally are not visible when viewed at street level across Dulles Technology Drive/McNair Farms Drive from the Property. Antennae mounted on the building sides shall be designed to be a part of the architectural treatment of the building and painted to match the building.

10. Sustainable Design. In order to promote energy conservation and green building techniques, the Applicant shall select one or more of the following sustainable design programs to be implemented as part of the Proposed Development. As part of the first site plan submission for the portion(s) of the Proposed Development for which a particular certification will be sought, the Applicant will inform the Environment and Development Review Branch (“EDRB”) of the Department of Planning & Zoning (“DPZ”) of its choice(s) for sustainable design.

- A. NGBS. If the Applicant selects the Home Innovations Research Lab’s 2012 National Green Building Standard (“NGBS”), then the Applicant shall seek NGBS certification using either the ENERGY STAR® Qualified Homes Path for energy performance as demonstrated through documentation submitted to the Department of Public Works & Environmental Services (“DPWES”) and the EDRB from a home energy rater and/or an NGBS Verifier certified through the Home Innovations Research Lab. Documentation demonstrating certification under the NGBS rating system in accordance with this Proffer shall be submitted

to DPWES and the EDRB prior to the issuance of the first Residential Use Permit (“RUP”) for each building for which such certification is sought.

- B. LEED Multi-Family Mid-Rise. If the Applicant selects the U.S. Green Building Council (“USGBC”) Leadership in Energy and Environmental Design (“LEED”) Multi-Family Mid-Rise (“LEED Mid-Rise”) rating system, then the Applicant shall pursue LEED certification under the most recent version of the LEED Mid-Rise rating system, or other applicable LEED rating system as determined in consultation with the EDRB, in effect at the time the Applicant registers the project with the USGBC.
- i. Project Checklist. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits that the Applicant anticipates attaining for the Proposed Development (or portion thereof) under the applicable LEED Mid-Rise rating system. A professional engineer or licensed architect will provide certification statements at both the time of building plan review for the building(s) for which certification is sought confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
 - ii. LEED-AP. The Applicant will include a LEED accredited professional (“LEED-AP”) as a member of the design team. The LEED-AP shall also be a professional engineer or licensed architect, and will work with the design team to incorporate sustainable design elements and innovative technologies into the project with a goal of having the project attain LEED certification. At the time of site plan submission, the Applicant will provide documentation to the EDRB demonstrating compliance with the commitment to engage such a professional.
 - iii. County Team Member. In addition, the Applicant will designate the Chief of the EDRB as a team member in the USGBC’s LEED Online system (as applicable or available, depending on the form of LEED pursued). This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, as applicable, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
 - iv. Design-Related Credit Review. Prior to building plan approval, the Applicant will submit documentation to the EDRB regarding the USGBC’s preliminary review of design-oriented credits in the LEED program (as applicable or available, depending on the form of LEED pursued) for the building(s) for which certification is sought. This documentation will demonstrate that each such building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to release of the bond for each such building, the

Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for such building(s).

- v. Green Building Escrow. If the Applicant is unable, prior to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that each building for which certification is sought is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the Applicant will, prior to building plan approval for such building(s), post a "Green Building Escrow" in the form of cash or a letter of credit from a financial institution authorized to do business in the Commonwealth of Virginia in the amount of eighty percent (80%) of the gross square footage for each such residential building multiplied by \$2 per square foot. This escrow will be in addition to, and separate from, other bond requirements and will be released upon demonstration of attainment of LEED certification, or a higher level of certification, by the USGBC under the applicable version of the LEED rating system. The provision to the EDRB of documentation from the USGBC that such building has attained LEED certification will be sufficient to satisfy this commitment.
- vi. Release of Green Building Escrow. The Green Building Escrow for each building, as applicable, shall be released in accordance with the following:
 - a. If the Applicant is able, subsequent to building plan approval, to provide documentation of the USGBC's preliminary review of the design-oriented credits demonstrating that the building(s) subject to such building plan approval is/are anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to support the attainment of LEED Silver certification, the County shall release the entirety of the Green Building Escrow for such building(s) to the Applicant. Prior to the release of the bond for such building(s), the Applicant shall provide documentation to the EDRB demonstrating the status of attainment of LEED certification from the USGBC for the building(s).
 - b. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation from the USGBC demonstrating that LEED certification has been attained, the entirety of the Green Building Escrow for such building(s) shall be released to the Applicant.
 - c. If the Applicant provides to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential

building(s), documentation from the USGBC demonstrating that LEED certification has not been attained for such building(s) but that the USGBC has determined that such building(s) fall(s) within three points of attainment of LEED certification, then fifty percent (50%) of the Green Building Escrow for such building(s) will be released to the Applicant and the other fifty percent (50%) will be released to Fairfax County to be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

d. If the Applicant fails to provide to the EDRB, within three (3) years of the issuance of the final RUP for the applicable residential building(s), documentation from the USGBC demonstrating that such building(s) has/have fallen short of LEED certification by three or fewer points, the entirety of the Green Building Escrow for such building(s) will be released to Fairfax County and will be posted to a fund within the County budget supporting the implementation of County environmental initiatives.

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

C. EarthCraft. If the Applicant selects EarthCraft, then the Applicant shall provide documentation to DPWES and DPZ demonstrating certification under the EarthCraft Program in accordance with this Proffer prior to the issuance of the first RUP for each building for which such certification is sought.

12. Lighting. All on-site outdoor and parking garage lighting provided with the Proposed Development shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance.

AFFORDABLE HOUSING

13. Affordable Dwelling Units. Unless otherwise exempt pursuant to Part 8 of Article 2 of the Zoning Ordinance in effect as of the approval date of this Application (the "ADU Ordinance"), the Applicant shall provide Affordable Dwelling Units ("ADUs") pursuant to the ADU Ordinance.

14. Workforce Dwelling Units. In addition to any ADUs required pursuant to Proffer 13, the Applicant also shall provide for-sale and/or rental housing units with the Proposed Development to be sold/rented as Workforce Dwelling Units ("WDUs") administered as set forth in the "Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines" adopted on October 15, 2007, in effect as of the approval date of this Application (the "Policy Guidelines"), such that

a total of twelve percent (12%) of the total number of residential units constructed as part of the Proposed Development are sold/rented as either ADUs or WDUs. Such WDUs shall be in addition to any requirement to provide ADUs in accordance with the ADU Ordinance in effect as of the approval date of this Application, provided the total number of ADUs and WDUs does not exceed twelve percent (12%) of the total number of residential units constructed as part of the Proposed Development. When the required number of WDUs results in a fractional unit less than 0.5, the number shall be rounded down to the next whole number. When the required number of WDUs results in a fractional unit equal to or greater than 0.5, the number shall be rounded up to the next whole number. Notwithstanding Sections 7.G and 8.E of the Policy Guidelines, for a period of five years commencing upon the issuance of the first RUP for the Proposed Development, the Applicant shall provide one-half of any WDUs required under this proffer priced to serve households with an income of up to eighty percent (80%) of the Area Median Income for the Washington Standard Metropolitan Statistical Area (“AMI”) and one-half of any WDUs required under this proffer priced to serve households with an income of up to one hundred percent (100%) of AMI. Upon the expiration of such five-year period, the Applicant shall be permitted to provide any WDUs required under this proffer in three (3) evenly distributed income tiers of up to eighty percent (80%) of AMI, one hundred percent (100%) of AMI, and one hundred twenty percent (120%) of AMI in accordance with Sections 7.G and 8.E of the Policy Guidelines.

The Applicant reserves the right to enter into a separate binding written agreement with the appropriate Fairfax County agency as to the terms and conditions of the administration of the WDUs following approval of this Application without the need for a PCA. Such an agreement shall be on terms mutually acceptable to both the Applicant and Fairfax County and may occur after the approval of this Application. Neither the Board of Supervisors nor Fairfax County shall be obligated to execute such an agreement. If such an agreement is executed by all applicable parties, then the WDUs shall be administered solely in accordance with such an agreement and the provisions of this proffer shall become null and void. Such an agreement and any modifications thereto shall be recorded in the land records of Fairfax County.

15. Parking for Affordable/Workforce Dwelling Units. The Applicant shall provide one (1) designated parking space for each of the ADUs/WDUs within the Proposed Development at no cost to the purchasers/lessees of the ADUs/WDUs.

LANDSCAPING, OPEN SPACE, AND RECREATION

16. Landscape Plan. The Applicant shall implement the landscape design for the Proposed Development shown on Sheets 11 and 12 of the CDP/FDP (the “Conceptual Landscape Plan”), which illustrate the plantings and other features to be provided with the Proposed Development, including streetscapes, plazas, and park area. The Conceptual Landscape Plan is conceptual in nature and the tree species and planting locations may be modified by the Applicant as part of final engineering and building design, provided such modifications provide a similar quality and quantity of landscape plantings and materials as shown on the Conceptual Landscape Plan. The Applicant shall install the final landscaping for each building as shown on the approved site plan prior to issuance of the first RUP for such building(s).

- A. Native, Non-Invasive Species. The Applicant shall use principally native, non-invasive species for plantings and landscaping materials throughout the Proposed Development, provided that the Applicant reserves the right, in consultation with and approval by the Urban Forest Management Division of DPWES (“UFMD”), to modify as part of site plan approval the exact species to be used, such as where some plant materials are not available or have been deemed by UFMD to no longer be appropriate.
- B. Site Plan(s). As part of the initial site plan submission for each building within the Proposed Development, the Applicant shall submit to UFMD for review and approval a detailed landscape and tree cover plan (the “Landscape Plan”) for such building(s), which shall include, among other things:
- i. Irrigation information;
 - ii. Design details for tree wells or grates and other similar planting areas above structures and along streets;
 - iii. Composition of the planting materials and/or structural soils used for street trees or where plantings are to be located within or on top of structures and other methods to be used to ensure the viability of the proposed plantings; and
 - iv. Information demonstrating that the Landscape Plans are consistent with and are part of the implementation of the SWM Facilities defined below.
- C. Planting Quality. Each Landscape Plan shall be consistent with the quality and quantity of plantings and materials shown on the Conceptual Landscape Plan, as may be modified by the Applicant as described above, and may include the use of additional shade trees and other plant materials as determined by the Applicant. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by the Zoning Evaluation Division (“ZED”) of DPZ and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP.
- D. Pre-Installation Meeting. Prior to the installation of plants to meet the requirements of the approved Landscape Plan and these Proffers, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD to review the landscape requirements of the approved Landscape Plan. Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions of species specified on the approved Landscape Plan shall be reviewed at this time and must be approved by UFMD prior to planting. The installation of plants not specified on the approved Landscape Plan and not previously approved by UFMD may require the submission of a revision to the approved Landscape Plan or removal and replacement with the approved plants prior to bond release. The Applicant shall

provide notice to UFMD not less than 72 hours prior to the Applicant's implementation of the tree planting.

- E. Fire Marshal Coordination. The Applicant has coordinated with the Fire Marshal regarding the site design and layout of the Proposed Development and the Fire Management Plan shown on Sheet 24 of the CDP/FDP. Notwithstanding such coordination, however, if it is determined during site plan review that elements of the streetscape improvements, plantings, tree preservation areas, and/or open space designs conflict with subsequent comments from the Fire Marshal, the Applicant shall be permitted to relocate, remove, or modify such conflicting elements in response to the Fire Marshal's comments without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, DPZ, FCDOT, and UFMD, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space designs shown on the CDP/FDP to the extent possible given the Fire Marshal's comments, and (iii) the overall tree canopy shown on the CDP/FDP is not reduced.

17. Planting Width Details. The Applicant shall install street trees with tree species and planting sites consistent with the Conceptual Landscape Plan, as may be modified by the Applicant in accordance with Proffer 16 above. Where minimum planting widths of eight (8) feet cannot be provided, the Applicant shall provide details for alternative measures showing how the proposed planting spaces will provide for normal tree growth and performance by using structural cell technology, or other measures acceptable to UFMD, to satisfy the following specifications for all planting sites:

- A. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;
- B. A minimum rooting area of eight (8) feet in width, which may be achieved with techniques to provide non-compacted soil below hardscape areas, with no barrier to root growth within four (4) feet of the base of the tree;
- C. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet 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) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
- D. Soil specifications in planting sites shall be provided as specified in the planting notes to be included in all site plans submissions.

18. Tree Survey and Preservation Plan. As part of site plan approval for the Proposed Development, the Applicant shall demonstrate that the Proposed Development will meet the tree preservation requirements of this Proffer.

- A. Preservation of Existing Trees. The Applicant shall implement tree preservation measures for the Proposed Development generally in accordance with the preliminary tree preservation plan and narrative shown on Sheets 13 and 14 of the CDP/FDP (the “Preliminary Tree Preservation Plan”). The Preliminary Tree Preservation Plan is conceptual in nature and may be modified by the Applicant in consultation with UFMD at the time of site plan. As part of the first site plan submission for the Proposed Development, the Applicant shall submit a detailed tree preservation plan (the “Tree Preservation Plan”) prepared by a professional with experience in the preparation of tree preservation plans, such as a Certified Arborist or a Registered Consulting Arborist, which shall be subject to the review and approval of UFMD.

The Tree Preservation Plan shall consist of a tree survey that identifies the general location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on-site and off-site trees, living or dead, with trunks twelve (12) inches in diameter and greater located within 25 feet to either side of the limits of clearing and grading shown on the CDP/FDP. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the 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 Registered Consulting Arborist shall walk the limits of clearing and grading with a representative of UFMD to determine where adjustments to the clearing limits can be made, if any, 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, if any, shall be memorialized in writing and implemented by the Applicant. 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. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances

specified in these Proffers and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the Applicant and UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities. Alteration of the limits of clearing and grading due to the circumstances described above shall not require the approval of a PCA, CDPA, or FDPA.

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

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities. The installation of all tree protection fencing shall be performed under the supervision of a Certified Arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three business days prior to commencement of any clearing or grading activities, but subsequent to the installation of the tree protection devices, the Applicant shall provide UFMD notice and the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the tree preservation fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD.

- E. 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 submitted site plan. The details for these treatments shall be reviewed and approved by UFMD and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading.
- Root pruning shall be conducted under the supervision of a Certified Arborist.

- A UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

F. Site Monitoring. During any clearing or tree/vegetation removal on the Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted in accordance with these Proffers and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work adjacent to any vegetation to be preserved and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by UFMD.

G. Reforestation Planting. At the time of the first site plan submission for the Proposed Development, the Applicant shall provide to UFMD for review and approval a reforestation plan for the supplemental plantings within the areas identified as “Tree Preservation” and/or “Possible Reforestation Area” on Sheet 13 of the CDP/FDP, which shall include the following information:

- Plant list detailing species, sizes, and stock type of trees and other vegetation and seed mixtures to be planted.
- Soil treatments and amendments, to include tillage outside of the critical root zones of trees to be preserved.
- Methods to reduce deer browse.
- Methods to reduce weed competition.
- Mulching specifications.
- Details and methods of installation.
- Maintenance activities (such as weeding and watering).
- Mortality threshold.
- Monitoring and replacement schedule.

The Applicant will provide the supplemental plantings as seedlings that will be located primarily on the fill slope along the Resource Protection Area, and such supplemental plantings shall consist of the following: (i) 71 over story trees, (ii) 146 under story trees, and (iii) 395 shrubs. In the area of the supplemental plantings, the soil throughout the area shall be amended with three (3) to six (6) inches of organic matter and thoroughly tilled to a depth of twelve (12) inches before planting. Tree seedlings and shrubs shall be planted in contiguous mulched beds. The mulched bed shall consist of a minimum of two (2) inches of organic mulch that shall be placed on the topsoil layer at final grade. Plant stock, seedlings, and shrubs shall be planted with four (4) foot tall tubes or other means necessary to protect from deer browsing.

The Applicant shall provide the supplemental plantings prior to the issuance of the first RUP for the Proposed Development. The Applicant shall post a conservation deposit for the tree and shrub plantings with the Department of

Public Works & Environmental Services in accordance with applicable County conservation deposit requirements. The tree seedlings and shrubs must be well established prior to release of the conservation deposit, which shall be held by the County for a minimum of two (2) years after the initial installation of the plantings.

H. On-Site Invasive Species Management Plan. At the time of the first site plan submission for the Proposed Development, the Applicant shall provide to UFMD for review and approval an invasive species management plan for the areas within the Property identified as “Tree Preservation” on Sheet 13 of the CDP/FDP to include the following information:

- Identify targeted species to be suppressed or managed.
- Identify targeted area of invasive management or suppression.
- Method of management or suppression.
- Timing of treatments.
- Quarterly monitoring reports to UFMD.
- Duration of invasive management program.

19. Streetscape. Subject to the approval of the Fairfax County Department of Transportation (“FCDOT”) and the Virginia Department of Transportation (“VDOT”), the Applicant shall provide streetscape improvements and plantings along the Property’s frontage on Dulles Technology Drive/McNair Farms Drive as conceptually illustrated on Sheets 11 and 15 of the CDP/FDP. If requested by FCDOT and/or VDOT as part of any such approval, the Applicant shall enter into a maintenance agreement with FCDOT and/or VDOT, as applicable, for the maintenance, by the Applicant, of any streetscape elements required under these Proffers and located within public right-of-way abutting the Property. As part of any such maintenance agreement, the Applicant shall be responsible for maintaining the sidewalk and street trees, keeping the walking surface in good repair, and removing snow as necessary. The Applicant may adjust the type and location of vegetation and the design of the open spaces, courtyard areas and streetscape improvements and plantings as approved by ZED and UFMD, provided such adjustments otherwise are in substantial conformance with the CDP/FDP. The Applicant shall install the portion of the streetscape improvements and plantings along the frontage of the Property adjacent to each residential building prior to the issuance of the first RUP for such residential building.

20. Great Lawn/Plaza. The Applicant shall provide a public outdoor space (the “Great Lawn/Plaza”) as part of the Proposed Development generally in the location and configuration shown on Sheets 9, 11, and 16 of the CDP/FDP. The Great Lawn/Plaza shall include features for passive and active recreation, including but not limited to: (i) a lawn area, (ii) hardscape/pavers and landscape areas, (iii) outdoor furniture and benches/seating areas oriented toward the residential buildings, (iv) pedestrian-scaled café lighting to activate the space at night, (v) an off-leash dog area, (vi) a bicycle repair station, (vii) a naturally-themed play area with boulders usable for play and seating, and similar amenities as conceptually shown on Sheet 16 of the CDP/FDP. The Applicant shall provide such features with the intent to create a sense of place and a public gathering area to serve as an amenity for the Proposed Development. The Applicant

may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the Great Lawn/Plaza as approved by ZED and UFMD, provided the general character and quality of the Great Lawn/Plaza are consistent with Sheets 11 and 16 of the CDP/FDP. As part of site plan approval for the Proposed Development, the Applicant shall grant a public access easement for the Great Lawn/Plaza to Fairfax County as shown on Sheet 9 of the CDP/FDP, provided that the Applicant reserves the right to establish reasonable rules and regulations governing the use of the Great Lawn/Plaza and the right to temporarily limit access to the Great Lawn/Plaza for reasonable periods of time for purposes of construction and/or maintenance and as may be necessary to host programmed quasi-public community-oriented events. During any such period when the Applicant temporarily limits access to the Great Lawn/Plaza, the Applicant shall maintain public access to the stream valley trail on the Property. The Applicant shall install the Great Lawn/Plaza prior to the issuance of the first RUP for the second residential building to be constructed as part of the Proposed Development.

21. Courtyard Areas. The Applicant shall provide private outdoor courtyard spaces as part of the Proposed Development generally in the location and configuration shown on Sheets 15, 17, and 18 of the CDP/FDP. The courtyards shall include features for passive and active recreation such as, but not limited to, lawn areas, hardscape and landscape areas, outdoor furniture, benches/seating areas, pedestrian-scaled lighting, a swimming pool, an outdoor kitchen/grill area, fire pit, and/or similar amenities as conceptually shown on Sheets 15, 17, 18 of the CDP/FDP. The Applicant shall provide such features with the intent to create private outdoor recreation areas to serve the residents of the Proposed Development. The Applicant may adjust the type and location of vegetation, the design of the open spaces, and the features/amenities comprising the courtyards as approved by ZED and UFMD, provided the general character and quality of the courtyards are consistent with Sheets 15, 17, and 18 of the CDP/FDP. The Applicant shall install the courtyard(s) associated with each residential building prior to the issuance of the first RUP for such residential building.

22. Utility Locations. Utilities, including, but not limited to, water, electric, gas, cable, telephone, sanitary sewer and storm sewer lines, as applicable, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the streetscape improvements, plantings, tree preservation areas, and open space areas shown on the CDP/FDP. If there is no other option, utilities may be placed within the streetscape improvements, plantings, tree preservation areas, and open space areas, provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume, as determined by UFMD. The Applicant shall be permitted to relocate, remove, or modify the streetscape improvements, plantings, tree preservation areas, and/or open space areas to avoid conflicts with utilities without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, UFMD and DPWES, (ii) with the intent to provide the streetscape improvements, plantings, tree preservation areas, and open space areas shown on the CDP/FDP to the extent possible given the utility needs, and (iii) the overall tree canopy shown on the CDP/FDP is not reduced.

23. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance or pursuant to a Comprehensive Sign Plan approved by the Planning Commission in accordance with Section 12-210 of the Zoning Ordinance. The Applicant shall provide wayfinding signage on the Property that identifies the location of, and

directs pedestrians to, the stream valley trail and park area on the Property and the trails and park area on the adjacent Arrowbrook Park property.

24. Private Amenities and Recreation Facilities for Residents. Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future residents of the Property and shall expend a minimum of \$1,800.00 per market-rate residential unit on such recreational facilities. In the event the total cost of recreational facilities constructed on the Property is demonstrated to be less than \$1,800.00 per unit, the Applicant shall contribute the balance of any funds not expended for on-site recreational facilities to the Fairfax County Park Authority (“FCPA”) prior to bond release for the Proposed Development for the provision of recreational facilities in the vicinity of the Property.

PARKING

25. Parking and Future Parking Reductions. Parking for the Proposed Development shall be provided in accordance with the parking requirements of Article 11 of the Zoning Ordinance, as determined by DPWES. The Applicant reserves the right to pursue a parking reduction for the Proposed Development, as may be permitted by Article 11 of the Zoning Ordinance and approved by the Board of Supervisors.

26. Bicycle Parking. The Applicant shall install bicycle racks, bike lockers, and/or bike storage areas in the Proposed Development (“Bicycle Parking”). The Bicycle Parking shall include a minimum of one (1) long-term bicycle parking space for every three (3) residential units, or portion thereof, and one (1) short-term bicycle parking space for every 50 residential units, or portion thereof. Specific locations for the Bicycle Parking shall be determined as part of the first site plan approval for the Proposed Development and in consultation with FCDOT and will be consistent with the Fairfax County Bicycle Master Plan. The Applicant shall install the Bicycle Parking for each building prior to the issuance of the first RUP for such building as shown on the approved site plan.

27. Electric Vehicle Charging Facilities. The Applicant shall provide a minimum of one (1) recharging station that serves two (2) parking spaces for electric cars within the parking garage on the Property. The Applicant may also provide space and infrastructure to accommodate additional electric vehicle-ready parking spaces in the parking garage on the Property. “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.

TRANSPORTATION IMPROVEMENTS

28. Right-of-Way Dedication. As part of the first site plan approval for the Proposed Development, the Applicant shall dedicate in fee simple the right-of-way (the “On-Site Right-of-Way”) to accommodate a four-lane section of Dulles Technology Drive and the McNair Farms Drive Extension, as shown as the “Proposed Right-of-Way Dedication” on Sheet 11 of the CDP/FDP, to the Board of Supervisors for public street purposes. The On-Site Right-of-Way shall include the area of the landscape amenity panel and sidewalk as shown on Sheets 11 and 15 of the CDP/FDP, subject to the following:

- A. If FCDOT or VDOT determine prior to the first site plan approval for the Proposed Development that the County or VDOT, as applicable, cannot accept the full On-Site Right-of-Way due to the proposed stormwater management facilities, electric vaults, or other similar facilities to be located beneath the landscape amenity panel and sidewalk area, then the Applicant, in lieu of dedicating the full On-Site Right-of-Way, shall dedicate in fee simple the right-of-way (the “Partial On-Site Right-of-Way”) to accommodate a four-lane section of Dulles Technology Drive and the McNair Farms Drive extension, as shown as the “Proposed Right-of-Way Dedication” on Sheet 11 of the CDP/FDP, except that such dedication shall not include the landscape amenity panel and sidewalk area, to the Board of Supervisors for public street purposes. In such event, the Applicant shall be released from the obligation to dedicate the full On-Site Right-of-Way and shall grant to the County a public access easement for the landscape amenity panel and sidewalk area in a form acceptable to the Office of the County Attorney.

- B. If FCDOT or VDOT cannot determine prior to the first site plan approval for the Proposed Development whether the County or VDOT, as applicable, can accept the full On-Site Right-of-Way due to the proposed stormwater management facilities, electric vaults, or other similar facilities to be located beneath the landscape amenity panel and sidewalk area, then the Applicant, in lieu of dedicating the full On-Site Right-of-Way, shall dedicate in fee simple the Partial On-Site Right-of-Way to the Board of Supervisors for public street purposes and shall grant to the County a reservation for future dedication of the landscape amenity panel and sidewalk area to the extent of the full On-Site Right-of-Way. In addition, the Applicant shall grant to the County prior to the first site plan approval for the Proposed Development, a public access easement for the landscape amenity panel and sidewalk area in a form acceptable to the Office of the County Attorney. If at any time after the first site plan approval for the Proposed Development, VDOT determines that it can accept the landscape amenity panel and sidewalk area, the Applicant shall dedicate the landscape amenity panel and sidewalk area to the full extent of the On-Site Right-of-Way to the Board of Supervisors. At such time, the Applicant shall vacate the public access easement for the landscape amenity panel and sidewalk area.

29. Dulles Technology Drive/McNair Farms Drive Extension. Subject to VDOT approval, the Applicant shall construct a two-lane section of Dulles Technology Drive and the McNair Farms Drive extension across the frontage of the Property generally as shown on Sheets 6 and 7 of the CDP/FDP (the “On-Site Dulles Technology Drive/McNair Farms Drive Extension”). Such two-lane section of the On-Site Dulles Technology Drive/McNair Farms Drive Extension shall include one through lane in each direction and an eastbound on-road bike lane generally as shown on Sheets 6 and 7 of the CDP/FDP. The Applicant shall complete construction of the On-Site Dulles Technology Drive/McNair Farms Drive Extension (meaning the roadway is open to traffic but not necessarily accepted for maintenance by VDOT) prior to the issuance of the first RUP for the Proposed Development.

30. Off-Site McNair Farms Drive Extension. Subject to VDOT approval and the dedication by the Fairfax County Park Authority of the necessary right-of-way, along with any necessary construction, drainage, and maintenance-related easements located outside of the right-of-way (the “FCPA Right-of-Way”), the Applicant shall construct a four-lane section of the McNair Farms Drive extension on the property identified on the Fairfax County Tax Map as 16-3 ((1)) 5D (the “FCPA Property”) generally as shown on Sheet 31 of the CDP/FDP (the “Off-Site McNair Farms Drive Extension”). Such four-lane section of the Off-Site McNair Farms Drive Extension shall include two eastbound lanes, two westbound lanes, an eastbound on-road bike lane, and a westbound on-road bike lane generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall complete construction of the Off-Site McNair Farms Drive Extension (meaning the roadway is open to traffic but not necessarily accepted for maintenance by VDOT) prior to the issuance of the first RUP for the Proposed Development. In the event the Fairfax County Park Authority does not dedicate the FCPA Right-of-Way to the Board of Supervisors within ninety (90) days of the Board of Supervisors approval of this Application, the Applicant shall be released from the obligations of this Proffer 30.

31. Southbound Centreville Road Turn Lane. Subject to VDOT approval, the Applicant shall construct the turn lane improvements and implement the lane restriping and median modifications as necessary to create a new right turn lane on southbound Centreville Road at the approach to westbound McNair Farms Drive extension generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall construct such turn lane improvements and implement such lane restriping and median modifications prior to the issuance of the first RUP for the Proposed Development. In conjunction with the aforementioned improvements, the Applicant shall also complete such traffic signal equipment and timing modifications as may be required by VDOT to accommodate the new turn lane.

32. Northbound Centreville Road Turn Lane. Subject to VDOT approval, the Applicant shall construct the turn lane improvements and implement the lane restriping and median modifications as necessary to create a new left turn lane on northbound Centreville Road at the approach to westbound McNair Farms Drive extension generally as shown on Sheet 31 of the CDP/FDP. The Applicant shall construct such turn lane improvements and implement such lane restriping and median modifications prior to the issuance of the first RUP for the Proposed Development. In conjunction with the aforementioned improvements, the Applicant shall also complete such traffic signal equipment and timing modifications as may be required by VDOT to accommodate the new turn lane.

33. McNair Farms Drive Extension/Dulles Technology Drive Intersection. The Applicant shall submit to FCDOT and VDOT traffic signal warrant studies for the intersection of Dulles Technology Drive and the McNair Farms Drive extension in accordance with the following schedule:

- A. No earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the first new residential building on the Property.
- B. No earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the second new residential building on the Property.

In the event such traffic signal is not deemed warranted by VDOT after the first traffic signal warrant study, the Applicant shall complete a second traffic signal warrant study in accordance with the schedule above. In the event such traffic signal is not deemed warranted by VDOT after the second traffic signal warrant study, the Applicant shall contribute to the County its PM peak hour pro-rata share of the costs associated with the future design and installation of such traffic signal by others. Such contribution shall include the Applicant's PM peak hour pro rata share of the costs associated with traffic signal preemption equipment for such traffic signal. In the event the first or second traffic signal analysis concludes, and VDOT concurs, that a traffic signal is warranted at this intersection, the Applicant shall design and install such traffic signal, which shall include traffic signal preemption equipment for the traffic signal, within 180 days from VDOT's approval of the installation of a traffic signal at this intersection.

34. Pedestrian Crosswalks. The Applicant shall submit to VDOT a warranty study for the mid-block pedestrian crosswalks across Dulles Technology Drive and the McNair Farms Drive extension, shown as "Mid-Block Crossing Per VDOT Standards" on Sheet 9 of the CDP/FDP, no earlier than six (6) months and no later than twelve (12) months after the issuance of the first RUP for the second new residential building on the Property. In the event such mid-block crosswalk analysis concludes, and VDOT concurs, that any such mid-block crosswalk is warranted at the locations shown on the CDP/FDP, the Applicant shall install such warranted crosswalk(s) within 180 days from VDOT's approval of the installation of such crosswalk(s). In the event any such mid-block crosswalk is not deemed warranted by VDOT, the Applicant shall be released from the obligations of this Proffer 34.

35. Dulles Technology Drive Bus Stop Pad. Subject to the approval of FCDOT and VDOT, the Applicant shall install a bus stop pad and paved pedestrian connections (excluding any bus pull out) along Dulles Technology Drive on or near the Property (the "Bus Pad") in the general location shown as "Possible Bus Stop" on Sheet 6 of the CDP/FDP. The Applicant shall consult with FCDOT to determine the final location of the Bus Pad prior to the first site plan approval for the Proposed Development. The design and materials of the Bus Pad shall be of similar size and quality to those of a typical bus pad installed elsewhere in Fairfax County, as determined by FCDOT. Any adjustments to the location of the Bus Pad made by the Applicant in consultation with FCDOT shall not require approval of a PCA, CDPA, or FDPA. If the Bus Pad is located within the Property, the Applicant shall provide all easements necessary for the County to maintain the Bus Pad. The Applicant shall construct the Bus Pad prior to bond release for the Proposed Development. In the event the Applicant and FCDOT cannot agree upon a final location of the Bus Pad, then, in lieu of the Applicant constructing the Bus Pad, the Applicant shall provide a contribution of \$15,000 to the Board of Supervisors prior to bond release for the Proposed Development for the installation of a bus pad/shelter in the vicinity of the Property.

36. Route 28 Station South Transportation Fund. The Applicant shall make a one-time contribution of \$1,000 per residential unit to a fund established by the County for transportation improvements in the Route 28 Station South area. Such contribution shall be paid to the County on a per unit basis for the units constructed in each residential building in conjunction with the issuance of the first RUP for each residential building. The Applicant shall receive credit against the contributions referenced above for documented costs related to the design and construction of the McNair Farms Drive extension.

TRANSPORTATION DEMAND MANAGEMENT

37. 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/or its successors and assigns, which may include any Umbrella Owners Association (“UOA”), Homeowners Association (“HOA”), Condominium Owners Association (“COA”), Commercial Association (“CA”), or other association established for the Property, to reduce the vehicle trips generated by the Proposed Development during weekday peak hours in accordance with Fairfax County’s TDM Guidelines dated January 1, 2013. The vehicle trip reduction goal for the Proposed Development is twenty percent (20%).

A. Definitions.

- i. Applicant Control Period. The “Applicant Control Period” is the period starting immediately following approval of this Application and ending on the date when three (3) consecutive Trip Counts conducted starting at least one (1) full calendar year after the Proposed Development reaches Build Out show that vehicle trips generated by the residential units are less than or equal to the TDM Goal (as defined herein). Upon expiration of the Applicant Control Period, the Applicant may assign responsibility for the ongoing implementation of the TDM Program to a UOA/HOA/COA/CA, provided the Applicant gives written notice to FCDOT within ten (10) days of any such assignment. Upon such an assignment, the Applicant shall have no further obligations under this Proffer 37.
- ii. Build Out. For purposes of this Proffer, “Build Out” of the Proposed Development shall be deemed to occur upon eighty-five percent (85%) occupancy of the residential units, except as otherwise agreed to by the Applicant and FCDOT.
- iii. Peak Hours. For purposes of this Proffer, the relevant weekday “Peak Hours” shall be that 60-minute period during which the highest weekday volume of mainline trips occurs between 7:00 to 9:00 AM and 4:00 to 6:00 PM, as determined by mechanical traffic counts conducted at two select locations abutting the Property as approved in consultation with FCDOT. To determine the Peak Hour, such counts shall be collected beginning on a Monday at 24:00 hours and continuing to the following Thursday at 24:00 hours at a time of year that reflects typical travel demand conditions (e.g. September to May, not during a holiday week or when public schools are not in session). The relevant Peak Hours shall be defined in conjunction with each of the Trip Counts described below. The methodology for determining the Peak Hours may be modified subject to approval of FCDOT, but without requiring a PCA, in order to respond to technological and/or other improvements in trip counting.

- B. Transportation Demand Management Work Plan. The proffered elements of the TDM Program will be more fully described in a Transportation Demand

Management Work Plan (the “TDM Work Plan”). It is the intent of this Proffer 37 that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals for the Proposed Development as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan, as coordinated with FCDOT, can be made without the need for a PCA, provided the TDM Work Plan continues to reflect the proffered elements of the TDM Program as set forth below.

C. Trip Reduction Goal. The objective of the TDM Program shall be to reduce the number of weekday peak hour vehicle trips generated by the Proposed Development in accordance with TDM Guidelines for Fairfax County dated January 1, 2013.

- i. Baseline Residential Trips. The baseline number of weekday peak hour vehicle trips for the residential units constructed on the Property (the “Baseline Trips”) against which the TDM Goal (as defined in subparagraph ii) will be measured shall be derived by using the trip generation rates/equations applicable to the residential units as set forth in the Institute of Transportation Engineers, Trip Generation, 9th Edition, based on a total of 460 residential units. The product of the Baseline Trips multiplied by the TDM Goal shall be the “Maximum Residential Trips After Reduction.” For purposes of this calculation, the maximum number of residential units proposed to be constructed on the Property shall be 460, and shall be applied to the calculation described in the preceding sentence.
- ii. TDM Goal. The TDM strategies shall be utilized to reduce the peak hour vehicular trips by a minimum of twenty percent (20%) for the Proposed Development as measured for the PM peak hour (the “TDM Goal”).

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

- i. Property-wide TDM Program Management;
- ii. Financial Incentives/Disincentives;
- iii. Alternative Work Arrangements;
- iv. Dissemination of Fairfax County/Regional Program Information;
- v. Live-Work-Play Marketing;

- vi. Bicycle Facilities;
 - vii. Regular TDM Monitoring and Reporting; and/or
 - viii. Parking Management.
- E. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.
- i. TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (“TPM”) for the Property. The TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first residential building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and the Dranesville District Supervisor in writing within ten (10) days of the appointment of the TPM. Thereafter, the Applicant or UOA/HOA/COA/CA, as applicable, shall continuously employ, or cause to be employed, a TPM for the Property, and shall notify FCDOT and the Dranesville District Supervisor in writing within ten (10) days of any change in such appointment.
 - ii. Annual Report and Budget. If not already effectuated for the then-current calendar year, the TPM shall prepare and submit to FCDOT an initial TDM Work Plan and an initial TDM budget for one (1) calendar year of implementation of the TDM Work Plan (the “Annual Budget”) no later than 180 days after the issuance of the first building permit associated with the first new residential building on the Property. The TDM Work Plan shall include TDM strategies for the residential buildings for which a building permit has been issued by the County. Every calendar year thereafter, but not later than April 1st, the TPM shall submit an annual report of the TDM Program (“Annual Report”), based on a report template provided by FCDOT, which may revise the Annual Budget in order to incorporate any changes that would affect the TDM Program. The Annual Report shall summarize the results of the TDM Program and may update the TDM Work Plan and the Annual Budget for the coming calendar year. The Annual Report shall include, at a minimum:
 - a. Details as to the start-up/ongoing components of the TDM Program
 - b. The estimated budget needed to implement the TDM program for the coming calendar year;

- c. A determination of the Maximum Trips After Reduction for the Property in accordance with the above; and
- d. Provision of the specific details associated with the monitoring and reporting requirements of the TDM program in accordance with the TDM Work Plan.

The initial TDM Work Plan and initial Annual Budget, and subsequently the Annual Reports, the Annual Budgets, and any changes to the TDM Work Plan, shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the TDM Work Plan, the Annual Report, and the Annual Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the TDM Work Plan, the Annual Report, and/or the Annual 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 to FCDOT reasonable revisions to the TDM Work Plan, the Annual Report, and/or the Annual Budget as discussed and mutually agreed to with FCDOT, with such agreement not to be unreasonably withheld by the Applicant, the TPM or FCDOT, which shall be deemed approved. Thereafter, the TPM shall begin implementation of the approved TDM Program and fund the approved Annual Budget. Subsequent Annual Reports shall be subject to the same review and approval process as described in this Proffer for the initial submission.

- iii. TDM Account. If not previously established, the Applicant shall establish a separate interest bearing account with a financial institution qualified to do business in Virginia (the "TDM Account") within thirty (30) days of the approval of the TDM Work Plan and the first Annual Budget. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for residential TDM purposes. The TDM Account shall be funded by the Applicant, or any successors and assigns, which may include any UOA/HOA/COA/CA, as applicable, 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 Annual Budget for the TDM Program elements to be implemented in each calendar year. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually following the establishment of each year's Annual Budget and submission of the Annual Report. The TDM Account shall be managed by the TPM.
- iv. TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish a separate, interest bearing

account (referred to as the “TDM Remedy Fund”) with a financial institution qualified to do business in Virginia. Such funding of the TDM Remedy Fund shall be made one time at the rate of \$0.10 per gross square foot of the residential units to be constructed on the Property. Funding shall be provided by the Applicant for the TDM Remedy Fund prior to the issuance of the first RUP for the first residential building to be constructed on the Property. The amount of the one-time funding for the TDM Remedy Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any Annual Budget adjustments as may be required.

- v. TDM Incentive Fund. The “TDM Incentive Fund” is an account into which the Applicant, through the TPM, shall deposit contributions to fund a multimodal incentive program for initial purchasers/lessees of the residential units within the Property. Such contributions shall be made one time at the rate of \$0.02 per gross square foot of new residential units constructed on the Property and provided prior to the issuance of the first RUP for each residential building. The amount of the one-time funding for the TDM Incentive Fund shall escalate annually from the date of the approval of this Application in accordance with Proffer 42 below. If funds remain after incentives are provided to initial purchasers/lessees, the Applicant shall continue to provide incentives until the fund is depleted.
- vi. Monitoring. The TPM shall verify that the proffered TDM Goal for the Proposed Development is being met through the completion of surveys of the residents of the residential units (“Surveys”), vehicular trip counts of the residential units (“Trip Counts”), and/or other such methods as may be reviewed and approved by FCDOT. The results of such Surveys and Trip Counts shall be provided to FCDOT as part of the Annual Reports. Surveys and Trip Counts shall be conducted for the Proposed Development beginning with the first January after Build Out of the Proposed Development. Such Surveys shall be conducted every three (3) years and such Trip Counts shall be collected annually for the Proposed Development until the results of three (3) consecutive annual Trip Counts conducted upon Build Out of the Proposed Development show that the TDM Goal has been met. At such time as three (3) consecutive annual Trip Counts conducted upon Build Out show that the TDM Goal for the Proposed Development has been met, and notwithstanding Proffer 37.F below, Surveys and Trip Counts shall thereafter be provided for the Proposed Development every five (5) years. Any time during which Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys be conducted the following year. Notwithstanding the aforementioned, at any time prior to or after Build

Out, FCDOT may suspend such Surveys and/or Trip Counts if conditions warrant such without the need for a PCA.

- F. Evaluation and Remedies. The results of each Trip Count shall be compared to the Maximum Trips After Reduction to determine whether the TDM Goal is being met for the Proposed Development.
- i. Trip Counts. In the event three (3) consecutive Trip Counts conducted upon Build Out of the Proposed Development show that the vehicle trips generated by the residential units are equal to or less than the Maximum Trips After Reduction, then (a) the Applicant Control Period shall expire, (b) any funds remaining in the TDM Remedy Fund shall be released back to the Applicant, and (c) the TDM Program shall continue to be administered in accordance with Proffer 37.I. In the event a Trip Count conducted upon Build Out of the Proposed Development shows that the vehicle trips generated by the residential units exceed the Maximum Trips After Reduction, then the TPM shall meet and coordinate with FCDOT to review the results of the Trip Count and develop modifications to the TDM Work Plan and the Annual Budget to address the surplus of trips. The TPM shall submit any revisions to the TDM Work Plan and the Annual Budget to FCDOT within thirty (30) days of such meeting. If no written response is provided by FCDOT within sixty (60) days, the TPM's revisions to the TDM Work Plan and the Annual Budget shall be deemed approved. Following approval of the revised TDM Work Plan and Annual Budget, the TPM shall: (a) drawn down on the TDM Remedy Fund, as may be necessary, to fund additional/alternative TDM strategies under the updated TDM Work Plan, (b) increase the TDM Account with TDM Remedy Funds, as may be necessary, to cover any additional costs to implement the updated Annual Budget, and (c) implement the provisions of the updated TDM Work Plan as developed in consultation with FCDOT.
- ii. Remedy Expenditures. Remedial measures and additional/alternative TDM Strategies implemented in accordance with Proffer 37.F(i) above shall be funded by the TDM Remedy Fund based on the expenditure program that follows. There shall be no requirement to replenish the TDM Remedy Fund at any time. Any cash left in the TDM Remedy Fund shall be released to the Applicant once three (3) consecutive Trip Counts conducted upon Build Out show that the Maximum Trips After Reduction have not been exceeded.

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

Over 10%

15% of Remedy Fund

- G. Additional Trip Counts. After the expiration of the Applicant Control Period, if an Annual Report indicates that a change has occurred in the vehicle trip characteristics for the Proposed Development that reasonably calls into question whether the TDM Goal continues to be met, then FCDOT may require the TPM to conduct additional Trip Counts (pursuant to the methodology set forth in the TDM Work Plan) within ninety (90) days to determine whether in fact such objectives are being met. If any such Trip Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Work Plan to address the surplus of trips.
- H. Review of Trip Reduction Goals. At any time and concurrent with remedial actions as outlined in Proffer 37.F(i), the Applicant may request that FCDOT review the TDM Goal established for the Proposed Development and set a revised lower TDM Goal for the Proposed Development consistent with the results of Trip Counts and Surveys provided under this Proffer or consistent with future changes in County policy. In the event a revised lower TDM Goal is established for the Proposed Development, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- I. Continuing Implementation. Upon the expiration of the Applicant Control Period, the Applicant, and/or its successors and assigns, including any UOA/HOA/COA/CA or other association, as applicable, shall bear sole responsibility, through the TPM, for continuing 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.
- J. Notice to Owners. The Applicant, its successors and assigns, shall advise each successor owner and/or developer of its funding obligations pursuant to the requirements of this Proffer 37 prior to purchase and the requirements of the TDM Program, including the annual contribution to the TDM Program (as provided herein), shall be included in all initial and subsequent purchase documents.
- K. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the County will thereafter issue the TPM a written notice stating the TPM has violated the terms of this Proffer and providing the TPM with sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$75 per day until such time as the report is submitted to FCDOT. Such penalties shall be payable to the County and shall be used for transit, transportation, or congestion management improvements within the vicinity of the Property.

STORMWATER MANAGEMENT

38. Stormwater Management. The Applicant shall provide on-site stormwater management (“SWM”) measures designed to control the quality of stormwater runoff from the Property in accordance with Sheet 28 of the CDP/FDP. Best Management Practices (“BMP”) facilities shall be provided in an appropriate system per the requirements of the Fairfax County Public Facilities Manual (“PFM”) and may include, but are not limited to, Low Impact Development (“LID”) facilities such as tree box filters, bio-retention areas, pervious hardscape/streetscape, infiltration measures, and stormwater reuse for landscape irrigation and air conditioning unit makeup water generally as set forth on Sheets 6 and 28 of the CDP/FDP (collectively, the “SWM Facilities”). As part of site plan approval for each building within the Proposed Development, the Applicant shall demonstrate that such building will meet applicable PFM requirements for stormwater quality in effect at the time of site plan approval for each building. In addition, the Applicant shall demonstrate that the SWM Facilities will exceed the post-development phosphorus removal requirements of the PFM in effect at the time of site plan approval for each building by at least ten percent (10%) when compared to the pre-development conditions existing on the Property. The Applicant shall identify the specific SWM Facilities to be provided with the Proposed Development at the time of site plan approval for each building. The Applicant shall utilize the existing off-site stormwater detention facility serving the Dulles Technology Center development to control the quantity of stormwater runoff from the Property in accordance with Sheet 27 of the CDP/FDP. Thus, the Applicant shall have no further responsibility to provide any additional on-site or off-site stormwater quantity control measures beyond those measures identified on the CDP/FDP.

- A. Maintenance Responsibility. Prior to site plan approval for the Proposed Development, the Applicant shall execute an agreement with the County in a form satisfactory to the Office of the County Attorney (the “SWM Agreement”) providing for the perpetual maintenance of the SWM Facilities. The SWM Agreement shall require the Applicant (or its successors/assigns) to perform regular routine maintenance of the SWM Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES, provided DPWES requests such a maintenance report. The SWM Agreement also shall address easements for County inspection and emergency maintenance of the SWM Facilities to ensure that the facilities are maintained by the Applicant in good working order.
- B. Future Regulations. In the event the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County or their designee, issue new or additional stormwater management requirements or regulations affecting the Proposed Development, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the need for a PCA, CDPA, or FDPA, provided such changes to the stormwater management design do not materially affect the limits of clearing and grading, building locations or road layouts, and otherwise are in general conformance with the CDP/FDP, as determined by the Zoning Administrator.

MISCELLANEOUS

39. Fairfax County Public Schools Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on January 7, 2003, prior to the issuance of the first RUP for each residential building, the Applicant shall contribute \$1,190.75 per residential unit (based on an assumed rate of 0.11 students per unit multiplied by \$10,825 per student) within such building to the Fairfax County Board of Supervisors for transfer to the Fairfax County School Board to be utilized for capital improvements to the schools serving the Property. Such contribution shall escalate in accordance with Proffer 42 below. Prior to the commencement of construction for the Proposed Development, the Applicant shall notify the Fairfax County Public Schools of the intended construction and anticipated completion date for the Proposed Development.

40. Route 28 Tax District Buyout. Within sixty (60) days after the approval of this Application, the Applicant shall provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Route 28 Highway Transportation Improvement Tax District (the "Route 28 Tax District") attributable to the Property under its current I-4 zoning classification. Such amount shall be determined in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District pursuant to Section 15.2-4608 of the Code of Virginia. The Applicant shall pay to Fairfax County such sum prior to the issuance of the first RUP for the Proposed Development. After such payment, the Property shall not be subject to the applicable special improvement taxes for the Route 28 Tax District. Any special improvement taxes paid in the year the Application is approved shall be credited toward the one-time payment on a pro-rated basis.

41. Phase II Dulles Rail Tax District Buyout. At least sixty (60) days prior to recording residential condominium documents for any portion of the Property located within the Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), the Applicant shall provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the Property and requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Phase II District attributable to the Property under its current I-4 zoning classification. Such amount shall be determined in accordance with a formula approved by the Board of Supervisors. The Applicant shall pay to Fairfax County such sum prior to recording the condominium documents for that portion of the Property. Any special improvement taxes paid in the year the Application is approved shall be credited toward the on-time payment on a pro-rated basis.

42. Escalation in Contribution Amounts. All monetary contributions specified in these Proffers shall be adjusted on a yearly basis from the base year of 2015 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Code of Virginia, as amended.

43. Ongoing Maintenance Obligations. Prior to recording any declaration of condominium for all or part of the Property, the Applicant shall record a declaration and/or establish an

Umbrella Owners' Association (the "UOA") for the Property to address the general maintenance and other obligations of the owner(s) (and their successors and assigns), including the fulfillment of these Proffers. The declaration and/or UOA documents shall identify those maintenance or proffer obligations that will or are expected to fall principally on the owners of any future condominium units and such obligations shall be disclosed to the owners in accordance with the terms of this Proffer. Purchasers of individual dwelling units shall be advised in writing of these proffer conditions and maintenance obligations prior to entering into a contract of sale.

44. Construction Hours. Outdoor construction of the Proposed Development shall take place only between the hours of 7:00 a.m. and 9:00 p.m. Monday through Friday and between the hours of 8:00 a.m. and 6:00 p.m. on Saturday. There will be no outdoor construction on New Year's Day, Martin Luther King Jr. Day, Presidents' Day, Memorial Day, the Fourth of July, Labor Day, Thanksgiving and Christmas Day. The permitted hours of construction shall be posted on-site in both English and Spanish.

45. Transformer Locations. The Applicant shall provide transformers to serve the Proposed Development in the general locations shown on Sheet 23 of the CDP/FDP, provided, however, that the Applicant may adjust the final locations of the transformers as part of site plan approval for the Proposed Development in consultation with DPWES. Any adjustments to the location of the transformers made by the Applicant in consultation with DPWES shall not require approval of a PCA, CDPA, or FDPA.

46. Traffic Signal Preemption Devices. Prior to site plan approval for the Proposed Development, the Applicant shall contribute \$10,000 to the Board of Supervisors for transfer to the Fire and Rescue Department to be utilized for the installation of preemptive traffic signal devices on traffic signals within the Dranesville District, as determined by the Fire and Rescue Department and reviewed for approval by VDOT. The Applicant shall have not responsibility for the maintenance of any devices after installation.

47. Mitigation for McNair Farms Drive Extension. As compensation to the Fairfax County Park Authority for the loss of the FCPA Right-of-Way to be dedicated for the Off-Site McNair Farms Drive Extension, the Applicant shall: (i) provide a bench that matches the existing benches on the FPCA Property, (ii) provide an interpretive feature within the FCPA Property to be developed in consultation with FCPA staff and accessibly located near the southern end of the stormwater management pond, (iii) reestablish the trail connections affected by the construction of the Off-Site McNair Farms Drive Extension, and (iv) develop and implement an invasive species management plan for the FCPA Property in coordination with FCPA staff. As part of the first site plan submission for the Proposed Development, the Applicant shall provide to the FCPA an invasive species management plan for the approximately 1.14 acres within the limits of disturbance on the FCPA Property shown on Sheet 31 of the CDP/FDP to include the following:

- Coverage to 30 feet beyond the water level.
- Identify targeted species to be suppressed or managed.
- Method of management or suppression.
- Semi-annual monitoring reports to FCPA.
- Implementation for a period of up to three years or until the total cost of this Proffer 47 identified below is reached, whichever occurs first.

Notwithstanding the improvements and activities described above, the Applicant's maximum cumulative compensation to the FCPA under this Proffer 47 shall not exceed a total cost of \$45,000. Upon the provision of compensation by the Applicant to the FCPA reaching a total cost of \$45,000, the Applicant shall have no further obligations under this Proffer 47.

48. Stream Valley Trail. Subject to any applicable approval(s) by Fairfax County, the Applicant shall install an asphalt multi-use trail across the Property as shown on Sheet 9 of the CDP/FDP. As part of site plan approval for the Proposed Development, the Applicant shall grant a trail easement or public access easement for such trail to Fairfax County.

49. Density Credit. The Applicant hereby reserves all intensity/density credit attributable to any eligible dedications and/or conveyances of land at no cost to the Board of Supervisors, VDOT, or any other public entity pursuant to these Proffers in accordance with the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and any such intensity/density credit is hereby reserved to the Property.

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

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

[SIGNATURES ON FOLLOWING PAGES]

PROPOSED FINAL DEVELOPMENT PLAN CONDITIONS

FDP 2013-DR-017

June 5, 2015

If it is the intent of the Planning Commission to approve Final Development Plan 2013-DR-017, on property located at Tax Map parcel 16-3 ((1)) 4M, for multi-family development, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the final development plan (FDP) entitled "Dulles Technology Center," prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through May 29, 2015, consisting of thirty-six (36) sheets, and these conditions.
2. At least 30 days prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I archaeological survey on the area to be disturbed and provide the results of such study to the Cultural Resources Management and Protection Section of the Fairfax County Park Authority (CRMP) for review and approval. The survey shall be conducted by a qualified archaeological professional approved by CRMP. No land disturbance activities shall be conducted until this survey is submitted to CRMP. If the Phase I survey concludes that additional Phase II archaeological testing of the area to be disturbed is warranted, the Applicant shall complete said testing and provide the results to CRMP. If the Phase II survey concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMP, however that process shall not be a precondition of site plan approval but rather shall be carried out in conjunction with site construction. Within 30 days of the completion of any cultural resource studies, the applicant shall provide a copy of archaeology reports, field notes, photographs, and artifacts to the Fairfax County Park Authority CRMP.
3. To minimize the conflicts associated with a reduced number of loading spaces, the Applicant shall develop protocols and procedures, to manage moves in and out of the buildings. The applicant shall provide the protocols and procedures to the Fairfax County Department of Transportation for review and approval, and to all future tenants and/or owners prior to their occupation of a unit.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

**PROFFER STATEMENT
ARROWBROOK PARK
PCA 2002-HM-043 AND FDPA 2002-HM-043-2**

June 1, 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) (the “Zoning Ordinance”), the Fairfax County Park Authority (“FCPA”), as the owner and applicant, for itself and its successors and assigns (the “Applicant”), in this proffered condition amendment hereby proffers that the development of the property identified on the Fairfax County Tax Map as 16-3 ((1)) 5D (the “Property”) shall be in accordance with the following conditions (“Proffers”) if, and only if, approval of applications PCA 2002-HM-043 and FDPA 2002-HM-043-2 (collectively, the “Application”) is granted by the Fairfax County Board of Supervisors. The Applicant reconfirms its commitment to the proffers associated with RZ 2002-HM-043, as amended (the “2005 Proffers”), as are applicable to the Property, except as modified herein. These Proffers, if accepted, amend and supplement only those 2005 Proffers referenced below. In the event this Application is denied, these Proffers will immediately be null and void and of no further force and effect, and the 2005 Proffers shall remain in effect.

AMENDMENT OF 2005 PROFFERS

1. Proffer 1 of the 2005 Proffers is hereby deleted in its entirety and replaced with the following:

1. Development Plan. Development of the Property shall be in substantial conformance with the Final Development Plan Amendment (“FDPA”) dated June 4, 2014, and revised through May 29, 2015, prepared by William H. Gordon Associates, Inc., and consisting of Sheets 25 – 37, as further described below.

2. Proffer 3 of the Existing Proffers is hereby deleted in its entirety and replaced with the following:

3. CDP Elements. Notwithstanding that the Conceptual Development Plan and the Final Development Plan associated with RZ 2002 HM-043, prepared by Patton, Harris, Rust & Associates, P.C., consisting of 27 sheets dated June 3, 2002, and revised through October 28, 2005 (the “2005 CDP/FDP”), were presented on the same sheets and defined as the CDP/FDP in the 2005 Proffers, it shall be understood that the CDP shall be the entire plan relative to the location of access, the maximum square footage of floor area, the amount of open space, the general location and arrangement of the buildings, uses, and parking garages, and the peripheral setbacks (collectively, the “CDP Elements”). The Applicant shall have the option to request a Final Development Plan Amendment for elements other than the CDP Elements from the Planning Commission for all or a portion of the FDPA in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, provided such FDPA is in substantial conformance with these Proffers.

3. Proffer 16.E of the 2005 Proffers is hereby deleted in its entirety and replaced with the following:

E. Wetland amenities south of Sunrise Valley Drive, including boardwalks, nature trails, a gazebo, butterfly garden and interpretive stations as generally shown on Sheet 36 of the FDPA.

4. Proffer 17 of the 2005 Proffers is hereby deleted in its entirety and replaced with the following:

17. Landscape Plan. The Applicant shall allow JLB Dulles Tech, LLC (“JLB”), owner of the property identified as Fairfax County Tax Map 16-3 ((1)) 4M (“JLB Property”) and the applicant under RZ 2013-DR-017 and PCA 79-C-037-7, or its successors and assigns, to prepare and submit a landscape plan for the Property as part of the site plan for the Property which shall be coordinated with and approved by the Urban Forest Management Division of the Department of Public Works & Environmental Services (“UFMD”) and FCPA. The landscape plan shall be in substantial conformance with the 2005 CDP/FDP landscape concepts plan as to density and quality of plantings, and in general conformance with the location of plantings as shown on Sheet 37 of the FDPA. The Applicant and JLB shall be permitted to relocate, remove, or modify plantings, tree preservation areas, and/or open space areas to avoid conflicts with utilities without the need for a PCA, CDPA, or FDPA, provided any such modifications: (i) are made in consultation with, and subject to the approval of, UFMD, DPWES, and FCPA (ii) with the intent to provide the plantings, tree preservation areas, and open space areas shown on the FDPA to the extent possible given the utility needs and pond modifications, and (iii) the overall tree canopy shown on the 2005 CDP/FDP is not reduced.

5. Proffer 26.A of the 2005 Proffers is hereby deleted in its entirety and replaced with the following:

A. In order to accommodate the extension of McNair Farms Drive across the Property as shown on Sheet 31 of the FDPA, the Applicant shall allow JLB to modify the existing enhanced wetlands/stormwater detention and water quality facility constructed on the Property pursuant to the 2005 Proffers which shall continue to provide for stormwater detention and water quality control. The extended detention embankment, stormwater management pond, and Best Management Practices (“BMP”) facility shall continue to include the existing features to enhance its environmental qualities, such as a sediment forebay, a butterfly garden, outlet micropool, and vegetated cover of riprap spillways and outfalls (by use of topsoil dispersed within riprap) as depicted on Sheet 36 of the FDPA. In order to implement the extension of McNair Farms Drive and the associated modifications to the stormwater management facilities on the Property, it is understood that DPWES has already issued an approved floodplain study (3717-FPS-02-1), an approved Resource Protection Area (“RPA”) delineation (5574-RPA-02-1), and an approved RPA waiver/exemption and water quality impact assessment (5574-WQ-001-1) to permit the fill/grading and stormwater

management facilities associated with the construction of the McNair Farms Drive extension across the Property. Concurrent with this application, two Special Exception Amendment applications have been filed to permit uses in a floodplain (SEA 2002-HM-046 and SEA 85-C-119), both jointly filed by FCPA and JLB Dulles Tech, LLC. The Applicant shall allow JLB to implement such fill/grading and modifications to the existing stormwater management facilities in accordance with Sheets 25 – 37 of the FDPA and any conditions related to the approval of these SEA applications, provided the Applicant may make minor modifications to the fill/grading and stormwater management facilities in consultation with, and subject to the approval of, DPWES and FCPA without the need for a PCA, CDPA, or FDPA.

Notwithstanding the fact that the Applicant shall allow JLB to implement the fill/grading and modifications to the existing stormwater management facilities on the Property as described above, the stormwater management facilities described above shall be and remain the Property of Fairfax County for public use, however, Arrowbrook Centre, LLC, and its successors and assigns, shall continue to manage and maintain such stormwater management facilities on the Property, at their sole cost and expense, in accordance with the 2005 Proffers. Under the 2005 Proffers, such maintenance responsibility shall include periodic dredging of the ponds described above to ensure their continued functionality per their applicable design characteristics. The Applicant is currently a party to a separate maintenance agreement with Arrowbrook Centre, LLC for the continued maintenance of the stormwater management facilities. If any modification to the existing maintenance agreement is necessitated due to the proposed pond revision, such modification shall be addressed by others and in a form acceptable to the Office of the Fairfax County Attorney, as necessary to ensure the continued maintenance consistent with the intent of Proffer 26.A and the 2005 Proffers. JLB shall have no obligation to maintain the stormwater management facilities following completion of the pond modifications described in these Proffers.

6. Proffer 30 of the 2005 Proffers is hereby deleted in its entirety and replaced with the following:

30. Park Dedication and Improvements.

A. The Property has been dedicated to the Fairfax County Park Authority in accordance with the 2005 Proffers. Sheet 36 of the FDPA reflects the use of parkland on the Property as a passive park and stormwater management facility approved with the 2005 CDP/FDP, which uses the Applicant shall continue in accordance with this Application. The Applicant, its successors and assigns, reserve the right to modify the parkland design as may be necessary with final engineering for the fill/grading and stormwater management facilities associated with the extension of McNair Farms Drive across the Property and to revise secondary facilities, modify trails, and other similar park facilities on the Property, without the need for

a PCA, CDPA, or FDPA if approved by FCPA and otherwise in general conformance with the FDPA.

- B. The Applicant shall allow JLB to provide the following services and improvements in accordance with FCPA, County, and State standards:
- i. Preparation of requisite site plans and approvals of necessary construction and VDOT entrance permits.
 - ii. Site preparation work shall conform to Chapter 104 of the Code of Fairfax County, Virginia.
 - iii. Implementation of the modifications to the enhanced wetlands/storm water detention and water quality facility as described in Proffer 26.A.
 - iv. Landscape improvements and passive recreational facilities depicted on Sheet 36 of the FDPA, including interpretive nature exhibit(s) near the southern end of the reconstructed pond, benches, and the wetlands nature area.
 - v. Trail modifications as necessary, as shown on the FDPA, to reconnect existing trail segments disrupted due to the road and pond construction.
- C. The Applicant shall ensure the retention of park features constructed on site pursuant to the 2005 Proffers, including:
- i. Boardwalks
 - ii. Gazebo
 - iii. Interpretive nature exhibits along Merrybrook Run
 - iv. Trails
 - v. A parking lot containing approximately 15 spaces.
- D. With the exception of trails, all recreational facilities constructed within the Property shall be constructed to the accessibility standards and guidelines set forth by the United States Access Board for public park facilities. All trails located within the Property should be accessible to the maximum extent possible as determined by the FCPA Trail Coordinator. Recreational facilities other than park trails shall be approved by the FCPA ADA Coordinator prior to site plan approval.

ADDITIONAL NEW PROFFERS

44. Right-of-Way Dedication. The Applicant shall dedicate in fee simple the right-of-way (the “FCPA Right-of-Way”) necessary to accommodate a four-lane section of the McNair Farms Drive extension to be constructed by JLB across the Property, as shown as “Approximately 0.8 Acres of Right-of-Way Dedication” on Sheet 31 of the FDPA, to the Board of Supervisors for public street purposes. The Applicant shall dedicate the FCPA Right-of-Way no later than ninety (90) days after the Board of Supervisors approval of this Application.

45. Construction Easements. The Applicant shall grant any temporary construction and grading, drainage, stormwater management, and maintenance-related easements (the “FCPA Easements”), consistent with FCPA policy, as necessary to accommodate the fill/grading for a four-lane section of the McNair Farms Drive Extension and the construction of a three-lane section of the McNair Farms Drive Extension across the Property, as shown on Sheet 31 of the FDPA, to the Board of Supervisors. The Applicant shall grant the FCPA Easements no later than (90) days after the Board of Supervisors approval of this Application.

46. McNair Farms Drive Extension. No later than (90) days after the Board of Supervisors approval of this Application, the Applicant shall enter into a separate written agreement with JLB, in a form acceptable to the Office of the County Attorney, to provide for the fill/grading of the Property for a four-lane section of the McNair Farms Drive extension and the construction by the owner of the JLB Property, or its successors and assigns, of a four-lane section of the McNair Farms Drive extension generally as shown on Sheet 31 of the FDPA. Such written agreement shall set forth the details for the dedication of the FCPA Right-of-Way, the granting of the FCPA Easements, the fill/grading for and construction of the McNair Farms Drive extension, and the modifications to the existing stormwater management facilities on the Property necessary to accommodate the McNair Farms Drive extension in accordance with these Proffers. Such agreement shall also memorialize JLB’s commitment to significant in-kind concessions for the dedication of right-of-way and required easements including: (i) treatment for the removal of invasive species around the perimeter of the stormwater management facility, (ii) reestablishment of the same area with native vegetative cover, (iii) the design and installation of one accessible interpretive feature, (iv) installation of one additional bench, and (v) reconstruction of trail connections within the park disrupted by the construction of the McNair Farms Drive extension.

47. Reservation of Density Credit. Development density approved with RZ 2002-HM-043 was granted, in part, with respect to the acreage of the Property. The Applicant affirms that any density credit related to the Property is reserved to the benefit of Parcels 16-3 ((1)) 39A1, 39A2, 39B3, and 39B4.

48. Responsibility to Construct McNair Farms Drive Extension and Associated Work. If JLB and its successors and assigns do not complete the above-referenced work related to the extension of McNair Farms Drive, the Park Authority is not obligated to complete such work.

PROPOSED FINAL DEVELOPMENT PLAN AMENDMENT CONDITIONS

FDPA 2002-HM-043-02

June 5, 2015

If it is the intent of the Planning Commission to approve Final Development Plan Amendment 2002-HM-043-02, on property located at Tax Map parcel 16-3 ((1)) 5D, for the construction of a public road and site modifications to a stormwater management pond, staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions, which supersede all previously approved conditions as they pertain to this site.

1. Development of the property shall be in substantial conformance with the final development plan (FDP) entitled "Dulles Technology Center," prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through May 29, 2015, consisting of thirty-six (36) sheets, and these conditions.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.

PROPOSED DEVELOPMENT CONDITIONS

SEA 2002-HM-046-02

June 5, 2015

If it is the intent of the Board of Supervisors, pursuant to Section 2-904 the Fairfax County Zoning Ordinance, to approve Special Exception Amendment SEA 2002-HM-046-02, previously approved for use of a wet stormwater management pond, trails boardwalk, roadway, clearing, grading, and fill in the floodplain, to permit the deletion of land area and associated modifications to site design for the construction of a public road for the property located at Tax Map 16-3 ((1)) 5D, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions for the subject property. (Those conditions that are identical to conditions that were included in previous approvals or that contain only minor editorial changes are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.* Where there is a conflict between the SEA Plat (including the notes thereon) and these conditions, these conditions shall govern the development.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment for the uses in a floodplain shall be in substantial conformance with the special exception amendment (SEA) plat entitled "Dulles Technology Center," prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through May 29, 2015, consisting of thirty-six (36) sheets, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. No additional encroachment into the floodplain shall be permitted other than that shown on the special exception amendment plat.*
5. Clearing within the 100-year floodplain shall be minimized to the maximum extent feasible, as determined by the Department of Public Works and Environmental Services (DPWES).*
6. Hold harmless and indemnification agreements shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a floodplain area.*

7. A 2x2 foot sign shall be placed near the travelway located in the floodplain that states: "Warning: High Water and Flooding during Heavy Rains."*

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

PROPOSED DEVELOPMENT CONDITIONS

SEA 85-C-119

June 5, 2015

If it is the intent of the Board of Supervisors, pursuant to Section 2-904 the Fairfax County Zoning Ordinance, to approve Special Exception Amendment SEA 85-C-119, previously approved for a stormwater management facility in a floodplain, to permit the addition of land area and associated modifications to site design for the construction of a multi-family development and a public road for the properties located at Tax Maps 16-3 ((1)) 4M and 5D, staff recommends that the Board condition the approval by requiring conformance with the following development conditions, which supersede all previous conditions for the subject property. (Those conditions that are identical to conditions that were included in previous approvals or that contain only minor editorial changes are marked with an asterisk*).

1. This Special Exception Amendment is granted for and runs with the land indicated in this application and is not transferable to other land.*
2. This Special Exception Amendment is granted only for the purpose(s), structure(s) and/or use(s) indicated on the special exception amendment plat approved with the application, as qualified by these development conditions.* Where there is a conflict between the SEA Plat (including the notes thereon) and these conditions, these conditions shall govern the development.
3. This Special Exception Amendment is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this special exception amendment for the uses in a floodplain shall be in substantial conformance with the special exception amendment (SEA) plat entitled "Dulles Technology Center," prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through May 29, 2015, consisting of five (36) sheets, and these conditions. Minor modifications to the approved special exception amendment may be permitted pursuant to Par. 4 of Sect. 9-004 of the Zoning Ordinance.
4. The applicant will construct the proposed Stormwater management facility within the limits of clearing and grading depicted on the special exception amendment plat prepared by William H. Gordon Associates, Inc., dated September 3, 2013, and revised through May 29, 2015*
5. No additional encroachment into the floodplain shall be permitted other than that shown on the special exception amendment plat.
6. Hold harmless and indemnification agreements shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a

floodplain area.

7. A 2x2 foot sign shall be placed near the travelway located in the floodplain that states: "Warning: High Water and Flooding during Heavy Rains."

The above proposed conditions are staff recommendations and do not reflect the position of the Board of Supervisors unless and until adopted by that Board.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception Amendment shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception amendment. The request must specify the amount of additional time requested, the basis for the amount of time requested, and an explanation of why additional time is required.

REZONING AFFIDAVIT

DATE: May 18, 2015
 (enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
 (enter name of applicant or authorized agent)

123578a

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): PCA 79-C-037-07
 (enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JLB Dulles Tech LLC Agents: Martin T. Mankowski J. Graham Brock Bay W. Miltenberger	3890 W. Northwest Highway Suite 700 Dallas, TX 75220	Applicant/Title Owner of Tax Map Parcel 16-3 ((1)) 4M
Parker Rodriguez Inc. Agent: Trini M. Rodriguez Brian T. Bolen Suhong (nmi) Liu	101 N. Union St, Suite 320 Alexandria, VA 22314	Agent/Landscape Architect

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
 ** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 18, 2015
 (enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
William H. Gordon Associates, Inc. Agents: · Robert W. Walker · Oomer F. Syed (former) · Joseph W. McClellan · Brian A. Cipriano · Jeremiah D. Kamerer (former) · Steven C. Pandish · Feiquan (NMI) Luo (former) · James P. Williams · William D. Walker (former) · Christopher D. Stephenson · Ian P. Buchanan · Kevin J. Kurdziolek · Steven E. Gleason · Megan R. Newberger	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
Cooley LLP Agents: · Antonio J. Calabrese · Mark C. Looney · Colleen P. Gillis · Jill S. Parks · Brian J. Winterhalter · Shane M. Murphy (former) · Jeffrey A. Nein · Ben I. Wales · Molly M. Novotny · Katherine P. Humphrey	One Freedom Drive, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
KTGy Group, Inc. Agents: · Mark D. Drake, AIA, NCARB · Melody (nmi) Nobleza · Rohit (nmi) Anand	8605 Westwood Center Drive Suite 300 Vienna, VA 22182	Architect/Agents
Wetland Studies and Solutions, Inc. Agents: · Michael S. Rolband · Frank R. Graziano · Mark W. Headly · Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: May 18, 2015
(enter date affidavit is notarized)

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))

123578a

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jamie L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor Lester E. Adkins	1420 Spring Hill Road Suite 610 McLean, VA 22102	Transportation Consultant/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123578 a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Dulles Tech LLC
3890 W. Northwest Highway
Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

JLB Realty, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Bay W. Miltenberger, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Realty, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

JLB Partners, L.P.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Partners, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bay W. Miltenberger, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager
Glenn D. Jones, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey (former)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John P. Tully
Jill D. Williams
Patricia A. Esser
Manuel G. Gonzalez

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

The Davey Tree Expert Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Reliance Trust Co, as Trustee for the Davey 401k SOP and ESOP
1100 Abernathy Road, North Park Building 500, Suite 400
Atlanta, GA 30382

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Parker Rodriguez Inc.
101 N. Union St, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Trini M. Rodriguez
James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

- JLB Partners, L.P.
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner: JLB Partners, LLC

Limited Partners: Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: May 18, 2015
 (enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
 (enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

- | | | |
|---------------------------|----------------------------------|-----------------------------|
| Gian-Michele a Marca | William T. Christiansen, II | Kathleen A. Goodhart |
| Jane K. Adams | Sean M. Clayton | Lawrence C. Gottlieb |
| Maureen P. Alger | Samuel S. Coates (former) | Shane L. Goudey |
| DeAnna D. Allen | Jeffrey L. Cohen | William E. Grauer (former) |
| Thomas R. Amis (former) | Thomas A. Coll | Jonathan G. Graves |
| Mazda K. Antia | Joseph W. Conroy | Jacqueline I. Grise Lester |
| Orion (nmi) Armon | Carolyn L. Craig | Kenneth L. Guernsey |
| Gordon C. Atkinson | John W. Crittenden | Patrick P. Gunn |
| Michael A. Attanasio | Janet L. Cullum | Jeffrey M. Gutkin |
| Jonathan P. Bach | Nathan K. Cummings | John B. Hale |
| Charles J. Bair | John A. Dado | Danish (nmi) Hamid |
| Scott S. Balber (former) | Benjamin G. Damstedt | Walter G. Hanchuk (former) |
| Celia Goldwag Barenholtz | Craig E. Dauchy | M.R. Hartman, III |
| Frederick D. Baron | Renee R. Deming | Bernard L. Hatcher |
| Matthew S. Bartus | Darren K. DeStefano | Matthew B. Hemington |
| Keith J. Berets | Jennifer Fonner DiNucci (former) | David M. Hernand (former) |
| Laura Grossfield Birger | Michelle C. Doolin | Cathy Rae Hershcopf |
| Thomas A. Blinka | Joseph M. Drayton | John (nmi) Hession (former) |
| Barbara L. Borden | Christopher B. Durbin | Gordon K. Ho |
| Jodie M. Bourdet | John C. Dwyer | Lila W. Hope |
| Wendy J. Brenner | Shannon M. Eagan | C. Thomas Hopkins |
| Matthew J. Brigham | Gordon H. Empey | Mark M. Hrenya |
| James P. Brogan | Sonya F. Erickson | Christopher R. Hutter |
| Nicole C. Brookshire | Michael R. Faber | Jay R. Indyke |
| Matthew D. Brown | Lester J. Fagen | Craig D. Jacoby |
| Alfred L. Browne III | Jesse D. Farmer | Eric C. Jensen |
| Matthew T. Browne | Brent D. Fassett | Robert L. Jones |
| Peter F. Burns | M. Wainwright Fishburn, Jr. | Barclay J. Kamb |
| Robert T. Cahill | Thomas J. Friel, Jr. | Richard S. Kanowitz |
| Antonio J. Calabrese | Francis M. Fryscak | Kimberly J. Kaplan-Gross |
| Christopher C. Campbell | Koji F. Fukumura | Matthew A. Karlyn (former) |
| William Lesse Castleberry | James F. Fulton, Jr. | Jeffrey S. Karr |
| Lynda K. Chandler | William S. Galliani | Sally A. Kay |
| Reuben H. Chen | W. Andrew H. Gantt III | Heidi M. Keefe |
| Dennis (nmi) Childs | Stephen D. Gardner (former) | Jason L. Kent |
| | Jon E. Gavenman | John (nmi) Kheit (former) |
| | Wendy C. Goldstein | Mehdi (nmi) Khodadad |
| | | Charles S. Kim |
| | | Kevin M. King |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Barbara A. Kosacz	Chadwick L. Mills	Kenneth J. Rollins
Kenneth J. Krisko	Patrick J. Mitchell	Kevin K. Rooney
John S. Kyle (former)	Ali M.M. Mojdehi	Adam J. Rutenberg
Carol D. Laherty	Ann M. Mooney	Thomas R. Salley III
Mark F. Lambert	Timothy J. Moore	Jessica I. Valenzuela Santamaria
Matthew E. Langer	William B. Morrow, III (Former)	Glen Y. Sato
Samantha M. LaPine	M. Howard Morse	Martin S. Schenker
John G. Lavoie	Frederick T. Muto	Joseph A. Scherer
Robin J. Lee	Danielle E. Naftulin	Marc G. Schildkraut
Louis (nmi) Lehot	Ryan E. Naftulin	William J. Schwartz
Jamie K. Leigh	Jeremy M. Naylor	Audrey K. Scott
Ronald S. Lemieux (former)	Stephen C. Neal	John H. Sellers
Natasha V. Leskovsek	Ian (nmi) O'Donnell	Ian R. Shapiro
Shira Nadich Levin	Kathleen M. Pakenham	Michael N. Sheetz
Alan (nmi) Levine	Nikesh (nmi) Patel (former)	C. Christopher Shoff
Michael S. Levinson	Timothy G. Patterson	Jordan A. Silber
Stephanie (nmi) Levy	Anne H. Peck	Brent B. Siler
Elizabeth L. Lewis	D. Bradley Peck	Ian D. Smith
Michael R. Lincoln	David G. Peinsipp	Stephen R. Smith
James C. T. Linfield	Nicole K. Peppe	Colleen P. Gillis (f/k/a Gillis Snow)
Chet F. Lipton (former)	Susan Cooper Philpot	Tower C. Snow, Jr. (former)
Samuel M. Livermore	Frank V. Pietrantonio	Whitty (nmi) Somvichian
Douglas P. Lobel	Mark B. Pitchford	Wayne O. Stacy
J. Patrick Loofbourrow	Michael L. Platt	Anthony M. Steigler
Mark C. Looney	Christian E. Plaza	Steven M. Strauss
Robert B. Lovett	Marya A. Postner	Ronald R. Sussman (former)
Andrew P. Lustig	Steve M. Przesmicki	C. Scott Talbot
Thomas O. Mason	Seth A. Rafkin	Mark P. Tanoury
Jennifer J. Massey	Frank F. Rahmani	Gregory C. Tenhoff
Joshua O. Mates	Marc A. Recht	Joseph (nmi) Teja, Jr.
Keith A. McDaniels (former)	Michael G. Rhodes	Michael E. Tenta
Michael J. McGrail	Michelle S. Rhyu	Timothy S. Teter
John T. McKenna	Lyle D. Roberts	Michael R. Tollini
Bonnie Weiss McLeod	John W. Robertson	Michael S. Tuscan
Mark A. Medearis	Ricardo (nmi) Rodriguez	Miguel J. Vega
Laura M. Medina		Erich E. Veitenheimer III
Beatriz (nmi) Mejia		Aaron J. Velli
Craig A. Menden		
Erik B. Milch		

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 18, 2015
 (enter date affidavit is notarized)

123578 a

for Application No. (s): PCA 79-C-037-07
 (enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

David A. Walsh
 Mark B. Weeks
 Mark R. Weinstein
 Thomas S. Welk
 Peter H. Werner
 Francis R. Wheeler
 Geoffrey T. Willard
 Andrew S. Williamson
 Peter J. Willsey
 Mark (nmi) Windfeld-Hansen
 Nancy H. Wojtas
 Amy M. Wood
 Nan (nmi) Wu
 Babak (nmi) Yaghmaic
 David R. Young
 Christina (nmi) Zhang
 Kevin J. Zimmer

. Additions:
 Michael D. Basile
 Ann (nmi) Bevitt
 Nicholas (nmi) Bolter
 David (nmi) Bresnick
 Blain B. Butner
 John T. Byrnes
 John A. Clendenin
 Chris (nmi) Coulter
 James R. Crabtree
 Scott D. Dailard
 Mark J. Deem
 Eric W. Doherty
 William P. Donovan, Jr.
 Matthew P. Dubofsky
 Erik S. Edwards
 Ivor R. Elrifi
 Heidi A. Erlacher
 Mark C. Everiss
 John R. Feore, Jr.
 Christopher M. Finney
 Jonathon C. Glass
 Michael B. Goldstein
 Divakar (nmi) Gupta
 Sarah J. Guske

. Additions continued:
 Laurence M. Harris
 Nicholas A. Hobson
 Richard M. Hopley
 Brendan J. Hughes
 Jeffrey M. Kaban
 David R. Kendall
 Benjamin (nmi) Kleine
 Michael J. Klisch
 Jason M. Koral
 Pang (nmi) Lee
 Haibo J. Lu
 Ed (nmi) Lukins
 Nicola (nmi) Maguire
 Jason J. Maton
 Becket (nmi) McGrath
 David E. Mills
 J. Kevin Mills
 Phillip E. Morton
 Edward J. O'Connell
 Rama (nmi) Padmanabhan
 Sarah E. Pearce
 Kevin J. Perry
 Robert W. Phillips
 Aaron M. Pomeroy
 Akash (nmi) Sachdeva
 Ellen A. Scordino
 Justin M. Stock
 M. Anne Swanson
 Joseph J. Vaughn
 Scott B. Weston
 John (nmi) Wilkinson
 David J. Wittenstein
 Jonathan (nmi) Yorke
 J. Peyton Worley

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123578a

for Application No. (s): PCA 79-C-037-07
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE BW.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

[] Applicant

Ben Wales

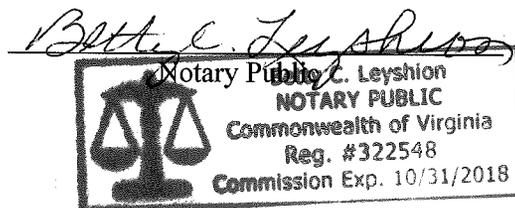
[x] Applicant's Authorized Agent

Ben I. Wales, Senior Urban Planner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of May 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018



REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

123577 a

in Application No.(s): RZ/FDP 2013-DR-017
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS and REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JLB Dulles Tech LLC Agents: Martin T. Mankowski J. Graham Brock Bay W. Miltenberger	3890 W. Northwest Highway Suite 700 Dallas, TX 75220	Applicant/Title Owner of Tax Map Parcel 16-3 ((1)) 4M
Parker Rodriguez Inc. Agent: Trini M. Rodriguez Brian T. Bolen Suhong (nmi) Liu	101 N. Union St, Suite 320 Alexandria, VA 22314	Agent/Landscape Architect

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
William H. Gordon Associates, Inc. Agents: Robert W. Walker \ Oomer F. Syed (former) Joseph W. McClellan Brian A. Cipriano \ Jeremiah D. Kamerer (former) Steven C. Pandish \ Feiquan (NMI) Luo (former) \ James P. Williams \ William D. Walker (former) \ Christopher D. Stephenson \ Ian P. Buchanan \ Kevin J. Kurdziolek \ Steven E. Gleason \ Megan R. Newberger	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney \ Colleen P. Gillis \ Jill S. Parks Brian J. Winterhalter \ Shane M. Murphy (former) \ Jeffrey A. Nein \ Ben I. Wales \ Molly M. Novotny \ Katherine P. Humphrey	One Freedom Drive, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
KTYG Group, Inc. Agents: Mark D. Drake, AIA, NCARB \ Melody (nmi) Nobleza \ Rohit (nmi) Anand	8605 Westwood Center Drive Suite 300 Vienna, VA 22182	Architect/Agents
Wetland Studies and Solutions, Inc. Agents: \ Michael S. Rolband Frank R. Graziano Mark W. Headly \ Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: May 18, 2015
 (enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jamie L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor Lester E. Adkins	1420 Spring Hill Road Suite 610 McLean, VA 22102	Transportation Consultant/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Dulles Tech LLC
3890 W. Northwest Highway
Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

JLB Realty, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Realty, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

JLB Partners, L.P.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Partners, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bay W. Miltenberger, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager
Glenn D. Jones, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey (former)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John P. Tully
Jill D. Williams
Patricia A. Esser
Manuel G. Gonzalez

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

The Davey Tree Expert Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

✓ The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

✓ Reliance Trust Co, as Trustee for the Davey 401k SOP and ESOP
1100 Abernathy Road, North Park Building 500, Suite 400
Atlanta, GA 30382

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

✓ Parker Rodriguez Inc.
101 N. Union St, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

✓ Trini M. Rodriguez
✓ James (Jay) E. Parker

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

JLB Partners, L.P.
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

- \ General Partner: JLB Partners, LLC
- \ Limited Partners: Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca	William T. Christiansen, II	Kathleen A. Goodhart
Jane K. Adams	Sean M. Clayton	Lawrence C. Gottlieb
Maureen P. Alger	Samuel S. Coates (former)	Shane L. Goudey
DeAnna D. Allen	Jeffrey L. Cohen	William E. Grauer (former)
Thomas R. Amis (former)	Thomas A. Coll	Jonathan G. Graves
Mazda K. Antia	Joseph W. Conroy	Jacqueline I. Grise Lester
Orion (nmi) Armon	Carolyn L. Craig	Kenneth L. Guernsey
Gordon C. Atkinson	John W. Crittenden	Patrick P. Gunn
Michael A. Attanasio	Janet L. Cullum	Jeffrey M. Gutkin
Jonathan P. Bach	Nathan K. Cummings	John B. Hale
Charles J. Bair	John A. Dado	Danish (nmi) Hamid
Scott S. Balber (former)	Benjamin G. Damstedt	Walter G. Hanchuk (former)
Celia Goldwag Barenholtz	Craig E. Dauchy	M.R. Hartman, III
Frederick D. Baron	Renee R. Deming	Bernard L. Hatcher
Matthew S. Bartus	Darren K. DeStefano	Matthew B. Hemington
Keith J. Berets	Jennifer Fonner DiNucci (former)	David M. Hernand (former)
Laura Grossfield Birger	Michelle C. Doolin	Cathy Rae Hershcopf
Thomas A. Blinka	Joseph M. Drayton	John (nmi) Hession (former)
Barbara L. Borden	Christopher B. Durbin	Gordon K. Ho
Jodie M. Bourdet	John C. Dwyer	Lila W. Hope
Wendy J. Brenner	Shannon M. Eagan	C. Thomas Hopkins
Matthew J. Brigham	Gordon H. Empey	Mark M. Hrenya
James P. Brogan	Sonya F. Erickson	Christopher R. Hutter
Nicole C. Brookshire	Michael R. Faber	Jay R. Indyke
Matthew D. Brown	Lester J. Fagen	Craig D. Jacoby
Alfred L. Browne III	Jesse D. Farmer	Eric C. Jensen
Matthew T. Browne	Brent D. Fassett	Robert L. Jones
Peter F. Burns	M. Wainwright Fishburn, Jr.	Barclay J. Kamb
Robert T. Cahill	Thomas J. Friel, Jr.	Richard S. Kanowitz
Antonio J. Calabrese	Francis M. Fryszak	Kimberly J. Kaplan-Gross
Christopher C. Campbell	Koji F. Fukumura	Matthew A. Karlyn (former)
William Lesse Castleberry	James F. Fulton, Jr.	Jeffrey S. Karr
Lynda K. Chandler	William S. Galliani	Sally A. Kay
Reuben H. Chen	W. Andrew H. Gantt III	Heidi M. Keefe
Dennis (nmi) Childs	Stephen D. Gardner (former)	Jason L. Kent
	Jon E. Gavenman	John (nmi) Kheit (former)
	Wendy C. Goldstein	Mehdi (nmi) Khodadad
		Charles S. Kim
		Kevin M. King

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 18, 2015
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., General Partner, Limited Partner, or General and Limited Partner)

- | | | |
|-----------------------------|---------------------------------|---------------------------------------|
| Barbara A. Kosacz | Chadwick L. Mills | Kenneth J. Rollins |
| Kenneth J. Krisko | Patrick J. Mitchell | Kevin K. Rooney |
| John S. Kyle (former) | Ali M.M. Mojdehi | Adam J. Ruttenberg |
| Carol D. Laherty | Ann M. Mooney | Thomas R. Salley III |
| Mark F. Lambert | Timothy J. Moore | Jessica I. Valenzuela Santamaria |
| Matthew E. Langer | William B. Morrow, III (Former) | Glen Y. Sato |
| Samantha M. LaPine | M. Howard Morse | Martin S. Schenker |
| John G. Lavoie | Frederick T. Muto | Joseph A. Scherer |
| Robin J. Lee | Danielle E. Naftulin | Marc G. Schildkraut |
| Louis (nmi) Lehot | Ryan E. Naftulin | William J. Schwartz |
| Jamie K. Leigh | Jeremy M. Naylor | Audrey K. Scott |
| Ronald S. Lemieux (former) | Stephen C. Neal | John H. Sellers |
| Natasha V. Leskovsek | Ian (nmi) O'Donnell | Ian R. Shapiro |
| Shira Nadich Levin | Kathleen M. Pakenham | Michael N. Sheetz |
| Alan (nmi) Levine | Nikesh (nmi) Patel (former) | C. Christopher Shoff |
| Michael S. Levinson | Timothy G. Patterson | Jordan A. Silber |
| Stephanie (nmi) Levy | Anne H. Peck | Brent B. Siler |
| Elizabeth L. Lewis | D. Bradley Peck | Ian D. Smith |
| Michael R. Lincoln | David G. Peinsipp | Stephen R. Smith |
| James C. T. Linfield | Nicole K. Peppe | Colleen P. Gillis (f/k/a Gillis Snow) |
| Chet F. Lipton (former) | Susan Cooper Philpot | Tower C. Snow, Jr. (former) |
| Samuel M. Livermore | Frank V. Pietrantonio | Whitty (nmi) Somvichian |
| Douglas P. Lobel | Mark B. Pitchford | Wayne O. Stacy |
| J. Patrick Loofbourrow | Michael L. Platt | Anthony M. Steigler |
| Mark C. Looney | Christian E. Plaza | Steven M. Strauss |
| Robert B. Lovett | Marya A. Postner | Ronald R. Sussman (former) |
| Andrew P. Lustig | Steve M. Przesmicki | C. Scott Talbot |
| Thomas O. Mason | Seth A. Rafkin | Mark P. Tanoury |
| Jennifer J. Massey | Frank F. Rahmani | Gregory C. Tenhoff |
| Joshua O. Mates | Marc A. Recht | Joseph (nmi) Teja, Jr. |
| Keith A. McDaniels (former) | Michael G. Rhodes | Michael E. Tenta |
| Michael J. McGrail | Michelle S. Rhyu | Timothy S. Teter |
| John T. McKenna | Lyle D. Roberts | Michael R. Tollini |
| Bonnie Weiss McLeod | John W. Robertson | Michael S. Tuscan |
| Mark A. Medearis | Ricardo (nmi) Rodriguez | Miguel J. Vega |
| Laura M. Medina | | Erich E. Veitenheimer III |
| Beatriz (nmi) Mejia | | Aaron J. Velli |
| Craig A. Menden | | |
| Erik B. Milch | | |

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: May 18, 2015
 (enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
 (enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

David A. Walsh
 Mark B. Weeks
 Mark R. Weinstein
 Thomas S. Welk
 Peter H. Werner
 Francis R. Wheeler
 Geoffrey T. Willard
 Andrew S. Williamson
 Peter J. Willsey
 Mark (nmi) Windfeld-Hansen
 Nancy H. Wojtas
 Amy M. Wood
 Nan (nmi) Wu
 Babak (nmi) Yaghmaie
 David R. Young
 Christina (nmi) Zhang
 Kevin J. Zimmer

^ Additions:
 Michael D. Basile
 Ann (nmi) Bevitt
 Nicholas (nmi) Bolter
 David (nmi) Bresnick
 Blain B. Butner
 John T. Byrnes
 John A. Clendenin
 Chris (nmi) Coulter
 James R. Crabtree
 Scott D. Dailard
 Mark J. Deem
 Eric W. Doherty
 William P. Donovan, Jr.
 Matthew P. Dubofsky
 Erik S. Edwards
 Ivor R. Elrifi
 Heidi A. Erlacher
 Mark C. Everiss
 John R. Feore, Jr.
 Christopher M. Finney
 Jonathon C. Glass
 Michael B. Goldstein
 Divakar (nmi) Gupta
 Sarah J. Guske

Additions continued:
 Laurence M. Harris
 Nicholas A. Hobson
 Richard M. Hopley
 Brendan J. Hughes
 Jeffrey M. Kaban
 David R. Kendall
 Benjamin (nmi) Kleine
 Michael J. Klisch
 Jason M. Korál
 Pang (nmi) Lee
 Haibo J. Lu
 Ed (nmi) Lukins
 Nicola (nmi) Maguire
 Jason J. Maton
 Becket (nmi) McGrath
 David E. Mills
 J. Kevin Mills
 Phillip E. Morton
 Edward J. O'Connell
 Rama (nmi) Padmanabhan
 Sarah E. Pearce
 Kevin J. Perry
 Robert W. Phillips
 Aaron M. Pomeroy
 Akash (nmi) Sachdeva
 Ellen A. Scordino
 Justin M. Stock
 M. Anne Swanson
 Joseph J. Vaughn
 Scott B. Weston
 John (nmi) Wilkinson
 David J. Wittenstein
 Jonathan (nmi) Yorke
 J. Peyton Worley

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

123577 a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (**NOTE:** If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: _____
(enter date affidavit is notarized)

123577a

for Application No. (s): RZ/FDP 2013-DR-017
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

NONE. B.W.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

Applicant's Authorized Agent

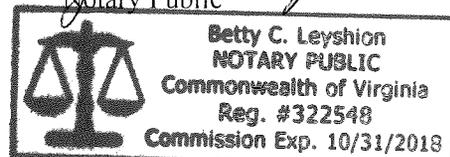
Ben I. Wales, Senior Urban Planner

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 18th day of May, 2015, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018

Betty C. Leyshion
Notary Public



REZONING AFFIDAVIT

DATE: 5/15/15
(enter date affidavit is notarized)

I, Brian J. Winterhalter, do hereby state that I am an
(enter name of applicant or authorized agent)

127276

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

in Application No.(s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number(s), e.g. RZ 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print must be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JLB Dulles Tech LLC Agents: Martin T. Mankowski J. Graham Brock Bay W. Miltenberger	3890 W. Northwest Highway Suite 700 Dallas, TX 75220	Applicant
Parker Rodriguez Inc. Agent: Trini M. Rodriguez Brian T. Bolen Suhong (nmi) Liu	101 N. Union St, Suite 320 Alexandria, VA 22314	Agent/Landscape Architect

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Rezoning Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.
** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Rezoning Attachment to Par. 1(a)DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
William H. Gordon Associates, Inc. Agents: Robert W. Walker Joseph W. McClellan Brian A. Cipriano Steven C. Pandish James P. Williams Christopher D. Stephenson Ian P. Buchanan Kevin J. Kurdziolek Steven E. Gleason Megan R. Newberger	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Jill S. Parks Brian J. Winterhalter Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	One Freedom Drive, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
KTGY Group, Inc. Agents: Mark D. Drake, AIA, NCARB Melody (nmi) Nobleza Rohit (nmi) Anand	8605 Westwood Center Drive Suite 300 Vienna, VA 22182	Architect/Agents
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Mark W. Headly Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

Rezoning Attachment to Par. 1(a)

DATE: 5/15/15
 (enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
 (enter County-assigned application number (s))

(NOTE): All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Park Authority Agents: William G. Bouie Kirk W. Kincannon Brian H. Williams Jay R. Rauschenbach Grace Han Wolf	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035	Title Owner/Applicant Tax Map 16-3 ((1)) Parcel 5D
M.J. Wells & Associates, Inc. Agents: Terence J. Miller Robin L. Antonucci William F. Johnson Kevin R. Fellin Jamie L. Milanovich John F. Cavan, IV Christopher L. Kabatt Courtney J. Menjivar Brian J. Horan Justin B. Schor Lester E. Adkins	1420 Spring Hill Road Suite 610 McLean, VA 22102	Transportation Consultant/Agent

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Rezoning Attachment to Par. 1(a)" form.

REZONING AFFIDAVIT

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders, **and if the corporation is an owner of the subject land, all of the OFFICERS and DIRECTORS of such corporation:**

(NOTE: Include **SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES,** and **REAL ESTATE INVESTMENT TRUSTS** herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Dulles Tech LLC
3890 W. Northwest Highway
Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial, and last name)

JLB Realty, LLC

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)

Bay W. Miltenberger, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Rezoning Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. ***In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.*** Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(b)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Realty, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

JLB Partners, L.P.

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Partners, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bay W. Miltenberger, Member

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Bay W. Miltenberger, Manager
Glenn D. Jones, Manager

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee Stock Ownership Trust (ESOT) (All employees are eligible Plan participants; however, none owns 10% or more of any class of stock)

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 5/15/15
(enter date affidavit is notarized)

127274

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

John P. Tully
Jill D. Williams
Patricia A. Esser
Manuel G. Gonzalez

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

The Davey Tree Expert Company

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Reliance Trust Co, as Trustee for the Davey 401k SOP and ESOP
1100 Abernathy Road, North Park Building 500, Suite 400
Atlanta, GA 30382

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Fairfax County Park Authority is a public body and does not have any shareholders

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. **President, Vice-President, Secretary, Treasurer, etc.**)

Edward R. Batten, Sr.	William G. Bouie	Mary D. Cortina	Linwood (nmi) Gorham	Faisal (nmi) Khan
Ken (nmi) Quincy	Kala Leggett Quintana	Harold L. Strickland	Grace Han Wolf	Frank S. Vajda
Anthony (nmi) Vellucci	Michael W. Thompson, Jr.			

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

Rezoning Attachment to Par. 1(b)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Parker Rodriguez Inc.
101 N. Union St, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDER: (enter first name, middle initial, and last name)

Trini M. Rodriguez
James (Jay) E. Parker

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

=====

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

=====

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name, and title, e.g. President, Vice-President, Secretary, Treasurer, etc.)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Rezoning Attachment to Par. 1(b)" form.

REZONING AFFIDAVIT

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, number, street, city, state and zip code)

JLB Partners, L.P.
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner: JLB Partners, LLC

Limited Partners: Bay W. Miltenberger
Glenn D. Jones
James L. Bosler

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Rezoning Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Rezoning Attachment to Par. 1(c)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach

Charles J. Bair
Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Ann (nmi) Bevitt
Laura Grossfield Birger
Thomas A. Blinka
Nicholas (nmi) Bolter
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
David (nmi) Bresnick
Matthew J. Brigham

James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

William T. Christiansen, II
Sean M. Clayton
John A. Clendenin
Jeffrey L. Cohen
Thomas A. Coll
Joseph W. Conroy
Chris (nmi) Coulter
James R. Crabtree
Carolyn L. Craig
John W. Crittenden
Janet L. Cullum
Nathan K. Cummings
John A. Dado
Scott D. Dailard
Benjamin G. Damstedt
Craig E. Dauchy
Mark J. Deem
Renee R. Deming
Darren K. DeStefano
Eric W. Doherty
William P. Donovan, Jr.
Michelle C. Doolin
Joseph M. Drayton
Matthew P. Dubofsky
Christopher B. Durbin
John C. Dwyer
Shannon M. Eagan
Erik S. Edwards
Ivor R. Elrifi
Gordon H. Empey

Sonya F. Erickson
Heidi A. Erlacher
Mark C. Everiss
Michael R. Faber
Lester J. Fagen
Jesse D. Farmer
Brent D. Fassett
John R. Feore, Jr.
Christopher M. Finney
M. Wainwright Fishburn, Jr.
Thomas J. Friel, Jr.
Francis M. Fryscak
Koji F. Fukumura
James F. Fulton, Jr.
William S. Galliani
W. Andrew H. Gantt III
Jon E. Gavenman
Colleen P. Gillis
Jonathon C. Glass
Michael B. Goldstein
Wendy C. Goldstein
Kathleen A. Goodhart
Lawrence C. Gottlieb
Shane L. Goudey
Jonathan G. Graves
Jacqueline I. Grise Lester
Kenneth L. Guernsey
Patrick P. Gunn
Divakar (nmi) Gupta
Sarah J. Guske
Jeffrey M. Gutkin
John B. Hale

Danish (nmi) Hamid
Laurence M. Harris
M.R. Hartman, III
Bernard L. Hatcher
Matthew B. Hemington
Cathy Rae Hersheopf
Gordon K. Ho
Nicholas A. Hobson
Lila W. Hope
C. Thomas Hopkins
Richard M. Hopley
Mark M. Hrenya
Brendan J. Hughes
Christopher R. Hutter
Jay R. Indyke
Craig D. Jacoby
Eric C. Jensen
Robert L. Jones
Jeffrey M. Kaban
Barclay J. Kamb
Richard S. Kanowitz
Kimberly J. Kaplan-Gross
Jeffrey S. Karr
Sally A. Kay
Heidi M. Keefe
David R. Kendall
Jason L. Kent
Mehdi (nmi) Khodadad
Charles S. Kim
Kevin M. King

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Benjamin (nmi) Kleine	Ed (nmi) Lukins	Timothy G. Patterson
Michael J. Klisch	Andrew P. Lustig	Sarah E. Pearce
Jason M. Korál	Nicola (nmi) Maguire	Anne H. Peck
Barbara A. Kosacz	Thomas O. Mason	D. Bradley Peck
Kenneth J. Krisko	Jason J. Maton	David G. Peinsipp
Carol D. Laherty	Jennifer J. Massey	Nicole K. Peppe
Mark F. Lambert	Joshua O. Mates	Kevin J. Perry
Matthew E. Langer	Michael J. McGrail	Robert W. Phillips
Samantha M. LaPine	Becket (nmi) McGrath	Susan Cooper Philpot
John G. Lavoie	John T. McKenna	Frank V. Pietrantonio
Pang (nmi) Lee	Bonnie Weiss McLeod	Mark B. Pitchford
Robin J. Lee	Mark A. Medearis	Michael L. Platt
Louis (nmi) Lehot	Laura M. Medina	Christian E. Plaza
Jamie K. Leigh	Beatriz (nmi) Mejia	Aaron M. Pomeroy
Natasha V. Leskovsek	Craig A. Menden	Marya A. Postner
Shira Nadich Levin	Erik B. Milch	Steve M. Przesmicki
Alan (nmi) Levine	Chadwick L. Mills	Seth A. Rafkin
Michael S. Levinson	David E. Mills	Frank F. Rahmani
Stephanie (nmi) Levy	J. Kevin Mills	Marc A. Recht
Elizabeth L. Lewis	Patrick J. Mitchell	Michael G. Rhodes
Michael R. Lincoln	Ali M.M. Mojdehi	Michelle S. Rhyu
James C. T. Linfield	Ann M. Mooney	Lyle D. Roberts
Samuel M. Livermore	Timothy J. Moore	John W. Robertson
Douglas P. Lobel	M. Howard Morse	Ricardo (nmi) Rodriguez
J. Patrick Loofbourrow	Phillip E. Morton	
Mark C. Looney	Frederick T. Muto	
Robert B. Lovett	Danielle E. Naftulin	
Haibo J. Lu	Ryan E. Naftulin	
	Jeremy M. Naylor	
	Stephen C. Neal	
	Edward J. O'Connell	
	Ian (nmi) O'Donnell	
	Rama (nmi) Padmanabhan	
	Kathleen M. Pakenham	

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

Rezoning Attachment to Par. 1(c)DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Kenneth J. Rollins	Stephen R. Smith	David A. Walsh
Kevin K. Rooney	Whitty (nmi) Somvichian	Mark B. Weeks
Adam J. Ruttenberg	Wayne O. Stacy	Mark R. Weinstein
Akash (nmi) Sachdeva	Anthony M. Steigler	Thomas S. Welk
Thomas R. Salley III	Justin M. Stock	Peter H. Werner
Jessica I. Valenzuela Santamaria	Steven M. Strauss	Scott B. Weston
Glen Y. Sato	M. Anne Swanson	Francis R. Wheeler
Martin S. Schenker	C. Scott Talbot	John (nmi) Wilkinson
Joseph A. Scherer	Mark P. Tanoury	Geoffrey T. Willard
Marc G. Schildkraut	Gregory C. Tenhoff	Andrew S. Williamson
William J. Schwartz	Joseph (nmi) Teja, Jr.	Peter J. Willsey
Ellen A. Scordino	Michael E. Tenta	Mark (nmi) Windfeld-Hansen
Audrey K. Scott	Timothy S. Teter	David J. Wittenstein
John H. Sellers	Michael R. Tollini	Nancy H. Wojtas
Ian R. Shapiro	Michael S. Tuscan	Amy M. Wood
Michael N. Sheetz	Joseph J. Vaughn	J. Peyton Worley
C. Christopher Shoff	Miguel J. Vega	Nan (nmi) Wu
Jordan A. Silber	Erich E. Veitenheimer III	Babak (nmi) Yaghmaie
Brent B. Siler	Aaron J. Velli	Jonathan (nmi) Yorke
Ian D. Smith		David R. Young
		Christina (nmi) Zhang
		Kevin J. Zimmer

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Rezoning Attachment to Par. 1(c)" form.

REZONING AFFIDAVIT

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Rezoning Attachment to Par. 2" form.

REZONING AFFIDAVIT

DATE: 5/15/15
(enter date affidavit is notarized)

127276

for Application No. (s): FDPA 2002-HM-043-2/PCA 2002-HM-043
(enter County-assigned application number(s))

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Lynwood (nmi) Gorham, a member of the Board for the Fairfax County Park Authority, made a donation in excess of \$100 to Gerald Hyland for Fairfax County Board of Supervisors.

(NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) There are more disclosures to be listed and Par. 3 is continued on a "Rezoning Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

(check one)

Applicant

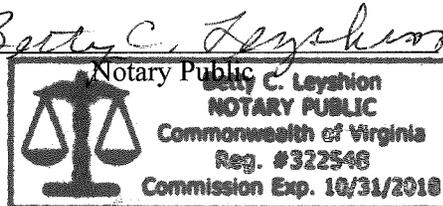
Applicant's Authorized Agent

Brian J. Winterhalter
Brian J. Winterhalter, Esq.

(type or print first name, middle initial, last name, and title of signee)

Subscribed and sworn to before me this 15th day of May 2015, in the State/Comm. of Virginia, County/City of Fairfax.

My commission expires: 10/31/2018



SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

127278a

in Application No.(s): SEA 2002-HM-046-2
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
\JLB Dulles Tech LLC Agents: Martin T. Mankowski J. Graham Brock Bay W. Miltenberger	3890 W. Northwest Highway Suite 700 Dallas, TX 75220	Applicant/Title Owner of Tax Map Parcel 16-3 ((1)) 4M
\Parker Rodriguez Inc. Agent: Trini M. Rodriguez Brian T. Bolen Suhong (nmi) Liu	101 N. Union St, Suite 320 Alexandria, VA 22314	Agent/Landscape Architect

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
William H. Gordon Associates, Inc. Agents: Robert W. Walker \ Oomer F. Syed (former) · Joseph W. McClellan · Brian A. Cipriano \ Jeremiah D. Kamerer (former) · Steven C. Pandish \ Feiquan (NMI) Luo (former) \ James P. Williams \ William D. Walker (former) \ Christopher D. Stephenson \ Ian P. Buchanan \ Kevin J. Kurdziolek \ Steven E. Gleason \ Megan R. Newberger	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
\ Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney \ Colleen P. Gillis · Jill S. Parks · Brian J. Winterhalter \ Shane M. Murphy (former) \ Jeffrey A. Nein · Ben I. Wales \ Molly M. Novotny \ Katherine P. Humphrey	One Freedom Drive, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
KTGY Group, Inc. Agents: Mark D. Drake, AIA, NCARB \ Melody (nmi) Nobleza · Rohit (nmi) Anand	8605 Westwood Center Drive Suite 300 Vienna, VA 22182	Architect/Agents
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband · Frank R. Graziano · Mark W. Headly \ Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(a)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
Fairfax County Park Authority Agents: ·William G. Bouie ·Richard C. Sullivan, Jr. (former) ·Kirk W. Kincannon ·Brian H. Williams ·Jay R. Rauschenbach ·Grace Han Wolf	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035	Title Owner/Applicant Tax Map 16-3((1)) Parcel 5D
M.J. Wells & Associates, Inc. Agents: ·Terence J. Miller ·Robin L. Antonucci ·William F. Johnson ·Kevin R. Fellin ·Jamie L. Milanovich ·John F. Cavan, IV ·Christopher L. Kabatt ·Courtney J. Menjivar ·Brian J. Horan ·Justin B. Schor ·Lester E. Adkins	1420 Spring Hill Road Suite 610 McLean, VA 22102	Transportation Consultant/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

✓ JLB Dulles Tech LLC
3890 W. Northwest Highway
Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

✓ JLB Realty, LLC

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Realty, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

JLB Partners, L.P.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Partners, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bay W. Miltenberger, Member

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey (former)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust (ESOT)
(All employees are eligible Plan
participants; however, none owns 10% or
more of any class of stock)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

✓ KTG Y Group, Inc.
8605 Westwood Center Drive, Suite 300
Vienna, VA 22182

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

✓ John P. Tully
Jill D. Williams
Patricia A. Esser
✓ Manuel G. Gonzalez

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

✓ Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

✓ The Davey Tree Expert Company

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278 a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Reliance Trust Co, as Trustee for the Davey
401k SOP and ESOP
1100 Abernathy Road, North Park Building
500, Suite 400
Atlanta, GA 30382

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Fairfax County Park Authority is a public
body and does not have any shareholders

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

1272789

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

-Parker Rodriguez Inc.
101 N. Union St, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Trini M. Rodriguez
James (Jay) E. Parker

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

\ JLB Partners, L.P.
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

(check if applicable) [] The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. General Partner, Limited Partner, or General and Limited Partner)

General Partner: \ JLB Partners, LLC

Limited Partners: \ Bay W. Miltenberger
Glenn D. Jones
\ James L. Bosler

(check if applicable) [✓] There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair

Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham

James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a
"Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: May 18, 2015

(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2

(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

William T. Christiansen, II
 Sean M. Clayton
 Samuel S. Coates (former)
 Jeffrey L. Cohen
 Thomas A. Coll
 Joseph W. Conroy
 Carolyn L. Craig
 John W. Crittenden
 Janet L. Cullum
 Nathan K. Cummings
 John A. Dado
 Scott D. Dailard
 Benjamin G. Damstedt
 Craig E. Dauchy
 Renee R. Deming
 Darren K. DeStefano
 Jennifer Fonner DiNucci (former)
 Eric W. Doherty
 William P. Donovan, Jr.
 Michelle C. Doolin
 Joseph M. Drayton
 Christopher B. Durbin
 John C. Dwyer
 Shannon M. Eagan
 Ivor R. Elrifi
 Heidi A. Erlacher
 Gordon H. Empey
 Sonya F. Erickson
 Michael R. Faber
 Lester J. Fagen
 Jesse D. Farmer
 Brent D. Fassett
 M. Wainwright Fishburn, Jr.
 John R. Feore, Jr.
 Thomas J. Friel, Jr.
 Francis M. Fryscak
 Koji F. Fukumura
 James F. Fulton, Jr.
 William S. Galliani

W. Andrew H. Gantt III
 Stephen D. Gardner (former)
 Jon E. Gavenman
 Jonathan C. Glass
 Michael B. Goldstein
 Wendy C. Goldstein
 Kathleen A. Goodhart
 Lawrence C. Gottlieb
 Shane L. Goudey
 Jonathan G. Graves
 Jacqueline I. Grise Lester
 Kenneth L. Guernsey
 Patrick P. Gunn
 Divakar (nmi) Gupta
 Sarah J. Guske
 Jeffrey M. Gutkin
 John B. Hale
 Danish (nmi) Hamid
 Jonathan D. Hart (former)
 M.R. Hartman, III
 Bernard L. Hatcher
 Matthew B. Hemington
 David M. Hernand (former)
 Cathy Rae Hershcopf
 Gordon K. Ho
 Lila W. Hope
 C. Thomas Hopkins
 Mark M. Hrenya
 Brendan J. Hughes
 Christopher R. Hutter
 Jay R. Indyke
 Craig D. Jacoby
 Eric C. Jensen
 Robert L. Jones
 Barclay J. Kamb

Richard S. Kanowitz
 Kimberly J. Kaplan-Gross
 Matthew A. Karlyn (former)
 Jeffrey S. Karr
 Sally A. Kay
 Heidi M. Keefe
 Jason L. Kent
 Mehdi (nmi) Khodadad
 Charles S. Kim
 Kevin M. King
 Michael J. Klisch
 Jason M. Koral
 Barbara A. Kosacz
 Kenneth J. Krisko
 Carol D. Laherty
 Mark F. Lambert
 Matthew E. Langer
 Samantha M. LaPine
 John G. Lavoie
 Robin J. Lee
 Louis (nmi) Lehot
 Jamie K. Leigh
 Natasha V. Leskovsek
 Shira Nadich Levin
 Alan (nmi) Levine
 Michael S. Levinson
 Stephanie (nmi) Levy
 Elizabeth L. Lewis
 Michael R. Lincoln
 James C. T. Linfield
 Samuel M. Livermore
 Douglas P. Lobel
 J. Patrick Loofbourrow
 Mark C. Looney
 Robert B. Lovett
 Andrew P. Lustig

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: May 18, 2015

(enter date affidavit is notarized)

for Application No. (s): SEA 2002-HM-046-2

(enter County-assigned application number (s))

127278a

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
 One Freedom Square, Reston Town Center
 11951 Freedom Drive, Suite 1500
 Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Thomas O. Mason	Frank V. Pietrantonio	Anthony M. Steigler
Jennifer J. Massey	Mark B. Pitchford	Steven M. Strauss
Joshua O. Mates	Michael L. Platt	James (nmi) Strawbridge (former)
Keith A. McDaniels (former)	Christian E. Plaza	M. Anne Swanson
Michael J. McGrail	Aaron M. Pomeroy	C. Scott Talbot
John T. McKenna	Marya A. Postner	Mark P. Tanoury
Bonnie Weiss McLeod	Steve M. Przesmicki	Gregory C. Tenhoff
Mark A. Medearis	Seth A. Rafkin	Joseph (nmi) Teja, Jr.
Laura M. Medina	Frank F. Rahmani	Michael E. Tenta
Beatriz (nmi) Mejia	Marc A. Recht	Timothy S. Teter
Craig A. Menden	Michael G. Rhodes	Michael R. Tollini
Erik B. Milch	Michelle S. Rhyu	Michael S. Tuscan
Chadwick L. Mills	Lyle D. Roberts	Joseph J. Vaughn
David E. Mills	John W. Robertson	Miguel J. Vega
J. Kevin Mills	Ricardo (nmi) Rodriguez	Erich E. Veitenheimer III
Patrick J. Mitchell	Kenneth J. Rollins	Aaron J. Velli
Ali M.M. Mojdehi	Kevin K. Rooney	David A. Walsh
Ann M. Mooney	Adam J. Ruttenberg	Mark B. Weeks
Timothy J. Moore	Thomas R. Salley III	Mark R. Weinstein
William B. Morrow, III (former)	Jessica I. Valenzuela Santamaria	Thomas S. Welk
M. Howard Morse	Glen Y. Sato	Peter H. Werner
Frederick T. Muto	Martin S. Schenker	Francis R. Wheeler
Danielle E. Naftulin	Joseph A. Scherer	Geoffrey T. Willard
Ryan E. Naftulin	Marc G. Schildkraut	Andrew S. Williamson
Jeremy M. Naylor	William J. Schwartz	Peter J. Willsey
Stephen C. Neal	Audrey K. Scott	Mark (nmi) Windfeld-Hansen
Edward J. O'Connell	John H. Sellers	David J. Wittenstein
Ian (nmi) O'Donnell	Ian R. Shapiro	Nancy H. Wojtas
Kathleen M. Pakenham	Michael N. Sheetz	Amy M. Wood
Timothy G. Patterson	C. Christopher Shoff	J. Peyton Worley
Anne H. Peck	Jordan A. Silber	Nan (nmi) Wu
D. Bradley Peck	Brent B. Siler	Babak (nmi) Yaghmaie
David G. Peinsipp	Ian D. Smith	David R. Young
Nicole K. Peppe	Stephen R. Smith	Christina (nmi) Zhang
Susan Cooper Philpot	Colleen P. Gillis (f/k/a Gillis Snow)	Kevin J. Zimmer
	Whitty (nmi) Somvichian	
	Wayne O. Stacy	

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Additions:

- Ann (nmi) Bevitt
- Nicholas (nmi) Bolter
- David (nmi) Bresnick
- John A. Clendenin
- Chris (nmi) Coulter
- James R. Crabtree
- Mark J. Deem
- Matthew P. Dubofsky
- Erik S. Edwards
- Mark C. Everiss
- Christopher M. Finney
- Laurence M. Harris
- Nicholas A. Hobson
- Richard M. Hopley
- Jeffrey M. Kaban
- David R. Kendall
- Benjamin (nmi) Kleine
- Pang (nmi) Lee
- Haibo J. Lu
- Ed (nmi) Lukins
- Nicola (nmi) Maguire
- James J. Maton
- Becket (nmi) McGrath
- Phillip E. Morton
- Rama (nmi) Padmanabhan
- Sarah E. Pearce
- Kevin J. Perry
- Robert W. Phillips
- Akash (nmi) Sachdeva
- Ellen A. Scordino
- Justin M. Stock
- Scott B. Weston
- John (nmi) Wilkinson
- Jonathan (nmi) Yorke

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

for Application No. (s): SEA 2002-HM-046-2
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None:

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 2002-HM-046-2
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127278a

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Lynwood (nmi) Gorham, a member of the Board for the Fairfax County Park Authority, made a donation in excess of \$100 to Gerald Hyland for Fairfax County Board of Supervisors.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

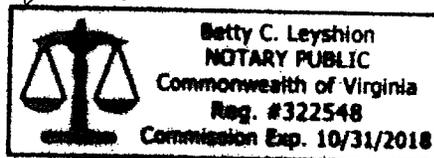
(check one) Ben Wales
[] Applicant [x] Applicant's Authorized Agent

Ben I. Wales, Senior Urban Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of May 20 15, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Freysher
Notary Public

My commission expires: 10/31/2018



SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

I, Ben I. Wales, do hereby state that I am an
(enter name of applicant or authorized agent)

(check one) applicant
 applicant's authorized agent listed in Par. 1(a) below

127277a

in Application No.(s): SEA 85-C-119
(enter County-assigned application number(s), e.g. SE 88-V-001)

and that, to the best of my knowledge and belief, the following information is true:

1(a). The following constitutes a listing of the names and addresses of all **APPLICANTS, TITLE OWNERS, CONTRACT PURCHASERS, and LESSEES** of the land described in the application,* and, if any of the foregoing is a **TRUSTEE,**** each **BENEFICIARY** of such trust, and all **ATTORNEYS** and **REAL ESTATE BROKERS**, and all **AGENTS** who have acted on behalf of any of the foregoing with respect to the application:

(NOTE: All relationships to the application listed above in **BOLD** print are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel(s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
JLB Dulles Tech LLC Agents: Martin T. Mankowski J. Graham Brock Bay W. Miltenberger	3890 W. Northwest Highway Suite 700 Dallas, TX 75220	Applicant/Title Owner of Tax Map Parcel 16-3 ((1)) 4M
Parker Rodriguez Inc. Agent: Trini M. Rodriguez Brian T. Bolen Suhong (nmi) Liu	101 N. Union St, Suite 320 Alexandria, VA 22314	Agent/Landscape Architect

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued on a "Special Exception Attachment to Par. 1(a)" form.

* In the case of a condominium, the title owner, contract purchaser, or lessee of 10% or more of the units in the condominium.

** List as follows: Name of trustee, Trustee for (name of trust, if applicable), for the benefit of: (state name of each beneficiary).

Special Exception Attachment to Par. 1(a)DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
William H. Gordon Associates, Inc. Agents: Robert W. Walker Oomer F. Syed (former) Joseph W. McClellan Brian A. Cipriano Jeremiah D. Kamerer (former) Steven C. Pandish Feiquan (NMI) Luo (former) James P. Williams William D. Walker (former) Christopher D. Stephenson Ian P. Buchanan Kevin J. Kurdziolek Steven E. Gleason Megan R. Newberger	4501 Daly Drive, Suite 200 Chantilly, VA 20151	Engineer/Agents
Cooley LLP Agents: Antonio J. Calabrese Mark C. Looney Colleen P. Gillis Jill S. Parks Brian J. Winterhalter Shane M. Murphy (former) Jeffrey A. Nein Ben I. Wales Molly M. Novotny Katherine P. Humphrey	One Freedom Drive, Reston Town Center 11951 Freedom Drive, Suite 1500 Reston, VA 20190	Attorney/Agents
KTGY Group, Inc. Agents: Mark D. Drake, AIA, NCARB Melody (nmi) Nobleza Rohit (nmi) Anand	8605 Westwood Center Drive Suite 300 Vienna, VA 22182	Architect/Agents
Wetland Studies and Solutions, Inc. Agents: Michael S. Rolband Frank R. Graziano Mark W. Headly Benjamin N. Rosner	5300 Wellington Branch Drive, Suite 100 Gainesville, VA 20155	Wetlands Consultant/Agents

(check if applicable)

There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

Special Exception Attachment to Par. 1(a)

DATE: May 18, 2015
 (enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
 (enter County-assigned application number (s))

(NOTE: All relationships to the application are to be disclosed. Multiple relationships may be listed together, e.g., **Attorney/Agent, Contract Purchaser/Lessee, Applicant/Title Owner**, etc. For a multiparcel application, list the Tax Map Number(s) of the parcel (s) for each owner(s) in the Relationship column.)

NAME (enter first name, middle initial, and last name)	ADDRESS (enter number, street, city, state, and zip code)	RELATIONSHIP(S) (enter applicable relationships listed in BOLD above)
\Fairfax County Park Authority Agents: \William G. Bouie \Richard C. Sullivan, Jr. (former) \Kirk W. Kincannon \Brian H. Williams \Jay R. Rauschenbach \Grace Han Wolf	12055 Government Center Parkway, Suite 927 Fairfax, VA 22035	Title Owner/Applicant \ Tax Map 16-3((1)) Parcel 5D
\M.J. Wells & Associates, Inc. Agents: \Terence J. Miller \Robin L. Antonucci \William F. Johnson \Kevin R. Fellin \Jamie L. Milanovich \John F. Cavan, IV \Christopher L. Kabatt \Courtney J. Menjivar \Brian J. Horan \Justin B. Schor \Lester E. Adkins	1420 Spring Hill Road Suite 610 McLean, VA 22102	Transportation Consultant/Agent

(check if applicable) There are more relationships to be listed and Par. 1(a) is continued further on a "Special Exception Attachment to Par. 1(a)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number(s))

1(b). The following constitutes a listing*** of the **SHAREHOLDERS** of all corporations disclosed in this affidavit who own 10% or more of any class of stock issued by said corporation, and where such corporation has 10 or less shareholders, a listing of all of the shareholders:

(NOTE: Include SOLE PROPRIETORSHIPS, LIMITED LIABILITY COMPANIES, and REAL ESTATE INVESTMENT TRUSTS herein.)

CORPORATION INFORMATION

NAME & ADDRESS OF CORPORATION: (enter complete name and number, street, city, state, and zip code)

JLB Dulles Tech LLC
3890 W. Northwest Highway
Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF SHAREHOLDERS: (enter first name, middle initial and last name)

JLB Realty, LLC

(check if applicable) There is more corporation information and Par. 1(b) is continued on a "Special Exception Affidavit Attachment 1(b)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Realty, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

JLB Partners, L.P.

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

JLB Partners, LLC
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

Bay W. Miltenberger, Member

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, VA 20151

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

William H. Gordon
Joseph W. McClellan
R. Steven Hulsey (former)

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

M.J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 610
McLean, VA 22102

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

M.J. Wells & Associates, Inc. Employee
Stock Ownership Trust (ESOT)
(All employees are eligible Plan
participants; however, none owns 10% or
more of any class of stock)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

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for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

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

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

John P. Tully
Jill D. Williams
Patricia A. Esser
Manuel G. Gonzalez

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

Wetland Studies and Solutions, Inc.
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

The Davey Tree Expert Company

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

\ The Davey Tree Expert Company
5300 Wellington Branch Drive, Suite 100
Gainesville, VA 20155

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

\ Reliance Trust Co, as Trustee for the Davey
401k SOP and ESOP
1100 Abernathy Road, North Park Building
500, Suite 400
Atlanta, GA 30382

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

\ Fairfax County Park Authority
12055 Government Center Parkway, Suite 927
Fairfax, VA 22035

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

\ Fairfax County Park Authority is a public
body and does not have any shareholders

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

Special Exception Attachment to Par. 1(b)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

\ Parker Rodriguez Inc.
101 N. Union St, Suite 320
Alexandria, VA 22314

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

\ Trini M. Rodriguez
James (Jay) E. Parker

NAME & ADDRESS OF CORPORATION: (enter complete name, number, street, city, state, and zip code)

DESCRIPTION OF CORPORATION: (check one statement)

- There are 10 or less shareholders, and all of the shareholders are listed below.
- There are more than 10 shareholders, and all of the shareholders owning 10% or more of any class of stock issued by said corporation are listed below.
- There are more than 10 shareholders, but no shareholder owns 10% or more of any class of stock issued by said corporation, and no shareholders are listed below.

NAMES OF THE SHAREHOLDERS: (enter first name, middle initial, and last name)

(check if applicable) There is more corporation information and Par. 1(b) is continued further on a "Special Exception Attachment to Par. 1(b)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number(s))

1(c). The following constitutes a listing*** of all of the PARTNERS, both GENERAL and LIMITED, in any partnership disclosed in this affidavit:

PARTNERSHIP INFORMATION

PARTNERSHIP NAME & ADDRESS: (enter complete name, and number, street, city, state, and zip code)

\ JLB Partners, L.P.
3890 W. Northwest Highway, Suite 700
Dallas, TX 75220

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLE OF THE PARTNERS (enter first name, middle initial, last name, and title, e.g. **General Partner, Limited Partner, or General and Limited Partner**)

General Partner: \ JLB Partners, LLC

Limited Partners: \ Bay W. Miltenberger
 \ Glenn D. Jones
 \ James L. Bosler

(check if applicable) There is more partnership information and Par. 1(c) is continued on a "Special Exception Affidavit Attachment to Par. 1(c)" form.

*** All listings which include partnerships, corporations, or trusts, to include the names of beneficiaries, must be broken down successively until: (a) only individual persons are listed or (b) the listing for a corporation having more than 10 shareholders has no shareholder owning 10% or more of any class of stock. *In the case of an APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land that is a partnership, corporation, or trust, such successive breakdown must include a listing and further breakdown of all of its partners, of its shareholders as required above, and of beneficiaries of any trusts. Such successive breakdown must also include breakdowns of any partnership, corporation, or trust owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land. Limited liability companies and real estate investment trusts and their equivalents are treated as corporations, with members being deemed the equivalent of shareholders; managing members shall also be listed.* Use footnote numbers to designate partnerships or corporations, which have further listings on an attachment page, and reference the same footnote numbers on the attachment page.

Special Exception Attachment to Par. 1(c)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Gian-Michele a Marca
Jane K. Adams
Maureen P. Alger
DeAnna D. Allen
Mazda K. Antia
Orion (nmi) Armon
Gordon C. Atkinson
Michael A. Attanasio
Jonathan P. Bach
Charles J. Bair

Celia Goldwag Barenholtz
Frederick D. Baron
Matthew S. Bartus
Michael D. Basile
Keith J. Berets
Laura Grossfield Birger
Thomas A. Blinka
Barbara L. Borden
Jodie M. Bourdet
Wendy J. Brenner
Matthew J. Brigham

James P. Brogan
Nicole C. Brookshire
Matthew D. Brown
Alfred L. Browne III
Matthew T. Browne
Peter F. Burns
Blain B. Butner
John T. Byrnes
Robert T. Cahill
Antonio J. Calabrese
Christopher C. Campbell
William Lesse Castleberry
Lynda K. Chandler
Reuben H. Chen
Dennis (nmi) Childs

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g.,
General Partner, Limited Partner, or General and Limited Partner)

William T. Christiansen, II	W. Andrew H. Gantt III	Richard S. Kanowitz
Sean M. Clayton	Stephen D. Gardner (former)	Kimberly J. Kaplan-Gross
Samuel S. Coates (former)	Jon E. Gavenman	Matthew A. Karlyn (former)
Jeffrey L. Cohen	Jonathan C. Glass	Jeffrey S. Karr
Thomas A. Coll	Michael B. Goldstein	Sally A. Kay
Joseph W. Conroy	Wendy C. Goldstein	Heidi M. Keefe
Carolyn L. Craig	Kathleen A. Goodhart	Jason L. Kent
John W. Crittenden	Lawrence C. Gottlieb	Mehdi (nmi) Khodadad
Janet L. Cullum	Shane L. Goudey	Charles S. Kim
Nathan K. Cummings	Jonathan G. Graves	Kevin M. King
John A. Dado	Jacqueline I. Grise Lester	Michael J. Klisch
Scott D. Dailard	Kenneth L. Guernsey	Jason M. Koral
Benjamin G. Damstedt	Patrick P. Gunn	Barbara A. Kosacz
Craig E. Dauchy	Divakar (nmi) Gupta	Kenneth J. Krisko
Renee R. Deming	Sarah J. Guske	Carol D. Laherty
Darren K. DeStefano	Jeffrey M. Gutkin	Mark F. Lambert
Jennifer Fonner DiNucci (former)	John B. Hale	Matthew E. Langer
Eric W. Doherty	Danish (nmi) Hamid	Samantha M. LaPine
William P. Donovan, Jr.	Jonathan D. Hart (former)	John G. Lavoie
Michelle C. Doolin	M.R. Hartman, III	Robin J. Lee
Joseph M. Drayton	Bernard L. Hatcher	Louis (nmi) Lehot
Christopher B. Durbin	Matthew B. Hemington	Jamie K. Leigh
John C. Dwyer	David M. Hernand (former)	Natasha V. Leskovsek
Shannon M. Eagan	Cathy Rae Herschopf	Shira Nadich Levin
Ivor R. Elrifi	Gordon K. Ho	Alan (nmi) Levine
Heidi A. Erlacher	Lila W. Hope	Michael S. Levinson
Gordon H. Empey	C. Thomas Hopkins	Stephanie (nmi) Levy
Sonya F. Erickson	Mark M. Hrenya	Elizabeth L. Lewis
Michael R. Faber	Brendan J. Hughes	Michael R. Lincoln
Lester J. Fagen	Christopher R. Hutter	James C. T. Linfield
Jesse D. Farmer	Jay R. Indyke	Samuel M. Livermore
Brent D. Fassett	Craig D. Jacoby	Douglas P. Lobel
M. Wainwright Fishburn, Jr.	Eric C. Jensen	J. Patrick Loofbourrow
John R. Feore, Jr.	Robert L. Jones	Mark C. Looney
Thomas J. Friel, Jr.	Barclay J. Kamb	Robert B. Lovett
Francis M. Fryscak		Andrew P. Lustig
Koji F. Fukumura		
James F. Fulton, Jr.		
William S. Galliani		

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))**PARTNERSHIP NAME & ADDRESS:** (enter complete name & number, street, city, state & zip code)Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190(check if applicable) The above-listed partnership has no limited partners.**NAMES AND TITLES OF THE PARTNERS:** (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

Thomas O. Mason	Frank V. Pietrantonio	Anthony M. Steigler
Jennifer J. Massey	Mark B. Pitchford	Steven M. Strauss
Joshua O. Mates	Michael L. Platt	James (nmi) Strawbridge (former)
Keith A. McDaniels (former)	Christian E. Plaza	M. Anne Swanson
Michael J. McGrail	Aaron M. Pomeroy	C. Scott Talbot
John T. McKenna	Marya A. Postner	Mark P. Tanoury
Bonnie Weiss McLeod	Steve M. Przesmicki	Gregory C. Tenhoff
Mark A. Medearis	Seth A. Rafkin	Joseph (nmi) Teja, Jr.
Laura M. Medina	Frank F. Rahmani	Michael E. Tenta
Beatriz (nmi) Mejia	Marc A. Recht	Timothy S. Teter
Craig A. Menden	Michael G. Rhodes	Michael R. Tollini
Erik B. Milch	Michelle S. Rhyu	Michael S. Tuscan
Chadwick L. Mills	Lyle D. Roberts	Joseph J. Vaughn
David E. Mills	John W. Robertson	Miguel J. Vega
J. Kevin Mills	Ricardo (nmi) Rodriguez	Erich E. Veitenheimer III
Patrick J. Mitchell	Kenneth J. Rollins	Aaron J. Velli
Ali M.M. Mojdehi	Kevin K. Rooney	David A. Walsh
Ann M. Mooney	Adam J. Ruttenberg	Mark B. Weeks
Timothy J. Moore	Thomas R. Salley III	Mark R. Weinstein
William B. Morrow, III (former)	Jessica I. Valenzuela Santamaria	Thomas S. Welk
M. Howard Morse	Glen Y. Sato	Peter H. Werner
Frederick T. Muto	Martin S. Schenker	Francis R. Wheeler
Danielle E. Naftulin	Joseph A. Scherer	Geoffrey T. Willard
Ryan E. Naftulin	Marc G. Schildkraut	Andrew S. Williamson
Jeremy M. Naylor	William J. Schwartz	Peter J. Willsey
Stephen C. Neal	Audrey K. Scott	Mark (nmi) Windfeld-Hansen
Edward J. O'Connell	John H. Sellers	David J. Wittenstein
Ian (nmi) O'Donnell	Ian R. Shapiro	Nancy H. Wojtas
Kathleen M. Pakenham	Michael N. Sheetz	Amy M. Wood
Timothy G. Patterson	C. Christopher Shoff	J. Peyton Worley
Anne H. Peck	Jordan A. Silber	Nan (nmi) Wu
D. Bradley Peck	Brent B. Siler	Babak (nmi) Yaghmaie
David G. Peinsipp	Ian D. Smith	David R. Young
Nicole K. Peppe	Stephen R. Smith	Christina (nmi) Zhang
Susan Cooper Philpot	Colleen P. Gillis (f/k/a Gillis Snow)	Kevin J. Zimmer
	Whitty (nmi) Somvichian	
	Wayne O. Stacy	

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

Special Exception Attachment to Par. 1(c)

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number (s))

PARTNERSHIP NAME & ADDRESS: (enter complete name & number, street, city, state & zip code)

Cooley LLP (continued)
One Freedom Square, Reston Town Center
11951 Freedom Drive, Suite 1500
Reston, VA 20190

(check if applicable) The above-listed partnership has no limited partners.

NAMES AND TITLES OF THE PARTNERS: (enter first name, middle initial, last name, and title, e.g., **General Partner, Limited Partner, or General and Limited Partner**)

~Additions:

- Ann (nmi) Bevitt
- Nicholas (nmi) Bolter
- David (nmi) Bresnick
- John A. Clendenin
- Chris (nmi) Coulter
- James R. Crabtree
- Mark J. Deem
- Matthew P. Dubofsky
- Erik S. Edwards
- Mark C. Everiss
- Christopher M. Finney
- Laurence M. Harris
- Nicholas A. Hobson
- Richard M. Hopley
- Jeffrey M. Kaban
- David R. Kendall
- Benjamin (nmi) Kleine
- Pang (nmi) Lee
- Haibo J. Lu
- Ed (nmi) Lukins
- Nicola (nmi) Maguire
- James J. Maton
- Becket (nmi) McGrath
- Phillip E. Morton
- Rama (nmi) Padmanabhan
- Sarah E. Pearce
- Kevin J. Perry
- Robert W. Phillips
- Akash (nmi) Sachdeva
- Ellen A. Scordino
- Justin M. Stock
- Scott B. Weston
- John (nmi) Wilkinson
- Jonathan (nmi) Yorke

(check if applicable) There is more partnership information and Par. 1(c) is continued further on a "Special Exception Attachment to Par. 1(c)" form.

SPECIAL EXCEPTION AFFIDAVIT

DATE: May 18, 2015
(enter date affidavit is notarized)

127277a

for Application No. (s): SEA 85-C-119
(enter County-assigned application number(s))

1(d). One of the following boxes **must** be checked:

In addition to the names listed in Paragraphs 1(a), 1(b), and 1(c) above, the following is a listing of any and all other individuals who own in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land:

Other than the names listed in Paragraphs 1(a), 1(b), and 1(c) above, no individual owns in the aggregate (directly and as a shareholder, partner, and beneficiary of a trust) 10% or more of the **APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE*** of the land.

2. That no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household owns or has any financial interest in the subject land either individually, by ownership of stock in a corporation owning such land, or through an interest in a partnership owning such land.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on the line below.)

None.

(check if applicable) There are more interests to be listed and Par. 2 is continued on a "Special Exception Attachment to Par. 2" form.

Application No.(s): SEA 85-C-119
(county-assigned application number(s), to be entered by County Staff)

SPECIAL EXCEPTION AFFIDAVIT

127277a

DATE: May 18, 2015
(enter date affidavit is notarized)

3. That within the twelve-month period prior to the public hearing of this application, no member of the Fairfax County Board of Supervisors, Planning Commission, or any member of his or her immediate household, either directly or by way of partnership in which any of them is a partner, employee, agent, or attorney, or through a partner of any of them, or through a corporation in which any of them is an officer, director, employee, agent, or attorney or holds 10% or more of the outstanding bonds or shares of stock of a particular class, has, or has had any business or financial relationship, other than any ordinary depositor or customer relationship with or by a retail establishment, public utility, or bank, including any gift or donation having a value of more than \$100, singularly or in the aggregate, with any of those listed in Par. 1 above.

EXCEPT AS FOLLOWS: (NOTE: If answer is none, enter "NONE" on line below.)

Lynwood (nmi) Gorham, a member of the Board for the Fairfax County Park Authority, made a donation in excess of \$100 to Gerald Hyland for Fairfax County Board of Supervisors.

NOTE: Business or financial relationships of the type described in this paragraph that arise after the filing of this application and before each public hearing must be disclosed prior to the public hearings. See Par. 4 below.)

(check if applicable) [] There are more disclosures to be listed and Par. 3 is continued on a "Special Exception Attachment to Par. 3" form.

4. That the information contained in this affidavit is complete, that all partnerships, corporations, and trusts owning 10% or more of the APPLICANT, TITLE OWNER, CONTRACT PURCHASER, or LESSEE* of the land have been listed and broken down, and that prior to each and every public hearing on this matter, I will reexamine this affidavit and provide any changed or supplemental information, including business or financial relationships of the type described in Paragraph 3 above, that arise on or after the date of this application.

WITNESS the following signature:

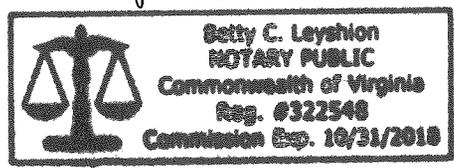
(check one) Ben Wales
[] Applicant [x] Applicant's Authorized Agent

Ben I. Wales, Senior Urban Planner
(type or print first name, middle initial, last name, and & title of signee)

Subscribed and sworn to before me this 18th day of May, 2015, in the State/Comm. of Virginia, County/City of Fairfax.

Betty C. Leyshon
Notary Public

My commission expires: 10/31/2018



**DULLES TECHNOLOGY CENTER
STATEMENT OF JUSTIFICATION
PCA 79-C-037-07
PCA/FDPA 2002-HM-043
RZ/FDP 2013-DR-017
SEA 2002-HM-046
SEA 85-C-119**

March 20, 2015

I. INTRODUCTION

JLB Dulles Tech LLC ("JLB") is the owner of a parcel of land within Dulles Technology Center, located on Dulles Technology Drive (Route 8160), and identified on the Fairfax County Tax Map as 16-3 ((1)) Parcel 4M (the "JLB Property"). JLB seeks a partial Proffered Condition Amendment ("PCA") to remove the JLB Property from previously-approved proffers and an associated development plan approved for Dulles Technology Center. JLB also proposes the concurrent rezoning of the JLB Property to the Planned Residential Mixed-Use ("PRM") District to permit the construction of a residential community. Specifically, JLB proposes to develop its property with two mid-rise residential buildings containing a total of up to 460 dwelling units.

Fairfax County Park Authority ("FCPA") is the owner of a parcel of land immediately to the east of the JLB Property. The parcel is identified as Fairfax County Tax Map 16-3 ((1)) Parcel 5D (the "FCPA Property"). FCPA seeks partial PCA and Final Development Plan Amendment ("FDPA") approval to permit the future extension of McNair Farms Drive through the southern portion of the FCPA Property (the "McNair Farms Drive Extension"). The FCPA Property consists of approximately 10.9 acres, with all but approximately 2.68 acres impacted by RPA, floodplain and wetlands. Much of the FCPA Property has been developed with a stormwater management facility and passive recreational amenities, including a nature trail, boardwalk and gazebo.

This submission also includes two partial Special Exception Amendment ("SEA") requests to allow construction of the McNair Farms Drive Extension through existing floodplain on the FCPA Property and to permit a minor extension of the development proposed for the JLB Property into floodplain that exists as the result of a stormwater management pond established on a portion of the JLB Property.

The residential development proposed for the JLB Property furthers the vision of the Fairfax County Comprehensive Plan to create a more pedestrian-friendly, mixed-use environment proximate to the planned Innovation Center Metrorail Station. The combined proposal will also permit the important McNair Farms Drive Extension, in furtherance of Comprehensive Plan recommendations, and allow a currently undeveloped parcel to be brought into use with a vibrant, pedestrian-oriented, residential development in an attractive setting and with meaningful open space for gathering and passive recreation. The proposal provides an important opportunity to increase residential uses in this quadrant, significantly enhance the pedestrian experience, and implement the recommendations of the Comprehensive Plan.

II. LOCATION AND EXISTING CONDITIONS

The JLB Property and the FCPA Property (collectively referred to as the "Application

Property”) lie on the south side of Dulles Technology Drive, and west of Centreville Road within the area known as Dulles Technology Center. The Application Property covers approximately 22.5 acres. The JLB Property is yet to be developed, while the FCPA Property has been improved with a stormwater management facility, including wetland pond, which improvements were proffered as part of the Arrowbrook Center rezoning approval (RZ/FDP 2002-HM-043). Parcels to the east and north have been improved with low to medium density office uses. The parcel immediately to the northeast of the Application Property has approval for density of up to 1.0 FAR and is developed with two six-story office buildings and associated structured parking. Land to the south lies within the Merrybrook Run Stream Valley, which is designated a Resource Protection Area (“RPA”) and includes floodplain and wetlands. Residential development bounds the RPA to the south.

The Application Property is well served by a range of retail and service uses. The Herndon Clocktower Shopping Center is located immediately to the east on Centreville Road. It contains over 300,000 square feet of retail space, including a grocery store, health club, pharmacy and a variety of specialty stores and restaurants.

III. JLB PROPOSED PARTIAL PROFFERED CONDITION AMENDMENT

JLB requests approval of a partial PCA to remove its property from the existing proffers and development plan approved with RZ 79-C-037, allowing its rezoning to the PRM zoning district. Dulles Technology Center was created with approval of RZ 79-C-037 on July 23, 1979, which rezoned approximately 142 acres to the I-4 district. Proffers approved with the rezoning included a requirement for Dulles Technology Center to be developed in substantial conformance with the approved development plan. The proffered development plan did not limit development density on specific parcels, but rather specified a street layout and major open space areas, neither of which is affected by this application.

RZ 79-C-037 has since been amended by several PCA approvals. These PCAs have permitted removal of individual parcels from the control of the approved proffers and development plan to allow for changes in uses and/or density. JLB seeks approval of a similar PCA. Because there is no specific density cap associated with the Dulles Technology Center approvals, removal of the JLB Property would have no adverse impact on the land area remaining subject to the approved proffers. Likewise, all proffers specific to the JLB Property have been fulfilled.

IV. PROPOSED REZONING

A. Overview of the Proposed Development

JLB proposes to rezone its property to the PRM District to allow its development with two residential buildings and associated parking and open space. The proposed development will represent an overall density of just under a 1.0 FAR. It will be accessed from Dulles Technology Drive with additional access that will connect the JLB Property with Centreville Road to the east. The Comprehensive Plan recommends the McNair Farms Drive Extension to connect Centreville Road and Dulles Technology Drive, running along the northeastern boundary of the JLB Property, and the proposal will provide the construction of this important connection.

The rezoning application includes a PCA and a combined Conceptual Development Plan/Final Development Plan and SEA Plat (the “Plan Set”) depicting the layout of the

residential buildings and associated parking and open space. As shown on the Plan Set, the proposed residential buildings will be knitted together by a comprehensive landscape and open space program that will include attractive and convenient amenities. The JLB Property is an important site within the Dulles Technology Center and will bring additional activity and vibrancy to the area, complementing the existing uses and helping create a balanced mix of uses in close proximity to the planned Innovation Center Metrorail Station.

B. Residential Uses

JLB proposes to develop two six-story residential buildings containing up to 460 dwelling units. These dwellings are anticipated to include a mix of 1 bedroom and 2 bedroom units. Building A, which is depicted on Sheet 6 of the Plan Set and will front on Dulles Technology Drive, will contain approximately 217 units. Building B will include approximately 243 units and will front on both Dulles Technology Drive and the planned McNair Farms Drive Extension. JLB has carefully designed the residential buildings to achieve several specific objectives, as described in more detail below.

1. Attractive, Contemporary Architecture

The proposed residential buildings will have a contemporary design language as depicted on the architectural elevations on Sheets 19 and 20 of the Plan Set. The residential buildings take precedent from existing structures within Dulles Technology Center and the neighboring Dulles Corner, whose character and distinct accents and features reflect the type of modern buildings anticipated within a mixed-use area in proximity to the proposed Innovation Center Metro Station.

JLB believes there is a significant opportunity for this modern expression of elegance to set an architectural vision for planned redevelopment of parcels within Dulles Technology Center and Dulles Corner as the area evolves into the mixed-use, integrated, community envisioned by the Comprehensive Plan.

2. Pedestrian-Friendly Streetscapes

The proposal will allow the creation of attractive pedestrian streetscapes on Dulles Technology Drive and the McNair Farms Drive Extension to ensure a pleasant pedestrian environment on the JLB Property. As depicted on the Plan Set, the proposal reflects the urban streetscape standards already adopted by the Board of Supervisors for the Tysons Corner area, consisting of a building zone, sidewalk and landscape panel with shade trees. JLB's intent is to create attractive and interesting streetscapes that encourage greater pedestrian activity within and throughout Dulles Technology Center. JLB also proposes restricting vehicular access into its property to the eastern and western edges of the development, eliminating the need for breaks in the streetscape and with it the potential for conflicts between pedestrians and vehicles.

3. Recreational Amenities and Facilities

Residents of the JLB Property will be served by a range of amenities, both internal to the buildings and across the site. The ground floor of the structures will include amenities such as a central lobby, a fitness room, and meeting rooms. The buildings also will have two outdoor terraces, which will include a swimming pool, seating areas, and plantings. Additionally, a

stream valley trail is proposed to provide a recreational amenity along the floodplain which connects to other on-site sidewalks.

C. Parking for the Proposed Development

Parking on the JLB Property will be provided in two structured parking facilities. These facilities will be located in the center of each residential building, with dwelling units 'wrapping' and screening views of the parking. This incorporation of parking structures into a building design comes with a significant cost, but will provide significant visual benefits to the JLB Property. In wrapping the parking structures, JLB is seeking to provide a new benchmark for development proposals in the surrounding area and implement an important design principle that is being encouraged in urban areas and is recommended by the Comprehensive Plan. Each parking structure will be the same height as the building it serves.

As discussed above, the parking structures will be accessed from the side and rear of the residential buildings using an internal private road. This will separate and shield parking access from street frontages and amenity space within the JLB Property. Further, this proposed access will prevent the need for drivers to access the parking structures directly from Dulles Technology Drive or the McNair Farms Drive Extension, which will reduce the likelihood of traffic on these roads being impeded and conflicts between pedestrians and vehicles.

D. Open Space and Gathering Areas

The creation of convenient and meaningful open space areas throughout the JLB Property is an important component of the proposed development. The focus of open space will be between the two residential buildings, which will include a multi-purpose lawn, substantial landscaping, walking paths, and seating areas and will provide for informal gatherings, active play and individual relaxation.

Important open space will also be provided on the south side of the proposed private access road. As shown on the Plan Set, JLB proposes construction of an 8 foot wide trail through the RPA on the JLB Property, which will allow for enjoyment of this important environmental resource and pleasant outdoor space. The trail will be connected to other pedestrian facilities across the JLB Property and provide for a walking or jogging route for residents. Further, the trail has been designed to allow its extension as neighboring parcels are redeveloped, contributing to the creation of a linear park as discussed in the Comprehensive Plan. Open space across the JLB Property will constitute approximately 48% of the land area, well in excess of the 20% open space requirement for the PRM district.

E. Important Access Improvements

The JLB Property will be accessed from Dulles Technology Drive. In addition, the JLB Property also will have access via the planned extension of McNair Farms Drive, which will connect the JLB Property and Dulles Technology Drive with Centreville Road to the east.

F. Environment

As discussed above, the JLB Property includes floodplain and wetlands in its southern portion, within the RPA. The RPA extends across the southern edge of the JLB Property. These natural resources and their existing vegetation will be preserved by the application and

also enhanced through the creation of several Tree Preservation Areas. The addition of a trail through the RPA will allow this attractive, natural area to be enjoyed.

As discussed below, JLB seeks consent for a minor extension of the proposal into the floodplain. This requires the conversion of approximately 7,800 square feet of the floodplain to developable land, representing the removal of less than 9% of floodplain from the JLB Property and having no measurable impact on the effectiveness of the created floodplain. The remainder of the floodplain will be preserved, protected and enjoyed.

It is important to note that the floodplain area affected by the proposal for the JLB Property was created by the construction of the stormwater management pond for Dulles Technology Center, which was approved by SE 85-C-119 in 1985. This facility is located on the western JLB Property boundary, adjacent to River Birch Road. As set out in the Plan Set, the existing facility will be preserved and will accommodate the stormwater and BMP requirements for the JLB Property.

G. Tree Preservation and Tree Cover Requirements

JLB will implement tree preservation measures in accordance with Fairfax County requirements. As shown on the Plan Set, JLB will preserve approximately 108,900 square feet of existing tree cover and provide approximately 7,438 square feet of additional tree planting on the JLB Property. Overall, JLB proposes approximately 25.8% tree cover, well in excess of the 10% cover required by the PRM district regulations.

H. Transportation

JLB's proposed development will make a critical contribution to the needed transportation improvements in the area by constructing the McNair Farms Drive Extension between Dulles Technology Drive and Centreville Road, including the necessary PCA and FDPA approval for its off-site connection to Centreville Road. This important road connection will create an additional link to Centreville Road from the Dulles Technology Center, thus easing the strain on the existing transportation network as additional properties develop or redevelop. The connection has been identified by the Fairfax County Department of Transportation ("FCDOT") as an important addition to the area.

Although the McNair Farms Drive Extension will serve JLB's development, it is also a very important connection that will serve the broader area far beyond the JLB Property. It has been identified by FCDOT as a critical component of the street network for the overall area.

I. Affordable Housing

Affordable Dwelling Units are not required as part of the proposal. However, JLB intends to provide 12% of the total number of residential units as Workforce Dwelling Units in accordance with the County's adopted workforce housing policy in the Comprehensive Plan.

V. FCPA PROPOSED PARTIAL PCA AND FDPA

FCPA requests approval of a partial PCA and FDPA to permit the alignment of the McNair Farms Drive Extension across the FCPA Property in the general alignment depicted on the Plan Set.

The FCPA Property was rezoned to the PDC District by RZ/FDP 2002-HM-043, which was approved by the Board of Supervisors in July, 2005. RZ/FDP 2002-HM-043 covered an area of 50.29 acres and was approved for a mixed-use development consisting of office, hotel, retail, residential and park uses. As a condition of the approval, the FCPA Property was dedicated to FCPA.

The Development Plan approved with RZ/FDP 2002-HM-043 identifies the FCPA Property as Landbay G, and confirms the FCPA Property's approved use as a stormwater management facility. The Development Plan also shows a natural trail running through the FCPA Property. As discussed above, Landbay G includes wetlands, floodplain and RPA.

The proposed partial PCA/FDPA will allow the amendment of the proffers and Development Plan approved with RZ/FDP 2002-HM-043 to permit the McNair Farms Drive Extension. This PCA/FDPA will not result in an adverse impact to the land area remaining subject to the approved proffers and FDP and it will not affect the ability for this remaining land area to comply with the proffers and/or conditions approved with RZ/FDP 2002-HM-043.

VI. PROPOSED PARTIAL SPECIAL EXCEPTION AMENDMENTS

Pursuant to Section 2-904 of the Zoning Ordinance, all uses permitted by-right or through special exception in the zoning districts in which the JLB Property and the FCPA Property are located may be developed in the floodplain upon the approval of a special exception application. Pursuant to Section 9-601, Part 2 of the Ordinance, JLB and FCPA request approval of "uses in a floodplain" as described below.

This application seeks to permit the extension of McNair Farms Drive between the JLB Property and Centreville Road. It also requests approval for the extension of the JLB residential proposal into existing, artificially created floodplain. Following detailed discussions with County Staff concerning the special exception proposals, JLB and FCPA have elected to submit two separate partial special exception amendment applications: SEA 2002-HM-046; and SEA 85-C-119. The boundaries of these partial SEA applications are depicted on the Plan Set.

A. SEA 2002-HM-046

The FCPA Property is subject to SE 2002-HM-046, which was approved in 2005 to permit uses in a floodplain. More specifically, the approval permitted the construction of a stormwater management facility, trails, a boardwalk, a gazebo and related clearing and grading.

Pursuant to Section 9-014.1 of the Zoning Ordinance, the partial SEA proposed with this application seeks to amend the existing approval to remove approximately 2.78 acres from the special exception boundary, which acreage is to accommodate the alignment of the McNair Farms Drive Extension between the JLB Property and Centreville Road, a deceleration lane on southbound Centreville Road and associated cutting and filling in the floodplain.

B SEA 85-C-119

SEA 85-C-119 is a partial SEA request concerning the JLB Property and the 2.78 acres being removed from SEA 2002-HM-046, as discussed above. The purpose of this application is to amend the boundary of SEA 85-C-119 to include the 2.78 acres (pursuant to Section 9-014.1 of the Zoning Ordinance) and to permit uses in a floodplain within this portion of the FCPA Property. As noted above, these uses in the floodplain concern the alignment of the McNair

Farms Drive Extension between the JLB Property and Centreville Road, a deceleration lane on southbound Centreville Road and associated cutting and filling in the floodplain. The proposal will result in approximately 250 cubic yards of cut and 10,000 cubic yards of fill.

SEA 85-C-119 also proposes uses in a floodplain on the JLB Property. As discussed above, the southern portion of the JLB Property is within RPA, which includes 100 year floodplain. This area of floodplain was created with the construction of the stormwater management pond serving Dulles Technology Center approved with SE-85-C-119 in 1985. As depicted on the Plan Set, a portion of the floodplain is proposed to be filled to allow construction of the internal private road serving the proposed development and to provide the stream valley trail.

C. CONFORMANCE WITH SPECIAL EXCEPTION REGULATIONS (SECTION 2-905, PART 7)

In proposing uses in the floodplain, the Zoning Ordinance requires that the application complies with the following conditions.

JLB PROPERTY

1. *There are no other feasible options available to achieve the proposed use.*

JLB seeks consent for an encroachment into existing, artificially created floodplain to allow construction of a private access road. This encroachment is necessitated by the following:

- a) Construction of the private access road will prevent the need for parking garages being accessed directly from Dulles Technology Drive and McNair Farms Drive, allowing the creation of vibrant, attractive and pedestrian-oriented streetscapes.
- b) Relocation of the private access road out of the floodplain would have significant financial implications that would impact the feasibility of the project. Such a relocation would result in the significant loss of buildable area and open space from the proposal.
- c) The private access road will improve access across the JLB Property and provide alternative connections to the local street network for residents, service and emergency vehicles.

2. *The proposal is the least disruptive option to the floodplain.*

The proposal has been carefully designed to minimize the necessary impact to the floodplain and to minimize the impact to the floodplain.

3. *The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.*

The overall proposal will protect and enhance a significant natural resource and allow its enjoyment by residents of the JLB Property and members of the public. The proposal will also cluster development on the Property towards the north and away from the RPA, floodplain and wetlands.

As part of improvements proposed to the "Dulles Greenway Open Space system", the Comprehensive Plan recommends that Merrybrook Run, which flows through the RPA, be preserved. The Comprehensive Plan further recommends that it function as a linear park, which may include trails that facilitate pedestrian traffic. As discussed above, the Applicant is proposing construction of a trail through the RPA in the southern portion of the JLB Property. This trail will provide for connection with neighboring parcels upon their redevelopment.

JLB believes the application furthers the environmental goals and objectives of the Comprehensive Plan. These goals and objectives are not detrimentally impacted by the proposed transfer of approximately 7,800 square feet of artificially created floodplain to developable area.

FCPA Property

1. *There are no other feasible options available to achieve the proposed use.*

The proposal will permit the construction of an important road connection, which is envisioned by the County's Comprehensive Plan. It will provide important accessibility to the Dulles Technology Center and further the planned grid of streets, as discussed in Section VII below. It is not possible to achieve the McNair Farms Drive Extension without crossing the FCPA Property and disturbing the existing floodplain.

2. *The proposal is the least disruptive option to the floodplain.*

The alignment of the McNair Farms Drive Extension is dictated by the location of the JLB Property and existing intersection of Centreville Road and McNair Farms Drive. However, the proposal has been carefully designed to minimize the necessary impact to the floodplain.

3. *The proposal meets the environmental goals and objectives of the adopted comprehensive plan for the subject property.*

As discussed in Section VII below, the Comprehensive Plan envisions the Dulles Tech Center and land to the north being connected by a grid of streets. This grid of streets requires an additional connection to Centreville Road. The application seeks to permit this important connection for the benefit of the County. As noted above, the proposal has been carefully designed to minimize the necessary impact to the existing floodplain, RPA and wetlands.

D. CONFORMANCE WITH REGULATIONS FOR THE AMENDMENT OF A SPECIAL EXCEPTION (SECTION 9-014, PART 1)

This application seeks approval of partial SEAs, which do not include the entire boundaries of the respective special exceptions. However, Section 9-014 of the Zoning Ordinance permits the acceptance and processing of such partial SEAs, providing three conditions can be met. Those conditions are discussed below:

SEA 2002-HM-046

1. *The Amendment would not adversely affect the use of the property subject to the special exception but not incorporated into the amendment application.*

SE 2002-HM-046 was approved to permit uses in the floodplain, including a stormwater management facility. The boundary of the special exception extends beyond the FCPA Property since the storm water management facility helps to accommodate stormwater from the approved Arrowbrook development to the north. The proposed amendment of the special exception boundary will not adversely impact other properties or restrict the ability of the stormwater management pond to accommodate stormwater from these other properties.

2. *The Amendment would not inhibit, adversely affect, or preclude in any manner the fulfillment of the special exception conditions applicable to the area not incorporated into the amendment application.*

The proposed amendment of the special exception boundary will not inhibit, adversely affect, or preclude the fulfillment of existing special exception conditions.

3. *The Amendment would not increase the overall approved density/intensity for the development.*

The SEA proposal will not increase the overall approved density or intensity of the development.

SEA 85-C-119

1. *The Amendment would not adversely affect the use of the property subject to the special exception but not incorporated into the amendment application.*

SE 85-C-119 was approved to allow the construction of a stormwater management facility in the floodplain and the filling of a portion of the floodplain. The stormwater management facility was designed to help accommodate stormwater generated by the Dulles Tech Center. The proposed amendment of the special exception boundary for uses in the floodplain will not adversely impact other properties or restrict the ability of the stormwater management pond to accommodate stormwater from these other properties.

2. *The Amendment would not inhibit, adversely affect, or preclude in any manner the fulfillment of the special exception conditions applicable to the area not incorporated into the amendment application.*

The proposed amendment of the special exception boundary will not inhibit, adversely affect, or preclude the fulfillment of existing special exception conditions.

3. *The Amendment would not increase the overall approved density/intensity for the development.*

The SEA proposal will not increase the overall approved density or intensity of the development.

VII. COMPREHENSIVE PLAN FOR THE DULLES SUBURBAN CENTER

The Application Property is situated in Land Unit A1 of the Comprehensive Plan's Dulles Suburban Center which is planned for transit-oriented development. The JLB Property is identified as being beyond a ½ mile from the planned Metrorail station, in an area planned predominantly for residential uses between 0.75 and 1.5 FAR.

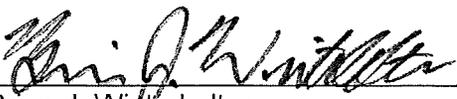
In addition to recommending the introduction of mixed-use transit-oriented development, the Comprehensive Plan also includes design guidance to encourage a high-quality urban environment that is walkable and pedestrian friendly. Using the adopted Tysons Corner Urban Design Guidelines as a basis, the proposed Plan language discusses the use of building locations to help create a strong urban character, in contrast to the predominantly suburban style of development existing today. Recommended "build-to" lines, together with detailed design guidelines for the width and function of street frontages, will help form interactive and attractive streetscapes to encourage pedestrian activity. As discussed above and as depicted on the Plan Set, these proposed design recommendations have been fully incorporated into the project design for the JLB Property.

The Comprehensive Plan confirms the increases in densities and uses in Land Unit A1 will require additional infrastructure and identifies the need for the McNair Farms Drive Extension westward from Centreville Road to connect with Dulles Technology Drive. This will allow an important, additional east-west connection between Land Unit 1A and Centreville Road and help provide the type of functional grid of streets deemed necessary to serve the Metrorail station and the proposed increases in density and balanced mix of uses surrounding it.

VIII. SUMMARY

JLB seeks to rezone the JLB Property to the PRM zoning district to permit a vibrant, pedestrian-oriented development with two mid-rise residential buildings and associated open space. The proposed development will add necessary residential development to the Dulles Technology Center in an area that will be served by the Innovation Center Metrorail Station, substantial streetscape enhancements to encourage pedestrian activity, meaningful open spaces for community gathering and passive recreation, and a modern architectural design that provides an opportunity to establish a signature architectural vision for the area. Further, the proposal will facilitate the construction of the McNair Farms Drive Extension, an additional connection from the Dulles Technology Center to Centreville Road that will further the proposed grid of streets for the Route 28-South area.

JLB and FCPA respectfully request favorable consideration of this application by the County Staff, the Planning Commission, and the Board of Supervisors.



Brian J. Winterhalter
Cooley LLP

We hereby proffer that the development of the subject property of this application shall be in strict accordance with the conditions set forth below.

1. The general alignment of streets and major open space will be as shown on the Generalized Development Plan prepared by Dewberry, Nealon & Davis dated April 19, 1979, as revised through May 2, 1979.
2. Right-of-way shall be provided for relocated Horsepen Road 90' in width to be dedicated in two portions; one 60' wide for construction of a two-lane facility and one 30' wide for future widening into a four-lane divided facility.
3. Horsepen Road relocated shall be constructed on the property of the applicant to a two-lane facility which meets VDH&T standards. At such time as right-of-way is acquired off-site to complete Horsepen Road to Centreville Road, applicant will also construct a 200' long three-lane section as an approach providing a left turn lane on Horsepen Road onto Centreville Road and construct the two-lane facility on the remainder of such right-of-way.
4. At such time as the subject property is generating 20,000 vehicle trips per day or more, as determined by VDH&T, and necessary off-site right-of-way has been acquired, the applicant shall accomplish the construction necessary to complete a four-lane divided cross section on Horsepen Road on the property of the applicant and to Centreville Road unless such construction has been previously completed by others. In the event that the applicant completes such construction, any contributions due from others shall be assigned to him.
5. Right-of-way on Coppermine Road shall be dedicated to 45' from the centerline along the frontage of the subject property.
6. Along the frontage of the subject property, Coppermine Road shall be improved by road widening with the face of the curb set at 35' from the centerline.
7. Coppermine Road shall be improved within the existing right-of-way between the subject property and Centreville Road to provide increased pavement strength, but such improvement, if deemed necessary by VDH&T, shall be limited to an overlay of existing pavement.
8. If a VDH&T study shows that a traffic signal is necessary at the intersection of relocated Horsepen Road and Centreville Road, applicant shall participate in the expense to a maximum amount of \$20,000.00.
9. Woodlands within the Merrybrook Run stream valley as defined by the flood plain limits shall not be substantially (no more than 15%) disturbed with the exception of disturbance necessary to provide a road connection between the northern and southern portions of the site and/or utility connections and storm water management facilities necessary for development of the site.

- a. Establishment for the manufacture, processing, assembly and distribution of products, when not related to scientific research and scientific development; except that the same may, upon application, be permitted upon approval by the Board of Supervisors;
- b. Establishment for the retail sale of building materials and supplies, and gardening materials and supplies;
- c. Bakeries;
- d. Bottling works;
- e. Furniture moving and storage;
- f. Truck terminals;
- g. Sign manufacture and sign paint shops;
- h. Motor vehicle storage and impoundment facilities for the storage of wrecked, inoperable and/or abandoned motor vehicles; and
- i. Warehouses.

11. Waiver of transitional screening requirements shall not be sought in conjunction with building construction on those parcels within the site which immediately adjoin residential dwelling units existing at the time of filing site plans for said parcels.

~~12. Road relocated to Centreville Road~~

Handwritten initials and notes:
 2/14/80
 REC

13. Applicant will endeavor to provide necessary off-site right-of-way and necessary easements to complete Horsepen Road relocated to Centreville Road. Should the applicant determine that he is unable to acquire that right-of-way or necessary easements as of January 1, 1980 the County shall, upon written notice to the Board of Supervisors by applicant file a Petition of Condemnation proceedings within 90 days in order to implement the Countywide Plan and Comprehensive Plan. The expense of the condemnation of the 90' right-of-way and necessary easements shall be borne by the applicant. However, in no event shall applicant's commitment to bear expense of condemnation exceed \$50,000.00.

Handwritten signature of Joseph E. Launders
 Joseph E. Launders, Title Owner

Handwritten signature of Ruth C. Launders
 Ruth C. Launders, Title Owner

Handwritten signature of F. Lienard
 F. Lienard, Trustee
 Applicant

Should the app. determine that he is unable to acquire that ROW or necessary easements as of Jan 1, 1980, the County shall be given written notice of such fact and the applicant shall be committed to contribute up to \$50,000, if the BIS files a Petition of Condemnation to implement the Countywide Plan and comprehensive plan with 90 days of said notice ^{and legal description of ROW acceptable to VOTHT.} Said \$50,000 shall be for the purpose of defraying the expense of condemnation of the 90' right-of-way and necessary easements.

Case No - 79-C-037

Joseph H. Launders
Joseph H. Launders
Title owner

Ruth C. Launders by Power of attorney
Ruth C. Launders
Title owner

F. Leonard, Trust
by Richard Reed
Attorney-in-fact
F. Leonard, Trust
Applicant

REZONING APPLICATION

APPENDIX 10



Number: 79-C-037

District: Centreville

Acreage: 141.99 acres

Section Sheet: 16-3

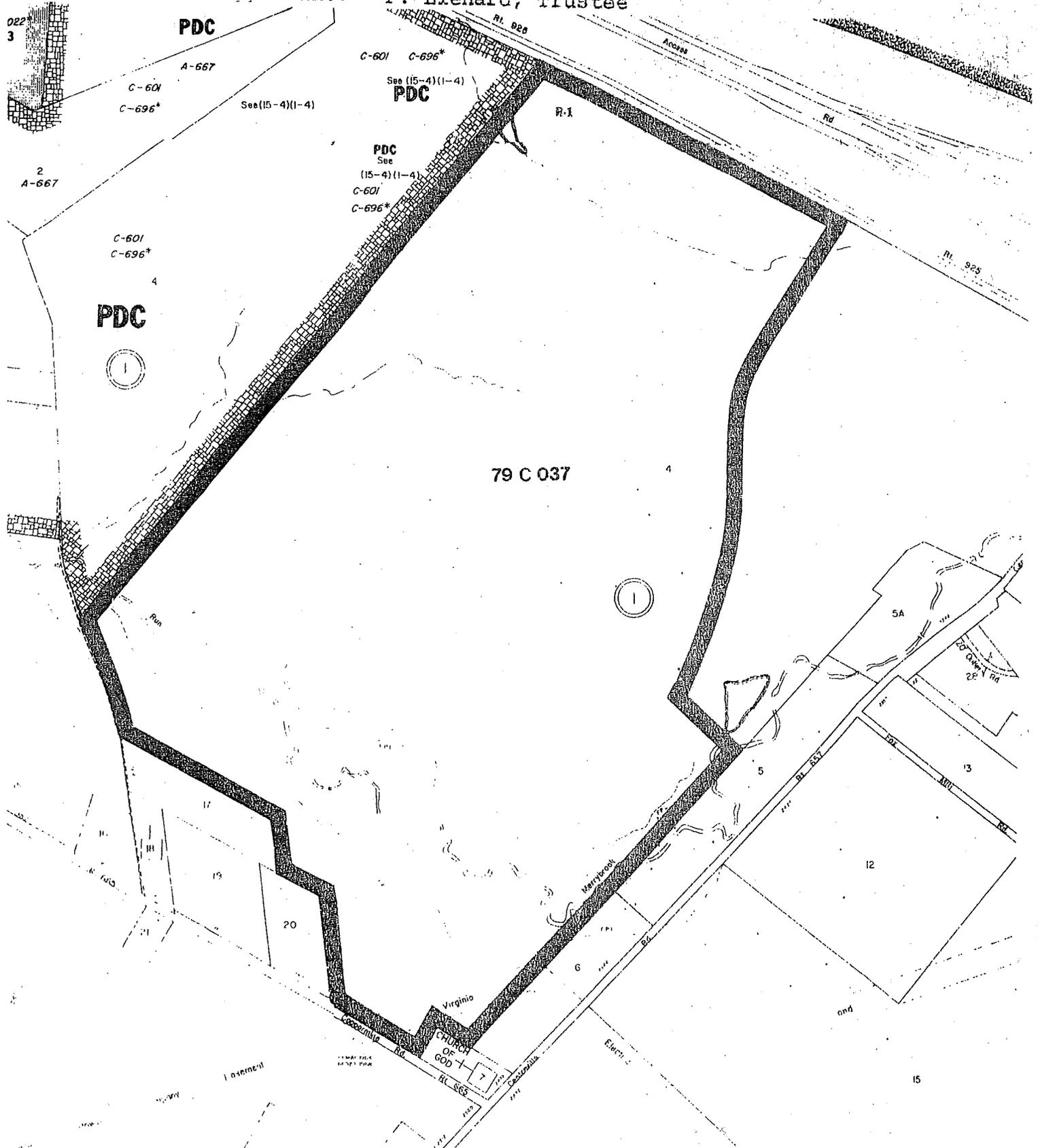
From: R-1

Subdivision: ((1))

To: I-4

Lot: 4 pt. of

Applicant: F. Lienard, Trustee



PROFFERS**RZ 2002-HM-043****December 5, 2005**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, and upon the express condition that the Board of Supervisors approve rezoning, special exception, Resource Protection Area Exception and related applications to permit the development under the PDC zoning district, in substantial conformity with the proposed Conceptual Development Plan/Final Development Plan ("CDP/FDP") in RZ/FDP 2002-HM-043, of property identified as parcel numbers 16-3 ((1)) 4B, 4C, 5, 5A and 39A (formerly parcels 4 and 39) on the Fairfax County Tax Map (hereinafter referred to as the "Property"), L. Farnum Johnson, Jr., and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Lauenders Marital Trust, David I. Meiselman and Winifred C. Meiselman, Co-Trustees of the David I. Meiselman Revocable Trust and the Winifred Charm Meiselman Revocable Trust, and the Meiselman Family, LLC, (hereinafter collectively referred to as "the Applicant") in RZ/FDP 2002-HM-043 proffer for themselves, and their successors and assigns, the following conditions. In the event the foregoing rezoning and related applications are approved, then any previous proffers for the Property are hereby deemed null and void and hereafter shall have no effect on the Property.

1. Development Plan. Development of the Property shall be in substantial conformance with the CDP/FDP prepared by Patton, Harris, Rust & Associates, P.C., consisting of 27 sheets dated June 3, 2002 revised through October 28, 2005, which CDP/FDP proposes a maximum gross floor area of 2,233,600, including gross square footage associated with Affordable Dwelling Units ("ADUs") and associated bonus units. The Property is divided into six (6) land bays, identified as Land Bays A, B, C, D, E-F and G.
2. Uses. The following Principal and Secondary Uses may be permitted within the buildings as shown on the CDP/FDP:
 - A. Accessory uses and accessory service uses.
 - B. Business service and supply service establishments.
 - C. Eating establishments, including outdoor seating.
 - D. Establishments for scientific research, development and training where assembly, integration and testing of products in a completely enclosed building are incidental to the principal use of scientific research, development and training.
 - E. Fast food restaurants, only if located within the same structure as other principal or secondary uses and not to include a drive-through.
 - F. Financial institutions, not to include a drive-through bank.
 - G. Health clubs.
 - H. Institutional uses.
 - I. Medical offices.
 - J. Personal service establishments.

- K. Offices.
- L. Private clubs and public benefit associations.
- M. Public uses.
- N. Quick service food stores.
- O. Repair service establishments
- P. Retail sales establishments with the limitation that only one tenant may occupy retail space greater than 40,000 square feet in size.
- Q. Exposition halls and facilities to house cultural or civic events.
- R. Bank teller machines.
- S. Multi-family dwellings.
- T. Hotels.
- U. Private schools of general education and/or special education.
- V. Colleges and/or universities, excluding establishments greater than 50,000 square feet in size.

Additional Principal and Secondary uses not listed above may be permitted with the approval of a Final Development Plan Amendment (FDPA) or Special Exception (SE). A Proffered Condition Amendment (PCA) application may not be required so long as the layout is in substantial conformance with the CDP/FDP.

3. CDP Elements. Notwithstanding that the CDP/FDP is the subject of Proffer 1 above, it shall be understood that the CDP shall be the entire plan relative to the location of access, the maximum square footage, the amount of open space, the general location and arrangement of the buildings, uses, and parking garages, and the peripheral setbacks. The Applicant shall have the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.
4. Minor Modifications. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the FDP may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator.
5. Alterations. The Applicant reserves the right to alter building footprint sizes, modify landscape plazas, adjust pedestrian and vehicular circulation areas, and/or adjust gross square footage among one or more buildings located in the same land bay, provided that the total gross floor area for all land bays does not exceed 2,233,600, the maximum gross square footage of each land bay as shown on Sheet 2 of the CDP/FDP does not increase; the minimum open space, level of amenities, and peripheral dimensions to lot lines are not reduced; and the changes do not result in a building elevation which is either higher or lower than the range of stories indicated on Sheet 2 of the CDP/FDP.

6. Centreville Road.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple, all lands necessary for the construction of a southbound half section of Centreville Road as a six lane divided roadway from and between the intersection of the eastbound off-ramp of the Dulles Airport Toll Road and Centreville Road and the intersection of Sunrise Valley Drive, (formerly known as Fox Mill Road) with Centreville Road, and a right turn/deceleration lane off southbound Centreville Road onto Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by the Virginia Department of Transportation (VDOT), prior to issuance of the first Residential Use Permit (RUP) or Non-Residential Use Permit (Non-RUP) for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. At the time of site plan approval for the first building in Land Bay A, or upon request, whichever occurs first, the Applicant shall dedicate to the Board of Supervisors in fee simple approximately 14,216 square feet at the intersection of the Dulles Airport Access Road and Centreville Road, as shown on the CDP/FDP. The Applicant shall also construct a right turn lane along Land Bay A's Centreville Road frontage as shown on the CDP/FDP and as may be approved by VDOT.

7. Sunrise Valley Drive.

- A. The Applicant has previously dedicated to the Board of Supervisors in fee simple all lands necessary for the construction of 1) an additional left turn/deceleration lane from Sunrise Valley Drive, (formerly known as Fox Mill Road) onto Centreville Road at the Sunrise Valley Drive/Centreville Road intersection, and 2) an additional westbound lane on Sunrise Valley Drive west of the aforesaid intersection in order to accommodate a free flow right turn movement of traffic from southbound Centreville Road and westbound Sunrise Valley Drive. The applicant in approved PCA C-696-4 has commenced construction of the road improvements described above per the design specifications set forth in approved PI site plan # 663-SP-01-2 as revised. These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, prior to issuance of the first RUP or Non-RUP for the Property. If these improvements are constructed by the Applicant, the Applicant shall be responsible for gaining acceptance of the road into the state system.
- B. Subject to VDOT approval, the Applicant shall construct certain street improvements to Sunrise Valley Drive from the Property's site access road westward to the intersection of Sunrise Valley Drive with eastern Dulles

Technology Drive as depicted on Sheet 20 of the CDP/FDP (the "Improvements"). The Improvements shall provide for side by side left turn lanes serving the site access and Dulles Technology Drive. To accomplish this, Sunrise Valley Drive shall be widened from 70 feet to 76 feet from face of curb to face of curb, tapering back to a 70 foot section at the intersection of Dulles Technology Drive as depicted on Sheet 20.

In the event the Improvements may require right-of-way and/or off-site construction easements from properties identified as Tax Map 16-3 ((1)) 30B and 33A ("the Off-Site Parcels"), the Applicant shall make all reasonable efforts to acquire these right-of-way and/or off-site construction easements. Requisite right-of way shall be limited to that shown in the design on Sheet 20, which accommodates a center median, of variable width but no less than 4 feet in width, two side by side turn lanes which are each 11 feet in width, two outside through lanes which are each 12 feet in width, and the remaining through lanes which are each 11 feet in width as depicted on Sheet 20 of the CDP/FDP. In the event the Applicant is not able to acquire the right-of way and/or construction easements necessary to construct the Widening, the Applicant shall submit a written request to Fairfax County to acquire the right-of-way and/or easements by means of its condemnation powers. In conjunction with such request, the Applicant shall forward to the appropriate County agency: (1) plat, plans and profiles showing the necessary right-of-way and/or easements to be acquired; (2) an appraisal, prepared by an independent appraiser approved by the County, of the value of the right-of-way and/or easements to be acquired and of all damages, if any, to the residue of the Off-Site Parcels; (3) a sixty (60) year title search certificate of the Off-Site Parcels on which the right-of-way and/or easements are to be acquired; and (4) cash in an amount equal to appraised value of the right-of way and/or easements and of all damages to the residue of the Off-Site Parcels. In the event the owners of the Off-Site Parcels are awarded more than the appraised value of the right-of-way and/or easements and of the damages to the residue in a condemnation suit, the Applicant shall pay the amount of the award in excess of cash amount to the County within fifteen (15) calendar days of said award. It is understood that the Applicant upon demand shall pay all other costs incurred by the County in acquiring the right-of-way/easements to the County. Prior to and during the contemplated condemnation proceedings described above, the Applicant, its successors and assigns, shall be permitted to submit, process and receive approval of site plan(s)/subdivision plat(s) and development permits for other portions of the Application Property as described herein. In the event the County elects not to condemn the right-of-way/easements, the Applicant shall be relieved of its obligation to construct the Widening, and instead shall construct a left turn lane from eastbound Sunrise Valley Drive into the Property's site entrance within the existing right-of-way without requiring right-of-way and/or off-site easements, as may be approved by VDOT.

These improvements shall be complete and open for public use, although not necessarily accepted by VDOT, at such time as site access is constructed to

Sunrise Valley Drive. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.

- C. The Applicant shall provide a channelized entrance to the Property along its Sunrise Valley Drive frontage. The exact design of the entrance shall be determined at the time of final site plan approval and shall be subject to VDOT and FCDOT approval. The Applicant shall complete a warrant study based on site build-out and if/when warranted, design and install a traffic signal at this intersection if/when requested by VDOT prior to the issuance of the last Non-RUP or RUP for the last building on site. In the event such a warrant study and/or requisite signal is not requested by VDOT prior to the last Non-RUP or RUP for the last building on-site, then the Applicant's obligation to this signal is null.

8. Internal Roads. The Applicant shall construct the internal road system in substantial conformance with the CDP/FDP coincident with the construction of buildings on the Property. The Applicant shall retain ownership of the streets and roads comprising the internal road system as shown on the CDP/FDP as private streets. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual, as determined by DPWES. The Applicant and subsequent commercial property owners, and Homeowners Associations/ Condominium Associations (HOA/COA), or comparable property owners' associations, shall be responsible for the maintenance of all private streets. Initial purchasers shall be advised in writing prior to entering into a contract of sale that the HOA/COAs will be responsible for the maintenance of the private streets. Maintenance responsibilities shall be included in the HOA/COA documents.

If requested by the Board of Supervisors, the Applicant shall dedicate to the Board of Supervisors in fee simple, all or such portion of the internal road system as shown on the CDP/FDP. Nothing in this proffer shall require the internal road system or any of its component streets or related facilities, as shown on the CDP/FDP to conform to all VDOT design standards.

9. Intersection Improvements at Centreville Road and Woodland Park Drive. The Applicant shall design and construct the following improvements at the intersection of Centreville Road and Woodland Park Drive as depicted on Sheet 20 of the CDP/FDP: (1) a second left hand turn lane from westbound Woodland Park Drive to southbound Centreville Road, and (2) a pedestrian island at least 5 feet in width in the median at the location of the pedestrian crosswalk on Centreville Road created by means of reducing the southbound through lane widths from 12 feet to 11 feet), and as approved by VDOT. The Applicant shall further design, construct and install a pedestrian pedestal in the median of this pedestrian crosswalk to access the pedestrian crossing signal. Nothing in this proffer shall obligate or require the Applicant to acquire any additional public right-of-way to construct and install the foregoing improvements.

10. Traffic Signal Modification. The Applicant shall modify the existing signal at Centreville Road and Woodland Park Drive to accommodate the fourth approach being constructed by the Applicant as approved by VDOT. The signal shall provide for pedestrian phases as approved by VDOT. Said modification shall occur prior to the issuance of the first RUP or Non-RUP on the Property. However, upon demonstration by the Applicant that despite diligent efforts taken by the Applicant to implement this proffer, the signal improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.

11. Inter-parcel Access. Coincident with the development of Land Bays A, B and E-F, the Applicant shall construct road connections up to its western property line to facilitate future inter-parcel access between the Property and the parcels to the west, as generally shown on the CDP/FDP. The Applicant shall record a public access easements over these private roads in a form approved by the County Attorney.
 - A. Subject to the Applicant's acquisition of the required off-site ingress-egress easement from the adjacent landowner of Tax Map 16-3 ((1)) 30B, the Applicant shall, at its sole cost and expense, construct an inter-parcel vehicular connection to and from the southwestern portion of Land Bay E-F across the western boundary of the Property in order to connect up with the existing edge of pavement of the parking lot on the abutting property as shown generally on the area of Land Bay E-F as shown on the CDP/FDP marked "Interparcel Access". Such connection shall be constructed at the time of development of Land Bay E-F subject to acquiring the necessary ingress-egress easement. Nothing in this proffer shall require the Applicant to purchase or otherwise acquire this off-site easement. However, the Applicant shall use reasonable efforts to obtain the ingress-egress easement. If it is unable to acquire the easement, the Applicant shall provide documentation of its efforts to DPWES. Upon demonstration by the Applicant that despite diligent efforts the interparcel connection has been delayed, the Zoning Administrator may agree to a later date for the completion of the connection.

 - B. The road located between the community pool and the bio-retention area shall be built as a three lane section up to the Property's western boundary line coincident with the first development on Land Bay B, as shown on the CDP/FDP. However, one lane of the roadway may be marked and used for on-street parking until the future redevelopment of the adjacent parcel identified as Tax Map 16-3 ((1)) 30B allows extension of this road to align with the existing intersection of Dulles Technology Drive and Sunrise Valley Drive.

 - C. In order to provide for the future extension of this private road through Tax Map 16-3 ((1)) 30B, at the time of site plan approval for the road identified in proffer 11B, the Applicant shall escrow the cost of constructing a two-lane road from the Property's western boundary line to Sunrise Valley Drive. The amount of the escrow shall be determined by DPWES. At the same time, the Applicant shall escrow the cost of installing a traffic signal at the intersection of this new road

with Dulles Technology Drive and Sunrise Valley Drive, in an amount not to exceed \$150,000. If at the time of final bond release, the signal is not warranted, then the County may use the escrowed monies for other transportation improvements within Land Unit A of the Dulles Suburban Center.

12. Bus Shelters. The Applicant shall provide two (2) bus shelters on the Property, with the specific locations to be determined by WMATA/FCDOT. The bus shelters shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The Applicant shall provide sidewalk connections as needed to provide an all weather walking surface to the shelter from the adjoining sidewalk system. If, by the time of site plan approval for the parcels fronting on Sunrise Valley Drive, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Sunrise Valley Drive in the immediate area of the Property or for other transportation related improvements. If, by the time of site plan approval for the parcels fronting on Centreville Road, WMATA/FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used for a future bus shelter on Centreville Road in the immediate area of the Property or for other transportation related improvements. If installed along the Property's frontage, the bus shelters and trash cans shall be maintained by the Applicant. These maintenance responsibilities shall be included in all individual or joint Association documents.

13. Transportation Demand Management (TDM).

Mass transit (Metrorail and bus), ride-sharing, teleworking, walking, biking, encouraging synergy among complementary uses and/or other strategies shall be utilized to reduce vehicle trips during weekday peak hours (generally 6:00 to 9:00 AM and 4:00 to 7:00 PM). The trip reduction objectives based on the proposed phasing of the development on the Property are as follows:

- Phase 1: At build out of Phase 1 with a maximum FAR of .53, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 20 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.
- Phase 2: At build out of Phase 2 with a maximum FAR of .80, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.
- Phase 3: At build out of Phase 3 with a maximum FAR of .97, peak hour trips generated by the on-site residential and office uses shall be reduced by a minimum of 30 percent through the internal synergy of complementary uses, use of transit, TDM marketing, and other means.

For purposes of establishing the TDM baseline, the volume of trips anticipated to be generated by the Property shall be estimated based on the Institute of Transportation Engineers, 7th edition, Trip Generation rates/equations. On-site retail uses and public park uses are exempt and shall not be subject to trip reduction strategies. In the event that published equations are not available, the average rates shall be utilized.

The Applicant (or assigns) agrees to develop and submit to the Director of the Fairfax County Department of Transportation (FCDOT), or his designee, a transportation management plan (TMP) for the site in its entirety within 90 days after approval of the first site plan submitted for any residential and/or office use on site. The initial TMP submission shall establish, with County concurrence, measures for each phase of development, including a protocol for conducting and evaluating trip reductions on-site. No subsequent site plan or subdivision plan shall be approved until the initial TDM program is submitted to FCDOT. Respective elements of the TDM program shall be incorporated within the initial marketing for the Property and shall be in place and implemented with the initial sales/leasing.

The County shall review said plan and provide comments back to the Applicant within 60 days upon receipt, or such longer time as may be agreed to by the FCDOT and the TDM Coordinator. The Applicant or assigns shall notify FCDOT of the date that the TDM program is implemented.

The transportation management plan shall be developed in accordance with the following guidelines and strategies and other strategies that may be implemented in coordination with FCDOT.

A. Participation and Funding

- i. The Applicant or assigns shall provide an initial contribution of \$125,000 to establish and maintain a fund to support the development, implementation, and evaluation of a TDM program for all of the Property. In the event this initial contribution occurs more than five (5) years after the date of the rezoning approval, this amount shall be increased, from the fifth anniversary of the date of approval of this rezoning application to the date of such contribution by the *Marshall and Swift Building Cost Index*. Funds in this account shall be used solely to support the TDM program.

The property owners association(s) shall be responsible for providing ongoing funding of TDM programs at a minimum of \$50,000 per year during Phase 1, \$80,000 per year during Phase 2, and \$100,000 per year during and following Phase 3. In the event such funding occurs more than five (5) years after the date of the rezoning approval, such amounts shall be increased from the fifth anniversary of the date of approval of this rezoning application to the date of such funding, by the *Marshall and Swift Building Cost index*.

- ii. All property owners, residents, tenants, and employers of the Property shall be advised of the TDM program and informed of their funding obligations pursuant to this proffer prior to purchase of units. The requirement for an annual contribution to the TDM program fund shall be included in all purchase documents and within any individual and/or joint Association documents.
- iii. The Applicant, and assigns when appropriate, shall enroll as Commuter Connections members, as well in the Metropolitan Washington Council of Governments (MWCOG) Clean Air Partner Program and encourage individual employers/tenants to do so.

B. Elements and Strategies. The nature and design of the TDM program shall be fluid and subject to modification as may be appropriate as additional unit types and land uses are completed or community transportation circumstances evolve. However, the following elements may be included in the initial and all subsequent TDM programs, subject to FCDOT staff approval:

- i. Transportation coordination duties shall be carried out by one or more designated property managers or transportation management coordinators ("TDM Coordinators") whose primary responsibility shall be to implement the TDM program and to advise all residents, tenants, employers, and employees of the availability and location of the TDM Coordinator and program at least once a year. The transportation management position may be part of other duties assigned to the individual;
- ii. The TDM Coordinator shall be located in a centralized common space that is easily accessible to all residents and employees and guests of the Property; cost of the space shall not accrue to the TDM program;
- iii. Information regarding Metrorail, Metrobus, Fairfax Connector, ridesharing, and other relevant transit options shall be disseminated in all initial sale/lease/tenant packages;
- iv. Membership in the Dulles Area Transportation Association (DATA), a recognized commonwealth public-private transportation management association.
- v. A website shall be designed and established to provide information regarding the TDM strategies, transit and ridesharing options, with links provided to relevant County and regional TDM resources.
- vi. Metro maps, schedules, transit marketing materials, ridesharing and other relevant transit option information shall be made available to occupants of

each residential and office building by placing such materials in a common area of each such building;

- vii. Office buildings shall contain high capacity, high bandwidth communication lines. Building management shall encourage individual employers/tenants to provide employees with access to their networks via such lines;
 - viii. All residential units shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines. All high-rise residential buildings (over 4 stories) shall provide in-building antennae systems to support wireless systems;
 - ix. At least one on-site business center (including at a minimum access to a copier, fax and internet services) shall be made available and open to all residents of the Property who choose to work from home.
 - x. At the time of initial lease up/sales, SmarTrip cards and/or other fare media shall be provided in the amount of \$10.00 for free to employees of all tenants signing leases and to all residential lessees, and \$100.00 per unit shall be provided to residential purchasers at settlement.
 - xi. A voluntary car pool/van pool programs shall be established for employees and residents with the program under the direction of the TDM Coordinator;
 - xii. Preferential parking spaces for carpools/vanpools and hybrid vehicles shall be provided throughout the Property;
 - xiii. Amenities for bicyclists and walkers including conveniently located bicycle racks, showers and lockers shall be provided in all office buildings as well as bicycle racks at each of the multi-family residential buildings.
 - xiv. Shuttle service during weekday morning and evening peak periods shall be provided to the Herndon-Monroe Park and Ride Facility and subsequently to the Wehle Avenue Metrorail Transit Station and the Herndon-Monroe Transit Station or Route 28 Transit Station as outlined in Proffer 15B below.
- C. Performance and Monitoring. As residents/tenants move into the new community and bi-annually thereafter, the effectiveness of the TDM/internal synergy program shall be evaluated using County supervised surveys and traffic counts to be conducted on a regular basis as established with the TDM Coordinator in accordance with the reporting protocols established under the terms of this proffer.

- i. The surveys shall include, but not be limited to, mid-week traffic counts conducted at those on- and/or off-site locations as may be necessary in order to accurately determine the volume of trips generated by the on-site uses, excluding public park uses. The location of counts shall be determined in coordination with FCDOT staff. Traffic counts shall not be conducted during weeks which include, precede or follow a state or federal holiday or when Fairfax County public schools are not in session.
 - ii. Required TDM evaluation submissions shall at a minimum consist of traffic counts, (methodology, location, times, etc. to be coordinated and approved by FCDOT) and a listing of the TDM measures in use. Other evaluation measures such as resident/tenant surveys, sales of Metrochecks, or other measures may be included in the TDM evaluation submission.
 - iii. Within two months following each survey deadline, the Applicant or assigns shall submit to FCDOT the results of the analyses conducted of residents, visitors, tenants, and employees of the Property in order to determine their travel characteristics and whether the required reduction in trips has been achieved. The deadline may be extended at the discretion of the FCDOT if seasonal traffic fluctuations would adversely affect the quality of the data collection process. Surveys shall be conducted beginning 12 months after the issuance of the first Non-RUP or 100th RUP issued for the Property whichever first occurs and bi-annually thereafter.
 - iv. If the TDM/internal synergy evaluation submissions show that the trip reduction objectives are being met, then the Applicant shall proceed with the TDM strategies as implemented. In the event such objectives have not been met, then the Applicant shall meet with FCDOT to review the strategies in place and to develop modifications to the TDM strategies that will facilitate meeting the trip reduction objectives. Within 60 days following such meeting, the Applicant shall submit an updated TDM/internal synergy program to FCDOT for its review and approval. FCDOT shall respond with any comments to the Applicant within 60 days. If no response is provided within such time, the Applicant's updated TDM/internal synergy program shall be deemed approved.
- D. Penalties and Incentives. If the transportation surveys indicate that a reduction of trips by 30% during peak hours has not occurred at the build out of Phase 2 and /or during Phase 3, \$100 per residential dwelling unit and \$.10 per occupied square footage of commercial office use shall be contributed annually to the transportation demand management fund established for the Property for further refinement/incentives until such time as the reduction has occurred.
14. Density Credit. Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible

dedications described herein or as may be required by Fairfax County or VDOT at time of site plan approval.

15. Phasing.

- A. No more than 300 residential use permits ("RUPs") shall be issued for the Property until a minimum of 200,000 square feet of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction. No more than 550 residential use permits ("RUPs") shall be issued for the Property until an additional 150,000 square feet (for a total of 350,000 square feet) of non-residential uses (which may include office, retail and/or hotel uses) have been constructed or are under construction and the Applicant implements a shuttle service from the Property to the Herndon Monroe Park and Ride Facility during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM). For the purposes of this proffer, "under construction" shall be defined as having completed four levels of columns and beams, or if the building is less than four (4) levels, all levels of the columns and beams necessary for its construction. During phasing of development, the Applicant reserves the right to provide surface parking spaces to be located in land bays or building footprints yet to be developed, in lieu of structured parking spaces, as long as the number of such spaces is otherwise in conformity with the CDP and all other applicable requirements.
- B. Until such time as either 1) Metro rail service is operational at the Wiehle Avenue Transit Station and a shuttle is provided from the Property to the transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), or 2) the inter-parcel road from the Property west to Sunrise Valley Drive as described in Proffer 11C is operational and open to traffic, development on the Property shall be limited to a gross floor area of 1,335,000 square feet or an FAR of .57, of which there shall be no more than 163,000 gross floor area of retail and restaurant uses. However, in no event shall development of the Property exceed an FAR of .57 prior to January 1, 2011.
- C. Until such time as Metro rail service is operational at either the Herndon/Monroe Street Transit Station or the Route 28 Transit Station, and a shuttle is provided from the Property to either such transit station during non-holiday, weekday (Monday through Friday) morning and evening peak periods (6:00 AM to 9:00 AM and 4:00 PM to 7:00 PM), development on the Property shall be limited to a gross floor area of 1,875,000 square feet or an FAR of .80.

16. Site Amenities. Site amenities shall include:

- A. A clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12.

- B. Roof top recreational amenities on Buildings D-1 and D-4 as conceptually shown on the CDP/FDP.
- C. Landscaped residential courtyards and open space features as conceptually shown on Sheets 10, 11, 12, and 14.
- D. Enhanced plazas and entry zones for office and hotel uses as conceptually shown on Sheet 10.
- E. Wetland amenities south of Sunrise Valley Drive, including boardwalks, nature trails, a gazebo, butterfly garden and interpretative stations as generally shown on Sheet 17.
- F. Extensive streetscaping with specialty sidewalks, street trees with understory plantings, street lighting and furnishings, as conceptually illustrated on Sheets 9, 11, 13, and 16.

Construction of these site amenities shall be phased with the development of the Property. Construction of the clubhouse/swimming pool/recreation complex in Land Bay B as conceptually shown on Sheet 12 shall not be required until more than 375 RUPs have been issued for dwelling units on the Property.

- 17. Landscape Plan. A landscape plan shall be submitted as part of the site plan(s) and shall be coordinated with and approved by Urban Forest Management. This plan shall be in substantial conformance with the landscape concepts plan as to quantity and quality of plantings, and in general conformance with the location of plantings as shown on Sheet 5. Location of plantings may be modified based on utility location, sight distance easements, and final engineering details as approved by the Urban Forester.
- 18. Tree Preservation.
 - A. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions for Land Bays showing tree preservation on FDP. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by Urban Forest Management. The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees ten (10) inches in diameter and greater within twenty (20) feet of either side of the limits of clearing and grading. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the *Guide for Plant Appraisal* published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and other techniques as necessary, shall be included in the plan.

- B. The trees designated to be saved shall be protected by chain link fencing, a minimum of four (4) feet in height attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, placed at the dripline of the trees. The fencing shall be installed prior to any work being conducted on the site, including demolition of existing structures and shall remain at all times during construction. Bilingual signage affirming restricted access shall be provided on the temporary fence highly visible to construction personnel. The landscape architect contracted by the Applicant shall monitor the construction of the proposed development to ensure consistency with the landscape/tree preservation plan. Three days prior to commencement of any clearing, grading, or demolition activities, Urban Forest Management shall be notified and given the opportunity to inspect the site to assure that all tree preservation devices have been correctly installed.
- C. If as a result of final engineering, the areas designated as tree save areas on the CDP/FDP are modified or cannot be preserved, equivalent tree save areas or equivalent landscaped areas shall be substituted on the Property, as determined by Urban Forest Management.
19. Architectural Design. Building materials shall include one or more of the following: masonry, stone, pre-cast concrete, metal panels, cementitious siding, exterior finishing and insulating system, and glass. The architectural styles shall be in keeping with the general character of those depicted on Sheet 7. The Applicant reserves the right to refine the elevations as a result of final architectural design, so long as the character and quality of design remains consistent with those shown.
20. Noise Attenuation. Polysonics Corp. has prepared a Traffic Noise Analysis of the Property dated January 20, 2005. This report provides an analysis of noise impacts associated with the Dulles Airport Access Road and Centreville Road. The Applicant shall submit the report to DPWES with submission of the site plans. Based on the findings of that report, the Applicant shall provide the following noise attenuation measures:
- A. Residential Noise Attenuation and Notification
- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, units in Residential Buildings B-2, C-4, D-2, and D-4 which are projected to be impacted by highway noise levels above 65 dBA Ldn, shall be constructed with the following acoustical measures:
- Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels above Ldn 65 dBA. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces should be sealed and caulked in accordance

with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any units requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.
- (iii) Tenants or initial purchasers of the residential dwellings on the Property shall be advised in writing prior to entering into a lease or contract of sale that the Property is in close proximity to Dulles Airport and as such may be subject to airport-related noise. Homeowners' Association documents shall state that the dwelling units are in close proximity to Dulles Airport and may be subject to airport related noise.

B. Hotel Noise Attenuation

- (i) In order to reduce interior noise to a level of approximately 45 dBA Ldn, facades of Hotel Building A-3 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 45. 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 glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning.

C. Office Noise Attenuation

- (i) In order to reduce interior noise to a level of approximately 50 dBA Ldn, facades of Office Buildings A-1, A-2, A-4 and A-6 which are projected to be impacted by highway noise having levels above 70 dBA Ldn, shall be constructed with the following acoustical measures:

Exterior walls should have a laboratory sound transmission class (STC) rating of at least 39. Windows and glazing shall have a laboratory STC rating of at least 34, unless glazing constitutes more than 20% of any façade exposed to noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then a building shell analysis will be performed to determine modifications needed to ensure recommended interior noise levels. Doors shall have a laboratory STC rating of at least 28. All surfaces should be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission. Any facades requiring mitigation shall be identified on the site plan.

- (ii) Prior to the issuance of building permits, alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with the Department of Planning and Zoning

21. FAA Approval. The Applicants shall obtain FAA approval for the height of the buildings prior to site plan approval. If FAA approval is not received, the Applicants shall lower the height of the building to that approved by the FAA.
22. Sidewalks. Sidewalks shall be provided throughout the interior of the Property connecting the various buildings and garages as generally shown on Sheet 4 of the CDP/FDP. Delineated pedestrian crossings shall be provided at the main entrance to the Property at Centreville Road, and at the entrance to the Property at Sunrise Valley Drive. In addition, delineated pedestrian crossings shall be provided at major street intersections within the interior of the Property as shown on the CDP/FDP.
23. Lighting. All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Part 9 (Outdoor Lighting Standards) of Article 14 of the Zoning Ordinance. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Property. All upper level parking deck lighting fixtures shall not exceed a height of fifteen (15) feet. All lighting fixtures shall be measured from finished grade to the top of the fixture.
24. Recreational Facilities. The Applicant shall comply with Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities for the residential uses. The Applicant proffers the minimum expenditure for the recreational facilities shall be \$955.00 per Non-ADU residential unit. The Applicant shall receive credit for the on-site recreational facilities which shall include, but not be limited to, swimming pools and a community center with exercise facilities, tot lots and trails. Recreational facilities depicted on the roof tops of Buildings D-1 and D-4 as shown on the CDP/FDP shall be provided with the construction of such buildings.

25. Swimming Pool. All wastewater resulting from the cleaning and draining of any swimming pool on the Property shall contain a minimum dissolved oxygen concentration of 4.0 milligrams per liter prior to discharge. The Applicant shall neutralize pool waters to a pH from 6.0 to 9.0 prior to discharge. Sufficient amounts of lime or soda ash shall be added to achieve a pH of approximately equal to that of the receiving stream. If the water being discharged from the pool is discolored or contains a high level of suspended solids that could affect the clarity of the receiving stream, it shall be allowed to stand so that most of the solids settle out prior to being discharged. In order to ensure that high levels of chlorine are not discharged into the surface water system, pool water shall not be chlorinated prior to discharge.

26. Stormwater Management.

- A. The Applicant shall construct the enhanced wetlands/storm water detention and water quality facility in the location as depicted on the CDP/FDP. Subject to DPWES approval, this extended detention embankment stormwater management pond and Best Management Practices (BMP) facility shall incorporate features to enhance its environmental qualities such as a sediment forebay, a butterfly garden, outlet micropool and vegetated cover of riprap spillways and outfalls (by use of topsoil dispersed within riprap) as depicted on Sheet 17 of the CDP/FDP. In order to implement this facility design, it is understood that DPWES has already issued to the Applicant an approved floodplain study and that the Applicant is requesting a special exception to construct a major fill in the floodplain and a Resource Protection Area Exception (RPAE) to permit construction of a portion of the pond in the Resource Protection Area. The clearing and grading necessary to construct the pond and related features shall be depicted on the CDP/FDP except for minor modifications as allowed by Article 16, Paragraph 13 and 14 of the Zoning Ordinance.

Notwithstanding the fact that the Applicant shall construct the ponds as described above, the Applicant shall be able to temporarily use such pond for erosion and sediment control measures and postpone planting of wetlands within the facility until such time the pond is no longer used for sediment and control measures and construct alternative storm water management/Best Management Practices (BMP) facilities to serve the development on a temporary basis as determined by DPWES in a location within the limits of clearing and grading shown on the CDP/FDP. In keeping with Proffer 30 below, the storm water management facilities described above shall be dedicated to Fairfax County for public use. However, the Applicant and, its successors or assigns shall at their sole cost and expense manage and maintain such facilities without imposing the cost of such management and maintenance upon any fee simple or condominium owner of a residential dwelling constructed upon the Property. Such maintenance responsibility shall include periodic dredging of the ponds described above to ensure their continued functionality per their applicable design characteristics. The Applicant shall enter into a separate written maintenance agreement with DPWES and/or the Fairfax County Park Authority (FCPA) in a form acceptable

to the County Attorney to implement this proffer paragraph. Maintenance responsibilities of these facilities shall be included in all purchase documents and within any individual and/or joint association documents.

- B. The Applicant shall provide a BMP facility for the northwestern portion of the Property not draining to the storm water detention and water quality facility described above. The BMP shall be either a bio-retention facility as depicted on the CDP/FDP, or a dry pond, sand filter system, or other facility as may be approved by DPWES. Should DPWES require an underground BMP facility of any type in the portion of the Property shown as a Possible Bio-Retention Area on the CDP/FDP, this shall not be considered to be in a residential area and therefore a waiver of underground stormwater management facilities within a residential area shall not be required.

27. School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, effective January 7, 2003, prior to the issuance of the first RUP on the Property, the Applicant shall contribute a sum of \$480,000 to the Board of Supervisors for transfer to the Fairfax County School Board for use at the schools serving the Property. These funds shall be allocated by the Board of Supervisors for capital improvements contained in the adopted Capital Improvement Program (CIP) for public schools within Fairfax County.

28. Affordable Dwelling Units

The Applicant shall comply with the Affordable Dwelling Unit (ADU) Program as set forth in Section 2-801 of the Zoning Ordinance unless modified by the ADU Advisory Board. Notwithstanding what is shown on Sheet 2 of the CDP/FDP, the Applicant shall provide 44 dwelling units on the Property as ADUs. Of these 44 ADU units, 25 shall be provided during Phase 1 of the development of the Property as defined in Proffer 13.

29. Trails.

- A. The Applicant shall construct within Land Bays A, D, E-F and G an asphalt trail system a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along Centreville Road as depicted on the CDP/FDP. The Applicant shall provide a pedestrian/ bicycle crossing of Sunrise Valley Drive at its intersection with Centreville Road. The crossing will include an expanded median, painted crosswalk and pedestrian signal, subject to approval and modification of VDOT. The Applicant shall construct this north-south trail system prior to the issuance of the 375th RUP for the Property or Non-RUP for more than 275,000 square feet of non-residential uses on the Property, whichever occurs first. Until such time as the life estate of Mr. and Mrs. David I. Meiselman, as more fully described in Proffer 31 below, expires, the Applicant reserves the right to defer construction of that portion of the trail system located on Land Bay E-F along the front of the dwelling known as Merrybrook and instead to bond construction of the deferred portion of the trail and re-route such portion of the trail along the sidewalk to be

constructed adjacent to the internal streets abutting Land Bay E-F. Any portion of the trail system not located within the area of park dedication as described in Proffer 30 shall be subject to a public access easement in a form acceptable to the office of the County Attorney. Upon expiration of the life estate, the Applicant shall complete construction of the north south trail system on Land Bay E-F.

- B. The Applicant shall construct within Land Bay A an asphalt trail a minimum of eight feet (8') in width suitable for pedestrian and bicycle use along the Dulles Airport Access and Toll Road frontage as depicted on the CDP/FDP. Construction of this trail shall occur coincident with development of the buildings in Land Bay A.

30. Park Dedication.

- A. The Applicant shall dedicate in fee simple to FCPA approximately 23 acres of land identified as Land Bays E-F and G on the CDP/FDP, less and except on a temporary basis the land area occupied by the life estate of Mr. and Mrs. David I. Meiselman as more fully described in this Proffer, for the development of public parkland. This area consists of approximately 6.8 acres in Land Bay E-F and 2.68 acres of Land Bay G located outside of the Resource Protection Area ("RPA") and area for private road use. At the FCPA's option, the streetscape elements and community stage on Land Bay E-F to the FCPA can either be dedicated with the Applicant providing maintenance in perpetuity, or may be retained in fee simple by the Applicant, with public access easements and private maintenance responsibilities. The CDP/FDP illustrates the use of the proposed parkland in Land Bay E-F as an urban park with active recreational facilities and the proposed parkland in Land Bay G as a passive park and stormwater management facility. The Applicant or its successors-in-interest and/or assigns, reserves the right to modify the park land design as may be necessary with final engineering for Land Bays E-F and G and to revise secondary facilities, add trails, picnic facilities, and other similar park facilities on Land Bays E-F and G, without the requirement for a FDPA if approved by FCPA and otherwise in general conformance with the CDP/FDP. In addition to dedication, the Applicant shall provide the following services and improvements in accordance with FCPA standards:
- B. Access easements to the Board of Supervisors over the proposed private roads from Centreville Road and Sunrise Valley Drive to the park in a form approved by the County Attorney;
- C. Preparation of requisite site plans and approvals of necessary construction and VDOT entrance permits;
- D. Site preparation work shall conform to Chapter 104 of The Code of Fairfax County, Virginia, and shall include:
- (i) clearing and grubbing of existing vegetation;

- (ii) stripping and stockpiling of topsoil;
- (iii) dust prevention;
- (iv) silt fencing;
- (v) rough grading of the field, secondary facilities and parking lot;
- (vi) installation of site drainage; and
- (vii) loaming and seeding of the disturbed area.

E. Construction of the following facilities on Land Bay F:

- (i) one (1) soccer field/community green with minimum playing dimensions of approximately 195' by 300' suitable for both adult and youth play and improved with a synthetic, all-weather turf surface and with field lighting sufficient to accommodate nighttime competitive play and designed to meet the requirements of Part 9 of Article 14 of the Zoning Ordinance;
- (ii) two (2) tennis courts;
- (iii) two (2) hard surface basketball courts;
- (iv) one (1) tot lot or playground with equipment comparable to that depicted on Sheet 19 of the CDP/FDP;
- (v) two (2) horse shoe pits and open play area;
- (vi) a covered stage, pergola, and/or architectural columns;
- (vii) picnic shelter, water fountain and tables;
- (viii) sidewalks and trails as described in Proffer 29A;
- (ix) a parking lot containing approximately 70 parking spaces;
- (x) retaining walls with decorative finish and a maximum height of six (6) feet above finished grade;
- (xi) seeding of the area of the portion of the urban park intended for recreational use but not improved with the soccer field;
- (xii) landscaping as generally shown on the CDP/FDP.

F. Construction of the following facilities in Land Bay G:

- (i) construction of the enhanced wetlands/storm water detention and water quality facility as described in Proffer 26 and as approved by DPWES;
 - (ii) landscape improvements and passive recreational facilities depicted on the CDP/FDP including boardwalks, a gazebo and interpretive nature exhibits along the length of Merrybrook Run, including the wetlands nature area;
 - (iii) trails as described in Proffer 29A; and
 - (iv) a parking lot containing approximately 15 spaces.
- G. ADA Accessibility: With the exception of trails, all recreational facilities constructed within the area to be dedicated to the Fairfax County Park Authority (FCPA) for park purposes shall be constructed to the accessibility standards and guidelines set forth by the United States Access Board for public park facilities. All trails located on land to be dedicated to the FCPA should be accessible to the maximum extent possible as determined by the FCPA Trail Coordinator. Recreational facilities other than park trails shall be approved by the FCPA ADA Coordinator prior to site plan approval.
- H. The dedication of the park land shall be subject to the following stipulations:
- (i) The Applicant reserves the right to record conservation easements in a form approved by the County Attorney and the FCPA for BMP purposes on areas of Land Bay G prior to dedication.
 - (ii) The Applicant reserves the right to record sign easements on Land Bay E-F to accommodate entrance features and signage for the development along Centreville Road as generally depicted on Sheet 20 of the CDP/FDP and as may be similarly planned along Sunrise Valley Drive.
 - (iii) The Applicant reserves the right to record easements as may be reasonably necessary to construct and utilize various facilities and amenities as depicted on the CDP/FDP, such as streets, sidewalks, as well as utilities and facilities including but not limited to (i) access to the storm water detention pond and related SWM facilities on Land Bay G for the purpose of their operation and maintenance, and (ii) ingress and egress to the project along the primary entrance roads connecting to Centreville Road and Sunrise Valley Drive that traverse a portion of Land Bay E-F, as may be required at final engineering.
 - (iv) Mr. and Mrs. David I. Meiselman reserve and retain the right to reside in their dwelling on Land Bay E-F for the duration of their lives pursuant to the terms of a certain life estate homestead. The life estate homestead includes the main dwelling, accessory structures and approximately one acre of surrounding land including the driveway providing access to the dwelling as depicted on Sheets 4 and 15. The life estate is also served by

an appurtenant ingress-egress easement across a portion of Land Bay E-F in order to provide access to Centreville Road along the course of the main entrance road. For the duration of the life estate, use and lighting of the soccer field shall be prohibited after 10:00 pm. Thereafter, the use and lighting of the soccer field shall be permitted until 11:00 p.m. in keeping with FCPA's current standards. Upon expiration of the life estate, the area of the life estate shall be dedicated in fee simple to the FCPA except as may be permitted in Proffer 31 below.

- (v) In addition to soccer play, the soccer field/community green shall be programmed with other community activities, such as musical concerts, holiday events, etc., in a fashion designed to generate the urban park benefits.

The dedication of Land Bays E-F and G shall occur following completion of the improvements listed above which shall be in place and dedicated prior to the issuance of the 375th RUP or when more than 275,000 square feet has been issued one or more Non-RUPs, whichever occurs first. However, regardless of the issuances of RUPs or Non-RUPs, construction of the facilities and dedication of the land shall occur no later than five (5) years from the Board of Supervisors approval of this rezoning application.

Prior to first site plan approval for development of buildings on the Property, the Applicant shall enter into an agreement with the FCPA, in a form acceptable to the County Attorney, setting forth the details of the dedication and facility construction in accordance with the specifications in this proffer.

- 31. Historic Structures. The Meiselman life estate located on Land Bay E-F as shown on Sheets 4 and 15 of the CDP/FDP and described in Proffer 30G(iv) above, is the site of several buildings which may have historical significance, including the primary dwelling known as the Radcliffe-Hanna House. Following the expiration of the Meiselman life estate, the land area of the life estate and the structures thereon shall be dedicated to the FCPA. The Applicant, however, shall preserve, maintain and manage the primary dwelling and other historically significant structures subject to the following conditions:
 - A. The Applicant shall, at its sole expense, commission a study to investigate (1) the historical significance of the structures, and (2) the architectural, engineering and cost requirements for restoring the structure(s) and potentially converting them for public use. The study shall be submitted to the Fairfax County Park Authority's Cultural Resources Management and Protection Section (CRMPS) for review and comment.
 - B. Based on the findings of the study, the Applicant shall at its sole discretion, and at its sole expense, decide to either: (1) restore, preserve, and maintain the significant structures in place and demolish all other structures; (2) offer the significant structures to a third party that can demonstrate the financial ability to restore, preserve, and maintain the exterior of the structures to specifications

required by the Virginia Department of Historic Resources for historic properties and demolish all other structures; (3) move the significant structures to another site for restoration and preservation; or (4) demolish the structures. In the event the Applicant elects to implement options (1) or (2) described in this paragraph, the Applicant or its designee shall enter into a lease agreement for structures with the FCPA in a form acceptable to both parties. In the event the structures are demolished according to option (4), the Applicant shall photograph, measure and otherwise document the significant structures in accordance with Historic American Building Survey (HABS) guidelines in coordination with CRMPS. The Applicant shall notify CRMPS in writing three (3) months prior to demolition of any significant structures.

- C. The Applicant shall photograph the exterior of the one-story stone house and one-story stone guest house, the free standing, hanging sign which sign was formerly located at the entry to the property but which was recently removed to accommodate construction of the improvements to Centerville Road described in Proffer 6.A. and which sign identified the farm and the entry road at the stone pillars located on parcel 16-3 ((1)) 39A to standards of the Historic American Buildings Survey (HABS) prior to the demolition of these buildings and elements. Completed photographs and negatives, or digital format photographs, shall be submitted to the Fairfax County Historic Preservation planner and to the Virginia Room of the Fairfax County Public Library prior to first site plan approval.

32. Off-Site Park Construction. The Applicant shall install and construct an unlighted, irrigated, natural surface, full size soccer field with associated parking and storm water management facilities in accordance with FCPA standards at a location in the Hunter Mill Magisterial District, as selected and determined by the FCPA in consultation with the Hunter Mill District Supervisor. The cost of designing, engineering, permitting and constructing such improvements shall be capped at \$1,300,000. In the event the improvements have not been completed within five years of the approval of this rezoning application, this capped amount shall be increased or decreased from the fifth anniversary of the approval of this rezoning application to the date of site plan approval for these off-site park improvements, by the index known as the *Marshall and Swift Building Cost Index*. The installation of the facilities described in this proffer, under the direction of FCPA, shall occur prior to the issuance of RUPs or Non-RUPs for more than 1,850,000 square feet of gross floor area on the Property. However, upon demonstration by the Applicant that despite diligent efforts, the park facilities have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.
33. Historic Marker. The Applicant shall improve the existing gravesites of Mr. and Mrs. J. Harold Lauenders located on the Property so as to enclose these gravesites with a fence erected of wrought iron or similar material. The Applicant shall further construct, in the immediate vicinity of the gravesites, an interpretative historical exhibit station or marker commemorating the history of the Lauenders' operation of Arrowhead Farm for over a half century in Fairfax County.

4. Route 28 Tax District. The Applicant shall provide prepayment of taxes that would be lost to the Route 28 Transportation Improvements Tax District by reason of the rezoning of parcels numbers 16-3 ((1)) 4B and 4C on the Fairfax County Tax Map from the I-4 zoning district to the PDC district with residential uses and in accordance with the formula and provisions as adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes shall be made within sixty (60) days following the date on which an ordinance approving the Applicant's requested rezoning and these associated proffers is enacted. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Boards' formula within 60 days of the Board of Supervisors approval of the rezoning and final development plan shall mean that this rezoning and final development plan approval as requested by the Applicant shall not become effective and that this rezoning and final development plan decision shall be void in accordance with Virginia Code Section 15.2-4608(C).
35. Energy Efficiency. All residential units shall meet the thermal standards of the CABO Model Energy Program for energy efficient homes, or its equivalent, as determined by DPWES for either electric or gas energy homes as applicable. All residential units shall be constructed to conform with the requirements of the Uniform Statewide Building Code.
36. Notification. Tenants and/or initial purchasers of dwelling units on the Property shall be notified in writing of the plans or presence of the public park and the approval of the lighted soccer field on the Property. The notification shall be included in the homeowner's association documents.
37. Green Roofs. The Applicant shall incorporate green roofs for Buildings D-1 and D-4. The Applicant shall provide a confirmation from a qualified design professional at the time of building permit application that such appropriate design elements have been incorporated in the building plans. The green roof, or portions thereof, shall be intensive. An intensive green roof is defined as the planting of plants for the creation of a space or "rooftop garden" to be enjoyed by people. Any portion of the roof defined as an intensive green roof shall have at least 25% coverage in plantings in order to accommodate such amenities as pedestrian plazas, seating areas, walkways and the like. Nothing in this proffer shall prevent the Applicant from utilizing extensive vegetation such as turf grasses and small shrubs and vegetation, and Applicant shall have no obligation to install trees or other large growth plants on such roofs. Nothing in this proffer shall obligate the Applicant to ensure that 100% of the roof area is covered with vegetation or that 100% of the area will be designated for use as a green roof to allow for the possibility of architectural features such as skylights, penthouses and the like. Applicant will provide for at least 50% of the roof area to be designated as a green roof.
38. Owner Association(s). Prior to the issuance of the first Non-RUP or RUP for any phase of the Property, except the public park component, the Applicant shall establish in accordance with Virginia law an umbrella owners' association or comparable private management/maintenance agreement ("reciprocal management and maintenance

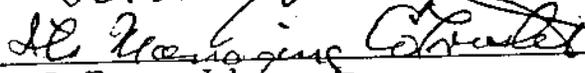
agreement") between the owners of the office buildings, residential buildings, retail buildings and hotel in order to manage and maintain the common areas and facilities constructed on the Property. Prior to the issuance of the first RUP for any residential condominium component of the Property, the Applicant shall cause a condominium owners' association ("COA") to be formed for that component in accordance with Virginia law for that residential condominium component to be constructed on the Property. The COA documents shall specify the maintenance obligations as may be outlined in these proffers and as may be agreed upon between the owners.

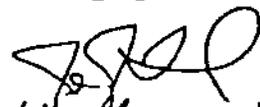
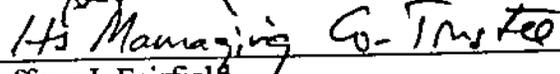
39. Retaining Walls. Certain retaining walls have been shown on the CDP/FDP. The Applicant reserves the right to modify these walls and add other retaining walls based on final engineering design. All retaining walls shall have a maximum height of 10 feet above finished grade and shall be constructed with decorative finishes.
40. Temporary Signs. No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 of Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on the Property or at any other location off the Property by the Applicant or at the Applicants' direction to assist in the initial sale or rental of residential units on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and sale and/or rental of residential units on the Property to adhere to this proffer.
41. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicants and his/her successors and assigns.
42. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.
43. Severability. Any of the sections/buildings within the Property may be subject to Proffered Condition Amendments or Final Development Plan Amendments without joinder or consent of the other sections.

[SIGNATURES BEGIN ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
16-3 ((1)) 39, 4, 5, 4B

RUTH C. LAUNDERS MARITAL TRUST


By: 
L. Farnum Johnson, Jr.,
Its Managing Co-Trustee


By: 
Jeffrey J. Fairfield,
Its Managing Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
16-3 ((1)) 5A

WINIFRED CHARM MEISELMAN REVOCABLE
TRUST

By: David I. Meiselman, Its Co-Trustee
David I. Meiselman,
Its Co-Trustee

By: Winifred C. Meiselman, Its Co-Trustee
Winifred C. Meiselman
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
16-3 ((1)) 5A

DAVID I. MEISELMAN REVOCABLE TRUST

By: David I. Meiselman, Its Co-Trustee
David I. Meiselman,
Its Co-Trustee

By: Winifred C. Meiselman, Its Co-Trustee
Winifred C. Meiselman
Its Co-Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

CO-APPLICANT/TITLE OWNER OF TAX MAP
16-3 ((1)) 5A

MEISELMAN FAMILY, LLC

By: David I. Meiselman, Its Managing Member
David I. Meiselman,
Its Managing Member

By: Winifred C. Meiselman, Its Managing Member
Winifred C. Meiselman,
Its Managing Member

[SIGNATURES END]

ARROWBROOK CENTRE

CONCEPTUAL / FINAL DEVELOPMENT PLAN

RZ/FDP 2002-HM-043; PCA 79-C-037-5

NOTES

- The subject property is located on Fairfax County Tax Assessment map 16-3 (11) Parcels 4B, 4C, 5, 5A and 39A. The property consists of 53.84± acres (2,345,461± SF) and is zoned R-1 (Parcels 5, 5A, 39A) and I-4 (Parcels 4B and 4C). This CDP/FDP accompanies application to rezone the property to the PDC, Planned Development Commercial District and a PCA (79-C-037) to delete land area (Parcels 4B & 4C totaling 3.55 acres). Parcels 4B, 4C, 5 and 39A are in the names of L. Farnum, Johnson, Jr. and Jeffrey J. Fairfax, Managing Co-Trustees of the Ruth C. Landers Marital Trust, as recorded in Deed Book 12488 at Page 1819. Parcel 5A is in the names of David I. Meiselman and Winifred C. Meiselman. Trustees and the Meiselman Family L.L.C. as recorded in Deed Book 8002 at Page 576, as corrected in Deed Book 8200 at Page 636, and in Deed Book 10332 at Page 1873, and in Deed Book 11254 at Page 1394 and Deed Book 11254 at Page 1396, all among the land records of Fairfax County, Virginia.
- Existing zoning and land uses adjacent to the site are:
West: I-4 Use: Office, Hotel
North: R-3, C-8 Use: School, Hotel
East: PDC, C-8, PDH-30, C-6 Use: Commercial, Multi-Family Resid., Hotel
South: PDC, PDH-12 Use: Undeveloped
- The boundary information is from a boundary survey by PHR+A. Topographic information is from aerial survey. The contour interval is two (2) feet.
- The subject property is partially undeveloped; there are residences and accessory structures on parcels 39A and 5A. The existing improvements were built between 1900 and 1952 and all structures except those on Parcel 5A will be demolished when construction commences on the proposed development program.
- The plan has been prepared with the benefit of a title report furnished by Stewart Title Guaranty Company, Commitment No. C-9912-1442970, effective June 1, 1999 and therefore, this plan does not necessarily indicate all encumbrances in the property from that date. A sanitary sewer easement was recorded on Parcel 5A in Deed Book 10773 at Page 1865 on February 2, 1999. To the best of our knowledge, there are no major underground utility easements located on the subject property and no utility easements with a width greater than twenty-five (25) feet on site.
- See the RPA, EQC & Environmental Plan for an environmental narrative & approvals applied for or received.
- The existing vegetation is as shown on the plans. An EVM has been submitted as part of this application.
- A grave site exists on Parcel 39 near Merrybrook Run. The development will not impact the grave site.
- To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355, all hazardous waste as set forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations; and/or petroleum products as defined in Title 40, Code of Federal Regulations, Part 280. To the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.
- The subject property is located in the Area III Dulles Suburban Center, Land Unit A of the Fairfax County Comprehensive Plan. The land use recommendation for the subject and adjacent properties is a complementary mix of land uses including office, hotel, residential and support retail at a 50-1.0 FAR. A portion of the site falls within one-half mile of the proposed Route 28/CIT Transit Station and is recommended to be developed at an intensity of up to 1.25 FAR.
- A bicycle trail is proposed per the Comprehensive Plan on the west side of Centreville Road and the south side of Sunrise Valley Drive. North of Sunrise Valley Drive, the applicant proposes to build the trail for Centreville Road along the west bank of Merrybrook Run to maintain the sensitive ecological area between Centreville Road and the east bank of Merrybrook Run.
- Right-of-way is being dedicated along Centreville Road and Sunrise Valley Drive and improvements are being made for widening of those roads pursuant to a site plan (Fairfax Co. No. 663-SP-01-2) by others. The Applicant will construct a right turn lane and dedicate additional right-of-way for a proposed right in - right out entrance onto Centreville Road. The Applicant will also construct a second left turn lane at the Woodland Park Road entrance opposite the main proposed site entrance on Centreville Road. The Applicant will widen a portion of Sunrise Valley Drive for improvements associated with the new site entrance.

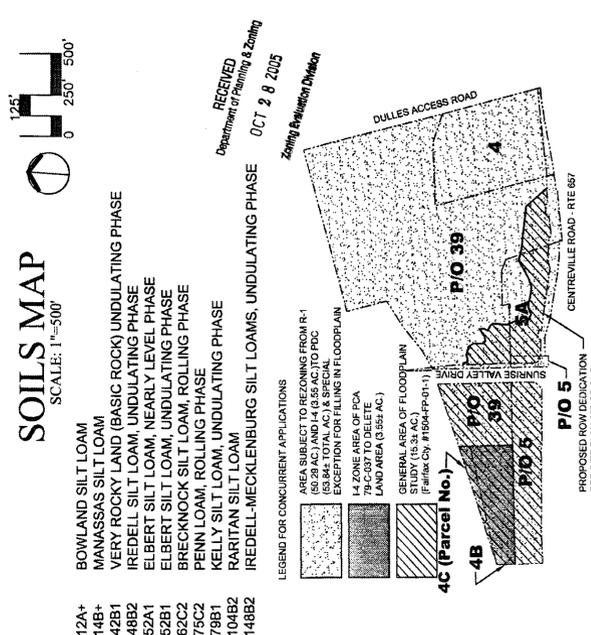
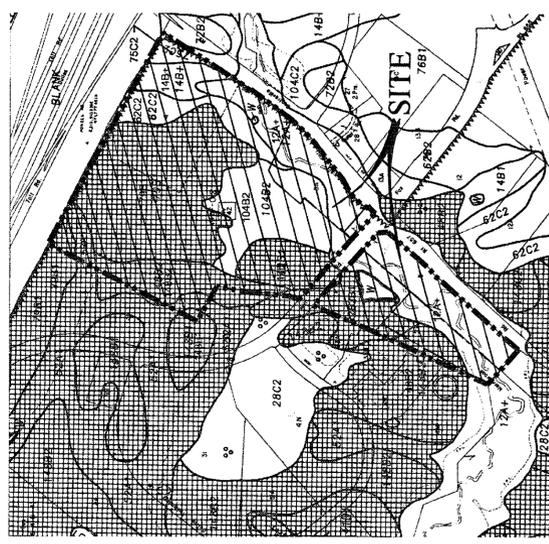
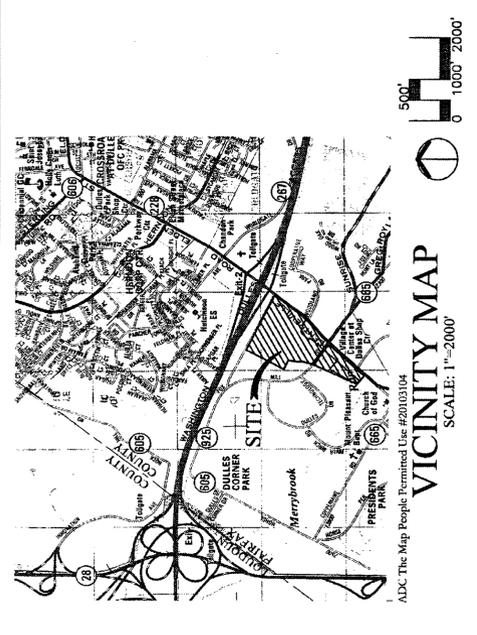
- Special amenities within the proposed development include a pool and clubhouse facility, landscaped streetscape, pedestrian plazas and/or courtyards, pedestrian trails and raised wood boardwalks through wetlands, and an elevated viewing gazebo. A park is proposed on Landbay E-F with a soccer field, basketball courts, tennis courts, tot lot, and picnic facilities. Additional recreational facilities for residential buildings will be provided in accordance with Article 6-209 Par. 2, and include possible walking trails, on-site pool facilities and other community-oriented facilities.
- This application proposes protection and preservation of the existing wetlands where possible and the creation of new wetlands within the stormwater management facility to promote bio-filtering of stormwater runoff prior to it entering Merrybrook Run stream valley.
- Parking will be provided in conformance with Article 11 of the zoning ordinance. The Applicant reserves the right to provide more parking than shown on the plan based on market conditions or seek a reduction from that shown based on an approved shared parking study (see separate Parking Tabulations Sheet 2). The applicant reserves the right to use landbays for surface parking until such time the proposed buildings requiring structured parking are built.
- The site is in the Horsepen Creek watershed. Stormwater management (SWM) and Best Management Practices(BMP) facilities will be provided for the proposed development as shown on the CDP/FDP and as approved by DPWES during final site plan engineering.
- Public water service to the proposed development will be provided by an extension of an existing 12" watermain in Sunrise Valley Drive and an existing 16" watermain in Centreville Road. Detailed water service design shall be completed during final engineering.
- Public sanitary sewer service will be provided to the proposed development by an extension from the existing 18" sanitary sewer on site or in Centreville Road. Detailed design shall be completed during final engineering.
- Ingress and egress to the property is via proposed entrances from Centreville Road and Sunrise Valley Drive.
- The footprints of buildings represented on the CDP/FDP may be adjusted based on market conditions and final architecture and engineering design as long as minimum building setbacks from peripheral lot lines shown on the CDP/FDP are maintained. Minor modifications to all features shown on the CDP/FDP may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Paragraph 4 of Section 16-403 of the Zoning Ordinance. Additional building features such as, but not limited to, decks, stoops, covered entries, patios, balconies, bay windows, and chimneys are not shown on the CDP/FDP and may be provided in accordance with the provisions set forth in Paragraph 4 of Section 16-403 of the Zoning Ordinance. Additional site features such as gazebos, trellises, entrance signs, flagpoles, fences and walls not shown on the CDP/FDP may be provided. The architectural and landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing/trademark design features desired by the end users.
- Construction of all required public improvements shall be performed in conjunction with the normal approval and land development process unless noted herein.
- Development of this project shall commence at such time as appropriate County approvals have been obtained and subject to the discretion of the owner. The applicant reserves the right to phase the development as determined by the final engineering and market conditions. The applicant reserves the right to subdivide the property at time of final site plan. Exact location and number of lot lines and parcels may vary at time of final engineering.
- An air quality permit shall be obtained and provided prior to commencement of construction, if required.
- Approximate limits of clearing and grading are shown on the CDP/FDP, and will vary based on final engineering and design. Where the limits of clearing and grading are not shown, it is assumed that the limits coincide with the outer boundary of the site.
- Affordable dwelling units will be provided in accordance with Article 2-800 of the Zoning Ordinance.
- FAA approval for height of the building will be obtained prior to site plan approval.
- Signs will conform to Article 12 of the Zoning Ordinance. The applicant may seek a comprehensive signage plan at a later date.

- To the best of our knowledge, the proposed development will be in conformance with applicable ordinances, regulations, and adopted standards except as qualified by above notes or as noted below:
A. A modification of the required number of loading spaces per Section 11-200 of the Zoning Ordinance for that shown herein to allow for shared use of loading spaces.
B. A waiver of the on-road bike lane requirement on Centreville Road and a modification of the trail requirement to allow the bike trail to run along the west side of Merrybrook Run to Sunrise Valley Drive instead of directly along Centreville Road to avoid significant grading and fill impacts in the 100-year floodplain.
C. A waiver of the transitional screening yard and barrier requirements between multi-family residential and office/commercial within the proposed development.
D. A waiver of the service drive requirement along the Dulles Airport Access Road.
E. Waiver of the 600-foot maximum length of private streets.
F. Modification of the minimum 8-foot width planting width to a 6-foot width to allow planting of trees within tree pits and planting strips along streets and within courtyards or plazas due to the urban design of the site.
G. A modification of Section 6-206.5 to allow residential to be 79% of the principal uses.

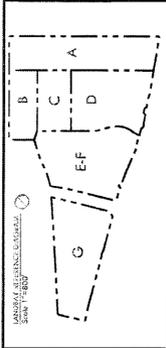
Application No. RZ 2002-HM-043 Staff: A. S. A. - bcr
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROPOSER DATED: 12/15/2005
Date of (BOS) (FV) approval: 12/15/2005
Sheet of 27
FDP 2002-HM-043
PC Approval: 11/26/2005
Per Applicant modification dated: 11/19/2005

SHEET INDEX

- COVER SHEET
- SITE AND BUILDING TABULATIONS
- EXISTING CONDITIONS PLAN 1"=100'
- OVERALL CDP/FDP PLAN - (1"=100')
- OVERALL LANDSCAPE PLAN - (1"=100')
- SITE CROSS SECTIONS
- TYPICAL BUILDING ELEVATIONS
- ILLUSTRATIVE PERSPECTIVE
- LANDBAY A - PLAN & SECTIONS
- LANDBAY A - SITE AMENITIES
- LANDBAY B & C - PLAN & SECTIONS
- LANDBAY B & C - SITE AMENITIES
- LANDBAY D - PLAN & SECTIONS
- LANDBAYS E-F - PLAN & SITE AMENITIES
- LANDBAYS E-F - PLAN & SECTION
- LANDBAY G - PLAN AND AMENITIES
- ENTRY FEATURE DETAILS
- SITE DETAILS
- ROAD IMPROVEMENTS EXHIBIT
- RPA, EQC & ENVIRONMENTAL PLAN 1"=100'
- DRAINAGE SHED MAPS
- SWM MAPS AND NARRATIVE
- BMP COMPUTATIONS / MAPS
- BMP COMPUTATIONS
- OUTFALL EXHIBIT
- OUTFALL NARRATIVE & REGIONAL POND INFORMATION



DESIGN	PHR+A
DRAWN	REL
CHECKED	DHS
DATE	June 3, 2002
SCALE	N/A
SHEET	1 OF 27
FILE NO.	09752-2-4



Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
14539 Lee Road
Chantilly, VA 20151-1679
T 703-449-6700
F 703-449-8714

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis Carter Scott Ltd
1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 981.558.8275
889 Fifteenth Street, N.W., Suite 1106, Washington, D.C. 20005 ■ 302.482.2360

COVER SHEET

PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL
10/28/05
10/14/05
9/17/05
4/1/05

NO.	DESCRIPTION	DATE	REVISED	BY	APPROVED	DATE
7	Address County Comments	4/28/05				
6	Address County Comments	4/14/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submittal 1.5M SF	4/13/04				
2	Revised Submittal 2.27M SF	4/25/03				
1	Initial Submittal 2.59M SF	11/22/02				

SITE TABULATIONS

Existing Zoning, Gross and Net Site Areas					
L-4 (Parcels 4B, 4C)	3.55 AC Or	154,747 SF			
R-1 (Parcels 5.5A, 39A)	50.29 AC Or	2,190,714 SF			
Gross Site Area	53.84 AC Or	2,345,461 SF			
Less Previous Centreville Rd. Dedication	-1.63 AC Or	-70,810 SF			
Less Previous Sunrise Valley Dr. Dedication	-0.44 AC Or	-19,173 SF			
Less Centreville Rd. Dedication This Plan	-0.33 AC Or	-14,216 +/- SF			
Less Sunrise Valley Dr. Dedication This Plan	-0.09 AC Or	-3,887 +/- SF			
Net Site Area	51.36 AC Or	2,237,375 +/- SF			

PDC - Planned Development Commercial

Permitted/Required	Provided
2,345,461 SF	2,345,461 SF
2,209,622 +/- SF	2,209,622 +/- SF
0.94	0.94
768,602 +/- SF	768,602 +/- SF
5,400 +/- SF	5,400 +/- SF
774,002	774,002
33%	44%

Proposed Gross Floor Area w/o ADU Bonus	2,345,461 SF
Floor Area Ratio w/o ADU Bonus	0.94
Proposed Residential w/o ADU Bonus	768,602 +/- SF
Existing Residential	5,400 +/- SF
Total Proposed and Existing Residential	774,002
Residential as Percentage of Total GFA	33%
Proposed ADU's and Bonus Residential Floor Area	103,250 SF
Total Proposed Gross Floor Area w/ ADU Bonus	2,449,211 SF
Floor Area Ratio w/ ADU Bonus	1.05
Total Open Space	77 AC
Total Open Space as a Percentage	1.5%
Recreational Open Space (6.8 AC Park, 0.5 AC Pool)	7.3 +/- AC

ESTIMATED BUILDING GROSS FLOOR AREA

Landbay	Bldg. No.	Proposed Use	Office +/- SF	Retail +/- SF	Hotel +/- SF	Residential +/- SF	Max. Height +/- SF	Stories	Approx. Residential Units	Approx. Hotel Units
A-1		Office	240,000	6,000			165 FT	9-12		
A-2		Office	135,000	6,000			130 FT	6-8		
A-3		Hotel			240,000		165 FT	9-12		400
A-4		Office	135,000	6,000			130 FT	6-8		
A-5		Retail	30,000				60 FT	2		
A-6		Office	287,000	6,000			165 FT	9-12		
B-1		Clubhouse	3,000				35 FT	1		
B-2		Multi-Fam. Residential				152,970	100 FT	4-6	133	
C-1		Multi-Fam. Residential				152,360	120 FT	6-8	132	
C-2		Multi-Fam. Residential				37,250	100 FT	4-6	32	
C-3		Multi-Fam. Residential				37,250	100 FT	4-6	32	
C-4		Multi-Fam. Residential				152,360	120 FT	6-8	132	
D-1		Retail/Multi-Fam. Residential	45,000			158,010	125 FT	5-7	137	
D-2		Retail/Multi-Fam. Residential	8,000			173,800	150 FT	9-11	151	
D-3		Retail	13,000				80 FT	2		
D-4		Retail/Multi-Fam. Residential	55,000			137,200	125 FT	5-7	119	
E-F		Dedicated Park Site								
E-F		Existed SF Detached Residential			5,400		35 FT	2	1	
		Total Proposed SF GFA	800,000	187,000	240,000	1,006,600			872	400
		Maximum Possible Residential Use (includes ex. residence to remain, ADU 1,006,600 +/- SF⁽¹⁾)				1,227,000 +/- SF				
		Maximum Principal Uses				2,233,600 +/- SF				
		Total GFA All Uses w/ ADU's & Density Bonus				971,222 +/- SF				
		Residential W/O ADU's & Density Bonus				79%				
		Residential W/O ADU's as Percentage of Principal Uses								

NOTES:
 (1) Includes 29,976 SF in ADU's and density bonus units excluded from the 50% of principal use limitation.

Address County Comments	10/24/05
Address County Comments	9/22/05
Address County Comments	7/1/05
Address County Comments	6/7/05

NO.	REVISION	DATE	REVISED	BY	APPROVED	DATE
1		11/22/02				
2		4/25/03				
3		6/15/04				
4		6/15/04				
5		4/24/05				

PROFESSIONAL SEAL
 DAVID H. STEIGLER
 No. 68
 10-28-05
 CENTRAL LANDS COMPANY

PROJECT: CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TABULATIONS

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Denis, Carter, Scott Ltd
 1076 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 805 Fifteenth Street, N.W., Suite 1106, Washington, D.C. 20006 ■ 202.682.2000

Palton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1679
 F 703.449.6700
 F 703.449.6714

DESIGN SURVEY PHR+A
 DRAWN REL DATE June 3, 2002
 CHECKED DHS SCALE N/A
 SHEET 2 OF 27 FILE NO. 09752-2-4

PARKING TABULATIONS⁽²⁾

	GFA +/- SF	Approx. No. of Rooms/Units	Spaces Required	Spaces Provided
Office @ 2.6 per 1000 SF GFA	800,000	400	2,080	2,580
Hotel @ 1 per Room +/- 50 Rooms	240,000	408	408	250
Retail @ 1 per 200 SF +/- 1000, 6 per 1000 Remaining SF	187,000	1,092	1,092	610
Multi-Family Residential @ 1.6 / Dwelling Unit	1,001,200	872	1,395	1,330
Total Proposed GFA	2,228,200	4,975	4,975	5,020
Street/Surface Parking Spaces				250
Parking Structures Spaces				2,580
Structure PS-A (Landbay A)				250
Structure PS-B (Landbay B)				610
Structure PS-C (Landbay C)				1,330
Structure PS-D (Landbay D)				5,020

(2) Parking tabulations are based on assumptions of GFA assigned to various uses. The applicant reserves the right to build more or less parking than shown as long as setbacks to peripheral lot lines are not reduced. Applicant will submit a shared parking study to build less parking than shown. The actual number of spaces required and provided will be determined at site plan as required by Article 11 of the Zoning Ordinance and, if applicable, the result of an approved shared parking study.

LOADING SPACE TABULATIONS⁽³⁾

Building Type and Standard	GFA +/- SF	Required	Provided
1. Office, Standard C	800,000	20	7-14
2. Hotel, Standard F	240,000	3	1-2
3. Retail, Standard B	187,000	10	4-6
4. Residential, Standard G	1,001,200	16	4-8
Total Loading Spaces		49	16-30

(3) Loading space tabulations are based on assumptions of GFA assigned to various uses. Applicant requests a modification of the required number of loading spaces. Actual number of loading spaces will be determined by type of use and per the approval by DPWES at the time of site plan approval as long as the minimum amount of loading spaces indicated under the Provided column above are provided.

ADU Calculation

I. Assumptions: Mixed use development with approximately 60 percent non-residential use and 40 percent residential use. The Comprehensive Plan recommends a range .5 - 1.0 FAR. The proposed development includes a total of 2,233,600 square feet of which 1,227,000 square feet are commercial and 1,006,600 square feet are residential, resulting in an overall FAR of 0.95. Residential is comprised of 873 units: 1 existing single family detached and 872 multi-family. Most all of the multi-family units would be high rise construction and would be exempt from the ADU Ordinance. Building 8-2 may be either 4 stories with elevators and 50 percent or more of required parking provided in structures with a potential maximum ADU requirement of 5 percent, or high rise construction which would be exempt from the ADU Ordinance. This calculation assumes Building 8-2, with approximately 133 units, is not a high rise. The combined average square footage of the proposed residential units is 1,153 square feet. The size of entire site is 53,84 acres.

II. Density of Proposed: 873 = 16.21 dwelling units per acre
 53.84

III. Calculation of Density Range:
 Size of site x FAR x (Residential Mix %) = Maximum allowable residential square footage
 2,345,461 square feet x 1.0 x .40 = 938,184 square feet
 938,184 square feet = 813 dwelling units 81.3 dwelling units = 15.1 du/ac
 1,153 ave. unit size 53.84 acres

Upper end of density range = 15.10 du/ac
 Lower end of density range = 7.55 du/ac
 Upper end of adjusted density range = 17.6 du/ac
 Lower end of adjusted density range = 8.8 du/ac

IV. ADU Calculation
 16.21 - 7.55 = 8.66 = .98 x 5% = 4.9% ADU Requirement
 17.6 - 8.8 = 8.8

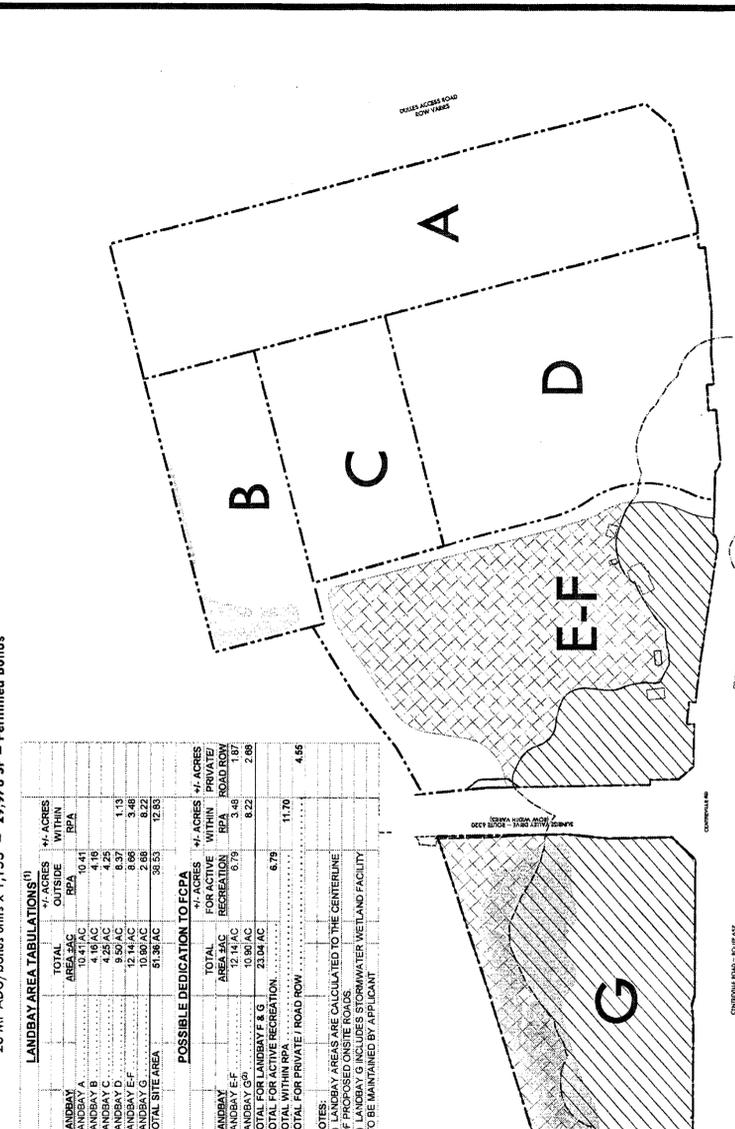
4.9% x 133 units = 6.5 rounded up to 7 MF ADUs, however the Applicant is electing to provide double the number of required ADUs for a total of 14 ADUs

V. Bonus Calculation
 ADUs provided 5.00%
 Maximum Bonus 17%
 11.4 base units x 1.17 bonus % = 133 units

Therefore,
 114 base units
 12 bonus units
 7 required ADUs
 133 units

Z. Required ADUs + 7 Additional ADUs + 12 Bonus Units = 26 Total ADU/Bonus Units

Application No. 22-202-000018, Sight A, S-1, J-1, J-2
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 12/5/2005
 Date of (BOG) (PC) approval 12/19/2005
 Sheet 2 of 27
 FDP 2002-HY-043
 DC dated: 11/9/2005
 PC approval: 1/30/2005



LANDBAY AREA TABULATIONS⁽¹⁾

LANDBAY	TOTAL AREA AC	TOTAL FOR ACTIVE WITHIN RECREATION RPA	FOR PRIVATE / ROAD ROW	FOR PRIVATE / ROAD ROW
LANDBAY A	10.41 AC	6.41	3.46	1.97
LANDBAY B	4.16 AC	4.16	3.46	1.97
LANDBAY C	9.67 AC	8.37	8.22	2.08
LANDBAY D	9.67 AC	8.37	8.22	2.08
LANDBAY E-F	12.14 AC	8.66	8.22	2.08
LANDBAY G	10.90 AC	2.69	8.22	2.08
TOTAL SITE AREA	57.96 AC	38.53	12.83	4.56

POSSIBLE DEDICATION TO FCPA

LANDBAY	TOTAL AREA AC	FOR ACTIVE WITHIN RECREATION RPA	FOR PRIVATE / ROAD ROW
LANDBAY A	10.41 AC	6.41	3.46
LANDBAY B	4.16 AC	4.16	3.46
LANDBAY C	9.67 AC	8.37	8.22
LANDBAY D	9.67 AC	8.37	8.22
LANDBAY E-F	12.14 AC	8.66	8.22
LANDBAY G	10.90 AC	2.69	8.22
TOTAL FOR LANDBAY E & G	23.04 AC	6.79	11.70
TOTAL FOR ACTIVE RECREATION		6.79	11.70
TOTAL FOR PRIVATE / ROAD ROW			4.56

NOTES:
 1) LANDBAY AREAS ARE CALCULATED TO THE CENTERLINE OF ADJACENT UNDEVELOPED LOTS.
 2) LANDBAY AREAS ARE CALCULATED TO THE CENTERLINE OF ADJACENT UNDEVELOPED LOTS.
 3) LANDBAY AREAS ARE CALCULATED TO THE CENTERLINE OF ADJACENT UNDEVELOPED LOTS.
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 10) LANDBAY AREAS ARE CALCULATED TO THE CENTERLINE OF ADJACENT UNDEVELOPED LOTS.

LEGEND

- POSSIBLE FCPA DEDICATION OUTSIDE RPA
- POSSIBLE FCPA DEDICATION WITHIN RPA
- LANDBAY BOUNDARY / PROPERTY LINE
- SWM / BMP AREA
- EXIST. RPA LINE



LANDBAY AREA TABULATIONS⁽¹⁾

LANDBAY	TOTAL AREA AC	TOTAL FOR ACTIVE WITHIN RECREATION RPA	FOR PRIVATE / ROAD ROW	FOR PRIVATE / ROAD ROW
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LANDBAY D	9.67 AC	8.37	8.22	2.08
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LANDBAY G	10.90 AC	2.69	8.22	2.08
TOTAL SITE AREA	57.96 AC	38.53	12.83	4.56

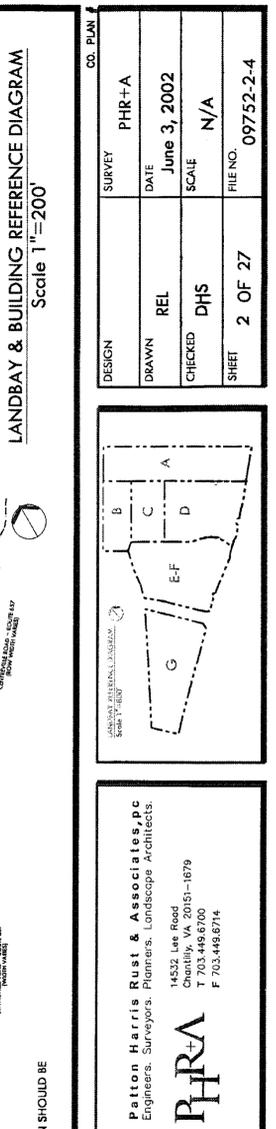
POSSIBLE DEDICATION TO FCPA

LANDBAY	TOTAL AREA AC	FOR ACTIVE WITHIN RECREATION RPA	FOR PRIVATE / ROAD ROW
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LEGEND

- POSSIBLE FCPA DEDICATION OUTSIDE RPA
- POSSIBLE FCPA DEDICATION WITHIN RPA
- LANDBAY BOUNDARY / PROPERTY LINE
- SWM / BMP AREA
- EXIST. RPA LINE



LANDBAY AREA TABULATIONS⁽¹⁾

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POSSIBLE DEDICATION TO FCPA

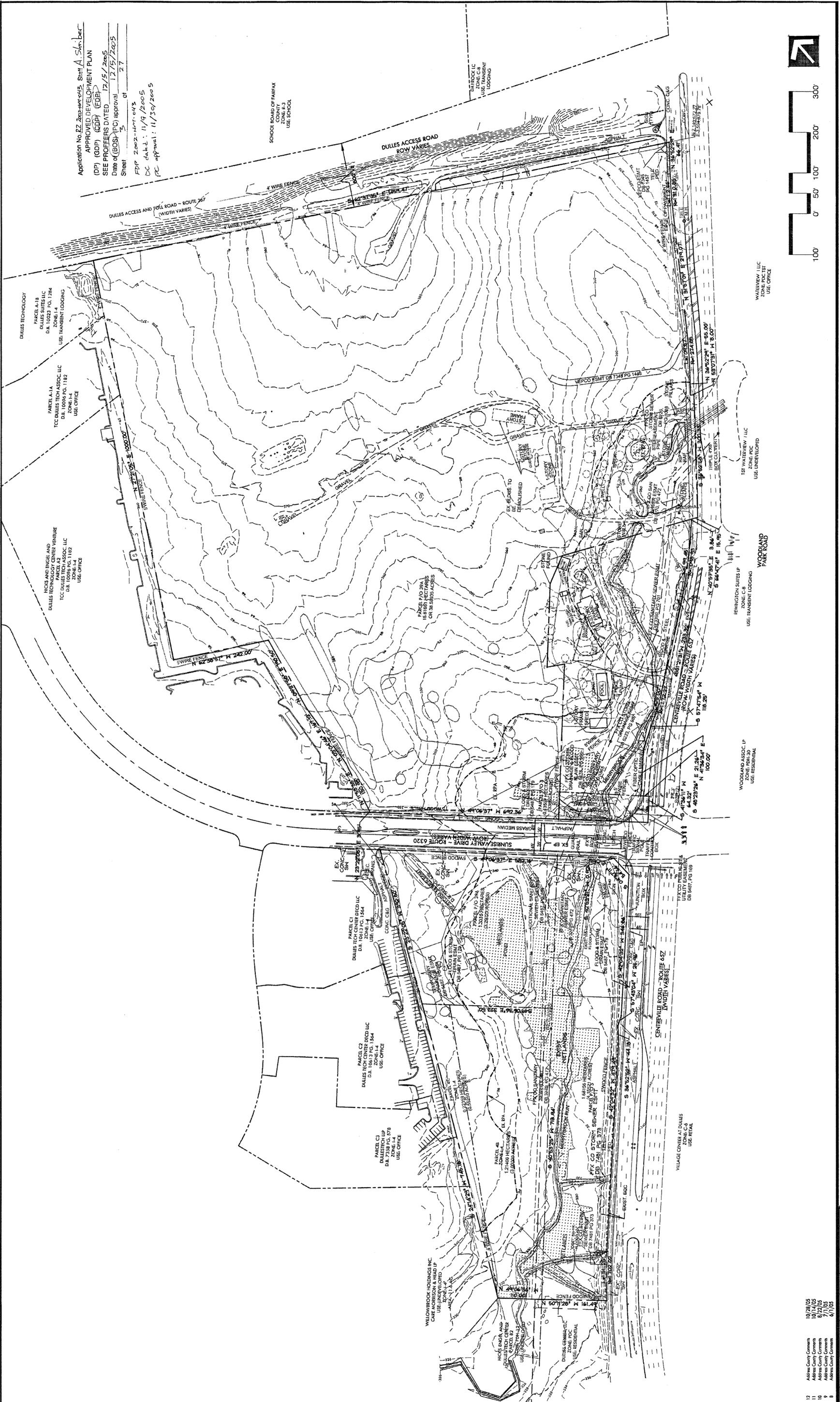
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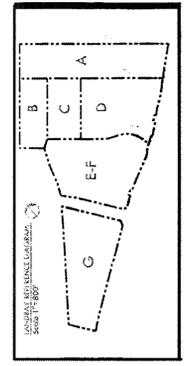
LEGEND

- POSSIBLE FCPA DEDICATION OUTSIDE RPA
- POSSIBLE FCPA DEDICATION WITHIN RPA
- LANDBAY BOUNDARY / PROPERTY LINE
- SWM / BMP AREA
- EXIST. RPA LINE

NOTE:
 1) ALL AREAS ARE APPROXIMATE. THIS PLAN SHOULD BE USED FOR PLANNING PURPOSES ONLY.



DESIGN	PHR+R
DRAWN	REL
CHECKED	DHS
SHEET	3 OF 27
DATE	June 3, 2002
SCALE	1"=100'
FILE NO.	09752-2-4



Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 14532 Lee Road
 Chantilly, VA 20151-1879
 T 703-448-9700
 F 703-448-9714

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott Ltd
 1876 International Drive, Suite 506, McLean, Virginia 22102 ■ 703.556.9272
 805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2100

EXISTING CONDITIONS PLAN

PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL
 DAVID A. STEIGER
 No. 69
 10-28-05
 (Seal of the Board of Professional Engineers and Architects of Fairfax County, Virginia)

NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
12	Address County Comments	10/28/05			
11	Address County Comments	10/14/05			
10	Address County Comments	9/22/05			
9	Address County Comments	9/15/05			
8	Address County Comments	6/1/05			
7	Address County Comments	4/20/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	5/15/04			
3	Revised Stationing - 1.83M SP	4/13/04			
2	Revised Stationing - 2.27M SP	4/22/03			
1	Issue Stationing - 2.54M SP	11/22/02			

REVISION

Application No. 22-2002-111-043, Staff: A. Shm-ber
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (EDP)
 SEE PROFESSIONAL DATED: 12/15/2005
 Date of (BOS) (PC) approval: 12/15/2005
 Sheet 5 of 27
 FDP 2002-111-043
 DC date: 11/9/2005
 PC approval: 11/30/2005



Application No. 2005-2007-001-015, Staff A. Stierber
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (EDP)
 SEE PROFFERS DATED 12/15/2005
 Date of (BOS) (PC) approval 12/15/2005
 Sheet 4 of 27
 FDP 2007-HM-043
 DC date: 11/9/2005
 PC approval: 11/30/2005

- FOR SITE AND UTILITY PLAN DETAILS OF INDIVIDUAL LANDRAYS, SEE THE FOLLOWING SHEETS:
- | SHT. NO. | SHEET TITLE |
|----------|-------------------------------------|
| 9 | LANDRAY A - PLAN & SECTIONS |
| 10 | LANDRAY A - SITE AMENITIES |
| 11 | LANDRAYS B & C - PLAN & SECTIONS |
| 12 | LANDRAYS B & C - SITE AMENITIES |
| 13 | LANDRAY D - PLAN & SECTIONS |
| 14 | LANDRAY D - SITE AMENITIES |
| 15 | LANDRAY E-F - PLAN & SITE AMENITIES |
| 16 | LANDRAY E-F - PLAN & SECTIONS |
| 17 | LANDRAY G - PLAN & SECTIONS |
| 18 | LANDRAY G - SITE AMENITIES |
| 19 | ENVY FEATURE DETAILS |

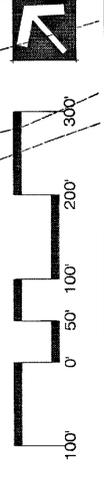
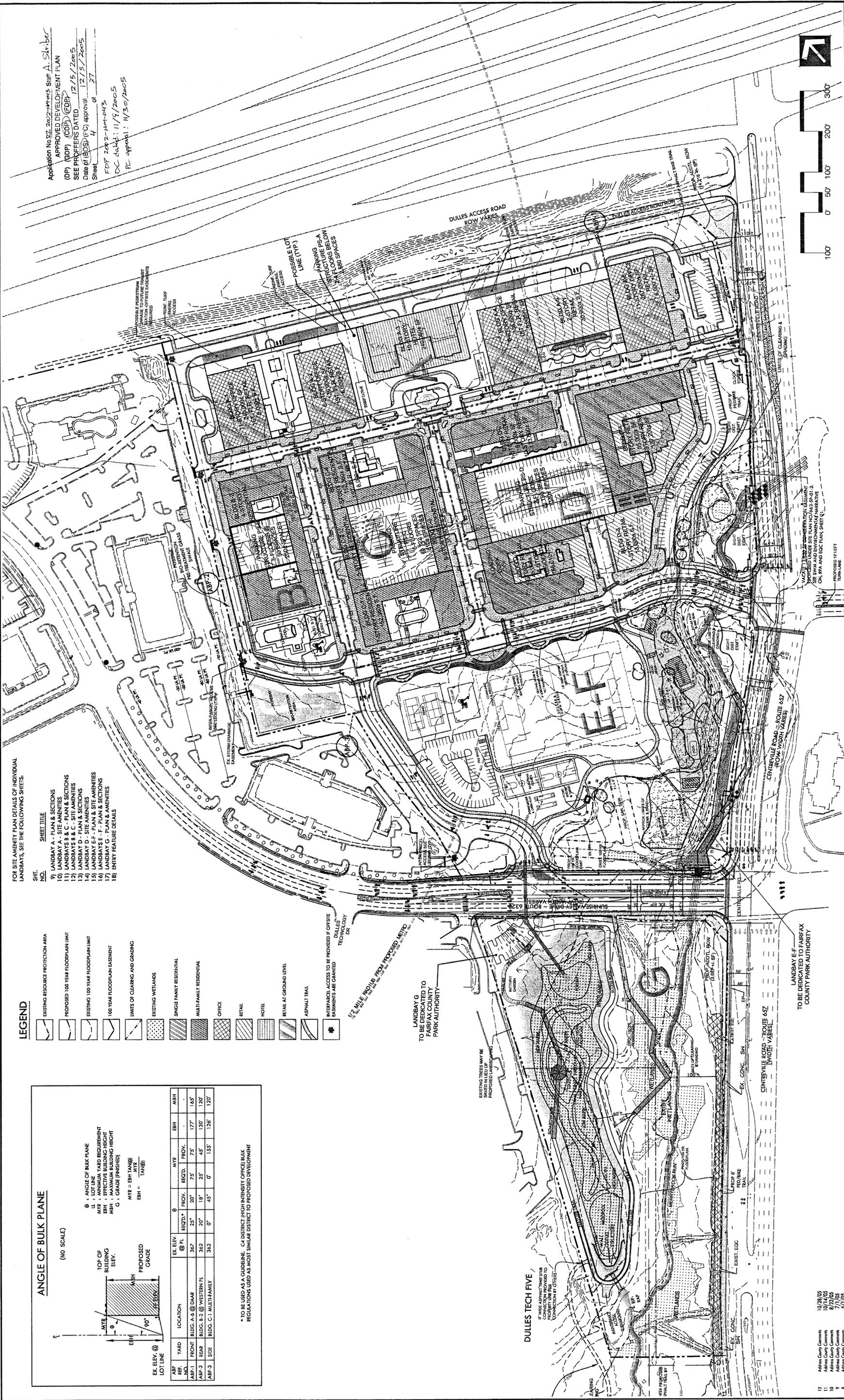
- LEGEND**
- EXISTING RESOURCE PROTECTION AREA
 - PROPOSED 100 YEAR FLOODPLAIN LIMIT
 - EXISTING 100 YEAR FLOODPLAIN LIMIT
 - 100 YEAR FLOODPLAIN EASEMENT
 - LIMITS OF CLEARING AND GRADING
 - EXISTING WETLANDS
 - SINGLE FAMILY RESIDENTIAL
 - MULTIFAMILY RESIDENTIAL
 - OFFICE
 - RETAIL
 - HOTEL
 - RETAIL AT GROUND LEVEL
 - ASPHALT TRAIL
 - INTERFACIAL ACCESS TO BE PROVIDED IF OFFSITE EASEMENTS ARE GRANTED

ANGLE OF BULK PLANE
(NO SCALE)

θ : ANGLE OF BULK PLANE
 L : LOT LINE
 M : MAXIMUM BUILDING HEIGHT
 MBH : MAXIMUM BUILDING HEIGHT
 G : GRADE (FINISHED)
 MYR = EBH TANGENT
 EBH = TAN(θ)

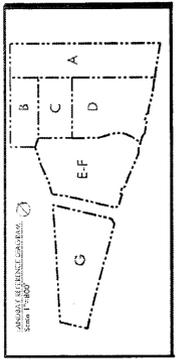
REF.	YARD	LOCATION	EX. ELEV. @ LOT LINE	PL. REQ'D.	PROV.	MYR	EBH	AMB
ABP-1	FRONT	BLDG. A @ DAWK	367	25°	20'	75°	177'	165'
ABP-2	REAR	BLDG. B @ WESTERN PL	367	20°	18'	25°	45'	130'
ABP-3	SIDE	BLDG. C-1 MULTIFAMILY	362	0°	45°	0°	155'	126'

* TO BE USED AS A GUIDELINE. C4 DISTRICT (HIGH INTENSITY OFFICE) BULK REGULATIONS USED AS MOST SIMILAR DISTRICT TO PROPOSED DEVELOPMENT



DESIGN SURVEY PHR+A
 DRAWN REL
 CHECKED DHS
 SHEET 4 OF 27

DATE June 3, 2002
 SCALE 1"=100'
 FILE NO. 09752-2-4



Patton Harris Rust & Associates, p.c.
 Engineers, Surveyors, Planners, Landscape Architects,
 P.H.R.A.
 1453 Lee Road
 Chesapeake, VA 20541-1878
 T 703-448-0700
 F 703-448-0714

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURES
 Davis, Carter, Scott Ltd
 4570 International Drive, Suite 508, McLean, Virginia, 22102 ■ 703.558.8275
 885 7/Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2300

CONCEPTUAL AND FINAL DEVELOPMENT PLAN

PROJECT
 CDP / FDP / PCA
 ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

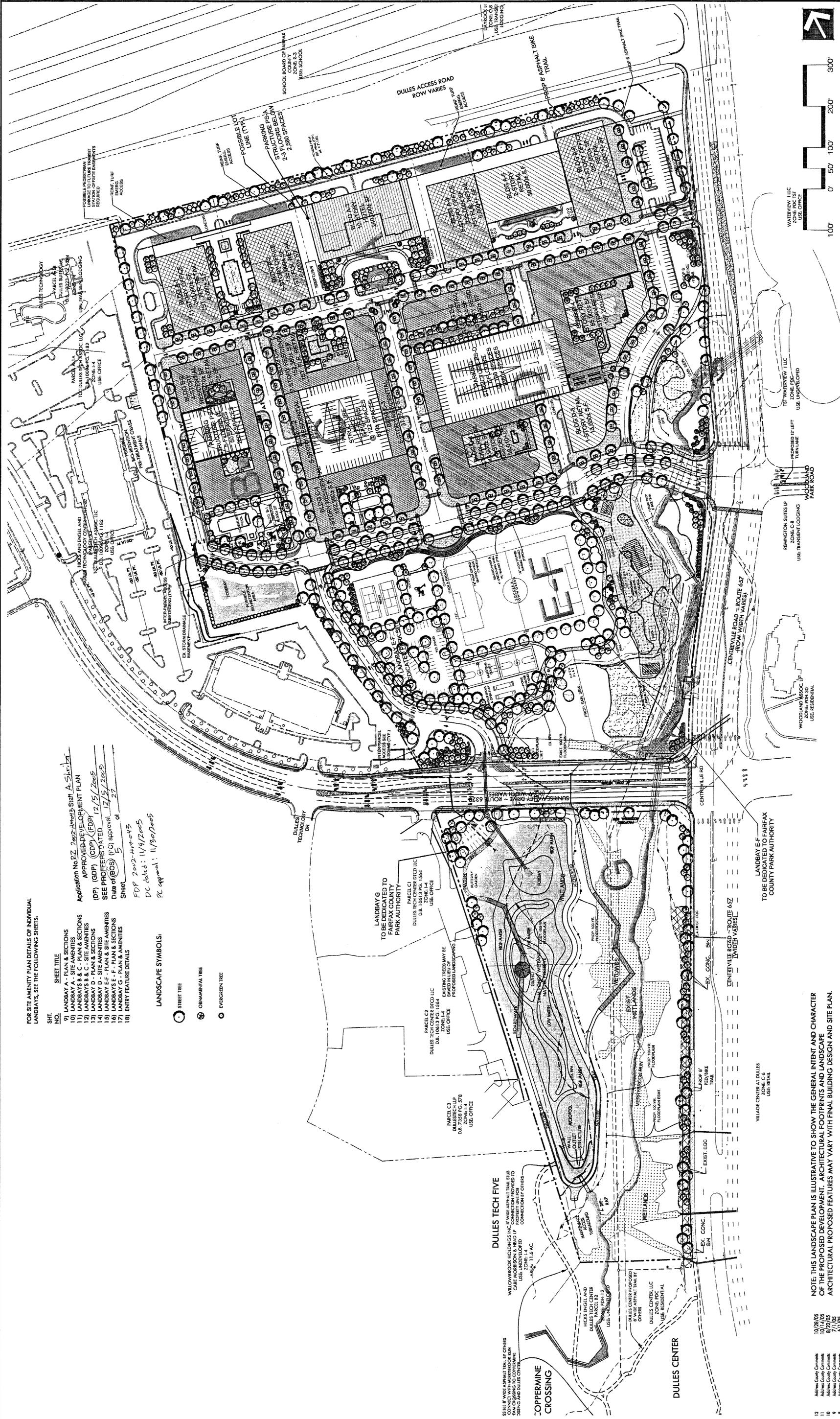
PROFESSIONAL SEAL
 A. Stierber
 DAVID H. STEIGER
 No. 89
 10-28-05
 14,105 CEN. 11/12/02

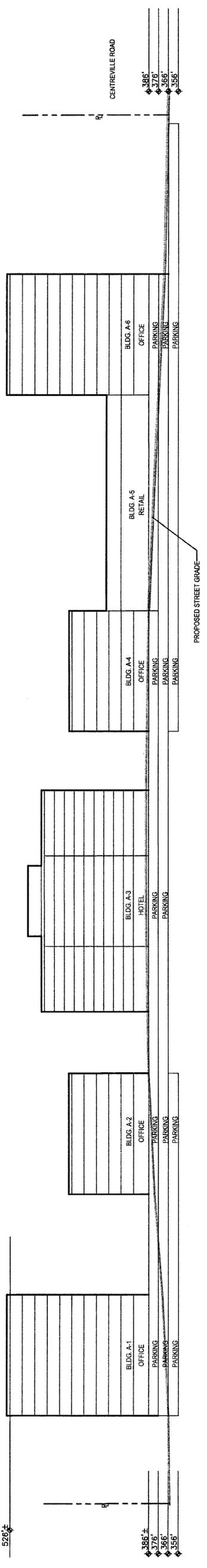
NO.	DESCRIPTION	DATE	REV'D	APP'D	DATE
17	Address County Comments	10/28/05			
16	Address County Comments	8/12/05			
15	Address County Comments	7/1/05			
14	Address County Comments	6/1/05			
6	Address County Comments	4/28/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submission - 1.83M SF	4/13/04			
2	Revised Submission - 2.77M SF	4/29/03			
1	Initial Submission - 3.5M SF	11/22/02			

- FOR SITE AMENITY PLAN DETAILS OF INDIVIDUAL LANDS, SEE THE FOLLOWING SHEETS:
- | SHT. | TITLE |
|------|-----------------------------------|
| 9 | LANDSBAY A - PLAN & SECTIONS |
| 10 | LANDSBAY A - SITE AMENITIES |
| 11 | LANDSBAYS B & C - PLAN & SECTIONS |
| 12 | LANDSBAYS B & C - SITE AMENITIES |
| 13 | LANDSBAY D - PLAN & SECTIONS |
| 14 | LANDSBAY D - SITE AMENITIES |
| 15 | LANDSBAY E - PLAN & SECTIONS |
| 16 | LANDSBAY E - SITE AMENITIES |
| 17 | LANDSBAY F - PLAN & SECTIONS |
| 18 | LANDSBAY F - SITE AMENITIES |

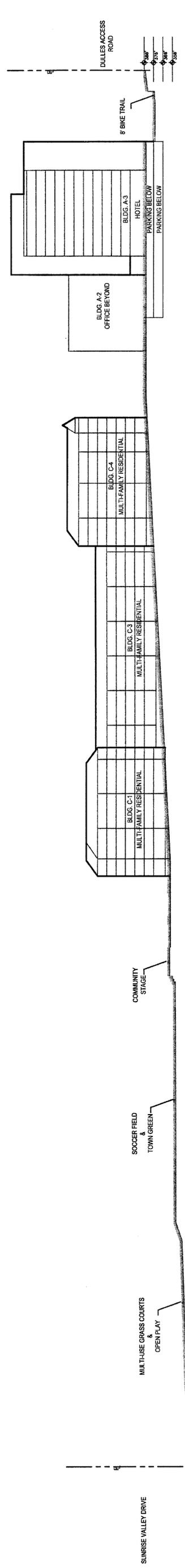
Application No. 02-2002-147-043
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONALS DATED 12/15/2005
 Date of (BOS) (1-C) approval 12/15/2005
 Sheet 5 of 27
 FDP 2002-147-043
 DC dated: 11/9/2005
 PC approval: 11/30/2005

- LANDSCAPE SYMBOLS:
- STREET TREE
 - ⊗ ORNAMENTAL TREE
 - EVERGREEN TREE





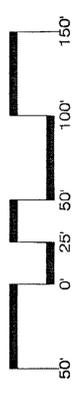
E-1 WEST-EAST CROSS SECTION ELEVATION LOOKING NORTH
SCALE: 1" = 50'



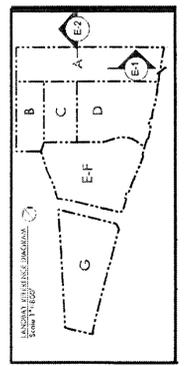
E-2 NORTH-SOUTH CROSS SECTION ELEVATION LOOKING WEST
SCALE: 1" = 50'

Application No. 22-2022-000123, Sheet A, S1, S2, S3
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSIONAL SEAL
 Date of (EOS) / (PC) Approval: 12/12/2005
 Sheet: 6 of 27
 FDP: 2002-4111111111
 DC dated: 11/1/2005
 PC approval: 11/30/2005

NOTE: THIS SECTION-ELEVATION REPRESENTS A CONCEPTUAL DESIGN SOLUTION TO PROVIDE UNDERGROUND PARKING. THE APPLICANT RESERVES THE RIGHT TO PROVIDE STRUCTURED PARKING IN THE LOWER LEVELS OF THE BUILDINGS SUBJECT TO REVISIONS BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1" = 50'
SHEET	6 OF 27	FILE NO.	09752-2-4



PHR+A
 Patton Harris Rust & Associates, P.C.
 Engineers, Surveyors, Planners, Landscape Architects.
 14532 Lee Road
 Chantilly, VA 20151-1079
 T 703.448.6700
 F 703.448.6714

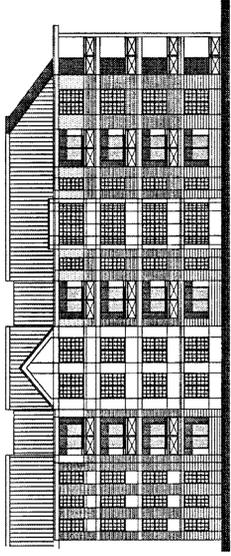
DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott Ltd
 1679 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.462.2300

SITE CROSS-SECTIONS

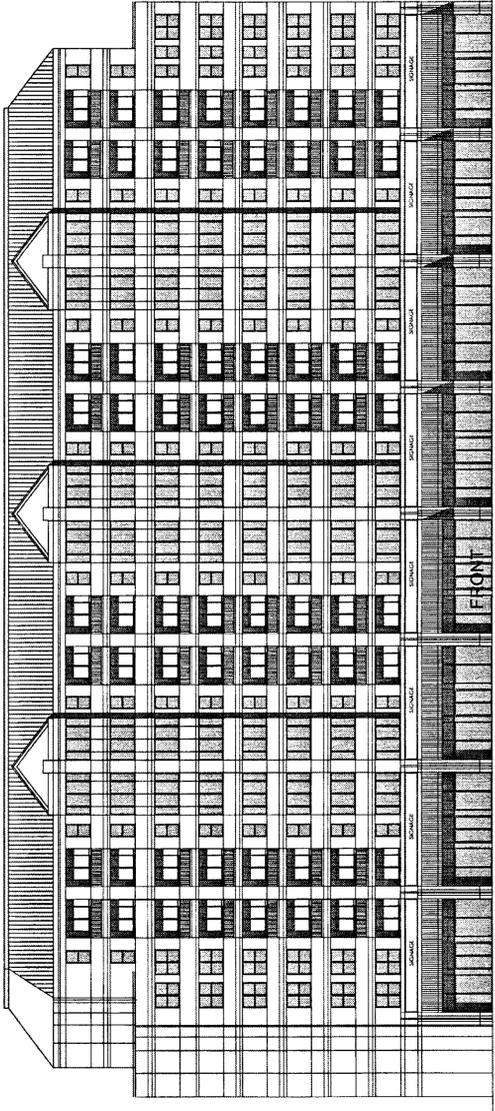
PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL
 DAVID H. STEIGER
 No. 69
 10-28-05
 CERTIFIED ARCHITECT

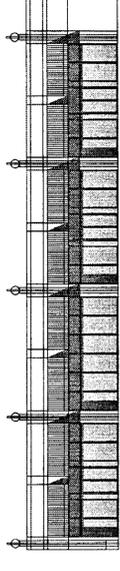
NO.	DESCRIPTION	DATE	REVSD	REVWD	APPVD	DATE
12	Address County Comments	10/28/05				
11	Address County Comments	10/14/05				
10	Address County Comments	9/22/05				
8	Address County Comments	6/17/05				
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submission - 183A, SF	4/13/04				
2	Revised Submission - 277A, SF	4/23/03				
1	Initial Submission - 250A, SF	1/12/02				



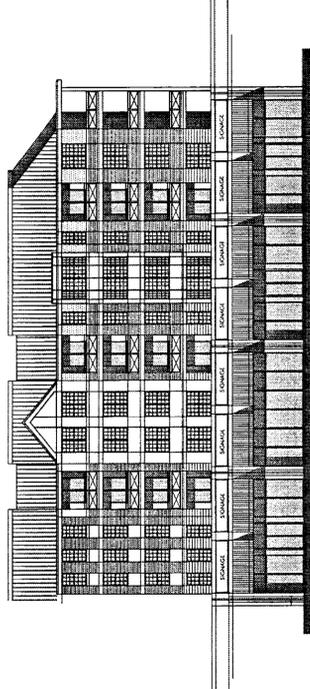
1 MULTI-FAMILY RESIDENTIAL Landbay C
SCALE: 1" = 20'-0"



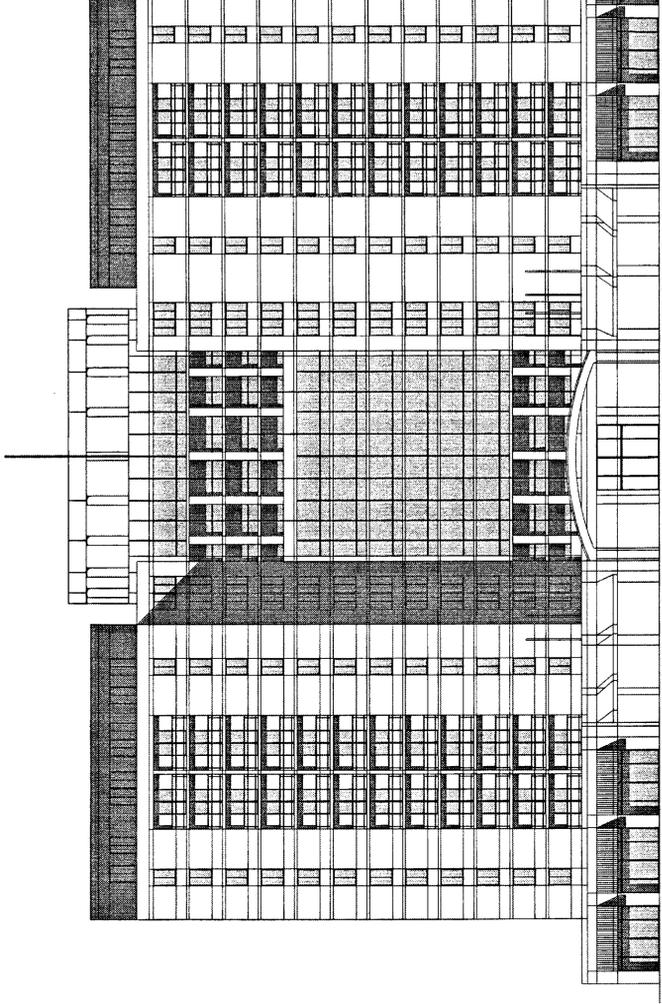
2 RETAIL AND MID-RISE MULTI-FAMILY RESIDENTIAL - Landbay D
SCALE: 1" = 20'-0"



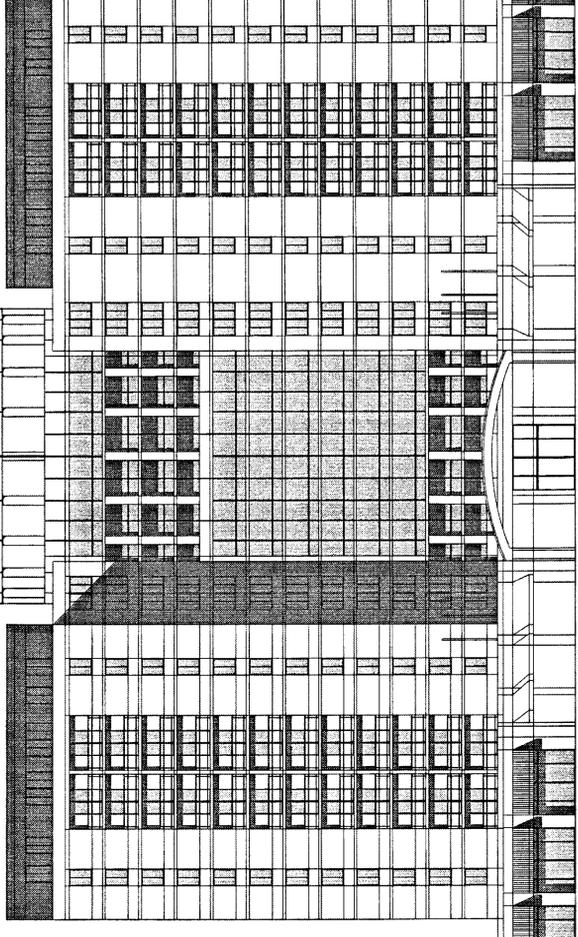
3 RETAIL - Landbay D
SCALE: 1" = 20'-0"



4 RETAIL AND MULTI-FAMILY RESIDENTIAL Landbay D
SCALE: 1" = 20'-0"



5 OFFICE - Landbay A
SCALE: 1" = 20'-0"



6 HOTEL - Landbay A
SCALE: 1" = 20'-0"

12	Address County Comments	10/28/05			
11	Address County Comments	10/14/05			
10	Address County Comments	8/22/05			
8	Address County Comments	6/11/05			

NO.	DESCRIPTION	DATE	RESD	REWD	APRD	DATE

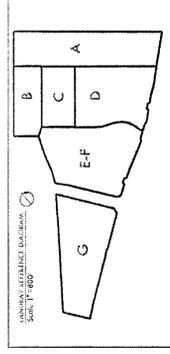


PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
TYPICAL BUILDING
ELEVATIONS

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.536.9275
805 Tjonneth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2900

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Architects
PHRA
14532 Lee Road
Chesley, VA 20151-1679
T 703.446.0100
F 703.446.6714

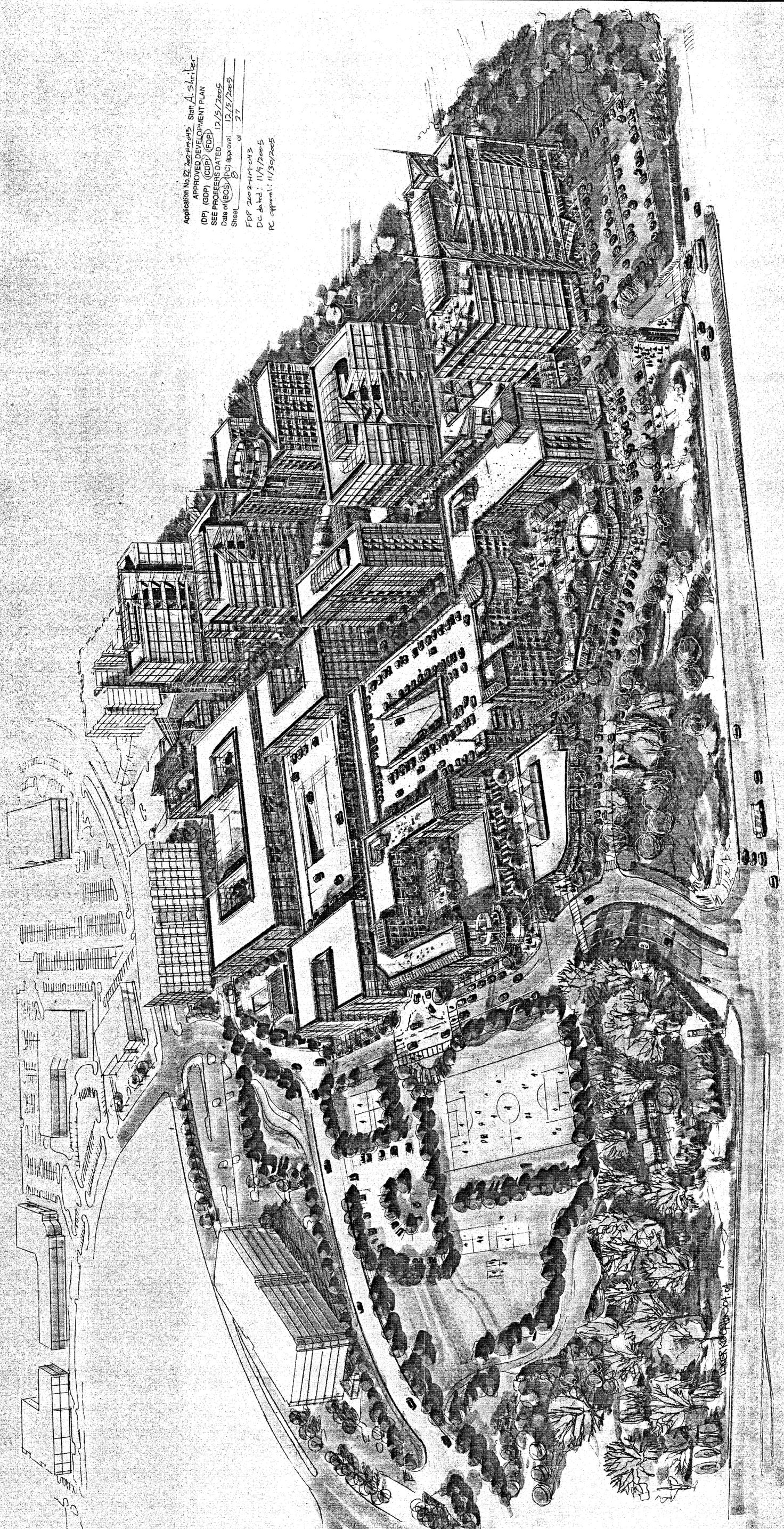


DESIGN	REL	PHR+A
DRAWN	REL	DATE June 3, 2002
CHECKED	DHS	SCALE 1" = 20'-0"
SHEET	7 OF 27	FILE NO. 09752-2-4

Application No. 22-2002-001-043, Sheet A-54-1-1
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP)
SEE PROFESSIONALS DATED 12/5/2005
Date of (BOS) (PC) approval 12/5/2005
Sheet 7 of 27
PPF 2002-001-043
DC 0044: 11/9/2005
PC approval: 11/30/2005

CG PLAN

Application No. E2-2002-111-043 Staff: A. S. Harris, P.E.
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP)
 SEE PROCEEDS DATED 12/5/2005
 Date of (BO) (BO) approval: 12/5/2005
 Sheet 8 of 27
 FDP 2002-111-043
 DC dated: 11/9/2005
 PC approval: 11/30/2005



NOTE: THIS RENDERING IS ILLUSTRATIVE TO SHOW THE GENERAL INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL PROPOSED FEATURES MAY VARY WITH FINAL BUILDING DESIGN AND SITE PLAN.

12	Address City Comments	10/28/05					
11	Address County Comments	10/27/05					
10	Address County Comments	9/27/05					
9	Address County Comments	7/1/05					
8	Address County Comments	6/1/05					

NO.	DESCRIPTION	DATE	REVSD	REVWD	APRVD	DATE

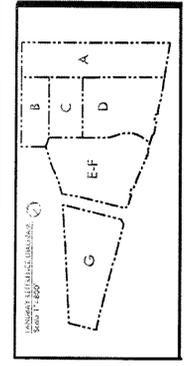
PROFESSIONAL SEAL
 SEAL OF THE PROFESSION
 DAVID H. STERGLER
 No. 69
 10-28-05
 CERTIFIED LANDSCAPE ARCHITECT

PROJECT
 CDP / FDP / PCA
 ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

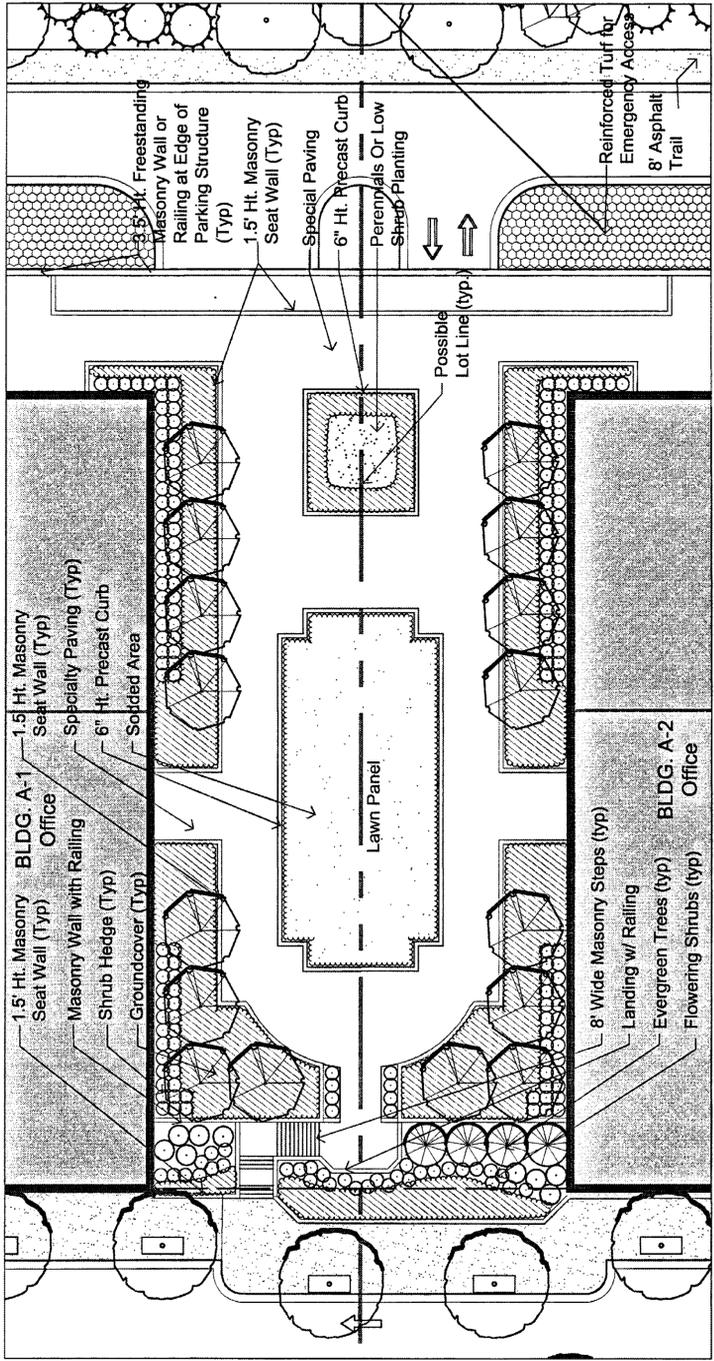
TITLE
 ILLUSTRATIVE
 PERSPECTIVE

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott, Ltd
 1674 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 885 Fifteenth Street, N.W., Suite 1106, Washington, D.C. 20005 ■ 202.682.2300

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703.449.6700
 F 703.449.6714

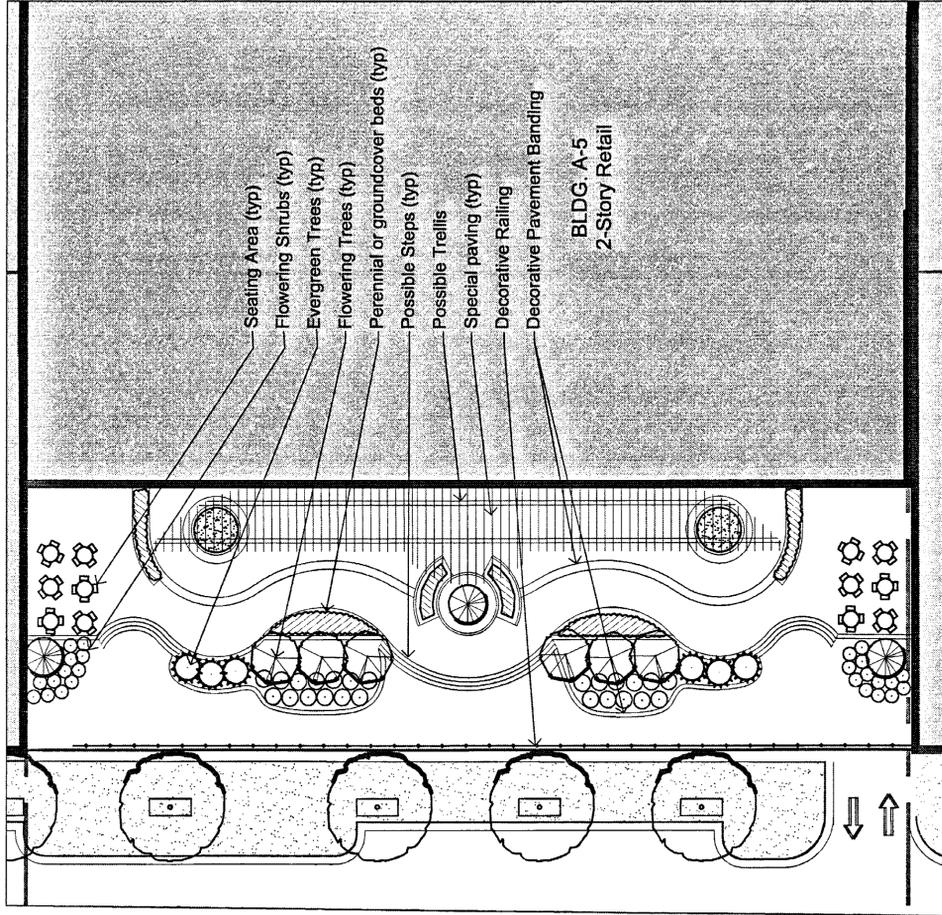


DESIGN	SURVEY	PHR+A
DRAWN	REL	June 3, 2002
CHECKED	DHS	SCALE
SHEET	8 OF 27	FILE NO. 09752-2-4



1 OPEN SPACE AT OFFICE BUILDINGS:
PLAN DETAIL

SCALE: 1" = 20'



The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end users.

NO.	DESCRIPTION	DATE	REVISED	BY/VD	DATE
12	Address County Comments	10/26/05			
11	Address County Comments	8/27/05			
10	Address County Comments	7/17/05			
9	Address County Comments	7/11/05			
8	Address County Comments	6/1/05			

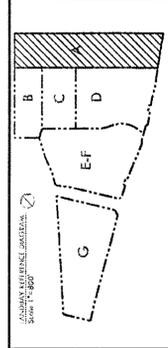


PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

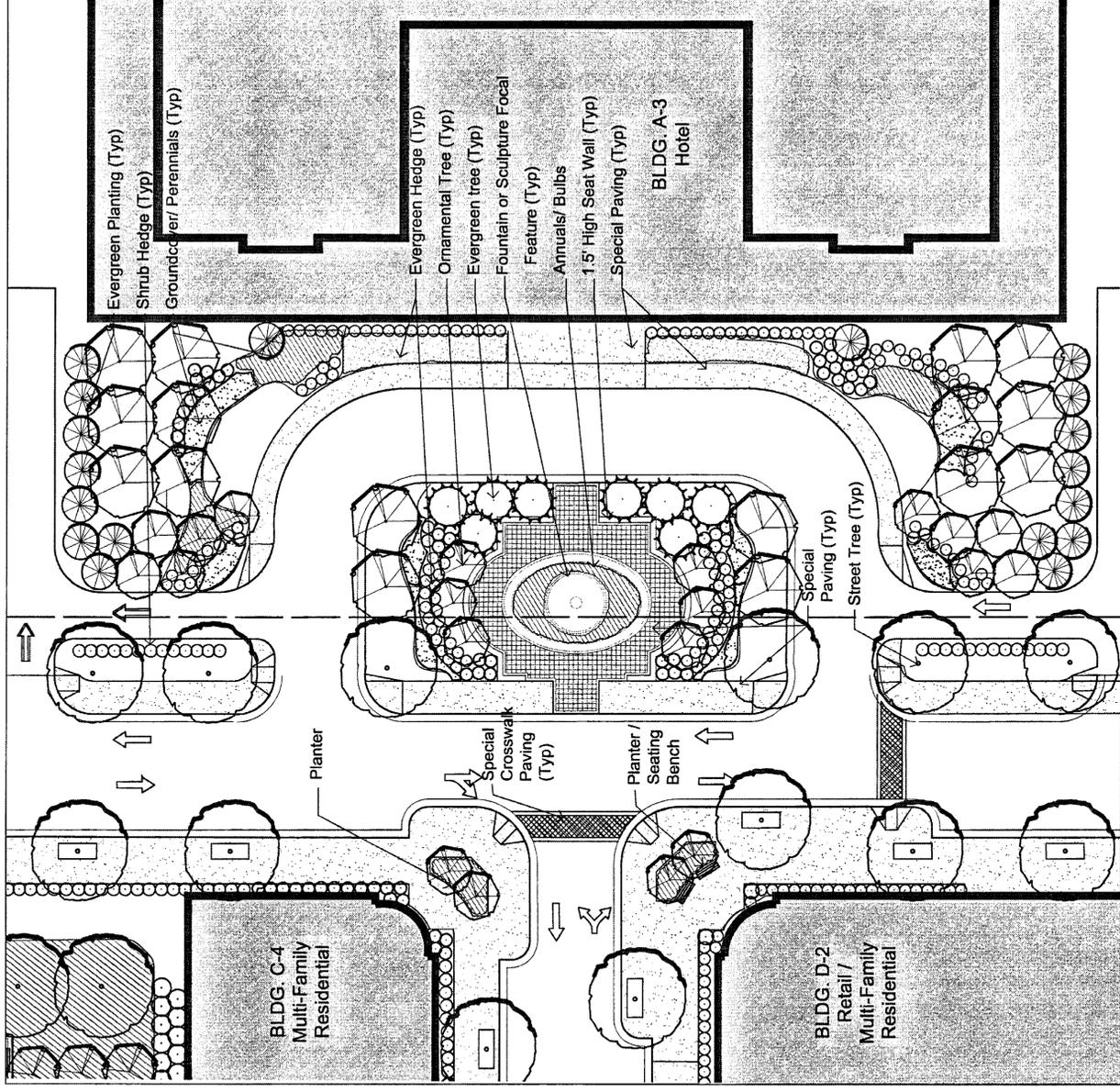
TITLE
**LANDBAY A
SITE AMENITIES**

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Dennis, Carter, Scott, Ltd
1674 International Drive, Suite 500, McLean, Virginia, 22102 ■ 703.556.9275
805 Fiferbrook Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2300

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1679
F 703.446.6700
F 703.446.6714



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1"=20'
SHEET	10 OF 27	FILE NO.	09752-2-4



2 LANDSCAPE AMENITY AT HOTEL ENTRANCE:
PLAN DETAIL

SCALE: 1" = 20'

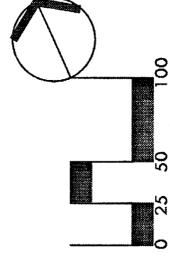
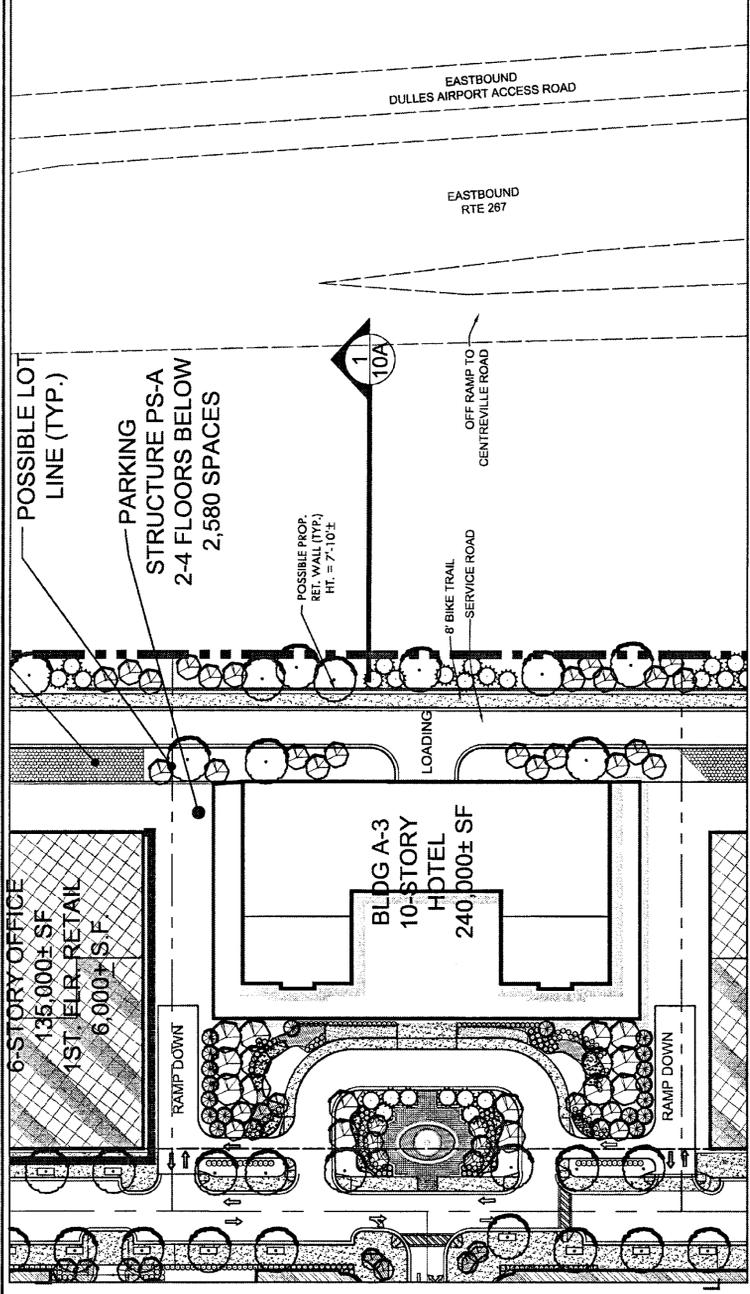
Application No. 22-2002-00125 Start: A. S. 4/1/02
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFESSIONAL SEAL
Date of (BOS) (PC) approval: 12/25/2005
Sheet: 10 of 27
FDP 2002-HMR-043
DC dated: 11/9/2005
PC approval: 11/30/2005



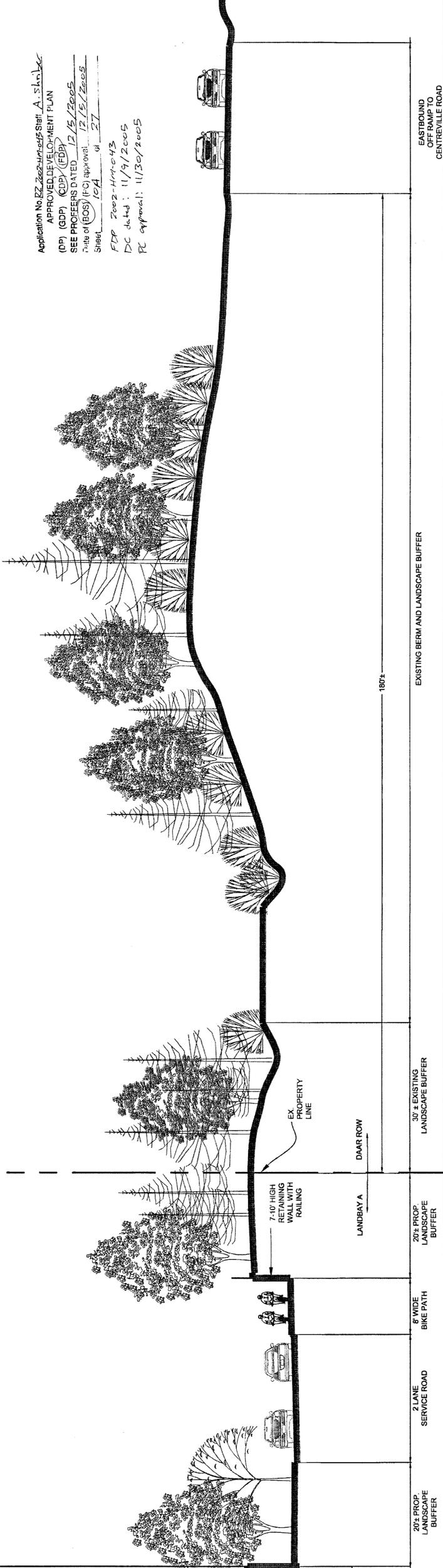
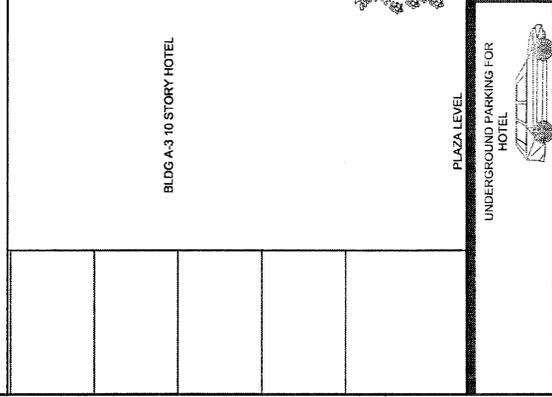
3 OPEN SPACE AT RETAIL: PLAN DETAIL
SCALE: 1" = 20'

NO.	DESCRIPTION	DATE	REVISED	BY/VD	DATE
7	Address County Comments	4/29/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submittal 1.82M SF	4/15/04			
2	Revised Submittal 2.27M SF	4/25/03			
1	Initial Submittal 2.56M SF	11/22/02			

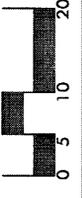
NO.	DESCRIPTION	DATE	REVISED	BY/VD	DATE
7	Address County Comments	4/29/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submittal 1.82M SF	4/15/04			
2	Revised Submittal 2.27M SF	4/25/03			
1	Initial Submittal 2.56M SF	11/22/02			



PLAN AT DULLES TOLL ROAD



Application No. EZ-2002-HM-043
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP)
 SEE PROFESSIONAL DATED 12/15/2005
 Date of (BOS) (FC) approval: 12/15/2005
 Sheet 10A of 27
 FDP 2002-HM-043
 DC dated: 11/19/2005
 PC approval: 11/30/2005



SECTION AT DULLES TOLL ROAD



NO.	DESCRIPTION	DATE	REV'D	REV'D	APPR'D	DATE
12	Address County Comments	10/28/05				
11	Address County Comments	10/27/05				
10	Address County Comments	7/1/05				
9	Address County Comments	6/1/05				
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submittal - 1.8M SF	4/13/04				
2	Revised Submittal - 2.7M SF	4/25/03				
1	Revised Submittal - 2.5M SF	11/22/02				

DESIGN	SURVEY	PHR+A
DRAWN	REL	DATE
CHECKED	DHS	SCALE
SHEET	10A	OF 27
		FILE NO. 09752-2-4

PROFESSIONAL SEAL
 DAVID H. STRICKLER
 No. 689
 10-28-05
 CIVIL ENGINEER

PROJECT
 CDP / FDP / PCA
 ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

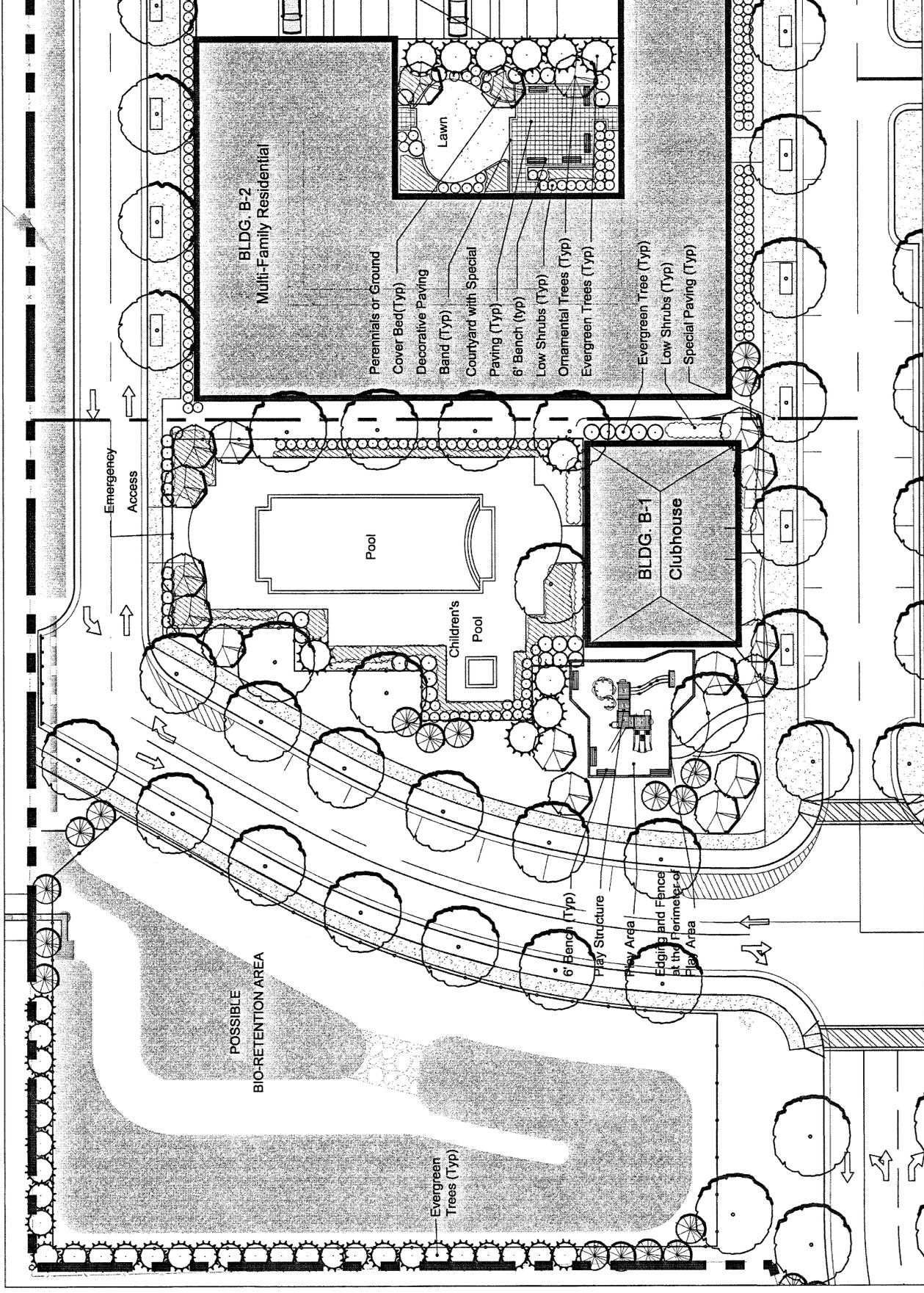
TITLE
 LANDBAY A
 PLAN AND SECTION AT
 DULLES TOLL ROAD

PAITON HARRIS RUST & ASSOCIATES, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1679
 703-556-9700
 F 703-449-6714

DESIGN
 DRAWN
 CHECKED
 SHEET

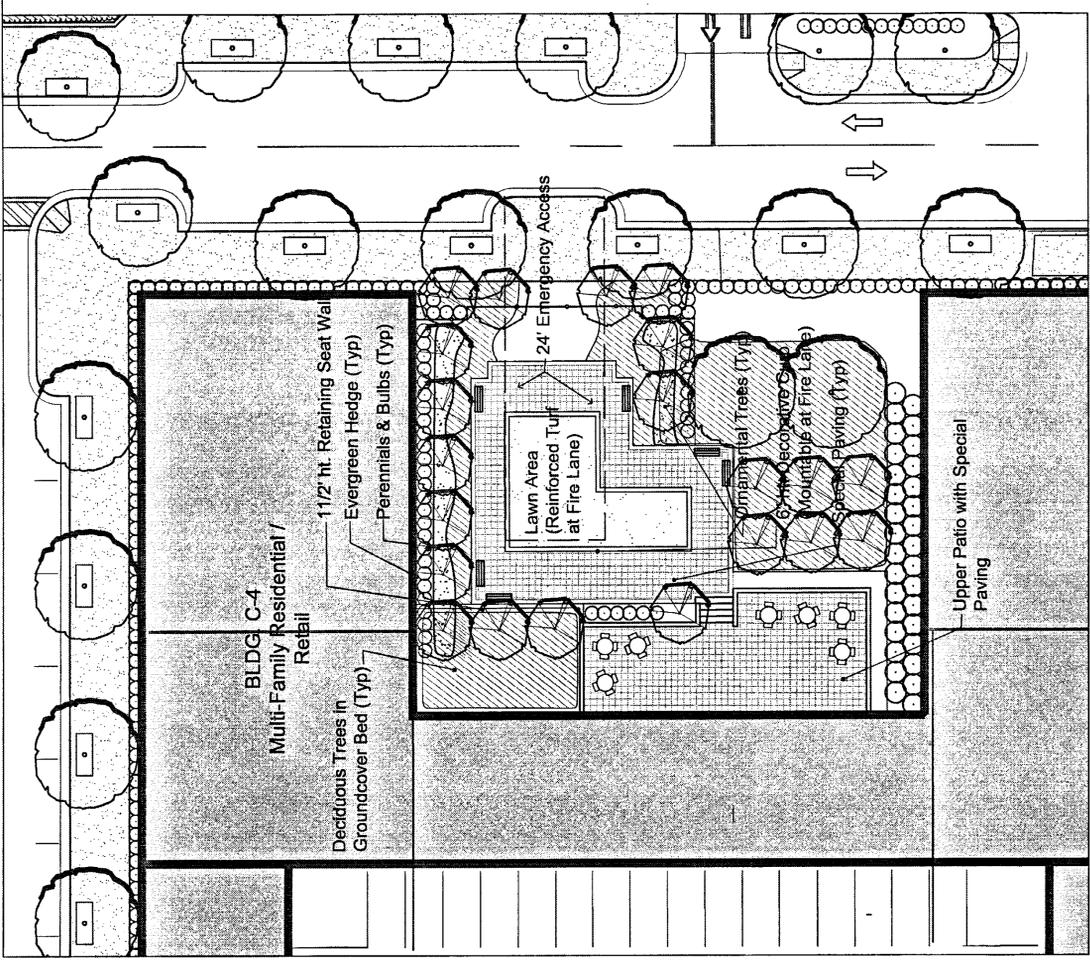
The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end users.

Application No. 2002-117058-18
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (GDP) (GDP)
 SEE PROFESSIONALS DATED 12/15/2005
 Date of (BOS) (PC) approval 12/15/2005
 Sheet 12 of 27
 FDP 2002-117058-18
 DC 2002-117058-18
 PC approval: 11/15/2005



1 CLUBHOUSE/ RECREATION AMENITY: LANDBAY B

SCALE: 1" = 20'



2 MULTI-FAMILY RESIDENTIAL COURTYARD EAST: DETAIL PLAN

SCALE: 1" = 20'

NO.	DESCRIPTION	DATE	REV'D	REV'D	APRD	DATE
12	Address County Comments	10/28/05				
11	Address County Comments	10/7/05				
10	Address County Comments	9/27/05				
9	Address County Comments	6/7/05				
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submission - ERM SF	4/13/04				
2	Revised Submission - ERM SF	4/25/03				
1	Revised Submission - ERM SF	11/22/02				

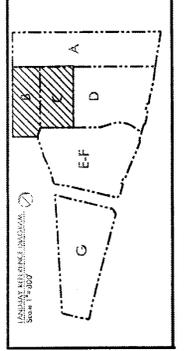


PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

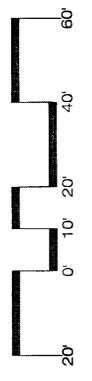
TITLE
LANDBAYS B AND C
SITE AMENITIES

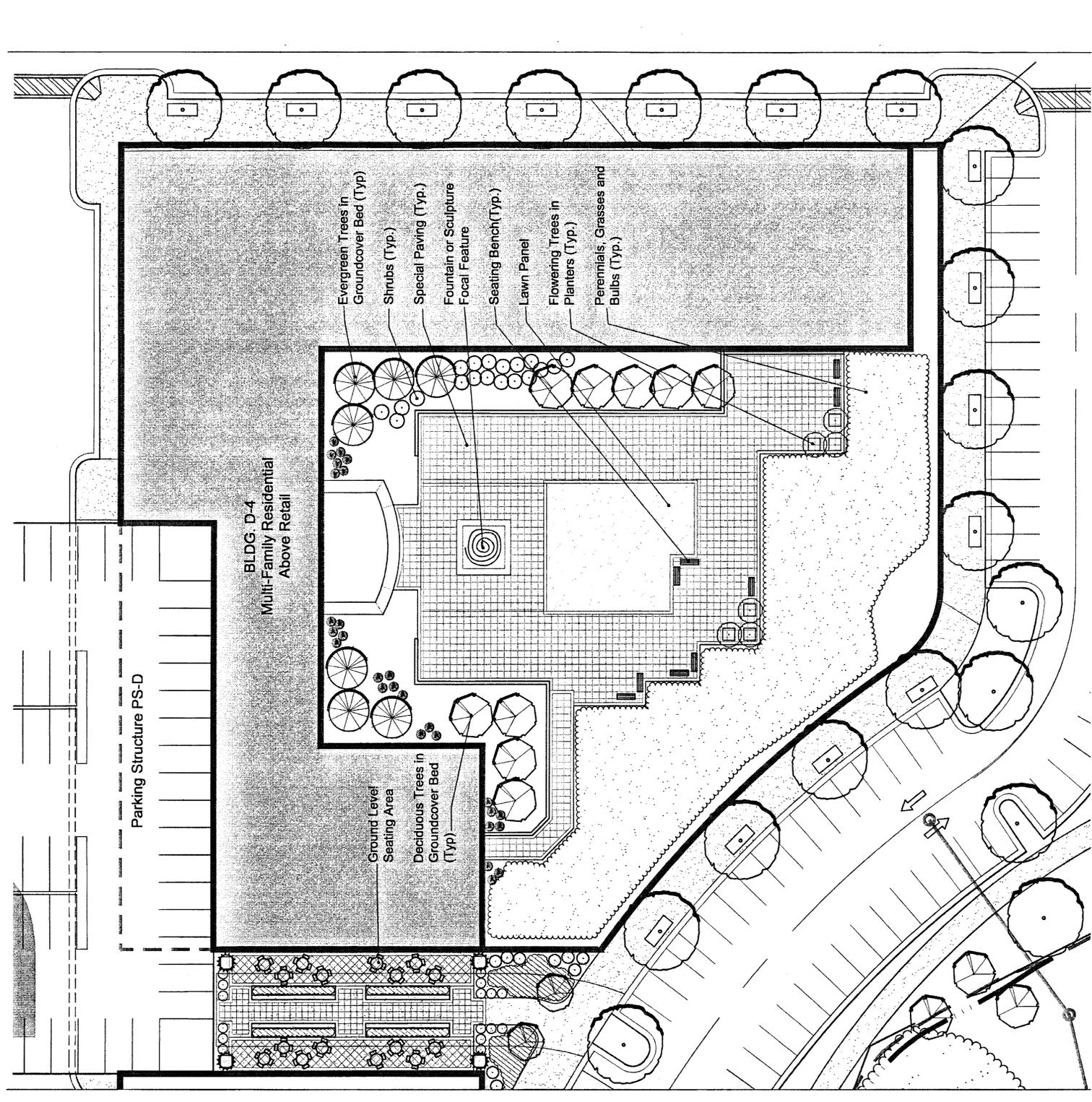
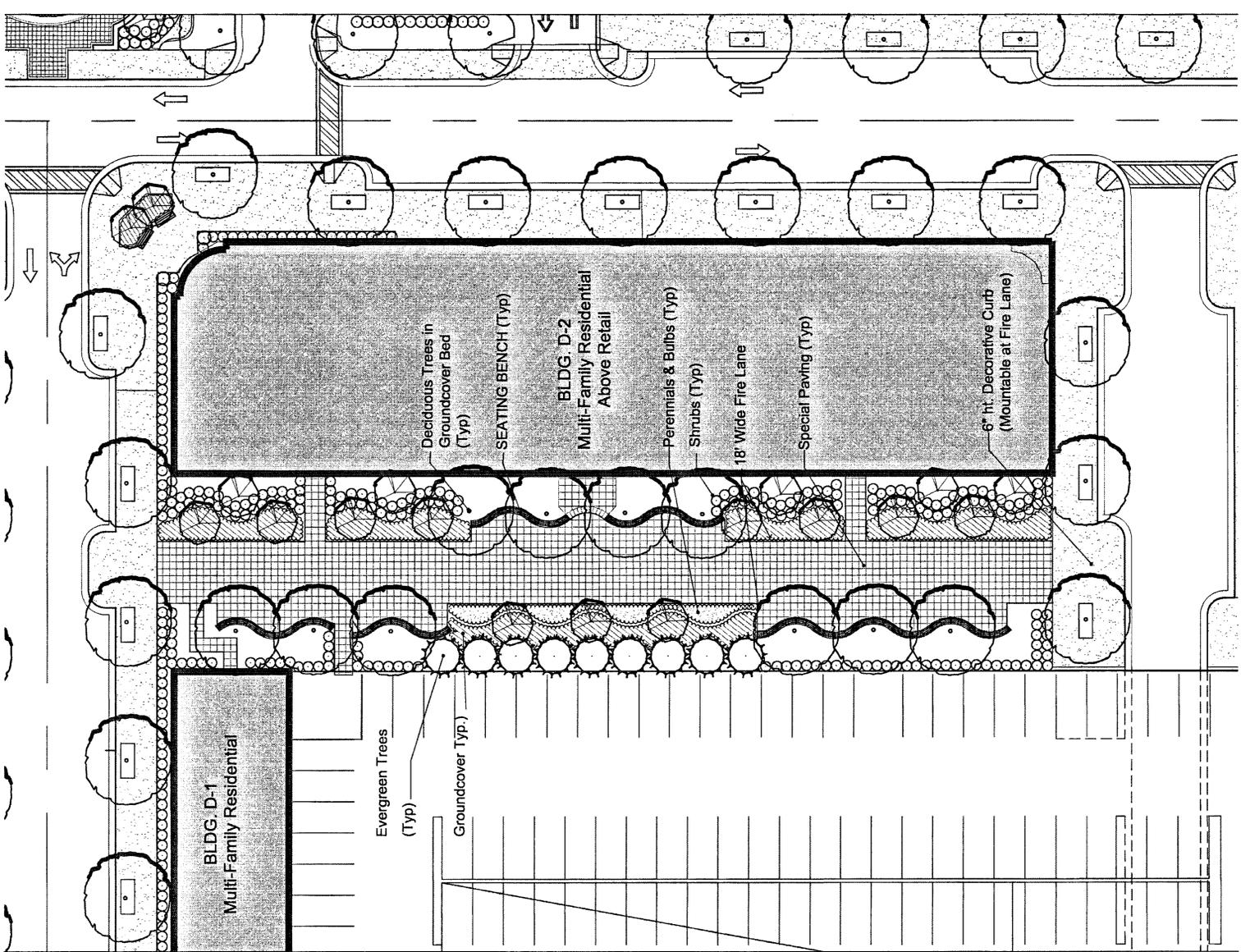
DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Denis Carter, Scott Ltd
 1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 868 Pijunath Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2100

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 14532 Lee Road
 Chantilly, VA 20151-1679
 703.448.6700
 F 703.448.6714



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	1" = 20'
SHEET	12 OF 27	FILE NO.	09752-2-4

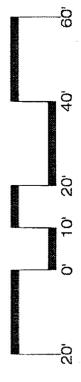




1 LANDBAY D: PEDESTRIAN PLAZA PLAN DETAIL
SCALE: 1" = 20'

2 LANDBAY D: ROOFTOP GARDEN / PLAZA PLAN DETAIL
SCALE: 1" = 20'

The landscape features show the general intent and character of the proposed development and may vary with final building design, site plan and/or possible marketing / trademark design features desired by the end users.



Application No. 12-2002-0005 Staff: A. S. L. B. C.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (GDP) (FDP)
SEE PROFESSIONAL SEAL
DATE OF (BOS) (PC) APPROVAL: 12/15/2005
Sheet: 14 of 27
Date: 10/28/05
Drawn by: J. B. C. / J. B. C.
Checked by: J. B. C. / J. B. C.
PC approval: 11/20/2005

1 LANDBAY D: PEDESTRIAN PLAZA PLAN DETAIL
SCALE: 1" = 20'

Address County Comments
10/14/05
7/1/05
6/1/05

NO.	DESCRIPTION	DATE	REVISED	BY/VD	APP'D	DATE
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submission - 2.8M SF	4/13/04				
2	Revised Submission - 2.7M SF	4/25/03				
1	Initial Submission - 2.5M SF	11/22/02				

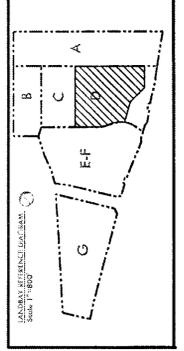
PROFESSIONAL SEAL
DAVID H. STEIGER
No. 69
10-28-05
CERTIFIED IN THE STATE OF VIRGINIA

PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

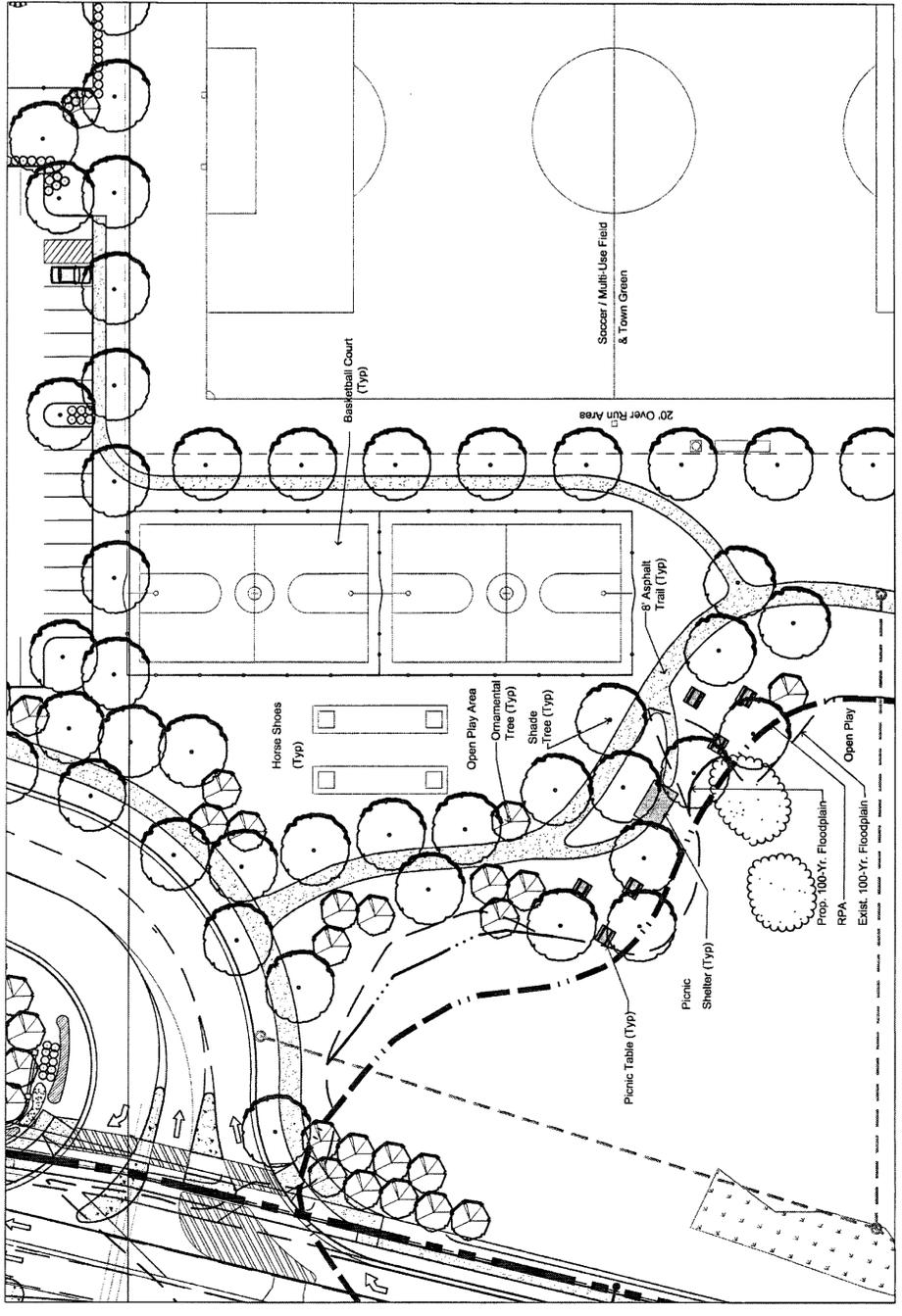
TITLE
LANDBAY D
SITE AMENITIES

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
1676 International Drive, Suite 506, McLean, Virginia 22102 ■ 703.556.9275
808 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2900
Dennis Carter, Scott Ltd

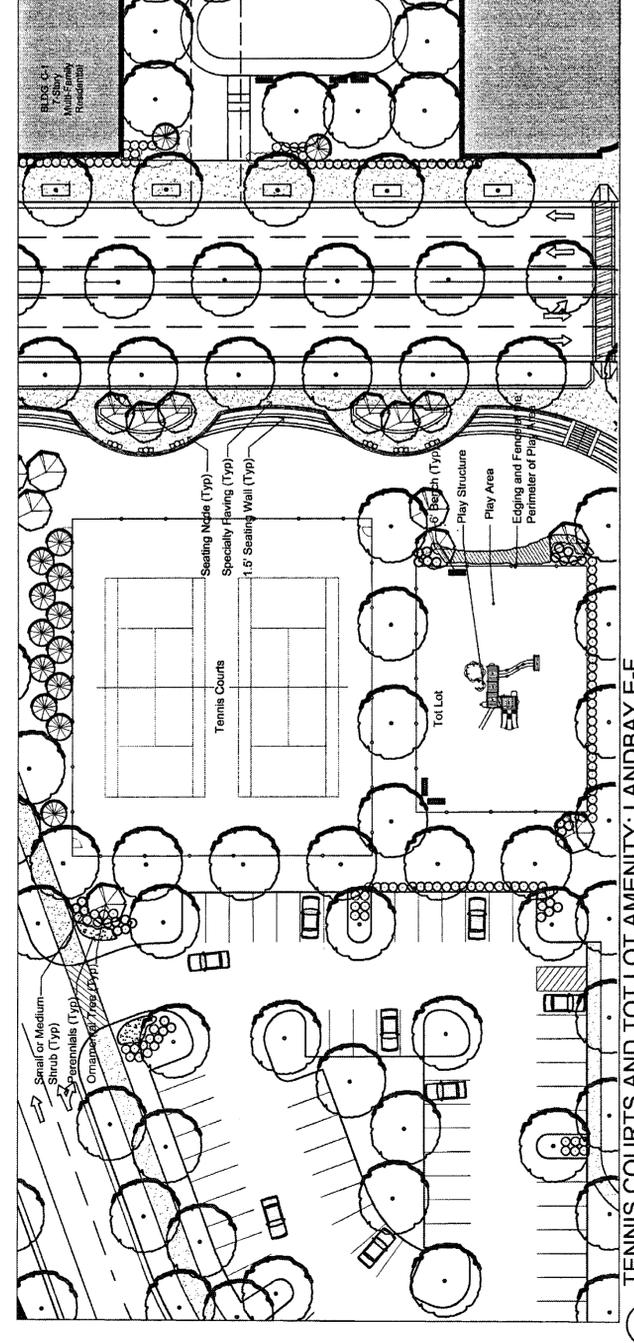
Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects
14532 Lee Road
Chantilly, VA 20151-1678
T 703.446.8700
F 703.446.8714
PHRA



DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	14 OF 27	FILE NO.	09752-2-4



1 PICNIC SHELTER AND RECREATION AREA AMENITY: LANDBAY E-F
SCALE: 1" = 30'

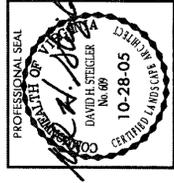


3 TENNIS COURTS AND TOT LOT AMENITY: LANDBAY E-F
SCALE: 1" = 30'



4 LANDBAY E - F: PLAN
SCALE: 1" = 50'

NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
7	Address County Comments	4/28/05			
6	Address County Comments	4/09/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submittal - RPA SF	4/13/04			
2	Revised Submittal - 2.27M SF	4/25/03			
1	Initial Submittal - 2.53M SF	11/22/02			

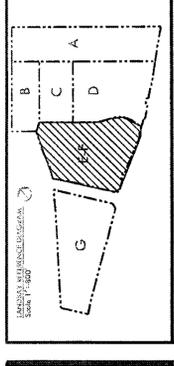


PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

TITLE
LANDBAY E - F
SITE AMENITIES

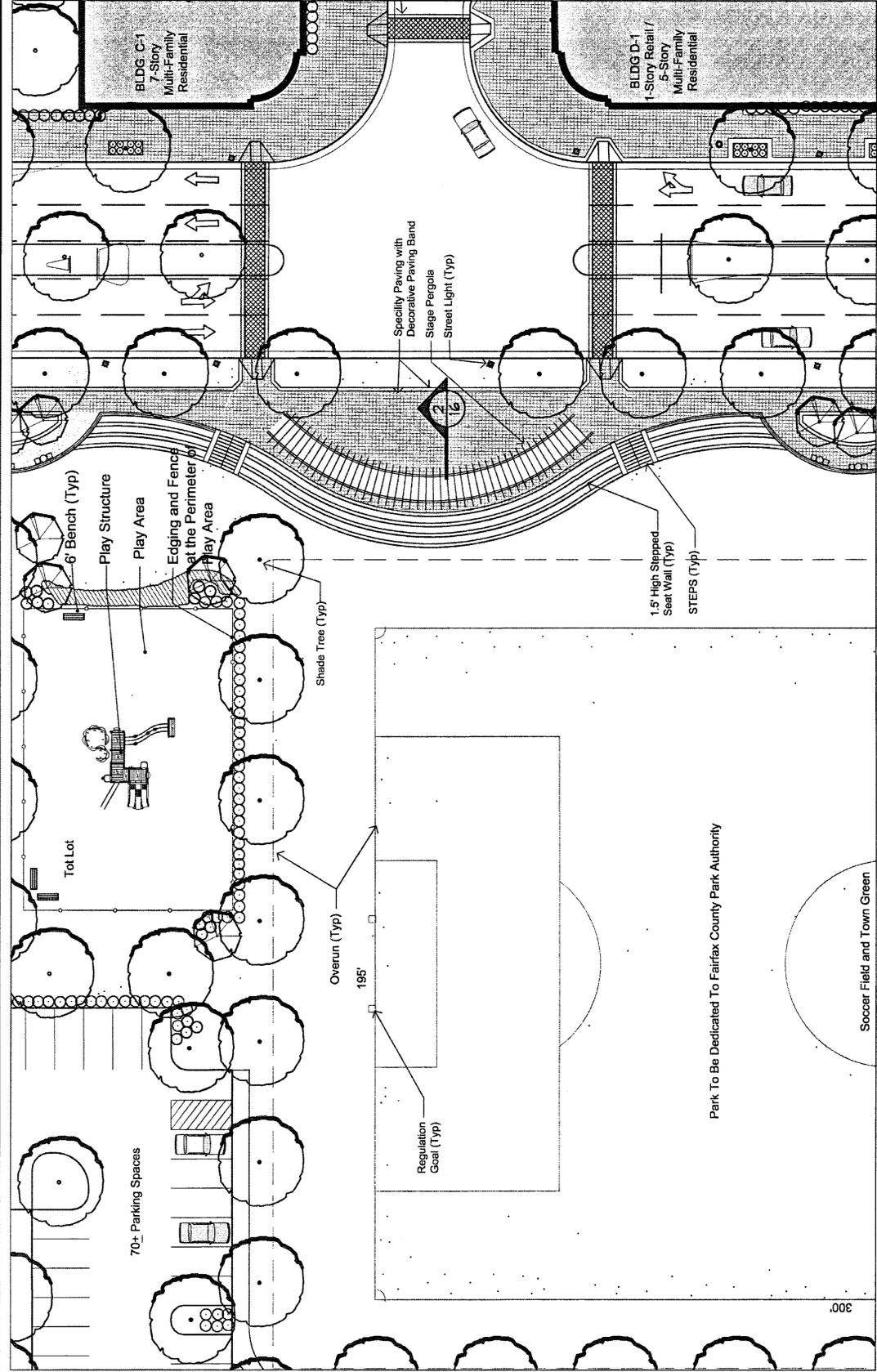
DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott, Ltd
1676 International Drive, Suite 500, McLean, Virginia, 22102 ■ 703.556.9275
605 Eppanoch Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 402.682.2300

Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1679
T 703.448.8700
F 703.448.8714

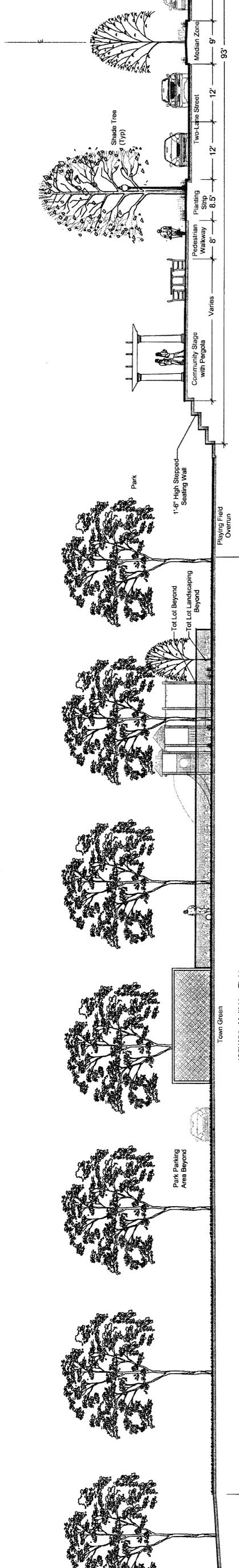
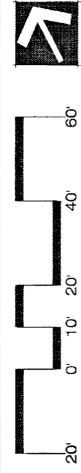


DESIGN REL	SURVEY	PHR+A
DRAWN REL <td>DATE</td> <td>June 3, 2002</td>	DATE	June 3, 2002
CHECKED DHS <td>SCALE</td> <td>AS SHOWN</td>	SCALE	AS SHOWN
SHEET 15 OF 27	FILE NO.	09752-2-4

CO. PLAN



1 LANDBAY E-F: PLAN
SCALE: 1" = 20'

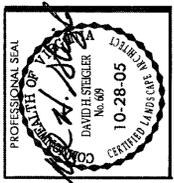


2 PARK - COMMUNITY STAGE: SECTION
SCALE: 1" = 10'

Application No. IZ-2004-01-015 Sign: A. S. S. S. S.
APPROVED DEVELOPMENT PLAN
(DP) (GDP) (CDP) (FDP)
SEE PROFFERS DATED 12/5/2005
Date of (BOS) (FC) approval 12/5/2005
Sheet 16 of 27

12	Address County Comments	10/28/05							
11	Address County Comments	10/14/05							
10	Address County Comments	8/22/05							
9	Address County Comments	6/7/05							

NO.	DESCRIPTION	DATE	REVSD	REVWD	APRVD	DATE
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Revised Submission - 183N SF	4/13/04				
2	Revised Submission - 227N SF	4/25/03				
1	Initial Submission - 234N SF	11/22/02				

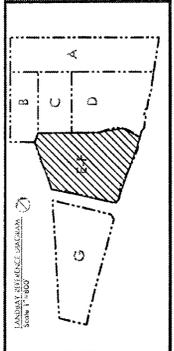


PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

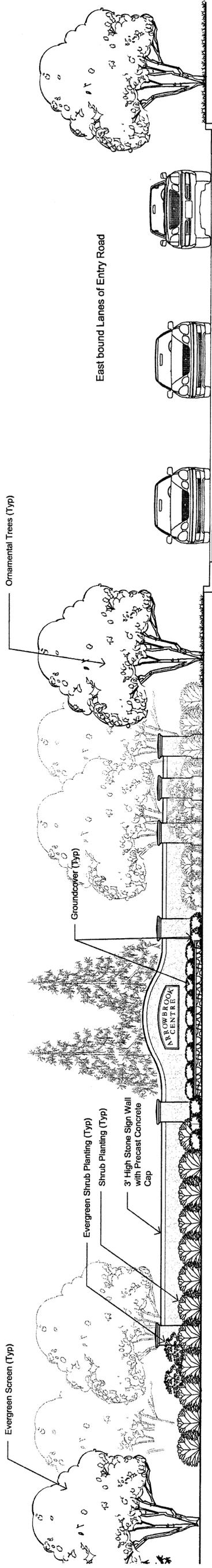
TITLE
LANDBAY E-F
PLAN AND SECTION

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Davis, Carter, Scott, Ltd
1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
805 Fifermark Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2300

Patton Harris Rust & Associates, p.c.
Engineers, Surveyors, Planners, Landscape Architects.
14532 Lee Road
Chantilly, VA 20151-1878
T 703.448.8700
F 703.448.8714

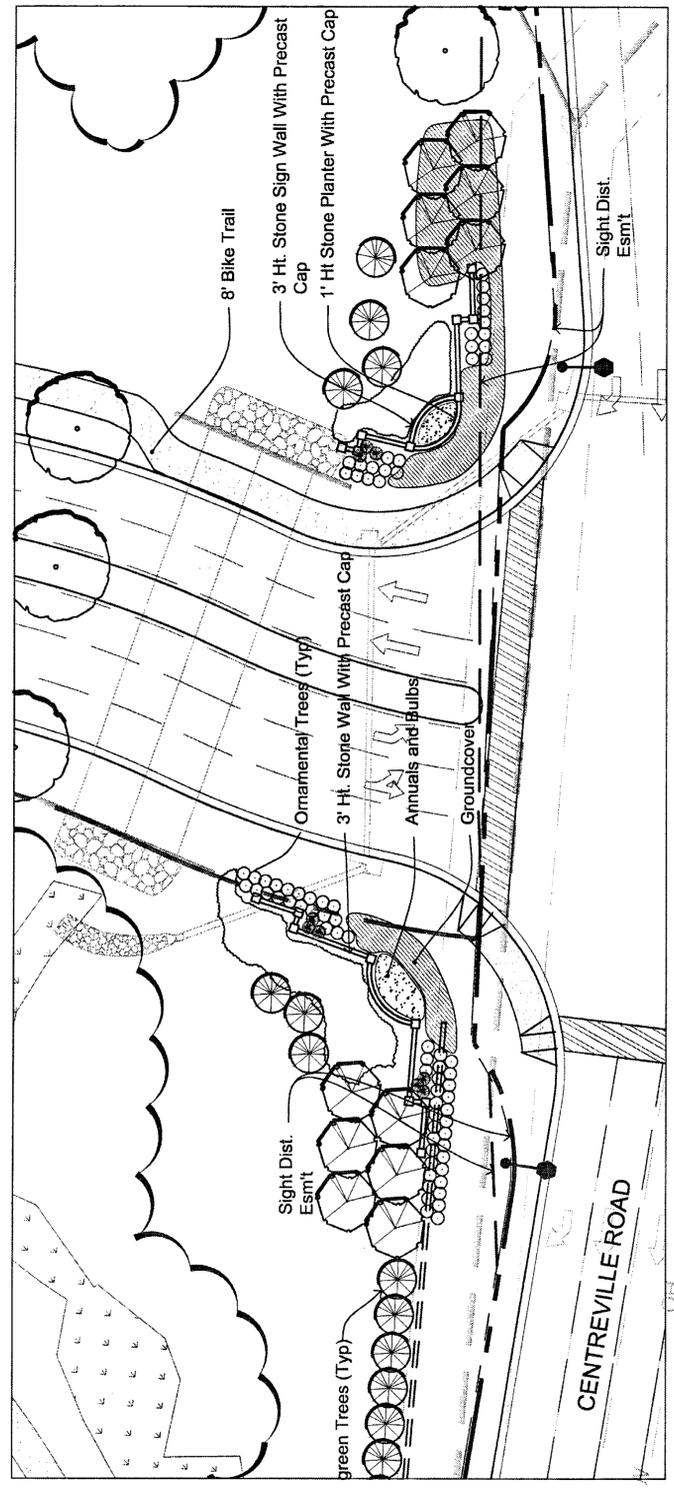


DESIGN	REL	SURVEY	PHR+A
DRAWN	REL	DATE	June 3, 2002
CHECKED	DHS	SCALE	AS SHOWN
SHEET	16	OF	27
FILE NO.	09752-2-4		

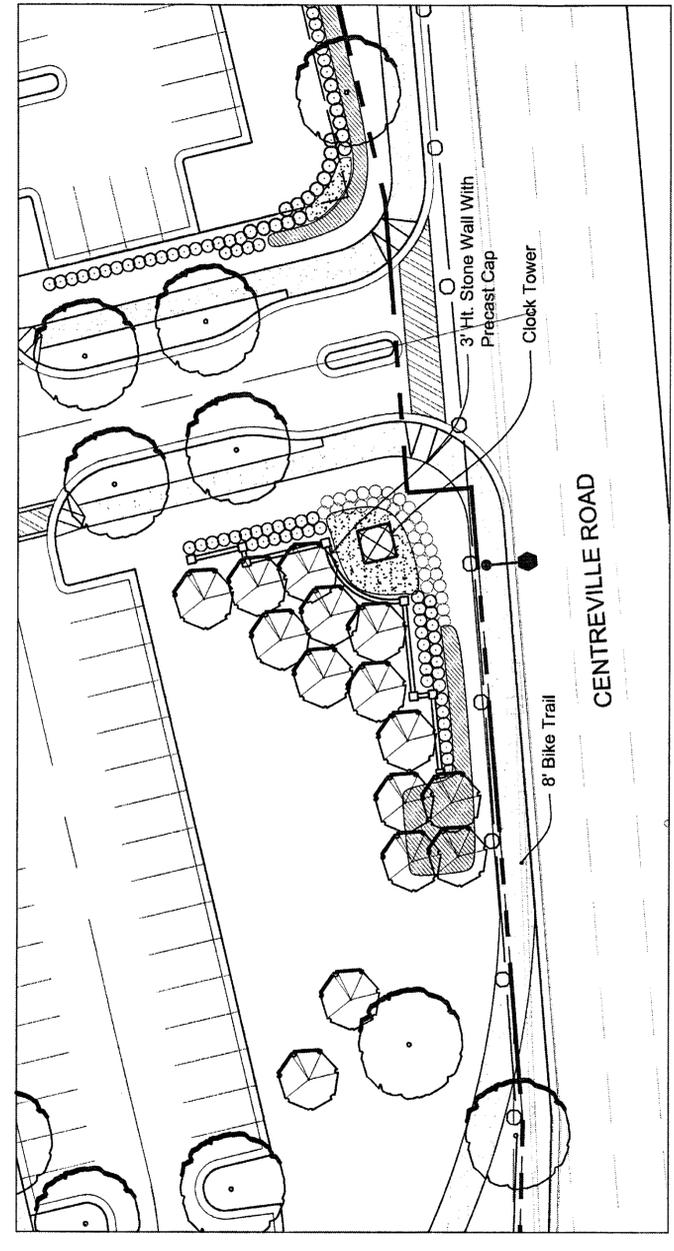


1 ELEVATION OF ENTRANCE WALL
SCALE: 1/4" = 1'-0"

Application No. 02-2002-111-043
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFFERS DATED 12/15/2005
 Date of (BOS) (PC) approval 12/15/2005
 Sheet 18 of 27
 FOR 2002-111-043
 DC dated: 11/7/2005
 RE approval: 11/30/2005



2 ENTRANCE DETAIL PLAN
SCALE: 1" = 20'



3 CENTREVILLE ROAD STREETSCAPE AT NORTHEASTERN PORTION OF SITE
SCALE: 1" = 20'

12	Address County Comments	10/29/05			
11	Address County Comments	10/14/05			
10	Address County Comments	9/14/05			
9	Address County Comments	7/17/05			
8	Address County Comments	6/17/05			

NO.	DESCRIPTION	DATE	REVSD	REVWD	DATE
7	Address County Comments	4/29/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submittal-1.82M SF	4/15/04			
2	Revised Submittal-2.27M SF	4/25/03			
1	Initial Submittal-2.56M SF	11/22/02			

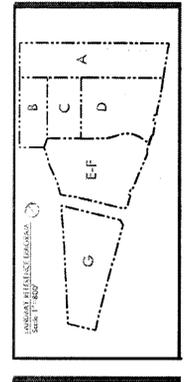
PROFESSIONAL SEAL
 HEALTH OF THE PEOPLE
 DAVID H. STEIGLER
 No. 69
 10-28-05
 LANDSCAPE ARCHITECT

PROJECT
 CDP / FDP / PCA
 ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

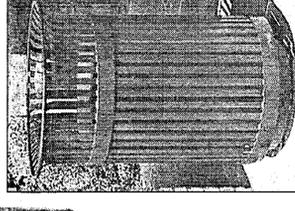
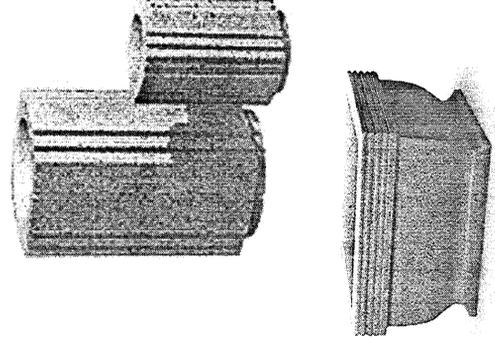
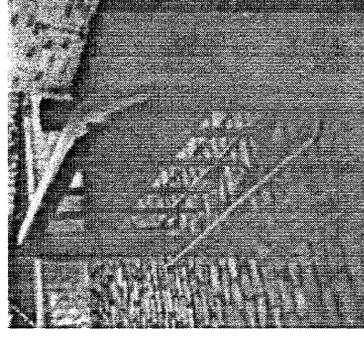
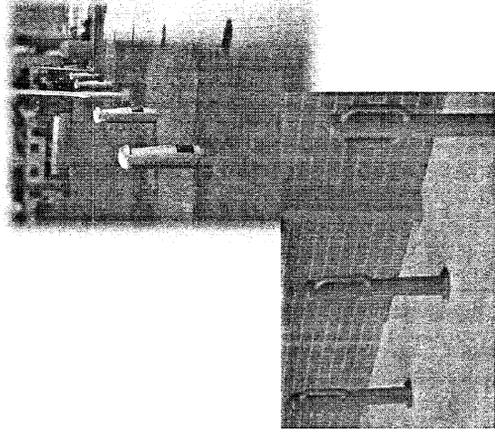
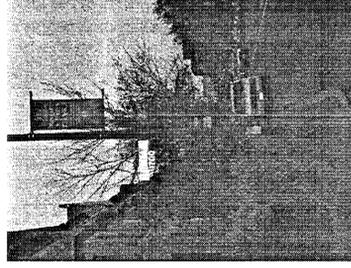
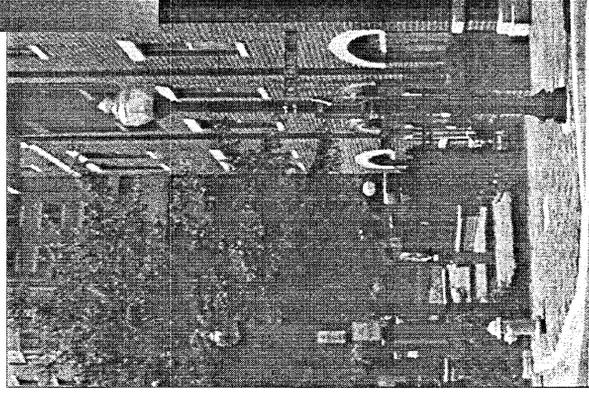
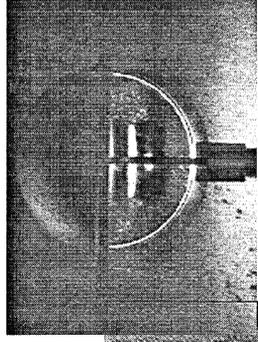
TITLE
 ENTRY FEATURE
 DETAILS

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott, Ltd
 1674 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.8275
 805 8th Street, N.W., Suite 1108, Washington, D.C. 20005 ■ 202.682.2100

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703-446-6700
 F 703-446-6714



DESIGN	SURVEY	PHR+A
DRAWN	REL	DATE
CHECKED	DHS	June 3, 2002
SHEET	18	OF 27
FILE NO.	09752-2-4	



SITE LIGHTING

Distinctive lighting shall be provided in scale with pedestrian-oriented activities, and to enhance the street appearance and identity. Banners mounted to poles provide entrance accent feature and neighborhood identity.

BOLLARDS

Provide amenities such as bollards that help separate pedestrian and vehicular traffic or even serve a dual use as bike racks.

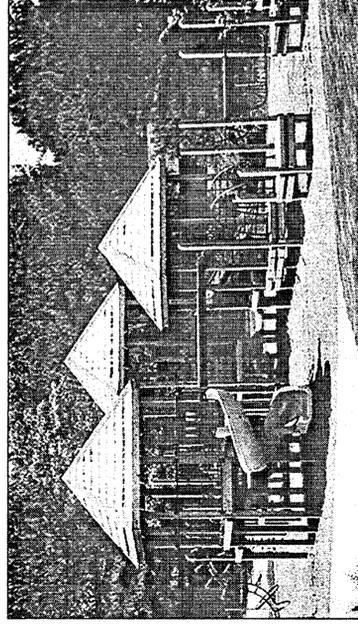
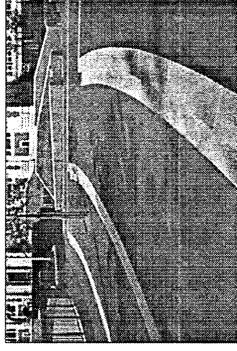
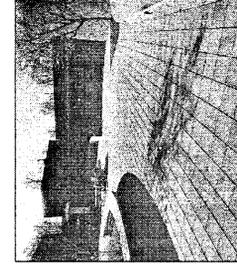
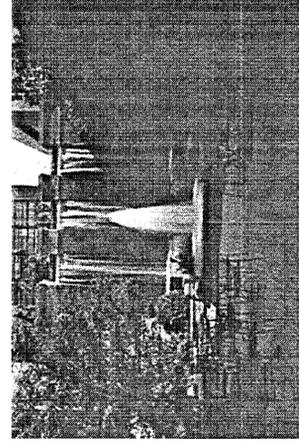
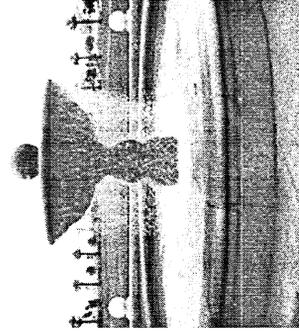
BIKE RACKS

Provide site amenities which encourage non-vehicular modes of transportation and encourage pedestrian use of space.

TRASH RECEPTACLE/ REMOVABLE PLANTERS

Site amenities shall complement architecture and enhance street appearance and identity.

Application No. PZ 2002-11-013, Sheet A-3 of 3
APPROVED DEVELOPMENT PLAN
(DP) (GP) (CDP) (FDP)
SEE PROFFERS DATED 12/15/2005
Date of (BOS) / (PC) approval 12/19/2005
Sheet 19 of 27
FDP 2002-11-013
D.C. dated: 11/9/2005
PC approval: 11/30/2005



CENTRAL DESIGN FEATURES

Use central design features as focal points for site identity and as landmarks for users.

SPECIALTY SIDEWALK PAVING

Use paving materials that relate to pedestrian scale and delineate different uses.

PLAYGROUND EQUIPMENT FOR TOT LOT

Playground equipment shall provide a variety of play activities for children of different ages. The materials, forms, and colors selected for the playground equipment shall complement the natural setting.

CROSSWALK PAVING

Clearly define pedestrian crosswalks with decorative pavements.

12	Address County Comments	10/28/05			
11	Address County Comments	6/15/04			
10	Address County Comments	6/17/05			
9	Address County Comments	7/1/05			
8	Address County Comments	6/1/05			

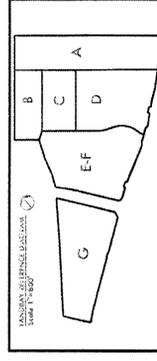
PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

PROFESSIONAL SEAL
DAVID H. STEGLER
No. 689
10-28-05
CERTIFIED LANDSCAPE ARCHITECT

TITLE
SITE DETAILS

DAVIS ■ CARTER ■ SCOTT
ARCHITECTURE AND INTERIOR ARCHITECTURE
Doris Carter, Assoc. Ltd
1670 International Drive, Suite 506, McLean, Virginia 22102 ■ 703.556.9275
885 Pylons Street, N.W., Suite 1106, Washington, D.C. 20005 ■ 202.482.2100

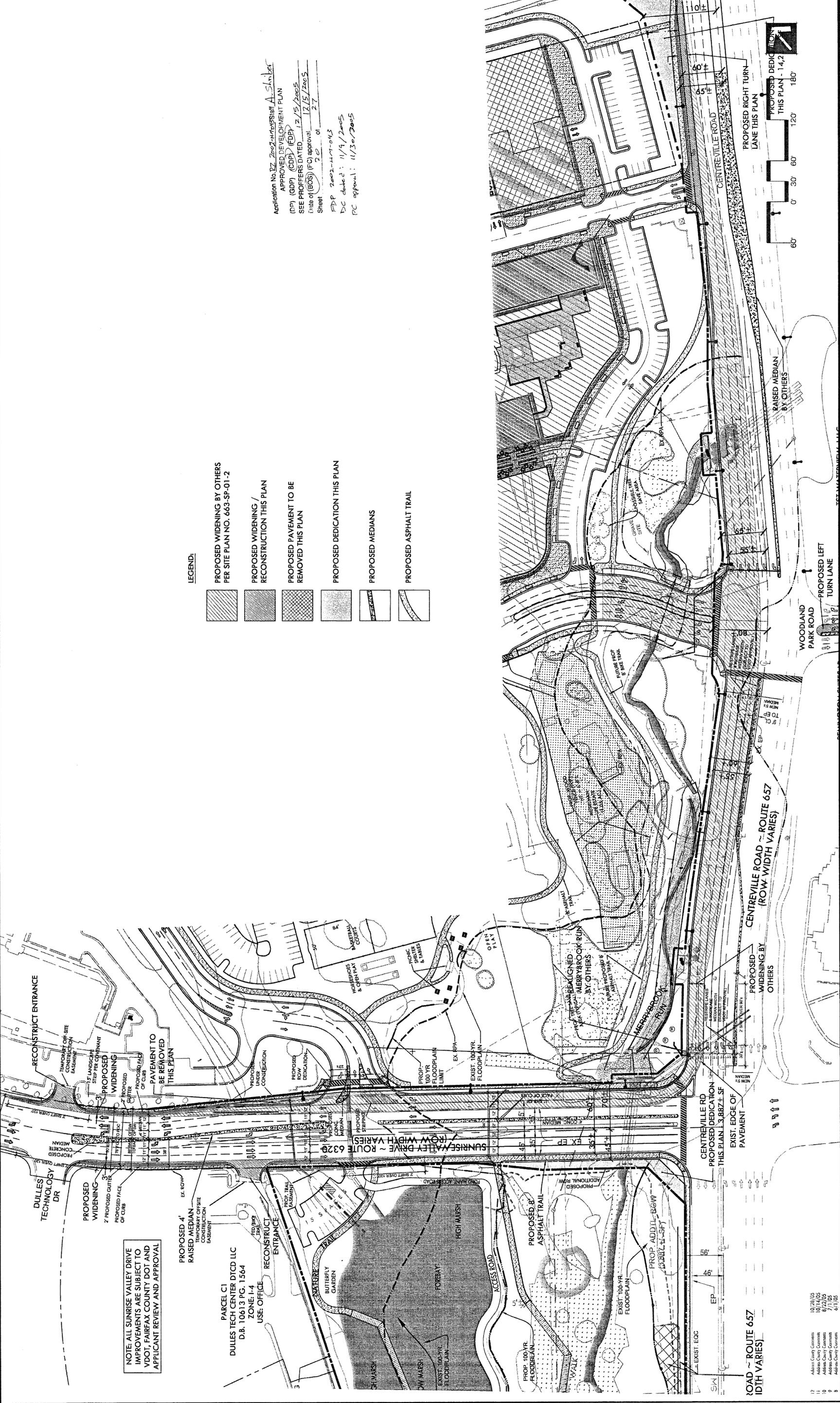
PHRA
Patton Harris Rust & Associates, PC
Engineers, Surveyors, Planners, Landscape Architects.
14332 Lee Road
Chantilly, VA 20151-1679
T 703.448.0700
F 703.448.0714



DESIGN	SURVEY	PHR+A
DRAWN	REL	June 3, 2002
CHECKED	DHS	SCALE AS NOTED
SHEET	19 OF 27	FILE NO. 09752-2-4

THE PHOTOGRAPHS DEPICT POSSIBLE DESIGN FEATURES. STYLE AND TYPES OF SITE AMENITIES WILL BE CHOSEN AS PART OF FINAL SITE AND LANDSCAPE ARCHITECTURE DESIGN.

NO.	DESCRIPTION	DATE	REVISED	REVISION	APPROVED	DATE



- LEGEND:**
- PROPOSED WIDENING BY OTHERS PER SITE PLAN NO. 663-SP-01-2
 - PROPOSED WIDENING / RECONSTRUCTION THIS PLAN
 - PROPOSED PAVEMENT TO BE REMOVED THIS PLAN
 - PROPOSED DEDICATION THIS PLAN
 - PROPOSED MEDIANS
 - PROPOSED ASPHALT TRAIL

Application No. 22-2007-Interim Staff A. Schmitt
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (GDP) (FDP)
 SEE PROFESSIONAL DATED 12/5/2005
 Date of (BCS) (FC) approval 12/15/2005
 Sheet 27 of 27
 PDP 2002-447-043
 DC dated: 11/4/2005
 PC approval: 11/30/2005

NOTE: ALL SUNRISE VALLEY DRIVE IMPROVEMENTS ARE SUBJECT TO VDOT, FAIRFAX COUNTY DOT AND APPLICANT REVIEW AND APPROVAL

PARCEL C1
 DULLES TECH CENTER DTCD LLC
 D.B. 10613 PG. 1564
 ZONE: I-4
 USE: OFFICE

NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
12	Address County Comments	10/28/05			
11	Address County Comments	10/14/05			
10	Address County Comments	8/22/05			
9	Address County Comments	6/1/05			

PROFESSIONAL SEAL
 OF
 FAIRFAX COUNTY
 DAVID H. STEIGER
 No. 67
 10-28-05
 (Seal stamp)

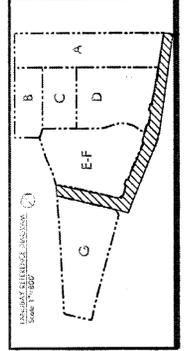
PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
ROAD IMPROVEMENTS
EXHIBIT

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott Ltd
 1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 885 Fifth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2100

Palton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703.449.6700
 F 703.449.6714

DESIGN	SURVEY	PHR+A
DRAWN	DATE	June 3, 2002
CHECKED	SCALE	AS NOTED
SHEET	20 OF 27	FILE NO. 09752-2-4



NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
7	Address County Comments	4/28/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Address County Comments	4/13/04			
2	Revised Submittal 2/29/04	4/25/04			
1	Initial Submittal 2/26/04	1/22/04			

ENVIRONMENTAL NARRATIVE

MERRYBROOK RUN
100-YEAR FLOODPLAIN AND SPECIAL EXCEPTION

MERRYBROOK RUN FLOWS THROUGH THE SITE IN A SOUTHERN DIRECTION, PARALLELING CENTREVILLE ROAD. THE DRAINAGE AREA FOR THIS SECTION IS APPROXIMATELY 230 ACRES AND, THEREFORE, CLASSIFIED AS A MAJOR FLOOD PLAIN. ALTHOUGH IT IS TOO SMALL TO REGISTER ON THE FEMA FLOODPLAIN MAPS, FEMA MAPS (COMMUNITY PANEL NO. 5155250050 D, MARCH 1990) INDICATE THE PROJECT TO BE WITHIN FLOODZONE X, AN AREA OUTSIDE THE 500-YEAR FLOODPLAIN.

THE FLOODPLAIN NORTH OF SUNRISE VALLEY DRIVE WILL BE PRESERVED EXCEPT FOR AN ENTRANCE CROSSING FROM CENTREVILLE ROAD. MINOR FILLING ALONG THE EDGE OF THE FLOODPLAIN AND POSSIBLE SANITARY SEWER CONNECTIONS. THE FLOODPLAIN SOUTH OF SUNRISE VALLEY DRIVE WILL BE PRESERVED AS OPEN SPACE AND ENHANCED AS A LINEAR RIVER PARK BY COASTAL PLANTING AND WETLANDS. A SPECIAL EXCEPTION (SEE 2002-HW-045) WAS APPROVED ON MARCH 25, 2003. A SPECIAL EXCEPTION (SEE 2002-HW-045) WAS SUBMITTED CONCURRENTLY WITH THIS APPLICATION FOR THE COMPREHENSIVE EVALUATION OF THE EFFECTS OF FILLING IN THE FLOODPLAIN FOR THE POND, AS WELL AS THE PROPOSED ENTRANCE CROSSING FROM CENTREVILLE ROAD.

WETLANDS

A DETAILED WETLAND SURVEY WAS PERFORMED BY WETLAND STUDIES AND SOLUTIONS, INC. (WSSI) IN 2001. MERRYBROOK RUN IS A PERENNIAL STREAM, CLASSIFIED AS WATERS OF THE U.S. ADJACENT AND CONTIGUOUS WETLAND AREAS ARE PRESENT AS SHOWN ON THE PLAN AND ARE RESOURCE PROTECTION AREA (RPA) COMPONENTS. THE U.S. ARMY CORPS OF ENGINEERS (ACEC) PERMITS FOR THE CONSTRUCTION OF THE STORMWATER WETLAND FACILITY AND WETLANDS BEING UNDER AN INDIVIDUAL DEQ VIRGINIA WATER PROTECTION PERMIT NO. VWP 03-0244 EXPIRING JUNE 10, 2018 AND A CORPS OF ENGINEERS STATE VIRGINIA WATER PROTECTION PERMIT NO. SPCP 03-V0244 EXPIRING JUNE 26, 2018. THE CENTREVILLE ROAD ENTRANCE THAT CROSSES MERRYBROOK RUN HAS BEEN PERMITTED UNDER APPROVED STANDARD PERMIT ASP 18 EXPIRING AUGUST 24, 2004, AND VA. DEQ WAIVER #01-0046 DATED 6/1/01. APPROXIMATELY 0.70 ACRES OF PERMANENT WETLAND IMPACTS WILL OCCUR WITH THIS APPLICATION. WETLAND MITIGATION WILL OCCUR ON-SITE IN A WETLAND-STORED WATER MANAGEMENT POND DESCRIBED BELOW. APPROXIMATELY 2.3 ACRES OF WETLANDS AND APPROXIMATELY 1,350 LINEAR FEET OF PERENNIAL STREAM AND APPROXIMATELY 450 LINEAR FEET OF INTERMITTENT STREAM WILL BE PRESERVED WITH A 9.5'-17' RIPARIAN BUFFER EASEMENT.

RESOURCE PROTECTION AREA (RPA)

A RPA HAS BEEN ESTABLISHED FOR THIS APPLICATION BY AN RPA PLAN (3717-RPA-02, APPROVED OCTOBER 2, 2001) PREPARED BY WSSI. A WATER QUALITY IMPACT ASSESSMENT (WQIA) AND AN RPA EXCEPTION (1504-WQ-01-1, MAY 13, 2004) WAS PREVIOUSLY APPROVED FOR THE PROPOSED WETLAND - STORMWATER MANAGEMENT POND, TRAILS AND BOARDWALKS, AND THE PROPOSED ENTRANCE CROSSING FROM CENTREVILLE ROAD THAT ARE WITHIN THE RPA. AN AMENDED WQIA AND RPA IS BEING FILED CONCURRENTLY WITH THIS APPLICATION TO CLARIFY THE PROPOSED GRADING IMPACTS AND RESTORATION OF WETLANDS WITHIN THE RPA.

ENVIRONMENTAL QUALITY CORRIDOR (EQC)

THE LIMITS OF THE EQC ARE GENERALLY CONTAINED WITHIN OR EQUAL TO THE RPA AND/OR THE 100-YEAR FLOODPLAIN SINCE THE EXISTING SLOPES ADJACENT ARE LESS THAN 15%. THE CENTREVILLE ROADWAY EMBANKMENT SOUTH OF SUNRISE VALLEY DRIVE IS THE ONLY EXCEPTION TO THIS. THE PROPOSED SWM/BMP WETLAND FACILITY PROPOSED PARTIALLY WITHIN THE EQC WILL PROVIDE A REGIONAL BENEFIT BY REPLACING DEGRADED PORTIONS OF THE EQC AND EXPANDING THE EFFECTIVE AREA BY THE CREATION OF A MOSAIC OF WETLAND HABITAT WHERE NONE CURRENTLY EXISTS, LARGELY IN AREAS OUTSIDE OF AND ADJACENT TO THE EQC, ENHANCING THE INTENDED FUNCTION OF THE EQC BY THE CREATION OF A MICRO-POOL AND SEDIMENT FOREBAY THAT FACILITATES REMOVAL OF SEDIMENTS FROM STORMWATER RUNOFF, EXCEEDING THE BMP REQUIREMENT FOR PHOSPHORUS REMOVAL FOR THE SITE BY 12.5 TO 20%, TREATING APPROXIMATELY 7.4 ACRES OF OFF-SITE AREAS WITHIN THE DULLES AIRPORT ACCESS ROAD RIGHT-OF-WAY, THE SUNRISE VALLEY DRIVE RIGHT-OF-WAY AND AN ADJACENT WETLANDS AREA (SEE SWM BMP'S AND NARRATIVE SHEET); AND PROVIDING PASSIVE AND EDUCATIONAL OPPORTUNITIES FOR THE COMMUNITY THROUGH THE CREATION OF TRAILS AND BOARDWALKS WITHIN THE WETLAND HABITAT.

EXISTING CONSERVATION/EASEMENT VACATION

ROAD IMPROVEMENTS ASSOCIATED WITH THE DULLES STATION PROJECT HAVE BEEN APPROVED (SITE PLAN NO. 663-SP-01-2) FOR THE WIDENING OF THE CENTREVILLE ROAD BY OTHERS, INCLUDING CONSTRUCTION OF APPROXIMATELY 200 FEET OF THE SITE'S MAIN CENTREVILLE ROAD ENTRANCE WHICH CROSSES THE FLOODPLAIN, IN LIEU OF REQUIRING A SPECIAL EXCEPTION FOR FILLING IN THE FLOODPLAIN AND TO OFFSET IMPACTS TO THE RPA FOR THE WIDE ENTRANCE CROSSING. THE COUNTY ALLOWED THE DEVELOPER TO CREATE A CONSERVATION EASEMENT ALONG THE STREAM NORTH OF THIS CROSSING. THIS APPLICATION CROSSES THIS CONSERVATION EASEMENT SINCE A FLOODPLAIN STUDY AND RPA EXCEPTION HAVE BEEN APPROVED FOR THE PROPOSED ENTRANCE AND AN EVALUATION IS TAKING PLACE UNDER THE SPECIAL EXCEPTION FILED WITH THIS APPLICATION.

STORMWATER MANAGEMENT / BMP

SEE SHEETS FOLLOWING FOR SWM, BMP, AND OUTFALL ANALYSES AND NARRATIVES.

EXISTING VEGETATION

THE SITE IS PRIMARILY OPEN GRASSLAND USED FOR AGRICULTURE/PASTURE WITH THE EXCEPTION OF THE MERRYBROOK RUN FLOODPLAIN AND WETLANDS. THE EXISTING VEGETATION IS DESCRIBED IN THE ATTACHED SCHEDULE. THE RPA AND RPA EXCEPTIONS SUBMITTED WITH THIS APPLICATION, WHICH SHOWS THE EXISTING COVER TYPES FOR THIS PROJECT. THERE ARE SOME EXISTING TREE SPECIMENS LOCATED IN THE VICINITY OF THE EXISTING RESIDENCE WITHIN THE RPA THAT ARE WORTHY OF PRESERVATION FOR THIS PROJECT. A TREE PRESERVATION PLAN WILL BE PREPARED DURING THE FINAL ENGINEERING AND COORDINATED WITH THE COUNTY'S URBAN FORESTER TO MINIMIZE THE DISTURBANCE TO THE EXISTING, HIGH QUALITY VEGETATION IN THE UNDISTURBED OPEN SPACE AREAS.

LIGHTING

FULL CUT-OFF LIGHTING FIXTURES SHALL BE USED WITH DIRECTIONALLY SHIELDED LIGHTING, WHERE APPROPRIATE, TO PROTECT PEDESTRIANS AND MOTORISTS FROM GLARE. PARKING LOT LIGHTING AND TOP LEVELS OF PARKING STRUCTURES WILL BE REDUCED BY 50% OF FULL OPERATIONAL LEVELS WITHIN 30 MINUTES AFTER CLOSE OF BUSINESS. ALL PLAYING FIELDS AND COURT LIGHTING WILL BE FULL CUT-OFF AND DIRECTIONALLY SHIELDED TO MINIMIZE GLARE AND LIGHT TRESPASS ONTO ADJACENT PROPERTY.

NOISE

A NOISE STUDY WILL BE PREPARED TO DETERMINE APPROPRIATE MEASURES TO PROVIDE RECOMMENDED INTERIOR NOISE LEVELS FOR PROPOSED BUILDINGS.

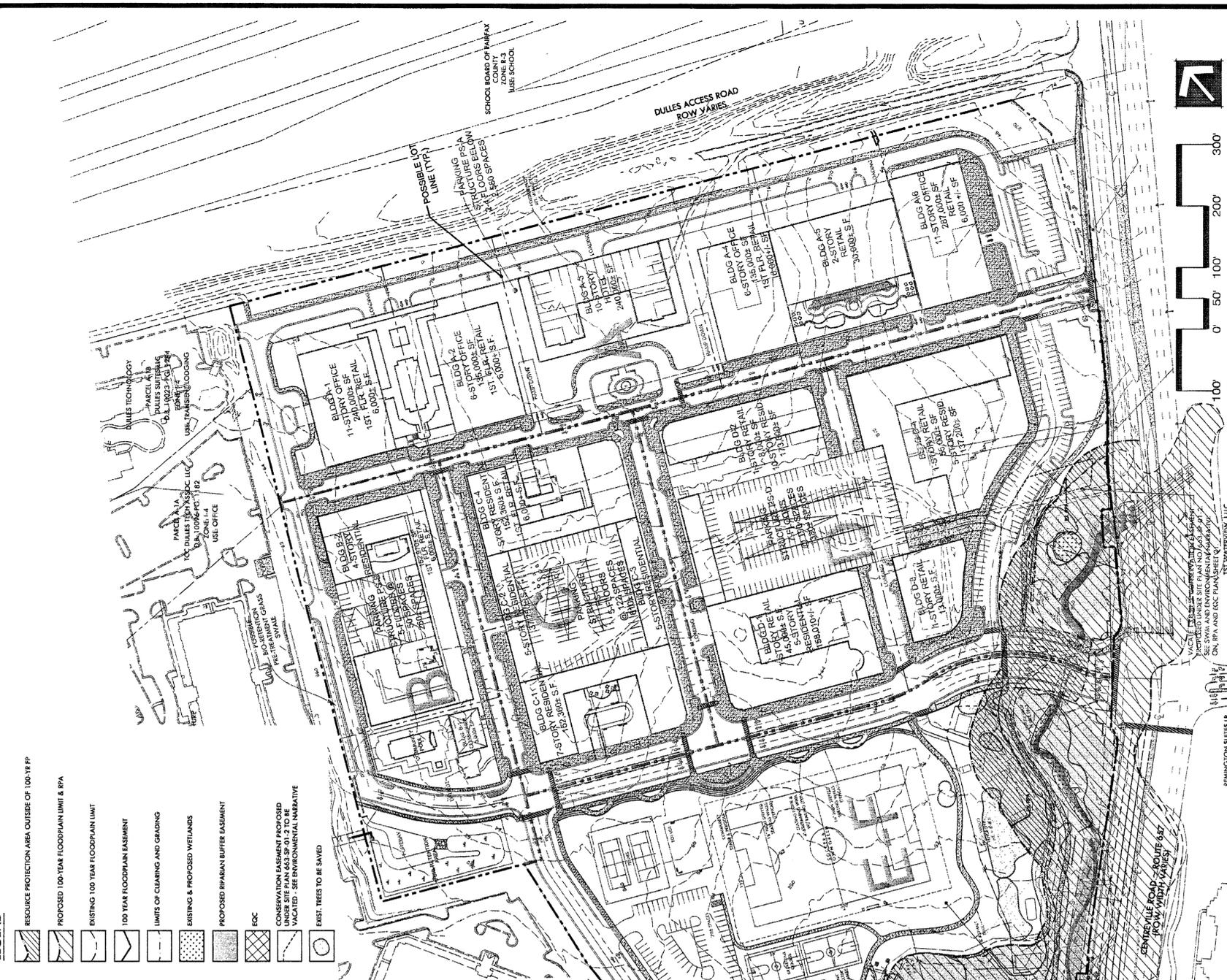
OTHER

- A PHASE ONE ARCHEOLOGICAL INVESTIGATION WAS PERFORMED BY THUNDERBIRD ASSOCIATES IN JUNE 2001.
- NO FEERALLY LISTED ENDANGERED OR THREATENED SPECIES ARE KNOWN TO BE AT THE SITE PER THE VIRGINIA DEPARTMENT OF CONSERVATION AND RECREATION, SEPTEMBER 10, 2001.

Application No. 02-2627-H-001-03 Staff: A. Scott
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (CDP) (FDP)
 SEE PROFESSORS DATED 12/15/2005
 17th of (BOS) (FC) approval 12/15/2005
 Sheet 21 of 27
 FDP 2002-001-03
 DC date: 11/9/2005
 PC approval: 11/29/2005

LEGEND

- RESOURCE PROTECTION AREA OUTSIDE OF 100-YEAR FLOODPLAIN
- PROPOSED 100-YEAR FLOODPLAIN LIMIT & RPA
- EXISTING 100-YEAR FLOODPLAIN LIMIT
- 100-YEAR FLOODPLAIN EASEMENT
- LIMITS OF CLEARING AND GRADING
- EXISTING & PROPOSED WETLANDS
- PROPOSED RIPARIAN BUFFER EASEMENT
- EQC
- CONSERVATION EASEMENT PROPOSED UNDER SITE PLAN 663-SP-01-2 TO BE VACATED - SEE ENVIRONMENTAL NARRATIVE
- EXIST. TREES TO BE SAVED



NO.	DESCRIPTION	DATE	REVISED	BY	APPROVED	DATE
1	Address County Comments	10/28/05				
2	Address County Comments	10/14/05				
3	Address County Comments	7/1/05				
4	Address County Comments	6/1/05				
5	Address County Comments	4/28/05				
6	Address County Comments	4/28/05				
7	Address County Comments	4/28/05				
8	Address County Comments	4/28/05				
9	Address County Comments	4/28/05				
10	Address County Comments	4/28/05				
11	Address County Comments	4/28/05				
12	Address County Comments	4/28/05				

DESIGN	REL	DATE	SCALE	FILE NO.
DRAWN	DHS	June 3, 2002	AS NOTED	09752-2-4
CHECKED	DHS			
SHEET	21	OF 27		

PROFESSIONAL SEAL
 STATE OF VIRGINIA
 CIVIL ENGINEER
 DAVID H. STEIGLER
 No. 889
 10-28-05
 Certified 11/15/05

PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
RPA, EQC & ENVIRONMENTAL PLAN

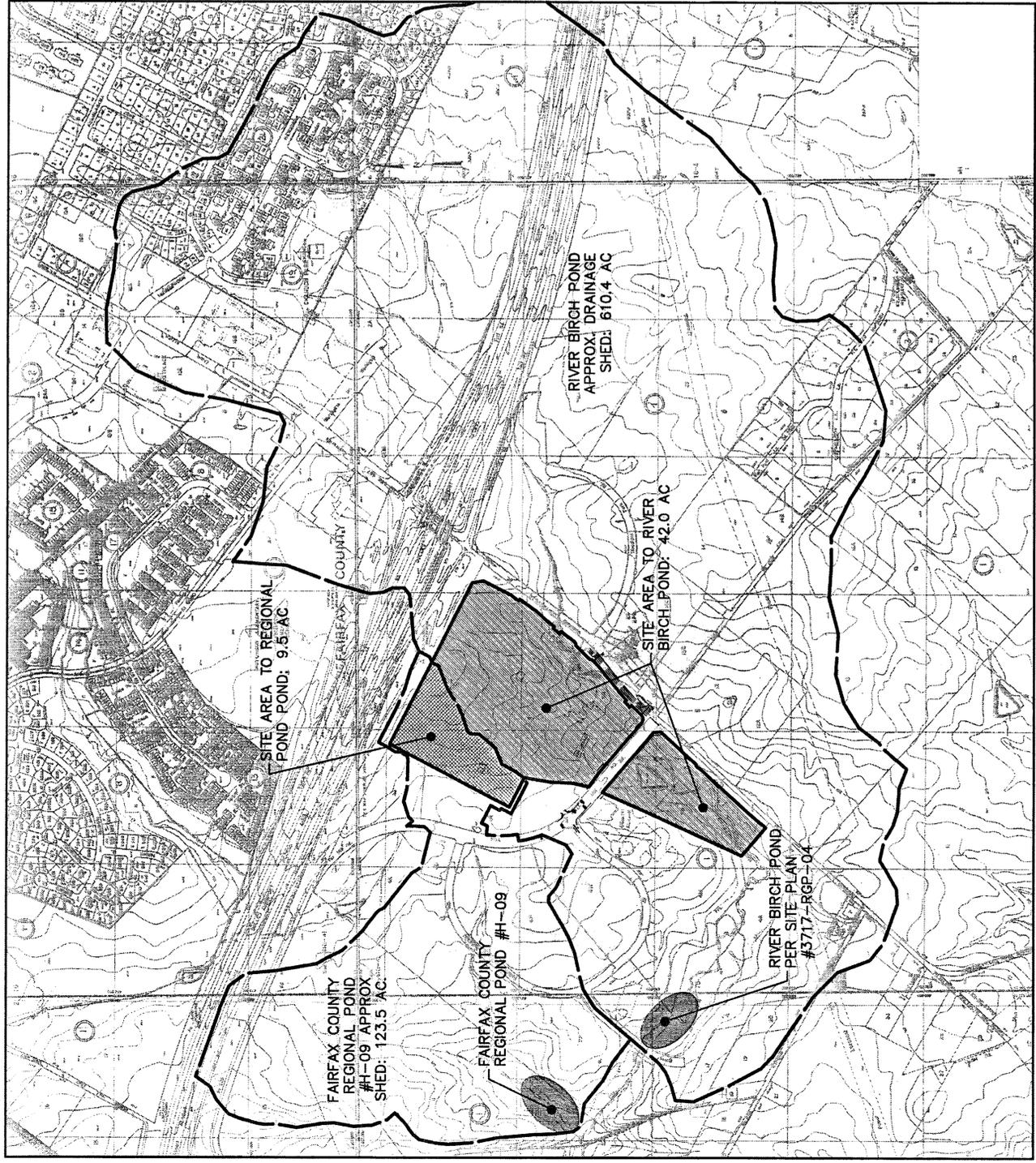
DESIGNER
DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9275
 805 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20004 ■ 202.682.2300
 Davis, Carter, Scott Ltd

CONSULTANTS
 WETLANDS: WETLAND STUDIES AND SOLUTIONS, INC.
 RPA: WETLAND STUDIES AND SOLUTIONS, INC.
 EQC: WETLAND STUDIES AND SOLUTIONS, INC.
 CONSERVATION EASEMENT: WETLAND STUDIES AND SOLUTIONS, INC.

CONTRACTOR
 CIVIL ENGINEERING: PATTON HARRIS RUST & ASSOCIATES, P.C.
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703.449.6700
 F 703.449.6714

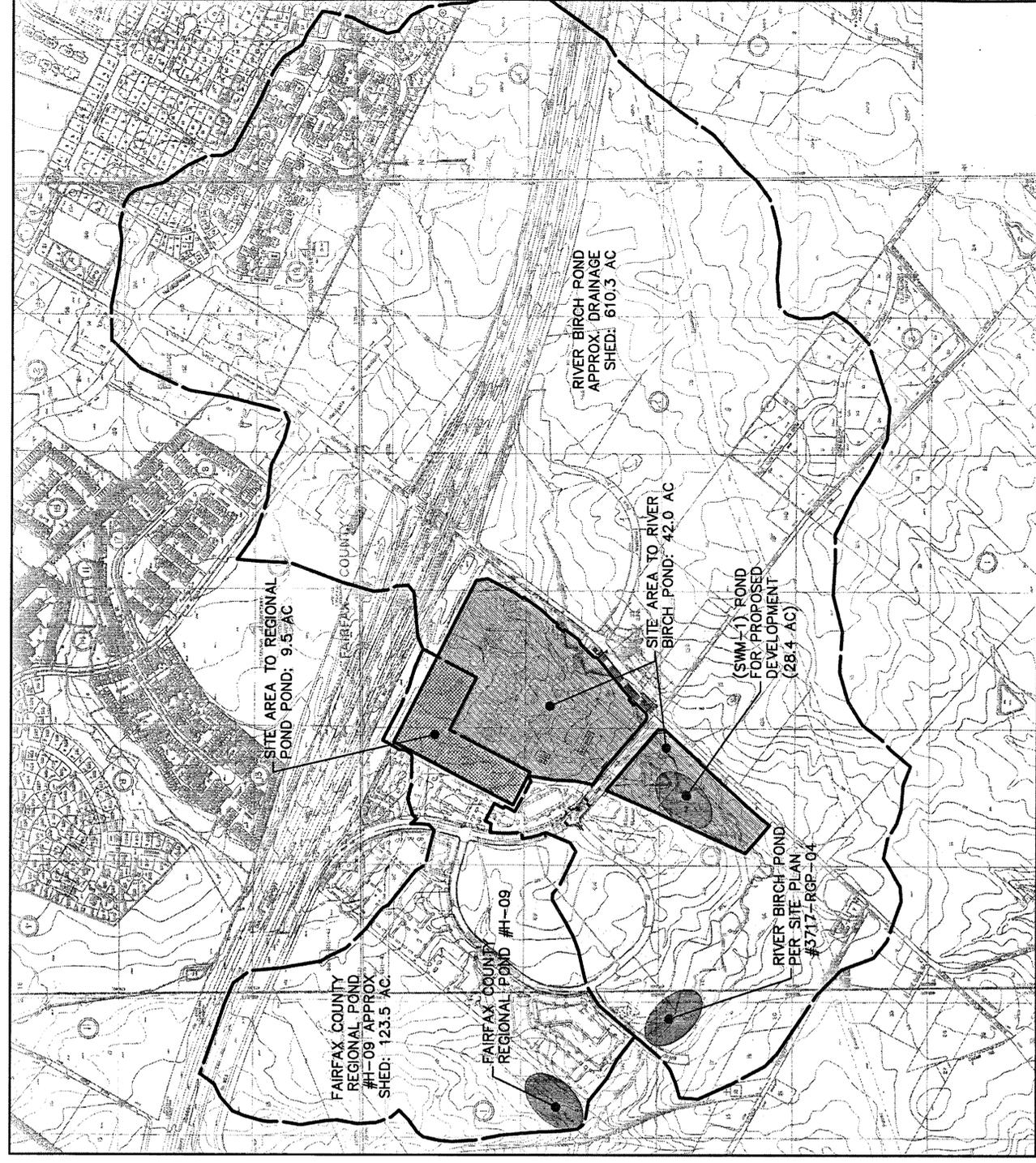
COL PLAN
 SURVEY: PHR+A
 DATE: June 3, 2002
 SCALE: AS NOTED
 SHEET: 21 OF 27

PRE-DEVELOPMENT DRAINAGE SHED



SCALE: 1"=500'

POST-DEVELOPMENT DRAINAGE SHED



SCALE: 1"=500'

Application No. 02-2002-4474-003, Sheet 4 of 4
 APPROVED DEVELOPMENT PLAN
 (DP) (GDP) (SBA) (FDP)
 SEE PROFESSIONAL SEAL
 Date of (SOS) (FC) approval: 12/5/2005
 Sheet 22 of 27
 FDP 2002-AM-043
 DC dated: 11/19/2005
 FC approval: 11/30/2005

NO.	DESCRIPTION	DATE	RESD	REWD	APPVD	DATE
12	Address County Comments	10/28/05				
11	Address County Comments	10/14/05				
10	Address County Comments	7/11/05				
9	Address County Comments	7/11/05				
8	Address County Comments	6/7/05				
7	Address County Comments	4/28/05				
6	Address County Comments	4/04/05				
5	Address County Comments	1/24/05				
4	Address County Comments	6/15/04				
3	Final Submission - 13.0K SF	4/13/04				
2	Final Submission - 2.7K SF	4/25/03				
1	Initial Submission - 2.5M SF	11/22/02				

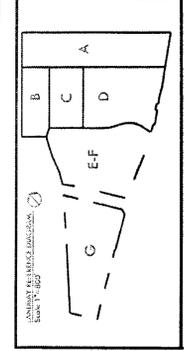


PROJECT
 CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
**DRAINAGE SHED
 MAPS**

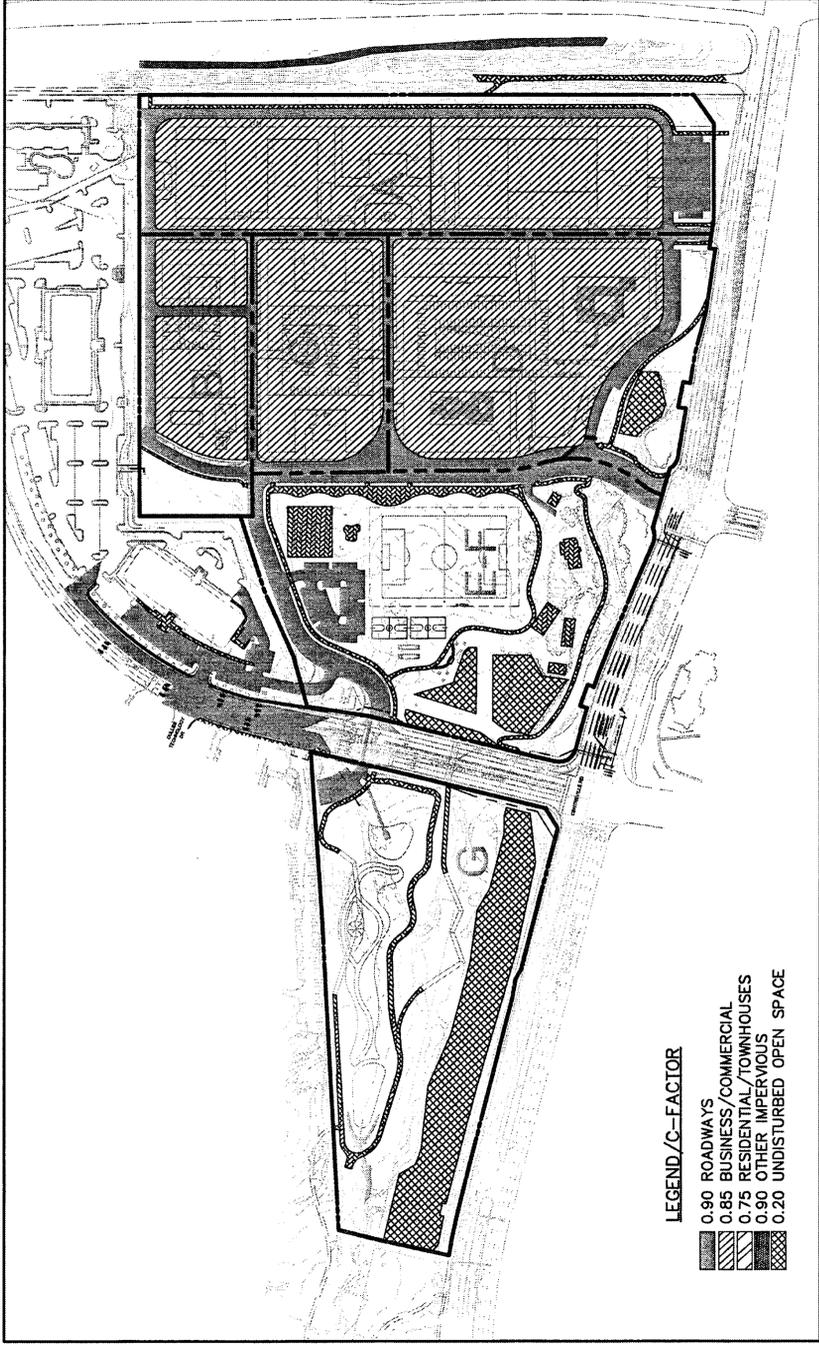
DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Denis, Carter, Scott Ltd
 1678 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.536.9275
 865 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20005 ■ 202.682.2100

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703.448.6700
 F 703.448.6714
PHRA



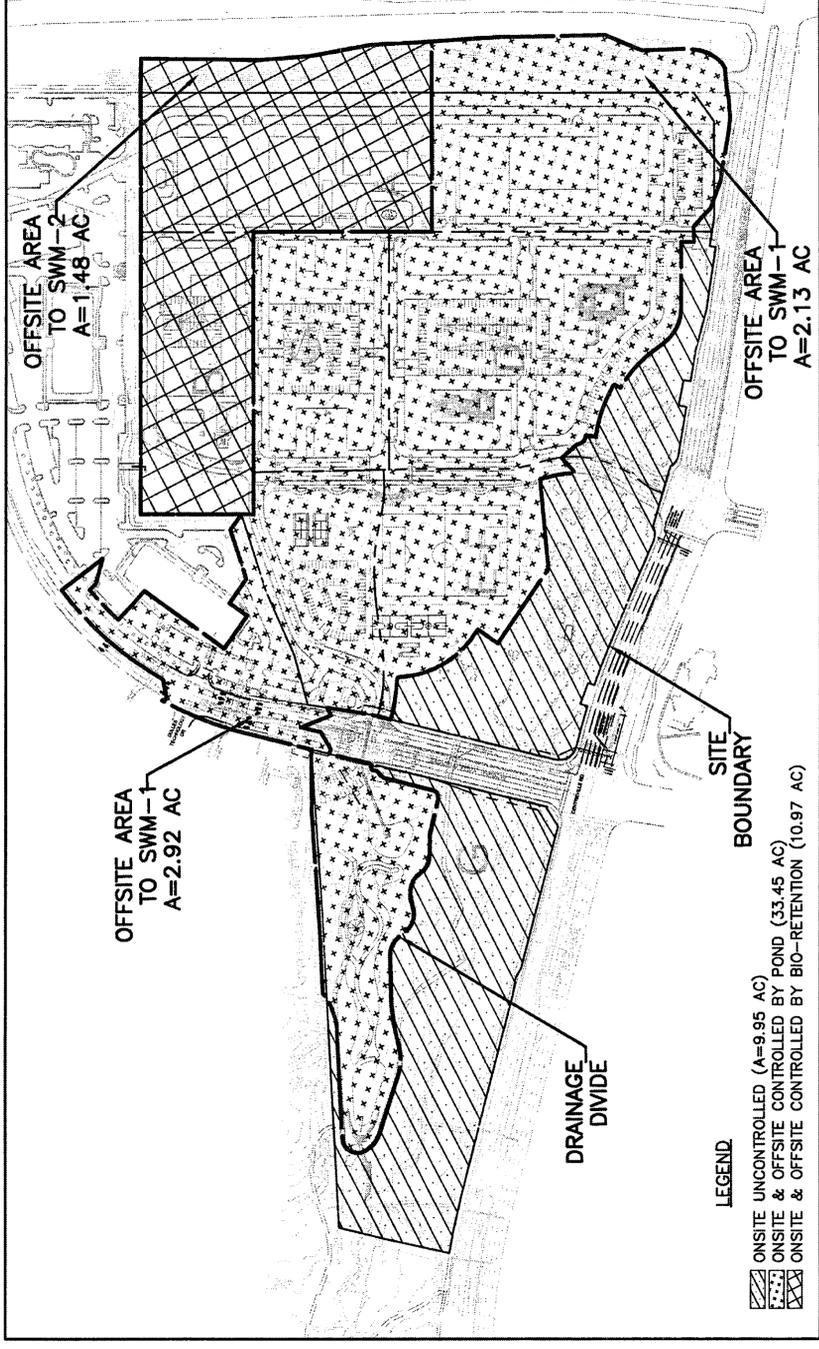
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DRAWN	MBR	DATE	APRIL, 2005
CHECKED	HAC	SCALE	AS NOTED
SHEET	22 OF 27	FILE NO.	09752-2-4

BMP AREA MAP



SCALE: 1"=200'

BMP DRAINAGE MAP



SCALE: 1"=200'

BMP AREA DESIGNATION

LAND BAY A			LAND BAY B			LAND BAY C			LAND BAY D			LAND BAY E & F			LAND BAY G		
Area Description	C-factor	Areas (sf)	Area Description	C-factor	Areas (sf)	Area Description	C-factor	Areas (sf)	Area Description	C-factor	Areas (sf)	Area Description	C-factor	Areas (sf)	Area Description	C-factor	Areas (sf)
Onsite Controlled by Pond	0.75	220,155	0.00	0.00	0.00	0.85	185,592	0.51	321,021	0.90	74,720	0.90	170,003	0.90	6,871	0.90	170,003
Roadway	0.90	43,864	0.90	28,967	0.90	28,967	0.90	28,967	Roadway	0.90	74,720	Roadway	0.90	6,871	Roadway	0.90	6,871
Business/Commercial	0.85	145,982	0.85	156,626	0.85	156,626	0.85	156,626	Business/Commercial	0.85	3,800	Business/Commercial	0.85	3,800	Business/Commercial	0.85	3,800
Residential/Townhouse	0.75	335	0.75	0.00	0.75	0.00	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00
Other Impervious	0.90	0.00	0.90	0.00	0.90	0.00	0.90	0.00	Other Impervious	0.90	38,915	Other Impervious	0.90	11,228	Other Impervious	0.90	11,228
Undisturbed Open Space	0.20	0.00	0.20	0.00	0.20	0.00	0.20	0.00	Undisturbed Open Space	0.20	0.00	Undisturbed Open Space	0.20	0.00	Undisturbed Open Space	0.20	0.00
Grass Areas	0.30	29,984	0.30	0.00	0.30	0.00	0.30	0.00	Grass Areas	0.30	207,966	Grass Areas	0.30	152,003	Grass Areas	0.30	152,003
Onsite Controlled by Bio-Retention	0.81	231,940	0.74	181,523	0.74	181,523	0.74	181,523	Onsite Controlled by Bio-Retention	0.74	4,777	Onsite Controlled by Bio-Retention	0.74	4,777	Onsite Controlled by Bio-Retention	0.74	4,777
Roadway	0.90	31,957	0.90	35,720	0.90	35,720	0.90	35,720	Roadway	0.90	504	Roadway	0.90	504	Roadway	0.90	504
Business/Commercial	0.85	174,137	0.85	105,665	0.85	105,665	0.85	105,665	Business/Commercial	0.85	0.00	Business/Commercial	0.85	0.00	Business/Commercial	0.85	0.00
Residential/Townhouse	0.75	0.00	0.75	0.00	0.75	0.00	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00
Other Impervious	0.90	5,623	0.90	1,767	0.90	1,767	0.90	1,767	Other Impervious	0.90	27,568	Other Impervious	0.90	11,228	Other Impervious	0.90	11,228
Undisturbed Open Space	0.20	0.00	0.20	0.00	0.20	0.00	0.20	0.00	Undisturbed Open Space	0.20	38,915	Undisturbed Open Space	0.20	0.00	Undisturbed Open Space	0.20	0.00
Grass Areas	0.30	20,223	0.30	38,371	0.30	38,371	0.30	38,371	Grass Areas	0.30	14,101	Grass Areas	0.30	14,101	Grass Areas	0.30	14,101
Onsite Uncontrolled	0.63	1,865	0.00	0.00	0.00	0.00	0.00	0.00	Onsite Uncontrolled	0.00	207,966	Onsite Uncontrolled	0.00	207,966	Onsite Uncontrolled	0.00	207,966
Roadway	0.90	724	0.90	0.00	0.90	0.00	0.90	0.00	Roadway	0.90	0.00	Roadway	0.90	0.00	Roadway	0.90	0.00
Business/Commercial	0.85	0.00	0.85	0.00	0.85	0.00	0.85	0.00	Business/Commercial	0.85	0.00	Business/Commercial	0.85	0.00	Business/Commercial	0.85	0.00
Residential/Townhouse	0.75	0.00	0.75	0.00	0.75	0.00	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00	Residential/Townhouse	0.75	0.00
Other Impervious	0.90	294	0.90	0.00	0.90	0.00	0.90	0.00	Other Impervious	0.90	0.00	Other Impervious	0.90	0.00	Other Impervious	0.90	0.00
Undisturbed Open Space	0.20	0.00	0.20	0.00	0.20	0.00	0.20	0.00	Undisturbed Open Space	0.20	0.00	Undisturbed Open Space	0.20	0.00	Undisturbed Open Space	0.20	0.00
Grass Areas	0.30	847	0.30	0.00	0.30	0.00	0.30	0.00	Grass Areas	0.30	0.00	Grass Areas	0.30	0.00	Grass Areas	0.30	0.00
TOTAL BAY AREA	0.80	453,960	0.74	181,523	0.74	181,523	0.74	181,523	TOTAL BAY AREA	0.74	453,960	0.74	453,960	0.74	453,960	0.74	453,960

TOTAL SITE		
Area Description	C-factor	Areas (sf)
Onsite Controlled by Pond	0.69	1,236,892
Onsite Controlled by Bio-Retention	0.78	413,463
Onsite Uncontrolled	0.38	433,543
Undisturbed Open (Onsite) Uncontrolled	0.20	156,744
Onsite Controlled to Bio-Retention	0.30	218,131
Offsite Controlled to Bio-Retention	0.40	64,476
TOTAL SITE	0.61	2,242,644

NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
12	Address County Comments	10/28/05			
11	Address County Comments	10/14/05			
10	Address County Comments	8/27/05			
9	Address County Comments	6/1/05			

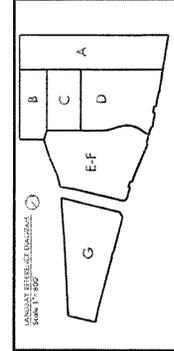
NO.	DESCRIPTION	DATE	REVISED	APPROVED	DATE
7	Address County Comments	4/28/05			
6	Address County Comments	4/04/05			
5	Address County Comments	1/24/05			
4	Address County Comments	6/15/04			
3	Revised Submission - JRM SF	4/13/04			
2	Revised Submission - JRM SF	4/25/03			
1	Initial Submission - JRM SF	11/22/02			

PROJECT
CDP / FDP / PCA
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
BMP
COMPUTATIONS/ MAPS

DAVIS ■ CARTER ■ SCOTT
 ARCHITECTURE AND INTERIOR ARCHITECTURE
 Davis, Carter, Scott, Ltd.
 1676 International Drive, Suite 500, McLean, Virginia 22102 ■ 703.556.9373
 808 Fifteenth Street, N.W., Suite 1100, Washington, D.C. 20004 ■ 202.682.2300

Patten Harris Ruel & Associates, p.c.
 Engineers, Surveyors, Planners, Landscape Architects.
 P.H.R.A.
 14532 Lee Road
 Chantilly, VA 20151-1679
 T 703.449.6700
 F 703.449.6714



DESIGN	SURVEY	PHR+A
DRAWN	REL	DATE
CHECKED	DHS	SCALE
SHEET	24	OF 27
		FILE NO.
		09752-2-4

Application No. 82-2002-449 Sheriff, A. Schiller
 APPROVED DEVELOPMENT PLAN
 (P) (GDP) (FDP) (FDP)
 SEE PROFESSIONALS DATED 12/15/2005
 Date of (BOS) (PC) approval 12/15/2005
 Sheet 24 of 27
 FDP 2002-449-043
 DC date: 11/9/2005
 PC approval: 11/30/2005



January 10, 1986

COMMONWEALTH OF VIRGINIA
COUNTY OF FAIRFAX4100 CHAIN BRIDGE ROAD
FAIRFAX, VIRGINIA 22030

Mr. John C. Testerman
Hansbarger and Testerman
10523 Main Street
Fairfax, Virginia 22030

Re: Special Exception
Number SE 85-C-119

Dear Mr. Testerman:

At a regular meeting of the Board of Supervisors held on December 16, 1985, the Board approved Special Exception Number SE 85-C-119, in the name of Dulles Technology Center Venture, located as Tax Map 15-4 ((1)) 17, 20, and 16-3 ((1)) 4A, 4B, 4C, 4D, 4E, 4F, 4G, 4H, 4J, and 4K, to locate a stormwater management facility in a floodplain pursuant to Section 2-904 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. This Special Exception is subject to the provisions of Article 17, Site Plans. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat and these conditions.
4. The applicant will construct the proposed stormwater management facility within the limits of clearing and grading depicted on the Special Exception Plat prepared by William H. Gordon Associates, Incorporated and dated December 2, 1985.

5. The intersection of River Birch Drive and Coppermine Road will be shifted westward to a location that will allow River Birch Drive to be extended to the south in the future. The design of the intersection will meet all Virginia Department of Highways and Transportation and Fairfax County standards.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Under Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, eighteen (18) months after the approval date of the Special Exception unless the activity authorized has been established, or unless construction has commenced, and is diligently pursued, or unless additional time is approved by the Board of Supervisors because of the occurrence of conditions unforeseen at the time of the approval of this Special Exception. A request for additional time shall be justified in writing, and must be filed with the Zoning Administrator prior to the expiration date.

If you have any questions concerning this Special Exception, please give me a call.

Very truly yours,



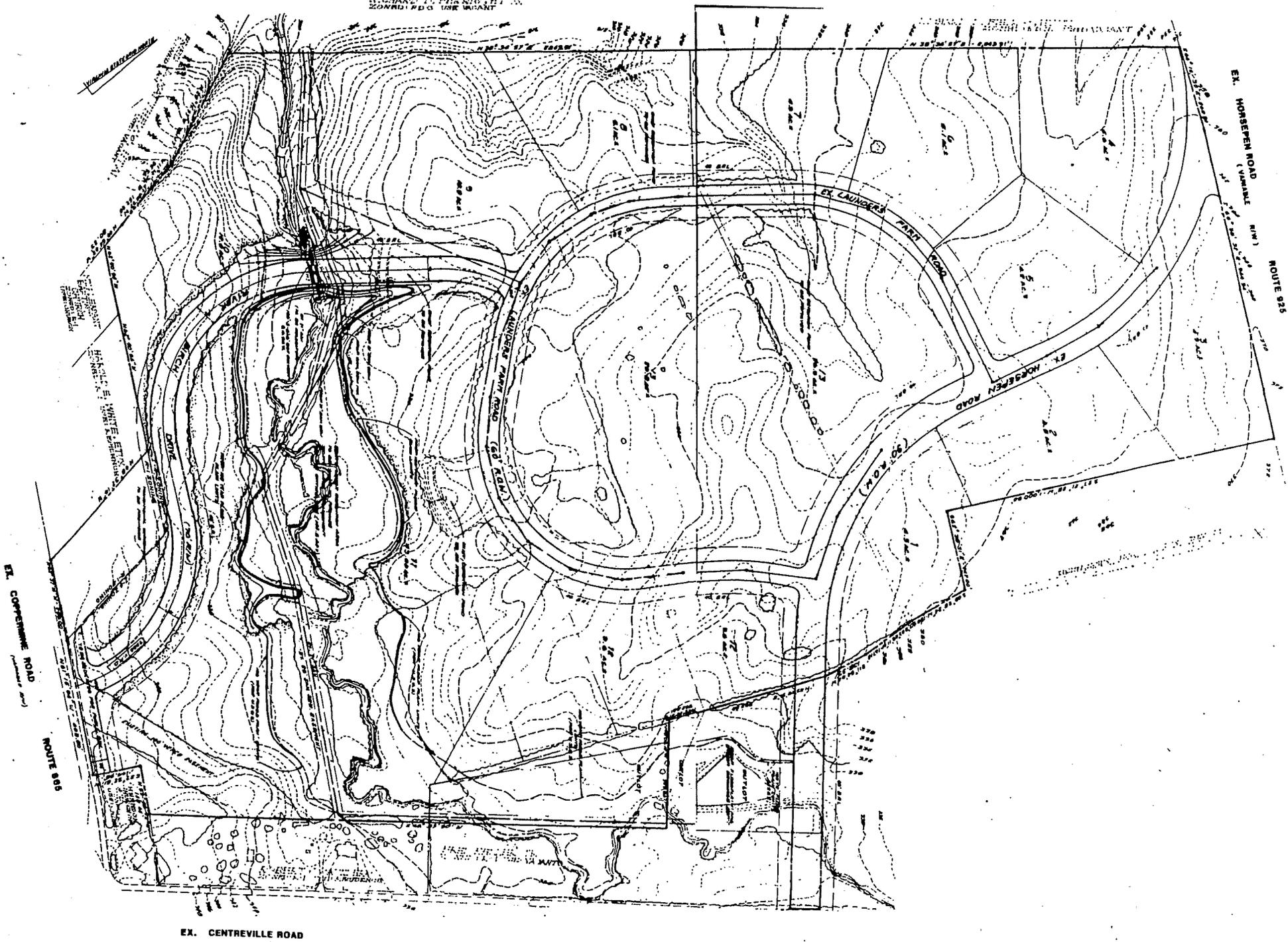
Ethel Wilcox Register, CMC
Clerk to the Board of Supervisors

EWR/ns

cc: Samuel A. Patteson, Jr.
Supervisor of Assessments
✓ Gilbert R. Knowlton, Deputy
Zoning Administrator
Wallace S. Covington, Jr., Chief
Permit, Plan Review Branch
Richard D. Faubion, Director
Zoning Evaluation Division

Property Owners: composing the joint venture:
New England Mutual Insurance Company, Herndon, VA
C. Thomas Hick, III & John Engle, Trustee, McLean, VA
Contel Land Corporation, Atlanta, GA 30346
Lee Sammis Assoc., Inc., McLean, VA
Batinvest Inc., Washington, DC

RICHARD D. FINKEL, JR. IN
CONNECTION WITH THE UNITED STATES ARMY



EX. CENTREVILLE ROAD



FAIRFAX COUNTY

APPENDIX 14^{LED}

OFFICE OF THE CLERK
BOARD OF SUPERVISORS

12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035-0072

Tel: 703-324-3151 • Fax: 703-324-3926 • TTY: 703-324-3903

V I R G I N I A

www.fairfaxcounty.gov/gov/bos/clerkhomepage.htm
Email: clerktothebos@fairfaxcounty.gov

January 6, 2006

Martin D. Walsh, Esquire
Walsh, Colucci, Lubeley, Emrich & Terpak, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, Virginia 22201-3359

Re: Special Exception Application Number SE 2002-HM-046
(Concurrent with RZ 2002-HM-043 and PCA 79-C-037-05)

Dear Mr. Walsh:

At a regular meeting of the Board of Supervisors held on December 5, 2005, the Board approved Special Exception Application Number SE 2002-HM-047 in the name of L. Farnum Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Launders Marital Trust, David L. Meiselman and Winifred C. Meiselman Trustees, and Meiselman Family LLC, located at north and south of Sunrise Valley Drive and we of Centreville Road (Tax Map 16-3 ((1)) 4B, 4C, 5, and 5A; 16-3 ((1)) 39A previously known as 16-3 ((1)) 4 and 39) to permit use of a wet stormwater management pond, trails, boardwalk, roadway and related clearing, grading and fill in the floodplain in accordance with Section 9-606 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.

3. This Special Exception is subject to the provisions of Article 17, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat entitled "Arrowbrook Centre" consisting of five sheets prepared by Patton Harris Rust & Associates dated November 22, 2002 as revised through June 3, 2005. Minor modifications to the approved Special Exception may be permitted pursuant to Paragraph 4 of Section 9-004 of the Zoning Ordinance.
4. No additional encroachment into the floodplain shall be permitted other than that shown on the Special Exception Plat.
5. Clearing within the 100-year floodplain shall be minimized to the maximum extent feasible, as determined by the Department of Public Works and Environmental Services (DPWES).
6. Hold harmless and indemnification agreements shall be executed with the County for all adverse effects which may arise as a result of the location of the site within a floodplain area.
7. A 2x2 foot sign shall be placed near the travelway located in the floodplain that states: "Warning: High Water and Flooding during Heavy Rains."

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be himself responsible for obtaining the required Non-Residential Use or Residential Use Permits through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Section 9-015 of the Zoning Ordinance, this Special Exception shall automatically expire, without notice, sixty (60) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the Special Exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

The Board also approved Resource Area Encroachment Plan 1504-WRPA-001-1, subject to the development conditions dated November 30, 2005.

SE 2002-HM-046
January 6, 2006

- 3 -

If you have questions regarding the expiration of this Special Exception or filing a request for additional time, they should be directed to the Zoning Evaluation Division in the Department of Planning and Zoning at 703-324-1290. The mailing address for the Zoning Evaluation Division is Suite 801, 12055 Government Center Parkway, Fairfax, Virginia 22035.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors

NV/ns

cc: Chairman Gerald E. Connolly
Supervisor Catherine M. Hudgins District
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Admin.
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ
Leslie B. Johnson, Deputy Zoning Administrator/Zoning Permit Review
Thomas Conry, Dept. Mgr. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Trnsprt'n. Planning Div.
Charles Strunk, Project Planning Section, Dept. of Transportation
Audrey Clark, Director – Building Plan Review DPWES
Michelle A. Brickner, Director, Deputy Director, DPWES
Plans & Document Control, OSDS, DPWES
Deloris Harris, DPWES
Department of Highways - VDOT
Kirk Holley, Park Planning Branch Mgr., FCPA
Gordon Goodlett, Development Officer, DHCD/Design Development Div.
District Planning Commissioner
Barbara J. Lippa, Executive Director, Planning Commission
Jose Comayagua, Director, Facilities Management
Gary Chevalier, Office of Capital Facilities/Ffx. Cnty. Public Schools

ARROWBROOK CENTRE

SPECIAL EXCEPTION FOR FILLING IN THE FLOODPLAIN

SE 2002-HM-046

NOTES

1. The subject property is located on Fairfax County Tax Assessment map 16-3 (11) Parcels 4, 4B, 4C, 5, 5A and 39. The applicant is requesting a Category 6 Special Exception for filling in the floodplain. The property subject to this Special Exception consists of 53.82 acres (2,345,460.52 SF) although the general floodplain area comprises approximately 15.32 acres of this property. The property is zoned R-1 and I-4 (Parcels 4B and 4C). A Conceptual/Final Development Plan to rezone the property to the PDC district and a Proffered Condition Amendment to define land areas (Parcels 4B and 4C) are also being filed concurrently with this application. The following approvals have been obtained: the RFA limits (3717-XFA-02, approved 10-2-01), a Floodplain Study (1504-FP-01-1, approved 3-25-03) and wetland permits (see Note 6 below). An RPA Exception and Water Quality Impact Assessment (previously approved on 3-13-04, No 1504-WQ-01-1) is being amended and filed concurrently with this plan to clarify grading and restoration of wetlands within the RPA.

Parcels 4B, 4C, 5 and 39 are in the names of L. Forum Johnson, Jr. and Jeffrey J. Fairfield, Managing Co-Trustees of the Ruth C. Lownders Marital Trust, as recorded in Deed Book 12488 at Page 1819. Parcel 5A is in the names of David I. Mathison and Winifred C. Mathison, Trustee and the Mathison Family LLC, as recorded in Deed Book 8002 at Page 574, as corrected in Deed Book 8200 at Page 636, and in Deed Book 10332 at Page 1873, and in Deed Book 11254 at Page 1394 and Deed Book 11254 at Page 1396, all among the land records of Fairfax County, Virginia.

Existing zoning and land use adjacent to the site are:
 West: L-4 Use: Office, Hotel
 North: R-3, C-8 Use: School, Retail
 East: PDC, C-6, PDH-30, C-6 Use: Commercial, Multi-Family Resid., Hotel
 South: PDC, PDH-12 Use: Undeveloped

2. The boundary information is from a boundary survey by PHR+A. Topographic information is from aerial survey. The contour interval is two (2) feet.

3. The subject property is partially undeveloped; there are residences and accessory structures on Parcel 39 and 5A. The existing improvements were built between 1900 and 1952 and all structures except those on Parcel 5A will be demolished when construction commences on the proposed development program. Centreville Road and Sunrise Valley Drive are proposed to be widened and right-of-way dedicated per approved Fairfax County Site Plan 663-SP-01-2. As part of that site plan approval, a conservation easement was created adjacent to the floodplain in lieu of filling on SE for filling in the floodplain and to offset RPA impacts for the area of the proposed entrance off of Centreville Road. This application requests to vacate the conservation easement with the filling of this Special Exception.

4. The plan has been prepared with the benefit of a title report furnished by Stewart Title Guaranty Company, Commitment No. C-9912-1442970, effective June 1, 1999 and therefore, this plan does not necessarily indicate all encumbrances in the property from that date. A sanitary sewer easement was recorded on Parcel 5A in Deed Book 10773 at Page 1865 on February 2, 1999. To the best of our knowledge, there are no major underground utility easements located on the subject property. An existing 25-foot sanitary sewer easement runs through the southeastern portion of the site. A 100-year floodplain and storm drainage easement wider than 25 feet encompasses the 100-year floodplain.

5. The property delineated on this plan is located in Flood Zone "X", an area outside the 500-year floodplain as determined by reference to Community Plan No. 515329050 D, March 5, 1999, as published by the Federal Emergency Management Agency (FEMA). A floodplain is not shown on the FEMA map but a major 100-year floodplain per Fairfax County regulations exists on the property as delineated by an approved floodplain study (1540-FP-01 approved March 25, 2003) prepared by PHR+A. The 100-year floodplain is also defined as a Reasonable Protection Area (RPA) per the Fairfax County Chesapeake Bay Preservation Area Ordinance and as delineated and approved by Fairfax County Plan No. 3137-RPA-02-1. An Environmental Quality Corridor (EQC) is defined by the 100-year floodplain plus an embankment along Centreville Road south of Sunrise Valley Drive.

The proposed SWM/BMP wetland facility proposed partially within the EQC will provide a regional benefit by restoring degraded portions of the EQC and expanding the effective area by the creation of a mosaic of wetland habitat where some currently exists, located in areas outside of and adjacent to the EQC; enhancing the intended function of the EQC by the creation of a riprapped and sediment forebay that facilitates removal of sediments from stormwater runoff; exceeding the BMP requirement for phosphorus removal for the site by 12.5 to 20%; treating approximately 7.4 acres of effluent area within the Dulles Airport Access Road right-of-way, the Sunrise Valley Drive right-of-way and an adjacent parcel to the west; and providing passive and educational opportunities for the community through the creation of trails and boardwalks within the wetland habitat.

The floodplain north of Sunrise Valley Drive will be preserved except for an entrance crossing from Centreville Road, possible sanitary sewer connections, and minor filling for a bike trail and the proposed entrance onto Sunrise Valley Drive. The floodplain south of Sunrise Valley Drive will be partially filled by creating a stormwater management wetlands facility and preserved as open space and enhanced as a linear park with pedestrian trails, raised boardwalks and a viewing gazebo.

6. Wetlands as shown have been verified with a jurisdictional determination (Project No. 01-ND085) by the Corps of Engineers dated August 13, 2001. Wetland permits for the construction of the stormwater wetland facility have been approved under an individual DEC Virginia Water Protection Permit No. VWP03-0244 expiring June 10, 2018 and a Corps of Engineers State Program General Permit No. SP03-03-V0244 expiring June 26, 2018. The Centreville Road entrance that crosses Merrybrook Run has been permitted under Abbreviated Standard Permit ASP18 expiring August 24, 2004 with an extension request dated April 15, 2004.

7. The existing vegetation is shown on the SE. An EVM has been prepared and submitted separately.

8. A grave site exists on Parcel 39 near Merrybrook Run. The development will not impact the grave site.

9. To the best of our knowledge, no hazardous or toxic substances are present on site as set forth in Title 40, Code of Federal Regulations Parts 116.4, 302.4, and 355; all hazardous waste must forth in Commonwealth of Virginia/Department of Waste Management Regulations VR 672-10-1 - Virginia Hazardous Waste Management Regulations and/or petroleum products as defined in Title 40, Code of Federal Regulations Part 280. To the best of our knowledge the proposed development will not generate, utilize, store, treat or dispose of any such substances on site.

10. A bicycle trail is proposed per the Comprehensive Plan on the west side of Centreville Road and the south side of Sunrise Valley Drive. The applicant proposes to build the trail for Centreville Road along the west bank of Merrybrook Run to Sunrise Valley Drive instead of directly along Centreville Road to avoid grading and fill impacts in the sensitive ecological area between Centreville Road and Merrybrook Run.

11. Eight-of-way is being dedicated along Centreville and Sunrise Valley Drive for improvements being made for widening of these roads pursuant to a site plan (Fairfax Co. No. 663-SP-01-2) by others. The CDF/FDF filed concurrently with this application proposes to dedicate additional right-of-way at the intersection of the Dulles Toll Road and Centreville Road and along the south side of Sunrise Valley Drive.

12. Special amenities within and adjacent to the floodplain area include pedestrian trails, raised wood boardwalks through wetlands, a butterfly garden, a picnic shelter and an elevated viewing gazebo.

13. This application proposes protection and preservation of the existing wetlands where possible, the restoration of disturbed wetlands and the creation of new wetlands within the stormwater management facility to promote bio-filtration of stormwater runoff prior to its entering Merrybrook Run stream valley.

14. No parking is proposed within the floodplain area.

15. The site is in the Horsepan Creek watershed. Stormwater management (SWM) and Best Management Practices (BMP) facilities will be provided as shown on the SE to support the proposed development area as shown on the CDF/FDF filed concurrently with this application. See the CDF/FDF for additional information on SWM and BMP.

16. Public water service to the property will be provided by an extension of either an existing 12" watermain in Sunrise Valley Drive or an existing 14" watermain in Centreville Road. Detailed water service design shall be completed during final engineering.

17. Public sanitary sewer service will be provided to the property by an extension of an existing 18" sanitary sewer on site or in Centreville Road. Detailed design shall be completed during final engineering.

18. Ingress and egress to the property is via two proposed entrances onto Centreville Road and one on Sunrise Valley Drive. A main entrance on Centreville Road is opposite Woodland Park Road and a secondary right-in, right-out entrance is north of the main entrance.

19. A viewing gazebo but no grass floor area is proposed within the floodplain area. See the CDF/FDF filed concurrently with this application for information concerning the proposed development of the remainder of the site.

20. An air quality permit shall be obtained and provided prior to commencement of construction, if required.

21. Approximate limits of clearing and grading are shown on the SE, and will vary based on final engineering and design. Where the limits of clearing and grading are not shown, it is assumed that the limits coincide with the outer boundary of the site.

22. To the best of our knowledge, this SE will be in conformance with applicable ordinances, regulations, and adopted standards related to filling in the floodplain. See the CDF/FDF filed concurrently with this application for waivers or modifications related to the proposed in-lieu development.

23. Per Section 2-904 of the Zoning Ordinance

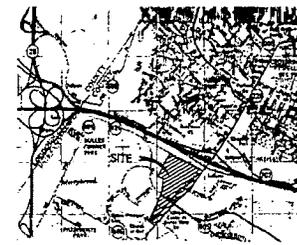
2.8.1(1) The proposed improvements will lower or match the existing 100-year floodplain elevation and are anticipated to improve and not cause any additional flooding or erosion problems than what may exist. The existing 100-year floodplain elevation presently floods a portion of Sunrise Valley Drive and Centreville Road.

2.8.1(2) Wetlands permits as indicated under Note 6 have been obtained prior to disturbing any existing wetlands.

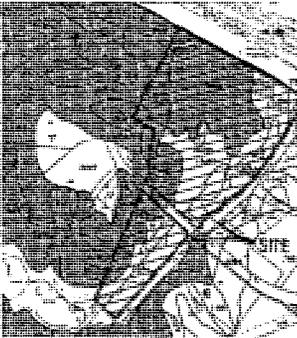
2.D. See Sheet 5 for drainage improvements and water quality improvements by creation of stormwater wetlands and filtering of sediments through use of forebay and micropond.

SHEET INDEX

- COVER SHEET
- OVERALL PLAN 1"=100'
- CUT FILL VOLUMES 1"=50'
- CUT FILL VOLUMES 1"=50'
- RIVERPARK AMENITIES AND STORMWATER WETLANDS PLAN

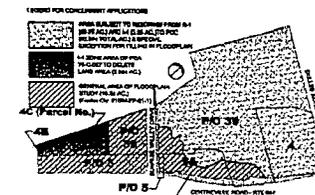


VICINITY MAP
SCALE: 1"=2000'



SOILS MAP
SCALE: 1"=500'

- 12A+ BOWLAND SILT LOAM
- 14B+ MANASSAS SILT LOAM
- 42B1 VERY ROCKY SANDY SILTY CLAY WITH SILTY SAND
- 48B2 REDELL SILT LOAM, UNDULATING PHASE
- 52A1 ELBERT SILT LOAM, NEARLY LEVEL PHASE
- 52B1 ELBERT SILT LOAM, UNDULATING PHASE
- 62C3 MICRONOCE SILT LOAM, ROLLING PHASE
- 75C2 PENN LOAM, ROLLING PHASE
- 79B1 KELLY SILT LOAM, UNDULATING PHASE
- 104B2 BARTON SILT LOAM
- 148B2 REDELL-NECKLEBURG SILT LOAMS, UNDULATING PHASE



FILED APPLICATIONS
SCALE: 1"=500'

NO.	DESCRIPTION	DATE	REVISED	BY	DATE
1	Revised Submittal	6/03/02			
2	Revised Submittal	4/24/03			
3	Revised Submittal	6/18/04			

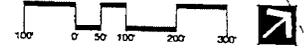
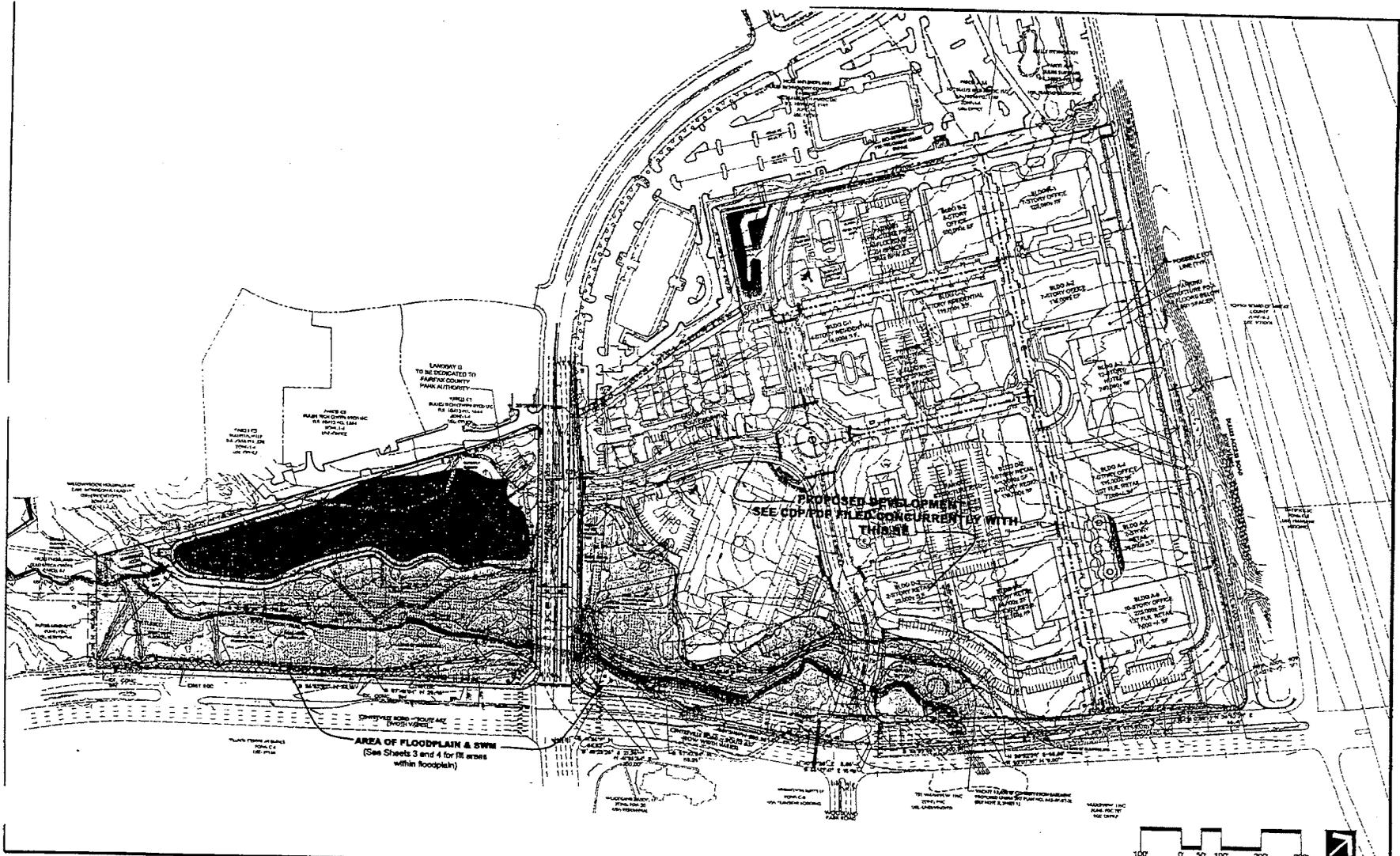


PROJECT: SPECIAL EXCEPTION
ARROWBROOK CENTRE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VA

TITLE: COVER SHEET

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects
PHR+A
 14532 Lee Road
 Chantilly, VA 20151-1878
 T: 703.448.8700
 F: 703.448.8714

DESIGN: SURVEY PHR+A
 DRAWN: RWM DATE: MAY 31, 2002
 CHECKED: DHS SCALE: N/A
 SHEET: 1 OF 5 FILE NO.: 04152-2-4



NO.	DESCRIPTION	REVISION	DATE	REVISED BY	APPROVED BY	DATE
3	Revised Submittal		6/02/00			
2	Revised Submittal		4/04/00			
1	Revised Submittal		8/16/94			



PROJECT
SPECIAL EXCEPTION
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 PATRIMAX COUNTY, VA

TITLE
OVERALL PLAN

Patton Harris Rust & Associates, pc
 Engineers, Surveyors, Planners, Landscape Architects.
PHRA
 14532 Lee Road
 Quantico, VA 20151-1879
 T 703-449-8700
 F 703-449-8714

DESIGN	RW	SURVEY	PLTR-A
DRAWN	RW	DATE	MAY 31, 2002
CHECKED	DHS	SCALE	1"=100'
SHEET	2 OF 5	FILE NO.	09752-2-4

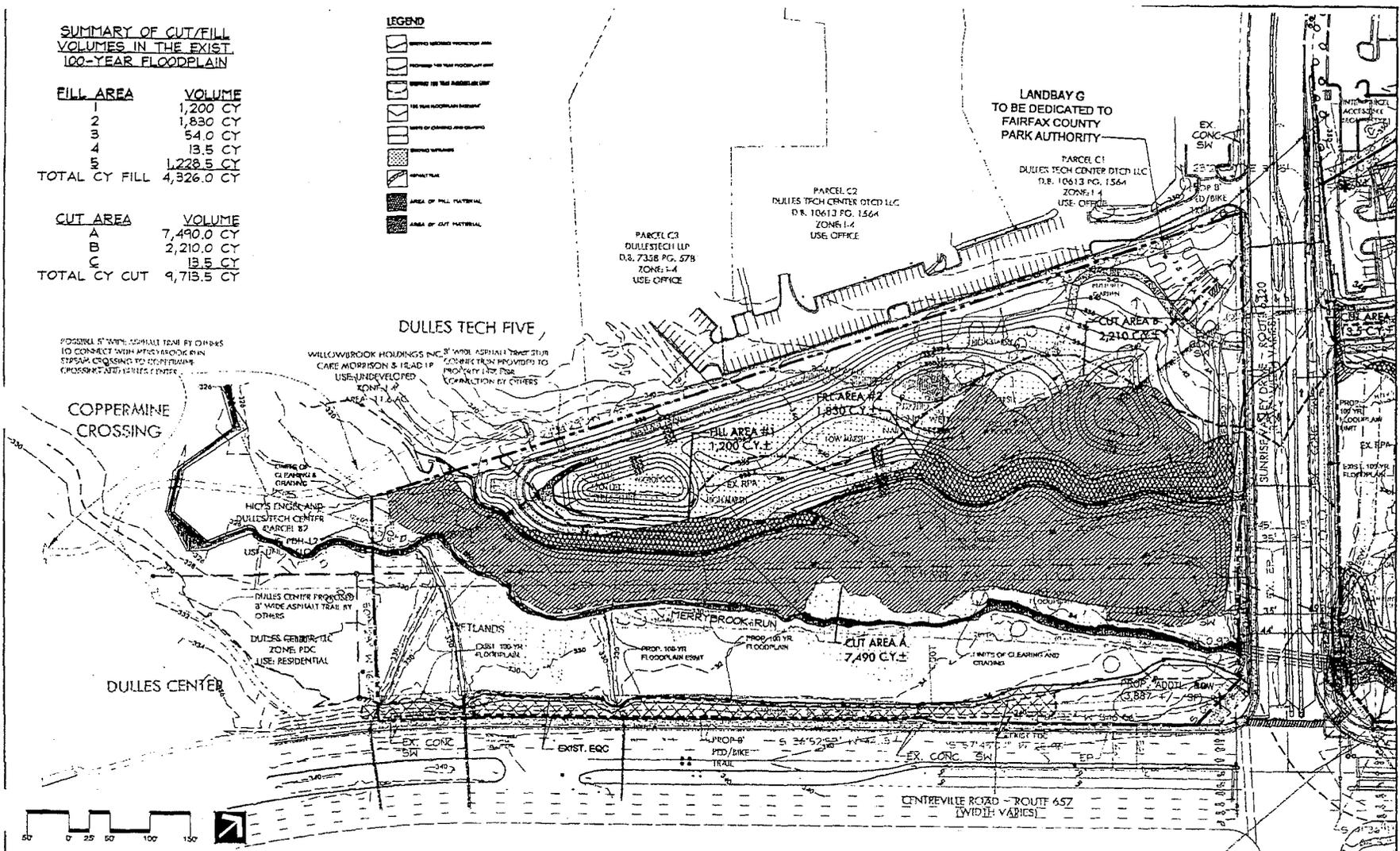
SUMMARY OF CUT/FILL VOLUMES IN THE EXIST 100-YEAR FLOODPLAIN

FILL AREA	VOLUME
1	1,200 CY
2	1,830 CY
3	54.0 CY
4	13.5 CY
5	1,228.5 CY
TOTAL CY FILL	4,926.0 CY

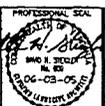
CUT AREA	VOLUME
A	7,490.0 CY
B	2,210.0 CY
C	13.5 CY
TOTAL CY CUT	9,713.5 CY

LEGEND

- 100 YEAR FLOODPLAIN
- 100 YEAR FLOODPLAIN WITH BUILDING FOOTPRINT
- 100 YEAR FLOODPLAIN WITH ROADWAY
- 100 YEAR FLOODPLAIN WITH UTILITY
- 100 YEAR FLOODPLAIN WITH STRUCTURE
- 100 YEAR FLOODPLAIN WITH TREE
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



NO.	DESCRIPTION	REVISED	DATE	BY	CHKD	APP'D	DATE
3	Revised Submittal		6/03/05				
2	Revised Submittal		4/04/05				
1	Revised Submittal		6/18/04				



PROJECT: SPECIAL EXCEPTION
ARROWBROOK CENTRE
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VA

TITLE: CUT/FILL VOLUMES IN FLOODPLAIN

Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.

 14332 Lee Road
 Chantilly, VA 20151-1879
 T 703-448-8700
 F 703-448-8714

DESIGN	SURVEY
DESIGN: RJK	SURVEY: PHR+A
CHECKED: DHS	DATE: MAY 31, 2002
SHEET: 3 OF 5	SCALE: 1"=50'
	FILE NO: 09750-2-4

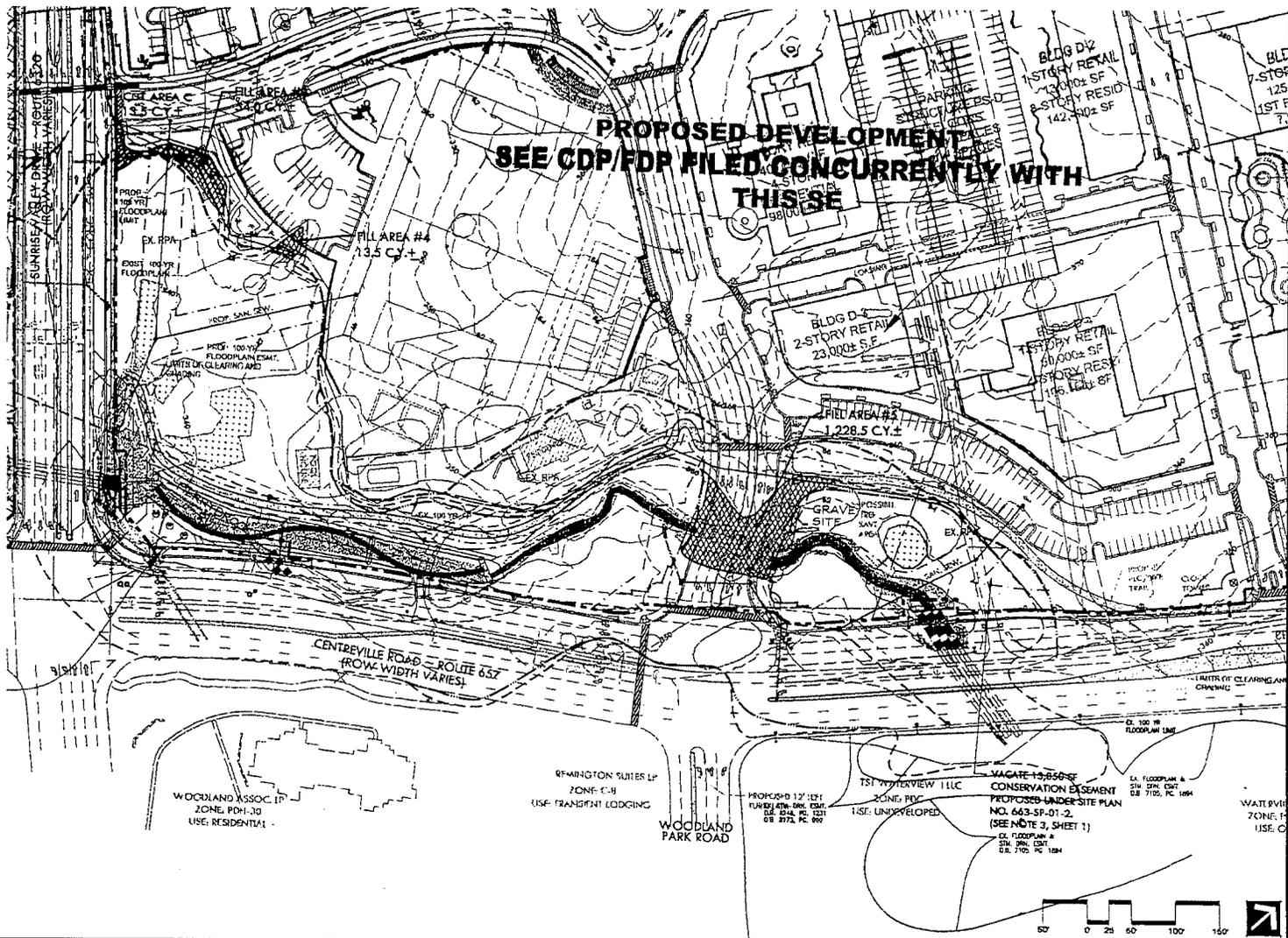
SUMMARY OF CUT/FILL VOLUMES IN THE EXIST 100-YEAR FLOODPLAIN

FILL AREA	VOLUME
1	1,200 CY
2	1,830 CY
3	54.0 CY
4	13.6 CY
5	1,226.5 CY
TOTAL CY FILL	4,326.0 CY

CUT AREA	VOLUME
A	7,490.0 CY
B	2,210.0 CY
C	13.5 CY
TOTAL CY CUT	9,713.5 CY

LEGEND

- PROPOSED BUILDING FOOTPRINT
- EXISTING BUILDING FOOTPRINT
- PROPOSED PAVEMENT
- EXISTING PAVEMENT
- PROPOSED STORMWATER CHANNEL
- EXISTING STORMWATER CHANNEL
- PROPOSED EASEMENT
- PROPOSED RIGHT-OF-WAY
- AREA OF FILL MATERIAL
- AREA OF CUT MATERIAL



NO.	DESCRIPTION	REVISION	DATE	REV'D	HOW'S	APPROV'D	DATE
3	Revised Submission		6/03/02				
2	Revised Submission		4/24/02				
1	Revised Submission		6/18/01				

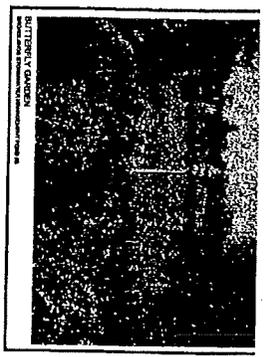
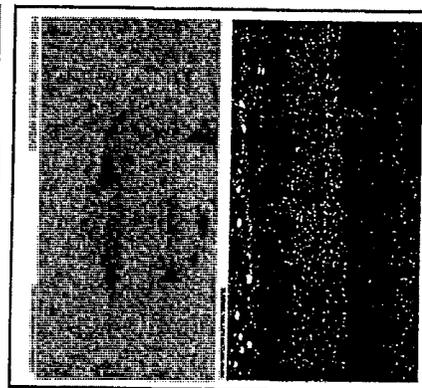
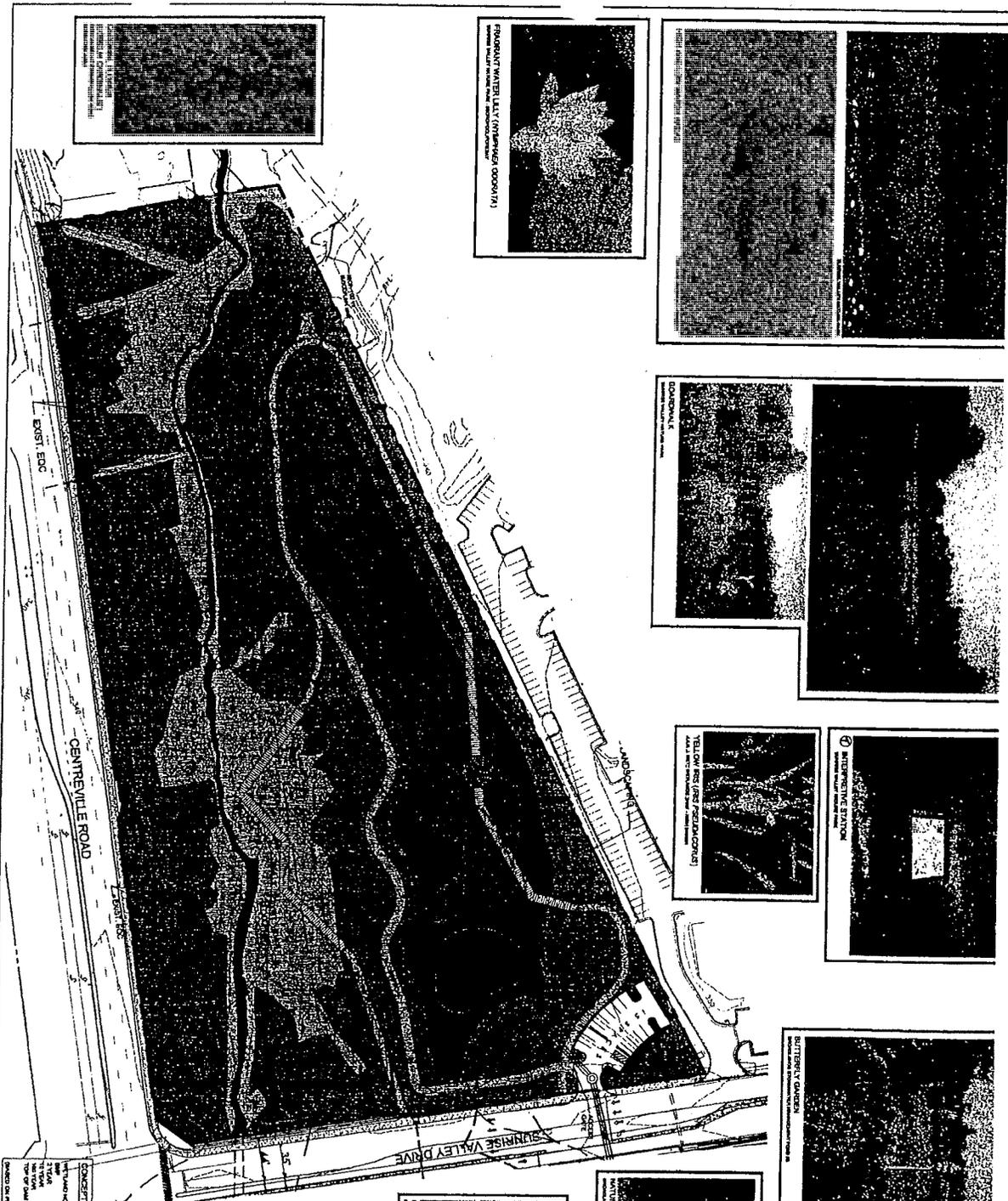


PROJECT
SPECIAL EXCEPTION
ARROWBROOK CENTRE
 HUNTER MT. DISTRICT
 FAIRFAX COUNTY, VA

TITLE
CUT/FILL VOLUMES IN FLOODPLAIN

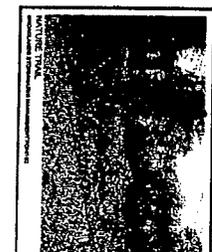
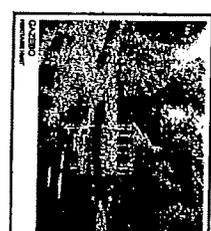
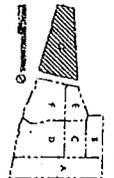
Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects.
 PHRA
 14532 Lee Road
 Chantilly, VA 20151-1071
 T 703.448.6700
 F 703.448.8714

DESIGN	SURVEY
DRAWN: RH	PHR+A
CHECKED: DHS	DATE: MAY 31, 2002
SHEET: 4 OF 5	SCALE:
	FILE NO.: 09752-2-4



CONCEPT DESIGN WETLAND SURFACE ELEVATIONS (FOOTING)

WETLAND TYPE	MIN. SURFACE ELEVATION	MAX. SURFACE ELEVATION
W1	200.00'	200.00'
W2	200.00'	200.00'
W3	200.00'	200.00'
W4	200.00'	200.00'
W5	200.00'	200.00'
W6	200.00'	200.00'
W7	200.00'	200.00'
W8	200.00'	200.00'
W9	200.00'	200.00'
W10	200.00'	200.00'
W11	200.00'	200.00'
W12	200.00'	200.00'
W13	200.00'	200.00'
W14	200.00'	200.00'
W15	200.00'	200.00'
W16	200.00'	200.00'
W17	200.00'	200.00'
W18	200.00'	200.00'
W19	200.00'	200.00'
W20	200.00'	200.00'
W21	200.00'	200.00'
W22	200.00'	200.00'
W23	200.00'	200.00'
W24	200.00'	200.00'
W25	200.00'	200.00'
W26	200.00'	200.00'
W27	200.00'	200.00'
W28	200.00'	200.00'
W29	200.00'	200.00'
W30	200.00'	200.00'
W31	200.00'	200.00'
W32	200.00'	200.00'
W33	200.00'	200.00'
W34	200.00'	200.00'
W35	200.00'	200.00'
W36	200.00'	200.00'
W37	200.00'	200.00'
W38	200.00'	200.00'
W39	200.00'	200.00'
W40	200.00'	200.00'
W41	200.00'	200.00'
W42	200.00'	200.00'
W43	200.00'	200.00'
W44	200.00'	200.00'
W45	200.00'	200.00'
W46	200.00'	200.00'
W47	200.00'	200.00'
W48	200.00'	200.00'
W49	200.00'	200.00'
W50	200.00'	200.00'



No.	Date	Description	Revised By	Checked By
1	8/14/03	Initial Submittal		
2	1/20/04	Revised Submittal		
3	4/23/04	Revised Submittal		

DATE: SEPTEMBER 2003 SCALE: 1" = 50'

SPECIAL EXCEPTION FOR FILLING IN THE FLOODPLAIN
ARROWBROOK CENTRE
 FAIRFAX COUNTY, VIRGINIA

RIVER PARK AMENITIES & SWM WETLANDS

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14725 of Six Yields Creek, Clarks Summit, Virginia 20131
 Phone: 703.431.5601 Fax: 703.431.5604
 www.wetlandstudio.com



County of Fairfax, Virginia

MEMORANDUM

DATE: May 8, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PGN*
Environment and Development Review Branch, DPZ

SUBJECT: Land Use Analysis:
RZ/FDP 2013-DR-017 (JLB Dulles Tech and FCPA) concurrent with PCA 79-C-037-07, SEA 85-C-119, PCA 2002-HM-043, FDPA 2002-HM-043-02 & SEA 2002-HM-046-02

This memorandum, prepared by Jennifer R. Bonnette, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the development plans dated September 3, 2013 and revised through April 24, 2015; and proffers dated April 23, 2015. The extent to which the application conforms to the applicable guidance contained in the Comprehensive Plan is noted. Possible solutions to remedy identified issues are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

DESCRIPTION OF THE APPLICATION

The applicant, JLB Dulles Tech, LLC, is requesting a rezoning and final development plan with a concurrent proffered condition amendment. The requested rezoning is for 11.6 acres of land located on tax map parcel 16-3 ((1)) 4M. There is a special exception amendment on 14.38 acres of land located on tax map parcels 16-3 ((1)) 4M and 5D for uses in a floodplain. Parcel 5D is owned by the Fairfax County Park Authority. Additionally, there is a final development plan amendment/proffered condition amendment for Parcel 5D, which is 10.86 acres, for site modifications. Finally, there is a special exception amendment on 8.1 acres of Parcel 5D to delete land area.

The rezoning application proposes a change from the existing I-4 zone (medium density industrial) to the PRM zone (planned residential mixed use). The proposed development is a multi-family residential project consisting of two six-story buildings (maximum 85 feet tall) with up to 460 dwelling units, up to 500,000 square feet of development (a 0.98 floor area ratio [FAR]). Building A (located on the northeastern portion of the site) and Building B (located on

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-324-3056
www.fairfaxcounty.gov/dpz/



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DEPARTMENT OF
**PLANNING
& ZONING**

the northwestern portion of the site) includes 217 and 243 units respectively. Each building is proposed to have a 6 level structured parking facility that is wrapped by residential units on three sides. Parking is provided at a ratio of 1 residential unit to 1.69 parking spaces. A new road, McNair Farms Drive (Extension), is to be constructed across the northern portion of the site and the southern portion of the adjacent park property to connect the existing Dulles Technology Drive with Centreville Road. Access to the proposed development will be provided from three points located along the northern portion of the site on Dulles Technology Drive and McNair Farms Drive (Extension).

The proposed development is located in southern portion of the Innovation Center Transit Station Area that is planned for transit-oriented development (TOD). The site is located in Tier 3 of Land Unit A which is beyond the ½ mile radius from the planned Innovation Center metrorail station. Tier 3 is planned for a mix of uses at an intensity of 0.75 to 1.5 FAR with residential consisting of approximately 45 percent or more of total development.

LOCATION AND CHARACTER OF THE AREA

The subject development is located north of the Merrybrook Run Stream Valley which is planned and zoned for public parks. It is located to the south of Dulles Technology Drive and existing low to medium density office uses planned for mixed use and public parks and zoned C-3, I-4 and PDC. To the east of the site are Centreville Road and the Village Center at Dulles, planned for mixed use and zoned C-6 and to the west are low to medium density office uses planned for mixed use and zoned I-4.

COMPREHENSIVE PLAN CITATIONS:

Land Unit A General Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Dulles Suburban Center, as amended through March 24, 2015, Dulles Suburban Center Land Unit Recommendations, Land Unit A General Land Unit Recommendations p. 56-62:

“Land Use

The planned land use pattern in Land Unit A focuses most future growth within walking distance of the future Innovation Center Metrorail station which is generally considered to be within ¼ and ½ mile from the station. Intensities will be highest in areas with the closest proximity to the station, tapering down to lower density areas in the rest of the land unit. The land units south of the Merrybrook Run Stream Valley, A-2, A-3 and A-4, have been developed with a mix of office, hotel and residential uses in accordance with the plan and it is anticipated that these land units will maintain their existing character, uses and intensities.

This land unit is planned for a complementary mix of land uses including office, residential, hotel and support retail. Development in this land unit should provide for the incorporation of future transit related facilities and pedestrian and vehicular access to transit.

...
 In reviewing development proposals, the following land use guidelines should also be considered:

- Compatible Development - All development proposals will need to ensure that projects function in a compatible, well-designed, efficient manner; are consistent with the land use guidance and development potential of the individual subunits; are compatible with the development on adjacent properties; reflect coordinated phasing of improvements as needed (for example, frontage improvements); are consistent with the overall intent of the land use concept to achieve a desired urban form and mix of uses; and do not preclude adjacent parcels from developing in conformance with the Plan.
- Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Policy Plan’s Workforce Housing (WDU) Policy and Guidelines. Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12 percent of total units as Workforce Dwelling Units (WDU).”

Land Unit A-1 Land Use Recommendations

Fairfax County Comprehensive Plan, 2013 Edition, Dulles Suburban Center, as amended through March 04, 2014, Dulles Suburban Center Land Unit Recommendations, Land Unit A-1 Land Use Recommendations p. 60-61:

“Land Unit A-1: Innovation Center Transit Station-South

Land Unit A-1 is the southern portion of the Innovation Center Transit Station Area, is 330 acres and is developed with a mix of office, hotel, residential and support retail uses. This area is planned for transit-oriented development (TOD) which focuses growth within walking distance of the Metrorail station. Intensities should be highest in areas with the closest proximity to the station, recognizing that relatively new existing development is approved for intensities significantly below the plan and may not redevelop in the future. To provide guidance on how intensity should gradually decrease with distance, the land unit is divided into three areas as shown on the table below. For purposes of tiered planned intensity, the ¼ mile and ½ mile radius is measured from the center of the platform where it meets the bridge.

Figure 16: Land Unit A-1 Tiered Planned Intensity	
Distance From Metrorail Station	Range of Intensity (FAR)
Tier 1: Within ¼ Mile	2 to 3 FAR
Tier 2: ¼ to ½ Mile	1 to 2 FAR
Beyond ½ Mile	0.75 to 1.5 FAR

The mixed-use recommendations that follow seek to establish parameters for future development by providing percentages for residential and non-residential uses. These

percentages are meant to be guides and may need to be adjusted on a case by case basis in order to further other planning objectives such as implementing the grid of streets and securing land for parks and public facilities. If a property is split between two Tiers, intensity should be based on the proportion of property in each area. Furthermore, this balance among uses may not always be achievable, at least on an interim basis, due to market demand or other economic factors. In such cases, appropriate commitments should insure that interim development does not alter the character of the Transit Station Area and that ultimately a mix of uses will be in place consistent with Plan guidance. . .

Tier 3: Beyond ½ Mile

Tier 3 includes the area north of the Merrybrook Run Stream Valley that is beyond a ½ mile radius from the Metrorail station. The area is planned for an intensity within .75 to 1.5 FAR range for residential uses with a mix of other uses including office, hotel and supporting retail. In Tier 3, the residential component should be on the order of 45 percent or more of total development. The percentage of office uses can be up to 50 percent of development within Tier 3. Individual developments may have flexibility to build more than the stated percentages if other developments are built or rezoned with a use mix that maintains these proportions for the Tier 3 Area. Hotel, ground level retail and support service uses add to the vibrancy and enhance the mixed use environment and are encouraged in the broader mix of uses. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the object of allowing residents and employees to minimize daily reliance on the automobile.”

COMPREHENSIVE PLAN MAP: Mixed Use

LAND USE ANALYSIS

The proposed development is located in the Land Unit A-1, the Innovation Center Transit Station-South area of the Fairfax County Comprehensive Plan. It is on the southern edge of this land unit adjacent to the Merrybrook Run Stream Valley, more than ½ mile from the planned Metrorail station in Tier 3, in an area defined by low to medium density office uses located off Dulles Technology Drive which forms a loop and connects with Sunrise Valley Drive on either end.

Use and Intensity

The development, proposed at a maximum 0.98 FAR, meets the Comprehensive Plan recommendation for a land use intensity of between 0.75 to 1.5 FAR. The Plan recommends that the land area beyond a ½ mile radius of the Metrorail station consist of 45 percent or more of total development as residential uses and a maximum of 50 percent as office uses. The existing uses surrounding the subject property are low to medium density office. This proposal is the first parcel in the Dulles Technology Drive area to redevelop under the new Comprehensive Plan guidance. The proposal for 100 percent residential use will improve the mix of uses in this area and set the stage for future redevelopment of the surrounding office uses to a mix of uses.

Additionally, the Plan recommends support retail uses should be located in residential buildings. However, given the density of the proposed development, the type and intensity of the surrounding uses, and the project's location at the edge of the transit station area, retail use may not be viable at this location.

Architectural Design

The proposed development consists of two separate residential buildings located immediately adjacent to one another with approximately 430 foot and 390 foot long building facades respectively along the property frontage separated by a 45 foot wide gap. The applicant has provided front and rear architectural elevations which demonstrate architectural variation that will create visual interest and help to break up the lengthy facades. The build-to line is reflected on the plans. The facades of the two buildings meet the build-to line at several points, however due to the curving nature of Dulles Technology Drive and McNair Farms (Extension) and the inclusion of building indentations with micro-park areas, the buildings deviate from the build-to line. The overall effect will still result in building frontages that define and enclose the pedestrian realm.

In the event that the two buildings are constructed separately rather than concurrently, the applicant has proffered that "the architectural design of the second residential building shall be generally consistent with, and complementary to, the character of the architectural design of the first residential building." If the two buildings are developed separately, it is recommended that staff from the Department of Planning and Zoning have the opportunity to review and comment on the architectural design of the second residential building to ensure its consistency with the design character of the first building.

Streetscape

The Comprehensive Plan streetscape recommendations corresponding to Dulles Technology Drive and McNair Farms (Extension) call for a building zone of between 8 to 12 feet wide adjacent to residential uses. The proposed building zone varies along the two residential building frontages, and in several places is less than eight feet wide. In response to staff comments, the applicant has altered the building design at the ground level. Individual residential unit entrances and areas of the building zone have been redesigned to include patios and additional landscaping in order to increase the level of privacy for the units and create a better separation of the residential units from the pedestrian realm. The site is constrained by the existence of a resource protection area (RPA) and 100 year floodplain located on the southern portion of the site.

Sidewalks will be provided on both sides of McNair Farms (Extension) across the FCPA property. The sidewalk on the north side of the street and landscape panels on both sides will have reduced widths to minimize impacts to the floodplain. The sidewalk will be reduced to 5 feet wide from the recommended 8 feet wide and the landscape panels will be reduced to 6 feet and 4 feet wide from the recommended 8 foot widths.

New crosswalks are shown at three locations: at the Dulles Technology Drive and McNair Farms (Extension) intersection and crossing McNair Farms (Extension) at the eastern boundary of the residential property and at the intersection with Centreville Road.

Parks and Recreation

Several public and private open space areas are shown on the CDP/FDP. The applicant has shown a "Great Lawn/Plaza" area to be provided as a public outdoor space behind the two residential buildings and overlooking the RPA and Merrybrook Stream Valley. A number of potential features for passive and active recreation are described in the proffers and shown on the plans. It is recommended that the applicant make a firmer commitment to the design and type of recreational amenities to be provided.

An open space plaza between the two residential buildings is also shown. The building façades adjacent to this plaza are primarily exposed parking garages. The applicant has provided elevations of these areas; however, they do not alleviate concerns about the potential negative impact of the exposed parking garages on the quality of the open space plaza. It is recommended that the applicant provide more detailed drawings and a description of the materials that will be used in constructing these facades.

Affordable /Workforce Housing

Twelve percent of the proposed dwelling units will be designated as Workforce Dwelling Units (WDU), based on an intensity of 0.98 FAR. The applicant is proposing to provide 50 percent of these units to households with an income of up to 80 percent of the Area Median Income (AMI) and 50 percent to households with units up to 100 percent of the AMI for a period of five years after the issuance of the first Residential Use Permit. After the five year period, the units would be evenly distributed between the 80 percent, 100 percent and 120 percent AMI tiers in accordance with the county's Policy Guidelines.

The applicant has committed to providing one designated parking space for each WDU within the proposed development at no cost to the purchasers/lessees of the WDUs.

Transportation

The applicant is providing an important transportation improvement to improve multi-modal connectivity in Land Unit A. The applicant is constructing an additional road crossing of Centreville Road and McNair Farms Drive. The road will cross over the southern portion of a parcel owned by the Fairfax County Park Authority (FCPA) and connect with Dulles Technology Drive on the northern portion of the parcel owned by the applicant. The applicant will construct a four lane street section and east and west bound bike lanes across the FCPA property and two lanes and an east bound bike lane across the applicant-owned parcel.

The general location for a possible bus stop is shown on the CDP/FDP on Dulles Technology Drive in front of one of the residential buildings. The proffers state that the final location of the bus pad will be determined at site plan with consultation with the Fairfax County Department of Transportation. The bus pad design should be carefully integrated with the proposed streetscape.

CONCLUSION

The revised development plans demonstrates multiple improvements over the original submission. However, there are still several outstanding concerns.

PGN/JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: May 11, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, DPZ

FROM: Pamela G. Nee, Chief *PAN*
Environment and Development Review Branch, DPZ

SUBJECT: Environmental Assessment:

RZ 2013-DR-017
PCA 79-C-037-07
FDP 2013-DR-017
SEA 85-C-119
PCA 2002-HM-043
FDPA 2002-HM-043-02
SEA 2002-HM-046-02

Dulles Technology Center

This memorandum, prepared by John R. Bell, includes citations from the Comprehensive Plan that provide guidance for the evaluation of the above referenced development plans as revised through April 24, 2015. Possible solutions to remedy identified environmental impacts are suggested. Other solutions may be acceptable, provided that they achieve the desired degree of mitigation and are also compatible with Plan policies.

COMPREHENSIVE PLAN CITATIONS:

The Comprehensive Plan is the basis for the evaluation of this application. The assessment of the proposal for conformity with the environmental recommendations of the Comprehensive Plan is guided by the following citations from the Plan:

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 7 through 9, the Plan states:

“Objective 2: Prevent and reduce pollution of surface and groundwater resources. Protect and restore the ecological integrity of streams in Fairfax County. .

..

Policy k. For new development and redevelopment, apply better site design and low impact development techniques such as those described below, and pursue commitments to reduce stormwater runoff volumes and peak flows, to

Department of Planning and Zoning
Planning Division
12055 Government Center Parkway, Suite 730
Fairfax, Virginia 22035-5509
Phone 703-324-1380
Fax 703-653-9447
www.fairfaxcounty.gov/dpz/



increase groundwater recharge, and to increase preservation of undisturbed areas. In order to minimize the impacts that new development and redevelopment projects may have on the County's streams, some or all of the following practices should be considered where not in conflict with land use compatibility objectives:

- Minimize the amount of impervious surface created. . . .
- Encourage the use of innovative BMPs and infiltration techniques of stormwater management where site conditions are appropriate, if consistent with County requirements.
- Apply nonstructural best management practices and bioengineering practices where site conditions are appropriate, if consistent with County requirements. . . .
- Maximize the use of infiltration landscaping within streetscapes consistent with County and State requirements. . . .

Development proposals should implement best management practices to reduce runoff pollution and other impacts. Preferred practices include; those which recharge groundwater when such recharge will not degrade groundwater quality; those which preserve as much undisturbed open space as possible; and, those which contribute to ecological diversity by the creation of wetlands or other habitat enhancing BMPs, consistent with State guidelines and regulations. . . .”

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 13 through 17, the Plan states:

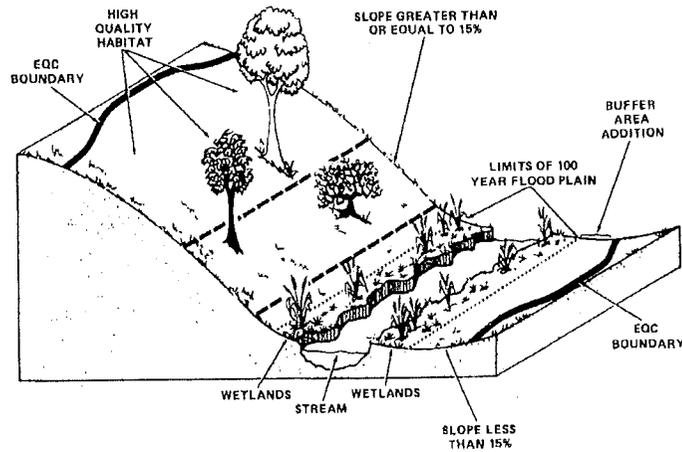
“Objective 9: Identify, protect and enhance an integrated network of ecologically valuable land and surface waters for present and future residents of Fairfax County.

Policy a: Identify, protect and restore an Environmental Quality Corridor system (EQC). (See Figure 4.) Lands may be included within the EQC system if they can achieve any of the following purposes:

- **Habitat Quality:** The land has a desirable or scarce habitat type, or one could be readily restored, or the land hosts a species of special interest. This may include: habitat for species that have been identified by state or federal agencies as being rare, threatened or endangered; rare vegetative communities; unfragmented vegetated areas that are large enough to support interior forest dwelling species; and aquatic and wetland breeding habitats (i.e., seeps, vernal pools) that are connected to and in close proximity to other EQC areas.

- **Connectivity:** This segment of open space could become a part of a corridor to facilitate the movement of wildlife and/or conserve biodiversity. This may include natural corridors that are wide enough to facilitate wildlife movement and/or the transfer of genetic material between core habitat areas.
- **Hydrology/Stream Buffering/Stream Protection:** The land provides, or could provide, protection to one or more streams through: the provision of shade; vegetative stabilization of stream banks; moderation of sheet flow stormwater runoff velocities and volumes; trapping of pollutants from stormwater runoff and/or flood waters; flood control through temporary storage of flood waters and dissipation of stream energy; separation of potential pollution sources from streams; accommodation of stream channel evolution/migration; and protection of steeply sloping areas near streams from denudation.
- **Pollution Reduction Capabilities:** Preservation of this land would result in significant pollutant reductions. Water pollution, for example, may be reduced through: trapping of nutrients, sediment and/or other pollutants from runoff from adjacent areas; trapping of nutrients, sediment and/or other pollutants from flood waters; protection of highly erodible soils and/or steeply sloping areas from denudation; and/or separation of potential pollution sources from streams.

The core of the EQC system will be the county's stream valleys. Additions to the stream valleys should be selected to augment the habitats and buffers provided by the stream valleys, and to add representative elements of the landscapes that are not represented within stream valleys. The stream valley component of the EQC system shall include the following elements (See Figure 4):



A TYPICAL
ENVIRONMENTAL QUALITY CORRIDOR

Source: Fairfax County Office of Comprehensive Planning

FIGURE 4

- All 100 year flood plains as defined by the Zoning Ordinance;
- All areas of 15% or greater slopes adjacent to the flood plain, or if no flood plain is present, 15% or greater slopes that begin within 50 feet of the stream channel;
- All wetlands connected to the stream valleys; and
- All the land within a corridor defined by a boundary line which is 50 feet plus 4 additional feet for each % slope measured perpendicular to the stream bank. The % slope used in the calculation will be the average slope measured within 110 feet of a stream channel or, if a flood plain is present, between the flood plain boundary and a point fifty feet up slope from the flood plain. This measurement should be taken at fifty foot intervals beginning at the downstream boundary of any stream valley on or adjacent to a property under evaluation.

Modifications to the boundaries so delineated may be appropriate if the area designated does not benefit any of the EQC purposes as described above. In addition, some disturbances that serve a public purpose such as unavoidable public infrastructure easements and rights of way may be appropriate. Disturbances for access roads should not be supported unless there are no viable alternatives to providing access to a buildable portion of a site or adjacent parcel. The above disturbances should be minimized and occur perpendicular to the corridor's alignment, if practical, and disturbed areas should be restored to the greatest extent possible

In general, stormwater management facilities should not be provided within EQCs unless they meet one of the following conditions:

- They are consistent with recommendations of a watershed management plan that has been adopted by the Fairfax County Board of Supervisors; or
- They will:
 - Either:
 - Be more effective in protecting streams and better support goals of watershed management plans than stormwater management measures that otherwise would be provided outside of EQCs; or
 - Contribute to achieving pollutant reduction necessary to bring waters identified as impaired into compliance with state water quality standards or into compliance with a Municipal Separate Storm Sewer System (MS4) permit in a manner that would be more effective and/or less environmentally-disruptive than approaches that would be pursued outside of EQCs;

and

- Replace, enhance and/or be provided along with other efforts to compensate for any of the EQC purposes, as described above, that would be affected by the facilities.

When stormwater management facilities within the EQC are determined to be appropriate, encourage the construction of facilities that minimize clearing and grading, such as embankment-only ponds, or facilities that are otherwise designed to maximize pollutant removal while protecting, enhancing, and/or restoring the ecological integrity of the EQC.

The following efforts within EQCs support the EQC policy and should be encouraged:

- Stream stabilization and restoration efforts where such efforts are needed to improve the ecological conditions of degraded streams. Natural channel design methods should be applied to the greatest extent possible and native species of vegetation should be used.
- Replanting efforts in EQCs that would restore or enhance the environmental values of areas that have been subject to clearing; native species of vegetation should be applied.
- Wetland and floodplain restoration efforts.

- Removal of non-native invasive species of vegetation from EQCs to the extent that such efforts would not be in conflict with county ordinances; such efforts should be pursued in a manner that is least disruptive to the EQCs.

Other disturbances to EQCs should only be considered in extraordinary circumstances and only where mitigation/compensation measures are provided that will result in a clear and substantial net environmental benefit. In addition, there should be net benefits relating to most, if not all, of the EQC purposes listed above that are applicable to the proposed disturbances. . . .

In order to protect the Chesapeake Bay and other waters of Virginia from degradation resulting from runoff pollution, the Commonwealth has enacted regulations requiring localities within Tidewater Virginia (including Fairfax County) to designate "Chesapeake Bay Preservation Areas", within which land uses are either restricted or water quality measures must be provided. Fairfax County has adopted a Chesapeake Bay Preservation Ordinance pursuant to these regulations.

The more restrictive type of Chesapeake Bay Preservation Area is known as the "Resource Protection Area (RPA)." With a few exceptions (e.g. water wells, recreation, infrastructure improvements, "water dependent" activities, and redevelopment), new development is prohibited in these areas. In Fairfax County, RPAs include the following features:

- water bodies with perennial flow;
- tidal wetlands;
- tidal shores;
- nontidal wetlands contiguous with and connected by surface flow to tidal wetlands or water bodies with perennial flow;
- a buffer area not less than 100 feet in width around the above features; and
- as part of the buffer area, any land within a major floodplain.

Objective 3: Protect the Potomac Estuary and the Chesapeake Bay from the avoidable impacts of land use activities in Fairfax County. . . ."

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 19-21, the Plan states:

“Objective 13: Design and construct buildings and associated landscapes to use energy and water resources efficiently and to minimize short- and long-term negative impacts on the environment and building occupants.

Policy a. In consideration of other Policy Plan objectives, encourage the application of energy conservation, water conservation and other green building practices in the design and construction of new development and redevelopment projects. These practices may include, but are not limited to:

- Environmentally-sensitive siting and construction of development;

- Application of low impact development practices, including minimization of impervious cover (See Policy k under Objective 2 of this section of the *Policy Plan*);
- Optimization of energy performance of structures/energy-efficient design;
- Use of renewable energy resources;
- Use of energy efficient appliances, heating/cooling systems, lighting and/or other products;
- Application of best practices for water conservation, such as water efficient landscaping and innovative wastewater technologies, that can serve to reduce the use of potable water and/or reduce stormwater runoff volumes;
- Reuse of existing building materials for redevelopment projects;
- Recycling/salvage of non-hazardous construction, demolition, and land clearing debris;
- Use of recycled and rapidly renewable building materials;
- Use of building materials and products that originate from nearby sources;
- Reduction of potential indoor air quality problems through measures such as increased ventilation, indoor air testing and use of low-emitting adhesives, sealants, paints/coatings, carpeting and other building materials;
- Reuse, preservation and conservation of existing buildings, including historic structures;
- Retrofitting of other green building practices within existing structures to be preserved, conserved and reused;
- Energy and water usage data collection and performance monitoring;
- Solid waste and recycling management practices; and
- Natural lighting for occupants.

Encourage commitments to implementation of green building practices through certification under established green building rating systems for individual buildings (e.g., the U.S. Green Building Council's Leadership in Energy and

Environmental Design for New Construction [LEED-NC[®]] or the U.S. Green Building Council's Leadership in Energy and Environmental Design for Core and Shell [LEED-CS[®]] program or other equivalent programs with third party certification). An equivalent program is one that is independent, third-party verified, and has regional or national recognition or one that otherwise includes multiple green building concepts and overall levels of green building performance that are at least similar in scope to the applicable LEED rating system. Encourage commitments to the attainment of the ENERGY STAR[®] rating where available. Encourage certification of new homes through an established residential green building rating system that incorporates multiple green building concepts and has a level of energy performance that is comparable to or exceeds ENERGY STAR qualification for homes. Encourage the inclusion of professionals with green building accreditation on development teams. Encourage commitments to the provision of information to owners of buildings with green building/energy efficiency measures that identifies both the benefits of these measures and their associated maintenance needs. . . .

- Policy c. Ensure that zoning proposals for residential development that are not otherwise addressed in Policy b above will incorporate green building practices sufficient to attain certification under an established residential green building rating system that incorporates multiple green building concepts and that includes an ENERGY STAR Qualified Homes designation or a comparable level of energy performance. Where such zoning proposals seek development at or above the mid-point of the Plan density range, ensure that county expectations regarding the incorporation of green building practices are exceeded in two or more of the following measurable categories: energy efficiency; water conservation; reusable and recycled building materials; pedestrian orientation and alternative transportation strategies; healthier indoor air quality; open space and habitat conservation and restoration; and greenhouse gas emission reduction. As intensity or density increases, the expectations for achievement in the area of green building practices would commensurately increase.

In the Fairfax County Comprehensive Plan, Policy Plan, 2013 Edition, Environment section as amended through July 1, 2014, on page 13, the Plan states:

“Objective 7: Minimize the exposure of new development to the potential of flood impacts.

Policy a: Prohibit new residential structures within flood impact hazard areas.”

ENVIRONMENTAL ANALYSIS

This section characterizes the environmental concerns raised by an evaluation of this site and the proposed development. Solutions are suggested to remedy the concerns that have been identified by staff. There may be other acceptable solutions.

Water Quality

The proposed development is located within a portion of the Merrybrook Run stream valley. This segment of the stream valley is currently served by an existing in-line control structure located immediately downstream of the subject property. This impoundment will meet water quantity control requirements for the subject property. The application also includes the use of three bio-retention filters and a manufactured storm filter in order to meet water quality improvement goals for the subject property. Locations for potential additional bio-retention filters have been identified, but are subject to favorable soil conditions. Staff in the Department of Public Works and Environmental Services (DPWES) have evaluated the proposed measures and have given a preliminary indication that the proposed measures should be adequate. However, any final determination regarding the proposed water quality and quantity controls will be made by DPWES during site plan review.

Environmental Quality Corridors (EQC)/Resource Protection Areas (RPA)

The property includes a portion of the Merrybrook Run stream. This stream is part of the Sugarland Run watershed. The stream channel comprises the southern boundary of the subject property. There is a sizable RPA/EQC area associated with this stream on the subject property which is comprised of the stream channels, 100-year floodplain and wetland areas. The applicant is proposing minor modifications within the 100-year floodplain based on previously approved plans for this area. This element of the application has been subject to review and comment by staff within DPWES and they are in agreement with the applicant's findings on this element of the proposed work. The proposed encroachments into this area include trails, utilities and stormwater outfall areas, which are typically deemed acceptable encroachments into the RPA and EQC. The application also includes a stream crossing for a public street. This street is part of the network of roads included in the Comprehensive Plan for the area of the proposed Innovation Center Transit Station development. McNair Farms Drive will connect Dulles Technology Drive to Centreville Road (Route 657). In order to complete this road crossing, the Fairfax County Park Authority (FCPA) became a co-applicant as they are the owners of a portion of the land required to complete this work. The proposed crossing was designed in a manner to minimize impacts to the stream, buffer areas and wetlands while meeting the transportation goals of the Comprehensive Plan for this transit station area.

Green Building

The applicant has agreed to pursue a variety of green building options for the proposed development. According to the proffers, dated April 23, 2015, the proposed multi-family

midrise development will achieve certification through LEED-Homes Multifamily Midrise, Earthcraft or National Green Building Standards (NGBS) using the Energy Star path for energy performance. While the applicant has proffered to LEED-Homes Multifamily Midrise, the details of this commitment are not appropriately attributed. Some elements included in the current proffer version, such as “design-oriented credits” are not part of the LEED-Homes Multifamily Midrise option currently available from the United States Green Building Council (USGBC). Once this element of the proffers is corrected, then staff feels that the proposed measures would be consistent with Comprehensive Plan guidance. The applicant could also meet the guidance of the Comprehensive Plan by pursuing either the EarthCraft or NGBS with ENERGY STAR, which are currently included as alternatives to the LEED option.

PGN: JRB



County of Fairfax, Virginia

MEMORANDUM

DATE: April 7, 2015

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division, DPZ

FROM: Craig Herwig, Urban Forester III
Forest Conservation Branch, DPWES

SUBJECT: Dulles Technology Center; RZ/FDP 2013-DR-017

This review is based on the latest version of the PCA, CDP/FDP, PCA, RZ/FDP, Proffer Statement and pre-staffing comments stamped "Received, Department of Planning and Zoning, March 20, 2015."

1. **Comment:** The Applicant is requesting a modification of the Zoning Ordinance for the Interior Parking Lot Landscaping requirements. Under the General Notes (Parcel 4M) on sheet 2, item 6B states to allow landscaping shown on sheet 11 in lieu of interior parking lot landscaping on garages. The interior parking lot landscape calculations have been separated into the requirements for travel ways, loading areas and on-street parking and for the garage decks. The interior parking lot landscaping shown on sheet 11 is well below the required interior parking lot landscaping. In addition, the planters proposed are not conducive to the long-term health of the proposed plantings.

Recommendation: The Applicant should provide larger planters (interior dimensions of 8x8x3.5 feet deep) on the parking deck to accommodate the proposed landscape plants. There appear to be opportunities to plant additional category III and IV trees along the travel ways, loading areas, and on-street parking areas to increase the amount of interior parking lot landscaping.

2. **Comment:** There are several trees, including trees identified to be used for the interior parking lot landscape requirements along the travel ways that are planted closer than 4-feet from a restrictive barrier.

Recommendation: The Applicant should move any trees that are not identified for increased soil volume via structural cells, 4-feet away from any restrictive barriers including walls, sidewalks, curb, etc.

CSH/

UFMDID #: 187488

cc: DPZ File

Department of Public Works and Environmental Services
Urban Forest Management Division
12055 Government Center Parkway, Suite 518
Fairfax, Virginia 22035-5503
Phone 703-324-1770, TTY: 711, Fax: 703-653-9550
www.fairfaxcounty.gov/dpwes





County of Fairfax, Virginia

MEMORANDUM

DATE: May 4, 2015

TO: Barbara Berlin, Director
Zoning Evaluation Division, Department of Planning & Zoning

FROM: Michael A. Davis, Acting Chief
Site Analysis Section, Department of Transportation

FILE: RZ 2013-DR-017
SE 85-C-119
RZ 2002-HM-043

SUBJECT: RZ/FDP 2013-DR-017, PCA 79-C-037-07 – JLB Dulles Tech LLC
Tax Map: 016-3 ((1)) 0004M

PCA / FDP 2002-HM-043 – FCPA
Tax Map: 016-3 ((1)) 0005D

SEA 85-C -119 – JLB Dulles Tech LLC and FCPA
Tax Maps: 016-3 ((1)) 0004M, 0005D

SEA 2002-HM-046-02 – JLB Dulles Tech LLC and FCPA
Tax Map: 016-3 ((1)) 0005D

The subject application package is comprised of a total of five applications, submitted by JLB Dulles Tech, LLC, owner of Parcel 4M, and the Fairfax County Park Authority (FCPA), owner of the adjacent Parcel 5D.

This department has reviewed the subject application, plans, and proffers, dated June 5, 2014 and revised through March 27, 2015. The applicant and staff have collaborated diligently to resolve the concerns of the numerous stakeholders involved with the subject application. The applicant has committed to constructing several improvements that are critical to the development of the street grid and transportation goals set forth in the Comprehensive Plan, including:

- A four-lane section for the McNair Farms Drive Extension across Parcel 5D, tapering down to a two-lane section across Parcel 4M, and intersecting with Dulles Technology Drive.
- Two turn lanes onto the McNair Farms Drive Extension at its intersection with Centreville Road (one northbound left-turn lane and one southbound right-turn lane)

Barbara Berlin, Director

May 4, 2015

Page 2 of 2

- Pedestrian facilities, including sidewalk and curb ramps, along both sides of the McNair Farms Drive Extension

The following items still need to be addressed, and staff will continue to coordinate with the applicant to do so:

- Complete a midblock crosswalk study (compliant with VDOT requirements) for the proposed crosswalk at the eastern site entrance. Details about the timing of data collection and submittal of the study should be included in the plans and/or proffers.
- Ensure that the future pedestrian facilities on the McNair Extension will fulfill the intent of increasing pedestrian connectivity. The plans as shown do not show a crosswalk, or accompanying pedestrian signals, to facilitate the connection across either leg of Centreville Road.
- McNair Farms Drive Link Assessment (revised through March 24, 2015) comments:
 - The TDM trip reduction goal (p. 12) should be clarified to show a 20% goal before completion of Innovation Station, and 25% after.
 - All individual movements at Centreville Road/McNair Extension do not operate at LOS E or better, and text should be revised to clarify this (p.19, p.27). The SBR and WBR AM peak hour movements operate at LOS F under the future with extension scenario, and the WBL AM and PM peak hour movement operates at LOS F under the future with extension, concurrent phasing scenario. The text should also clarify the magnitude of degradation for those movements, and potential mitigation needed.

Detailed comments on proffers (dated April 23, 2015) will be provided under separate cover, and staff will continue to work with the applicant on any necessary revisions.

MAD/vlh

cc: Joe Gorney/DPZ

**DEPARTMENT OF TRANSPORTATION**4975 Alliance Drive
Fairfax, VA 22030**Charlie Kilpatrick**
COMMISSIONER

March 31, 2015

To: Ms. Barbara Berlin
Director, Zoning Evaluation Division

From: Noreen H. Maloney
Virginia Department of Transportation – Land Development Section

Subject: **SEA 02-HM-046-02 conc. w/ SEA 85-C-119; Dulles Technology Center**

All submittals subsequent to the first submittal shall provide a response letter to the previous VDOT comments. Submittals without comment response letters are considered incomplete and will be returned without review.

This office has reviewed the subject application and offers the following comments.

- The applicant should re submit the operational analysis addressing previous comments.
- The pork chop island shown along Dulles Technology Drive/private road offset from the opposing entrance should be realigned (pork chop should be removed) as a full movement intersection.
- The geometrics shown at intersections/entrances are subject to change with the review of the operational analysis. Additional right of way may need to be dedicated for future turn lanes.
- Spacing requirements of intersections/entrances should meet the guidelines of the VDOT *Road Design Manual*, Appendix F-23.
- Access Management Exceptions should be submitted after the operational analysis has been found acceptable by VDOT.



**FAIRFAX COUNTY
PUBLIC SCHOOLS**

Department of Facilities and Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Road, Suite 3200
Falls Church, Virginia 22042

March 30, 2015

RECEIVED
Department of Planning & Zoning

APR 07 2015

Zoning Evaluation Division

TO: Barbara Berlin, Director
Zoning Evaluation Division
Fairfax County Department of Planning & Zoning

FROM: Aimee Holleb, Assistant Director 
Office of Facilities Planning Services

SUBJECT: RZ/FDP 2013-DR-017, JBG Dulles Tech LLC (Updated)

ACREAGE: 11.6 acres

TAX MAP: 16-3 ((1)) 4M

PROPOSAL:

The application requests to rezone the site from I-4 to PRM district. This project would develop the site with two mid-rise multi-family building containing 460 units. The site is currently vacant. Two prior review memos for this application were provided on January 21, 2014, and January 20, 2015.

ANALYSIS:

School Capacities

The schools serving this area are Coates Elementary, Carson Middle, and Westfield High schools. The chart below shows the existing school capacity, enrollment, and projected enrollment.

School	Capacity 2014 / 2019	Enrollment (9/30/14)	Projected Enrollment 2015-16	Capacity Balance 2015-16	Projected Enrollment 2019-20	Capacity Balance 2019-20
Coates ES	748 / 748	793	948	-200	1,285	-537
Carson MS	1,350 / 1,350	1,430	1,492	-142	1,656	-306
Westfield HS	2,759 / 2,759	2,682	2,583	176	2,652	107

Capacities based on FY 2016-2020 Capital Improvement Program (December 2014)

Project Enrollments based on 2014-15 to 2019-20 6-Year Projections (April 2014)

The school capacity chart above shows a snapshot in time for student enrollments and school capacity balances. Student enrollment projections are done on a six year timeframe, currently through school year 2019-20 and are updated annually. At this time, if development occurs within the next five years, Coates and Carson are projected to have capacity deficits, with a severe deficit at Coates Elementary School. Westfield is projected to have sufficient capacity. Beyond the six year projection horizon, enrollment projections are not available.

Capital Improvement Program Projects

The FY 2016-20 Capital Improvement Program (CIP) does not include any capital projects at the subject schools. However, the CIP does include the unfunded need for a North West County Elementary School and Future High School (which would likely be located in the western end of the County). These future facilities could potentially impact Coates Elementary School and Westfield High School, as well as other area elementary and high schools. The CIP also includes possible programmatic changes, which could provide some capacity relief to Carson Middle School.

Development Impact

Based on the number of residential units proposed, the chart below shows the number of anticipated students by school level based on the current countywide student yield ratio.

Proposed

School level	Mid/High-rise Multi-family ratio	Proposed # of units	Proposed Student yield
Elementary	.056	460	26
Middle	.016	460	7
High	.028	460	13

46 total

2013 Countywide student yield ratios (August 2014)

RECOMMENDATIONS:

Proffer Contribution

A net of 46 new students is anticipated (26 Elementary, 7 Middle and 13 High School). Based on the approved Residential Development Criteria, a proffer contribution of \$497,950 (46 x \$10,825) is recommended to offset the impact that new student growth will have on surrounding schools. It is recommended that the proffer contribution funds be directed as follows:

...to be utilized for capital improvements to Fairfax County public schools to address impacts on the school division resulting from [the applicant's development].

It is also recommended proffer payment occur at the time of site plan or first building permit approval. A proffer contribution at the time of occupancy is not recommended since this does not allow the school system adequate time to use the proffer contribution to offset the impact of new students.

In addition, an "escalation" proffer is recommended. The suggested per student proffer contribution is updated on an annual basis to reflect current market conditions. As a result, an escalation proffer would allow for payment of the school proffer based on the current suggested per student proffer contribution in effect at the time of development. This would better offset the impact that new student yields will have on surrounding schools at the time of development. For your reference, below is an example of an escalation proffer that was included as part of an approved proffer contribution to FCPS.

Adjustment to Contribution Amounts. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant shall pay the modified contribution amount for that phase of development to reflect the then-current ratio and/or contribution.

With a projected capacity deficit in the 2019-20 school year of 537 students at Coates Elementary and 562 students at nearby McNair Elementary, the proposed North West County Elementary School included in the Proposed FY 2016-20 CIP is a critical need for the school system. The overcrowding at these schools totals approximately 1,100 students, or more than the capacity of an elementary school (700-900 students). The proposed CIP anticipates construction beginning in FY 2020 and continuing into the out years (FY 2021-2025).

However, the challenge for the school system is locating a site for the school. This area of the County has experienced significant growth over the past several years, leaving limited options for a potential school site. An ideal location would be in close proximity to the Coates and McNair attendance areas (Map Attached). While a traditional elementary school site would need 8-12 acres of land, a school with an urban design would reduce the need to about 3-4, buildable acres (or potentially less if co-located with a recreation field).

It is recommended these school facility needs be taken into consideration during the evaluation of rezoning applications in this region, and that special diligence be paid to locating an elementary school site that would facilitate opening a new elementary school. These needs are noted in the County's Comprehensive Plan text for the area (Page 20 of the Draft Comprehensive Plan Text for Dulles Suburban Center, Land Unit A).

Proffer Notification

It is also recommended that the developer proffer notification be provided to FCPS when development is likely to occur or when a site plan has been filed with the County. This will allow the school system adequate time to plan for anticipated student growth to ensure classroom availability.

ADDITIONAL INFORMATION:

Future Development Impacts

In addition, Coates, Carson, and Westfield also are receiving schools for several other significant developments that are approved or pending approval. Student yields from these developments are likely to impact receiving schools. These developments include:

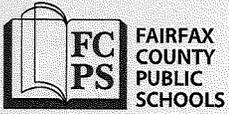
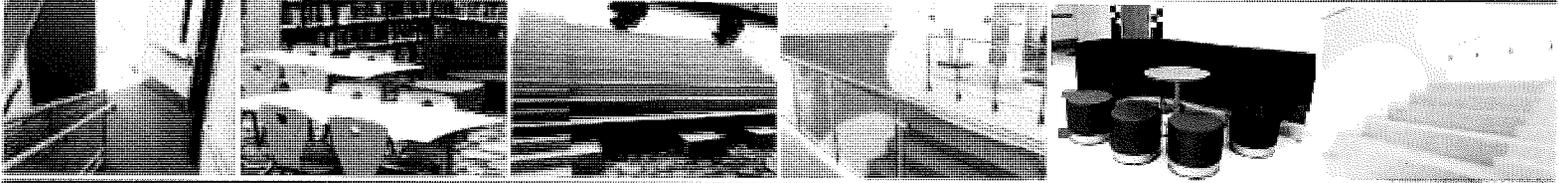
Application #	Application Name	Status	Proposed Units	Estimated Students
2012-DR-016	Dulles Station, Land Bay 3	Pending	411 MFMRHR	45
2009-HM-017	Nugget Joint Venture	Pending	940 MFMRHR	99
2002-HM-043	Arrowbrook	Approved	872 MFMRHR	113*

Additional residential development is also called for as part of the Route 28 Station – South Study.

AJH/gjb

Attachment: Locator Map, CIP Text, Coates and McNair Attendance Area Map

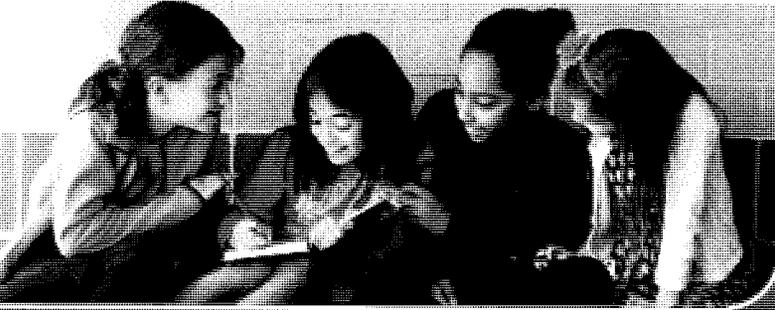
cc: Jane Strauss, School Board Member, Dranesville District
Pat Hynes, School Board Member, Hunter Mill District
Kathy Smith, School Board Member, Sully District
Ted Velkoff, Vice-Chairman, School Board Member, At-Large
Ryan McElveen, School Board Member, At-Large
Ilryong Moon, School Board Member, At-Large
Jeffrey Platenberg, Assistant Superintendent, Facilities and Transportation Services
Douglas Tyson, Assistant Superintendent, Region 1
Frances Ivey, Assistant Superintendent, Region 5
Kevin Sneed, Special Projects Administrator, Capital Projects and Planning
Tim Thomas, Principal, Westfield High School
August Frattali, Principal, Carson Middle School
Toni Rose, Principal, Coates Elementary School



ADOPTED

Capital Improvement Program

Fiscal Years 2016-20



New: Bailey's Upper Elementary School for the Arts and Sciences

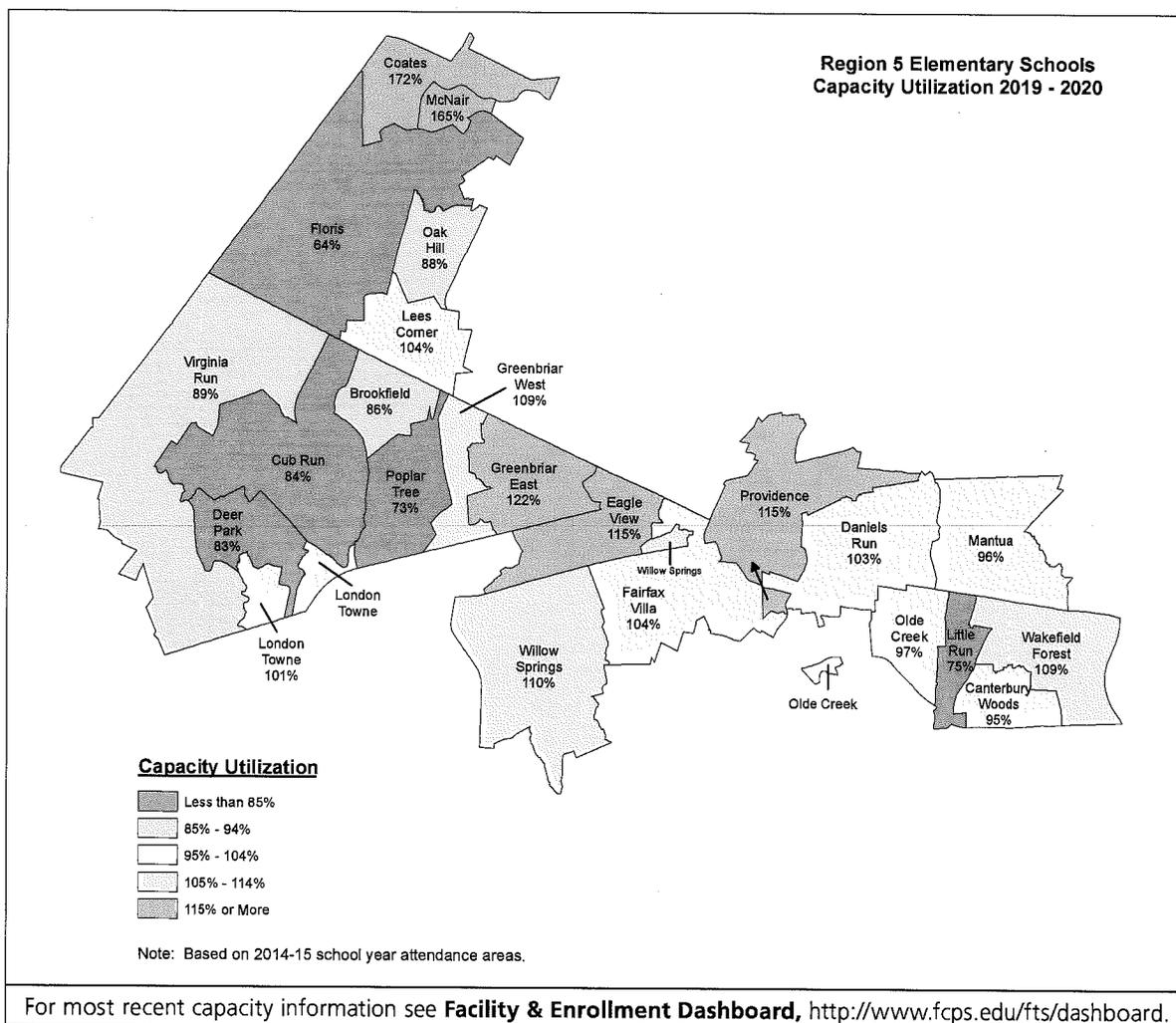
Project	Revised Budget	Prior Year Expenditures	FY 2016 Expenditures	FY 2017 Expenditures	FY 2018 Expenditures	FY 2019 Expenditures	FY 2020 Expenditures	Projected FY 2021-FY 2025
New Fort Belvoir ES	\$ 5,949,651	\$ 2,974,825	\$ 2,974,825					
Route 1 Area ES	\$ 21,385,718		\$ 633,802	\$ 633,802	\$ 8,265,199	\$ 8,265,199	\$ 3,587,716	
North West County ES	\$ 27,823,302				\$ 108,000	\$ 79,667	\$ 8,025,394	\$ 19,610,241
Fairfax/Oakton Area ES	\$ 28,119,216					\$ 151,200	\$ 111,533	\$ 27,856,483
Future Western HS	\$ 120,000,000							\$ 120,000,000
Total New School Construction	\$ 203,277,887	\$ 2,974,825	\$ 3,608,627	\$ 633,802	\$ 8,373,199	\$ 8,496,066	\$ 11,724,643	\$ 167,466,724
Funded	\$ 27,335,368	\$ 2,974,825	\$ 3,608,627	\$ 633,802	\$ 8,265,199	\$ 8,265,199	\$ 3,587,716	
Unfunded Portion	\$ 175,942,518				\$ 108,000	\$ 230,867	\$ 8,136,927	\$ 167,466,724
Westbriar (Tyson's Area) ES Add.	\$ 9,078,550	\$ 1,221,287	\$ 7,857,263					
South Lakes HS Addition	\$ 14,650,406	\$ 304,500	\$ 498,800	\$ 8,043,270	\$ 5,803,836			
Total Capacity Enhancements	\$ 23,728,956	\$ 1,525,787	\$ 8,356,063	\$ 8,043,270	\$ 5,803,836			
Funded	\$ 9,881,850	\$ 1,525,787	\$ 8,356,063					
Unfunded Portion	\$ 13,847,106			\$ 8,043,270	\$ 5,803,836			
Terraset	\$ 22,494,522	\$ 21,055,546	\$ 1,438,976					
Sunrise Valley	\$ 17,831,847	\$ 15,823,859	\$ 2,007,988					
Westgate	\$ 18,073,220	\$ 18,018,413	\$ 54,808					
Haycock	\$ 19,995,803	\$ 11,980,655	\$ 8,015,149					
Ravensworth	\$ 16,422,363	\$ 14,247,965	\$ 2,174,399					
Woodlawn	\$ 20,595,238	\$ 16,451,030	\$ 4,144,208					
Forestville	\$ 17,719,941	\$ 3,201,319	\$ 10,188,321	\$ 4,330,302				
North Springfield	\$ 21,860,752	\$ 6,004,171	\$ 12,614,606	\$ 3,241,976				
Springfield Estates	\$ 17,019,910	\$ 7,853,504	\$ 9,166,406					
Keene Mill	\$ 19,934,027	\$ 7,635,085	\$ 11,056,074	\$ 1,242,869				
Bucknell	\$ 21,410,992	\$ 4,343,156	\$ 17,067,835					
Cherry Run	\$ 19,173,217	\$ 657,628	\$ 6,865,459	\$ 10,317,008	\$ 1,333,122			
Waynewood	\$ 21,730,655	\$ 691,475	\$ 1,584,427	\$ 11,955,701	\$ 7,499,052			
Stratford Landing	\$ 22,876,805	\$ 812,756	\$ 1,672,725	\$ 12,674,504	\$ 7,716,821			
Newington Forest	\$ 20,924,112	\$ 204,548	\$ 409,096	\$ 5,120,432	\$ 11,059,506	\$ 4,130,530		
Hollin Meadows	\$ 23,863,594	\$ 39,716	\$ 820,457	\$ 798,392	\$ 11,523,220	\$ 10,681,808		
White Oaks	\$ 23,224,468	\$ 337,388	\$ 868,418	\$ 9,426,877	\$ 12,137,725	\$ 454,059		
Mt. Vernon Woods	\$ 22,450,964	\$ 232,652	\$ 697,957	\$ 617,803	\$ 9,040,923	\$ 11,861,629		
Belle View	\$ 21,080,771	\$ 137,693	\$ 826,160	\$ 781,262	\$ 8,354,196	\$ 10,806,666	\$ 174,794	
Annandale Terrace	\$ 22,737,420		\$ 487,713	\$ 836,080	\$ 7,282,225	\$ 12,433,943	\$ 1,697,459	
Clearview	\$ 23,559,416		\$ 427,414	\$ 854,828	\$ 6,308,275	\$ 13,187,442	\$ 2,781,458	
Silverbrook	\$ 25,378,151		\$ 139,714	\$ 1,031,895	\$ 2,451,771	\$ 13,740,037	\$ 7,982,465	\$ 32,268
Renovation of 10 Schools	\$ 237,277,353			\$ 77,624	\$ 931,493	\$ 2,516,388	\$ 18,347,527	\$ 215,404,321
Total Elementary Renovations	\$ 697,635,540	\$ 129,728,558	\$ 92,728,308	\$ 63,307,553	\$ 85,638,328	\$ 79,812,502	\$ 30,983,704	\$ 215,436,589
Funded	\$ 220,094,559	\$ 129,728,558	\$ 81,550,857	\$ 8,815,146				
Unfunded Portion	\$ 477,540,981		\$ 11,177,451	\$ 54,492,407	\$ 85,638,328	\$ 79,812,502	\$ 30,983,704	\$ 215,436,589
Thoreau	\$ 38,866,052	\$ 30,582,191	\$ 7,352,394	\$ 931,467				
Rocky Run	\$ 42,058,408	\$ 1,388,766	\$ 557,645	\$ 15,186,239	\$ 15,749,837	\$ 9,195,922		
Hughes	\$ 47,596,744		\$ 841,623	\$ 1,442,783	\$ 1,442,783	\$ 3,815,356	\$ 17,944,429	\$ 22,109,771
Cooper	\$ 45,099,353			\$ 756,192	\$ 1,368,924	\$ 1,368,924	\$ 15,697,571	\$ 25,907,741
Frost	\$ 45,295,958				\$ 346,691	\$ 1,386,764	\$ 1,386,764	\$ 42,175,739
Total Middle School Renovations	\$ 218,916,513	\$ 31,950,957	\$ 8,751,663	\$ 18,316,680	\$ 18,908,235	\$ 15,766,967	\$ 35,028,764	\$ 90,193,250
Funded	\$ 40,792,461	\$ 31,950,957	\$ 7,910,039	\$ 931,467				

Note: Numbers in Burgundy represent unfunded amounts.

Cash Flow Sheets

Bonds (Continued)

Region 5 Elementary School Capacity Utilization, School Year 2019-20



Recommended boundary adjustment options and program changes are included in the CIP for future consideration only. Any option chosen for potential implementation will be discussed and decided through a transparent process that engages the community, in accordance with School Board Policy and Regulations. This includes adjustments needed for Advanced Academic Program centers at existing facilities and newly identified site locations.

Canterbury Woods: Create a new AAP Center at an elementary school in the Annandale HS Pyramid, such as Braddock ES or Annandale Terrace ES, in conjunction with their renovations. This option will provide capacity relief to Belvedere ES and Canterbury Woods ES. Due to grade configurations, see related middle school changes at Frost.

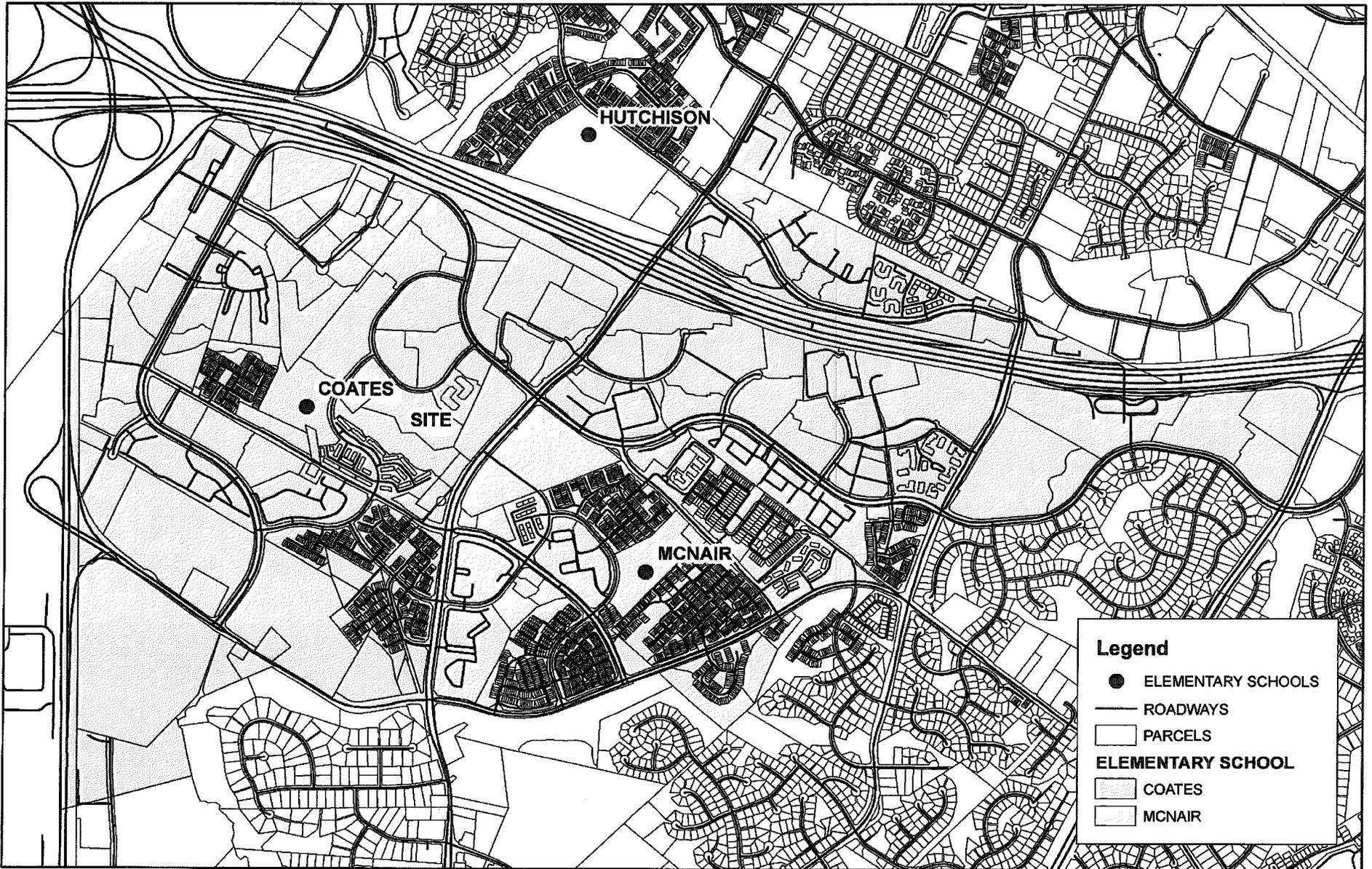
Coates: Construct a new elementary school facility in the North West part of the county to accommodate growth at McNair ES and Coates ES. This option will involve a number of school reassignments and shifts in program offerings to provide the necessary capacity relief to Coates ES and McNair ES.

Eagle View: Capacity deficit accommodated with temporary facilities or interior architectural modifications.

Floris: Construct a new elementary school facility in the North West part of the county to accommodate growth at McNair ES and Coates ES. This option will involve a number of school reassignments and shifts in program offerings to provide the necessary capacity relief to Coates ES and McNair ES.

Greenbriar East: Reassign students from Greenbriar East ES to Greenbriar West ES once capacity concerns are resolved through realignment of AAP students. This option will provide capacity relief to Greenbriar East ES.

2014 - 2015 Attendance Areas Coates ES and McNair ES



January 20, 2015



**FAIRFAX
COUNTY
PUBLIC
SCHOOLS**

Department of Facilities and
Transportation Services

Office of Facilities Planning Services
8115 Gatehouse Rd.
Falls Church, VA 22042
Office Phone 571-423-2320



FAIRFAX COUNTY PARK AUTHORITY



MEMORANDUM

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD 

DATE: May 27, 2015

SUBJECT: RZ-FDP 2013-DR-017 w/ SE 2013-DR-022 & PCA 79-C-037-07,
JLB Dulles Tech LLC
Tax Map Number: 016-3((1))0004M

BACKGROUND

The Park Authority has reviewed the proposed Development Plan dated December 05, 2013, as revised through March 20, 2015, for the above referenced application. The Development Plan reflects 460 new multi-family dwelling units dispersed among two buildings on an 11.6-acre parcel to be rezoned from I-4 to PRM with proffers. In addition, the application includes a PCA to remove the subject parcel from previously-approved proffers and an associated development plan approved for the Dulles Technology Center. The subject property is located within the Dulles Suburban Center in Area III. Based on an average multi-family household size of 1.75 in the Dulles Suburban Center, the development could add 805 new residents (460 new MF units x 1.75 = 805) to the Dranesville Supervisory District.

Arrowbrook Park and Merrybrook Run Stream Valley Park, both owned by Fairfax County Park Authority, are located adjacent to the subject property. The proposed development includes the extension of McNair Farms Drive across park property to serve the new development and enhance the area street grid, entailing significant impacts to park resources.

COMPREHENSIVE PLAN GUIDANCE

The County Comprehensive Plan includes both general and specific guidance regarding parks and resources. The Policy Plan describes the need to mitigate adverse impacts to park and recreation facilities caused by growth and development; it also offers a variety of ways to offset those impacts, including contributions, land dedication, development of facilities, and others (Parks and Recreation, Objective 6, p.8). Resource protection is addressed in multiple objectives, focusing on protection, preservation, and sustainability of resources (Parks and Recreation Objectives 2 and 5, p.5-7).

The Dulles Suburban Center recommendations in the Area III Plan describe the importance of providing adequate parklands and recreational facilities to meet the needs of residents and workers, as well as preserving and protecting natural and cultural resources from offsite development. More specifically, the property is located within Land Unit A-1, just beyond a half a mile from the Metro Station, and is planned for a mix of residential, office, hotel and supporting retail. Transportation recommendations for Land Unit A includes an extension of McNair Farms Drive west from Centerville Road to connect with Dulles Technology Drive, extending across the Park Authority owned Arrowbrook Park. Construction of this connection, and resultant impacts to Arrowbrook Park, is proposed with the current application.

Urban parks and recreation are key elements in the successful implementation of the vision for the Dulles Suburban Center. The Urban Parks Framework, included as Appendix 2 in the Parks and Recreation Section of the Policy Plan, provides guidance for the inclusion of public park spaces within Fairfax County's urbanizing areas and would be applicable to this application. (Area III, Dulles Suburban Center, Land Unit A recommendations, Urban Parks and Recreation, pp. 73)

Finally, text from the Upper Potomac District chapter of the Great Parks, Great Communities Park Comprehensive Plan highlights the need to enhance connectivity to provide better access to transit, parks, and stream valleys as well as protecting natural resources from offsite impacts.

ANALYSIS AND RECOMMENDATIONS

Recreational Impact of Residential Development:

The Fairfax County Zoning Ordinance requires provision of open space and recreational features within Planned Development Districts (see Zoning Ordinance Sections 6-110 and 16-404). The minimum expenditure for park and recreational facilities within these districts is set at \$1,800 per non-ADU residential unit for outdoor recreational facilities to serve the development population. Whenever possible, the facilities should be located within the residential development site. With 460 non-ADUs proposed, the Ordinance-required amount to be spent on-site is \$828,000. Any portion of this amount not spent onsite should be conveyed to the Park Authority for recreational facility construction at one or more park sites in the service area of the development.

Analysis: The applicant has proffered to provide the required minimum expenditure for on-site recreation facilities, contributing any unused funds to the Park Authority prior to bond release.

The \$1,800 per unit funds required by Ordinance offset only a portion of the impact to provide recreational facilities for the new residents generated by this development. Typically, a large portion if not all of the Ordinance-required funds are used for recreational amenities onsite. As a result, the Park Authority is not compensated for the increased demands caused by residential development for other recreational facilities that the Park Authority must provide. In addition to making use of miles of nearby stream valley trails, future residents will likely make good use of nearby parks such as Dulles Corner Park; the soon to be improved Rock Hill Park; Frying Pan Farm Park which focuses on agricultural life and offers a broad range of programming; and particularly, the adjacent Arrowbrook Park offering both active and passive recreation opportunities. The addition of 805 residents will generate impacts to these sites and facilities from the increased usage.

With the Countywide Comprehensive Policy Plan as a guide (Appendix 9, #6 of the Land Use section, as well as Objective 6, Policy a, b and c of the Parks and Recreation section), the Park Authority requests a fair share contribution of \$893 per new resident with any residential rezoning application to offset impacts to park and recreation service levels. This allows the Park Authority to build additional facilities needed as the population increases. To offset the additional impact caused by the proposed development, the applicant should contribute \$718,865 (805 new residents x \$893), at the issuance of the first RUP, to the Park Authority for recreational facility development at one or more park sites located within the service area of the subject property.

Analysis: To date, the Applicant has not offered a commitment to provide the requested funds to offset impacts to parks, noting the growing burden of other development costs for this site. It is recognized that the Applicant has provided for on-site, publicly accessible park space in excess of that recommended by the Urban Parks Framework. As future residents will utilize both nearby and countywide parks, the Park Authority continues to request that the Applicant address the need to offset impacts to the county park system that will need to serve an additional 805 residents.

Onsite Publically Accessible Park Space:

The Urban Parks Framework provides guidance for various aspects of urban parks including a metric to determine the amount of publically accessible park space based on the intensity of the proposed development. Residential developments are expected to provide 1.5 acres of publically accessible park space per 1,000 residents. To serve the anticipated 805 residents of the proposed development, the Applicant should provide 1.21 acres of public park space.

Analysis: Sheet 9 of the plan set defines 4.38 acres of publically accessible park space along the southern boundary. The plan exceeds the recommendation for the provision of the publically accessible park space. The graphic needs to be updated to correctly include the area of the fire access lane and the useable space between the two buildings.

Onsite Facilities:

In response to the objectives of the Urban Parks Framework, the Applicant has included additional sheets in the plan set to identify the areas intended to be publically accessible and conceptual designs for those spaces. The Park Authority has previously expressed concern regarding the design of these spaces and how well they would serve future residents and encourage others to enjoy the space.

Subsequent to the March 20, 2015 submission, the Applicant met with Park Authority staff on May 21, 2015 to present revised concepts for the public park spaces. The revised concepts included enhanced pedestrian access in the space between the two buildings, architectural screening of garage spaces, seating oriented toward the residential buildings rather than the garage space, café lighting to help activate the space at night, revised treatment of the fire access lane to include paving within the "Great Circle" and an off leash dog area, a conveniently located bicycle repair station, and a series of boulders usable for play and for seating.

Analysis: The Park Authority is pleased with the revised concepts as presented on May 21, 2015. These elements need to be included in the plan graphic. Proffer 20 should be updated to list all the features to be provided. The proffer should commit to being in substantial conformance with the plan. A public access easement should be provided over all of the areas designated as being publically accessible, not just the Great Lawn.

Cultural Resources Impact:

The property was subjected to cultural resources review. The parcel has moderate potential to contain Native American historical archaeological sites due to its prominent location above Merrybrook Run. The Park Authority recommends a Phase I archaeological survey. If significant sites are found, Phase II archaeological testing is recommended in order to determine if sites are eligible for inclusion on the National Register of Historic Places. If sites are found eligible, avoidance or Phase III archaeological data recovery is recommended.

At the completion of any cultural resource studies, The Park Authority requests that the applicant provide one copy of the archaeology report as well as field notes, photographs, and artifacts to the Park Authority's Resource Management Division (Attention: Liz Crowell) within 30 days of completion of the study.

Analysis: The Applicant should provide a proffered commitment to conduct the necessary archaeological research as noted above.

Trails:

The Applicant has proposed an 8' sidewalk along the front of the site, which enhances access to transit and local retail, as well as an 8' trail to the south of the building, enhancing use and enjoyment of the stream valley area. Issues with existing stormwater facilities south of the subject property prohibits connection to existing trails on park property across Merrybrook Run, which was the preferred connection. Alternately, the stream valley trail ends at the western property line in hopes of future connection when adjacent sites develop. Although not currently indicated on the plan, the Applicant agreed to provide a connection from the stream valley trail to the travel lane on the western side of the building as an interim connection. A trail closure sign should be placed at the location of the connection with the interim trail until the full stream valley connection can be established.

Arrowbrook Park lies just to the east of the subject property which will be a great amenity available to future residents. The applicant has shown a crosswalk across McNair Farms Extended at the eastern end of their property that will enhance access to the park, subject to VDOT approval. Within Arrowbrook Park, the Applicant has agreed to reconstruct trail connections disrupted by construction of the extension of McNair Farms Drive.

Analysis: The proposed trail/sidewalk connections provide good connectivity to area transit, shopping, and amenity spaces. The plan should clearly indicate that the trail connection into Arrowbrook Park should be paved from the street, along the western edge of the park, and tie into the existing paved trail which leads to the gazebo. The relocated gravel trail along the south and east sides of the pond should be aligned to intersect with the paved extension and constructed to match the existing gravel trail.

Off-Site Impact:

The proposed development requires the extension of McNair Farms Drive to address transportation needs. This extension, however, requires dedication of parkland for right-of-way purposes and modifications to the existing stormwater management/BMP wet pond, wetland areas, and trails within Arrowbrook Park. To offset the loss of parkland, the Applicant has agreed to provide treatment of invasive species around the perimeter of the pond, extending 30' feet from the water's edge, include additional seating, and an interpretive feature. Recommendations for the eradication of Chinese lespedeza and Purple loosestrife as well as reseedling have been previously provided by the Park Authority and are included as an appendix to this memo. The Applicant has agreed to proffer a maximum of \$45,000 for this purpose to include design and installation. The intent is that these funds will also cover three years of follow-up monitoring; however, the final contribution will not exceed \$45,000. All plans and implementation must be coordinated with the Park Authority.

The Applicant has indicated a willingness to provide at least one additional bench near the southern end of the pond and one interpretive feature. The bench should match other existing benches in the park. The interpretive feature should be developed in coordination with Park Authority staff and located accessibly along the paved trail segment.

Analysis: The proposed treatment of invasive species, bench, and interpretive feature serve to compensate the Park Authority for the loss of parkland that must be dedicated for the construction of McNair Farms Drive extended. As such, this commitment by the Applicant is separate from addressing impacts to parks from the added population. The commitment to provide treatment and features should be memorialized in the proffers.

The design of the road extension and pond revisions have been discussed and coordinated with the Park Authority during this plan review. The open bottom, metal arch beneath the McNair Farms Drive extension is intended to preserve the natural stream channel and associated substrates flowing from the wetland area. The plan now reflects two areas of rip-rap on either side of the bridge within Arrowbrook Park. This design is environmentally insensitive and should be redesigned to preserve the stream bed and banks in a natural manner. Armoring of the stream at this level should not be necessary based on flow from the wetland as the area is relatively flat.

Analysis: Redesign the stream channel both upstream and downstream from the proposed bridge structure to eliminate the areas of rip-rap and to preserve the stream bed and banks in a natural manner.

Additional Proffer Comments:

Addressing several of the comments above will result in modifications to the draft proffers. These are summarized below with some additional minor edits.

Proffer 16 – This proffer currently commits to use principally native species for landscaping. For development within 1,000 feet of parkland, it is requested that only native species be utilized for landscaping. In no case should any invasive species be used. Suggested wording would be that the Applicant shall use only native species and no invasive species for plantings and landscaping.

Proffer 20 – Update the proffer to reflect all the elements presented in the revised designs for the publically accessible park space. Commit to the provision of public access across the entirety of this area.

Proffer 24 – The provision of the minimum \$1800 expenditure per unit applies to all units other than affordable dwelling units. This includes market-rate and workforce housing. Revise the proffer language to expend a minimum of \$1800 per non-ADU unit.

Proffer 30 – In the listing of road improvements (travel lanes, bike lanes), include a statement about the provision of sidewalks with the road construction.

Proffer 31 – This proffer should include reference to provision of the necessary right-of-way “subject to dedication by the Fairfax County Park Authority.”

- A commitment is needed regarding the visual design of the weir and the culvert under McNair Farms extended. A concept image should be included on the plan.
- Commit to provide a Phase I archaeological survey over the subject property, followed by a Phase II and Phase III study as indicated.
- A commitment is needed regarding elements to be provided in compensation for the loss of parkland to include eradication/replanting/monitoring of invasive species around the pond, covering 30’ beyond the water level, up to \$45,000 (requirements included as an appendix to the proffers), provision of a bench (matching that which is already existing within the park), an interpretive feature (to be developed in consultation with Park Authority staff, and accessibly located near the southern end of the pond), and reestablishment of trail connections impacted by the road construction.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Applicant should provide the fair-share contribution of \$718,865 at the time of issuance of the first RUP to the Fairfax County Park Authority to offset impacts to park and recreation service levels caused by the proposed development.
- Update the plan graphic to correctly define the areas of publically accessible park space and commit to public access of the entirety of the area.
- Update the plan graphic to reflect design of publically accessible park spaces as presented to the Park Authority on May 21, 2015.
- Clarify the trail connections to Arrowbrook Park on the plan. The trail connection into Arrowbrook Park should be paved from the street, along the western edge of the park, and tie into the existing paved trail which leads to the gazebo. The relocated

gravel trail along the south and east sides of the pond should be aligned to intersect with the paved extension and constructed to match the existing gravel trail.

- Redesign the stream channel both upstream and downstream from the proposed bridge structure to eliminate the areas of rip-rap and to preserve the stream bed and banks in a natural manner.
- Make revisions to the proffers as noted above.

Please note the Park Authority would like to review and comment on proffers and development conditions related to park and recreation issues. We request that draft and final proffers and development conditions be submitted to the assigned reviewer noted below for review and comment prior to completion of the staff report and prior to final Board of Supervisors approval.

FCPA Reviewer: Gayle Hooper

DPZ Coordinator: Joe Gorney

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
Dan Sutherland, Manager, Park Operations Division
Brian Williams, Project Coordinator, Land Acquisition & Management Branch
Joe Gorney, Zoning Coordinator
Chron Binder
File Copy



FAIRFAX COUNTY PARK AUTHORITY



M E M O R A N D U M

TO: Gayle Hooper, Park Planner
Park Planning Branch
Planning and Development Division

FROM: Kristen Sinclair, Senior Natural Resource Specialist
Natural Resources Management and Protection Branch
Resource Management Division

DATE: April 6, 2015

SUBJECT: RZ-FDP 2013-DR-017 (3)
JLB Dulles Tech & FCPA

NRMP staff has reviewed this plan and provides the following comments:

The Park Authority owns and operates Arrowbrook Park (Parcel 16-3 ((1)) 5D) to be directly impacted by the construction of McNair Farms Dr. across the park. The Park Authority will lose approximately 2.75 acres of dedicated open space to accommodate the McNair Farms Dr. Extension.

The Park Authority will be compensated for the direct loss of property. Additionally, the developer should contribute habitat enhancement proffers to offset the permanent loss of natural areas, in accordance with the Park Authority's Natural Resource Management Plan:

8. Avoid adverse impacts to natural areas, mitigate unavoidable impacts from construction and maintenance projects and require restoration and rehabilitation of impacted natural resources. (NRMP, FCPA, 2014).

Following review of the existing site conditions during a field walk on April 2, 2015, the NRMP branch recommends the following actions be completed by the developer to restore the intended function of the park and offset the net loss of natural areas:

1. Treat to eradicate the non-native invasive Chinese lespedeza (*Lespedeza cuneata*) along approximately 50,000 sq. ft. (1.14 acres) of shoreline of the Arrowbrook stormwater management pond. See #4 below for further instruction.
2. Establish a new stand of native grasses, forbs and wildflowers along the shoreline of the Arrowbrook stormwater management pond (approximately 50,000 sq. ft.).
 - a. The native seed mix shall be obtained from Ernst Conservation Seeds of Meadville, PA or a Park Authority approved alternate vendor.
 - b. Bag tags shall be provided to the Park Authority.

c. Recommended species and percentages based on site conditions:

Deer tongue (*Dichanthelium clandestinum*) 20%
Broomsedge (*Andropogon virginicus*) 15%
Virginia Wild Rye (*Elymus virginicus*) 10%
Soft Rush (*Juncus effusus*) 10%
Partridge Pea (*Chamaecrista fasciculata*) 10%
Early goldenrod (*Solidago juncea*) 10%
New York ironweed (*Vernonia noveboracensis*) 5%
Boneset (*Eupatorium perfoliatum*) 5%
Narrow-leaf sunflower (*Helianthus angustifolius*) 5%
Lance-leaved coreopsis (*coreopsis lanceolata*) 5%
Shallow sedge (*Carex lurida*) 5%

d. Prior to seeding, the site shall be prepared by disking or raking. Seeding should only occur once the non-native invasive species have been treated and eradicated.

e. The native seed mix should be seeded at a rate of 0.5 pounds/1,000 square feet (about 20 lbs/acre).

f. For broadcast application, the seed shall be mixed with weed-free compost (Soilmate or equivalent) or clean moist sand for broadcasting over bare soil. If organic compost is used, then seed can be sown directly onto the compost and no additional mulching is required. Seed may also be drilled or shot by an operator who knows how to apply native seed and has the proper equipment (e.g. a Truax type seed drill intended for native seed mixes).

Note: Hydroseeding with weed-free fiber mulch may yield the best results on steep slopes.

g. Following application of the native seed mix, the contractor shall immediately overseed with Annual Rye (*Lolium multiflorum*) at a rate of 60 pounds per acre (about 1.5 lbs/1,000 square feet) in order to achieve stabilization prior to germination and establishment of native seed grasses. Winter wheat can be substituted for annual rye if seeding after October 1st.

h. Following application of the native seed mix and the annual rye or winter wheat, the area shall be covered with clean wheat straw to a depth of about 1 inch. If the seed is sown into a weed-free compost blanket (Soilmate or equivalent) or hydroseeded, then straw does not need to be applied.

i. Matting containing plastic mesh shall not be used to stabilize soil on parkland as it is considered hazardous to wildlife.

3. **Treat to eradicate the non-native invasive Purple loosestrife (*Lythrum salicaria*) within both the Arrowbrook stormwater management pond and the created wetland to the south wherever it occurs (potentially 158,575 sq. ft. or 3.64 acres). See #4 below for further instruction.**

- a. Purple loosestrife is listed as a noxious weed in Virginia. Thirty-two states, including Virginia, ban or restrict its sale.
- b. Due to the proposed footprint of the new road, the developer should address the control of this species to prevent its further spread during construction activities.

4. **Invasive plant species must be treated by a certified contractor following an approved invasive removal plan.** The invasive removal plan should be approved by the NRMP branch. For control of non-native invasive species, it is solely the contractor's responsibility to obtain all necessary permits to apply pesticides (the applications must be performed by Virginia certified pesticide applicators) and work within the Resource Protection Area. The contractor should consider using one of the following FCPA-approved contractors to seed, stabilize, monitor, and control invasive species: Invasive Plant Control, Inc., Biohabitats, Inc., Virginia Waters and Wetlands, EQR, and others.

- a. The contractor shall provide a three-year warranty for all vegetative restoration within the project site. The warranty period shall extend three full growing seasons from the year of planting (e.g., if the planting is done in the summer of 2015, the warranty shall extend through fall of 2018).

In order for the restoration to be considered a success, the contractor shall achieve a minimum 85% coverage by native plants, a maximum of 15% coverage by non-native plants (including moderately to mildly invasive plant species), and 0% of coverage by highly invasive plant species (as listed in the Virginia Department of Conservation and Recreation (DCR) Invasive Plant List, as well as 85% survivability of woody plantings.

The contractor shall monitor during the warranty period three times per year (i.e. April, July, September) for the establishment and success of native plantings, control the non-native invasive plant species, and replant or reseed with native seed mix as necessary to establish a vigorous stand (reseeding shall be done at 15 lbs. per acre using the preferred method of seed drill).

The contractor shall submit a monitoring and maintenance plan to the FCPA for approval prior to engaging in planting activities. The monitoring plan shall include photograph points and survey plots or transects to determine the success of the restoration with 90% confidence rating.

cc: John Stokely, NRMP Branch Manager



County of Fairfax, Virginia

MEMORANDUM

DATE: March 27, 2015

TO: Joe Gorney
Staff Coordinator, Zoning Evaluation Division
Department of Planning and Zoning

FROM: Laurie Stone
Strategic Planner
Fire and Rescue Department

SUBJECT: JLB Dulles Tech and FCPA

REFERENCE: PCA 79-C-037-07; RZ 2013-DR-017; FDP 2013-DR-017; SEA 85-C-119;
PCA 2002-HM-043; FDPA 2002-HM-043-02; & SEA 2002-HM-046-02

The Fire and Rescue Department (FRD) is providing the following comments on the referenced application.

Current Fire and Rescue Service Delivery

The proposed JLB development is located in the emergency response area of the Frying Pan Fire and Rescue Station 36 located in Herndon, Virginia. The next closest fire station is the Herndon Fire and Rescue Station 4 located in the Town of Herndon, Virginia.

Emergency Response Impact of Proposed Development

The proposed JLB development of two six-story residential buildings with 460 dwelling units will result in an additional residential population of 1,196.

FRD analyzes the historical rate of incidents per population in each fire station's response area across the county to determine each fire station's workload capacity. In CY2014, the Frying Pan Fire and Rescue Station 36 responded to 3,644 incidents, an average of ten calls per day. The potential impact on emergency services of an additional 1,196 residential population is about 66 incidents per year which currently can be handled by the existing fire stations. Although a projected increase in call volume from one rezoning case may not exceed a fire station's workload capacity, multiple rezoning cases in a station's response area could significantly impact that station's unit availability and response times to emergency incidents. The Department of Planning and Zoning should consider the cumulative impact of multiple rezoning applications in an area to determine the entire impact on Fire and Rescue emergency service delivery.

Residential occupancies are higher risk than commercial occupancies resulting in a greater number of emergency incidents. Residential units are occupied 24/7 and include high risk populations such as children and older adults which directly correlate with increases in all types of emergency calls.

Proudly Protecting and
Serving Our Community

Fire and Rescue Department
4100 Chain Bridge Road
Fairfax, VA 22030
703-246-2126
www.fairfaxcounty.gov/fire



Traffic Signal Preemption Equipment for Emergency Responders:

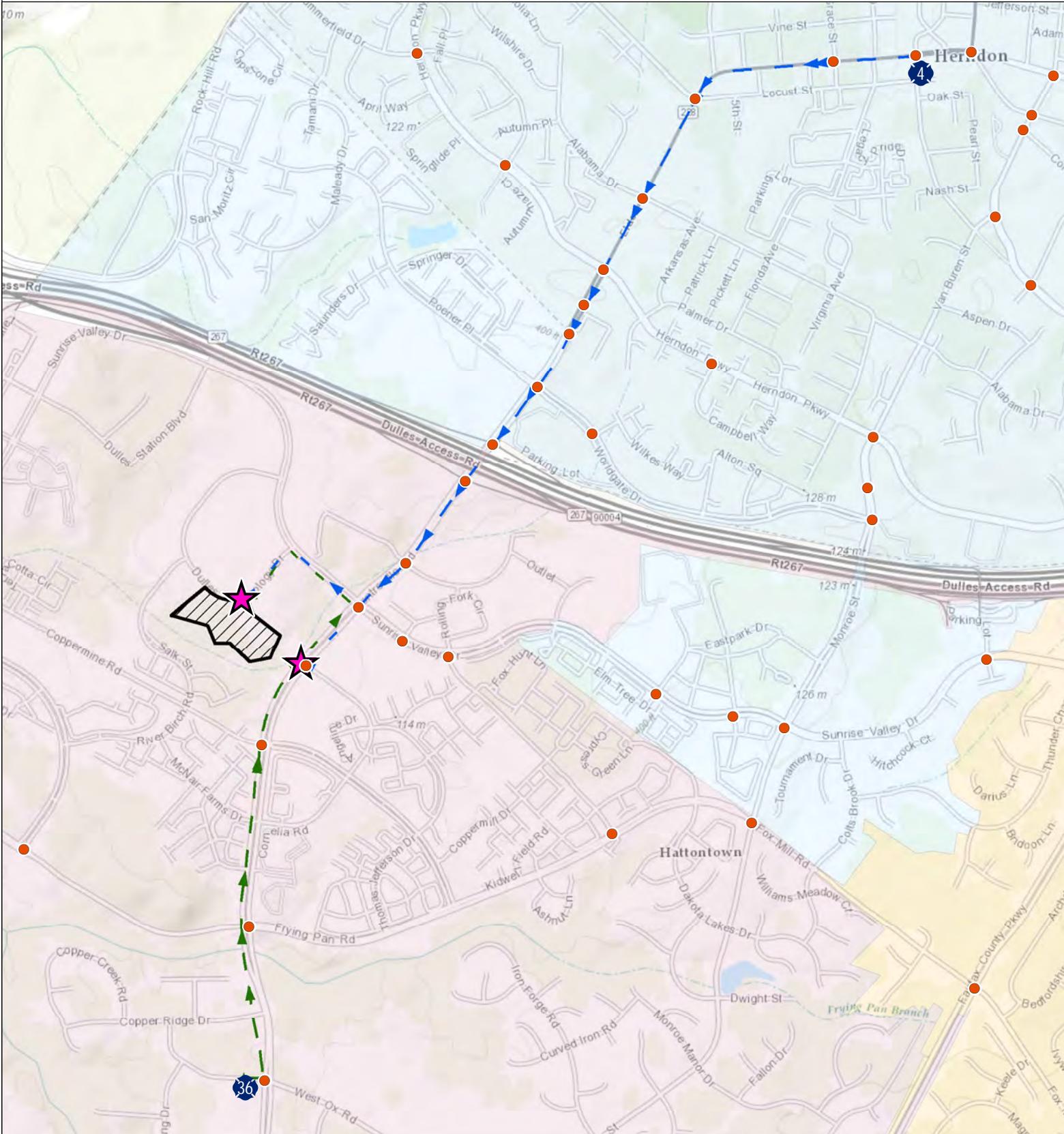
As Fairfax County increases in population density and roadways become more congested, it is a challenge for FRD to meet emergency response time goals. A strategy the FRD is aggressively pursuing to improve emergency response times is installing preemption equipment on traffic signals throughout the county. Traffic preemption also improves civilian and firefighter safety by reducing the potential for accidents at intersections. Therefore, the FRD requests the developer proffer the cost of preemption devices for traffic signals (about \$10K each) located along the travel routes from the closest fire station to the proposed development. The attached map identifies the traffic signals needing preemption equipment.

In summary, the proposed JLB development of 460 new residential units could have an impact on Fire and Rescue services of an additional 66 incidents per year. Although the Frying Pan Fire and Rescue Station 36 can absorb this higher call volume, multiple new developments in the station's coverage area could significantly impact response times to all emergency incidents. Therefore, the FRD is requesting the developer proffer preemption equipment on traffic signals located along the primary travel route to the proposed development.

Please contact me at 703-246-3889 if you have any questions regarding the comments.



FRD Dulles Technology Center Study



-  Access Points
-  Property Boundary
-  Fire Stations
-  Traffic Signals

-  Route: Station 04 to Access Points
 -  Route: Station 36 to Access Points
- First Due Boundaries
- | | | |
|-----|-----|-----|
| 404 | 436 | 431 |
|-----|-----|-----|

FRD-GIS. Current as of: 2/6/2015
 Traffic signal data provided by
 VDOT (Fairfax County signals) and
 the Town of Herndon (Herndon signals).





County of Fairfax, Virginia

MEMORANDUM

DATE: April 30, 2015

TO: Joe Gorney, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Camylyn Lewis, Senior Engineer III (Stormwater)
Site Development and Inspections Division
Department of Public Works and Environmental Services

SUBJECT: Application # PCA 79-C-037-07; RZ/FDP 2013-DR-017; Partial SEA 85-C-119; PCA/FDPA 2002-HM-043; Partial SEA 2002-HM-046; Special Exception Plat, dated 11-7-2014, LDS Project #1504-ZONA-002-1, Tax Map #016-3-01 parcels 0004M and 0005D, Dranesville District

We have reviewed the subject application and offer the following Stormwater management comments.

The original SE 85-C-119, dated December 16th 1985 was to construct a stormwater facility. PFM 6-0303.3

In accordance with the Board Policy for Treatment of Approved and Pending Plans of Development, the plan to construct the stormwater facility qualifies as a pending plan.

[(2) (a) Any plat, plan, or Building Permit submitted pursuant to a special permit, special exception or variance application approved prior to July 1, 1993, provided that the activity authorized is established, or any construction authorized is commenced and diligently prosecuted in accordance with the provisions of Sect. 8-015, Sect. 9-015 or Sect. 18-407 of the Zoning Ordinance, as applicable. Amendments to such special permit, special exception and variance applications may be approved so long as the amendment does not aggravate conflicts with the provisions of the amended Ordinance.] Amendments to the approved SE shall not aggravate conflicts. [To "Aggravate conflicts" shall mean to create any new or additional noncompliance with the amended Ordinance such as increasing the impervious area or disturbance in the RPA.]

<http://www.fairfaxcounty.gov/dpwes/environmental/cbay/pendplanspolicy.pdf>

The fill approved with SE 85-C-119 may be placed. However additional fill in the floodplain would require a separate approval. Further disturbance encroachment into the RPA or the addition of additional impervious area requires a separate approval.



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Floodplain

The fill associated with SE 85-C-119 may be placed. However additional fill in the floodplain requires a separate approval. The exemption letter and sheet 4 of the plan indicate that there is an additional 1000 cubic yards of additional fill. Per the Zoning Ordinance Section 2-903, major fill shall be deemed to be any fill, regardless of amount, in an area greater than 5000 square feet or any fill in excess of 278 cubic yards in an area of 5000 square feet or less. Major fill requires the approval of an SE.

Chesapeake Bay Preservation Ordinance (CBPO)

The RPA includes land in the major floodplain. Assuming that the fill associated with the previously approved SE 85-C-119, the RPA Boundary approved with plan 5574-RPA-02-1 applies.

The exemption letter details the 5 encroachments into the RPA and the removal of the invasive plant species:

1. The McNair Farms Drive Extension. This is an exempt use under 118-5-2(a).
2. The grading/Fill previously approved with SE 85-C-119; this may continue per the Board Policy for pending plans.
3. The Stream Valley Trail. This is an exempt use under 118-5-3(a). A revised request was received via email April 21st 2015.
4. The sanitary line and the stormwater outfalls. The sanitary line is exempt under 118-5-2(b) and, the stormwater outfalls are water-dependent development and are an allowed use under 118-2-1(a) with a Water Quality Impact Assessment (WQIA).
5. The roadway/driveway required for fire access along the rear of the building; this is exempt under 118-2-1; a WQIA is required.
6. The removal of the invasive plants will be addressed with the proffers. Noxious weeds and dead, diseased, or dying trees or shrubbery may be removed provided that where removed, they shall be replaced with other vegetation that is equally effective in retarding runoff, preventing erosion, and filtering nonpoint source pollution from runoff. Vegetation may not be removed from any RPA component listed in Section 118-1-7(b)(1) through (4). CBPO 118-3-3(d)(1)(3)

The water quality impact assessment (WQIA) addresses #4, the storm sewer outfalls, and #5, the roadway.

Note: A Water Quality Impact Assessment shall be required for any land disturbance, development, or redevelopment within an RPA unless exempt under Article 5 or unless waived by the Director in accordance with the provisions of Section 118-6-5. CBPO 118-4-2.

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Water Quality/ Channel Protection/Flood Protection

The plan would not qualify for Grandfathered/Time Limit plan and Stormwater management shall be designed using Article 4 (new criteria) of the Stormwater Management Ordinance (SWMO) and 2014 version of the Public Facilities Manual (PFM) Sections 6-0300 and 6-0400.

Sheet 28 of the plan states in the Water Quality Narrative (paragraph 1) that 3 bio-retention filters will be provided for parcel 4M to reduce the phosphorous load to 0.41 pounds per acre as calculated by the VRRM. The summary computations for parcel 4M state that 15.2 lbs of phosphorous are generated and the required reduction is 10.28 lbs. The difference between 15.2 and 10.28 is 4.9 lbs. The reduction required is to 0.41 lbs. How is the remaining reduction to be provided?

Further the applicant should provide the surface area computation (from DEQ specification #9, table 9.4) for the bio-retention filters and demonstrate that sufficient area is provided for these facilities. The final paragraph of the Water Quality Narrative states that the bio-retention facilities are subject to favorable ground water depths. For bio retention filters: assuming, 1 foot of ponding above the filter, the minimum filter media depth of 3 feet, and one foot of stone with the underdrain, the minimum depth for the filter is 5 feet.

A depth of 2 feet below the bottom of the filter and above the water table is required. The applicant should determine the depth of the water table (greater than 7 feet) and confirm the feasibility of the filters or provide an alternative should the bio-retention filters not be feasible.

The Water Quality Narrative (paragraph 2) states that parcel 5D will meet the redevelopment criteria of 10%. The applicant should confirm that they are disturbing less than one acre and that they meet the requirements of Chapter 124-4-2. The summary computations state that 1.75 lbs of phosphorous are generated and the required reduction is 1.27 lbs.

The applicant should clarify the required 10% reduction. The applicant states that a manufactured Stormfilters will be used to meet the requirements.

The applicant should provide an electronic copy of the VRRM spreadsheet, to support the phosphorus reduction computations.

It is noted that the existing pond adjacent to River Birch Road, is not used to meet the water quality requirements. However it is intended to use the pond to meet the water quantity requirements. DEQ guidance memo 14-2014 permits the use of previously approved facilities for 2 permit cycles (10 years).

The Stormwater Management Narrative, sheet 25, indicates that the existing enhanced extended detention pond will be used to meet the adequate outfall and the stormwater management

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quantity control. The Water Quantity Narrative, sheet 27 of the plan, states that the attenuation of the 1, 2 and 10 year flows are less than the required release rate, based on the proportional improvements. Summary discharges for the 685.6 acres are provided which indicate that the channel and flood protection requirements could be met.

Furthermore, every effort shall be made to provide BMP more than that of minimum necessary.

The applicant has provided a Stormwater Information Sheet (LTI 06-06).

Downstream Drainage Complaints

There are no applicable downstream drainage complaints on file.

Stormwater Detention

The plan indicates that an existing pond upstream of River Birch Road will be used to meet detention requirements and for proportional improvement to meet outfall / channel protection and flood protection requirements. Sheet 26 shows the drainage area to the pond and confirms the 2 year and 10 year 24 hour rainfall was used for design. A waiver of the on-site detention requirement PFM 6-0301.2 would be considered.

Onsite Major Storm Drainage System and Overland Relief

The applicant should show the overland relief path with arrows on the plan and provide a narrative. The applicant should use the rainfall per Chapter 124-4-6.

Downstream Drainage System

The adequate outfall table on sheet 27 indicates that the existing pond may meet the adequate requirements using the detention method.

Stormwater Planning Comments

No comments at this time.

Dam Breach

NA

Stormwater Management Proffers

The stormwater management proffer states that the at the time of site plan approval, the Applicant shall demonstrate that the SWM Facilities serving the Proposed Development will exceed the post-development phosphorous removal requirements of the PFM by at least 10% when compared to the pre-development conditions on the Property. Note: The PFM now references Chapter 124.

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Sheet 28 indicates that parcel 4M is treated as new development while parcel 5D is treated as re-development. It is not clear why parcel 5D is considered re-development. For New Development, the total phosphorous load shall not exceed 0.41 pounds per acre per year; Chapter 124-4-2.

It is not clear if the applicant intends to provide phosphorous reductions beyond the required 0.41 pounds per acre per year; to 0.41 lbs per year plus 10%, or if the 10% reduction applies to parcel 5D as re-development.

Every effort shall be made to provide BMP more than that of minimum necessary.

Please contact me at 703-324-1720 if you require additional information.

CML/

cc: Fred Rose, Chief, Watershed Planning & Assessment Branch, SPD, DPWES
Don Demetrius, Chief, Watershed Evaluation Branch, SPD, DPWES
Shahab Baig, Chief, North Branch, SDID, DPWES
Zoning Application File

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, Dulles Suburban Center, as amended through March 24, 2015, Dulles Suburban Center Land Unit Recommendations, Land Unit A General Land Unit Recommendations p. 56-62:

Land Unit A General Land Use Recommendations

Land Use

The planned land use pattern in Land Unit A focuses most future growth within walking distance of the future Innovation Center Metrorail station which is generally considered to be within $\frac{1}{4}$ and $\frac{1}{2}$ mile from the station. Intensities will be highest in areas with the closest proximity to the station, tapering down to lower density areas in the rest of the land unit. The land units south of the Merrybrook Run Stream Valley, A-2, A-3 and A-4, have been developed with a mix of office, hotel and residential uses in accordance with the plan and it is anticipated that these land units will maintain their existing character, uses and intensities.

This land unit is planned for a complementary mix of land uses including office, residential, hotel and support retail. Development in this land unit should provide for the incorporation of future transit related facilities and pedestrian and vehicular access to transit.

...

In reviewing development proposals, the following land use guidelines should also be considered:

...

- Compatible Development - All development proposals will need to ensure that projects function in a compatible, well-designed, efficient manner; are consistent with the land use guidance and development potential of the individual subunits; are compatible with the development on adjacent properties; reflect coordinated phasing of improvements as needed (for example, frontage improvements); are consistent with the overall intent of the land use concept to achieve a desired urban form and mix of uses; and do not preclude adjacent parcels from developing in conformance with the Plan.

...

- Affordable and Workforce Housing - Future development should conform to county policies on affordable housing which includes conformance to the Affordable Dwelling Unit Ordinance (ADU) and the Policy Plan's Workforce Housing (WDU) Policy and Guidelines. Proposals seeking up to a 1.0 FAR should meet the current policy objective of approximately 12 percent of total units as Workforce Dwelling Units (WDU).

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, Dulles Suburban Center, as amended through March 04, 2014, Dulles Suburban Center Land Unit Recommendations, Land Unit A-1 Land Use Recommendations p. 60-61:

Land Unit A-1 Land Use Recommendations

Land Unit A-1: Innovation Center Transit Station-South

Land Unit A-1 is the southern portion of the Innovation Center Transit Station Area, is 330 acres and is developed with a mix of office, hotel, residential and support retail uses. This area is planned for transit-oriented development (TOD) which focuses growth within walking distance of the Metrorail station. Intensities should be highest in areas with the closest proximity to the station, recognizing that relatively new existing development is approved for intensities significantly below the plan and may not redevelop in the future. To provide guidance on how intensity should gradually decrease with distance, the land unit is divided into three areas as shown on the table below. For purposes of tiered planned intensity, the ¼ mile and ½ mile radius is measured from the center of the platform where it meets the bridge.

Figure 16: Land Unit A-1 Tiered Planned Intensity	
Distance From Metrorail Station	Range of Intensity (FAR)
Tier 1: Within ¼ Mile	2 to 3 FAR
Tier 2: ¼ to ½ Mile	1 to 2 FAR
Beyond ½ Mile	0.75 to 1.5 FAR

The mixed-use recommendations that follow seek to establish parameters for future development by providing percentages for residential and non-residential uses. These percentages are meant to be guides and may need to be adjusted on a case by case basis in order to further other planning objectives such as implementing the grid of streets and securing land for parks and public facilities. If a property is split between two Tiers, intensity should be based on the proportion of property in each area. Furthermore, this balance among uses may not always be achievable, at least on an interim basis, due to market demand or other economic factors. In such cases, appropriate commitments should insure that interim development does not alter the character of the Transit Station Area and that ultimately a mix of uses will be in place consistent with Plan guidance. . .

Tier 3: Beyond ½ Mile

Tier 3 includes the area north of the Merrybrook Run Stream Valley that is beyond a ½ mile radius from the Metrorail station. The area is planned for an intensity within .75 to 1.5 FAR range for residential uses with a mix of other uses including office, hotel and supporting retail. In Tier 3, the residential component should be on the order of 45 percent or more of total development. The percentage of office uses can be up to 50 percent of development within Tier 3. Individual developments may have flexibility to build more than the stated percentages if other developments are built or rezoned with a

use mix that maintains these proportions for the Tier 3 Area. Hotel, ground level retail and support service uses add to the vibrancy and enhance the mixed use environment and are encouraged in the broader mix of uses. Support retail uses should be located in office, hotel or residential buildings and be complementary to other uses with the object of allowing residents and employees to minimize daily reliance on the automobile.

FAIRFAX COUNTY COMPREHENSIVE PLAN, 2013 Edition, POLICY PLAN, Land Use – Appendix, Amended through 4-29-2014, Pages 24-30

**APPENDIX 9
RESIDENTIAL DEVELOPMENT CRITERIA**

Fairfax County expects new residential development to enhance the community by: fitting into the fabric of the neighborhood, respecting the environment, addressing transportation impacts, addressing impacts on other public facilities, being responsive to our historic heritage, contributing to the provision of affordable housing and, being responsive to the unique site specific considerations of the property. To that end, the following criteria are to be used in evaluating zoning requests for new residential development. The resolution of issues identified during the evaluation of a specific development proposal is critical if the proposal is to receive favorable consideration.

Where the Plan recommends a possible increase in density above the existing zoning of the property, achievement of the requested density will be based, in substantial part, on whether development related issues are satisfactorily addressed as determined by application of these development criteria. Most, if not all, of the criteria will be applicable in every application; however, due to the differing nature of specific development proposals and their impacts, the development criteria need not be equally weighted. If there are extraordinary circumstances, a single criterion or several criteria may be overriding in evaluating the merits of a particular proposal. Use of these criteria as an evaluation tool is not intended to be limiting in regard to review of the application with respect to other guidance found in the Plan or other aspects that the applicant incorporates into the development proposal. Applicants are encouraged to submit the best possible development proposals. In applying the Residential Development Criteria to specific projects and in determining whether a criterion has been satisfied, factors such as the following may be considered:

- the size of the project
- site specific issues that affect the applicant's ability to address in a meaningful way relevant development issues
- whether the proposal is advancing the guidance found in the area plans or other planning and policy goals (e.g. revitalization).

When there has been an identified need or problem, credit toward satisfying the criteria will be awarded based upon whether proposed commitments by the applicant will significantly advance problem resolution. In all cases, the responsibility for demonstrating satisfaction of the criteria rests with the applicant.

1. Site Design:

All rezoning applications for residential development should be characterized by high quality site design. Rezoning proposals for residential development, regardless of the proposed density, will be evaluated based upon the following principles, although not all of the principles may be applicable for all developments.

- a) *Consolidation*: Developments should provide parcel consolidation in conformance with any site specific text and applicable policy recommendations of the Comprehensive Plan. Should the Plan text not specifically address consolidation, the nature and extent of any proposed parcel consolidation should further the integration of the development with adjacent parcels. In any event, the proposed consolidation should not preclude nearby properties from developing as recommended by the Plan.
- b) *Layout*: The layout should:
 - provide logical, functional and appropriate relationships among the various parts (e. g. dwelling units, yards, streets, open space, stormwater management facilities, existing vegetation, noise mitigation measures, sidewalks and fences);
 - provide dwelling units that are oriented appropriately to adjacent streets and homes;
 - include usable yard areas within the individual lots that accommodate the future construction of decks, sunrooms, porches, and/or accessory structures in the layout of the lots, and that provide space for landscaping to thrive and for maintenance activities;
 - provide logical and appropriate relationships among the proposed lots including the relationships of yards, the orientation of the dwelling units, and the use of pipestem lots;
 - provide convenient access to transit facilities;
 - Identify all existing utilities and make every effort to identify all proposed utilities and stormwater management outfall areas; encourage utility collocation where feasible.
- c) *Open Space*: Developments should provide usable, accessible, and well-integrated open space. This principle is applicable to all projects where open space is required by the Zoning Ordinance and should be considered, where appropriate, in other circumstances.
- d) *Landscaping*: Developments should provide appropriate landscaping: for example, in parking lots, in open space areas, along streets, in and around stormwater management facilities, and on individual lots.

- e) Amenities: Developments should provide amenities such as benches, gazebos, recreational amenities, play areas for children, walls and fences, special paving treatments, street furniture, and lighting.

2. Neighborhood Context:

All rezoning applications for residential development, regardless of the proposed density, should be designed to fit into the community within which the development is to be located. Developments should fit into the fabric of their adjacent neighborhoods, as evidenced by an evaluation of:

- transitions to abutting and adjacent uses;
- lot sizes, particularly along the periphery;
- bulk/mass of the proposed dwelling units;
- setbacks (front, side and rear);
- orientation of the proposed dwelling units to adjacent streets and homes;
- architectural elevations and materials;
- pedestrian, bicycle and vehicular connections to off-site trails, roadways, transit facilities and land uses;
- existing topography and vegetative cover and proposed changes to them as a result of clearing and grading.

It is not expected that developments will be identical to their neighbors, but that the development fit into the fabric of the community. In evaluating this criterion, the individual circumstances of the property will be considered: such as, the nature of existing and planned development surrounding and/or adjacent to the property; whether the property provides a transition between different uses or densities; whether access to an infill development is through an existing neighborhood; or, whether the property is within an area that is planned for redevelopment.

3. Environment:

All rezoning applications for residential development should respect the environment. Rezoning proposals for residential development, regardless of the proposed density, should be consistent with the policies and objectives of the environmental element of the Policy Plan, and will also be evaluated on the following principles, where applicable.

- a) Preservation: Developments should conserve natural environmental resources by protecting, enhancing, and/or restoring the habitat value and pollution reduction potential of floodplains, stream valleys, EQCs, RPAs, woodlands, wetlands and other environmentally sensitive areas.
- b) Slopes and Soils: The design of developments should take existing topographic conditions and soil characteristics into consideration.

- c) **Water Quality:** Developments should minimize off-site impacts on water quality by commitments to state of the art best management practices for stormwater management and better site design and low impact development (LID) techniques.
- d) **Drainage:** The volume and velocity of stormwater runoff from new development should be managed in order to avoid impacts on downstream properties. Where drainage is a particular concern, the applicant should demonstrate that off-site drainage impacts will be mitigated and that stormwater management facilities are designed and sized appropriately. Adequate drainage outfall should be verified, and the location of drainage outfall (onsite or offsite) should be shown on development plans.
- e) **Noise:** Developments should protect future and current residents and others from the adverse impacts of transportation generated noise.
- f) **Lighting:** Developments should commit to exterior lighting fixtures that minimize neighborhood glare and impacts to the night sky.
- g) **Energy:** Developments should use site design techniques such as solar orientation and landscaping to achieve energy savings, and should be designed to encourage and facilitate walking and bicycling. Energy efficiency measures should be incorporated into building design and construction.

4. Tree Preservation and Tree Cover Requirements:

All rezoning applications for residential development, regardless of the proposed density, should be designed to take advantage of the existing quality tree cover. If quality tree cover exists on site as determined by the County, it is highly desirable that developments meet most or all of their tree cover requirement by preserving and, where feasible and appropriate, transplanting existing trees. Tree cover in excess of ordinance requirements is highly desirable. Proposed utilities, including stormwater management and outfall facilities and sanitary sewer lines, should be located to avoid conflicts with tree preservation and planting areas. Air quality-sensitive tree preservation and planting efforts (see Objective 1, Policy c in the Environment section of this document) are also encouraged.

5. Transportation:

All rezoning applications for residential development should implement measures to address planned transportation improvements. Applicants should offset their impacts to the transportation network. Accepted techniques should be utilized for analysis of the development's impact on the network. Residential development considered under these criteria will range widely in density and, therefore, will result in differing impacts to the transportation network. Some criteria will have universal applicability while others will apply only under specific circumstances. Regardless of the proposed density,

applications will be evaluated based upon the following principles, although not all of the principles may be applicable.

- a) Transportation Improvements: Residential development should provide safe and adequate access to the road network, maintain the ability of local streets to safely accommodate traffic, and offset the impact of additional traffic through commitments to the following:
 - Capacity enhancements to nearby arterial and collector streets;
 - Street design features that improve safety and mobility for non-motorized forms of transportation;
 - Signals and other traffic control measures;
 - Development phasing to coincide with identified transportation improvements;
 - Right-of-way dedication;
 - Construction of other improvements beyond ordinance requirements;
 - Monetary contributions for improvements in the vicinity of the development.

- b) Transit/Transportation Management: Mass transit usage and other transportation measures to reduce vehicular trips should be encouraged by:
 - Provision of bus shelters;
 - Implementation and/or participation in a shuttle bus service;
 - Participation in programs designed to reduce vehicular trips;
 - Incorporation of transit facilities within the development and integration of transit with adjacent areas;
 - Provision of trails and facilities that increase safety and mobility for non-motorized travel.

- c) Interconnection of the Street Network: Vehicular connections between neighborhoods should be provided, as follows:
 - Local streets within the development should be connected with adjacent local streets to improve neighborhood circulation;
 - When appropriate, existing stub streets should be connected to adjoining parcels. If street connections are dedicated but not constructed with development, they should be identified with signage that indicates the street is to be extended;
 - Streets should be designed and constructed to accommodate safe and convenient usage by buses and non-motorized forms of transportation;
 - Traffic calming measures should be implemented where needed to discourage cut-through traffic, increase safety and reduce vehicular speed;
 - The number and length of long, single-ended roadways should be minimized;
 - Sufficient access for public safety vehicles should be ensured.

- d) **Streets:** Public streets are preferred. If private streets are proposed in single-family detached developments, the applicant shall demonstrate the benefits for such streets. Applicants should make appropriate design and construction commitments for all private streets so as to minimize maintenance costs which may accrue to future property owners. Furthermore, convenience and safety issues such as parking on private streets should be considered during the review process.
- e) **Non-motorized Facilities:** Non-motorized facilities, such as those listed below, should be provided:
- Connections to transit facilities;
 - Connections between adjoining neighborhoods;
 - Connections to existing non-motorized facilities;
 - Connections to off-site retail/commercial uses, public/community facilities, and natural and recreational areas;
 - An internal non-motorized facility network with pedestrian and natural amenities, particularly those included in the Comprehensive Plan;
 - Offsite non-motorized facilities, particularly those included in the Comprehensive Plan;
 - Driveways to residences should be of adequate length to accommodate passenger vehicles without blocking walkways;
 - Construction of non-motorized facilities on both sides of the street is preferred. If construction on a single side of the street is proposed, the applicant shall demonstrate the public benefit of a limited facility.
- f) **Alternative Street Designs:** Under specific design conditions for individual sites or where existing features such as trees, topography, etc. are important elements, modifications to the public street standards may be considered.

6. Public Facilities:

Residential development impacts public facility systems (i.e., schools, parks, libraries, police, fire and rescue, stormwater management and other publicly owned community facilities). These impacts will be identified and evaluated during the development review process. For schools, a methodology approved by the Board of Supervisors, after input and recommendation by the School Board, will be used as a guideline for determining the impact of additional students generated by the new development.

Given the variety of public facility needs throughout the County, on a case-by-case basis, public facility needs will be evaluated so that local concerns may be addressed.

All rezoning applications for residential development are expected to offset their public facility impact and to first address public facility needs in the vicinity of the proposed development. Impact offset may be accomplished through the dedication of land suitable for the construction of an identified public facility need, the construction of public facilities, the contribution of specified in-kind goods, services or cash earmarked

for those uses, and/or monetary contributions to be used toward funding capital improvement projects. Selection of the appropriate offset mechanism should maximize the public benefit of the contribution.

Furthermore, phasing of development may be required to ensure mitigation of impacts.

7. Affordable Housing:

Ensuring an adequate supply of housing for low and moderate income families, those with special accessibility requirements, and those with other special needs is a goal of the County. Part 8 of Article 2 of the Zoning Ordinance requires the provision of Affordable Dwelling Units (ADUs) in certain circumstances. Criterion #7 is applicable to all rezoning applications and/or portions thereof that are not required to provide any Affordable Dwelling Units, regardless of the planned density range for the site.

- a) **Dedication of Units or Land:** If the applicant elects to fulfill this criterion by providing affordable units that are not otherwise required by the ADU Ordinance: a maximum density of 20% above the upper limit of the Plan range could be achieved if 12.5% of the total number of single-family detached and attached units are provided pursuant to the Affordable Dwelling Unit Program; and, a maximum density of 10% or 20% above the upper limit of the Plan range could be achieved if 6.25% or 12.5%, respectively of the total number of multifamily units are provided to the Affordable Dwelling Unit Program. As an alternative, land, adequate and ready to be developed for an equal number of units may be provided to the Fairfax County Redevelopment and Housing Authority or to such other entity as may be approved by the Board.
- b) **Housing Trust Fund Contributions:** Satisfaction of this criterion may also be achieved by a contribution to the Housing Trust Fund or, as may be approved by the Board, a monetary and/or in-kind contribution to another entity whose mission is to provide affordable housing in Fairfax County, equal to 0.5% of the value of all of the units approved on the property except those that result in the provision of ADUs. This contribution shall be payable prior to the issuance of the first building permit. For forsale projects, the percentage set forth above is based upon the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. For rental projects, the amount of the contribution is based upon the total development cost of the portion of the project subject to the contribution for all elements necessary to bring the project to market, including land, financing, soft costs and construction. The sales price or development cost will be determined by the Department of Housing and Community Development, in consultation with the Applicant and the Department of Public Works and Environmental Services. If this criterion is fulfilled by a contribution as set forth in this paragraph, the density bonus permitted in a) above does not apply.

8. Heritage Resources:

Heritage resources are those sites or structures, including their landscape settings, that exemplify the cultural, architectural, economic, social, political, or historic heritage of the County or its communities. Such sites or structures have been 1) listed on, or determined eligible for listing on, the National Register of Historic Places or the Virginia Landmarks Register; 2) determined to be a contributing structure within a district so listed or eligible for listing; 3) located within and considered as a contributing structure within a Fairfax County Historic Overlay District; or 4) listed on, or having a reasonable potential as determined by the County, for meeting the criteria for listing on, the Fairfax County Inventories of Historic or Archaeological Sites.

In reviewing rezoning applications for properties on which known or potential heritage resources are located, some or all of the following shall apply:

- a) Protect heritage resources from deterioration or destruction until they can be documented, evaluated, and/or preserved;
- b) Conduct archaeological, architectural, and/or historical research to determine the presence, extent, and significance of heritage resources;
- c) Submit proposals for archaeological work to the County for review and approval and, unless otherwise agreed, conduct such work in accordance with state standards;
- d) Preserve and rehabilitate heritage resources for continued or adaptive use where feasible;
- e) Submit proposals to change the exterior appearance of, relocate, or demolish historic structures to the Fairfax County Architectural Review Board for review and approval;
- f) Document heritage resources to be demolished or relocated;
- g) Design new structures and site improvements, including clearing and grading, to enhance rather than harm heritage resources;
- h) Establish easements that will assure continued preservation of heritage resources with an appropriate entity such as the County's Open Space and Historic Preservation Easement Program; and
- i) Provide a Fairfax County Historical Marker or Virginia Historical Highway Marker on or near the site of a heritage resource, if recommended and approved by the Fairfax County History Commission.

ROLE OF DENSITY RANGES IN AREA PLANS

Density ranges for property planned for residential development, expressed generally in terms of dwelling units per acre, are recommended in the Area Plans and are shown on

the Comprehensive Plan Map. Where the Plan text and map differ, the text governs. In defining the density range:

- the “base level” of the range is defined as the lowest density recommended in the Plan range, i.e., 5 dwelling units per acre in the 5-8 dwelling unit per acre range;
- the “high end” of the range is defined as the base level plus 60% of the density range in a particular Plan category, which in the residential density range of 5-8 dwelling units per acre would be considered as 6.8 dwelling units per acre and above; and,
- the upper limit is defined as the maximum density called for in any Plan range, which, in the 5-8 dwelling unit per acre range would be 8 dwelling units per acre.
- In instances where a range is not specified in the Plan, for example where the Plan calls for residential density up to 30 dwelling units per acre, the density cited in the Plan shall be construed to equate to the upper limit of the Plan range, and the base level shall be the upper limit of the next lower Plan range, in this instance, 20 dwelling units per acre.

16-100 STANDARDS FOR ALL PLANNED DEVELOPMENTS**16-101 General Standards**

A rezoning application or development plan amendment application may only be approved for a planned development under the provisions of Article 6 if the planned development satisfies the following general standards:

1. The planned development shall substantially conform to the adopted comprehensive plan with respect to type, character, intensity of use and public facilities. Planned developments shall not exceed the density or intensity permitted by the adopted comprehensive plan, except as expressly permitted under the applicable density or intensity bonus provisions.
2. The planned development shall be of such design that it will result in a development achieving the stated purpose and intent of the planned development district more than would development under a conventional zoning district.
3. The planned development shall efficiently utilize the available land, and shall protect and preserve to the extent possible all scenic assets and natural features such as trees, streams and topographic features.
4. The planned development shall be designed to prevent substantial injury to the use and value of existing surrounding development, and shall not hinder, deter or impede development of surrounding undeveloped properties in accordance with the adopted comprehensive plan.
5. The planned development shall be located in an area in which transportation, police and fire protection, other public facilities and public utilities, including sewerage, are or will be available and adequate for the uses proposed; provided, however, that the applicant may make provision for such facilities or utilities which are not presently available.
6. The planned development shall provide coordinated linkages among internal facilities and services as well as connections to major external facilities and services at a scale appropriate to the development.

16-102 Design Standards

Whereas it is the intent to allow flexibility in the design of all planned developments, it is deemed necessary to establish design standards by which to review rezoning applications, development plans, conceptual development plans, final development plans, PRC plans, site plans and subdivision plats. Therefore, the following design standards shall apply:

1. In order to complement development on adjacent properties, at all peripheral boundaries of the planned development district, the bulk regulations and landscaping and screening provisions shall generally conform to the provisions of that conventional zoning district which most closely characterizes the particular type of development under consideration.
2. Other than those regulations specifically set forth in Article 6 for a particular P district, the open space, off-street parking, loading, sign and all other similar

regulations set forth in this Ordinance shall have general application in all planned developments.

3. Streets and driveways shall be designed to generally conform to the provisions set forth in this Ordinance and all other County ordinances and regulations controlling same, and where applicable, street systems shall be designed to afford convenient access to mass transportation facilities. In addition, a network of trails and sidewalks shall be coordinated to provide access to recreational amenities, open space, public facilities, vehicular access routes, and mass transportation facilities.

GLOSSARY

This Glossary is provided to assist the public in understanding the staff evaluation and analysis of development proposals. It should not be construed as representing legal definitions. Refer to the Fairfax County Zoning Ordinance, Comprehensive Plan, or Public Facilities Manual for additional information.

ABANDONMENT: Refers to road or street abandonment, an action taken by the Board of Supervisors, usually through the public hearing process, to abolish the public's right-of-passage over a road or road right-of way. Upon abandonment, the right-of-way automatically reverts to the underlying fee owners. If the fee to the owner is unknown, Virginia law presumes that fee to the roadbed rests with the adjacent property owners if there is no evidence to the contrary.

ACCESSORY DWELLING UNIT (OR APARTMENT): A secondary dwelling unit established in conjunction with and clearly subordinate to a single family detached dwelling unit. An accessory dwelling unit may be allowed if a special permit is granted by the Board of Zoning Appeals (BZA). Refer to Sect. 8-918 of the Zoning Ordinance.

AFFORDABLE DWELLING UNIT (ADU) DEVELOPMENT: Residential development to assist in the provision of affordable housing for persons of low and moderate income in accordance with the affordable dwelling unit program and in accordance with Zoning Ordinance regulations. Residential development which provides affordable dwelling units may result in a density bonus (see below) permitting the construction of additional housing units. See Part 8 of Article 2 of the Zoning Ordinance.

AGRICULTURAL AND FORESTAL DISTRICTS: A land use classification created under Chapter 114 or 115 of the Fairfax County Code for the purpose of qualifying landowners who wish to retain their property for agricultural or forestal use for use/value taxation pursuant to Chapter 58 of the Fairfax County Code.

BARRIER: A wall, fence, earthen berm, or plant materials which may be used to provide a physical separation between land uses. Refer to Article 13 of the Zoning Ordinance for specific barrier requirements.

BEST MANAGEMENT PRACTICES (BMPs): Stormwater management techniques or land use practices that are determined to be the most effective, practicable means of preventing and/or reducing the amount of pollution generated by nonpoint sources in order to improve water quality.

BUFFER: Graduated mix of land uses, building heights or intensities designed to mitigate potential conflicts between different types or intensities of land uses; may also provide for a transition between uses. A landscaped buffer may be an area of open, undeveloped land and may include a combination of fences, walls, berms, open space and/or landscape plantings. A buffer is not necessarily coincident with transitional screening.

CHESAPEAKE BAY PRESERVATION ORDINANCE: Regulations which the State has mandated must be adopted to protect the Chesapeake Bay and its tributaries. These regulations must be incorporated into the comprehensive plans, zoning ordinances and subdivision ordinances of the affected localities. Refer to Chesapeake Bay Preservation Act, Va. Code Section 10.1-2100 et seq and VR 173-02-01, Chesapeake Bay Preservation Area Designation and Management Regulations.

CLUSTER DEVELOPMENT: Residential development in which the lots are clustered on a portion of a site so that significant environmental/historical/cultural resources may be preserved or recreational amenities provided. While smaller lot sizes are permitted in a cluster subdivision to preserve open space, the overall density cannot exceed that permitted by the applicable zoning district. See Sect. 2-421 and Sect. 9-615 of the Zoning Ordinance.

COUNTY 2232 REVIEW PROCESS: A public hearing process pursuant to Sect. 15.2-2232 (Formerly Sect. 15.1-456) of the Virginia Code which is used to determine if a proposed public facility not shown on the adopted Comprehensive Plan is in substantial accord with the plan. Specifically, this process is used to determine if the general or approximate location, character and extent of a proposed facility is in substantial accord with the Plan.

dBa: The momentary magnitude of sound weighted to approximate the sensitivity of the human ear to certain frequencies; the dBa value describes a sound at a given instant, a maximum sound level or a steady state value. See also Ldn.

DENSITY: Number of dwelling units (du) divided by the gross acreage (ac) of a site being developed in residential use; or, the number of dwelling units per acre (du/ac) except in the PRC District when density refers to the number of persons per acre.

DENSITY BONUS: An increase in the density otherwise allowed in a given zoning district which may be granted under specific provisions of the Zoning Ordinance when a developer provides excess open space, recreation facilities, or affordable dwelling units (ADUs), etc.

DEVELOPMENT CONDITIONS: Terms or conditions imposed on a development by the Board of Supervisors (BOS) or the Board of Zoning Appeals (BZA) in connection with approval of a special exception, special permit or variance application or rezoning application in a "P" district. Conditions may be imposed to mitigate adverse impacts associated with a development as well as secure compliance with the Zoning Ordinance and/or conformance with the Comprehensive Plan. For example, development conditions may regulate hours of operation, number of employees, height of buildings, and intensity of development.

DEVELOPMENT PLAN: A graphic representation which depicts the nature and character of the development proposed for a specific land area: information such as topography, location and size of proposed structures, location of streets trails, utilities, and storm drainage are generally included on a development plan. A development plan is a submission requirement for rezoning to the PRC District. A GENERALIZED DEVELOPMENT PLAN (GDP) is a submission requirement for a rezoning application for all conventional zoning districts other than a P District. A development plan submitted in connection with a special exception (SE) or special permit (SP) is generally referred to as an SE or SP plat. A CONCEPTUAL DEVELOPMENT PLAN (CDP) is a submission requirement when filing a rezoning application for a P District other than the PRC District; a CDP characterizes in a general way the planned development of the site. A FINAL DEVELOPMENT PLAN (FDP) is a submission requirement following the approval of a conceptual development plan and rezoning application for a P District other than the PRC District; an FDP further details the planned development of the site. See Article 16 of the Zoning Ordinance.

EASEMENT: A right to or interest in property owned by another for a specific and limited purpose. Examples: access easement, utility easement, construction easement, etc. Easements may be for public or private purposes.

ENVIRONMENTAL QUALITY CORRIDORS (EQCs): An open space system designed to link and preserve natural resource areas, provide passive recreation and protect wildlife habitat. The system includes stream valleys, steep slopes and wetlands. For a complete definition of EQCs, refer to the Environmental section of the Policy Plan for Fairfax County contained in Vol. 1 of the Comprehensive Plan.

ERODIBLE SOILS: Soils that wash away easily, especially under conditions where stormwater runoff is inadequately controlled. Silt and sediment are washed into nearby streams, thereby degrading water quality.

FLOODPLAIN: Those land areas in and adjacent to streams and watercourses subject to periodic flooding; usually associated with environmental quality corridors. The 100 year floodplain drains 70 acres or more of land and has a one percent chance of flood occurrence in any given year.

FLOOR AREA RATIO (FAR): An expression of the amount of development intensity (typically, non-residential uses) on a specific parcel of land. FAR is determined by dividing the total square footage of gross floor area of buildings on a site by the total square footage of the site itself.

FUNCTIONAL CLASSIFICATION: A system for classifying roads in terms of the character of service that individual facilities are providing or are intended to provide, ranging from travel mobility to land access. Roadway system functional classification elements include Freeways or Expressways which are limited access highways, Other Principal (or Major) Arterials, Minor Arterials, Collector Streets, and Local Streets. Principal arterials are designed to accommodate travel; access to adjacent properties is discouraged. Minor arterials are designed to serve both through traffic and local trips. Collector roads and streets link local streets and properties with the arterial network. Local streets provide access to adjacent properties.

GEOTECHNICAL REVIEW: An engineering study of the geology and soils of a site which is submitted to determine the suitability of a site for development and recommends construction techniques designed to overcome development on problem soils, e.g., marine clay soils.

HYDROCARBON RUNOFF: Petroleum products, such as motor oil, gasoline or transmission fluid deposited by motor vehicles which are carried into the local storm sewer system with the stormwater runoff, and ultimately, into receiving streams; a major source of non-point source pollution. An oil-grit separator is a common hydrocarbon runoff reduction method.

IMPERVIOUS SURFACE: Any land area covered by buildings or paved with a hard surface such that water cannot seep through the surface into the ground.

INFILL: Development on vacant or underutilized sites within an area which is already mostly developed in an established development pattern or neighborhood.

INTENSITY: The magnitude of development usually measured in such terms as density, floor area ratio, building height, percentage of impervious surface, traffic generation, etc. Intensity is also based on a comparison of the development proposal against environmental constraints or other conditions which determine the carrying capacity of a specific land area to accommodate development without adverse impacts.

Ldn: Day night average sound level. It is the twenty-four hour average sound level expressed in A-weighted decibels; the measurement assigns a "penalty" to night time noise to account for night time sensitivity. Ldn represents the total noise environment which varies over time and correlates with the effects of noise on the public health, safety and welfare.

LEVEL OF SERVICE (LOS): An estimate of the effectiveness of a roadway to carry traffic, usually under anticipated peak traffic conditions. Level of Service efficiency is generally characterized by the letters A through F, with LOS-A describing free flow traffic conditions and LOS-F describing jammed or grid-lock conditions.

MARINE CLAY SOILS: Soils that occur in widespread areas of the County generally east of Interstate 95. Because of the abundance of shrink-swell clays in these soils, they tend to be highly unstable. Many areas of slope failure are evident on natural slopes. Construction on these soils may initiate or accelerate slope movement or slope failure. The shrink-swell soils can cause movement in structures, even in areas of flat topography, from dry to wet seasons resulting in cracked foundations, etc. Also known as slippage soils.

OPEN SPACE: That portion of a site which generally is not covered by buildings, streets, or parking areas. Open space is intended to provide light and air; open space may function as a buffer between land uses or for scenic, environmental, or recreational purposes.

OPEN SPACE EASEMENT: An easement usually granted to the Board of Supervisors which preserves a tract of land in open space for some public benefit in perpetuity or for a specified period of time. Open space easements may be accepted by the Board of Supervisors, upon request of the land owner, after evaluation under criteria established by the Board. See Open Space Land Act, Code of Virginia, Sections 10.1-1700, et seq.

P DISTRICT: A "P" district refers to land that is planned and/or developed as a Planned Development Housing (PDH) District, a Planned Development Commercial (PDC) District or a Planned Residential Community (PRC) District. The PDH, PDC and PRC Zoning Districts are established to encourage innovative and creative design for land development; to provide ample and efficient use of open space; to promote a balance in the mix of land uses, housing types, and intensity of development; and to allow maximum flexibility in order to achieve excellence in physical, social and economic planning and development of a site. Refer to Articles 6 and 16 of the Zoning Ordinance.

PROFFER: A written condition, which, when offered voluntarily by a property owner and accepted by the Board of Supervisors in a rezoning action, becomes a legally binding condition which is in addition to the zoning district regulations applicable to a specific property. Proffers are submitted and signed by an owner prior to the Board of Supervisors public hearing on a rezoning application and run with the land. Once accepted by the Board, proffers may be modified only by a proffered condition amendment (PCA) application or other zoning action of the Board and the hearing process required for a rezoning application applies. See Sect. 15.2-2303 (formerly 15.1-491) of the Code of Virginia.

PUBLIC FACILITIES MANUAL (PFM): A technical text approved by the Board of Supervisors containing guidelines and standards which govern the design and construction of site improvements incorporating applicable Federal, State and County Codes, specific standards of the Virginia Department of Transportation and the County's Department of Public Works and Environmental Services.

RESOURCE MANAGEMENT AREA (RMA): That component of the Chesapeake Bay Preservation Area comprised of lands that, if improperly used or developed, have a potential for causing significant water quality degradation or for diminishing the functional value of the Resource Protection Area. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

RESOURCE PROTECTION AREA (RPA): That component of the Chesapeake Bay Preservation Area comprised of lands at or near the shoreline or water's edge that have an intrinsic water quality value due to the ecological and biological processes they perform or are sensitive to impacts which may result in significant degradation of the quality of state waters. In their natural condition, these lands provide for the removal, reduction or assimilation of sediments from runoff entering the Bay and its tributaries, and minimize the adverse effects of human activities on state waters and aquatic resources. New development is generally discouraged in an RPA. See Fairfax County Code, Ch. 118, Chesapeake Bay Preservation Ordinance.

SITE PLAN: A detailed engineering plan, to scale, depicting the development of a parcel of land and containing all information required by Article 17 of the Zoning Ordinance. Generally, submission of a site plan to DPWES for review and approval is required for all residential, commercial and industrial development except for development of single family detached dwellings. The site plan is required to assure that development complies with the Zoning Ordinance.

SPECIAL EXCEPTION (SE) / SPECIAL PERMIT (SP): Uses, which by their nature, can have an undue impact upon

or can be incompatible with other land uses and therefore need a site specific review. After review, such uses may be allowed to locate within given designated zoning districts if appropriate and only under special controls, limitations, and regulations. A special exception is subject to public hearings by the Planning Commission and Board of Supervisors with approval by the Board of Supervisors; a special permit requires a public hearing and approval by the Board of Zoning Appeals. Unlike proffers which are voluntary, the Board of Supervisors or BZA may impose reasonable conditions to assure, for example, compatibility and safety. See Article 8, Special Permits and Article 9, Special Exceptions, of the Zoning Ordinance.

STORMWATER MANAGEMENT: Engineering practices that are incorporated into the design of a development in order to mitigate or abate adverse water quantity and water quality impacts resulting from development. Stormwater management systems are designed to slow down or retain runoff to re-create, as nearly as possible, the pre-development flow conditions.

SUBDIVISION PLAT: The engineering plan for a subdivision of land submitted to DPWES for review and approved pursuant to Chapter 101 of the County Code.

TRANSPORTATION DEMAND MANAGEMENT (TDM): Actions taken to reduce single occupant vehicle automobile trips or actions taken to manage or reduce overall transportation demand in a particular area.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) PROGRAMS: This term is used to describe a full spectrum of actions that may be applied to improve the overall efficiency of the transportation network. TSM programs usually consist of low-cost alternatives to major capital expenditures, and may include parking management measures, ridesharing programs, flexible or staggered work hours, transit promotion or operational improvements to the existing roadway system. TSM includes Transportation Demand Management (TDM) measures as well as H.O.V. use and other strategies associated with the operation of the street and transit systems.

URBAN DESIGN: An aspect of urban or suburban planning that focuses on creating a desirable environment in which to live, work and play. A well-designed urban or suburban environment demonstrates the four generally accepted principles of design: clearly identifiable function for the area; easily understood order; distinctive identity; and visual appeal.

VACATION: Refers to vacation of street or road as an action taken by the Board of Supervisors in order to abolish the public's right-of-passage over a road or road right-of-way dedicated by a plat of subdivision. Upon vacation, title to the road right-of-way transfers by operation of law to the owner(s) of the adjacent properties within the subdivision from whence the road/road right-of-way originated.

VARIANCE: An application to the Board of Zoning Appeals which seeks relief from a specific zoning regulation such as lot width, building height, or minimum yard requirements, among others. A variance may only be granted by the Board of Zoning Appeals through the public hearing process and upon a finding by the BZA that the variance application meets the required Standards for a Variance set forth in Sect. 18-404 of the Zoning Ordinance.

WETLANDS: Land characterized by wetness for a portion of the growing season. Wetlands are generally delineated on the basis of physical characteristics such as soil properties indicative of wetness, the presence of vegetation with an affinity for water, and the presence or evidence of surface wetness or soil saturation. Wetland environments provide water quality improvement benefits and are ecologically valuable. Development activity in wetlands is subject to permitting processes administered by the U.S. Army Corps of Engineers

TIDAL WETLANDS: Vegetated and nonvegetated wetlands as defined in Chapter 116 Wetlands Ordinance of the Fairfax County Code: includes tidal shores and tidally influenced embayments, creeks, and tributaries to the Occoquan and Potomac Rivers. Development activity in tidal wetlands may require approval from the Fairfax County Wetlands Board.

Abbreviations Commonly Used in Staff Reports

A&F	Agricultural & Forestal District	PDH	Planned Development Housing
ADU	Affordable Dwelling Unit	PFM	Public Facilities Manual
ARB	Architectural Review Board	PRC	Planned Residential Community
BMP	Best Management Practices	RC	Residential-Conservation
BOS	Board of Supervisors	RE	Residential Estate
BZA	Board of Zoning Appeals	RMA	Resource Management Area
COG	Council of Governments	RPA	Resource Protection Area
CBC	Community Business Center	RUP	Residential Use Permit
CDP	Conceptual Development Plan	RZ	Rezoning
CRD	Commercial Revitalization District	SE	Special Exception
DOT	Department of Transportation	SEA	Special Exception Amendment
DP	Development Plan	SP	Special Permit
DPWES	Department of Public Works and Environmental Services	TDM	Transportation Demand Management
DPZ	Department of Planning and Zoning	TMA	Transportation Management Association
DU/AC	Dwelling Units Per Acre	TSA	Transit Station Area
EQC	Environmental Quality Corridor	TSM	Transportation System Management
FAR	Floor Area Ratio	UP & DD	Utilities Planning and Design Division, DPWES
FDP	Final Development Plan	VC	Variance
GDP	Generalized Development Plan	VDOT	Virginia Dept. of Transportation
GFA	Gross Floor Area	VPD	Vehicles Per Day
HC	Highway Corridor Overlay District	VPH	Vehicles per Hour
HCD	Housing and Community Development	WMATA	Washington Metropolitan Area Transit Authority
LOS	Level of Service	WS	Water Supply Protection Overlay District
Non-RUP	Non-Residential Use Permit	ZAD	Zoning Administration Division, DPZ
OSDS	Office of Site Development Services, DPWES	ZED	Zoning Evaluation Division, DPZ
PCA	Proffered Condition Amendment	ZPRB	Zoning Permit Review Branch
PD	Planning Division		
PDC	Planned Development Commercial		