APPLICATION ACCEPTED: April 14, 2015
PLANNING COMMISSION: March 9, 2016
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

March 2, 2016

STAFF REPORT ADDENDUM

APPLICATION PCA 74-5-158-03

MASON DISTRICT

APPLICANT:	DRW, Inc.
ZONING:	R-12
PARCEL:	81-2 ((1)) 8A
ACREAGE:	10.7 acres
PROPOSED DENSITY:	9.24 dwellings units/acre (du/ac)
OPEN SPACE:	40%
PLAN MAP:	Residential; 5-8 du/ac
PROPOSAL:	The applicant seeks approval of a proffered condition amendment (PCA) to permit modifications to proffers and site design to permit 99 single-family attached units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 74-5-158-03, subject to the execution of proffers consistent with those contained in Appendix 1.

Kelly M. Atkinson, AICP

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/

Staff also recommends approval of the following waivers and modifications:

- Waiver of the maximum length of a private street in accordance with Paragraph 2 of Section 11-302 of the Zoning Ordinance in favor of that shown on the Generalized Development Plan (GDP).

- Modification of the interparcel access requirement per Paragraph 3B of Section 17-201 of the Zoning Ordinance in favor of that shown on the GDP.

- Waiver and modification of the requirement to construct a 5-foot wide on-road bicycle lane along Edsall Road per Paragraph 3 of Section 17-201 of the Zoning Ordinance in favor of permitting the existing 4-foot wide sidewalk to remain and proposing a 6-foot wide sidewalk and additional right-of-way dedication as shown on the GDP.

- Modification of Sections 2-805 and 2-1101 of the Zoning Ordinance to permit the use of the affordable dwelling unit bulk requirements listed under Paragraphs 3 and 4 of Section 3-1210 of the Zoning Ordinance as shown on the GDP.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

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.

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.

Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

BACKGROUND

The initial staff report for PCA 74-5-158-03 was published on January 20, 2016. The applicant requests approval of a partial proffered condition amendment (PCA) to permit modifications to proffers and site design to permit 99 single-family attached dwellings on the subject property, which consists of 10.71 acres and is zoned R-12.

A public hearing on this application was originally scheduled for February 17, 2016, but deferred until March 9, 2016 to allow the applicant additional time to meet with the community and obtain a recommendation from the Mason District Land Use Committee. On February 23, 2016, the Mason District Land Use Committee voted to recommend approval of this application subject to the following:

- Additional and enhanced buffering options at all locations with visibility from Edsall Road;

- Removal of the Public Facilities Manual modification request for a reduction in street width from 23-feet to 20-feet;

- A condominium ownership as a opposed to fee simple ownership;

- A proffer, to be included in the homeowner covenants, that includes a limitation on garage storage, which would prevent the parking of a vehicle wholly within the garage unit;

- A proffer, to be included in the homeowner covenants, that addresses a restriction on roof top deck storage to anything other than items for the specific purpose of roof top deck enjoyment.

In response to these issues, the applicant has submitted revised proffers dated February 25, 2016, located in Appendix 1, as well as revised plans dated February 25, 2016 and located in Appendix 2. Accordingly, this addendum provides an updated analysis of the PCA request pursuant to these revised proffers and plans.

ANALYSIS

Density

In order to address community concerns regarding the intensity of the proposed development, the applicant has reduced the number of proposed dwelling units from 102 to 99 for this final section of the Monticello Mews development. Of the 99 dwellings, 5 will continue to be provided as workforce dwelling units (WDUs). This results in a density of 9.24 dwelling units per acre for the subject property, which is lower than the adjacent sections of the Monticello Mews development (Jefferson Green and Isabella).

Community	Density	Number of Dwellings	Zoning District	Direction
Subject Proposal (Monticello Mews Section 2, Phase 2)	9.24 du/acre	99	R-12	N/A
Isabella (MF) (Monticello Mews Section 2, Phase 1)	9.71 du/acre	144	R-12	South
Jefferson Green (SFA) (Monticello Mews Section 1)	11.96 du/acre	195	R-12	West
Total Monticello Mews	**10.59 du/acre**	**438**	**R-12**	**N/A**

The subject property was previously rezoned to the (current) R-12 District in 1976 as part of the overall Monticello Mews development, which permitted a maximum density of 12 du/acre or 496 dwellings. With the proposed PCA, 99 dwellings are proposed, resulting in a total of 438 dwellings. This results in a reduction in permitted overall density from 11.99 du/acre to 10.59 du/acre for the overall Monticello Mews development. Therefore, staff believes the property continues to be in harmony with the Comprehensive Plan and previously approved density.

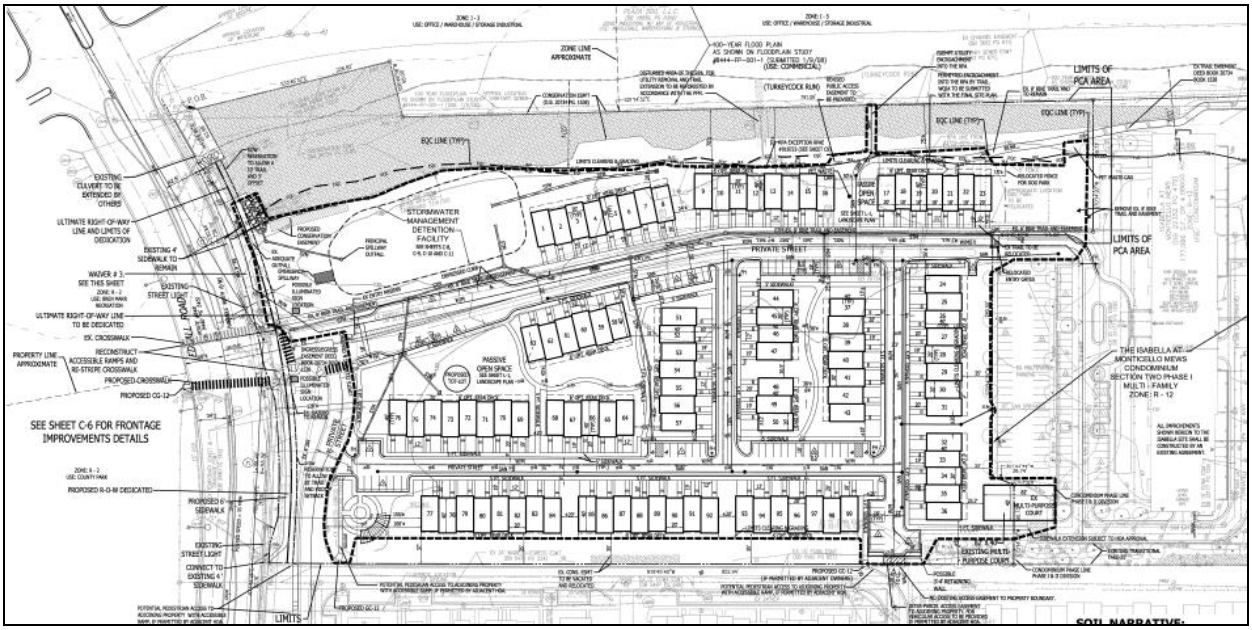


Figure 1: Proposed Development Plan, Source: Applicant

Parking

The applicant will continue to meet the Zoning Ordinance requirement of 268 parking spaces [99 dwellings x 2.7 parking spaces (single-family attached)] by providing one parking space in both the garage and driveway, as well as 79 visitor spaces distributed throughout the subject property. To address concerns raised regarding the adequacy of the garage for parking an average size family vehicle, as well as providing a designated area for waste and recycling bins, the applicant has provided staff with an interior detail of the proposed garage. Per this detail and the applicant's proposed proffers, the interior dimensions of the garage will be a minimum of 11-feet 7-inches wide by 19-feet long, which staff believes will be suitable for the majority of personal vehicles without conflicting with areas for full-size waste and recycle bins. The applicant's proposed proffers disclose to prospective purchasers both the intended purpose of the garage for parking vehicles as well as the size of the garage. The applicant also proffers to place a covenant on the property that precludes use of the garage for uses that would interfere with the ability to park a car in the garage. With these commitments, staff believes this issue is adequately addressed.

Trees, Landscape and Open Space

Due to the reduction in dwellings, the applicant has reoriented the proposed dwellings and is now providing a minimum of 40 percent open space on site, which continues to exceed the minimum 25 percent open space requirement for the application site. As noted in the original staff report, the proposed dwellings are designed as single-family attached dwellings, and the applicant has reserved the right to designate these lots as fee simple or condominium at time of site plan. The proposed minimum 40 percent open space assumes fee simple lots and the final open space amount may be higher in the event the lots are designated as condominiums.

The additional open space is primarily concentrated north of proposed Lot 77 and contains a passive recreation area as discussed below. With the proposed changes, the applicant has increased the building setback in this area from Edsall Road from 81 feet to 155 feet and the building setback from Independence Circle from 27 feet to 100 feet.

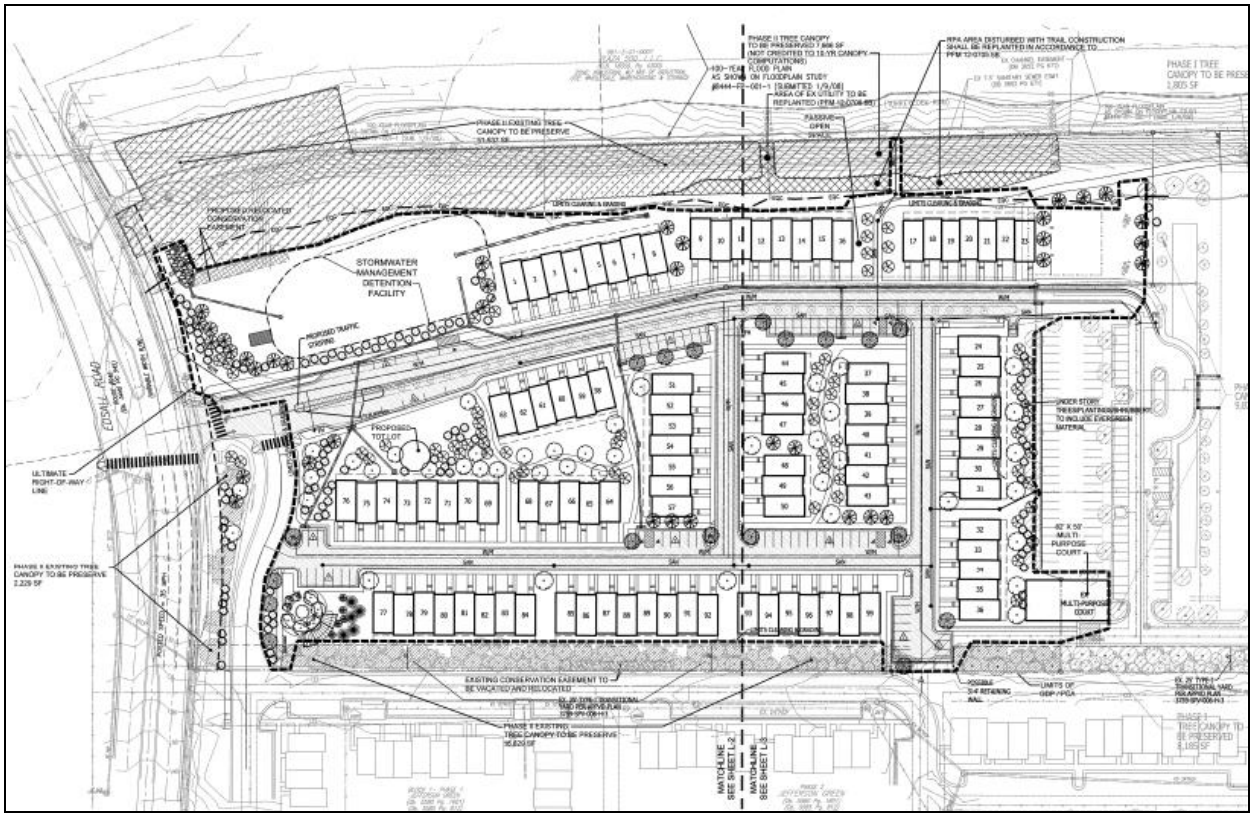


Figure 2: Proposed Landscape Plan, Source: Applicant

With these revisions, the applicant continues to exceed the tree canopy and tree preservation target requirements. In response to community concerns, the applicant has added additional evergreen and deciduous trees adjacent to Edsall Road and Independence Circle in the vicinity of Lots 76 and 77, as well as adjacent to the proposed stormwater management facility. This landscaping will supplement existing deciduous vegetation between Edsall Road and Independence Circle, provide additional screening for the proposed dwellings parallel to Independence Circle and buffer the view of the stormwater management facility

Fairfax County Public Schools (FCPS) Analysis

In response to community concerns regarding overcrowding at Bren Mar Park Elementary School, the applicant is now providing a monetary proffer contribution of $1,000 per dwelling unit (for a total of $99,000) to this school specifically for capital improvements. Staff notes that the applicant has continued to decrease the proposed density and number of students from that approved with the original rezoning application and this amount will provide additional funds to alleviate overcrowding.

Fairfax County Park Authority (FCPA) Analysis

In conjunction with the original Staff Report, a copy of a FCPA memorandum dated June 24, 2015 was inadvertently included. A copy of the most current FCPA

memorandum dated July 23, 2015 has been provided in Appendix 5. This memorandum is consistent with the analysis provided in the original Staff Report.

In addition to those on and off-site items previously proposed and provided by the applicant, the applicant has also provided a pedestrian amenity area adjacent to Lot 77, as shown on Sheet C-5. This area includes benches, a trellis and sidewalks connecting to the proposed sidewalk network on site and will provide additional areas of passive recreation on site.

WAIVERS/MODIFICATIONS REQUESTED

Modification of the Workforce Dwelling Unit policy to permit the use of the Affordable Dwelling Unit Bulk Regulations

The applicant continues to propose a reduction in density from that permitted with the original rezoning; therefore the Affordable Dwelling Unit (ADU) and Workforce Dwelling Unit (WDU) ordinances are not applicable. However, the applicant is providing 5 workforce dwelling units (WDUs) on the property. The current WDU policy requires 12% of the units to be provided as WDUs. In exchange, the applicant receives a bonus density and the option to utilize the affordable dwelling unit bulk regulations per Sections 2-805 and 2-1101 of the Zoning Ordinance. In this application, as the applicant is not required to meet the WDU policy and is not receiving bonus density for the 5 units being provided, the Zoning Administrator has determined that the affordable dwelling unit bulk regulations cannot be utilized, unless modified by the Board of Supervisors in conjunction with a rezoning.

At this time, the applicant is respectfully requesting a modification of Sections 2-805 and 2-1101 of the Zoning Ordinance to permit the use of the affordable dwelling unit bulk requirements listed under Paragraphs 3 and 4 of Section 3-1210 of the Zoning Ordinance. Staff has reviewed this request and supports the proposed modification in exchange for the voluntary provision of WDUs, as well as to minimize the limits of clearing and grading and encroachment into environmentally sensitive areas.

Modification of Travelway Width

The applicant previously requested a modification of Section 7-802 of the Public Facilities Manual (PFM) to permit a 20-foot wide travelway where perpendicular parking was not proposed. Based on community feedback, the applicant has removed this request from the application and will provide a minimum 23-foot wide travelway throughout the subject property, in accordance with PFM standards.

CONCLUSION AND RECOMMENDATION

Staff continues to find that the applicant has sufficiently justified the proposed development of the property with single-family attached dwellings. The applicant has worked closely with staff and the community to further reduce the proposed density,

provide additional areas of landscaping and screening near Edsall Road, address concerns with parking and storage, provide a monetary contribution to the Fairfax County Public Schools and clarify maintenance responsibilities for the existing and proposed improvements. In staff's opinion, the application continues to meet all requirements of the Zoning Ordinance and is in harmony with the Comprehensive Plan. Accordingly staff continues to recommend approval of PCA 74-5-158-3, subject to the execution of proffers consistent with those contained in Appendix 1.

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

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.

ATTACHMENTS

1. Proffers
2. Generalized Development Plan
3. Statement of Justification
4. Affidavit
5. Fairfax County Park Authority Analysis

DRW, INC. PCA 74-5-158-3
DRAFT PROFFER STATEMENT
July 10, 2015
October 27, 2015
December 11, 2015
January 13, 2016
February 25, 2016

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"), and subject to the Fairfax County Board of Supervisors' ("Board of Supervisors") approval of Proffered Condition Amendment PCA 74-5-158-3, as requested, for Section Two Phase II of Monticello Mews (the "Application"), DRW, Inc. (the "Applicant") for itself and for its successors and assigns, hereby proffers that development of Tax Map Parcel 81-2-((1))-8A (the "Subject Property") shall be in accordance with the following conditions ("Proffers") if, and only if, the Application as proposed by the Applicant is granted by the Board of Supervisors. If the Application is granted by the Board of Supervisors, these Proffers shall replace and supersede any and all existing proffered conditions applicable to the Subject Property including the proffered conditions for PCA 74-5-158-2 (the "Existing Proffers"). The Existing Proffers shall remain in full force and effect for Monticello Mews Section One located within Tax Map 81-1 ((13)) and Section Two Phase I located within Tax Map 81-2 ((16)), which together constitute the developed portions of Monticello Mews and are not part of this Application. In the event the Application is denied by the Board of Supervisors, these Proffers shall immediately be null and void and the Existing Proffers shall remain in full force and effect for the Subject Property.

DEVELOPMENT PLAN

1. **Generalized Development Plan**. Development of the Subject Property shall be in substantial conformance with the Generalized Development Plan ("GDP") dated January 9, 2015 and revised through February 25, 2016, prepared by VIKA and consisting of 17 sheets.

2. **Minor Modifications**. Pursuant to Par. 5 of Sect. 18-204 of the Zoning Ordinance, minor modifications to the GDP shall be permitted as determined by the Zoning Administrator without requiring approval of a Proffered Condition Amendment ("PCA").

3. **Future Applications**. Any portion of the Subject Property may be the subject of a future PCA, Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application without joinder and/or consent of the owners of the other portions of the Subject Property, provided such application will not change, cause or require a change to the general layout, physical improvements and/or access for such other portions. All existing land use approvals that are applicable to the portion of the Subject Property not included in such future PCA, SE, SP, variance and/or other similar land use application shall otherwise remain in full force and effect as to such portion of the Subject Property.

4. **Fire Marshal**. Further changes to the GDP shall be permitted in response to the review of site plans by the Fire Marshal, including adjustments as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Zoning Evaluation Division in the Department of Planning and Zoning ("DPZ") and are in substantial conformance with the intent of these Proffers.

DESIGN

5. **Design and Materials**. The Applicant shall design the architecture of the proposed market-rate units and workforce dwelling units ("WDUs") generally consistent with the bulk, mass, type and quality of materials and conceptual elevations presented on the GDP. The Applicant reserves the right to revise the conceptual elevations, reduce the number of dwellings and/or increase unit widths up to a maximum of 24 feet as a result of final engineering and architectural design, provided that minimum peripheral setbacks, minimum open space and the quality of design remains consistent with that shown on the GDP. Irrespective of that shown on GDP Sheet A-1, the primary building materials for the front facade of the dwelling units, exclusive of trim, shall be brick, stone, cementitious siding or other similar materials**.** WDUs shall have exterior facades that are similar in appearance and quality as the market-rate units.

6. **Decks and Privacy Fences**. Owners may construct a deck and/or privacy fence to enclose their rear yard in accordance with the Zoning Ordinance as generally shown on GDP Sheet C-5. Such decks and privacy fences may be wood board-on-board or other materials as approved by the Homeowners Association and/or Condominium Owners Association, as applicable (collectively, the "OA") established for the Subject Property as described in the Proffers below, and may not be located within Resource Protection or Environmental Quality Corridor Areas as described below. Rooftop terraces may be provided. A covenant shall be recorded on the Subject Property which prohibits the use of any rooftop terraces for storage of items that are not typically used on outdoor patios or porches. This covenant shall be recorded among the land records in the office of the Clerk of the Circuit Court of Fairfax County, Virginia (the "Land Records") in a form approved by the County Attorney prior to the sale of any units and shall run to the benefit of the OA established for the Subject Property and the Board of Supervisors. Marketing materials for the units on the Subject Property shall identify this covenant.

7. **Garages**. At a minimum, a one car garage shall be provided for each market-rate unit and WDU and be of sufficient size to accommodate a trash and a recycle can in addition to parking. The interior dimensions of the garage for each unit on the Subject Property shall be a minimum of eleven (11) feet, seven (7) inches in width by nineteen (19) feet in length to accommodate one vehicle without overhang into the driveway to permit closure of the garage door. A covenant shall be recorded which provides that the garage shall only be used for the parking of a vehicle and such ancillary uses that do not prevent nor unduly interfere with the parking of a vehicle. The covenant also shall require future owners to store trash and recycling cans in the garage, except on collection days. This covenant shall be recorded among the Land Records in a form approved by the County Attorney prior to the sale of any units and shall run to the benefit of the OA established for the Subject Property and the Board of Supervisors. Marketing materials for the units

on the Subject Property shall identify this covenant and the minimum size of the garage and all initial purchasers shall be advised of the use restriction prior to entering into a contract of sale.

8. **Driveways**. The dimensions of the driveway on each lot within the Subject Property shall be a minimum of ten (10) feet in width by eighteen (18) feet in length, as measured from the back of the sidewalk to the unit on each lot. Trees planted in the front yards of Lots 1-23 and 58-63 and within open space areas shall be located and trimmed so as not to obstruct the line-of-sight of cars backing out of driveways onto the main access road.

9. **Lighting**. All outdoor lighting shall comply with Zoning Ordinance Art. 14, Pt. 9, Outdoor Lighting Standards. Pedestrian lighting shall be provided along the east side of the private street connecting Edsall Road to The Isabella Condominium property boundary, maintained in good repair and spaced in accordance with PFM regulations. The signage installed at the entrance to such private street shall be backlit or be lit with downward directed lighting.

10. **Energy**. In order to promote energy conservation and green building techniques, the Applicant, in its sole discretion, shall select one of the following programs to be implemented in the construction of the dwelling units:

    A. Certification in accordance with the "Earthcraft House Program" as demonstrated through documentation provided to the Environment and Development Review Branch of DPZ prior to the issuance of the first Residential Use Permit ("RUP"); or

    B. Certification in accordance with ICC 700 National Green Building Standard ("NGBS"), as demonstrated through documentation submitted to the Department of Public Works and Environmental Services ("DPWES") and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates the dwelling unit has attained the certification at the Bronze level prior to issuance of the first RUP.

11. **Units**. Based upon the options shown in the "Typical" illustrations on GDP Sheet C-5, the Applicant shall determine at final site plan submission whether to provide either an R-12 fee simple lot configuration or a condominium unit configuration pursuant to Sect. 3-1210 of the Zoning Ordinance.

TRANSPORTATION

12. **Right-of-Way Dedication**. Right-of-way shall be dedicated generally as shown on the "Edsall Road Frontage Improvement Detail" on Sheet C-6 of the GDP. At the time of site plan approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors additional right-of-way seventy (70) feet from centerline along the Subject Property's frontage of Edsall Road.

13. **Right-of-Way Reservation**. As shown on GDP Sheet C-6, an additional six and one-half (6.5) feet shall be reserved for future dedication. This ultimate right-of-way

reservation area shall be dedicated and conveyed in fee simple to the Board of Supervisors within 60 days upon request by the Board of Supervisors and/or the OA will request permission from VDOT for the existing Jefferson Green gazebo and entrance sign to remain in place to the extent any portion of those structures, in any, are located in the reservation area to be dedicated. If VDOT will not allow the existing gazebo or sign to remain, the Applicant and/or OA shall relocate it in the general vicinity of its existing location.

14. **New Interparcel Access Easement**. As depicted on the GDP, prior to final site approval a vehicular interparcel access easement shall be provided to the adjoining property to the west located on Tax Map 81-1-((13)) in order to provide a future private street connection if, and only if, approved by the Jefferson Green Condominium Association ("JGCA"). Minor adjustments to the location of the interparcel connection may be permitted upon agreement of both the Applicant and JGCA without the need for a PCA. At the time of site plan submission, the Applicant shall demonstrate in writing attempts to obtain JGCA's approval for this interparcel connection. JGCA shall have 60 days to respond to the Applicant's written request. In the event JGCA does not approve the connection within 60 days, then at the time of site plan approval, a future construction agreement and escrow shall be provided by the Applicant for the cost of constructing the potential street connection on the Subject Property in the future. If JGCA agrees to grant a vehicular interparcel access easement within 60 days of the written request by the Applicant and also agrees in writing to participate in a shared (pro rata based on trip generation) maintenance agreement for the main access road with The Isabella and the new OA, then the Applicant shall construct the interparcel access improvements prior to issuance of the final RUP for the Subject Property.

15. **Private Streets**. Private streets on the Subject Property shall meet the following requirements:

A. The private streets shown on the GDP shall be constructed of materials and depth of pavement consistent with the Public Facilities Manual ("PFM") requirements for public streets.

B. At the time of site plan approval, a public ingress-egress access easement in a form acceptable to the County Attorney shall be recorded over all new private streets on the Subject Property in order to facilitate their use by others.

C. Initial purchasers shall be advised of the requirements to maintain the private streets and of the estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the OA documents prepared for the Subject Property.

D. The costs of maintenance of the private road that connects Edsall Road to The Isabella, with associated lighting and the adjacent sidewalk along the east and trail, including snow removal, shall be shared (pro rata based on trip generation)

by the OA for the Subject Property and The Isabella Condominium Association ("The Isabella CA") pursuant to a private agreement between the parties.

16. **Traffic Signal**. A warrant study for installation of a traffic signal and/or an enhanced pedestrian-activated signal at the site entrance at Edsall Road shall be submitted within twelve (12) months after the issuance of the last RUP for the Subject Property. If a signal is deemed warranted by VDOT and approved for installation at this intersection, then such traffic signal, including a pedestrian signal if permitted by VDOT, shall be designed, equipped and installed by the Applicant. If not warranted at such time, then the Applicant's obligation to construct or in any manner contribute to the cost of such signal is deemed null and void and this Proffer shall be satisfied and have no further force or effect.

17. **Existing Right Turn Taper**. Subject to VDOT approval, the Applicant shall paint striping and/or a turn arrow on the pavement for the existing right turn taper from Edsall Road into the Subject Property.

18. **Existing Access Control Booth and Security Gates**. The Applicant shall remove the existing control booth and security gates located on the Subject Property. The security gates shall be relocated onto The Isabella Condominium property to a location as determined by The Isabella CA Board.

19. **Van Dorn Metro Shuttle**. Pursuant to a private agreement, the OA for the Subject Property shall enter into a shared cost agreement with The Isabella CA to contribute a pro rata share (based on ridership) of the costs of operating the existing peak-hour shuttle service to the Van Dorn Metro Station. This shuttle shall be operated on an optional, private basis at the discretion of these two parties. Nothing in this Proffer shall be construed to require on-going operation of this shuttle.

TRAILS AND SIDEWALKS

20. **Edsall Road Sidewalks**. As depicted on the GDP, east of the site entrance, the Applicant shall retain the minimum four (4) foot-wide concrete sidewalk within the right-of-way that may be increased to five (5) feet in width if it can be accommodated within the area between the existing guardrail and the existing back of curb. Prior to the first RUP for the Subject Property, a six (6) foot-wide sidewalk west of the site entrance, shall be constructed with a four and a half (4.5) foot-wide buffer strip between such sidewalk and the existing curb for Edsall Road. These sidewalks shall be subject to VDOT approval and shall comply with applicable Americans with Disabilities Act requirements.

21. **On-Site Sidewalks**. Concurrent with construction of the adjacent units, the Applicant shall construct five (5) foot-wide concrete sidewalks along the interior streets and within common open space areas as shown on the GDP to provide an interconnected pedestrian system across the Subject Property. These sidewalks shall include accessible ramps as required by the PFM.

22. **On-Site Trail**. As shown on the GDP, the Applicant shall construct and/or relocate an eight (8) foot-wide asphalt trail within a twelve (12) foot-wide public access easement

along the main entrance road which connects to the existing trail at the southern property line. One pet waste station and at least two (2) benches for seating shall be provided along the trail to be maintained by the OA for the Subject Property. These improvements shall be constructed concurrently with construction of the first units on the east side of the main private street that connects Edsall Road to The Isabella. This trail connection shall only be available for use by the residents and guests of units on the Subject Property and in The Isabella until such time as the public park on Tax Map 81-2-((9)) may be improved for use.

23. **Interparcel Sidewalk Connections**. Subject to granting of off-site easements by the respective Owners Associations, the Applicant shall construct five (5) foot-wide sidewalks and accessible curb ramps to provide interparcel connections to adjacent existing sidewalks located within Section One (Jefferson Green) and/or Section Two Phase I (The Isabella) of the Monticello Mews development. Minor adjustments to the location of the interparcel connections may be permitted upon agreement of the Applicant and JGCA or The Isabella CA, as applicable, without the need for a PCA. At the time of site plan submission, the Applicant shall demonstrate in writing attempts to obtain JGCA's or The Isabella CA's respective approvals for interparcel sidewalk connections. JGCA and The Isabella CA shall have 60 days to respond to the Applicant's written request for approval of these connections on their respective properties. In the event the respective approvals are not provided within 60 days, then at the time of site plan approval, a future construction agreement and escrow shall be provided by the Applicant for the cost of constructing the potential sidewalk connections on the Subject Property in the future. If JGCA and The Isabella CA agree to grant interparcel pedestrian access easements on their respective properties within 60 days of request, then the Applicant shall construct the interparcel access improvements prior to issuance of the final RUP for the Subject Property.

24. **Crosswalk**. Subject to VDOT approval, the Applicant shall remove the existing Edsall Road crosswalk striping at the site entrance and stripe a new crosswalk with accessible curb ramps on the south and north sides of Edsall Road in accordance with PFM requirements and as generally shown on the GDP prior to issuance of the first RUP for the Subject Property. In the event the northern curb ramp cannot be provided within the right-of-way, then installation shall be subject to approval by the Bren Mar Recreation Association ("BMRA"), provided it is granted in a timely manner and at no cost to the Applicant. Prior to site plan approval, the Applicant shall submit in writing a request to BMRA regarding approval to construct curb ramps on BMRA property. If permission is not granted by BMRA within 60 days of the Applicant's written request, then no northern curb ramp shall be required.

25. **Independence Circle Sidewalk**. Prior to issuance of the first RUP for the Subject Property, the Applicant shall extend the existing off-site sidewalk on the north side of Independence Circle westward for approximately fifty (50) feet and paint a crosswalk to provide an inter-connection to the existing sidewalk within Jefferson Green.

OPEN SPACE AND LANDSCAPING

26. **Open Space**. A minimum of 40 percent open space shall be provided on the Subject Property.

27. **Landscaping**. Landscaping that is a minimum of 25 feet in width generally as depicted on GDP Sheet L-3 shall be provided behind the dwelling units located along the southern property boundary adjoining the existing parking lot for The Isabella and shall include understory trees and shrubs. Plantings within this strip shall be trimmed to prevent overhang onto cars parked in The Isabella parking lot.

28. **Landscape Plan**. The GDP includes "Landscape Plans" shown on Sheets L-1 through L-5. Quality and quantity of landscaping provided shall be in substantial conformance with the GDP. The Landscape Plans may be modified during site plan review to allow for final engineering and design considerations including, but not limited to, final utility locations, low impact development ("LID") facilities, sight distance requirements and other applicable requirements, provided that such modifications are in substantial conformance with the GDP and the following:

    A. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by Fairfax County Urban Forest Management Division ("UFMD") of the Department of Public Works and Environmental Services.

    B. Prior to installation of plants to meet requirements of the approved landscape plan, the Applicant shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of UFMD. Proposed changes to the location of plantings, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved landscape plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved landscape plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material.

    C. Field location of planting material, when required by the approved landscape plan, shall be reviewed at the pre-installation meeting. The landscape contractor shall stake proposed individual planting locations in consultation with the Applicant prior to the pre-installation meeting, for review by UFMD. Stakes shall be adjusted, as needed, during the course of the meeting as determined by UFMD based on discussion with the Applicant and the landscape contractor.

29. **Evergreen Planting**. As shown on GDP Sheets L1 and L2, eight (8) foot tall evergreen trees shall be planted as a buffer (i) in the northeast corner of the Subject Property, in the area between Edsall Road and the stormwater management area, subject to review and approval of the DPWES Stormwater Division and VDOT and (ii) north and south of Independence Circle so they are interspersed with the exiting deciduous trees and buffer the view of the sides of units 76 and 77.

ENVIRONMENTAL

30. **EQC/RPA**. The eastern side of the Subject Property includes a portion of the Turkeycock Run Environmental Quality Corridor ("EQC") and Resource Protection Area ("RPA"). This established EQC/RPA boundary shall be delineated and appropriately labeled on the site plan, and any final determination regarding the location of the temporary fencing to protect the RPA will be subject to review and approval by DPWES. In no instance shall any lot be platted within the Resource Protection Area or Environmental Quality Corridor. An administrative RPA Exception and/or Water Quality Impact Assessment shall be submitted at the `time of site plan for the proposed encroachments into the RPA as shown on the GDP. Only those encroachments shown on the GDP for utility installation shall be permitted.

31. **Limits of Clearing and Grading**. The Applicant shall substantially conform to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these Proffers and for the installation of landscaping, utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install landscaping, utilities and/or trails in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.

32. **Tree Preservation**. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first site plan submission. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or a Registered Consulting Arborist and shall be subject to the review and approval of UFMD.

    A. The Tree Preservation Plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet of the proposed limits of clearing in the tree save area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the Tree Preservation Plan by providing written documentation between the Applicant and the offsite property owner. The Tree Preservation Plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The Tree Preservation Plan and Narrative shall include all items specified in PFM Sections 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, soil testing and recommended fertilization, Cambistat, air spading within the

critical root zone to incorporate the application of compost and bio-char shall be included in the Tree Preservation Plan.

B. 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 UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chainsaw, 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. All trees shown to be preserved on the Tree Preservation Plan shall be protected by tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart, or super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition plan, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffers below.

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

E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, 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 - 24 inches; root pruning shall take place prior to any clearing and grading, or

demolition of structures; root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist; and a UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

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

33. **Invasive Species Management Plan**. An invasive species management plan for the Subject Property shall be submitted at the time of site plan detailing how invasive and undesirable vegetation will be removed and managed. The invasive species management plan shall include the following information:

A. The targeted undesirable and invasive plant species to be removed, suppressed and managed.

B. The targeted area of undesirable and invasive plants to be removed, suppressed and managed, which shall be clearly identified on the Landscaping Plan or the Tree Preservation Plan.

C. The recommended government and industry methods of management, e.g. hand removal, mechanical equipment and chemical control, with the potential impacts of recommended methods on surrounding trees and vegetation not targeted for removal/suppression/management and how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in a tree save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).

D. How targeted species will be disposed.

E. If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of the project arborist.

F. Information regarding timing of treatments (hand removal, mechanical equipment or chemical treatments), when treatments will begin and end during a season and proposed frequency of treatments per season.

G. Potential areas of replanting.

H. Semi-annual monitoring reports provided to UFMD and Site Development and Inspection Division ("SDID") staff.

I. That the management program and semi-annual monitoring reports will continue until the earlier to occur of: (i) bond release, (ii) release of the Conservation Deposit, or (iii) when targeted plants appear to be eliminated based on documentation provided by the project arborist and an inspection by UFMD staff.

STORMWATER MANAGEMENT

34. **Stormwater Management Facilities**. Stormwater management and BMP facilities shall be provided on-site generally as shown on the GDP and as approved by DPWES at the time of site plan approval. Stormwater management techniques shall include, but are not limited to, provision of an extended detention dry pond, vegetated swales or other techniques permitted under the PFM and approved by DPWES. This does not include the purchase of off-site nutrient credits. In the event the final design of the stormwater management and BMP facilities requires substantial revisions to that shown on the GDP due to geotechnical and/or other PFM requirements, then approval of a Minor Modification or a Proffered Condition Amendment may be required as determined by the Zoning Administrator.

35. **Maintenance**. Only the OA for the Subject Property, as described below, shall be responsible for implementing the maintenance contract and funding mechanism to maintain the proposed stormwater management and BMP facilities on the Subject Property. The Isabella CA shall not be responsible for maintenance and/or funding of these facilities on the Subject Property. The maintenance responsibilities and funding mechanisms will be outlined in the OA documents as well as disclosed to all prospective initial purchasers prior to entering into a contract of sale. The Applicant shall provide written materials to the OA describing proper maintenance of the stormwater management and BMP facilities in accordance with the PFM and County guidelines.

GEOTECHNICAL REVIEW AND APPROVAL

36. **Geotechnical Review and Approval**. Prior to site plan approval, the previously approved preliminary geotechnical report (3759-SR-004-1) shall be updated based on the final site grading and engineering plans in accordance with PFM requirements. Such final geotechnical report shall be submitted to the County Geotechnical Review Board ("GRB") through DPWES for its review and approval. Recommendations made by the GRB shall be implemented to the extent they are in substantial conformance with these Proffers and the GDP.

37. **No Basements**. No basements shall be provided with the dwelling units on the Subject Property. This Proffer shall not prevent installation of step-down slabs which may be constructed wherever site conditions dictate.

WORKFORCE HOUSING

38. **Workforce Dwelling Units**. No affordable dwelling units are required for the Subject Property under Art. 2 of the Zoning Ordinance. However, the Applicant shall provide five (5) WDUs on the Subject Property which shall be administered generally as set forth in the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines,

adopted October 15, 2007, in effect as of the approval date of this Application ("Policy Guidelines"), except as modified in these Proffers. Where this Proffer conflicts with the Policy Guidelines, this Proffer shall control the administration of the WDUs.

A. Five (5) WDUs shall be provided generally as shown on the GDP.

B. All five (5) WDUs located on the Subject Property shall be affordable for households earning up to and including 80% of the area median income for the Washington Primary Metropolitan Statistical Area ("AMI").

C. Notwithstanding the foregoing, should the Board of Supervisors' policies related to WDUs be amended, the Applicant reserves the right, in its sole discretion, to opt into all or any portion of such new policies, in part or in whole, without the need for a PCA and, if the Applicant so opts into any such new policies, the provisions of this Proffer which relate to the new policies of the Board of Supervisors which the Applicant has elected to opt into shall no longer be effective.

D. The Applicant reserves the right to enter into a separate binding written agreement with the appropriate County agency as to the terms and conditions of the administration of the WDUs. Such an agreement shall be on terms mutually acceptable to the Applicant and the County and may occur any time after the approval of this Application. Neither the Board of Supervisors nor the 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 agreement and the provisions of this Proffer as it applies to WDUs shall become null and void. Such an agreement and any modifications thereto, or an appropriate memorandum thereof, shall be recorded in the Land Records.

CONSTRUCTION ACTIVITY

39. **Time Restrictions**. Outdoor construction activities, any associated construction deliveries, any construction-related loading or unloading of vehicles and any construction-related trash collection on the Subject Property shall only occur between the hours of 7:00 a.m. and 5:00 p.m. Monday through Saturday and between the hours of 9:00 a.m. and 4:00 p.m. on federal holidays, exclusive of Thanksgiving, Christmas, New Year's Day, Memorial Day, the 4th of July and Labor Day, on which no construction actives shall occur.

40. **Parking**. Construction workers shall either park on-site or shall park in a remote location and be shuttled to the Subject Property. Construction workers shall not be permitted to park on land owned by the JGCA or The Isabella CA.

41. **Construction Posting Information**. The Applicant shall post on the Subject Property and provide in writing to the JGCA and The Isabella CA the following information: construction hours, parking restrictions, the name of a contact person and a 24-hour contact phone number. Such information shall be posted in both English and Spanish.

42. **Dust Suppression**. To reduce construction-related dust impacts on adjacent, off-site residential homes, the Applicant shall employ the use of dust suppression methods as needed.

SCHOOLS CONTRIBUTION

43. **Bren Mar Park Elementary School**. The Applicant shall contribute $1,000.00 for each dwelling unit for a total of $99,000.00 to be utilized solely for capital improvements and capacity enhancements at Bren Mar Park Elementary School which students generated by these residential units will attend. This contribution shall be payable on a per unit basis to the County prior to issuance of the building permit for each single family dwelling unit and contributed to the Board of Supervisors for transfer to Fairfax County Public Schools.

MISCELLANEOUS

44. **Bren Mar Recreation Association**. In the event that documentation cannot be found demonstrating that this Applicant already purchased memberships in the Bren Mar Park Recreation Association (the "Association") for the 99 units within this final section of Monticello Mews, the Applicant shall provide for the following: purchase of one membership in the Association for each dwelling unit in this development, and provision of these memberships at no charge to each individual unit and/or condominium association associated therewith, in accordance with the Virginia Condominium Act, other than annual dues which shall be paid by the condominium unit Owners' Association.

45. **Public Access Easements**. As part of site plan approval for the Subject Property, the Applicant shall grant public access easements for both vehicular and pedestrian traffic, as applicable, over the perimeter sidewalks and trails on the Subject Property, as generally shown on GDP, subject to the temporary trail limitation identified in Proffer 22. The easements shall also allow for the installation of signage necessary for safety and operation of the abutting streets. The form of the public access easements shall be approved by the County Attorney.

46. **Signs**. The Applicant may retain and install freestanding signs in locations depicted on the GDP. All signs installed on the Subject Property shall conform to the requirements of Art. 12 of the Zoning Ordinance. The Applicant shall install an illuminated sign for "The Isabella Condominium" development, either as a free-standing sign or one combined sign with the new townhome development on the Subject Property, that is clearly visible from Edsall Road. Clear directional signage for each of the three communities in Monticello Mews shall be provided on-site by the Applicant.

No temporary signs (including "Popsicle" style paper or cardboard signs) which are prohibited by Art. 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its

agents and employees involved in marketing and/or home sales for the Subject Property to adhere to this Proffer.

47. **Owners' Association**. Prior to issuance of the first RUP for the Subject Property, the Applicant shall cause an OA to be formed for the Subject Property in accordance with Virginia law. The Applicant and the OA shall have maintenance responsibilities that shall include, but not necessarily be limited to, the maintenance of private streets, sidewalks, trails, common open space areas, stormwater management and recreation facilities and landscaping on the Subject Property. The Applicant shall provide an initial deposit for the benefit of the future operations of the OA in an amount of at least $5,000.00.

48. **Private Shared Maintenance**. As set forth in these Proffers, and as may be expanded in the future, certain maintenance and operation costs shall be shared by the OA for the Subject Property and The Isabella CA pursuant to a private agreement between the two parties. At a minimum, shared obligations shall include operation and maintenance of the main private street from Edsall Road to The Isabella; the eastern sidewalk and lighting along that sidewalk, including snow removal; the dog park; two pet waste stations; the existing sports court, the main entry signage for The Isabella and the Subject Property near Edsall Road; existing Metro shuttle service; and security. The maintenance costs are to be shared pro rata based on units, except for maintenance of the main private street, which shall be based on trip generation and contributions to the existing Metro shuttle service, which shall be based on ridership.

49. **Multi-Purpose Court**. Use and maintenance of the existing multi-purpose court shall be shared (pro rata based on units) by both the OA for the Subject Property and The Isabella CA. Prior to site plan submission, the Applicant shall improve the existing multi-purpose court to add equipment for a volleyball court in accordance with PFM requirements and install a small equipment shed near the court.

50. **Tot Lot**. One tot lot shall be provided generally as shown on the GDP. The final location and layout shall be determined by the Applicant at the time of site plan approval. The tot lot shall be maintained by the OA for the Subject Property only. A low, decorative fence shall be installed around the tot lot to prevent direct access from the tot lot to the three private streets east, north and west of the tot lot subject to Fairfax County approval.

51. **Private Dog Park**. The Applicant shall relocate the existing private dog park on the Subject Property generally as shown on the GDP and shall include one pet waste station. The dog park shall be available for use only by residents of The Isabella Condominium and the Subject Property and shall be maintained (pro rata based on units) by both the OA for the Subject Property and The Isabella CA pursuant to a private agreement between the two parties.

52. **Existing Gazebo**. Prior to site plan approval, the power line providing lighting for the existing brick gazebo and Jefferson Green signage wall shall be reconnected by the Applicant. The Applicant shall ensure that construction activity on the Subject Property

does not disrupt such electrical service and will promptly restore such service in the event a disruption occurs as a result of construction.

53. **Retaining Walls**. Additional retaining walls may be provided as determined necessary at the time of site plan approval and be subject to DPWES approval.

54. **Advanced Density Credit**. All density attributable to land areas dedicated and/or conveyed at no cost to the Board of Supervisors or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced in these Proffers) shall be subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance and is hereby reserved to the residue of the parcel of land from which it came.

55. **Delay**. Notwithstanding the foregoing, upon demonstration that, despite diligent efforts or due to factors beyond the Applicant's control, proffered improvements such as, but not limited to, the required transportation, the publicly-accessible park areas and the trail connections, have been delayed beyond the timeframes specified in these Proffers, the Zoning Administrator may agree to a later date for completion of such improvements.

56. **Escalation**. All monetary contributions specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis from the base month of January 2017 and change effective each January 1 thereafter, as permitted by § 15.2-2303.3 of the Code of Virginia, as amended.

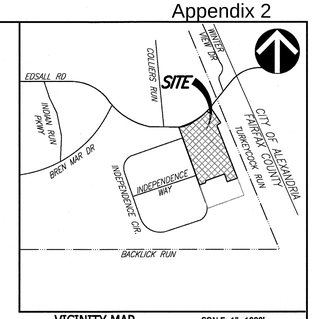
57. **Successors and Assigns**. These Proffers will bind and inure to the benefit of the Applicant and its successors and assigns. Each reference to "Applicant" in these Proffers shall include within its meaning and shall be binding upon the successors in interest and/or the owners from time to time of any portion of the Subject Property during the period of their ownership. Once portions of the Subject Property are sold or otherwise transferred, the associated Proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferor.

58. **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.

[SIGNATURE ON FOLLOWING PAGE]

DRW, Inc.
Applicant and Title Owner of
Tax Map Parcel 81-2-((1))-8A

By:_____
Name:_____
Title:_____



VICINITY MAP SCALE: 1"=1000'

MONTICELLO MEWS SECTION TWO PHASE II

PROFFERED CONDITION AMENDMENT APPLICATION

PCA 74-5-158-03

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

JANUARY 9, 2015
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

TAX MAP NO.
81-2 ((1)) 8A

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CIVIL

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C-2	NOTES AND TABULATIONS
C-3	EXISTING CONDITIONS PLAN
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LANDSCAPE

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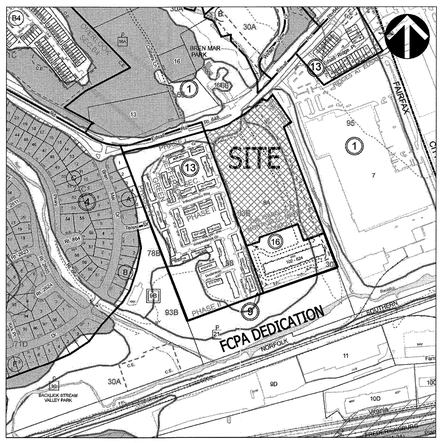
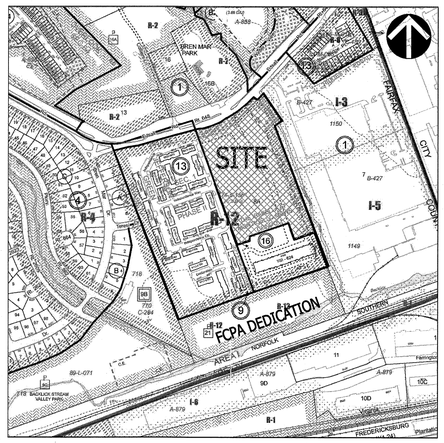
ARCHITECTURAL

A-1	CONCEPTUAL ELEVATIONS



SOILS MAP
SCALE: 1" = 500'



ZONING MAP
SCALE: 1" = 500'

SOIL ID	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	ERODABILITY	PROBLEM CLASS
30A	CODUMS & HATBARSOLTS	POOR	POOR	LOW	III
93B	SUMMER DUCK LOAM	MARGINAL	POOR	MEDIUM	II
95	URBAN LAND	N/A	N/A	N/A	IV B

ATTORNEY
HUNTON & WILLIAMS LLP
1751 PINNACLE DRIVE #1700
McLEAN, VIRGINIA 22102
ATTN: JOHN C. McGRANAHAN JR., ESQ.
(703) 714-7400

ENGINEER
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
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(703) 442-7800

LANDSCAPE ARCHITECT
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: JEFF KREPS, LA/ASLA
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OWNER / APPLICANT
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1370 LAMBERTON DRIVE
SILVER SPRING, MARYLAND 20902
ATTN: JOSEPH BRIMMER
(301) 649-5500

TRAFFIC CONSULTANT
WELLS AND ASSOCIATES
11441 ROBERTSON DRIVE, SUITE 201
MANASSAS, VA 20107
ATTN: WILL JOHNSON
(703) 365-9262

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

VIKA NUMBER VV6056J
SHEET C-1

FILE P:\projects\6056\6056\CADD - P\PLANNING\PLANNING DRAWINGS\C-1 6056J COVER.dwg USER:Cottingham DATE:Feb. 25 2016 TIME: 09:43 am

NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS PROFFERED CONDITION AMENDMENT (PCA) APPLICATION CONSISTS OF THE PARCEL IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP AS PARCEL 81-2 ((1)) 8A. THE PROPERTY IS CURRENTLY ZONED R-12, PROFFERED. THE PURPOSE OF THIS APPLICATION IS TO AMEND THE PROFFERS ACCEPTED IN PCA-74-5-158-2 TO ALLOW DEVELOPMENT OF SINGLE FAMILY ATTACHED UNITS.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH VCS83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIRGINIA VIKA, LLC. AND THE CONTOUR INTERVAL IS ONE (1) FOOT (1929 DATUM).
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA VIRGINIA , LLC.
5. THE PROPERTY IS LOCATED IN THE BREN MAR PARK COMMUNITY PLANNING DISTRICT WITHIN THE LINCOLNIA PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE RECOMMENDATIONS OF THE COMPREHENSIVE PLAN, AS DESCRIBED IN THE STATEMENT OF JUSTIFICATION AND RESIDENTIAL DEVELOPMENT CRITERIA PROVIDED SEPARATELY.
6. THIS PROPERTY IS SERVED BY PUBLIC WATER AND SANITARY SEWER.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE. AN ADEQUATE STORM DRAINAGE OUTFALL WILL BE PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA OF FAIRFAX COUNTY, AT SITE PLAN. THE SUBJECT LAND-DISTURBING ACTIVITY QUALIFIES UNDER THE "TIME LIMITS" PROVISION IN SECTION 124-1-11.A OF THE STORMWATER MANAGEMENT ORDINANCE (SWMO). THIS AMENDMENT TO THE PREVIOUSLY APPROVED ENTITLEMENT REDUCES THE AMOUNT OF IMPERVIOUS COVER AND THUS DOES NOT INCREASE THE AMOUNT OF PHOSPHOROUS NOR THE AMOUNT OF RUNOFF LEAVING THE SITE AND CAN CONTINUE IN ACCORDANCE WITH THE TECHNICAL CRITERIA IN ARTICLES 5 OF THE SWMO FOR TWO ADDITIONAL PERMIT CYCLES. ADDITIONALLY, COVERAGE UNDER THE STATE GENERAL PERMIT WAS OBTAINED PRIOR TO JULY 1, 2014 AND RENEWED UNDER THE 2014 GENERAL VPDES PERMIT FOR DISCHARGES FROM CONSTRUCTION ACTIVITIES WITH DEQ PERMIT NUMBER VAR107063.
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE CONTROL BOOTH IS THE ONLY EXISTING STRUCTURE ON THE PROPERTY AND IT WILL BE REMOVED.
11. THE SUBJECT PROPERTY IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA (RMA), FLOODPLAIN, RESOURCE PROTECTION AREA (R.P.A.) AND ENVIRONMENTAL QUALITY CORRIDOR, AS DEPICTED ON THE GDP.
12. LIMITS OF CLEARING AND GRADING SHOWN ON THE GDP ARE PRELIMINARY AND ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING, PARTICULARLY IN THE AREA OF PUBLIC RIGHTS OF WAY, LANDSCAPE RE-VEGETATION AREA AND EASEMENTS. DEVELOPMENT OF THE SITE WILL BE IN GENERAL CONFORMANCE WITH THESE LIMITS. FINAL LIMITS OF CLEARING AND GRADING WILL TAKE INTO CONSIDERATION FINAL ENGINEERING AND DESIGN AND SHALL BE SUBMITTED FOR REVIEW AND APPROVAL TO THE COUNTY URBAN FORESTER AT THE TIME OF SITE PLAN REVIEW.
13. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS, SUBJECT TO MARKET CONDITIONS.
14. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS, EXCEPT FOR WAIVERS / MODIFICATIONS OUTLINED ON SHEET C-5 AND DESCRIBED IN THE STATEMENT OF JUSTIFICATION.
15. LANDSCAPED OPEN SPACE AREAS SHOWN HEREON ARE CONCEPTUAL AND MAY BE MODIFIED AT THE TIME OF SITE PLAN IN ACCORDANCE WITH ARTICLE 13 & ARTICLE 17 THE ZONING ORDINANCE, AND WAIVERS / MODIFICATION APPROVED AS PART OF THIS APPLICATION AS SET FORTH ON SHEET C-5.
16. THE BUILDING FOOTPRINTS, DRIVEWAYS, ROADS AND PARKING DESIGNATION / LAYOUT REPRESENTED HEREON ARE APPROXIMATE AND ARE SUBJECT TO CHANGE WITH THE FINAL SITE PLAN SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP. BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED AND THE NUMBER OF PARKING SPACES OUTSIDE MAY BE CHANGED, SO LONG AS THE MINIMUM OPEN SPACE IS PROVIDED, AND THE AMOUNT OF LANDSCAPING AND THE MINIMUM DIMENSIONS TO THE PERIPHERAL LOT LINES ARE NOT DIMINISHED.
17. ADDITIONAL SITE FEATURES AND PERMITTED ACCESSORY USES SUCH AS FENCING , ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED HEREON MAY BE PROVIDED, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDPA AND APPLICABLE ZONING ORDINANCE PROVISIONS. DECKS, BALCONIES AND / OR FENCED PRIVACY YARDS TO BE ADDED AT TIME OF SITE PLAN REVIEW AS DETERMINED BY THE APPLICANT.
18. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES. SEE STATEMENT OF JUSTIFICATION FOR A MORE DETAILED DISCUSSION.
19. THE PROJECT WILL MEET THE MINIMUM PARKING REQUIREMENTS AS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE. SEE PARKING TABULATION. THE ACTUAL NUMBER AND LOCATION OF PARKING SPACES PROVIDED MAY BE ADJUSTED AT SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
20. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE ARTICLE 12 AND ARTICLE 14. EXACT HEIGHT, AREA AND ILLUMINATION FEATURES WILL BE DETERMINED AT TIME OF SITE PLAN.
21. SCENIC ASSETS OR NATURAL FEATURES SUCH AS RPA AND FLOODPLAIN AREAS ON THIS SITE THAT ARE WORTHY OF PRESERVATION AND DELINEATION ARE SHOWN ON THE GDP.
22. THERE ARE NO EXISTING MAJOR UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE. THERE ARE NO MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED ON THIS SITE.
23. APPLICANT RESERVES THE RIGHT TO REDUCE THE FINAL NUMBER OF UNITS AT THE TIME OF SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO LOCATE PERMITTED ACCESSORY USES ON THE SITE, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
24. MODIFICATIONS AND WAIVERS MAY BE REQUESTED WITH THE SITE PLAN SUBMITTAL FOR THE SUBJECT PROPERTY PER ARTICLES 17 AND 18 OF THE ZONING ORDINANCE.
25. THE SUBJECT PROPERTY MAY BE SUBDIVIDED IN THE FUTURE FOR THE PURPOSE OF SALE, JOINT VENTURE, OR PHASING. ANY PROPOSED SUBDIVISION MAY BE MODIFIED ADMINISTRATIVELY BY THE DIRECTOR OF DPW & ES WITHOUT REQUIRING INTERPRETATION OR AMENDMENT OF THE GDP AND / OR PROFFERS. THE APPLICANT ALSO RESERVES THE RIGHT TO DEVELOP ALL THE UNITS AS A CONDOMINIUM OR AS OUTLINED IN NOTE 28.
26. THE FINAL LOCATION AND TYPE OF PEDESTRIAN ACCESS, DRIVEWAYS, ACCESSIBLE RAMPS AND STREET ACCESSIBLE PARKING SPACE LOCATIONS SHALL BE DETERMINED AT SITE PLAN.
27. ALL IMPROVEMENTS IN THE PUBLIC RIGHT OF WAY ARE SUBJECT TO VDOT APPROVAL. IMPROVEMENTS AND DEDICATION WILL BE PROVIDED ALONG EDSALL ROAD .
28. THE APPLICANT RESERVES THE RIGHT UNDER ARTICLE 2-1101 TO UTILIZE THE BULK REGULATIONS UNDER SECTION 3-1210, IF WORKFORCE HOUSING (WFH) IS APPROVED. ALL BULK PLANE REQUIREMENTS UNDER SECTION 3-1210 WILL BE DEMONSTRATED ON THE SITE PLAN. THE APPLICANT ALSO RESERVES THE RIGHT TO ESTABLISH FEE SIMPLE LOTS AND DEMONSTRATE MEETING THE MINIMUM YARD REQUIREMENTS OF SECTIONS 3-1207 AND/OR 13-1210 AT TIME OF FINAL SITE PLAN.
29. THE PROPERTY SHOWN HEREIN IS NOW IN THE NAME DRW, INC. AS FOUND IN DEED BOOK 5473 AT PAGE 1220 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
30. ALL REQUIRED SIDEWALKS, RAMPS, DRIVEWAYS WILL BE ADA COMPLIANT.
31. GRADING ON THIS APPLICATION IS CONCEPTUAL AND SUBJECT TO DETERMINATION AT FINAL SITE PLAN APPROVAL
32. FINAL RETAINING WALL LOCATION AND HEIGHT SHALL BE DETERMINED AT FINAL SITE PLAN, SUBJECT TO SUBSTANTIAL CONFORMANCE WITH THE GDP.
33. TABULATIONS AND GRAPHICS SHOWN FOR SECTION ONE AND SECTION TWO PHASE I ARE SHOWN FOR INFORMATION ONLY AND NO CHANGE IS PROPOSED.
34. THE COUNTYWIDE TRAILS PLAN INDICATES A STREAM VALLEY TRAIL ON THE SUBJECT PROPERTY.
35. THERE ARE NO PLANS FOR MAJOR SANITARY SEWER IMPROVEMENTS.
36. THERE ARE NO PUBLIC IMPROVEMENTS OFF SITE PROPOSED WITH THIS DEVELOPMENT. (SEE SHEET C-6)
37. THERE IS NO PUBLIC VEHICLE ACCESS TO THE PARK LAND PROPOSED WITH THIS DEVELOPMENT.

ORIGINAL AREA TABULATION APPROVED PER PCA 74-5-158-02

SECTION ONE:

Total Units	199 APPROVED - 195 EXISTING
Parking Required	398
Parking Provided	406
Phase One	4.4357 Acres
Residue Section One	11.8681 Acres
TOTAL AREA SECTION ONE	16.3038 Acres

SECTION TWO:

Total Units	297
Parking Required	446
Parking Provided	456
TOTAL AREA SECTION TWO	14.8262 Acres
PARCEL A FCPA DEDICATION	8.3353 Acres
STREET DEDICATION	1.9067 Acres
TOTAL AREA:	41.3720 Acres
OPEN SPACE:	
Open Space Required	10.3430 Acres (25%)
Open Space Provided	10.3430 Acres Minimum (25%)
TOTAL UNITS	496
TOTAL PARKING PROVIDED	866
DENSITY	11.99 DU/AC

EXISTING AS-BUILT TABULATION FOR GDP/PCA - 2

SECTION ONE:

Total SFA Units	199 APPROVED - 195 EXISTING
Minimum Parking Required	398
Parking Provided	406
Phase One	4.4357 Acres
Residue Section One	11.8681 Acres
	* Including Edsall Dedication
TOTAL AREA SECTION ONE:	16.3038 Acres

AS-BUILT SECTION TWO PHASE I:

AREA MULTI-FAMILY UNITS	4.1135 Acres *
Existing Multi-Family Units	144
Minimum Parking Required	231
Parking Provided	231
	* Including 0.0275 Acre Edsall Dedication
OPEN SPACE	
Minimum Open Space Required	1.0284 Acres
Open Space Provided	1.503 Acres - (Not Including 8.3553 Acre Park Dedication)

PROPOSED TABULATION FOR PCA 74-5-158-03

PROPOSED SECTION TWO PHASE II:

AREA SECTION TWO Phase II	10.7127 Acres
Total SFA Units proposed	99 (153 permitted *)
Minimum Parking Required	268
Parking Provided	277
OPEN SPACE:	
Minimum Open Space Required	2.6782 Acres (25%*)
Open Space Provided	4.29 Acres (40%**)
DENSITY	9.24 Units/Acre
TOTAL AREA SECTION TWO	14.8262 Acres

* Under Current Entitlement

** Not including FCPA 8.3553 Acres Park Dedication by this applicant or previous open space provided in Section One or Section Two Phase I.

OVERALL TABULATIONS EXISTING AND PROPOSED

EXISTING SECTION ONE, EXISTING SECTION TWO - PHASE I AND PROPOSED SECTION TWO - PHASE II

TOTAL AREA SECTION ONE:	16.3038 Acres SECTION 1 PHASE I
TOTAL AREA SECTION TWO:	14.8262 Acres SECTION 2 PHASE I AND SECTION 2 PHASE II(INCLUDING DEDICATION)
FCPA DEDICATION:	8.3353 Acres PHASE I
SECTION ONE STREET DEDICATION:	1.9067 Acres Phase I
TOTAL AREA:	41.3720 Acres
OPEN SPACE:	
MINIMUM REQUIRED:	10.3430 Acres or 25% 8.3353 FCPA DED.
PROVIDED:	14.1283 Acres * or 34% 1.503 SECT. 2, PH 1 OPEN SPACE
	*NOT INCLUDING SECTION ONE 4.29 SECT. 2, PH 2 OPEN SPACE
TOTAL UNITS:	
SECTION ONE	195 (Existing) (199 APPROVED) SECTION 1 PHASE I
SECTION TWO	144 (Existing) SECTION 2 PHASE I
	99 (Proposed) (94 MARKET AND 5 WFU) SECTION 2 PHASE II (153 PERMITTED AND APPROVED)
TOTAL	438 UNITS (SEE PROFFERS)
DENSITY:	
PERMITTED	11.99 du/ac
PROVIDED	10.59 du/ac

DETAILED PROPOSED DEVELOPMENT BULK TABULATIONS CONVENTIONAL DEVELOPMENT - PER SECTION 3-1207

Zoning District: R-12 / Area: 10.7127 Acres (466,644 square Feet)

SITE TABULATIONS	Required	Proposed
Maximum Density:	12 Units/Acre	9.52 Units/Acre
Minimum District Size:	4 Acres	10.7127 Acres
Minimum Lot Area:	No requirement	AS SHOWN ON THE GDP - SEE SHEET C-6
Minimum Lot Width:	18 Feet	20 Feet (Condominium) - 18 FEET (WFU)
Maximum Building Height:	35 Feet	35 Feet
Minimum Parking: 2.7 / Unit x 99 =	268	277
Minimum Yards: Single Family Attached:		
Front: 15 degree angle bulk plane - 5 feet MIN.		85 Feet
Side: 15 degree angle bulk plane - 10 Feet MIN.		35/70 Feet
Rear: 30 degree angle bulk plane - 20 Feet MIN.		35 Feet
Minimum Open Space:	25%	40% (4.29 Acres)

DETAILED PROPOSED DEVELOPMENT BULK TABULATIONS ADU/WFH DEVELOPMENT - PER SECTION 3-1210

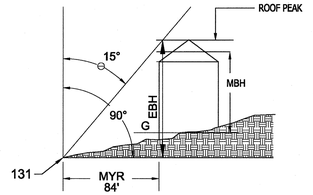
Zoning District: R-12 / Area: 10.7127 Acres (466,644 square Feet)

SITE TABULATIONS	Required	Proposed
Maximum Density:	14.4 Units/Acre	9.52 Units/Acre
Minimum District Size:	4 Acres	10.7127 Acres
Minimum Lot Area:	No requirement	AS SHOWN ON THE GDP - SEE SHEET C-6
Minimum Lot Width:	14 Feet	20 Feet (Condominium) - 18 FEET (WFU)
Maximum Building Height:	40 Feet	40 Feet
Minimum Parking: 2.7 / Unit x 99 =	268	277
Minimum Yards: Single Family Attached:		
Front: 15 degree angle bulk plane - 5 feet MIN.		85 Feet
Side: 15 degree angle bulk plane - 8 Feet MIN.		35/70 Feet
Rear: 30 degree angle bulk plane - 16 Feet MIN.		35 Feet
Minimum Open Space:	20%	40% (4.29 Acres)

R-12 BULK PLANE ILLUSTRATION AT PERIMETER FOR CONVENTIONAL SUBDIVISIONS

NOT TO SCALE (R-12 BULK REGULATIONS FOR ADU DEVELOPMENTS PER SECTION 3-1210, IF APPROVED, WILL BE DEMONSTRATED WITH THE SITE PLAN. SEE NOTE #28 THIS SHEET.)

FRONT YARD (BULK PLANE A)



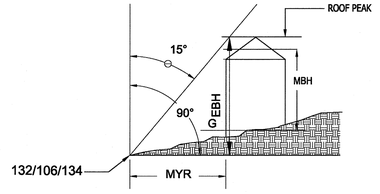
⊖ : ANGLE OF BULK PLANE =15° (FRONT YARD) (MIN 5')
LL : LOT LINE (ELEV = 131 ±)
MYR : MINIMUM YARD REQUIRED ±11' (84' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (38±)
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS= 129'

MYR = EBH tan ⊖

EBH = MYR / tan ⊖

A
R-12 DISTRICT
EBH 38'±
MINIMUM FRONT YARD = 11 FEET
LL = 132'±
G = 132'±

SIDE YARD (BULK PLANE B / C / D)



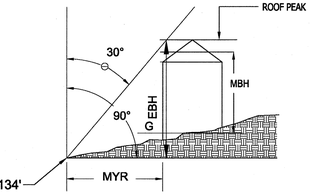
⊖ : ANGLE OF BULK PLANE = 15° (SIDE YARD) (MIN 10)
LL : LOT LINE (ELEV = 132'± / 106'± / 134'±)
MYR : MINIMUM YARD REQUIREMENT ±11' / ±15' / ±11' (20' / 70' / 20' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (40'± / 58'± / 40'±)
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS = 130'± / 124'± / 134'±

MYR = EBH tan ⊖

EBH = MYR / tan ⊖

B / C / D
R-12 DISTRICT
EBH 40'± / 58'± / 40±
MINIMUM SIDE YARD = 11/15/11 FEET
LL = 132'± / 106'± / 134'±
G = 130'± / 124'± / 134'±

REAR YARD (BULK PLANE E)



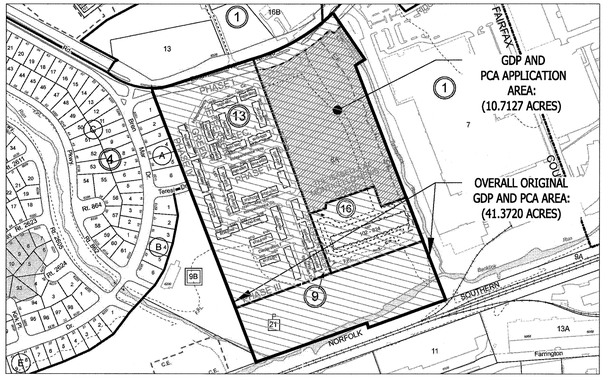
⊖ : ANGLE OF BULK PLANE = 30° (REAR YARD) (MIN 20')
LL : LOT LINE (ELEV = 132 ±)
MYR : MINIMUM YARD REQUIREMENT ±23' (26' PROVIDED)
EBH : EFFECTIVE BUILDING HEIGHT (40')
MBH : MAXIMUM BUILDING HEIGHT (35')
G : GRADE FOR HEIGHT CALCULATIONS= 132±'

MYR = EBH tan ⊖

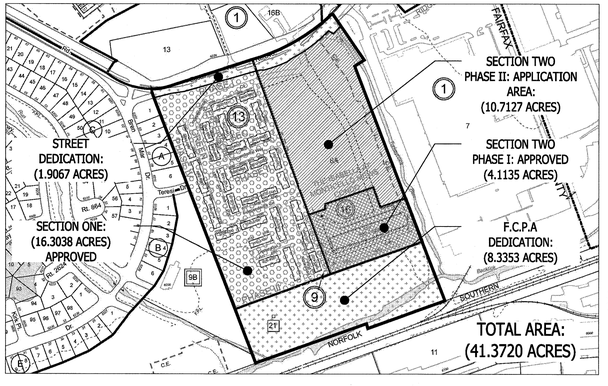
EBH = MYR / tan ⊖

E
R-12 DISTRICT
EBH 40'±
MINIMUM REAR YARD = 23 FEET
LL = 132'±
G = 132'±

GDP KEY MAP SCALE: 1"=400'



SECTION PLAN SCALE: 1"=400'



COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

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ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
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W W W . V I K A . C O M

MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

NOTES AND TABULATIONS

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
BB	ARC

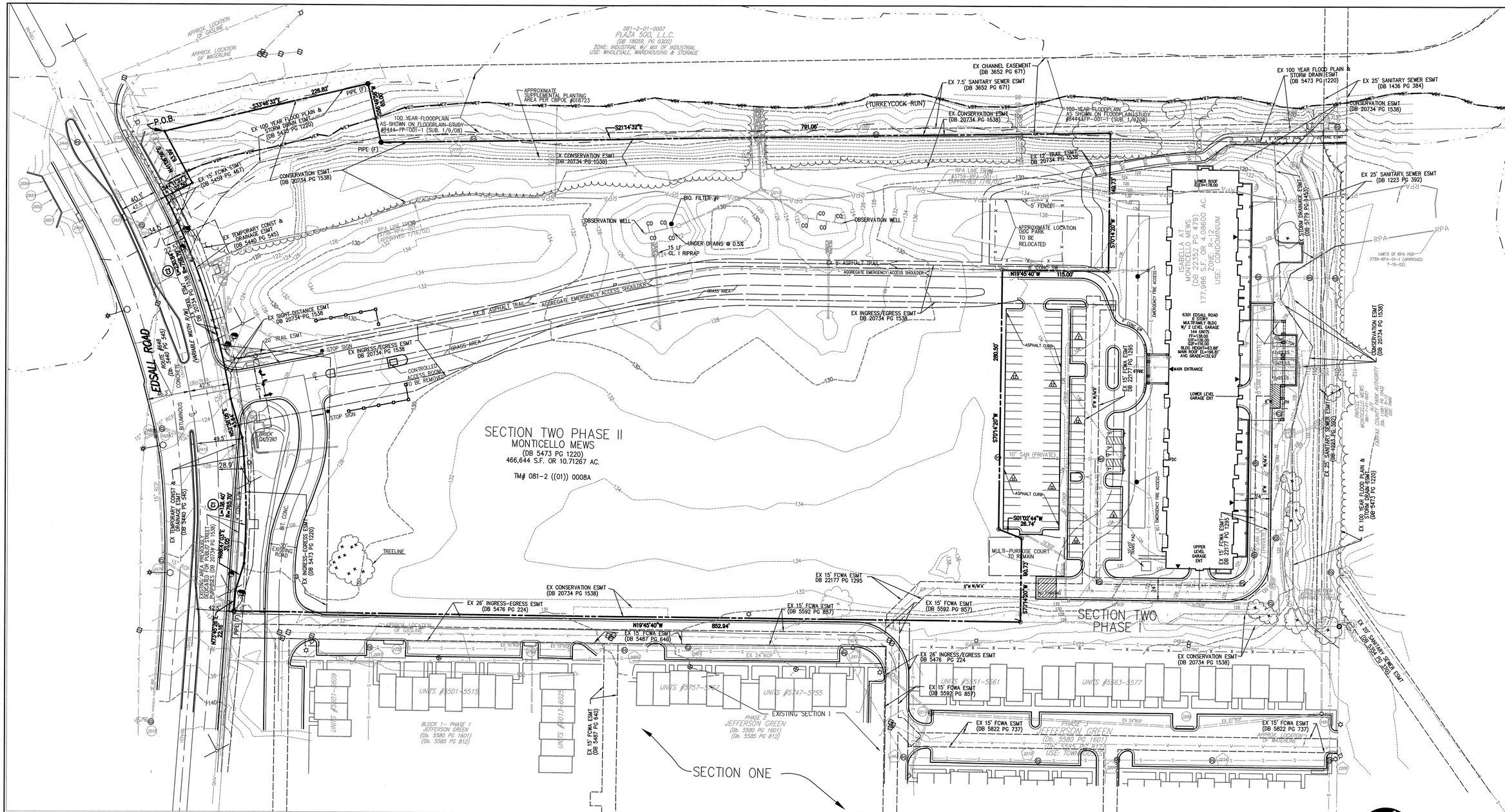
SCALE: NTS

PROJECT/FILE NO. 6056J

SHEET NO. C - 2

P:\E.P.\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-2 6056J NOTES.dwg USER:Cottingham DATE:Feb, 25 2016 TIME: 08:53 am

Appendix 2



LEGEND:

- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- GUY POLE
- LIGHT POLE
- GROUND LIGHT
- UTILITY POLE
- PHONE MANHOLE
- PHONE PEDESTAL
- CABLE TELEVISION PEDESTAL
- GAS VALVE
- GAS MANHOLE
- GAS MARKER
- TRAFFIC CONTROL BOX
- TRAFFIC SIGNAL POLE
- STORM DRAIN MANHOLE
- CATCH BASIN RIM
- INLETS
- CURB INLET
- SANITARY MANHOLE
- SANITARY CLEANOUT
- WATER METER
- WATER MANHOLE
- WATER VALVE
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION
- IRRIGATION CONTROL VALVE
- WELL
- WSO
- TREE
- HANDICAP
- PARKING METER
- HVAC UNIT
- UKNOWN UTILITY MANHOLE
- BOLLARD
- COLUMN
- CENTERLINE
- SOIL BORING
- TEST PIT
- SIGN POST
- WOOD POST
- IRON PIPE FOUND
- REBAR FOUND
- PKNAIL FOUND
- DRILL HOLE FOUND
- BENCHMARK

CONC	CONCRETE
C&G	CURB AND GUTTER
TRANS	ELECTRICAL TRANSFORMER
ASPH	ASPHALT
ESMT	EASEMENT
BLDG	BUILDING
RCP	REINFORCED CONCRETE PIPE
CMP	CORRIGATED METAL PIPE
R/W	RIGHT-OF-WAY
HCR	HANDICAP RAMP
DB	DEED BOOK
PG	PAGE
TRANS	ELECTRIC TRANSFORMER
BRL	BUILDING RESTRICTION LINE

COMMONWEALTH OF VIRGINIA
2/25/2016
FRANKLIN E. JENKINS
Lic No. 2061
LAND SURVEYOR

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

EXISTING CONDITIONS PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: FEBRUARY 17, 2015

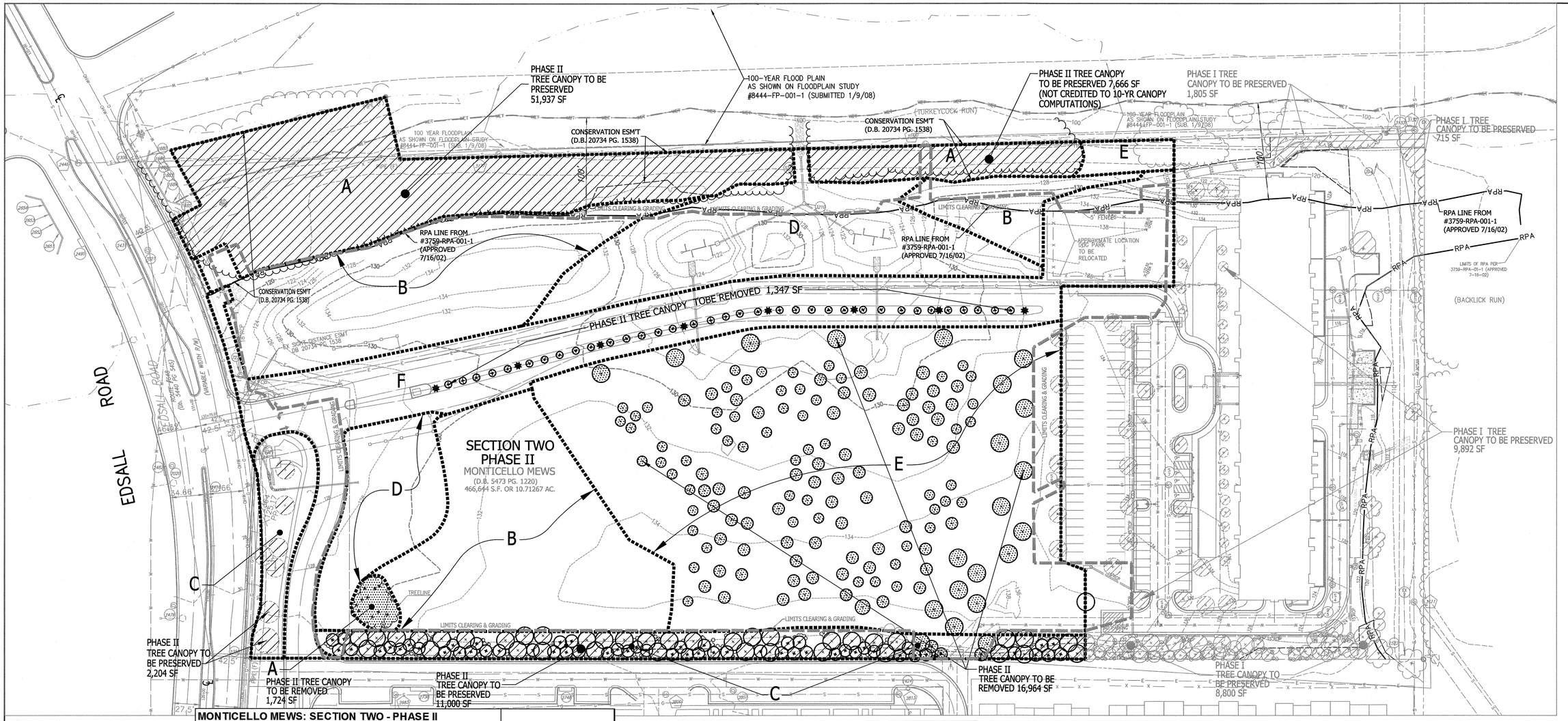
DES.	DWN.
FEJ	SW

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-3

FILE:P:\Surveys\LDD3-PROJECTS\6056J\dwg\6056J-SV TOPO UPDATE.dwg USER:Cottingham DATE:Feb, 25 2016 TIME: 09:56 am



AREA-B
Acer rubrum - Red Maple
Betula nigra - River Birch
Cercus candensis - Eastern Redbud
Juniperus hetzii - Hetzi Juniper
Quercus palustris - Pin Oak
Pinus virginiana - Virginia Pine
AREA-C
Acer rubrum - Red Maple
Cornus amomum - Silky Dogwood
Cupressocyparis - leylandii - Leyland Cypress
Ilex opaca - American Holly
Juniperus hetzii - Hetzi Juniper
Lagerstroemia indica - Crepmyrtle
Magnolia virginiana - Sweetbay Magnolia
Pinus thundbergii - Japanese Black Pine
Quercus palustris - Pin Oak
AREA-D
Cercus candensis - Eastern Redbud
Magnolia virginiana - Sweetbay Magnolia
Quercus palustris - Pin Oak
AREA-E
Acer rubrum - Red Maple
Cercus candensis - Eastern Redbud
Ilex opaca - American Holly
Juniper hetzii - Hetzi Juniper
Liquidambar styraciflua - Sweetgum
Quercus phellos - Willow Oak

\\192.168.10.201\projects\projects\6056\6056J\DATA -X\Landscape & Trees\[Ex Vegetation Cover Types (2014.12.17).xlsx]Sheet1

MONTICELLO MEWS: SECTION TWO - PHASE II
Table 12.3 Tree Preservation Target Calculations and Statement — **September 24, 2015**

A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	92,842	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	19.9%	
C	Percentage of 10-year tree canopy required for site =	15%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	108.2%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	

EVM COVER TYPE SUMMERY TABLE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
A	UPLAND FOREST	EARLY SUCCESSIONAL	60,811	GENERALLY GOOD	SEE VEGETATION COVER TABLE	REMANENT CONIFER AND HARDWOOD
B	DEVELOPED LANDSCAPE	EARLY SUCCESSIONAL	101,255	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED LANDSCAPE WITH SITE DEVELOPMENT
C	DEVELOPED LANDSCAPE	PIONEER	31,212	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED LANDSCAPE WITH SITE DEVELOPMENT
D	MAINTAINED GRASSLAND (REFORESTED)	N/A	55,334	GENERALLY GOOD	* SEE VEGETATION COVER TABLE	INSTALLED WITH APPV'D SITE PLAN 3759-SPV-006-H-1
E	OPEN FIELD (REVEGETATION AREA)	PIONEER	146,967	GENERALLY GOOD	SEE VEGETATION COVER TABLE	INSTALLED WITH APPV'D SITE PLAN 3759-SPV-006-H-1
F	DEVELOPED LAND	N/A	71,065	N/A	N/A	VEHICLE TRAVEL LANE. INSTALLED WITH APPV'D SITE PLAN 3759-SP-006-3
		TOTAL AREA	466,644			

* THE EXISTING VEGETATION NOTED WITH AREA-D COVER TYPE SUMMERY IS THAT PLANT MATERIAL INVENTORIED WHICH HAD BEEN INSTALLED WITHIN THE BIORETENTION FACILITIES AS SPECIFIED WITH APPROVED FFX CO PLAN: 3759-SPV-006-H-1.

\\192.168.10.201\projects\projects\6056\6056J\DATA -X\Landscape & Trees\[EVM Cov Typ Tbl (2014.12.16).xlsx]Sheet1

VEGETATION COVER TYPES
AREA-A
Acer rubrum - Red Maple
Juniperus virginana - Red Cedar
Diosptros virginiana - Common Persimmon
Liquidambar styraciflua - Sweetgum
Platanus occidentalis - American Sycamore
Prunus serotina - Black Cherry
Pyrus communis - Common Pear
Quercus alba - White Oak
Quercus prinus - Chestnut Oak
Robinia pseudoacacia - Black Locust
Taxodium distichum- Baldcypress

LEGEND

- EXISTING TREES
- EXISTING TREES TO BE PRESERVED
- EXISTING VEGETATION AREA BOUNDARY
- EXISTING CANOPY TO BE REMOVED (20,935 S.F.)
- EXISTING VEGETATION TO BE PRESERVED STD. CANOPY (13,204 S.F.) RPA CANOPY (51,937 SF)
- LIMITS OF CLEARING AND GRADING

COMMONWEALTH OF VIRGINIA — JOHN F. AMATETTI — Lic. No. 011447 — 2/25/16 — PROFESSIONAL ENGINEER

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

EVM NARRATIVE

THE MAJORITY OF THE SUBJECT SITE HAD BEEN CLEARED FOR DEVELOPMENT IN ACCORDANCE WITH APPROVED FAIRFAX COUNTY SITE PLAN 3759-SP-006-3. THAT SUBJECT PLAN SPECIFIED AND DEPICTED PRESERVATION OF THE EXISTING WOODED CORRIDOR WITHIN AND ADJACENT TO THE TURKEY COCK RUN STREAM VALLEY. THIS REMNANT WOODED AREA IS ALSO WITHIN THE RESOURCE PROTECTION AREA (RPA) DELINEATED IN FAIRFAX COUNTY PLAN 3759-RPA-001-1 (APPROVED 7/16/2002). THIS AREA WHICH IS SHOWN TO BE PRESERVED IS WITHIN A RECORDED CONSERVATION EASEMENT (DB20734 / PG1538). THE TREE PRESERVATION AREA SPECIFIED CONSISTS OF EARLY SUCCESSIONAL FOREST COVER WHICH INCLUDES CONFER AND DECIDUOUS TREES. THE SUBJECT TREE PRESERVATION AREAS 12.8% OF THE SUBJECT SITE. OTHER EXISTING VEGETATION ON THE SUBJECT SITE ARE ADJACENT TO THE FOREST COVER AND ARE OPEN GRASS AREAS HAD BEEN REFORESTED AND REVEGETATED WITH SMALL 1" CALIPER AND BARE ROOT SAPLING NURSERY STOCK. THESE AREAS HAVE NOT BEEN FACTORED INTO THE EXISTING VEGETATION CANOPY AS IT DOES NOT MEET CRITERIA IN PFM SECTION 12-0506.1A.

WITH APPROVED SITE PLAN REVISION 3759-SPV-006-H-1 THE WESTERN BOUNDARY HAD BEEN SPECIFIED TO BE PLANTED AS TRANSITIONAL YARD. THIS AREA HAS BEEN INVENTORIED AS EXISTING CANOPY AND IS SHOWN TO BE PRESERVED. OVERALL, THE GENERAL HEALTH AND CONDITION APPEARS TO BE GOOD AND GENERALLY SHOWS GOOD VIGOR AND VITALITY. THE SITE IS CURRENTLY ZONED R-12 AND WITH THIS APPLICATION THE SITE IS PROPOSED TO DEVELOPED WITH RESIDENTIAL TOWNHOUSES.

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

EXISTING VEGETATION MAP

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015
DES. NPK | DWN. NPK
SCALE: 1"=50'
PROJECT/FILE NO. 6056J
SHEET NO. C-4

FILE: P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-4 6056J EVM.dwg USER: Cottingham DATE: Feb. 25, 2016 TIME: 09:58 am

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE / LIMITS OF PCA AREA
	LIMITS OF CLEARING AND GRADING
RPA	RPA LINE
	PROPOSED 8 FT. TRAIL
EQC	EQC LINE
	PET WASTE CANISTER

THE LOCATION OF ALL DWELLING UNITS, AS SHOWN HEREON, ARE PRELIMINARY AND MAY BE ALTERED AT THE TIME OF FINAL SITE PLAN DUE TO UTILITY LOCATIONS, ROADWAY DESIGN AND RECOMMENDATIONS FOR BUILDING LOCATIONS AS DETERMINED IN THE GEOTECHNICAL REPORT. IN NO CASE SHALL THE TOTAL NUMBER OF DWELLING UNITS BE INCREASE, OR THE TOTAL AREA OF OPEN SPACE BE DECREASE FROM THAT WHICH IS SHOWN ON THE GDP.
THE PROPERTY OWNER RESERVES THE RIGHT TO AMEND THIS GDP IN THE FUTURE TO ALLOW FOR THE CONSTRUCTION OF 153 DWELLING UNITS APPROVED UNDER PCA 75-5-158-2

WAIVERS AND MODIFICATIONS

ZONING ORDINANCE MODIFICATIONS REQUESTED

ZONING ORDINANCE ARTICLE 11 – PARKING AND LOADING

1. WAIVER OF THE MAXIMUM LENGTH OF PRIVATE STREETS AS PROVIDED IN PARAGRAPH 2 OF SECTION 11-302, OF THE ZONING ORDINACE TO ALLOW PRIVATE STREETS IN EXCESS OF 600 FEET IN LENGTH.

ZONING ORDINANCE ARTICLE 17 – SITE PLANS

2. WAIVER OF ZONING ORDINANCE PARAGRAPH 3B OF SECTION 17-201 OF THE ZONING ORDINACE, REQUIRING ADDITIONAL INTERPARCEL ACCESS TO ADJOINING PARCELS (OTHER THAN THOSE SHOWN ON THE GDP AND AS PROFFERED).
3. WAIVER AND MODIFICATION TO PARAGRAPH 3 OF SECTION 17-201 OF THE ZONING ORDINANCE TO ALLOW THE CURB AND FOUR (4) FOOT SIDEWALK ALONG EDSALL ROAD EAST OF THE EXISTING PRIVATE DRIVE TO REMAIN. THE APPLICANT REQUESTS THE PROPOSED 6 FOOT SIDEWALK LOCATED ADJACENT TO EDSALL ROAD BE DEEMED TO MEET THE CRITERIA OF THE COMPREHENSIVE PLAN WHICH REQUIRES ON STEET BIKE LANES. THE APPLICANT MAKES THIS REQUEST DO TO THE FACT THERE ARE NO EXISTING ON-STREET BIKE LANES AND/OR A 10 FOOT SHARED USE TRAIL ALONG EDSALL ROAD ABUTTING THE PROPERTIES ON EITHER SIDE. THE APPLICANT WILL BE PROVIDING FULL RIGHT-OF-WAY DEDICATION ALONG THE PROPERTIES FULL FRONTAGE WITH EDSALL ROAD.

TYPICAL FRONT LOAD UNIT LAYOUT SFA (CONDOMINIUM) *
NTS

TYPICAL WFU SFA FRONT LOAD UNIT (CONDOMINIUM) *
NTS

FOR BULK REGULATIONS RELATING TO ADU/WFH DEVELOPMENTS SEE NOTE 28 ON SHEET C-2

* FEE SIMPLE R-12 LOT CONFIGURATION BASED UPON MINIMUMS SHOWN HERE, ACTUAL HEIGHTS/YARDS WILL BE DEMONSTRATED AT FINAL SITE PLAN IF FEE SIMPLE OPTION EXERCISED.

* FEE SIMPLE R-12 LOT CONFIGURATION BASED UPON MINIMUMS SHOWN HERE, ACTUAL HEIGHTS/YARDS WILL BE DEMONSTRATED AT FINAL SITE PLAN IF FEE SIMPLE OPTION EXERCISED.

PARKING TABULATION

99 UNITS AT 2.7 SPACES / UNIT = 268 REGULAR SPACES
PROVIDED: 99 IN GARAGE
99 IN DRIVEWAY
79 SURFACE (INCLUDE ±8 ACCESSIBLE SPACES)
277 TOTAL

SOIL NARRATIVE:

A PRELIMINARY SOILS REPORT 3759-SR-004 HAS BEEN FILED WITH THIS PCA.
DEVELOPMENT OF THIS PLAN AND THE APPROVAL OF THE FINAL SITE PLAN WILL REQUIRE APPROVAL OF A FINAL SOIL REPORT (RE: 3759-SR-005) BY THE COUNTY AND POTENTIALLY BY THE GEOTECHNICAL REVIEW BOARD.

FIRE CODE COMPLIANCE NARRATIVE:

ALL AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURN AROUND, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT, SIGNAGE AND OTHER REQUIRED IDENTIFICATION INSTALLED AS REQUIRED, PRIOR TO OCCUPANCY.

UTILITIES AND GRADING:

ALL UTILITIES AND GRADING SHOWN HEREON ARE PRELIMINARY IN NATURE. FINAL GRADING AND THE FINAL LOCATION, SIZE AND DEPTH OF ALL UTILITIES SHALL BE DETERMINED AT FINAL SITE PLAN.

VCS 83
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

GENERALIZED DEVELOPMENT PLAN AND PROFFERED CONDITION AMENDMENT PLAN

VIKA REVISIONS
MARCH 24, 2015
JULY 10 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015
DES. BB
DWN. ARC
SCALE: 1"=50'
PROJECT/FILE NO. 6056J

C - 5

FILE: P:\projects\6056\6056J\CADD – P\PLANNING\PLANNING DRAWINGS\C-5 6056J GDP.dwg USER: Cottingham DATE: Feb, 25 2016 TIME: 12:20 pm

SIGNALIZED INTERSECTION
(TURKEYCOCK RUN)
100 YEAR FLOODPLAIN AS SHOWN ON FLOODPLAIN STUDY #8444-FP-001-1 (SUB. 1/9/08)
EX CONSERVATION ESMT (DB 20734 PG 1538)
EXIST. 8' TRAIL
STORMWATER MANAGEMENT DETENTION FACILITY
PRIVATE STREET
PROP. 8' TRAIL
5' FENCE
APPROXIMATE LOCATION DOG PARK TO BE RELOCATED
LIMITS OF PCA AREA
6' CONC S/W
EX. SIDEWALK TO REMAIN
ULTIMATE RIGHT-OF-WAY DEDICATION AS PROVIDED IN THE COUNTY TRANSPORTATION PLAN
EX. GUARDRAIL TO REMAIN
EX. CURB TO REMAIN
EX. 4' FT. SIDEWALK TO REMAIN
EX. 6 FT. SIDEWALK TO REMAIN
EDSALL ROAD ROUTE 620
EX. 8 FT. TRAIL TO REMAIN
PROP CROSSWALK
PROP CG-12
EX. RIGHT TURN TAPER TO REMAIN
EX. GAZEBO TO REMAIN
PROPOSED 6 FT. SIDEWALK
EX. 5 FT. SIDEWALK TO BE REMOVED
POSTED SPEED = 35 MPH
MEET EXISTING 4 FOOT SIDEWALK
EX MULTI-PURPOSE COURT
POTENTIAL PEDESTRIAN CONNECTION IF ADJOINING HOA GRANTS AN ACCESS EASEMENT.
POSSIBLE 3'-4' RETAINING WALL
POTENTIAL PEDESTRIAN AND VEHICLE CONNECTION IF ADJOINING HOA GRANTS AN ACCESS EASEMENT.
EX CONSERVATION ESMT (DB 20734 PG 1538)

EDSALL ROAD FRONTAGE IMPROVEMENT DETAIL

SCALE: 1" = 30'

MEET EXISTING 4 FOOT SIDEWALK
EX. RIGHT TAPER TO REMAIN
EX. CURB TO REMAIN
POSTED SPEED = 35 MPH
PROPOSED 6 FT. SIDEWALK
4' CONC S/W
70'
16.5'
ULTIMATE RIGHT-OF-WAY DEDICATION/RESERVATION PER COUNTY TRANSPORTATION PLAN
PROPOSED RIGHT-OF-WAY DEDICATION WITH THIS PLAN
EXIST SIDEWALK TO BE REMOVED
EX. GAZEBO TO REMAIN
EX. 6 FT. SIDEWALK TO REMAIN
EX. 8 FT. TRAIL TO REMAIN
EX. 4 FT SIDEWALK TO REMAIN
EX. GUARDRAIL TO REMAIN
4' CONC S/W
ULTIMATE RIGHT-OF-WAY DEDICATION/RESERVATION PER COUNTY TRANSPORTATION PLAN
PROPOSED RIGHT-OF-WAY DEDICATION WITH THIS PLAN

LEGEND

- VEHICLE CIRCULATION
- TRAIL CIRCULATION
- PEDESTRIAN CIRCULATION

VCS 83

GRAPHIC SCALE

50 0 25 50 100 200

(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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VIKA VIRGINIA LLC
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MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

PEDESTRIAN AND VEHICULAR CIRCULATION PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

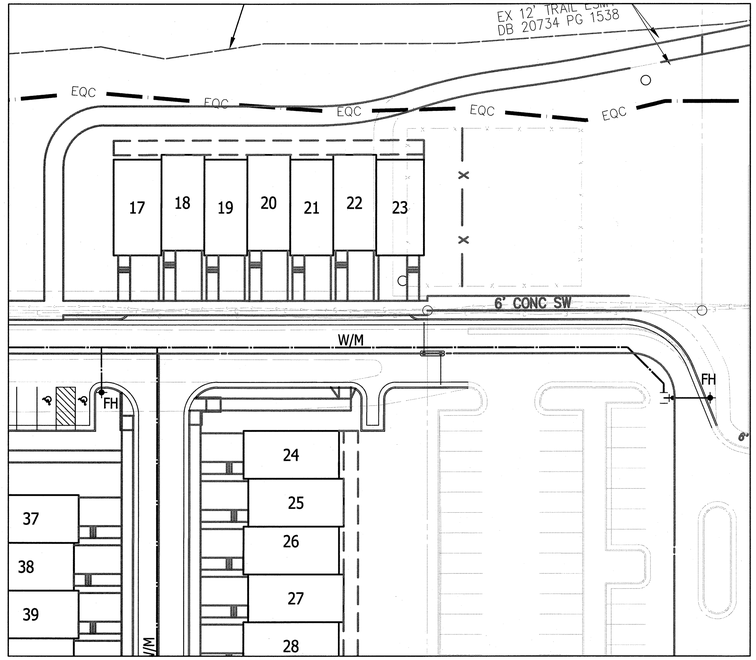
DATE: JANUARY 9, 2015

DES.	DWN.
BB	ARC

SCALE: 1"=50'

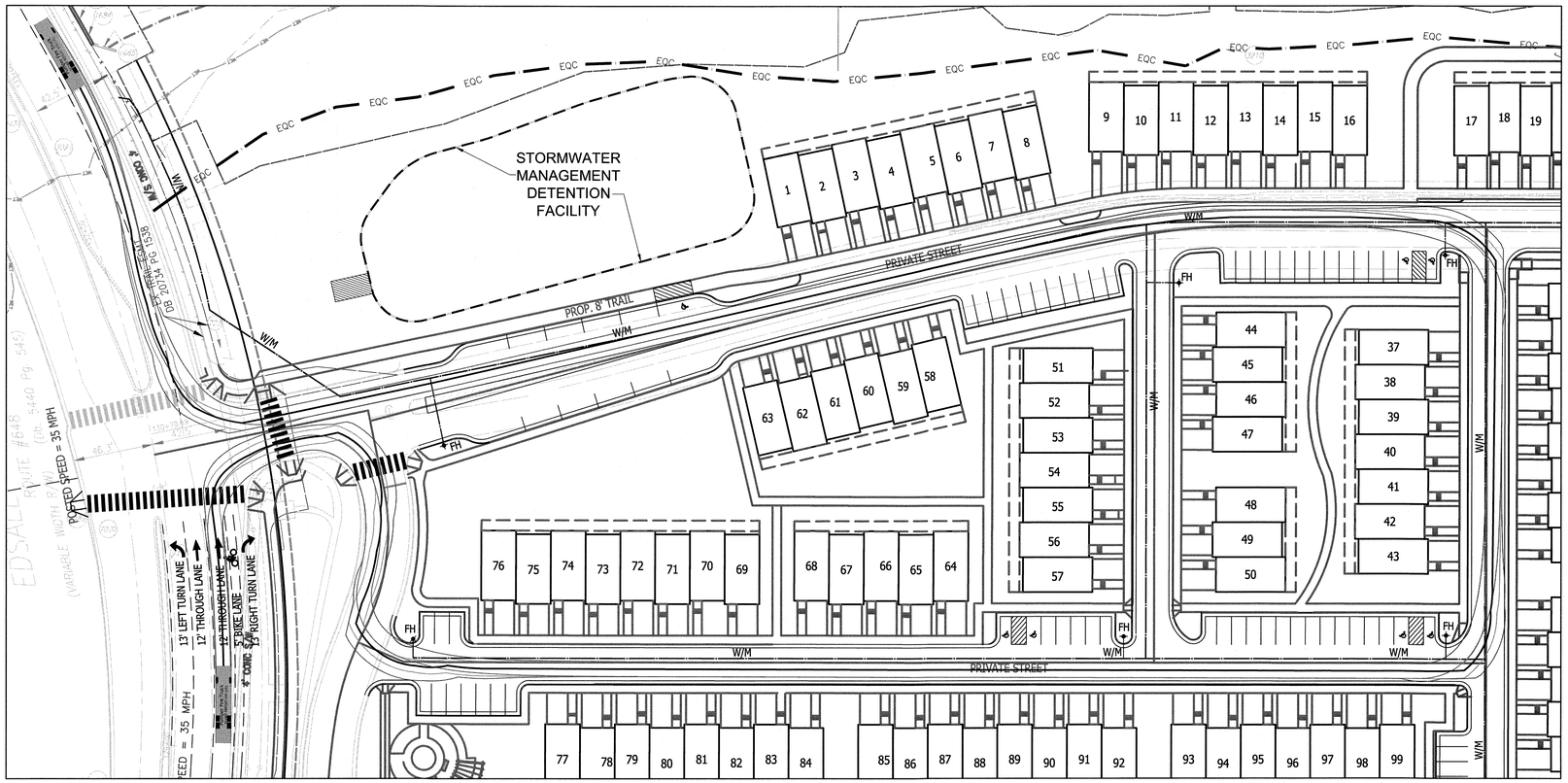
PROJECT/FILE NO. 6056J

SHEET NO. C-6



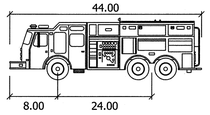
GATE AREA DETAIL
SCALE: 1"=30'

VCS 83



FIRE TRUCK
SCALE: 1"=40'

VCS 83



Pumper Fire Truck

	feet
Width	: 8.50
Track	: 8.50
Lock to Lock Time	: 6.0
Steering Angle	: 37.8

LEGEND:

FRONT TIRES

REAR TIRES

VEHICLE BODY

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
PROFESSIONAL ENGINEER
4/4/16

vv

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

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MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

VEHICULAR TURNING EXHIBIT

VIKA REVISIONS

JULY 10,2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JULY 10,2015

DES.	DWN.
BB	RMC

SCALE: AS SHOWN

PROJECT/FILE NO. 6056J

C-7

FILE:P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-7 6056J VEHI-TURN.dwg USER:Cottingham DATE:Feb, 25 2016 TIME: 10:14 am

(A)	ON-SITE WATER QUALITY MANAGEMENT AREA/ CONSERVATION EASEMENT A= 1.54 Ac C= 0.30	
(B)	ENHANCED EXTENDED DETENTION DRY POND A= 8.01 Ac C= 0.65	
(C)	REFORESTATION AREA (PER CBPOE #018723) A= 0.99 Ac C= 0.30	
(D)	VORTSENTRY AREA A= 2.20 Ac C= 0.85	

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

VCS 83
GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

STORMWATER / BMP MAP

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015
DES. EJI
DWN. EJI
SCALE: 1"=50'
PROJECT/FILE NO. 6056J
SHEET NO. C-8

FILE: P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-8 6056J BMP MAP.dwg USER: Cottingham DATE: Feb, 25 2016 TIME: 10:49 am

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

[X] 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

[X] 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 C-9.

[X] 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)
ENHAN. EXT. DRY POND (e.g. dry pond A, infil. trench, underground vault, etc.)	8.01	0.0	8.01	20,000+/-	57,000 CF	6
**RAINTANK	0.00	0.00	2.57	20,000+/-	8,500 CF	6
**VORSENTRY/CDS	0.00	2.20	2.20	N/A	N/A	N/A
Totals						

**THESE FACILITIES PROVIDED WITH APPROVED SITE PLAN 3759-SP-006 AND WILL REMAIN. FOR THIS APPLICATION OFF-SITE IS AREA INCLUDED IN THE SITE PLAN BUT NOT PART OF THE GDPA/PCA AREA

[X] 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet C-9. Pond inlet and outlet pipe systems are shown on Sheet C-9.

[X] 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet C-9. Type of maintenance access road surface noted on the plat is C-9 (asphalt, geoblock, gravel, etc.).

[X] 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet C-4, L-1 &L-2

[X] 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet C-9.

[X] 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 C-11.

[X] 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 C-11.

[X] 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 C-5.

[ ] 11. A submission waiver is requested for N/A.

[ ] 12. Stormwater management is not required because N/A.

Revised 2-21-2006

SITE STORMWATER MANAGEMENT NARRATIVE:

THE APPLICATION AREA SUBJECT TO THE AND PROFFERED CONDITION AMENDMENT (PCA) IS 10.7 ACRES AND WAS PREVIOUSLY DEVELOPED WITH SITE PLAN 3759-SP-006 WHICH INCLUDED THE 10.7 ACRES IN THE OVERALL SITE AREA OF 14.8 ACRES. IT SHOULD BE NOTED THAT A VSMP GENERAL PERMIT FOR DISCHARGES OF STORMWATER FROM CONSTRUCTION ACTIVITIES WAS ISSUED PRIOR TO JULY 1, 2014 AND WAS RENEWED AND IS CURRENTLY ACTIVE UNTIL JULY 1, 2019. IT SHOULD ALSO BE NOTED THAT THE AREA SUBJECT TO THE PCA WAS PREVIOUSLY REZONED R-12 WHICH HAS A MINIMUM OPEN SPACE REQUIREMENT OF 25%. THE SUBJECT AMENDMENT WILL RESULT IN APPROXIMATELY 39% OPEN SPACE WHICH REPRESENTS A REDUCTION OF THE ASSOCIATED IMPERVIOUS AREA. IN ACCORDANCE WITH VIRGINIA STATE CODE 4VAC50-60-48.A.ii, THE APPLICATION AREA IS SUBJECT TO A PREVIOUSLY APPROVED PROFFERRED OR CONDITIONAL ZONING PLAN, ETC APPROVED BY THE LOCALITY PRIOR TO JULY 1, 2012 AND THE PROPOSED MODIFICATION/AMENDMENT DOES NOT RESULT IN AN INCREASE IN PHOSPHOROUS DISCHARGE OR AN INCREASE IN THE VOLUME OR RATE OF RUNOFF AND IS GRANDFATHERED. BASED ON THE ABOVE A STORMWATER ORDINANCE DETERMINATION (SWOD) IS NOT REQUIRED.

THE EXISTING 10.7 ACRE APPLICATION AREA CONSISTS PRIMARILY OF HEAVILY WOODED AND SHRUBBED AREAS ALONG THE EASTERN BOUNDARY WITH THE REMAINDER BEING REFORESTED AREA AND ACCESS ROADS SERVING THE MULTI-FAMILY DEVELOPMENT TO THE SOUTHERN BOUNDARY OF THE APPLICATION AREA AND THE EXISTING TOWNHOUSE DEVELOPMENT TO THE WEST OF THE APPLICATION AREA.

STORMWATER MANAGEMENT (BOTH QUANTITY AND BMP) WAS PROVIDED WITH THE COMBINATION OF THE FOLLOWING:

1) RAINTANK AND HYDRODYNAMIC SEPARATORS SERVING THE MULTI-FAMILY BUILDING AND ASSOCIATED MULTI-FAMILY BUILDING SURFACE PARKING LOT

2) CONSERVATION AREAS ESTABLISHED FOR WATER QUALITY PURPOSES

3) TWO BIORENTION FILTERS SERVING A PORTION OF THE ACCESS DRIVE FROM EDSALL ROAD

4) REFORESTATION AREAS

THE ABOVE MENTIONED STRATEGIES PROVIDED A MINIMUM PHOSPHOROUS REDUCTION OF 40%.

ITEMS 1, AND 2 WILL REMAIN WITH THE SUBJECT APPLICATION. THE BIORETENTION FACILITIES AND PORTIONS OF THE REFORESTATION AREAS WILL BE REMOVED FOR THE PROPOSED DEVELOPMENT ASSOCIATED WITH THE SUBJECT APPLICATION. SEE THE BMP MAP ON SHEET C-9 FOR THE AREAS TREATED BY THE VARIOUS FACILITIES/STRATEGIES. AN ENHANCED EXTENDED DETENTION DRY POND IS PROPOSED TO ADDRESS BOTH DETENTION AND BMP FOR THE SUBJECT APPLICATION. THE EXISTING AND PROPOSED BMP STRATEGIES WILL PROVIDE A MINIMUM PHOSPHORUS REDUCTION OF 40% (SEE THIS SHEET). ALTHOUGH THE PCA IS LIMITED TO 10.7 ACRES, THE CALCULATIONS PROVIDED ARE FOR THE 14.7 ACRES ASSOCIATED WITH THE ORIGINAL SITE PLAN. THIS IS NECESSARY TO ENSURE THAT 40% PHOSPHOROUS REMOVAL ORIGINALLY PROVIDED CAN BE MET WITH THE NEW APPLICATION.

THE APPLICANT ALSO RESERVES THE RIGHT TO VACATE PORTIONS OF EXISTING CONSERVATION EASEMENTS AS NEEDED TO CONSTRUCT THE IMPROVEMENTS TO DEDICATE ADDITIONAL CONSERVATION EASEMENTS AS NECESSARY. THE APPLICANT ALSO RESERVES THE RIGHT UTILIZE OTHER SWM/BMP FACILITIES AND/OR STRATEGIES AS NECESSARY TO COMPLY WITH PFM SECTIONS 6-0300 AND 6-0400.

REF'D OCT 23 1997

FAIRFAX COUNTY
VIRGINIA

Department of Environmental Management
Division of Design Review
12055 Government Center Parkway
Fairfax, Virginia 22035-5503

Telephone (703) 324-1720

October 16, 1997

Mr. John Amatetti, P.E.
VIKA, Inc.
8180 Greensboro Drive, Suite 200
McLean, Virginia 22102

Subject: Monticello Mews, Section II, Plan #3759-SP-05, RZ 88-M-077, Tax Map #081-2-001-8A, Mason District

Reference: Chesapeake Bay Preservation Ordinance Exception #018723

Dear Mr. Amatetti:

In response to your request, an exception to waive the requirements of the Chesapeake Bay Preservation Ordinance to permit an encroachment in the Resource Protection Area (RPA) for the subject rezoning and any construction plans, grading plans, conservation plans and Building Permits pursuant to the subject rezoning is hereby granted.

This exception is granted under Section 118-6-9(a)(1) subject to the following conditions:

1. The project is constructed in accordance with the approved rezoning.
2. Amendments may be approved so long as the amendment does not aggravate conflicts with the Chesapeake Bay Preservation Ordinance.
3. Native saplings shall be planted in remaining RPA, including RPA disturbed in the past, as agreed upon by the County Arborist.

This exception in no way relieves you of any other Chesapeake Bay Preservation Ordinance requirements, or other County drainage requirements, including adequacy of outfall and stormwater detention where required.

Please assure that a copy of this letter is made a part of the subject plan and any construction plans submitted pursuant to the subject plan.

If further assistance is desired, please contact Ed Nutter at 324-1720.

Sincerely,

Yong K. Park, Chief
Site Review Branch

YP/rtk

cc: Henry Schenke, Chief, Bonds and Agreements Branch, DEM
Ed Nutter, Engineer II, Site Review Branch, DEM
Special Projects Branch, DEM
Waiver File

DETENTION ANALYSIS

1) PRE-DEVELOPED CONDITIONS
AREA = 14.83 ACRES
C2(PRE) = 0.30 (0.40 PREVIOUSLY USED)
C10(PRE) = 0.30 (0.40 PREVIOUSLY USED)
TC = 5 MIN.
I2 = 5.45 IN/HR
I10 = 7.27 IN/HR

Q = C*I*A
Q2 (PRE) = (0.30)(5.45)(14.83) = 24.25 CFS
Q10(PRE) = (0.30)(7.27)(14.83) = 32.34 CFS

2) UNDETAINED AREAS
ON-SITE UNDETAINED
C = 0.40
A = 4.37 AC
Q2 (UNDET) = 0.40 x 4.37 x 5.45 = 9.53 CFS
Q10 (UNDET) = 0.40 x 4.37 x 7.27 = 12.70 CFS

3) ALLOWABLE DISCHARGE
Q2(ALLOW) = Q2(PRE) - Q2(UNDETAINED)
= 24.25 - 9.53 = 14.72 CFS

Q10(ALLOW) = Q10(PRE) - Q10(UNDETAINED)
= 32.34 - 12.70 = 19.64 CFS

4) DISCHARGE FROM SWM#1 (RAINTANK)
2 YR STORM = 1.92 CFS
10 YR STORM = 2.97 CFS

5) DISCHARGE FROM SWM#2 (POND)
2 YR STORM = 5.81 CFS
10 YR STORM = 10.66 CFS

6) DISCHARGE FROM SWM#1 AND SWM#2
2 YR STORM = 7.73 <= 14.72 CFS THEREFORE OK
10 YR STORM = 13.62 <= 19.64 CFS THEREFORE OK

THE PROPOSED SWM POND HAS BEEN SIZED TO ACCOMMODATE THE FULL DEVELOPEMENT FOR THE SUBJECT SITE. THE COMPUTATIONS PROVIDED REFLECT THIS ULTIMATE CONDITION.

BMP FACILITY DESIGN CALCULATIONS

Plan Name: MONTICELLO MEWS Date: 1/2/2015

Plan Number: Engineer: EJI/LS

I. WATER QUALITY NARRATIVE

ALL BMP REQUIREMENTS WILL BE MET THROUGH AN ENHANCED EXTENDED DETENTION POND, DEDICATION OF CONSERVATION EASMENTS, REFORESTATION AREAS, AND BY VORTSENTRY/CDS STRUCTURES, WHICH ARE INNOVATIVE BMP. SEE BMP MAP ON SHEET C-9.

II. WATERSHED INFORMATION

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

Subarea Designation (1)	"C" (2)	Acres (3)
(1) SWM POND	0.65	8.01
(2) CONSERVATION EASEMENT AREA	0.30	1.54
(3) REFORESTATION AREA	0.30	0.99
(4) VORTSENTRY/CDS AREA	0.85	2.20
(5) ONSITE UNCONTROLLED AREA	0.43	2.09
	Total	14.83

III a. PHOSPHORUS REMOVAL - "OCCOQUAN METHOD"

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

(A) Area of the Site (a) 14.83 acres

Subarea Designation (1)	"C" (2)		Acres (3)		Product (4)
(1) SWM POND	0.65	x	8.01	=	5.21
(2) CONSERVATION EASEMENT AREA	0.30	x	1.54	=	0.46
(3) REFORESTATION AREA	0.30	x	0.99	=	0.30
(4) VORTSENTRY/CDS AREA	0.85	x	2.20	=	1.87
(5) ONSITE UNCONTROLLED AREA	0.43	x	2.09	=	0.90

(b) Total 8.73

(C) Weighted average "C" factor (b)/(a) = (C) 0.59

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	Removal Efficiency (%) (3)		Area Ratio (4)		"C" Ratio (5)		Product (6)
(1) SWM POND	50	x	0.54	x	1.10	=	29.81
(2) CONSERVATION EASEMENT AREA	100	x	0.10	x	0.51	=	5.29
(3) REFORESTATION AREA	70	x	0.07	x	0.51	=	2.38
(4) VORTSENTRY/CDS AREA	15	x	0.15	x	1.44	=	3.21
(5) ONSITE UNCONTROLLED AREA	0	x	0.14	x	0.73	=	0.00

(a) Total = 40.69

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40.0%

Water Supply Overlay District (Occoquan Watershed) =	50% (Fairfax County and Prince William County)
Chesapeake Bay Presevation Area (New Development) =	40% (Fairfax County) 50% (Prince William County)
Chesapeake Bay Presevation Area (Redevelopment) [1 - 0.9 x ("I' pre/"I' post)] x 100 =	%

(B) If Line 3(a) > Line 4(a), the Phosphorus removal requirement is satisfied.

Line 3(a) 40.7% >= 40.0%

PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED

P:\projects\6056\6056J\DATA-X\SWM\PCA swm data\[2015-01-06 6056J- GDPA-PCA BMP calc.xls]

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/25/16
PROFESSIONAL ENGINEER

VV

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VA

STORMWATER MANAGEMENT AND BMP COMPUTATIONS OPTIONS A AND B

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
EJI	EJI

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-9

FILE: P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\C-9_C-10 6056J SWM BMP COMPS.dwg USER:Cottingham DATE:Feb 25 2016 TIME: 10:16 am

2 Year

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.00	119.25	0.00	
0.08	28.38	0.10	119.74	0.14	
0.17	18.27	0.26	120.46	0.25	
0.25	13.54	0.36	120.93	0.30	
0.33	10.83	0.45	121.24	0.70	
0.42	8.96	0.51	121.46	1.41	
0.50	7.60	0.55	121.61	3.40	
0.58	6.66	0.57	121.69	5.17	
0.67	5.73	0.57	121.71	5.71	PEAK
0.75	5.21	0.57	121.70	5.58	
0.83	4.63	0.57	121.69	5.23	
0.92	4.27	0.56	121.67	4.82	
1.00	3.85	0.56	121.66	4.42	
1.08	3.54	0.55	121.65	4.06	
1.17	3.23	0.55	121.63	3.78	
1.25	2.92	0.55	121.62	3.48	
1.33	2.55	0.54	121.60	3.17	
1.42	2.24	0.54	121.59	2.85	
1.50	1.93	0.54	121.57	2.53	
1.58	1.61	0.53	121.56	2.21	
1.67	1.30	0.53	121.54	1.99	
1.75	0.99	0.52	121.52	1.84	
1.83	0.62	0.51	121.50	1.65	
1.92	0.31	0.51	121.47	1.44	
2.00	0.00	0.50	121.44	1.26	

10 Year

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.00	119.25	0.00	
0.08	37.85	0.13	119.90	0.17	
0.17	24.37	0.34	120.84	0.29	
0.25	18.01	0.48	121.38	1.09	
0.33	14.42	0.57	121.71	5.79	
0.42	11.92	0.61	121.84	10.06	
0.50	10.10	0.61	121.86	10.66	PEAK
0.58	8.75	0.61	121.84	9.89	
0.67	7.65	0.60	121.81	8.87	
0.75	6.82	0.59	121.78	7.89	
0.83	6.14	0.58	121.75	7.04	
0.92	5.62	0.58	121.73	6.42	
1.00	5.15	0.57	121.71	5.87	
1.08	4.74	0.57	121.69	5.38	
1.17	4.32	0.56	121.68	4.93	
1.25	3.85	0.56	121.66	4.49	
1.33	3.44	0.56	121.65	4.06	
1.42	3.02	0.55	121.63	3.72	
1.50	2.60	0.55	121.61	3.34	
1.58	2.13	0.54	121.59	2.93	
1.67	1.72	0.53	121.57	2.51	
1.75	1.30	0.53	121.55	2.09	
1.83	0.89	0.52	121.53	1.90	
1.92	0.42	0.52	121.50	1.68	
2.00	0.00	0.51	121.47	1.41	

100 Year (SDF)

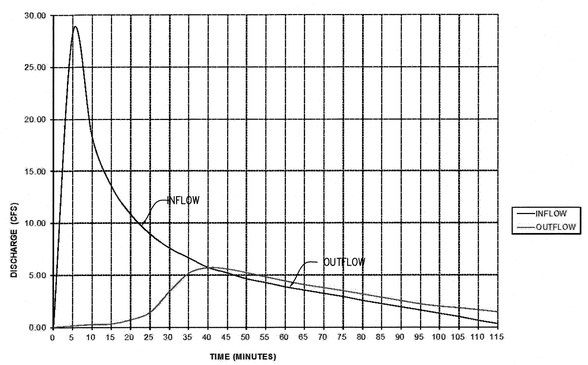
Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.38	121.00	0.06	
0.08	51.23	0.55	121.61	3.31	
0.17	33.17	0.73	122.25	28.06	
0.25	24.63	0.73	122.26	28.68	PEAK*
0.33	19.47	0.70	122.17	23.92	
0.42	16.30	0.67	122.08	19.77	
0.50	13.80	0.59	121.77	16.10	
0.58	12.13	0.55	121.61	13.25	
0.67	10.78	0.59	121.77	11.57	
0.75	9.79	0.60	121.82	10.25	
0.83	8.80	0.60	121.82	9.45	
0.92	8.07	0.60	121.80	8.76	
1.00	7.39	0.59	121.79	8.14	
1.08	6.77	0.59	121.77	7.50	
1.17	6.14	0.58	121.75	6.88	
1.25	5.57	0.58	121.73	6.34	
1.33	4.95	0.57	121.71	5.77	
1.42	4.32	0.57	121.69	5.17	
1.50	3.70	0.56	121.67	4.56	
1.58	2.92	0.55	121.64	3.95	
1.67	2.45	0.55	121.62	3.42	
1.75	1.87	0.54	121.59	2.89	
1.83	1.25	0.53	121.56	2.34	
1.92	0.62	0.52	121.53	1.93	
2.00	0.00	0.51	121.49	1.64	

*AT ELEVATION 122.00, THE SDF AND FBH FLOWS WILL UTILIZE THE 12' WIDE VEGETATED EMERGENCY SPILLWAY. SEE EMERGENCY SPILLWAY STAGE VS. DISCHARGE TABLE FOR ADDITIONAL INFORMATION.

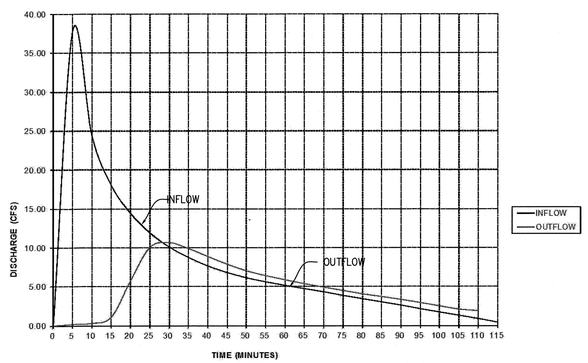
1.5 x 100 YEAR (FBH)

Event Time (hours)	Hydrograph Inflow (cfs)	Storage Used (acre-ft)	Elevation Above MSL (feet)	Outflow Total (cfs)	
0.00	0.00	0.38	121.00	0.06	
0.08	76.85	0.61	121.85	10.26	
0.17	49.75	0.84	122.61	49.06	PEAK*
0.25	36.94	0.82	122.54	44.41	
0.33	29.21	0.77	122.39	35.51	
0.42	24.44	0.73	122.27	28.98	
0.50	20.70	0.70	122.18	24.36	
0.58	18.20	0.68	122.10	20.96	
0.67	16.17	0.67	122.05	18.39	
0.75	14.68	0.65	122.01	16.39	
0.83	13.20	0.64	121.96	14.74	
0.92	12.11	0.63	121.93	13.36	
1.00	11.09	0.62	121.90	12.20	
1.08	10.15	0.62	121.87	11.16	
1.17	9.22	0.61	121.85	10.20	
1.25	8.36	0.60	121.82	9.35	
1.33	7.42	0.60	121.80	8.47	
1.42	6.48	0.59	121.77	7.56	
1.50	5.54	0.58	121.74	6.67	
1.58	4.37	0.57	121.71	5.76	
1.67	3.67	0.56	121.68	4.85	
1.75	2.81	0.55	121.64	4.03	
1.83	1.87	0.55	121.61	3.32	
1.92	0.94	0.53	121.57	2.52	
2.00	0.00	0.52	121.53	1.89	

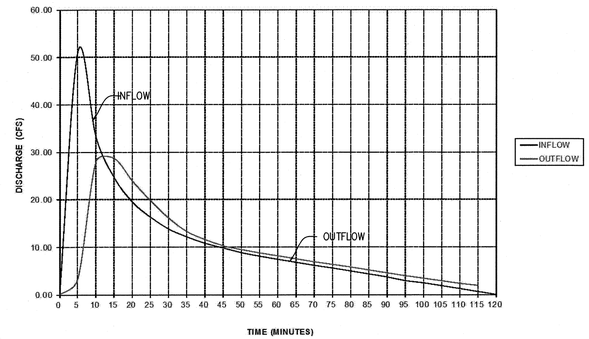
2 - YEAR HYDROGRAPHS



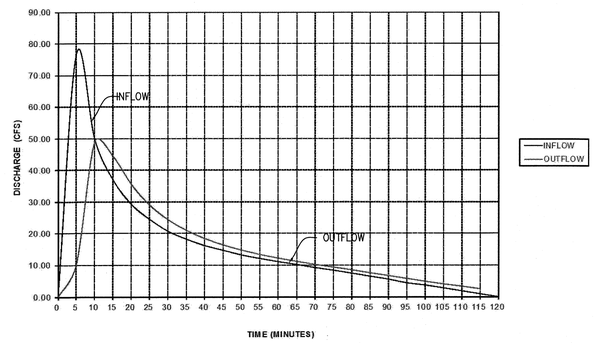
10 - YEAR HYDROGRAPHS



SDF (100 YEAR) HYDROGRAPHS



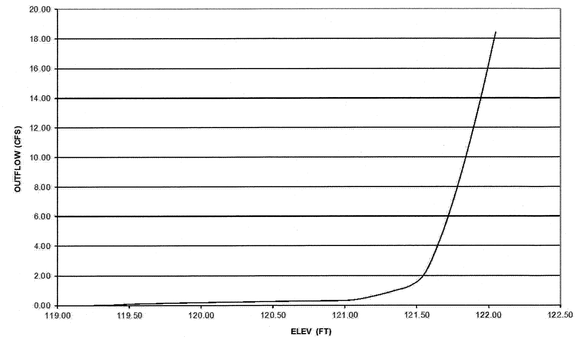
FBH (1.5X100 YEAR) HYDROGRAPHS



STAGE VS DISCHARGE (PRINCIPAL SPILLWAY)

Basin Water Elevation (ft)	Basin Outflow (cfs)
119.25	0.00
119.35	0.01
119.45	0.06
119.55	0.10
119.65	0.12
119.75	0.14
119.85	0.16
119.95	0.18
120.05	0.19
120.15	0.21
120.25	0.22
120.35	0.23
120.45	0.25
120.55	0.26
120.65	0.27
120.75	0.28
120.85	0.29
120.95	0.30
121.05	0.34
121.15	0.50
121.25	0.72
121.35	0.99
121.45	1.29
121.55	2.07
121.65	4.14
121.75	6.94
121.85	10.31
121.95	14.16
122.05	18.43

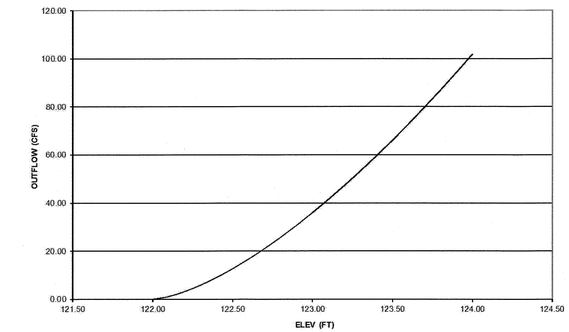
STAGE VS. DISCHARGE



STAGE VS DISCHARGE (EMERGENCY SPILLWAY)

Basin Water Elevation (ft)	Basin Outflow (cfs)
122.00	0.00
122.10	1.14
122.20	3.22
122.30	5.92
122.40	9.11
122.50	12.73
122.60	16.73
122.70	21.08
122.80	25.76
122.90	30.74
123.00	36.00
123.10	41.53
123.20	47.32
123.30	53.36
123.40	59.63
123.50	66.13
123.60	72.86
123.70	79.79
123.80	86.94
123.90	94.28
124.00	101.82

EMERGENCY SPILL STAGE VS. DISCHARGE



THE EMERGENCY SPILLWAY IS A VEGETATED SPILLWAY, 12' IN WIDTH AT ELEVATION 122.00. THE MAX DEPTH OF FLOW IN THE SPILLWAY IS 123.30 (USING THE SDF FLOW, ASSUMING THE PRINCIPAL SPILLWAY IS COMPLETELY INOPERATIONAL AND THERE IS NO STORAGE BELOW THE ELEVATION OF THE EMERGENCY SPILLWAY). THE MAX DEPTH OF FLOW ASSUMING THE SAME CONDITIONS AND THE FBH FLOW IS 123.70. BOTH FLOWS ARE AT LEAST 2 FEET BELOW THE TOP OF EMBANKMENT AND ARE CONFINED TO CUT AREAS.

STAGE VS STORAGE

VIKA VA
8180 GREENSBORO DRIVE
SUITE 200
McLEAN VIRGINIA 22102

PROJECT: Monticello Mews Rev '1'
COMPUTED BY: EJI
POND #1

STAGE VS STORAGE

ELEV FT	AREA SQ FT	AREA SQ FT	H FT	VOL CU FT	TOT VOL CU FT	TOT VOL AC-FT	TOT VOL CU YD
119.25	8440			0	0	0.00000	0.0
		8960.0	0.75				
120.00	9480			6720	6720	0.15427	248.9
		10245.5	1.00				
121.00	11011			10245.5	16965.5	0.38947	628.4
		11774.0	1.00				
122.00	12537			11774	28739.5	0.65977	1064.4
		13371.0	1.00				
123.00	14205			13371	42110.5	0.96672	1559.6
		15039.0	1.00				
124.00	15873			15039	57149.5	1.31197	2116.6
		16772.5	1.00				
125.00	17672			16772.5	73922	1.69702	2737.9
		18571.5	1.00				
126.00	19471			18571.5	92493.5	2.12336	3425.7

PROVIDED VOLUME FROM ELEVATION 119.25 TO 121.00 (16,965CF) IS EQUAL TO 2 TIMES THE WATER QUALITY VOLUME AS DEFINED IN THE VA. SWM HANDBOOK (VSWMH). THE CALCULATED WATER QUALITY VOLUME REQUIRED IS 8,476 CF. 2 TIMES THIS VOLUME IS 16,952 CF. THIS VOLUME PROVIDES THE VOLUME REQUIRED FOR THE MARSH AREA AND THE EXTENDED DETENTION VOLUME REQUIRED ASSUMING A 30 HR DRAWDOWN (PER THE VSWMH) TO ACHIEVE A 50% EFFICIENCY.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
PROFESSIONAL ENGINEER
2/25/16

vv

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MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VA

SWM COMPUTATIONS AND DETAILS

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
EJI	EJI

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-10

FILE:P:\projects\6056\6056J\CADD - P:\PLANNING\PLANNING DRAWINGS\C-9_C-10 6056J SWM BMP COMPS.dwg USER:Cottingham DATE:Feb, 25 2016 TIME: 10:17 am

ADEQUATE OUTFALL DESCRIPTION

THE SUBJECT APPLICATION AREA IS 10.7 ACRES AND WAS PREVIOUSLY DEVELOPED WITH SITE PLAN 3759-SP-006. THE EXISTING 10.7 ACRE APPLICATION AREA CONSISTS PRIMARILY OF HEAVILY WOODED AND SHRUBBED AREAS ALONG THE EASTERN BOUNDARY WITH THE REMAINDER BEING REFORESTED AREA AND ACCESS ROADS SERVING THE MULTI-FAMILY DEVELOPMENT TO THE SOUTHERN BOUNDARY OF THE APPLICATION AREA AND THE EXISTING TOWNHOUSE DEVELOPMENT TO THE WEST OF THE APPLICATION AREA. THE EXISTING MULT-FAMILY DEVELOPMENT CONSTRUCTED WITH PLAN 3759-SP-006 INCLUDED THREE OUTFALLS. THE FIRST OUTFALL LOCATED AT THE SOUTHERN BOUNDARY OF THE PROPERTY IS A CLOSED CONDUIT SYSTEM THAT OUTFALLS INTO THE GRASSED LINE SWALE. THIS OUTFALL SERVES THE MULTI-FAMILY BUILDING AND ASSOCIATED PARKING LOT AND WILL REMAIN.

THE SECOND OUTFALL WHICH IS LOCATED IN THE SUBJECT APPLICATION AREA IS FROM A BIORETENTION FACILITY (CONSTRUCTED WITH 3759-SP-006) AND SERVES THE MIDDLE PORTION OF THE SITE INCLUDING THE ACCESS ROAD. THIS OUTFALL WILL BE REMOVED WITH THE SUBJECT APPLICATION.

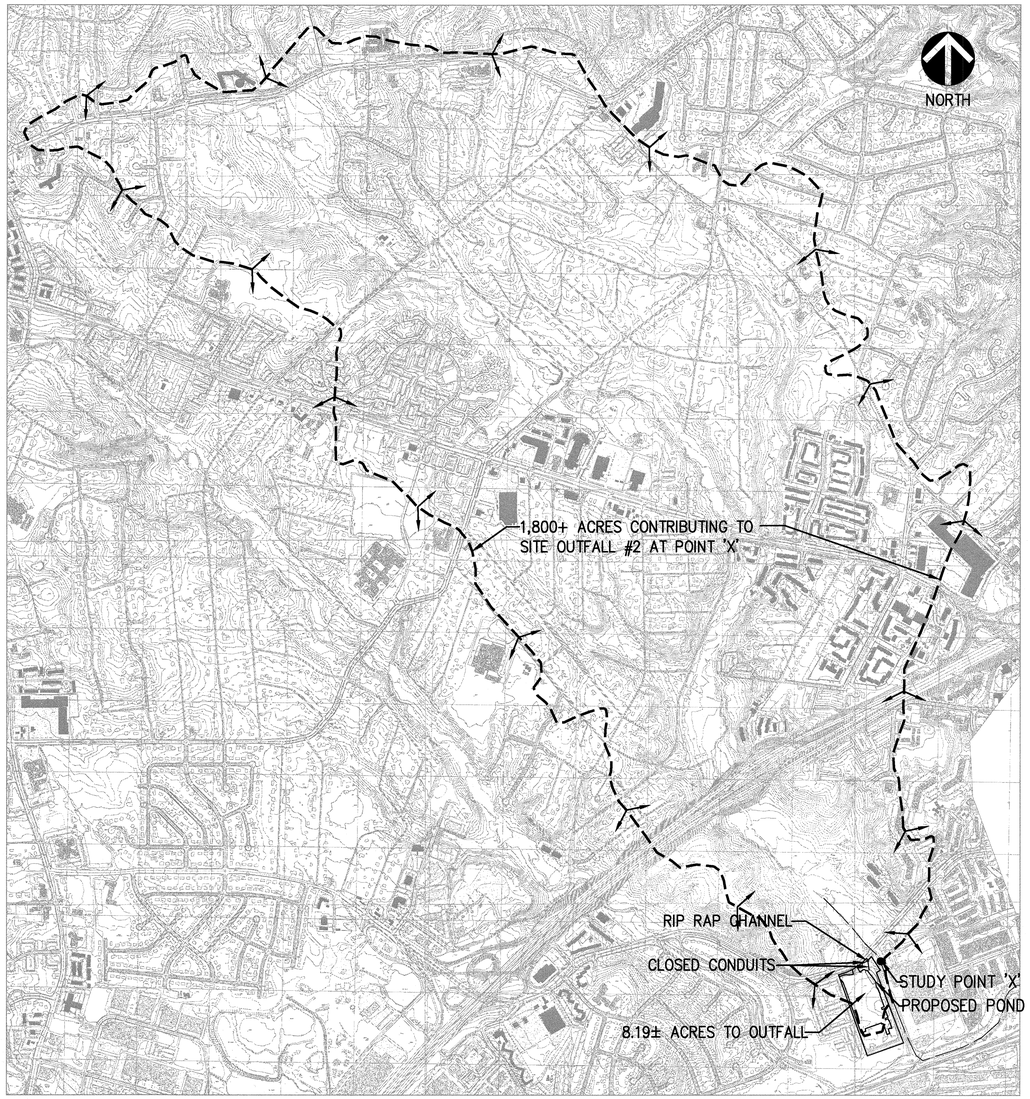
THE THIRD OUTFALL IS AN 18" RCP CLOSED CONDUIT THAT SERVES A SMALL PORTION OF THE APPLICATION AREA (NORTHER BOUNDARY) INCLUDING THE INTERPARCEL ACCESS TO THE TOWNHOUSE DEVELOPMENT TO THE WEST AND THE ACCESS DRIVE TO THE MULT-FAMILY BUILDING. THIS CLOSED CONDUIT SYSTEM UTILIZES A RIP RAP LINED OUTFALL AND FLOWS INTO TURKEY COCK RUN. FOR THE PURPOSES OF THE DESCRIPTION THIS CONFLUENCE WITH TURKEY COCK RUN IS STUDY POINT 'X'. SEE PHOTOGRAPH THIS SHEET.

THE APPLICATION AREA WILL BE SERVED BY AN ENHANCED EXTENDED DETENTION DRY POND LOCATED AT THE NORTHEAST CORNER OF THE SITE AND WILL PROVIDE BOTH SWM QUANTITY AND QUALITY (BMP) FOR THE APPLICATION AREA AND ALSO FOR THE EXISTING MULTI-FAMILY DEVELOPMENT.

THE OUTFALL FOR THE APPLICATION AREA WILL BE THE RISER STRUCTURE AND OUTLET PIPE FROM THE ENHANCED EXTENDED DETENTION POND INTO THE RIP RAP CHANNEL DESCRIBED ABOVE AND ULTIMATELY INTO TURKEY COCK RUN. THE AREA SERVED BY THIS FACILITY IS 8.01 AC. SEE THE OUTFALL MAP FOR DRAINAGE AREAS, LABELED POINTS, AND OUTFALL PATH. IN ADDITION A SMALL AREA OF THE APPLICATION AREA IS SERVED BY THE PREVIOUSLY MENTIONED 18" RCP. THE REMAINDER OF THE APPLICATION AREA SHEET FLOWS INTO TURKEY COCK RUN. A SMALL AREA ALONG THE WESTERN BOUNDARY SHEET FLOWS ONTO THE ADJACENT PROPERTY TO THE WEST AND MAINTAINS THE SAME SHEET FLOW CONDITION THAT PREVIOUSLY EXISTED. AT SITE PLAN, COMPUTATIONS WILL BE PROVIDED TO SHOW THAT THE 10 YEAR STORM IS CONTAINED IN THE STORM SEWER AND MEETS THE DEFINITION OF AN ADEQUATE OUTFALL PER PFM SECTION 6-0203.3B. AT THE TIME OF SITE PLAN, THE 2 YEAR AND 10 YEAR WATER SURFACE EVELATIONS AND VELOCITIES IN THE RAP RAP CHANNEL WILL BE CALCULATED.

BECAUSE THE TOTAL AREA CONTRIBUTING FLOW TO TURKEY COCK RUN AT THE SITE OUTFALL CONFLUENCE IS IN EXCESS OF 1800 ACRES, THE EXTENT OF THE DESCRIPTION TERMINATES AT STUDY POINT 'X'

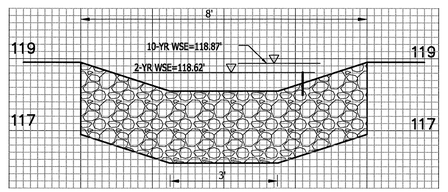
ALL REACHES WILL BE ADEQUATE PER PFM SECTION 6-0203 FROM THE SUBJECT APPLICATION AREA'S OUTFALL TO STUDY POINT 'X'. POINT X WILL ALSO BE THE EXTENT OF THE ANALYSIS FOR THE SITE PLAN AS WELL.



1 C-11 OVERALL DRAINAGE MAP
SCALE: 1"=1,000'

PHOTOGRAPH OF TURKEYCOCK RUN LOOKING SOUTH, DOWNSTREAM OF POINT 'X'. THE CHANNEL IS LINED WITH LARGE COBBLES AND STONES AND IS HEAVILY VEGETATED WITH TREES AND GRASSES. THIS PHOTGRAPH DEPICTS THE DOWNSTREAM EXTENT FOR THE SUBJECT SITE'S OUTFALL ANALYSIS.

2 C-11 OUTFALL PHOTOGRAPHS
NOT TO SCALE



CROSS SECTION R-R
SCALE: 1"=2'

2-YR FLOW = 6.16 CFS
2-YR WSE = 118.62'
2-YR VELOCITY = 3.72 FT/S

10-YR FLOW = 11.29 CFS
10-YR WSE = 118.87'
10-YR VELOCITY = 4.0 FT/S

TOP OF BANK = 118.90'
BOTTOM OF CHANNEL = 118.10'
MANNING'S COEFFICIENT = 0.069
CHANNEL SLOPE = 0.10 FT/FT

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
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W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL DESCRIPTION

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
EJI	EJI

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. C-11

FILE: P:\projects\6056\6056\CADD - PV\PLANNING\PLANNING DRAWINGS\C-11 6056J ADEQUATE OUTFALL.dwg USER: Cottingham DATE: Feb. 25 2016 TIME: 10:18 am

PHASE II TREE CANOPY TO BE PRESERVED 7,666 SF (NOT CREDITED TO 10-YR CANOPY COMPUTATIONS)

RPA AREA DISTURBED WITH TRAIL CONSTRUCTION SHALL BE REPLANTED IN ACCORDANCE TO PFM 12-0705.5B

081-3-01-0007
PLAZA 500, L.L.C.
(D.B. 18059, Pg. 0300)
ZONE: INDUSTRIAL W/ MIX OF INDUSTRIAL
USE: WHOLESALE, WAREHOUSING & STORAGE

100-YEAR FLOODPLAIN AS SHOWN ON FLOODPLAIN STUDY #8444-FP-001-1 (SUBMITTED 1/9/08)

AREA OF EX UTILITY TO BE REPLANTED (PFM 12-0705.6B)

EX CHANNEL EASEMENT (DB 3652 PG 671)

EX 7.5' SANITARY SEWER ESMT (DB 3652 PG 671)

PHASE I TREE CANOPY TO BE PRESERVED 1,805 SF

EX 25' SANITARY SEWER ESMT (DB 1436 PG 384)

PHASE I TREE CANOPY TO BE PRESERVED 215 SF

EX 25' SANITARY SEWER ESMT (DB 1223 PG 392)

PASSIVE OPEN SPACE

TURKEY COCK RUN

PHASE II EXISTING TREE CANOPY TO BE PRESERVE 51,937 SF

PROPOSED RELOCATED CONSERVATION EASEMENT

LIMITS CLEARING & GRADING

STORMWATER MANAGEMENT DETENTION FACILITY

PROPOSED TRAFFIC STRIPING

EDSALL ROAD
ROUTE #645
(Db. 5440 Pg. 645)
(VARIABLE WIDTH R/W)

PROPOSED TOT LOT

ULTIMATE RIGHT-OF-WAY LINE

PHASE II EXISTING TREE CANOPY TO BE PRESERVE 2,229 SF

POSTED SPEED = 35 MPH

UNDER STORY TREES/PLANTINGS/SHRUBBERY TO INCLUDE EVERGREEN MATERIAL

PHASE I TREE CANOPY TO BE PRESERVED 9,829 SF

82' X 50' MULTI-PURPOSE COURT

EX MULTI-PURPOSE COURT

PARCEL A
MARYDELL FARMS
(D.B. 1985, Pg. 0443)
(081-1-01-0001)
FAIRFAX COUNTY PARK AUTHORITY
(Db. 1985 Pg. 0443)
USE: PARK

EXISTING CONSERVATION EASEMENT TO BE VACATED AND RELOCATED

EX. 25' TYPE-1 TRANSITIONAL YARD PER APPVD PLAN 3759-SPV-006-H-3

PHASE II EXISTING TREE CANOPY TO BE PRESERVE 16,829 SF

POSSIBLE 3'-4' RETAINING WALL

LIMITS OF GDP / PCA

EX. 25' TYPE-1 TRANSITIONAL YARD PER APPVD PLAN 3759-SPV-006-H-3

PHASE I TREE CANOPY TO BE PRESERVED 8,185 SF

CONSERVATION ESM'T (D.B. 20734 PG. 1538)

EX. 20' SANITARY SEWER ESMT (DB 5424 PG 1335)

MATCHLINE SEE SHEET L-2

MATCHLINE SEE SHEET L-3

BLOCK 1– PHASE 1 JEFFERSON GREEN (Db. 5580 Pg. 1601) (Db. 5585 Pg. 812) USE: TOWN HOUSES

PHASE 3 JEFFERSON GREEN (Db. 5580 Pg. 1601) (Db. 5585 Pg. 812) USE: TOWN HOUSES

VCS 83

LEGEND

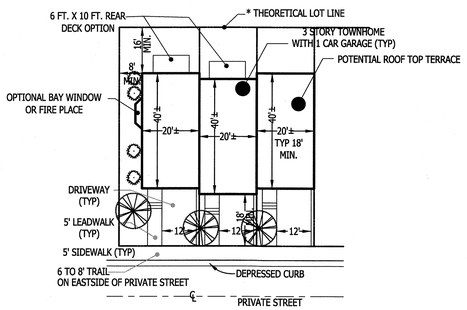
SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEETS FOR ALL UTILITY INFORMATION.
5. AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE FINALIZED AT TIME OF SITE PLAN.
6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY I EVERGREEN TREE
- EXISTING VEGETATION TO BE PRESERVED
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE



TYPICAL LOT TREES PLANTING
NTS

GRAPHIC SCALE
50 0 25 50 100 200
(IN FEET)
1 inch = 50 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
lic. No. 011447
PROFESSIONAL ENGINEER

VV

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

OVERALL LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
JAK	ARC

SCALE: 1"=50'

PROJECT/FILE NO. 6056J

SHEET NO. L - 1

#8444-FP-001-1 (SUBMITTED 1/9/08)

AREA OF EX UTILITY TO BE REPLANTED (PFM 12-0705.5B)

PASSIVE OPEN SPACE

(TURKEY COCK RUN)

100 YEAR FLOODPLAIN AS SHOWN ON FLOODPLAIN STUDY #8444-FP-001-1 (SUB. 1/9/08)

PHASE II EXISTING TREE CANOPY TO BE PRESERVE 51,937 SF

PROPOSED RELOCATED CONSERVATION EASEMENT

EQC

LIMITS CLEARING & GRADING

STORMWATER MANAGEMENT DETENTION FACILITY

PROPOSED TRAFFIC STRIPING

W/M

SAN

FH

TO BE REMOVED

PROPOSED TOT LOT

EDSALL ROAD
ROUTE #648
(Db. 5440 Pg 545)
(VARIABLE WIDTH R/W)

ULTIMATE RIGHT-OF-WAY LINE

PHASE II EXISTING TREE CANOPY TO BE PRESERVE 2,229 SF

POSTED SPEED = 35 MPH

MATCHLINE SHEET L-3

EXISTING CONSERVATION EASEMENT TO BE VACATED AND RELOCATED

LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.
5. AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE FINALIZED AT TIME OF SITE PLAN.
6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY I EVERGREEN TREE
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING VEGETATION TO BE PRESERVED
- EXISTING TREE TO BE PRESERVED
- EXISTING TREE
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Reg. No. 011447
PROFESSIONAL ENGINEER
2/26/16

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

DETAILED LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

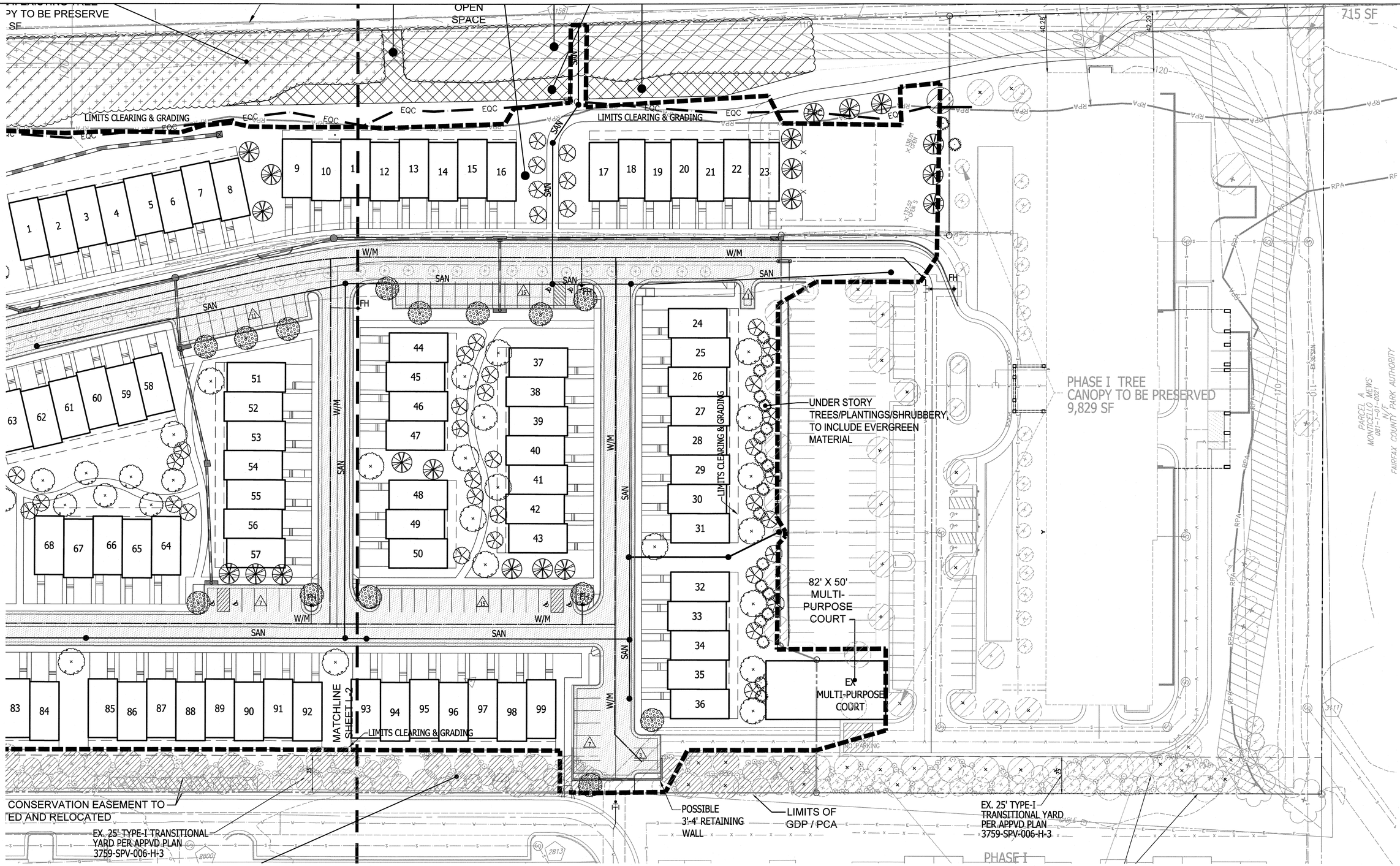
DES.	DWN.
JAK	ARC

SCALE: 1"=30'

PROJECT/FILE NO. 6056J

SHEET NO. L - 2

FILE P:\projects\6056\6056J\CADD - PY\PLANNING\PLANNING DRAWINGS\L-1 LANDSCAPE.dwg USER: Cottingham DATE: Feb. 25 2016 TIME: 01:13 pm



LEGEND

SYMBOL	DESCRIPTION
	PROPERTY LINE
	ULTIMATE RIGHT-OF-WAY LINE
	LIMITS OF DISTURBANCE
RPA	RPA LINE
EQC	EQC LINE

NOTES

1. SEE SHEET L - 4 FOR COMPLETE TREE CANOPY CALCULATIONS.
2. SEE SHEET L - 4 FOR INTERIOR PARKING LOT LANDSCALPING TABULATION.
3. SEE SHEET L - 4 FOR PRELIMINARY PLANT LIST.
4. SEE CIVIL SHEET FOR ALL UTILITY INFORMATION.
5. AREA OF VEGETATION PROPOSED TO BE PRESERVED IS BASED ON CONCEPTUAL SITE PLAN AND GRADING AND WILL BE FINALIZED AT TIME OF SITE PLAN.
6. FOR EXISTING TREE CANOPY AREAS TO BE REMOVED AND / OR PRESERVED SEE SHEET C-4.

LEGEND

- PROPOSED CATEGORY IV DECIDUOUS TREE
- PROPOSED CATEGORY III EVERGREEN TREE
- PROPOSED CATEGORY II DECIDUOUS TREE
- PROPOSED CATEGORY I EVERGREEN TREE
- EXISTING VEGETATION TO BE PRESERVED
- PROPOSED TREE TO PROVIDE INTERIOR PARKING LOT LANDSCAPE CANOPY COVERAGE
- EXISTING TREE TO BE PRESERVED
- TREE REPLANTED AREA (PFM 12-0705.5B) SEE NARRATIVE / DETAIL ON SHEET L-5
- EXISTING TREE

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
JOHN F. AMATETTI
Lic. No. 011447
2/27/16
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE

REVISION APPROVED BY:
DIVISION OF DESIGN REVIEW

ENGINEERS■ PLANNERS■ LANDSCAPE ARCHITECTS■ SURVEYORS■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

DETAILED LANDSCAPE PLAN

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
JAK	ARC

SCALE: 1"=30'

PROJECT/FILE NO. 6056J

SHEET NO. L - 3

FILE: P:\projects\6056\6056J\CADD - P\PLANNING\PLANNING DRAWINGS\L-1 LANDSCAPE.dwg USER: Cottingham DATE: Feb. 25 2016 TIME: 11:10 am

MONTICELLO MEWS: SECTION TWO - PHASE II Table 12.3 Tree Preservation Target Calculations and Statement			November 10, 2015
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	92,842	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	19.9%	
C	Percentage of 10-year tree canopy required for site =	15%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	19.9%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	97.8%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, 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 § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	N/A	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	N/A	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	

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MONTICELLO MEWS SECTION TWO - PHASE II Table 12.10 10-Year Tree Canopy Calculation Worksheet			November 10, 2015
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	See C-4	See § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	466,644	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12 0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	466,644	Square feet
B5	Identify the site's zoning and/or use	R-12	
B6	Percentage of 10-year tree canopy required =	15%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	69,997	Square Feet (See Sht C-4)
B8	Modifcation of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modifcation request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	13,926	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	13,204	Square Feet (See Sht C-4)
C 3	C 2 x 1.25(SF) =	16,505	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	51,937	Square Feet (See Sht C-4)
C 9	C 8 x 1.0 (SF) =	51,937	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	68,442	If area of C 10 is less than B 7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	1,555	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	14,037	Square feet
D 9	D 8 x 1.5 (SF) =	21,056	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	3,713	Square feet
D 11	D 10 x 1.5 (SF) =	5,570	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =	0.0%	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	2,150	Square feet
D 18	Total of canopy area provided through tree planting =	28,775	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total PH-I & II 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	68,442	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	28,775	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	97,217	Total of E 1 through E 3, area should meet or exceed area in B 7

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MONTICELLO MEWS: SECTION TWO - PHASE I & II Table 12.3 Tree Preservation Target Calculations and Statement			November 10, 2015
A	Pre-development area of existing tree canopy (from exisiting vegetation map)(SF) =	114,054	See § 12-0508.2 (See Sht C-4)
B	Percentage of gross site area covered by existing tree canopy =	17.7%	
C	Percentage of 10-year tree canopy required for site =	15.0%	See Table 12.4
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	17.7%	
E	Proposed percentage of canopy requirement that will be met through tree preservation =	97.4%	
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, 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	Provide sheet number, see § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0507.4	N/A	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	Yes	See § 12-0508.4

P:\projects\6056\6056JDATA -X\Landscape & Trees\[10-Yr Canopy - PH I & II.xls]Phase-I& II

MONTICELLO MEWS SECTION TWO - PHASE I & II Table 12.10 10-Year Tree Canopy Calculation Worksheet			November 10, 2015
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy	Yes	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	645,829	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0510.1C(1) through § 12 0510.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	645,829	Square feet
B5	Identify the site's zoning and/or use	R-12	
B6	Percentage of 10-year tree canopy required =	15%	§ 12-0509.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	96,874	Square Feet (See Sht C-4)
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	17,108	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	31,896	Square Feet (See Sht C-4)
C 3	C 2 x 1.25(SF) =	39,870	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within Resource Protection Areas (RPA) and 100-year floodplains (SF) =	54,457	Square Feet (See Sht C-4)
C 9	C 8 x 1.0 (SF) =	54,457	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	94,327	If area of C 10 is es than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	2,547	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water uality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	14,037	Square feet
D 9	D 8 x 1.5 (SF) =	21,056	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	3,713	Square feet
D 11	D 10 x 1.5 (SF) =	5,570	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)(a)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D16	Percentage of D 14 represented by D 15 =	0	Must not exceed 33% of D 14
D 17	Area of canopy to be planted with no benefit credits =	2,150	Square feet
D 18	Total of canopy area provided through tree planting =	28,775	Square feet
D 19	Is an offsite planting relief requested?	No	Yes or No
D 20	Tree Bank or Tree Fund?	No	Yes or No § 12-0512
D 21	Canopy area requested to be provided through offsite banking or tree fund =	0	Square feet
D 22	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	94,327	Square feet
E 2	Total of canopy area provided through tree planting (D 18) =	28,775	Square feet
E 3	Total of canopy area provided through offsite mechanism (D 21) =	0	Square feet
E 4	Total of 10-year Tree Canopy Provided (SF)=	123,102	Total of E 1 through E 3, area should meet or exceed area in B 7

P:\projects\6056\6056JDATA -X\Landscape & Trees\[10-Yr Canopy - PH I & II.xls]Phase-I& II

MONTICELLO MEWS SECTION TWO - PHASE II Interior Parking Lot Landscaping Calculations		November 10, 2015
		Remarks
Area to be counted (SF) =	66,808	Square Feet
Interior Parking Lot Landscaping Required (5%) =	3,340	Square Feet
Total Shade Tree Canopy Provided		
(18 trees @ 200 SF) ea.) =	3,600	
(X trees @ X SF ea.) =	0	Counting benefit credits
Total Area Required (SF) =	3,340	5.0%
Total Area Provided (SF)=	3,600	5.4%

P:\projects\6056\6056JDATA -X\Landscape & Trees\[10-Yr Canopy - PH I & II.xls]Phase-II

MONTICELLO MEWS SECTION TWO - PHASE I & II Interior Parking Lot Landscaping Calculations		November 10, 2015
		Remarks
Area to be counted (SF) =	104,460	Square feet
Interior Parking Lot Landscaping Required (5%) =	5,223	Square feet
Total Shade Tree Canopy Provided		
PH-I (20 Trees @ 200 SF/EA) =	4,000	No benefit credits
PH-I (2 Trees @ 100 SF/EA) =	200	No benefit credits
PH-II (18 Trees @ 200 SF/EA) =	3,600	
Total Area Required (SF) =	5,223	5.0%
Total Area Provided (SF)=	7,800	7.5%

P:\projects\6056\6056JDATA -X\Landscape & Trees\[10-Yr Canopy - PH I & II.xls]Phase-I& II

November 10, 2015
Monticello Mews – Section Two - Phase II
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 466,644 SF
   a. Minus Dedication Area(s) = 0.00 SF
2. Adjusted Gross Site Area = 466,644 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 15%
4. **Required 10-Year Tree Canopy Coverage = 69,997 SF (#2 x #3 = 69,997 SF)**
5. Area of Existing Tree Canopy (See EVM Sheet C-4) = 92,842 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 19.9% (#5 / #1 = 19.98957%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 13,926 SF (#4 x #6 = 13,926 SF)**
8. Area of Existing Tree Canopy to be Preserved Meeting Standards = 13,204 SF (see EVM – Sheet C-4)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 16,505 SF (13,204 X 1.25 = 16,505 SF) (PFM 12-0510.3B)
10. Area of Existing Tree Canopy to be Preserved w/in RPA = 51,937 SF
11. Total Existing Tree Canopy to be Preserved = 68,442 SF (#9 + # 10 = 68,442 SF)
12. **Tree Preservation Target Met? YES (68,442 SF > 13,926 SF)** (If "NO" See Target Deviation Request & Narrative)
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 1,555 SF (#4 minus #11 = 1,555 SF)
14. 10-Year Canopy Area of Proposed Tree Planting = 28,775 SF (SEE PLANT LIST THIS SHEET)
15. **Total Tree Canopy Provided = 97,217 SF (#11 + #14)**
16. **Required 10-Year Tree Canopy Coverage Met? = YES 97,217 SF > 69,997 SF (#15 > #4)**

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November 10, 2015
Monticello Mews – Section Two - Phase I & II
Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 645,829 SF
   a. Minus Dedication Area(s) = 000 SF
2. Adjusted Gross Site Area = 645,829 SF
3. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 15%
4. **Required 10-Year Tree Canopy Coverage = 96,874 SF (#2 x #3 = 96,874 SF)**
5. Area of Existing Tree Canopy (See EVM Sheet C-4) = 114,054 SF
6. % of Gross Site Area covered by Existing Tree Canopy = 17.7% (#5 / #1 = 17.66015%)
7. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 17,108 SF (#4 x #6 = 17,108 SF)**
8. Area of Existing Tree Canopy to be Preserved Meeting Standards = 31,896 SF (see EVM – Sheet C-4)
9. Area of Existing Tree Canopy to be Preserved w/ 1.25 benefit = 39,870 SF (31,896 X 1.25 = 39,870 SF) (PFM 12-0510.3B)
10. Area of Existing Tree Canopy to be Preserved w/in RPA = 54,457 SF
11. Total Existing Tree Canopy to be Preserved = 94,327 SF (#9 + # 10 = 94,327 SF)
12. **Tree Preservation Target Met? YES (94,327 SF > 14,629 SF)** (If "NO" See Target Deviation Request & Narrative)
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = -2,479 SF (#4 minus #11 = -2,479 SF)
14. 10-Year Canopy Area of Proposed Tree Planting = 28,775 SF (SEE PLANT LIST THIS SHEET)
15. **Total Tree Canopy Provided = 123,102 SF (#11 + #14)**
16. **Required 10-Year Tree Canopy Coverage Met? = YES 123,102 SF > 96,874 SF (#15 > #4)**

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MONTICELLO MEWS SECTION III
PRELIMINARY PLANT LIST WITH CANOPY COVERAGE CREDIT

KEY CATEGORY	QUANTITY	BOTANICAL NAME	COMMON NAME	STOCK SIZE	CANOPY CREDIT (SF)	ADDITIONAL CREDIT (SF)	TOTAL CREDIT (SF)	STOCK TYPE
CATEGORY I – TREES								
Ia		Ilex x attenuata 'Fosteri'	Foster Holly	8' Ht	50			B&B
To		Thuga occidentalis 'Nigra'	Dark Green American Arborvitae	8' Ht	50			B&B
	43					CATEGORY I SUBTOTAL	2,150	
CATEGORY II – TREES								
Aa		Amelanchier arborea	Downey Serviceberry	2" Caliper	100	150 (WL)		B&B
Al		Amelanchier laevis	Alleghney Serviceberry	2" Caliper	100	150 (WL)		B&B
Cf		Cornus florida "Cherokee Princess"	"Cherokee Princess" Dogwood	2" Caliper	100	150 (WL)		B&B
Io		Ilex opaca	American Holly	2" Cla(6'Ht)	100	150 (WL)		B&B
Mv		Magnolia virginana	Sweetbay Magnolia	2" Caliper	100	150 (N)		B&B
Oa		Oxydendrum arboreum	Sourwood	2" Caliper	100	150 (N)		B&B
Sa		Sassafras albidum	Sassafras	2" Caliper	100	150 (N)		B&B
	40					CATEGORY II SUBTOTAL	6,000	
CATEGORY III – TREES								
Bn		Betula nigra	River Birch	2" Caliper	150	225 (WL)		B&B
Co		Celtus occidentalis	Deodara Cedar	2" Caliper	150	225 (WL)		B&B
Dv		Diospiros virginia	Persimmon	2" Caliper	150	225 (WL)		B&B
Ma		Magnolia acuminata	Cucumber Tree	2" Caliper	150	225 (N)		B&B
Ns		Nyssa sylvatica	Black Gum	2" Caliper	150	225 (WL)		B&B
Td		Taxodium distichum	Bald Cypress	2" Caliper	150	225 (WL)		B&B
	17					CATEGORY III SUBTOTAL	3,825	
CATEGORY IV – TREES								
Ar		Acer rubrum	Red Maple	2" Caliper	200	300 (WL)		B&B
As		Acer saccharum	Sugar Maple	2" Caliper	200	300 (WL)		B&B
Ct		Carya tomentosa	Mockernut Hickory	2" Caliper	200	300 (WL)		B&B
Lt		Liriodendron tulipifera	Tulip Poplar	2" Caliper	200	300 (WL)		B&B
Pa		Platanus occidentalis	American Sycamore	2" Caliper	200	300 (N)		B&B
Pv		Pinus virginiana	Virginia Pine	2" Caliper	200	300 (WL)		B&B
Qp		Quercus phellos	Willow Oak	2" Caliper	200	300 (WL)		B&B
	56					CATEGORY VI SUBTOTAL	16,800	
TOTAL TREE COVERAGE PROVIDED BY PLANTING							28,775	

TRANSITIONAL SCREENING ANALYSIS - PER SECTION 13-300 OF THE ZONING ORDINANCE

PROPOSED SFA RESIDENTIAL v EXISTING SFA RESIDENTIAL - NORTH, SOUTH AND WEST BOUNDARY LINE:

NO TRANSITIONAL SCREEN YARD OR BARRIERS REQUIRED PER ZO 13-300 AND TRANSITIONAL SCREENING AND BARRIER MATRIX

SFA RESIDENTIAL v EXISTING COMMERCIAL - EAST BOUNDARY LINE:

NO TRANSITIONAL SCREEN YARD OR BARRIERS REQUIRED PER ZO 13-300 AND TRANSITIONAL SCREENING AND BARRIER MATRIX

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JOHN A. AMATETTI
Lic. No. 011447
2/26/16
PROFESSIONAL ENGINEER

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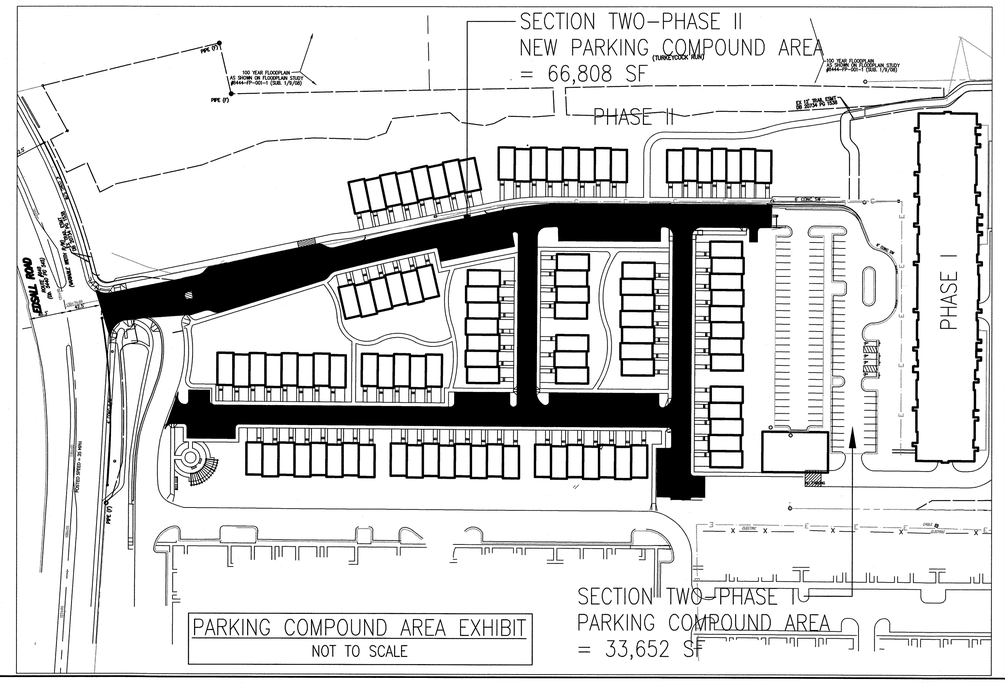

PARKING COMPOUND AREA EXHIBIT
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MONTICELLO MEWS SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

LANDSCAPE TABULATIONS AND EXHIBITS

VIKA REVISIONS

MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015

DES.	DWN.
NPK	NPK

SCALE: NTS

PROJECT/FILE NO. 6056J

SHEET NO. L - 4

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FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

1

Soak roots in water
3 to 6 hours prior to planting.
Do not allow roots
to dry out before planting.

2

Remove grass from a 3 ft
circle and turn up soil.
Dig a planting hole 8 in
wider than the diameter of the
seedling roots in center of circle.

3

Position seedling at original
nursery depth. Do not bend
roots on sides or bottom of
planting hole. Gently backfill
excavated soil around roots.

4

Remove air pockets from
backfill soil. Soil should be
firm but not tightly packed.
Construct waterholding basin
around planting hole and
water thoroughly.

5

Place a 2 in deep
layer of mulch in a 3 ft
diameter circle around trees.
Mulch should not touch the
tree trunk.

6

During dry weather, water
generously once every 7
to 10 days during the first year.

Illustrations provided by The National Arbor Foundation

Ref. Sec. 12-0705.5F Rev. 2-02, 2011 Reprint	PLANTING TREE SEEDLINGS	PLATE NO. 8-12	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Reference: Section 12-0805.3A	TREE PLANTING	PLATE NO 8-12	STD NO

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

Reference Sec 12-0805.3C	TREE GUYING FOR TREES 3 INCHES IN CALIPER AND GREATER WHEN REQUIRED	PLATE NO 10-12	STD NO

TREE CONSERVATION SPECIFICATION NARRATIVE

PER PUBLIC FACILITIES MANUEL 12-0705.5B, TREE CONSERVATION AREAS SHALL CONSIST OF SEEDLINGS AND SHALL BE PLANTED AT A DENSITY OF APPROXIMATLY 400 SEEDLINGS PER ACRE. SEEDLINGS SHALL BE AT LEAST THREE (3) YEARS OLD AND TWELVE (12) INCHES IN HEIGHT. SEEDLINGS OF A GREATER AGE MAY BE USED. PLANTING STOCK SHALL BE HEALTHY AND FREE FROM INSECT AND DISEASE PEST AND HAVE A SINGLE LEADER. THE ROOT SYSTEM IS TO BE WELL DEVELOPED, FIBOROUS AND KEPT MOIST UNTIL PLANTED. SEEDLINGS SHALL BE PLANTED BETWEEN THE DATES OF MARCH 1 AND MAY 15 AND NOVEMBER 15 AND DECEMBER 15. IN AREAS OF UNDISTURBED, UNCOMPACTED SOIL, SEEDLINGS MAY BE PLANTED WITH A DIBBLE BAR, SHOVEL OR AUGER. SEE PFM PLATE 8-12, PLANTING TREE SEEDLINGS. IN AREAS OF COMPACTED SOIL OR FILL, THE SOIL THROUGHOUT THE AREA SHALL BE AMENDED WITH 3-6 INCHES OF ORGANIC MATTER AND THOROUGHLY TILLED TO A DEPTH OF TWELVE (12) INCHES BEFORE PLANTING. AFTER THE SOIL HAS BEEN PREPAIRED AND ALLOWED TO SETTLE, THE SEEDLINGS MAY BE PLANTED USING THE DIBBLE BAR, SHOVEL OR AUGER METHOD.

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Virginia
Cooperative
Extension
REPRINTED 2004

Horticulture
PUBLICATION 430-295

Tree and Shrub Planting Guidelines

*Bonnie Lee Appleton and Susan French**

Plant and Site Selection

Select trees and shrubs well-adapted to conditions of individual planting sites. Poorly-sited plants are doomed from the start, no matter how carefully they're planted.

Test soil drainage before planting. Dig a test hole as deep as your planting hole and fill with water. If water drains at a rate of less than one inch per hour, consider installing drainage to carry water away from the planting hole base, or moving or raising the planting site (berm construction).

Also **consider using more water-tolerant species.** For trees, try red maple, sycamore, bald cypress, willow oak, or river birch. For shrubs, try inkberry, redtwig dogwood and buttonbush. Avoid dogwoods, azaleas, boxwoods, Japanese hollies, and other plants that don't like "wet feet" where drainage is poor.

Examine soil for compaction before planting. If soils are compacted, consider replacement with a good loam soil, or incorporation of several inches of an organic material such as composted yard waste to a depth of at least 8 inches over the entire planting area. **Do not incorporate small quantities of sand** - compaction will increase and drainage decrease.

Site Preparation

Dig shallow planting holes two to three times as wide as the root ball. Wide, shallow holes encourage horizontal root growth that trees and shrubs naturally produce.

In well-drained soil, **dig holes as deep as the root ball.** In poorly-drained heavy clay soil, dig holes one to two inches shallower than the root ball. Cover the exposed root ball top with mulch.

Don't dig holes deeper than root balls or put loose soil beneath roots because loose soil will compact over time, leaving trees and shrubs planted too deep. Widen holes near the soil surface where most root growth occurs. Score walls of machine-dug (auger, backhoe) holes to prevent glazing.

Backfill holes with existing unamended soil. Do not incorporate organic matter such as peatmoss into backfill for individual planting holes. Differences in soil pore sizes will be created causing problems with water movement and root growth between the root ball, planting hole, and surrounding soil.

Backfill half the soil, then **water thoroughly to settle out air pockets.** Finish backfilling, then water again. Cover any exposed root ball tops with mulch.

Incorporate slow-release granular fertilizers into backfill soil to provide nitrogen, or if a soil test indicates a need for phosphorus or potassium. **Avoid using fast-release agronomic fertilizers that can dehydrate tree roots.** Use no more than 1# actual nitrogen per 1,000 ft. of planting hole surface. (Example - if using 18-6-12 with a 5' diameter hole, incorporate 0.3 oz. per planting hole.)

Tree and Shrub Preparation

Closely inspect the wrapping around root balls of B&B (balled and burlapped) trees and shrubs. Growers use many synthetic materials, as well as burlap treated to retard degradation, to wrap root balls. Many of these materials will not degrade. To insure root growth into surrounding soil, **remove pinning nails or rope lacing, then cut away or drop the wrapping material to the bottom of the planting hole,** backfilling over it.

Wire baskets used to protect root balls degrade very slowly underground. **Remove the top 8-12 inches of wire** to keep equipment from getting caught in wire loops, and surface roots from girdling.

Remove all rope, whether jute or nylon, from trunks. Again, degradation is slow or nonexistent, and ropes can girdle trunks and roots.

Remove plastic containers from container-grown trees and shrubs. For plants in fiber pots, break away the top or remove the pot entirely. Many fiber pots are coated to extend their shelf life, but this slows degradation below ground and retards root extension.

If roots are circling around the root ball exterior, cut through the roots in a few places. Cutting helps prevent circling roots from eventually girdling the trunk. Select trees grown in containers with vertical ribs or a copper-treatment on the interior container wall. These container modifications and treatments minimize circling root formation.

Tree Care After Planting

Remove tags and labels from trees and shrubs to prevent girdling branches and trunks.

Good follow-up watering helps promote root growth. Drip irrigation systems and water reservoir devices can facilitate watering.

Mulch, but don't over mulch newly planted trees and shrubs. **Two to three inches of mulch is best** - less if a fine material, more if coarse. Use either organic mulches (shredded or chunk pine bark, pine straw, composts) or inorganic mulches (volcanic and river rocks).

Keep mulch from touching tree trunks and shrub stems. This prevents disease and rodent problems if using organic mulches, and bark abrasion if using inorganic mulches.

Don't use black plastic beneath mulch around trees and shrubs because it blocks air and water exchange. For added weed control, use landscape fabrics that resist weed root penetration. Apply only one to two inches of mulch atop fabrics to prevent weeds from growing in the mulch.

Only stake trees with large crowns, or those situated on windy sites or where people may push them over. Stake for a maximum of one year. Allow trees a slight amount of flex rather than holding them rigidly in place. Use guying or attaching material that won't damage the bark. To prevent trunk girdling, remove all guying material after one year.

Most trees should not have their trunks wrapped. Wrapping often increases insect, disease, and water damage to trunks. Thin-barked trees planted in spring or summer into hot or paved areas may benefit from wrapping if a white wrap is used. To avoid trunk girdling, do not attach wraps with wire, nylon rope, plastic ties, or electrical tape. If wraps must be used, remove within one year.

For protection against animal or equipment damage, install guards to protect the trunk. Be sure the guards are loose-fitting and permit air circulation.

*Extension Specialist and Extension Technician, respectively; AREC, Hampton Roads; Virginia Tech

Virginia Tech
VIRGINIA POLYTECHNIC INSTITUTE AND STATE UNIVERSITY

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VT/0604/30/qa/430295

VIRGINIA STATE UNIVERSITY

COMMONWEALTH OF VIRGINIA
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MONTICELLO MEWS
SECTION TWO PHASE II
MASON DISTRICT
FAIRFAX COUNTY, VA

LANDSCAPE DETAILS AND SPECIFICATIONS

VIKA REVISIONS
MARCH 24, 2015
JULY 10, 2015
OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JANUARY 9, 2015
DES. NPK
DWN. NPK
SCALE: NTS
PROJECT/FILE NO. 6056J
SHEET NO. L-5

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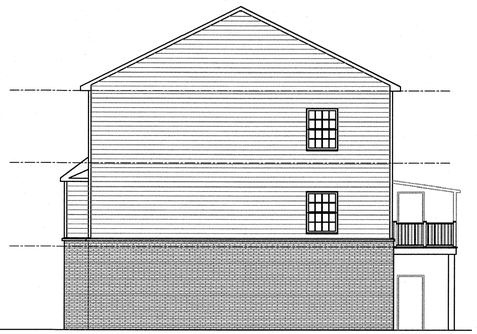
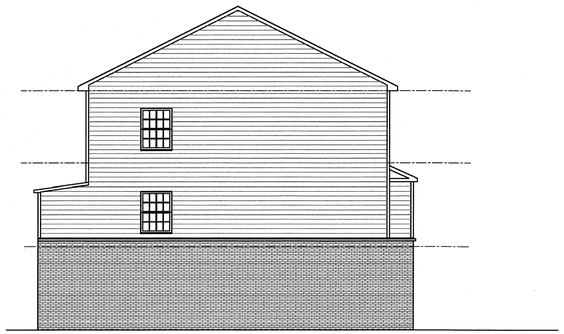
A A2.1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



C A2.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"



D A2.1 LEFT SIDE ELEVATION
SCALE: 1/8" = 1'-0"

C A2.1 REAR ELEVATION
SCALE: 1/8" = 1'-0"

THIS DRAWING IS PROVIDED FOR ILLUSTRATION PURPOSE ONLY!!

NOT TO SCALE

CONCEPTUAL ELEVATIONS

APPLICANT RESERVES THE RIGHT TO REVISE THE CONCEPTUAL ELEVATIONS AS A RESULT OF FINAL ENGINEERING AND ARCHITECTURAL DESIGN, PROVIDED THE QUALITY OF DESIGN REMAINED GENERALLY CONSISTENT WITH THAT SHOWN ON THE GDP.

COMMONWEALTH OF VIRGINIA
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2/25/16

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MONTICELLO MEWS
SECTION TWO PHASE II

MASON DISTRICT
FAIRFAX COUNTY, VA

CONCEPTUAL ELEVATION

VIKA REVISIONS

OCTOBER 27, 2015
NOVEMBER 10, 2015
DECEMBER 11, 2015
FEBRUARY 25, 2016

DATE: JULY 10, 2015	
DES. NPK	DWN. NPK
SCALE: NTS	
PROJECT/FILE NO. 6056J	
SHEET NO. A-1	

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STATEMENT OF JUSTIFICATION
DRW, Inc. – Monticello Mews Section Two Phase II
PCA 74-5-158-03
February 25, 2016

Pursuant to Sections 18-200 and 3-1200 of the Zoning Ordinance, the property owner, DRW, Inc. (the "Applicant") seeks to amend the proffers accepted by the Board of Supervisors (the "Board") in Proffered Condition Amendment PCA 74-5-158-02 on May 4, 1981. The Applicant proposes to construct up to 99 townhomes (94 market-rate and 5 Workforce Dwelling Units) on approximately 10.71 acres of land identified as Fairfax County Tax Map Parcel 81-2-((1))-8A and designated as Section Two Phase 2 of Monticello Mews (the "Property"). As further described below, approval of this application would result in a reduction of 54 residential units from the 153 additional dwelling units permitted under the current zoning entitlement. The Property, which is zoned R-12 (Residential, Twelve Dwelling Units/Acre) and located on the eastern side of Monticello Mews, is undeveloped except for a multi-purpose court in the southwest corner, a controlled access booth and two private access roads serving the other two sections of the community.

The Property is located on the south side of Edsall Road, generally west of the City of Alexandria line, north of the Norfolk Southern Railroad tracks and Interstate 495 and approximately one mile from the Van Dorn Metro Station. The 8.3-acre park, which previously was dedicated by the Applicant to the Fairfax County Park Authority, forms the southern boundary of the Monticello Mews R-12 development, which includes a multi-family building and townhomes abutting the Property to the south and west, respectively. Private access road easements serving these other sections of Monticello Mews cross the Property. A large industrial warehouse facility is situated to the east on I-3 and I-5 zoned land which is separated from the Property by the Turkeycock Run Stream Valley. Bren Mar Park is north of the Property across Edsall Road.

A Generalized Development Plan ("GDP") dated February 2, 2015, as revised through February 25, 2016, prepared by VIKA Virginia LLC and consisting of 17 sheets, has been filed with this PCA Application. A revised draft proffer statement dated February 25, 2016 has been filed under separate cover.

Background

In 1975, Monticello Mews was zoned to the "RM" District and, in 1978, the first amendment application, GDPA 74-5-158, was approved by the Board, subject to proffers dated January 6, 1978 and a Generalized Development Plan as revised through December 28, 1977, which showed up to 228 dwelling units within Section One. In 1981, the Board approved a second amendment to Monticello Mews in PCA 74-5-158-02 on approximately 41.4 acres of land and subject to proffers dated May 4, 1981, which proffers currently govern development of the Property and allow an overall maximum of 496 dwelling units with up to 1,200 bedrooms, at a density of 12 dwelling units per acre ("du/ac") on the original 41 acres. Proffer 1 states that the eastern side of Monticello Mews, referred to as Section Two, which includes the Property may be developed *". . . in midrise buildings not more than 65 feet in height located at least 1,000 feet from Edsall Road, or in dwelling units permitted by the R-12 zoning category not more than three stories in height. The exact configuration and location of all buildings will be determined at site plan review."* Since 1981, the County has granted administrative interpretations pertaining to site plan development of the southern portion of Section Two. These interpretations allowed for a variety of significant

changes to buildings, parking and layout within that portion of Section Two based upon, and specifically citing, the flexibility language in Proffer 1. At present, approximately 20 acres of Monticello Mews are developed and occupied by homeowners (Section One and Section Two Phase 1), with an additional ±10 acres previously dedicated for public parkland and public streets.

The Existing Vegetation Map on GDP Sheet C-4 shows that a majority of the Property has been cleared for development in accordance with approved Site Plan 3759-SP-006-3, with preservation of the existing wooded corridor within and adjacent to the Turkeycock Run Stream Valley. This remnant wooded area also is within the "Resource Protection Area" delineated and approved on County Plan 3759-RPA-001-1 along the eastern side of the Property. The area shown to be preserved is within a recorded conservation easement.

Two private roads exist on-site to provide access to and from Edsall Road for the townhome community to the west ("Section One") via Independence Circle and the multifamily building to the south ("Section Two Phase 1"). Section One adjoins the application Property along its western boundary and is accessed from Edsall Road via Independence Circle which runs across the northern end of the Property. Section One was approved for 199 townhomes (195 built) on approximately 16.3 acres of land known as "Jefferson Green Condominium Association."

Section Two Phase 1 of Monticello Mews is situated between the Property and the dedicated parkland to the south and consists of 144 multi-family condominium units within "The Isabella," a single, six–story, 65-foot tall building on approximately 4.0 acres of land. Section Two also is accessed solely through the Property via a 1,000-foot long private road with an adjacent eight-foot wide asphalt trail running in a north-south direction. This access road and trail are proposed to remain and be rebuilt. The Property included in the subject application is designated as "Section Two Phase 2." As shown on GDP Sheet C-2, As-Built drawings indicate that 195 townhome condominium units exist within Section One and 144 multi-family condominium units exist within Section Two Phase 1. Therefore, based on the 496-unit maximum in the current (1981) proffers, 153 additional dwelling units are approved and remain to be developed within Section Two Phase 2 of Monticello Mews under the current zoning entitlement.

Proposal

In accordance with the R-12 District requirements, the Applicant seeks approval for up to 99 garage townhomes at a maximum density of approximately 9.2 dwelling units per acre in a conventional development on the Property. This application comprises the second, and final, phase of Section Two of Monticello Mews and is proposed at a much lesser density than approved in the first two sections of the community. The unit type, density and layout proposed with this application is compatible with the existing townhomes adjacent to the west and the 65-foot multi-family building and asphalt parking lot adjacent to the south. Five of the 99 townhomes are proposed to be Workforce Dwelling Units ("WDUs"). The "Typical" lot presented on GDP Sheet C-5 shows a three-story, one-car garage townhome that will be approximately 20 feet wide and 40 feet deep, at a maximum height of 40 feet, with a minimum setback of 18 feet from the sidewalk and 16 feet from the rear lot lines in accordance with Section 3-1210 of the Zoning Ordinance. The GDP and proffers allow flexibility to increase townhouse footprints, provided there is no decrease in minimum open space or peripheral setbacks. Both Jefferson Green and The Isabella are part of the larger Monticello Mews community and are accessed via the two existing private roads across the Property, which will remain generally in the same location and be improved in this development proposal.

If approved, this application would decrease the overall number of approved dwelling units allowed within Monticello Mews by 54, which is approximately a 35 percent reduction in the number of remaining approved units. The R-12 District requires that a minimum of 25 percent of the gross area of the site be provided in open space, which equates to approximately 2.6 acres for this Property. This development proposal for Section Two Phase 2 provides over five acres of open space, nearly double the requirement. This open space includes provision of a 25-foot buffer adjacent to both The Isabella and Jefferson Green where no buffers are required by Ordinance. GDP Sheet C-2 presents detailed tabulations for the Property, and overall tabulations for Monticello Mews as a whole. Approval of this application would result in a total of 442 townhome and multifamily units within the Monticello Mews community as a whole at an overall density of 10.7 du/ac and approximately 40 percent open space.

The layout maximizes views of the stream valley corridor along the east boundary and provides an integrated pedestrian circulation system on the Property and connecting to the other sections of Monticello Mews. Large, common open space areas include the stream valley along the eastern periphery of the Property and central open space areas between townhome units. The existing multi-purpose court will be shared with The Isabella condominium, whose residents currently use, and will continue to use, this existing recreation facility in Section Two. Similar to existing residents of Monticello Mews Sections One and Two, new residents within this proposed development will become members of the Bren Mar Recreation Association pool and tennis club as set forth in the current proffers.

The Property is located within the "Bren Mar Park Community Planning Sector" of the "Lincolnia Planning District" in the Mason Magisterial District. While there are no site-specific Comprehensive Plan recommendations pertaining to the Property, page 31 of the Plan states: *"Infill development within this sector needs to be of a compatible use, type and intensity in accordance with the guidance in the Policy Plan under Land Use Objectives 8 and 14."* The infill development proposed in this application satisfies Land Use Objectives 8 and 14 since it is at a compatible scale and density with adjacent multifamily and townhome uses and can be supported by public facilities and the road network. In addition, approval of this development proposal would result in a one-third decrease in the permitted number of dwelling units remaining under the current Monticello Mews proffers and provide nearly double the minimum amount of open space required by the Zoning Ordinance in Section Two Phase 2. Parkland, a stream valley and industrial uses adjoin the Property along the north and east. Pursuant to Par. 11 of Sect. 18-202 of the Zoning Ordinance, an analysis of the relationship of the proposed development to Residential Development Criteria recommendations in Appendix 9 of the Comprehensive Plan is included in the application package.

In this PCA application, the Applicant is requesting a significant reduction in the number of units allowed under current zoning entitlements; therefore, the proposed development is exempt from the Affordable Dwelling Unit Program in accordance with Par. 3 of Sect. 2-803 of the Zoning Ordinance. No increase in dwelling units is proposed and no increase in density over the previously approved density is being requested. Five WDUs will be made available for purchase by families earning up to 80% of Area Median Income. In addition, the Applicant will make a $99,000.00 contribution to nearby Bren mar Park Elementary School when no contribution is required under the County formula.

Summary

This proposed townhouse layout complements the existing R-12-zoned Monticello Mews community and its immediate environs, which are quite different from the character of land uses north of Edsall Road and west of Jefferson Green. Monticello Mews was zoned R-12 as a transition between the more intense I-5 and I-3 industrial and commercial uses to the east and the Bren Mar subdivision to the west. The Bren Mar subdivision is zoned 4 du/ace and, like the mixed residential use "Overlook" community to the north, is zoned to one-third the density of Monticello Mews. Monticello Mews serves as a transition to these lower density neighborhoods to the west and northwest. Significant proffer contributions are being made with this application even though it is requesting one-third less density than is permitted with the current zoning. The proposed development conforms with the recommendations of the Comprehensive Plan and complies with all applicable ordinances, regulations and adopted standards, including the R-12 District requirements, except for the following, as listed on GDP Sheet C-5:

1. Waiver of the 600-foot maximum length of a private street as set forth in Par. 2 of Sect. 11-302 of the Zoning Ordinance in order to provide continued access to The Isabella 144-unit multi-family building to the south and to provide access for units proposed on this elongated parcel. The existing roadway provides safe and convenient access to the existing multi-family dwelling units located at the southern end of Monticello Mews and will continue to provide safe and convenient access to both those existing units and the new dwellings proposed in this application.

2. Waiver of Par. 3B of Sect. 17-201 of the Zoning Ordinance so as not to require additional inter-parcel access to adjoining parcels beyond those shown on the GDP. Interparcel access has been provided by Independence Circle which will remain. Given the industrial zoning and development of the properties to the east, interparcel access would not be appropriate due to potential conflicts between residential and commercial/industrial traffic.

3. Waiver and modification of Par. 3 of Sect. 17-201 of the Zoning Ordinance to allow the curb and four (4) foot sidewalk along Edsall Road east of the existing private drive to remain. The Applicant requests the proposed six (6) foot sidewalk located adjacent to Edsall Road be deemed to meet the criteria of the Comprehensive Plan which requires on-street bike lanes. The Applicant makes this request due to the fact there are no existing on-street bike lanes and/or a 10-foot shared use trail along Edsall Road abutting the properties on either side. The Applicant will be providing full right-of-way dedication along the Property's Edsall Road frontage.

4. Modification to permit use of certain setback and height bulk regulations set forth in Section 3-1210 pursuant to Section 2-805 and 2-1101 of the Zoning Ordinance and in favor that shown on the GDP. This request is justified based upon the provision of 5 WDUs in an application reducing approved density, requesting no density bonus and where no affordable units are required. This modification enables increased open space and development of traditional peaked-roof townhomes that are more compatible with existing townhomes within Monticello Mews.

The above waivers and modifications were identified during the processing of this PCA application. The Applicant reserves the right to make additional requests during site plan review. Given the more intense, existing multifamily residential and industrial uses to the south and east and

the existing townhome community to the west, no transitional screening yards and barriers are required on those boundaries.

This PCA Application seeks to significantly reduce the number of dwelling units from that permitted under the current proffers. The GDP shows a compatible infill development that will complete the Monticello Mews community. The proposed townhome community fits into the fabric of the surrounding neighborhoods, presents high quality site design, provides walking paths and trail connections and access to other community facilities, and preserves and protects the Turkeycock Run Stream Valley.

John C. McGranahan, Jr.
Agent for the Applicant

REZONING AFFIDAVIT

DATE: February 3, 2016
(enter date affidavit is notarized)

129188c

I, John C. McGranahan, Jr., 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

in Application No.(s): PCA 74-5-158-3
(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)
DRW, Inc.(1) Agents: Joseph M. Della Ratta Elizabeth M. Della Ratta J. Raphael Della Ratta Jennifer M. Redmond Joseph E. Brimmer	1370 Lamberton Drive Silver Spring, MD 20902	Applicant/Title Owner, Parcel 81-2-((1))-8A
Hunton & Williams LLP(2)	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
John C. McGranahan, Jr. Francis A. McDermott Jessica N. Vara	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Attorneys/Agents for Applicant
Elaine O'Flaherty Cox Susan K. Yantis	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Planners/Agents for Applicant

(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).

Appendix 4

Rezoning Attachment to Par. 1(a)

129188c

DATE: February 3, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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)
Jeannie A. Mathews	1751 Pinnacle Drive, Suite 1700 McLean, VA 22102	Paralegal/Agent for Applicant
VIKA Virginia, LLC(3) Agents: John F. Amatetti, P.E. Robert R. Cochran P. Christopher Champagne Michael R. Congleton J. Thomas Harding Katelyn E. Antonucci Jeffrey A. Kreps Edmund J. Ignacio Robert J. Bosco Nelson P. Kirchner	8180 Greensboro Drive, Suite 200 Tysons, Virginia 22102	Engineers/Landscape Architects/ Agents for Applicant
VIKA, Incorporated(4) Agent: John F. Amatetti, P.E.	8180 Greensboro Drive, Suite 200 Tysons, Virginia 22102	Engineers/Agents for Applicant
M. J. Wells and Associates, Inc.(5) Agents: Robin L. Antonucci Kevin R. Fellin William F. Johnson	1420 Spring Hill Road, Suite 600 McLean, VA 22102	Traffic Engineers/Agents for Applicant
ECS Mid-Atlantic, LLC(6) Agents: James R. Carpenter Matthew W. Wager	14026 Thunderbolt Place, Suite 100 Chantilly, VA 20151	Geotechnical Engineers/Agents for Applicant

(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

129 188C

DATE: February 3, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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)
(1) - DRW, Inc.
1370 Lamberton Drive
Silver Spring, MD 20902

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)

Elizabeth M. Della Ratta
Jennifer M. Redmond
Joseph Raphael Della Ratta

NAMES OF OFFICERS & DIRECTORS: (enter first name, middle initial, last name & title, e.g. **President, Vice President, Secretary, Treasurer,** etc.)
Joseph M. Della Ratta, Pres/Treas/Director
Elizabeth M. Della Ratta, Vice Pres/Director
Joseph Raphael Della Ratta, Secretary/Director
Jennifer M. Redmond, Director

(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 succe sive 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: February 3, 2016
(enter date affidavit is notarized)

129188C

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(3) VIKA Virginia, LLC
8180 Greensboro Drive, Suite 200
Tysons, 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)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne
Michael Dwayne Benton
Edmund Javier Ignacio

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)

(4) VIKA, Incorporated
8180 Greensboro Drive, Suite 200
Tysons, 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)

John F. Amatetti
Charles A. Irish, Jr.
Harry L. Jenkins
Robert R. Cochran
Mark G. Morelock
Jeffrey B. Amateau
Kyle U. Oliver
P. Christopher Champagne
Michael Dwayne Benton
Edmund Javier Ignacio

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.

- Information added since the printing of the 1/20/16 Staff Report.

Rezoning Attachment to Par. 1(b)

DATE: February 3, 2016
(enter date affidavit is notarized)

1291886

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(5) M. J. Wells & Associates, Inc.
1420 Spring Hill Road, Suite 600
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, no one individual 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.)

==========

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

(6) ECS Mid-Atlantic, LLC
14026 Thunderbolt Place, Suite 100
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)
Engineering Consulting Services, Ltd.(7)

==========

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: February 3, 2016
(enter date affidavit is notarized)

129188c

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(7) Engineering Consulting Services, Ltd.
14026 Thunderbolt Place, Suite 400
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)

Henry L. Lucas
The Engineering Consulting Services Employee Stock Ownership Plan (ESOP)
(All of the over 1,300 employees are eligible Plan participants; however, no one individual 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.)

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

129188C

DATE: February 3, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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)

(2) Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Robert A. Acosta-Lewis	Matthew P. Bosher	Curtis G. Carlson
Lawrence C. Adams	James W. Bowen	Jean Gordon Carter
Syed S. Ahmad	Lawrence J. Bracken, II	Charles D. Case
Michael F. Albers	James P. Bradley	J. C. Chenault, V
Kenneth J. Alcott	Sheldon T. Bradshaw	Whittington W. Clement
Fernando C. Alonso	David F. Brandley, Jr.	Herve' Cogels (nmi)
Walter J. Andrews	Benjamin P. Browder	Cassandra C. Collins
Chinawat Assavapokee (nmi)	A. Todd Brown, Sr.	S. Gregory Cope
L. Scott Austin	Tyler P. Brown	Ashley Cummings (nmi)
Ian Phillip Band	F. William Brownell	Alexandra B. Cunningham
John J. Beardsworth, Jr.	Kevin J. Buckley	Samuel A. Danon
Ryan A. Becker	Kristy A. Niehaus Bulleit	John J. Delionado
Steven H. Becker	Joseph B. Buonanno	Stephen P. Demm
Stephen John Bennett	Nadia S. Burgard	Dee Ann Dorsey
Melinda R. Beres	Eric R. Burner	Edward L. Douma
Lucas Bergkamp (nmi)	M. Brett Burns	Colleen P. Doyle
Lon A. Berk	P. Scott Burton	Alison M. Dreizen
Mark B. Bierbower	Ellis M. Butler	Sean P. Ducharme
Stephen R. Blacklocks	Ferdinand A. Calice	Deidre G. Duncan
Jeffry M. Blair	Matthew J. Calvert	Roger Dyer (nmi)
Andrew J. Blanchard	Daniel M. Campbell	Frederick R. Eames
J. Tom Boer	Thomas H. Cantrill	Heather Archer Eastep

(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)

129188C

DATE: February 3, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Maya M. Eckstein
W. Jeffery Edwards
Marvin W. Ehrlich
John C. Eichman
Tara L. Elgie
Emmett N. Ellis
Edward W. Elmore, Jr.
Frank E. Emory, Jr.
Juan C. Enjamio
John D. Epps
Phillip J. Eskenazi
Joseph P. Esposito
Kelly L. Faglioni
Susan S. Failla
Eric H. Feiler
Kevin C. Felz
Lindsay H. Ferguson
Edward F. Fernandes
Norman W. Fichthorn
Andrea Bear Field
Kevin J. Finto
Melanie Fitzgerald (nmi)
Michael F. Fitzpatrick, Jr.
Robert N. Flowers
Aaron M. Flynn
William M. Flynn
David S. Freed
Lauren E. Freeman
Steven C. Friend
Edward J. Fuhr
Charles A. Gall
Daniel C. Garner
Douglas M. Garrou
Richard D. Gary
Kevin M. Georgerian
John T. Gerhart, Jr.
Andrew G. Geyer
Jeffrey W. Giese
Neil K. Gilman
C. Christopher Giragosian
Douglas S. Granger
Laurie A. Grasso
J. William Gray, Jr.
Christopher C. Green
Robert J. Grey, Jr.
Greta T. Griffith
Brett L. Gross
Steven M. Haas
Brian L. Hager
Robert J. Hahn
Jarrett L. Hale
Leslie S. Hansen
Eric J. Hanson
Ronald M. Hanson
Jason W. Harbour
Jeffrey L. Harvey
John D. Hawkins
Rudene Mercer Haynes
Timothy J. Heaphy
Mark S. Hedberg
Gregory G. Hesse
E. Perry Hicks
David A. Higbee
Thomas Y. Hiner
D. Bruce Hoffman
Robert E. Hogfoss
John R. Holzgraefe
Cecelia Philipps Horner
David B. Horner
George C. Howell, III
Kevin F. Hull
Jamie Zysk Isani
Judith H. Itkin
Makram B. Jaber
Timothy L. Jacobs
Lori Elliott Jarvis
Matthew D. Jenkins
Harry M. Johnson, III
Robert M. Johnson
James A. Jones, III
Kevin W. Jones
Laura Ellen Jones
Dan J. Jordanger
Roland Juarez (nmi)
Thomas R. Julin
Andrew Kamensky (nmi)
David A. Kelly
Douglas W. Kenyon
Michael C. Kerrigan
Ryan T. Ketchum
Scott H. Kimpel
Robert A. King
Edward B. Koehler
Torsten M. Kracht
Christopher G. Kulp
David Craig Landin
Gregory F. Lang
Kurt G. Larkin
Andrew W. Lawrence
Daniel M. LeBey
Corey A. Lee
Bradley T. Lennie
L. Steven Leshin
Brent A. Lewis
Catherine D. Little
David C. Lonergan
Nash E. Long, III
Kirk A. Lovric
David S. Lowman, Jr.
Kimberly C. MacLeod
Michael J. Madden, Jr.
Tyler Maddry (nmi)
Manuel E. Maisog
Rori H. Malech
Christopher Mangin, Jr. (nmi)
Alan J. Marcuis
Brian R. Marek

(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: February 3, 2016
(enter date affidavit is notarized)

1291886

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(2) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Fernando Margarit (nmi)
Laura C. Marshall
Jeffrey N. Martin
John S. Martin
J. Michael Martinez de Andino
Walfrido J. Martinez
Laurie Uustal Mathews
John Gary Maynard, III
William H. McBride
Michael C. McCann
T. Allen McConnell
Alexander G. McGeoch
John C. McGranahan, Jr.
Gustavo J. Membiela
Uriel A. Mendieta
Mark W. Menezes
Gary C. Messplay
Peter J. Mignone
Patrick E. Mitchell
Jack A. Molenkamp
T. Justin Moore, III
Thurston R. Moore
Ann Marie Mortimer
Jay B. Mower
Michael J. Mueller
Eric J. Murdock
Ted J. Murphy
Thomas P. Murphy
David A. Mustone
James P. Naughton
Wim Nauwelaerts (nmi)
Eric J. Nedell
Michael Nedzbala (nmi)
William L. Newton
Lonnie D. Nunley, III
Michael A. Oakes
Peter K. O'Brien
John T. O'Connor
Leslie A. Okinaka
John D. O'Neill, Jr.
Brian V. Otero
Raj Pande (nmi)
Randall S. Parks
Peter S. Partee, Sr.
J. Steven Patterson
Djordje Petkoski (nmi)
Ryan P. Phair
James M. Pinna
Eric R. Pogue
Robert Dean Pope
Laurence H. Posorske
Kurtis A. Powell
Lewis F. Powell, III
Robert T. Quackenboss
John Jay Range
Robert S. Rausch
Baker R. Rector
Shawn Patrick Regan
Sona Rewari (nmi)
Thomas A. Rice
Michael P. Richman
Jennings G. ("J. G.") Ritter, II
Kathy E. B. Robb
Daryl B. Robertson
Gregory B. Robertson
Patrick L. Robson
Robert M. Rolfe
Ronald D. Rosener
Brent A. Rosser
William L. S. Rowe
Marguerite R. ("Rita") Ruby
D. Alan Rudlin
Mary Nash K. Rusher
D. Kyle Sampson
Stephen M. Sayers
Arthur E. Schmalz
Gregory J. Schmitt
John R. Schneider
Howard E. Schreiber
Jeffrey P. Schroeder
Carl F. Schwartz
Matthew A. Scoville
P. Watson Seaman
James S. Seevers, Jr.
Douglass P. Selby
Joel R. Sharp
Michael R. Shebelskie
Ryan A. Shores
George P. Sibley, III
Donald F. Simone
Aaron P. Simpson
Jo Anne E. Sirgado
Laurence E. Skinner
Caryl Greenberg Smith
John R. ("J. R.") Smith
Yisun Song (nmi)
Lisa J. Sotto
Joseph C. Stanko, Jr.
Todd M. Stenerson
John J. Stenger
Gregory N. Stillman
Yeongyo Anna Suh
Brian J. Tanenbaum
Andrew J. Tapscott
Robert M. Tata
Eric Jon Taylor
W. Lake Taylor, Jr.
Wendell L. Taylor
Andrew S. V. Thomas
John Charles Thomas
Gary E. Thompson
Paul M. Tiao
B. Cary Tolley, III
John R. R. Tormey
Bridget C. Treacy
Andrew J. Turner
Julie I. Ungerman

(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: February 3, 2016
(enter date affidavit is notarized)

129188C

for Application No. (s): PCA 74-5-158-3
(enter County-assigned application number (s))

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

(17) Hunton & Williams LLP (Continued)
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

(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**)

Daniel E. Uyesato
Mark C. Van Deusen
Emily Burkhardt Vicente
Daniel G. Vivarelli, Jr.
Mark R. Vowell
Amanda L. Wait
William L. Wehrum
Peter G. Weinstock
Malcolm C. Weiss
Kevin J. White
Amy McDaniel Williams
Mitchell G. Williams
Holly H. Williamson
Susan F. Wiltsie
Allison D. Wood
David C. Wright
Richard L. Wyatt, Jr.
David R. Yates
Manida Zinmerman (nmi)

FORMER PARTNERS:

Charles E. G. Ashton
James N. Christman
John A. Decker
Charles E. Greef
Bradley W. Grout
Stuart Hills (nmi)
Donald P. Irwin
Karolyn E. ("Kerry") Johnson
G. Roth Kehoe, II
John T. Konther
Robert J. Morrow
Michael A. O'Shea
William S. Patterson
Dionne C. Rainey
Katherine E. Ramsey
Belynda B. Reck
Trevor K. Ross
Ronald L. Rubin
Rita A. Sheffey
Linda L. Walsh
Lee B. Zeugin

(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

129188C

DATE: February 3, 2016
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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.

Appendix 4

REZONING AFFIDAVIT

DATE: February 3, 2016 129188c
(enter date affidavit is notarized)

for Application No. (s): PCA 74-5-158-3
(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.)

John C. McGranahan, Jr., Attorney for Applicant, has contributed in excess of $100 to Supervisor Cook.
Francis A. McDermott, Attorney for Applicant, has contributed in excess of $100 to Supervisor Cook.
Thomas P. Murphy, a Partner at Hunton & Williams, has contributed in excess of $100 to Supervisor Cook.
ECS Corporate Services, LLC, a subsidiary of Engineering Consulting Services, Ltd., has contributed in excess of $100 to Supervisor Herrity.

(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: John C. McGranahan Jr.

(check one) [ ] Applicant [✓] Applicant's Authorized Agent

John C. McGranahan, Jr., Attorney/Agent for Applicant
(type or print first name, middle initial, last name, and title of signee)

MARY BETH VINCENT NOTARY PUBLIC RES. 293336 COMMONWEALTH OF VIRGINIA

Subscribed and sworn to before me this 3rd day of February 2016, in the State/Comm. of Virginia, County/City of Fairfax.

Mary Beth Vincent
Notary Public

My commission expires: 3/31/2017

FORM RZA-1 Updated (7/1/06)

Appendix 5

FAIRFAX COUNTY PARK AUTHORITY

M E M O R A N D U M

TO: Barbara Berlin, AICP, Director
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Sandy Stallman, AICP, Manager
Park Planning Branch, PDD

DATE: July 23, 2015

SUBJECT: PCA 74-5-158-03, Monticello Mews Section Two Phase II (DRW, Inc) - **Revised**
Tax Map Number: 81-2 ((1)) 8A

BACKGROUND

The Park Authority staff has reviewed the proposed Development Plan dated July 10, 2015 for the above referenced application. This memo replaces a previous Park Authority memo dated June 24, 2015. The development plan proposes 102 new single family attached dwelling units on approximately 10.71 acres of land zoned as R-12. Under the current zoning entitlement, 153 additional dwellings may be built. This proposal would result in a reduction of 51 residential units. An 8.3-acre park located to the south of the property, Backlick Run Park, was previously dedicated to the Park Authority by the Applicant.

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).

Recommendations in the Area I Plan for both the Lincolnia Planning District and the L-3 Bren Mar Park Community Sector describe the importance of development of countywide stream valley trails. Emphasis is on public access to stream valley parks through acquisition and/or donation of conservation/trail easements on privately owned land in accordance with Fairfax County Park Authority stream valley policy. (Area I, Lincolnia Planning District Overview, L3 Bren Mar Park Community Planning Sector, Recommendations, Parks and Recreation, pp. 36-37).

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Finally, text from the Lincolnia District chapter of the Great Parks, Great Communities Park Comprehensive Plan echoes recommendations in the Countywide Comprehensive Plan. Specific District chapter guidance recommends continuing to acquire and/or protect stream valleys through purchase, donation, development dedications, or conservation easements for property within the Backlick, Turkeycock Run, and Indian Run stream valleys.

ANALYSIS AND RECOMMENDATIONS

Park Needs:
Using adopted service level standards, staff has identified a need for all types of parkland in this area. Existing nearby parks (Backlick Run, Bren Mar, Turkeycock Run Stream Valley, Indian Run Stream Valley) meet only a portion of the demand for parkland generated by residential development in the Bren Mar Park Community. In addition to parkland, the recreational facilities in greatest need in this area include rectangle fields, basketball courts, youth softball fields, playgrounds and trails. The development plan proposes a reduction of 51 residential units from the original rezoning approval. The applicant had previously contributed funds to establish the Bren Mar community pool and dedicated parkland, which helps to offset recreation needs in the area.

Onsite Facilities:
An existing multipurpose court is located on the south west corner of the property, and there is a fenced dog park adjacent to the Turkeycock Run on the eastern edge of the property. The fenced in dog park is proposed to be demolished and the multipurpose court will be moved south and shared between this property and Section Two Phase 1 of Monticello Mews, a 144 multi-family unit condominium. The Park Authority recommends a tot-lot to be built in one of the onsite open space areas to help meet the recreation needs of new residents and add value to the development.

Natural Resources Impact:
Backlick Run Park contains dozens of species of non-native invasive plants at high levels of infestation, including porcelainberry and Oriental bittersweet. Most of the mature trees present in the park suffer from thick infestations of vines, forming an impenetrable curtain that degrades forest health. There are infestations of the same species on adjoining properties and there is a high likelihood of re-infestation following treatment. This park is isolated from other areas owned by the Park Authority. The financial commitment required to rehabilitate this park for public access, and maintain it in an accessible condition, would be significant and long-term for potentially both the applicant and Park Authority.

In dealing with non-native invasive species, it is important to focus upon specific management goals and develop a long-term strategy for handling re-infestation. Non-native invasive plant treatments typically involve expensive chemical treatments and should not be applied haphazardly or without a commitment and plan for maintenance.

The Park Authority has developed a Non-Native Invasive Assessment Protocol (NNIAP) to prioritize our numerous natural areas for herbicide treatment. This ranking system evaluates the relative health of the parks' ecosystem, the level of non-native plant infestation, and the cultural value of the park in terms of visitorship and public investment. The final ranking falls between 3-16, with three being worth little monetary investment and sixteen being a top priority for

Appendix 5

treatment. Although Backlick Run Park was not formally scored on a recent staff site visit, it would score low on this ranking system based on various factors at work in the park.

Cultural Resources Impact:
The Cultural Resource Management and Protection (CRMP) staff has conducted archival review for the application. The parcel was reviewed in 2011. At that time the parcel was determined to have high potential to contain significant sites and was recommended to undergo archaeological survey. The CRMP has not at this time received the archaeological report of the recommended Phase I survey. However, the parcel has since been disturbed by grading and construction. There are no cultural resources issues, and no archaeological work is warranted at this time.

Trails:
The development site has an existing 8 foot wide asphalt trail that parallels the existing roadway on the property, which connects Section Two Phase 1 of Monticello Mews to Edsall Road. The portion of the trail closest to the multifamily building has a steep grade and leads to a dead-end. The edges of the trail need stabilizing and are unsafe due to erosion along the Turkeycock Run stream Valley. As currently proposed, the steep trail segment adjacent to the dog park will be demolished and another trail segment will be built farther to the north.

Various parties have expressed interest in increasing public access to Backlick Run Park through the addition of a trail along Backlick Run. However, there is a suitable trail alignment at the rear of the applicant's property following an existing sewer easement that would also create the desired loop. The sewer easement is a more appropriate location for a trail as it is not within a Resource Protection Area (RPA) and is already maintained as short grass. No invasive species treatments would be required in this location, avoiding the issues discussed above with treating Backlick Run Park.

The Park Authority recommends a continuous trail loop be constructed on the applicant's property to address the dead-end and provide a more useful recreation opportunity onsite.

SUMMARY OF RECOMMENDATIONS

This section summarizes the recommendations included in the preceding analysis section.

- Include a tot-lot in one of the onsite open space areas.
- Construct a continuous asphalt trail that loops around the subject property along the sewer line easement to provide a more useful recreation opportunity onsite.

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 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: Andrea Dorlester/Laura Featherstone
DPZ Coordinator: Kelly Atkinson

Appendix 5

Copy: Cindy Walsh, Director, Resource Management Division
Liz Crowell, Manager, Cultural Resource Management & Protection Section
John Stokely, Manager, Natural Resource Management & Protection Section
Elizabeth Cronauer, Trail Coordinator, Special Projects Branch
Kelly Atkinson, DPZ Coordinator
Chron File
File Copy