



County of Fairfax, Virginia

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

August 3, 2016

Corrected letter

John C. McGranahan, Jr., Esquire
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700
McLean, VA 22102

RE: Proffered Condition Amendment Application PCA 2002-HM-043-02
(Concurrent with Conceptual Development Plan Amendment Application
CDPA 2002-HM-043)

Dear Mr. McGranahan:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 2016, approving Proffered Condition Amendment PCA 2002-HM-043-02 in the name of Arrowbrook Centre, LLC. The Board's action amends the proffers and Conceptual Development Plan for a portion of Rezoning Application RZ 2002-HM-043 previously approved for mixed-use development to permit modifications to proffers and site design, with an overall Floor Area Ratio (FAR) of 1.58 excluding bonus density associated with ADU/WDU. The subject property is located on the west side of Centreville Road, south of Dulles Toll Road and north of Sunrise Valley Drive, on approximately 33.92 acres of land, zoned PDC [Tax Map 16-3 ((1)) 39 A1, 39 A2, and 39 B3] in the Dranesville District and is subject to proffers dated May 23, 2016.

Please note that on May 25, 2016, the Planning Commission (PC) approved Final Development Plan Amendment Application FDPA 2002-HM-043-03, subject to the development conditions dated May 4, 2016.

The Board also approved:

- Conceptual Development Plan Application CDP 2002-HM-043.
- Modification of Section 2-414 of the Zoning Ordinance (ZO) requiring a minimum 200-foot setback from the Dulles Airport Access and Toll Roads (DAAR) for residential buildings to a minimum of 75 feet, as shown on the CDPA.
- Modification of the Use Limitations on Corner Lots in Section 2-505 of the ZO to permit structures, plantings, and other objects within the corner lot triangle as shown on the CDPA and Final Development Plan Amendment (FDPA) and as proffered.

Office of the Clerk to the Board of Supervisors

12000 Government Center Parkway, Suite 533

Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 771

Email: clerktothebos@fairfaxcounty.gov

<http://www.fairfaxcounty.gov/bosclerk>

- Modification of Section 2-506 of the ZO to allow a parapet wall, cornice, or similar projection to exceed the established height limit by more than three feet as shown on the CDPA.
- Modification of Section 6-206 of the ZO to allow the maximum residential gross floor area (secondary use) permitted in the PDC District of 50 percent of principal uses to increase to 65 percent of the development in accordance with the uses shown on the CDPA and the proffers.
- Modification of Paragraph 2 of Section 6-207 of the ZO requiring a minimum of 200 square foot privacy yard for each single-family attached dwelling in favor of the rooftop terraces and open space areas shown on the CDPA and FDPA.
- Modification of Section 6-208 of the ZO to allow the maximum permitted floor area in the PDC District to increase from 1.5 Floor Area Ratio (FAR) to approximately 1.58 FAR (excluding floor area for ADU/WDUs) for the application area shown on the CDPA.
- Modification of the requirement that no loading space be located within 40 feet of the nearest intersection of the edges of the travel way or the curbs of any two streets to that shown on the CDPA.
- Modification of Section 11-102, Paragraph 10, of the ZO to permit driveway parking in front of garage parking (i.e., tandem parking) for multifamily 2-over-2 stacked units as shown on the CDPA and FDPA.
- Modification of the loading requirement in favor of the loading spaces depicted on the CDPA and FDPA.
- Modification of the private street limitations in Section 11-302 of the ZO.
- Modification of Section 13-202 of the ZO to allow a trellis or vegetated arbor to satisfy the interior parking lot landscaping requirements for above-ground parking structures as shown on the CDPA.
- Modification of the transitional screening and barrier requirements between uses within the property and to uses adjacent to the north in favor of the streetscape and landscaping shown on the CDPA and FDPA.
- Modification of Public Facilities Manual (PFM) Standards 12-0510 4E(5) and 12-0601.1B to permit a reduction of the minimum planting width requirement from eight-feet to four-feet as shown on the CDPA and FDPA and described in the proffers.

PCA 2002-HM-043-02

June 8, 2016

- Modification of PFM Standards 12-0511 to permit the overall 10-year tree canopy for the property to be calculated based on the gross floor area of the original rezoning application consisting of 53.84 acres.

Please note that on May 25, 2016, the PC approved Final Development Plan Amendment Application FDPA 2002-HM-043-03, subject to the following development conditions:

1. Development of the property shall be in substantial conformance with the Final Development Plan Amendment entitled "Arrowbrook Centre - Final Development Plan Amendment (FDPA 2002-HM-043-03)", consisting of 47 sheets dated November 18, 2015, as revised through April 22, 2016.
2. Development of the property shall be in-conformance with the development conditions associated with Resource Protection Area Encroachment #1504-W RPA-001-1 in Attachment A.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

CAC/dal

cc: Chairman Sharon Bulova
Supervisor John Foust, Dranesville District
Howard W. Goodie, Director, Real Estate Division, Department of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, Dept. of Planning and Zoning
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Michael Davis, Section Chief, Transportation Planning Division, Dept. of Transportation
Donald Stephens, Transportation Planning Division, Dept. of Transportation
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation
Thomas Conry, Dept. Manager, GIS - Mapping/Overlay
Ken Williams, Plans and Document Control, ESRD, DPWES
Department of Highways, VDOT
Sandy Stallman, Park Planning Branch Manager, Park Authority
Abdi Hamud, Development Officer, Design Development Division, DHCD
Jill Cooper, Executive Director, Planning Commission
Greg Bokan, Coordinator, Facilities Planning/Fairfax County Public Schools



At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 7th day of June, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2002-HM-043-02**

WHEREAS, Arrowbrook Centre, LLC, filed in the proper form an application to amend the proffers and Conceptual Development Plan for a portion of RZ 2002-HM-043 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. § 15.2-2303(a), and

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

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

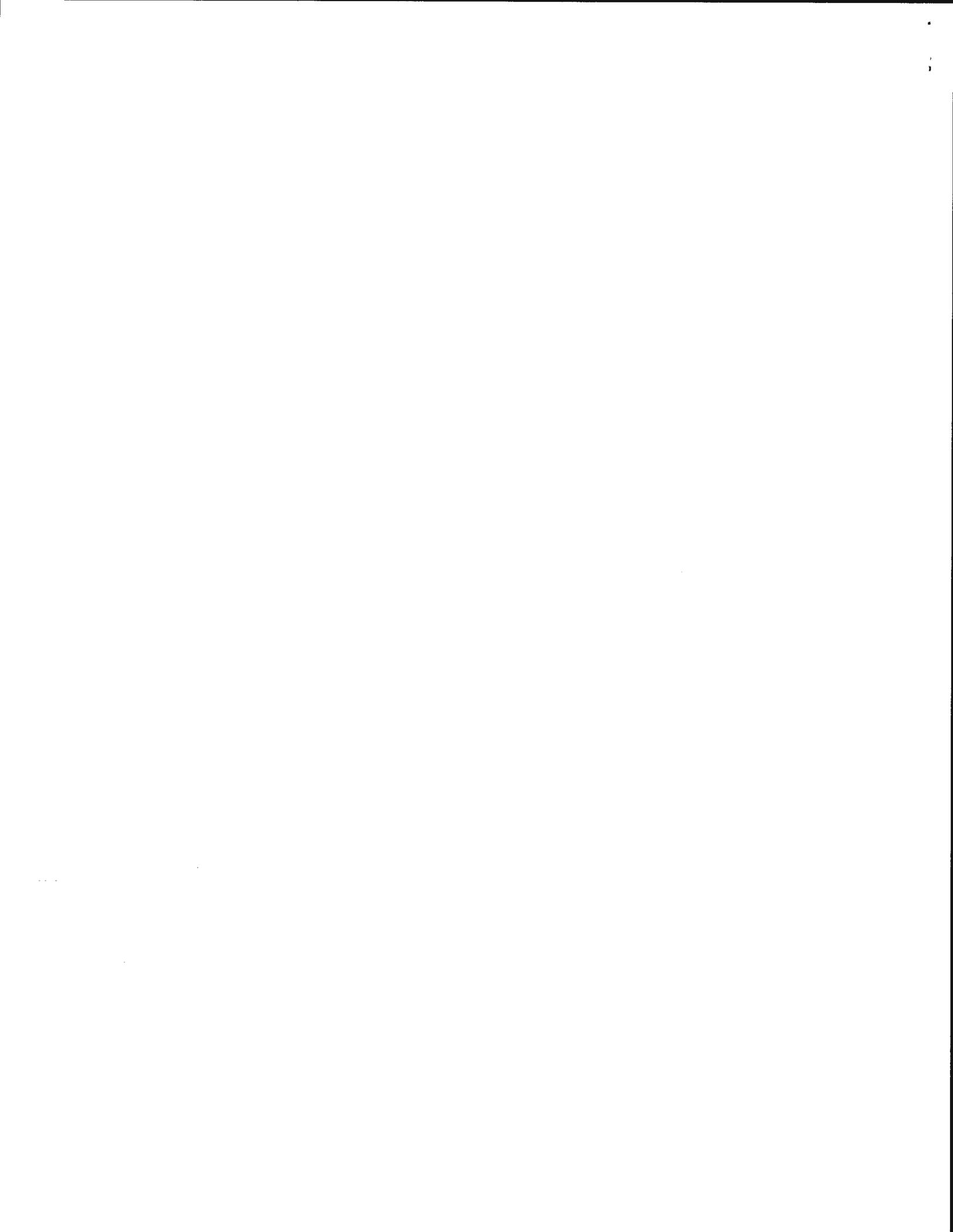
NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Dranesville District, and more particularly described as follows (see attached legal description): Be, and hereby is further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., § 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects said parcel, and

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

GIVEN under my hand this 7th day of June, 2016.



Catherine A. Chianese
Clerk to the Board of Supervisors



RECEIVED
Department of Planning & Zoning

MAY 26 2016

Zoning Evaluation Division

ARROWBROOK CENTRE, LLC
PCA 2002-HM-043-02

PROFFER STATEMENT

January 19, 2016

February 29, 2016

April 1, 2016

April 22, 2016

May 2, 2016

May 16, 2016

May 23, 2016

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ARROWBROOK CENTRE, LLC
PCA 2002-HM-043-02

PROFFER STATEMENT

January 19, 2016

February 29, 2016

April 1, 2016

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May 2, 2016

May 16, 2016

May 23, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950), as amended (the "Virginia Code"), and Sect. 18-204 of the Zoning Ordinance of Fairfax County (1978), as amended (the "Zoning Ordinance"), Arrowbrook Centre, LLC (the "Applicant") hereby proffers, as owner of the land identified as Fairfax County Tax Map Parcels 16-3-((1))-39A1, -39A2 and -39B3 (the "Subject Property"), for itself, and its successors and assigns, that development of the Subject Property shall be in accordance with the following conditions (the "Proffers") if, and only if, this partial Proffered Condition Amendment (the "PCA"), as proposed by the Applicant, is approved by the Board of Supervisors (the "Board"). If the PCA is approved by the Board, these Proffers shall amend, replace and supersede any and all existing proffered conditions applicable to the Subject Property. These Proffers pertain to an approximately 34-acre portion of the original 54-acre Arrowbrook Centre PDC District. The previously approved proffered conditions, as may have been amended by other applications, shall remain in full force and effect for the remainder of the 54-acre Arrowbrook Centre PDC [Tax Map Parcels 16-3-((1))-5D (Land Bay G) and 16-3-((1))-39B4 (portion of Land Bay E-F)], which previously was dedicated to the Fairfax County Park Authority ("FCPA") and developed with active and passive recreational and stormwater management uses. In the event this PCA is denied by the Board, these Proffers shall immediately be null and void and the previously approved proffered conditions shall remain in full force and effect.

GENERAL

1. **Development Plan.** Subject to the Proffers and the provisions of Sect. 6-200, Sect. 16-400 and Sect. 18-204 of the Zoning Ordinance, the Subject Property shall be developed in substantial conformance with the proffered elements of the Conceptual Development Plan Amendment 2002-HM-043 (the "CDPA") for Arrowbrook Centre consisting of 49 sheets (there are no Sheets C.17, C.18 or C.19) dated December 30, 2014, as revised through April 22, 2016, and prepared by Pennoni Associates Inc., as further modified by these Proffers.
2. **Proffered CDPA Elements.** Notwithstanding that the CDPA is the subject of Proffer 1 above, it shall be understood that the proffered elements of the CDPA are limited to the perimeter points of access, maximum square footage, maximum building heights, minimum amount of open space, the general location of the buildings, primary use of each building, general location of parking garages, and minimum setbacks from the peripheral lot lines. The Applicant reserves the right to request Final Development Plan ("FDP") and Final Development Plan Amendment ("FDPA") approval by the Planning Commission for elements other than the proffered CDPA elements for all or a portion of the CDPA in accordance with the provisions of Sect. 16-402 of the Zoning Ordinance, if in substantial

conformance with the proffered elements of the CDPA and these Proffers. The Applicant also reserves the right to use and/or apply future revisions to the PDC District regulations of the Zoning Ordinance as long as such use or application is in substantial conformance with the proffered elements of the CDPA and these Proffers.

3. **Land Bays.** The Subject Property consists of all or a portion of five of the original land bays which comprise Arrowbrook Centre, identified as Land Bays A, B, C, D and a portion of E-F, which are identified on the CDPA and are further divided into sub-land bays. The remaining portion of Land Bay E-F (the "Excluded Portion of E-F") and all of Land Bay G, which were dedicated to FCPA, are not included within this PCA. Development of each land bay and sub-land bay may proceed in any order, provided that all Proffers that apply to such land bay or sub-land bay are addressed with the development of that land bay or sub-land bay. Where a Proffer establishes an obligation that applies to development of a specific land bay or sub-land bay, reference to the "Applicant" in such Proffer shall mean the party undertaking the development of such land bay or sub-land bay. When a Proffer establishes an obligation with respect to a parcel intended for common or public use, such as a street, sidewalk, garage, or pedestrian amenity, not reserved for private use, a reference to the "Applicant" in such Proffer shall also refer to the Property Owners' Association ("POA"), or its designee, as such is identified in Proffer 62, which is responsible for the operation and maintenance of such common or public use.

4. **Minor Modifications.** Pursuant to Par. 4 of Sect. 16-403 of the Zoning Ordinance, minor modifications to the CDPA and future FDPs and FDPAs may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown without requiring approval of an amended CDP provided such changes are in substantial conformance with the CDPA as determined by the Zoning Administrator. Alterations of buildings may be permitted and the number of residential units (as defined herein), and the gross square footage occupied by a residential use in a building, may be adjusted, and corresponding adjustments in required parking and workforce dwelling units may be made, so long as (a) the provided open space is not reduced; (b) the maximum building height is not increased; (c) the minimum setbacks to the peripheral lot lines are not reduced; (d) the maximum gross square footage by category of use as shown in the tabulations on Sheet C2.02 of the CDPA are not exceeded; and (e) the development otherwise is in substantial conformance with the CDPA as determined by the Zoning Administrator.

The Applicant reserves the right, subject to the approval of an FDP or FDPA, to (i) alter building footprint sizes, (ii) modify landscape plazas and other open space areas, (iii) adjust pedestrian and vehicular circulation areas, (iv) relocate points of vehicular or pedestrian access to a building, (v) adjust individual parking garage access and loading space locations, (vi) increase or decrease gross square footage among one or more buildings located in the same land bay or between land bays, (vii) increase or decrease parking areas serving a building subject to any requirement for approval of a parking reduction pursuant to Proffer 29, (viii) convert an area within a building designated for a retail use to residential use, or to an amenity serving a residential use, and (ix) transfer gross square footage proposed for an ancillary retail use in a building planned for a primary office use to a building planned for a

primary retail use and located in the same land bay or between land bays, provided that the total gross floor area ("GFA") for all land bays does not exceed 2,332,074 square feet (as qualified in Proffer 10 below); the minimum open space, level of amenities, and minimum dimensions to peripheral lot lines are not reduced; and the changes do not result in a building height which is higher than the maximum shown on the CDPA.

5. **Severability and Future PCA/CDPA/FDP/FDPA/SE/SP Applications.** Any one or more of the individual Land Bays A through E-F as shown on the CDPA may be the subject of a separate PCA, CDPA, FDP, FDPA, Special Exception ("SE"), Special Permit ("SP"), variance and/or other similar land use application, without joinder and/or consent of the owners of any of the other land bays, provided such application will not change or cause or require a change to the general layout, physical improvements and/or perimeter points of access for such other land bays. In addition, pursuant to Par. 6 of Sect. 18-204 of the Zoning Ordinance, any portion of any land bay may be the subject of a separate PCA, CDPA, FDP, FDPA, SE, SP, variance and/or other similar land use application, without joinder and/or consent of the owners of the other portions of such land bay or of any other land bay, provided that such application does not materially or adversely affect the general layout, minimum and maximum building height, physical improvements and/or access for other portions of such land bay or any other land bay. All existing land use approvals that are applicable to the portion of the Subject Property not included in such PCA, CDPA, FDP, FDPA, 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.
6. **Final Development Plans.** FDP and FDPA approvals may be requested from the Planning Commission in accordance with Sect. 16-402 of the Zoning Ordinance with respect to each respective land bay, or portion thereof, without obtaining the consent and/or joinder of the owners of any of the other land bays. FDPs approved for individual land bays or portions thereof or building sites on the Subject Property may make adjustments pursuant to Proffer 4 and shall establish the maximum GFA for each land bay or building shown on the FDP, within the limits established by these Proffers and the CDPA, including adjustments between buildings and land bays as set forth in these Proffers and on the CDPA. The specific GFA for each building shall be established at the time of final site plan approval for such building; however, adjustments between buildings on Land Bays A through D, inclusive, may be permitted as set forth in these Proffers and on the CDPA.
7. **Final Development Plan Information.** Final Development Plan Amendment application FDPA 2002-HM-043-03 has been filed concurrently with this PCA application on Sub-Land Bays B1, C1 and D1. For all other future FDP and FDPA applications covering any portion of the Subject Property that are not filed concurrently with this PCA application, the following tabulations and information shall be provided:
 - A. A tabulation indicating the status of development on the entire Subject Property. The tabulation shall include a listing of all existing and proposed buildings, along with the GFA and uses approved on the CDPA, all approved FDPs and any approved site plans. The tabulation shall identify the reassignment of any GFA within and between land bays and buildings (as compared with what was originally shown on the CDPA) as permitted by these Proffers, exclusive of Land Bay G and the Excluded Portion of

E-F, and shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.

- B. A tabulation indicating the tree canopy calculations of the entire Subject Property, which shall be updated with each subsequent FDP, FDPA and site plan approved for the Subject Property.
 - C. A copy of any previous Transportation Demand Management ("TDM") Annual Report to determine progress toward attaining TDM goals and any planned modifications to the TDM program; and a comparison of the trip generation based on the Institute of Traffic Engineers, 9th Edition, Trip Generation rates and/or equations (the "ITE Trip Generation"), associated with the FDP or FDPA compared to those uses reflected for that land bay in the "Transportation Operations Study" prepared by Pennoni, dated December 8, 2015, as revised in the March 9, 2016 Addendum.
 - D. List of proposed uses and demonstration of how such uses meet the applicable "Use Limitations" of the PDC District.
 - E. Architectural elements and maximum building heights.
 - F. Graphic depiction and refinements of, and any adjustments to streetscape elements.
 - G. Proposed parking garage façade treatments for above-ground parking structures.
 - H. Landscape plans.
 - I. Provision of a preliminary utility plan overlaid over the landscape plan.
 - J. Identification of specific proposed phased improvements.
 - K. Depiction of any special amenity features.
 - L. Bicycle parking and storage.
 - M. Refinement of the number of proposed parking structures and spaces.
 - N. Identification of specific stormwater management facilities.
 - O. Location of existing and proposed utilities to serve the area subject to such FDP, FDPA or site plan.
 - P. Vehicular sight distance lines at all intersections along Arrowbrook Centre Drive adjacent to the area subject to such FDP, FDPA or site plan based on existing posted/design speeds as well as future design speeds.
8. **Fire Marshal**. The Applicant has coordinated the layouts depicted on the CDPA and the concurrent FDPA filed for Sub-Land Bays B1, C1 and D1 with the Fire Marshal. Further changes to the CDPA, the FDPA and future FDPs shall be permitted in response to the

review of site plans by the Fire Marshal, including adjustments to streets, alleys, streetscapes, locations of building, vehicular and pedestrian access, landscaping and perimeter building areas as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Fairfax County Department of Planning and Zoning ("DPZ") and the Fairfax County Department of Transportation ("FCDOT") and are in substantial conformance with the intent of the CDPA, FDPs and these Proffers. Any landscaping relocated and/or replaced pursuant to this Proffer shall be of comparable size and type of landscaping subject to approval by the Urban Forestry Management Division ("UFMD").

PERMITTED USES AND INTENSITY/DENSITY

9. **Uses.** All principal uses permitted in the PDC zoning district shall be allowed on the Subject Property. All secondary uses, accessory uses, home occupations and/or accessory service uses as defined in the Zoning Ordinance, including business centers inside residential buildings, shall also be permitted provided they are in substantial conformance with the CDPA. Pursuant to Sect. 6-205, any secondary use not specifically designated on an approved FDP may be permitted with approval of an SE. Pursuant to Par. 5 of Sect. 6-206, Board approval of a modification to the secondary use limitation is requested to allow the residential GFA to exceed fifty (50) percent of principal uses within the Arrowbrook Centre PDC. The Applicant reserves the right to construct, place or install temporary or movable structures (such as kiosks, carts and shipping containers) to establish Group 8 Temporary Uses, including sales and marketing trailers on an interim basis. ATMs and other machines within buildings or on building façades shall be permitted.

In the event the Board amends the PDC District regulations subsequent to approval of this PCA, all new uses shall also be permitted on the Subject Property.

10. **Maximum GFA.** The maximum GFA permitted on the Subject Property is 2,332,074 square feet, inclusive of affordable dwelling units and workforce dwelling units, in a mix of land uses across Land Bays A through D and the portion of Land Bay E-F included in this PCA. The maximum GFA and floor area ratio listed in these Proffers and on the CDPA are exclusive of any potential bonus units or bonus density associated with the provision of affordable and workforce units. The CDPA shows maximums and the Applicant reserves the right to build a lesser amount of GFA, both overall and within the individual land bays and sub-land bays. GFA may be adjusted among and within uses, buildings and land bays as depicted conceptually on the CDPA, without requiring a PCA, CDPA or FDPA provided (i) the maximum heights for each building are not exceeded, (ii) the maximum total GFA for the Subject Property is not exceeded, (iii) the overall urban form and building types depicted on the CDPA are maintained, and (iv) such adjustments are consistent with these Proffers and any applicable FDP conditions, if any.
11. **Cellar Space.** The Applicant reserves the right to utilize cellar space constructed as part of the proposed development for all permitted uses and approved SE and SP uses; provided, however, that the Applicant shall be required to provide parking for the cellar space in accordance with the requirements of Art. 11 of the Zoning Ordinance, as qualified by these Proffers. The Applicant reserves the right to construct service, resident amenity and storage

uses in any cellar space. Cellar space in the buildings shall not contain habitable residential units. This Proffer shall not apply to single-family attached and two-over-two multifamily units.

TRANSPORTATION

12. **Centreville Road Access.** Prior to issuance of the first Residential Use Permit ("RUP") or Non-Residential Use Permit ("Non-RUP") for Sub-Land Bay D2 or D3, the Applicant shall construct a right turn deceleration lane from southbound Centreville Road onto "Road C" as shown on the CDPA subject to Virginia Department of Transportation ("VDOT") approval.
13. **Traffic Signal Installation.** As may be required by FCDOT and/or VDOT (if public pursuant to Proffer 18), a warrant study of potential traffic signals at the Arrowbrook Centre Drive/Field Point Road intersection and the Arrowbrook Centre Drive/Road G intersection shall be prepared by the Applicant. If one or both of these traffic signals are warranted, installation shall occur not later than when (i) Arrowbrook Centre Drive is connected to and open for through-traffic to its intersection off-site with Sunrise Valley Drive, or (ii) RUPs or Non-RUPs have been issued for two or more buildings located within Land Bay A, whichever occurs first. Both signals shall provide for pedestrian phases. If these traffic signals are not warranted at the time of site plan review for the second building in Land Bay A, two additional warrant studies shall be submitted at the time of site plan submission for the remaining buildings in Land Bay A. Nothing in this Proffer shall require the installation of such traffic signals as part of any site plan for the development of Sub-Land Bays B1, C1 or D1. In all instances, upon demonstration by the Applicant that despite diligent efforts by the Applicant to implement this Proffer, the signal improvements have been delayed, the Zoning Administrator may agree to a later date for completion of the improvements.
14. **Internal Roads.** The Applicant shall construct the internal road system in substantial conformance with the CDPA. All private streets shall be constructed with materials and depth of pavement consistent with public street standards in accordance with the Public Facilities Manual ("PFM"), as determined by the Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Applicant, the POA (as defined in Proffer 62), or one or more subsequently established condominium unit owners' association (a "COA") or homeowners' association (an "HOA"), or a comparable property owners' association, shall acquire and retain ownership and be responsible for the maintenance of all private streets, as such ownership and maintenance responsibility shall be agreed among such entities. Nothing shall preclude an allocation of such ownership and maintenance responsibility among the foregoing entities. Initial purchasers shall be advised in writing prior to entering into a contract of sale which of the foregoing entities is responsible for the maintenance of the private streets. Nothing in this Proffer shall require the internal road system or any of its component streets or related facilities as shown on the CDPA to be dedicated or conform to all VDOT design standards. For purposes of this Proffer, the private streets shall include any path of travel intended for use by motor vehicles including, but not limited to, those travel aisles designated as Alley A and Alley B on Sheet C4.01 of the CDPA.

15. **Public Access Easements.** The Applicant shall grant public access easements for both vehicular and pedestrian traffic, as applicable, over the private streets, alleys, trails, sidewalks and plazas. Such easements shall be granted and recorded prior to approval of the site plan for the portion of the Subject Property on which such areas are located. Such easements shall allow for the installation of signage necessary for safety and operation of the abutting streets; such signage shall be in conformance with the "Manual on Uniform Traffic Control Devices" as applicable. The form of the public access easements shall be approved by the County Attorney. The public access easements shall expressly permit the temporary closure of a portion of any of the sidewalks and/or plazas in connection with construction and special events. Any public access easements for pedestrian access that are underneath a building or garage shall be limited vertically in scope to the actual upper and lower area of such breezeway or similar pass through.
16. **Grid of Streets.** Many of the major public and private road improvements serving Arrowbrook Centre have been previously completed by this Applicant and are open to traffic. All additional on-site private road improvements, including service streets and alleys, shown on the CDPA and located adjacent to a particular building shall be constructed with the development of such building, or earlier as determined by the Applicant, and shall be open to traffic prior to issuance of the first RUP or Non-RUP for such building. The Applicant reserves the right, in its sole discretion, to complete such ultimate improvements and any of the other improvements described in these Proffers as a single public improvement project or in other separate segments, as long as at least the frontage improvements abutting each respective building are constructed and open to traffic prior to issuance of the first RUP or Non-RUP for that same new building and/or use.
17. **Inter-parcel Access to Adjacent Tax Map 16-3-((1))-30B.** Concurrently with development of Sub-Land Bay B1, the Applicant shall construct, at its sole cost and expense, the portion of Arrowbrook Centre Drive from Field Point Road west to the boundary of the Subject Property (the "Arrowbrook Centre Drive Extension") in substantial conformance with the location and design shown on Sheet C4.02 of the CDPA. Nothing in this Proffer shall require the Applicant to construct any portion of the Arrowbrook Centre Drive Extension not located on the Subject Property or to acquire any off-site easement or right-of-way for such portion of the Arrowbrook Centre Drive Extension not located on the Subject Property. The design of that portion of the Arrowbrook Centre Drive Extension located within the Subject Property need not meet or conform to VDOT standards. The construction of that portion of the Arrowbrook Centre Drive Extension located within the Subject Property shall conform to the applicable provisions of Proffer 14 and its ownership, and responsibility for maintenance, shall remain with the POA, or its designee, unless and until the dedication contemplated in the following Proffer 18 may occur. Notwithstanding the foregoing, should it be determined, in coordination with FCDOT, with the submission of engineered plans for Sub-Land Bay B1, that site conditions preclude construction of the Arrowbrook Centre Drive Extension to the western boundary of the Subject Property, then the Applicant shall terminate the Arrowbrook Centre Drive Extension at the closest feasible point or points to such western boundary, which shall be no more than twenty feet (20') from the western property boundary. If the extension is not able to be constructed to the western property boundary, then the Applicant shall establish public access and construction easements to the property line, as reviewed and

approved by the County Attorney, and provide a \$10,000.00 construction escrow at the time of site plan approval for Sub-Land Bay B1. Until such time as future, off-site construction by others of Arrowbrook Centre Drive to Sunrise Valley Drive occurs, the Applicant reserves the right to improve, use, and occupy all or any part of such portion of the Arrowbrook Centre Drive Extension located within the Subject Property for either parking or any other use not prohibited by these Proffers or applicable law, provided the Applicant shall repair any damages that may be caused by such interim uses. Every prospective purchaser or tenant of any dwelling located on Sub-Land Bays B1, C1, or D1 shall receive, prior to or concurrently with, execution of the purchase contract or lease agreement, a written disclosure advising that Arrowbrook Centre Drive could, at some indefinite future time, be connected to Sunrise Valley Drive. Prior to issuance of the first RUP for Sub-Land Bay B1, the Applicant shall erect, maintain, repair or replace as may be necessary a sign at the new, on-site terminus of the Arrowbrook Centre Drive Extension advising of the future connection to Sunrise Valley Drive.

18. **Future Potential Road Dedications.** If and when (i) Arrowbrook Centre Drive is extended off-site to Sunrise Valley Drive; (ii) VDOT and Fairfax County determine that Arrowbrook Centre Drive meets urban street design standards as generally set forth in the current VDOT Road Design Manual Appendix B(2) "Multimodal Design Standards for Mixed-Use Urban Centers;" and (iii) VDOT, FCDOT and the Applicant all agree that the preceding two conditions allow Arrowbrook Centre Drive, including that portion of the Arrowbrook Centre Drive Extension located within the Subject Property, and/or Field Point Road, to be eligible for acceptance into the VDOT state highway system, then upon receipt of a written request from FCDOT, the Applicant agrees to dedicate right-of-way exclusive of the adjacent sidewalks and pedestrian streetscape in fee simple and to petition VDOT to accept maintenance of the roadways designated as Arrowbrook Centre Drive, from Centreville Road to the western property boundary of the Subject Property, and/or Field Point Road, from Sunrise Valley Drive to Arrowbrook Centre Drive (collectively, the "Potential Public Roads") but if, and only if, an agreement is signed by VDOT, FCDOT and the Applicant that meets the requirements of this Proffer. If such an agreement cannot be reached prior to satisfaction of all other conditions to the final bond release of the site plan which required the Applicant to give the notice to FCDOT specified by this Proffer, then the Applicant shall be entitled to the release of such bond and shall be relieved of the obligations imposed by this Proffer. Nothing in this Proffer shall obligate the Applicant to construct any improvements to the Potential Public Roads as a condition for their acceptance into the state highway system except as may be otherwise expressly required by the other provisions of the Proffers.
19. **Bus Shelters.** In addition to the existing bus shelter previously provided by the Applicant along Sunrise Valley Drive, the Applicant shall provide one (1) bus shelter on the Subject Property adjacent to Centreville Road, with the specific location to be determined by FCDOT. If needed, a public access easement shall be provided for such bus shelter in a form that is approved by the County Attorney. The bus shelter shall be the typical open type and the installation shall be limited to the concrete pad, the shelter itself and a trash can. No bus turn outs or special lanes shall be provided by the Applicant. The Applicant shall provide sidewalk connections as needed to provide an all-weather walking surface to the shelter from the adjoining sidewalk system. The bus shelter and related improvements required by this

Proffer shall be constructed as part of the site plan for the development of either Sub-Land Bay D2 or D3 as depicted on the CDPA, whichever occurs first. If, at the time of approval of any such site plan, FCDOT has not determined the exact location of the bus shelter, the Applicant shall escrow \$20,000 with DPWES to be used by the County to construct a future bus shelter on Centreville Road in the immediate area of the Subject Property.

20. **Innovation Center Transit Station Area Transportation Fund.** The Applicant shall make a cash contribution to a fund established by the County for transportation improvements in the Innovation Center Transit Station Area. The amount of such contribution shall be based on the increase in the residential use on the Subject Property approved with the CDPA and shall be equal to \$261,000, which is \$1,000 for each of the 261 additional dwelling units approved for development with the CDPA. This contribution shall be paid in full on or before issuance of the final RUP within Land Bay A. The term "Land Bay A" shall refer to the set of land bays in which Sub-Land Bays A1 through A6, inclusive, are proposed for development as shown on CDPA Sheet C2.02. Any funds contributed or expended by the Applicant for (i) right-of-way dedication or to advance or underwrite any costs for the study, planning, engineering, or construction of the Off-Site DTR Trail west of the Subject Property, as more fully described in, and as provided by, the provisions of subparagraph B. of Proffer 54, and (ii) any right-of-way or construction of off-site transportation and traffic signal improvements provided in these Proffers, shall be a credit against the contribution required by this Proffer and shall reduce it accordingly.

21. **Private Roads C and G.**

- A. **Private Road C.** At the time of final site plan approval for either Sub-Land Bay A1 or B2, whichever first occurs, the Applicant shall provide public access and construction easements to the western property boundary, as reviewed and approved by the County Attorney, to enable future inter-parcel connection to Road C by others.
- B. **Private Road G.** As part of the site plan for Sub-Land Bay C1, the width of pavement for "Road G" shall be constructed to accommodate three (3) lanes in the future. Until Non-RUPs have been issued for two or more office buildings located within Land Bay A, Road G shall be two (2) lanes and striped to allow parallel parking on both sides. When Non-RUPs have been issued for two or more office buildings located within Land Bay A, then the Applicant shall restripe and revise signage along Road G to allow three (3) through-lanes with parallel parking permitted only along the eastern face of curb.

TRANSPORTATION DEMAND MANAGEMENT

22. **Transportation Demand Management.** This Proffer sets forth the programmatic elements of a transportation demand management ("TDM") program that shall be implemented by the Applicant or Arrowbrook Management Corporation (the "POA" as described in Proffer 62) to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential and office uses constructed on the Subject Property.

- A. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the final new building to be constructed on the Subject Property ("Build Out"). "Pre-stabilization" shall be deemed to occur any time prior to Stabilization. "Metro" shall be deemed to occur one (1) year following the opening of the Innovation Silver Line Station.
- B. Transportation Demand Management Plan. The Applicant shall submit to FCDOT a Transportation Demand Management Work Plan (the "TDM Work Plan") for its approval prior to issuance of the first RUP for the Subject Property. The proffered elements of the TDM program as set forth below shall be more fully described in this TDM Work Plan. If FCDOT has not approved the TDM Work Plan, or otherwise responded in writing to the Applicant with any comments on the TDM Work Plan, within forty-five (45) days after its receipt of the TDM Work Plan, then the TDM Work Plan shall be deemed to have been approved, and the Applicant may proceed to bond and pull all permits required for construction in accordance with the approved site plan for the applicable land bay. It is the intent of this Proffer that the TDM Work Plan will adapt over time to respond to the changing transportation related circumstances of the Subject Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth in these Proffers. Accordingly, modifications, revisions, and supplements to the TDM Work Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Work Plan continues to reflect the proffered elements of the TDM program as set forth below. As used in this Proffer, the terms "TDM Work Plan" and "TDM Plan" shall be interchangeable after the TDM Work Plan has been approved.
- C. Transportation Management Association ("TMA"). The Applicant shall continue to participate in the Dulles Area Transportation Association ("DATA") or other such TMA established in the area.
- D. Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour single occupancy vehicle (SOV) trips generated by the residential and office uses located within the Subject Property through the use of mass transit, ridesharing and other strategies including but not limited to those outlined in the TDM Work Plan. In addition, implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby Metrorail and bus facilities thereby encouraging commuting options other than the automobile to residents, employees and visitors to the Subject Property.
- (i) Baseline. The baseline number of weekday peak hour residential and office vehicle trips for the proposed units within the Subject Property against which the TDM Goals (as defined in subparagraph D.(ii)) will be measured shall be derived upon the number of residential units site plan approved, constructed and occupied on the Subject Property as part of the proposed development at the time traffic counts are conducted in accordance with subparagraph H. or as qualified below and using the trip generation rates/equations applicable to such residential and office uses as set forth in the Institute of Transportation

Engineers, Trip Generation, 9th Edition for Land Use Code = 710, 220, and 230. In the event at Build Out (as defined above), the Applicant has constructed fewer than 1,130 multifamily and single-family attached residential units or less than 630,000 gross square feet of office uses as part of the proposed development, then the Baseline Trip generation numbers applicable upon Build Out shall be reduced.

- (ii) TDM Goals. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips by the minimum shown below for the residential and office uses.

After Metro % (before Metro %)

Use	Within ½ mile	Outside ½ mile
Residential	35% (15%)	25% (15%)
Office	35% (20%)	35% (20%)

- (iii) One-half (½) Mile Location. The TDM Goals in Paragraph (ii) shall be applied to the following land bays at Arrowbrook Centre:

Use	Within ½ mile	Outside ½ mile
Residential	A1, B1, B2, C2	C1, D1, D2, D3
Office	A2	A5, A6

- E. Process of Implementation. The TDM program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein, as coordinated with FCDOT, can be made without requiring a PCA.

- (i) TDM Program Manager. The Applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager ("TPM") for the Subject Property. If not previously appointed, the TPM shall be appointed by no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Subject Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM. Thereafter the TPM shall do the same within ten (10) days of any change in such appointment.
- (ii) Annual Report and Budget. Beginning with the first full calendar year following issuance of the first RUP or Non-RUP for a building on the Subject Property, and in every calendar year thereafter, the TPM shall submit to FCDOT an Annual Report based on a report template provided by FCDOT. Such Annual Report shall be filed with FCDOT no later than May 15 following the end of the calendar year which such Annual Report covers. The Annual Report shall include an Annual Budget for the TDM Plan both

for the immediately prior calendar year and the subsequent calendar year, and it shall identify and describe any new construction in progress or planned to occur within the next six (6) months, on the Subject Property. The Annual Report shall also identify any changes implemented or planned for the TDM Plan.

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

- (iii) TDM Account. The TPM shall establish an interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days of approval of the TDM Work Plan. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes.
- (iv) TDM Remedy Fund. At the same time the TPM creates and funds the TDM Account, the TPM shall establish an interest bearing account (referred to as the "TDM Remedy Fund") with a bank or other financial institution qualified to do business in Virginia. Funding of the TDM Remedy Fund shall be made one time, on a building-by-building basis, at a rate of \$0.20 per gross square foot of new office uses and \$0.10 per gross square foot of new residential uses located on the Subject Property within a half-mile of the Innovation Center Metrorail Station and at a rate of \$0.10 per gross square foot of new office uses and \$0.05 per gross square foot of new residential uses located on the Subject Property outside a half-mile of the Innovation Center Metrorail Station. The Applicant or the POA shall cause funding of the TDM Remedy Fund, in an amount not less than the amounts stipulated by this paragraph, to occur prior to the issuance of the RUP or Non-RUP for each applicable new building or single family attached or multi-family dwelling. This amount shall be adjusted annually from the date of approval of this PCA (the "Base Year") and shall be adjusted on each anniversary thereafter of the Base Year as permitted by Section 15.2-2303.3 of the Virginia Code. Funds from the TDM Remedy Fund shall be drawn upon only for purposes of immediate need for TDM funding and may be drawn on prior to any TDM Annual Budget adjustments as may be required.
- (v) TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the building owners, through the TPM, shall deposit contributions to fund a

multimodal incentive program for initial purchasers/lessees within Arrowbrook Centre. As defined in the chart in subparagraph D.(iii) above, such contributions shall be made one time, on a building by building basis, at a rate of \$0.02 per gross square foot located within a half-mile of the Innovation Center Metrorail Station and \$0.01 per gross square foot located outside a half-mile of the Innovation Center Metrorail Station for new office or residential uses to be constructed on the Subject Property and provided prior to the issuance of the first RUP or Non-RUP for each individual building. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Subject Property.

- (vi) Account Consolidation. The TPM may deposit and maintain funds contributed or allocated to the TDM Remedy Fund or to the TDM Incentive Fund to the TDM Account and maintain such funds in the same account as long as the TPM maintains separate accounts for each such fund.
- (vii) Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the completion of Person Surveys, Vehicular Traffic Counts of residential and/or office uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Person Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Person Surveys and Vehicular Traffic Counts shall be conducted for the Subject Property beginning one year following the last RUP to be issued in Sub-Land Bays B1 and C1 after the preparation of the TDM Work Plan. Person Surveys shall be conducted every three (3) years and Vehicular Traffic Counts shall be collected annually until the results of three consecutive annual traffic counts conducted upon Build Out show that the applicable trip reduction goals for the Subject Property have been met. Any time during which Person Survey response rates do not reach 20%, FCDOT may request additional surveys be conducted the following year. At such time and notwithstanding subparagraph G. below, Person Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Stabilization, FCDOT may suspend such Vehicle Traffic Counts if conditions warrant such.

F. Remedies.

- (i) If the Maximum Trips After Reduction for the Subject Property is exceeded as evidenced by the Vehicular Traffic Counts outlined above, then the TPM shall meet and coordinate with FCDOT to address, develop and implement such remedial measures as may be identified in the TDM Plan and Annual Report and Annual Budget.

- a. Such remedial measures shall be funded by the TDM Remedy Fund, as may be necessary, and based on the expenditure program that follows:

Maximum Trips Exceeded	Remedy Expenditure
Up to 1%	No remedy needed
1.1% to 3%	3% of Remedy Fund
3.1% to 6%	6% of Remedy Fund
6.1% to 10%	10% of Remedy Fund
Over 10%	15% of Remedy Fund

- b. There is no requirement to replenish the TDM Remedy Fund at any time. As outlined in Proffer 62, the Applicant shall transfer any funds remaining in the TDM Remedy Fund to the POA or successor developer/management company for TDM purposes.

- G. Additional Trip Counts. If an Annual Report indicates that a change has occurred that is significant enough to reasonably call into question whether the applicable vehicle trip reduction goals are continuing to be met, then FCDOT may require the TPM to conduct additional Vehicular Traffic Counts (pursuant to the methodology set forth in the TDM Plan) within 90 days to determine whether in fact such objectives are being met. If any such Vehicular Traffic Counts demonstrate that the applicable vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.
- H. Review of Trip Reduction Goals. At any time and concurrent with remedial actions and/or the payment of penalties as outlined in Proffer 22.F. the Applicant may request that FCDOT review the vehicle trip reduction goals established for the Subject Property and set a revised lower goal for the Subject Property consistent with the results of such surveys and vehicular traffic counts provided by this Proffer. In the event a revised lower goal is established for the Subject Property, the Maximum Trips After Reduction shall be revised accordingly for the subsequent review period without the need for a PCA.
- I. Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM program and compliance with this Proffer. The TPM shall continue to administer the TDM program in the ordinary course in accordance with this Proffer including submission of Annual Reports.
- J. Notice to Owners. All owners of the Subject Property shall be advised of the TDM program set forth in this Proffer. The then current owner shall advise all successor owners and/or developers of their funding obligations pursuant to the requirements of this Proffer prior to purchase and the requirements of the TDM program, including the annual contribution to the TDM program (as provided herein), shall be included in all initial and subsequent purchase documents.

- K. Enforcement. If the TPM fails to timely submit a report to FCDOT as required by this Proffer, the TPM will have sixty (60) days within which to cure such violation. If after such sixty (60) day period the TPM has not submitted the delinquent report, then the Applicant shall be subject to a penalty of \$50 per day not to exceed \$18,250 for any one incident. Such penalty shall be payable to Fairfax County.
- L. Retail and Hotel Uses. Certain components of the TDM Plan are applicable to and will benefit retail/hotel uses on the Subject Property; therefore, the Applicant shall provide an element of the TDM program that is tailored to specifically serve the Retail/Service/Hotel Uses (the "Retail/Service/Hotel TDM Program"). In no event will monitoring or penalties be assessed against the retail/service/hotel uses which may be established on the Subject Property.

PHASING

23. Phasing. Prior to site plan approval for Sub-Land Bay A1 or B2 as shown on the CDPA, a minimum of 300,000 square feet of non-residential uses (which may include office, retail and/or hotel uses) must be constructed or be under construction on the Subject Property. For purposes of this Proffer, "under construction" shall be defined as having completed four levels of columns and beams, or if the building is less than four (4) levels, all levels of the columns and beams, necessary for its construction. The Applicant reserves the right to provide surface parking spaces to be located in land bays or within building footprints yet to be developed, in lieu of structured parking spaces, as long as the number of such spaces is otherwise in conformance with the CDPA and all other applicable requirements and interim street tree plantings are installed as set forth in Proffer 27 below.

PARKING

24. Parking Requirements. Parking on the Subject Property shall be provided in accordance with the parking requirements for the PDC District as set forth in Art. 11 of the Zoning Ordinance, and as shown on the CDPA. Tandem and valet parking shall be permitted, but if such parking is necessary to meet the applicable minimum parking requirements of the Zoning Ordinance, such parking shall be subject to Board approval. Tandem parking spaces may be used for residential units with two cars and in office and hotel buildings where spaces are assigned by building management. The exact number of parking spaces to be provided for each land bay shall be refined with approval of the FDP and established at the time of site plan approval based on the specific uses. If changes in the mix of uses or unit types result in parking greater than that anticipated on the CDPA, the additional parking spaces shall be accommodated within the proposed parking garages without requiring a PCA, CDPA or FDPA, provided that the levels above grade and footprints of the parking garages do not increase from that shown on the CDPA. Parking at revised ratios may be provided, as may be permitted by a future amendment to the Zoning Ordinance. Optional use of revised ratios shall not require a PCA, CDPA or FDPA, provided the levels above grade and footprints of the parking garages do not increase from that shown on the CDPA. Since development and parking construction is phased, the Applicant reserves the right to provide temporary surface parking on undeveloped land bays and to provide parking in excess of the minimum required by the Zoning Ordinance, provided that upon the completion of all buildings, parking in

substantial conformance with the CDPA and these Proffers is provided. In addition, with respect to the sale or lease of any single family attached residential units developed in Sub-Land Bay B1, C1 or D1, the prospective purchaser or tenant shall be given, prior to, or coincident with, the execution of the purchase agreement or lease agreement, a written statement that no person may park a motor vehicle of any type on any garage apron.

25. **On-Street Parking Spaces on Private Streets.** On-street parking, including parallel, diagonal, or head-in parking, may be allowed and provided on the private streets to meet the minimum parking requirements of the Zoning Ordinance, as long as such spaces are striped and meet the dimension requirements of the PFM, subject to receiving approval of any necessary waivers and/or modifications, if any. Parking on private streets may be restricted through appropriate signage or such other means as determined appropriate by the Applicant, and on-street parking spaces along any private streets and future public streets prior to dedication, that otherwise are not required to satisfy the parking requirements, may be used as temporary or short term parking, car-sharing parking and/or similar uses.
26. **Parking Restrictions.** Based on tenant requirements, vehicular access and travel between and within the parking garages may be restricted by the Applicant, as long as access to the minimum number of required spaces for each use is maintained. All land bays may provide gated/restricted parking within the parking garages. If gates are provided in any of the parking garages, then such gates should be located to provide sufficient stacking capacity within the parking garage to prevent vehicles from stacking onto public roads.
27. **Temporary Trees on Interim Surface Parking Lots.** The Applicant reserves the right to construct one or more surface parking lots on any portion of the Subject Property for interim parking prior to construction of parking garages or buildings. In the event that such parking areas are not being used for construction parking or staging or remain undeveloped (except for parking) for more than eighteen (18) months, then temporary street trees shall be planted in existing grass areas along the perimeter of such lots at a minimum size of 2.0 inches in caliper to the extent feasible as determined by UFMD based on existing conditions and utility easements. This interim street tree planting shall not be required to meet the minimum planting width/area standard for permanent street trees. No interior parking lot landscaping shall be required nor provided for these interim surface lots, subject to the Board's approval of a waiver.
28. **Paid Parking for Non-Residential Uses.** The Applicant may charge for parking on a per-space basis, at rates that the Applicant deems to be market-competitive. At its sole option, the Applicant may elect to charge for parking within some or all of the parking garages associated with commercial buildings and on portions of the street network that are privately owned. Nothing in this Proffer shall preclude the Applicant from requesting approval for an interim commercial parking lot as permitted under the Zoning Ordinance.
29. **Future Parking Reductions.** Notwithstanding the Proffers above, the Applicant reserves the right to submit and pursue approval of a parking reduction from the Board prior to site plan approval for any building on the Subject Property. Thereafter, the Applicant may request approval of further parking reductions from the Board as such reductions are

permitted by the Zoning Ordinance. Any modification to the parking requirement or layout resulting from a reduction approved by the Board shall not require a PCA, CDPA or FDPA.

30. **Bicycle Parking and Storage.** Bicycle racks, lockers and/or storage areas shall be provided to serve the buildings developed within Sub-Land Bays A1-A3, A4-A6, B2, C2, D2, and D3 with the specific amounts and locations finalized prior to site plan approval consistent with Fairfax County Policy Guidelines and in consultation with the FCDOT Bicycle Coordinator or his designee. Bicycle racks located outside of buildings and inside parking garages may be inverted U style racks or other design approved by FCDOT and shall be provided near retail areas. This Proffer requirement shall not apply to any dwelling unit constructed on Sub-Land Bays B1, C1, or D1.

SITE DESIGN AND AMENITIES

31. **Architectural Quality and Elements.** Buildings shall create a sense of identity and place at a human scale through the use of unifying elements such as materials, textures, color, window treatments, detailing, lighting, street furnishings and landscaping. Buildings and their associated open space areas shall be designed of high-quality architecture and building materials that are typically used on the exterior of Class A office, residential and hotel buildings of a similar quality as conceptually depicted on the CDPA, with architectural details provided at the time of FDP approval for the respective buildings subject to the FDP. No exterior insulation and finish systems (EIFS) shall be used, unless specifically approved with an FDP for an individual building or land bay. Each FDP shall, for the land bay on which that FDP is filed, specify the building materials, architecture, and specific features designed to activate streetscapes, as further described below. Architectural plans, elevations, illustrations, materials and heights may be revised subsequent to CDPA and FDP approval as a result of final architectural and engineering design, provided the quality of design remains in substantial conformance with that shown on the CDPA and subsequent FDPs and set forth in these Proffers, as determined by DPWES in consultation with DPZ.
32. **Parking Garage Façade Treatments.** Parking garage façade design features shall be depicted on the FDP for each parking garage and shall be designed to provide a pleasant and attractive experience along the streetscape in accordance with the following:
- A. At and above the street level, screening composed of architectural systems and/or landscaping designed to minimize views into the garage parking spaces from street level shall be applied.
 - B. Where garage space is located beneath a tower element, in some instances, the general façade detailing of the tower above may be continued down to the top of the retail level storefront.
 - C. Retail signage and/or architectural elements may be extended above the street level to provide a variety of storefront experiences, as may be permitted by the Zoning Ordinance and/or a future Comprehensive Sign Plan.

- D. Areas of above-grade parking garages may be wrapped by active uses at the ground floor to screen the garage areas from street view. Active uses include retail, office, and other uses listed in Proffer 9.
- E. Areas of above-grade parking garages located between towers shall also be treated architecturally and/or with landscaping.
- F. For purposes of this Proffer, materials to treat above-grade parking garage façades may include, but not be limited to: metal framing systems with inserted panels of wire mesh, metal, glass, natural vegetation or other materials; precast concrete or masonry elements; vegetative screening systems; glass stair towers and elevators, or other systems approved at the time of FDP.
33. **Maximum Building Height.** Building heights shall not exceed the maximum heights identified on the CDPA as measured from the average grade. Final building and podium heights shall be determined at the time of site plan approval, and may be less than the maximum height shown on the CDPA, provided that the buildings retain a compatible urban form to that shown on the CDPA. For residential buildings, maximum building heights shall include penthouses and all rooftop structures. For non-residential buildings, structures that are excluded from the maximum height regulations as set forth in Sect. 2-506 of the Zoning Ordinance may be constructed to a height not to exceed thirty (30) feet above the roof level of the top floor of the building. All building penthouses and rooftop structures shall be integrated into the architecture of the building, and the height and extent of any rooftop penthouse shall be provided on the FDP for each respective land bay and/or building.
34. **Rooftop Telecommunications Equipment and Mechanical Units.** Telecommunications equipment, mechanical units and all appurtenant facilities may be placed on the rooftop of any building. Any such facilities must comply with the applicable requirements of the Zoning Ordinance and be screened and/or set back sufficiently from the perimeter of the roof and penthouse such that they are generally not visible from the surrounding streets at street level when viewed from the property line of the Subject Property. Screening measures may, without limitation (i) include screening with architectural features and/or landscaping compatible with the building façade architecture, (ii) include the facilities as part of the architecture of the buildings, (iii) utilize compatible colors, or (iv) employ telecommunication screening material and flush-mounted antennas. Telecommunications equipment also may be architecturally integrated onto the façades of the building where necessary to ensure on-street and/or open space coverage. Rooftop amenities such as amenity terraces, landscaping or recreation courts may also be used to screen rooftop telecommunications equipment and mechanical units.
35. **Lighting.** All outdoor lighting fixtures shall be in accordance with the Performance Standards contained in Pt. 9 (Outdoor Lighting Standards) of Art. 14 of the Zoning Ordinance and shall be compatible with those installed in Arrowbrook Park. Fixtures used to illuminate streets, parking areas and walkways shall not exceed twenty (20) feet in height, shall be of low intensity design and shall utilize full cut-off fixtures which shall focus directly on the Subject Property. All upper level parking garage lighting fixtures shall not exceed a

height of fifteen (15) feet. All lighting fixtures shall be measured from finished grade to the top of the fixture.

LANDSCAPING AND PEDESTRIAN REALM

36. **Landscaping.** The CDPA includes an "Overall Landscape Plan" which presents landscaping concepts for the Subject Property. Actual types, quantities and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of the concurrent and subsequent FDPs or site plans. Landscaping 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 approved FDPs.

As part of the site plan submission for each building or land bay on the Subject Property, a landscape plan shall be submitted to UFMD for review and approval. The planting and landscaping materials shown on each landscaping plan shall be in substantial conformance with those shown on the approved CDPA and FDPs and shall include, among other things, design details for tree wells and other similar planting areas on structures and along streets, the composition of planting materials, methods for providing suspended pavement over tree root zones to prevent soil compaction, and methods for ensuring the viability of plantings on structures. The Applicant reserves the right to adjust the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings as approved by UFMD. The Applicant shall not plant any known invasive plant species on the Subject Property.

Temporary landscaping on interim surface parking lots is addressed in Proffer 27 and is not subject to the terms of this Proffer.

37. **Tree Replacement.** The Applicant or the POA, as described in Proffer 62, shall replace any new tree that is planted on the Subject Property and counted toward meeting the overall tree canopy requirement that is dead or dying. A tree shall not be presumed to be dying unless at least thirty percent (30%) or more of its crown is no longer viable. The size of the replacement tree shall be consistent with the caliper size of the tree to be replaced as shown on the approved site plan.
38. **Alternative Planting Width Details.** Site plans submitted for the respective land bays, sub-land bays and buildings shall include a landscape plan in conformance with the CDPA and respective FDP. Tree species and planting sites shall be set forth on the FDPAs, subject to revision as may be approved by UFMD. Where minimum planting widths of eight (8) feet cannot be provided, the Applicant shall use structural cell technology, or other measures acceptable to and approved by UFMD, to satisfy the following specifications for all planting sites:
- A. A minimum of four (4) feet open surface width and sixteen (16) square feet open surface area for Category III and Category IV trees, with the tree located in the center of the open area;

- B. A minimum rooting area eight (8) feet wide (may be achieved with techniques to provide un-compacted soil below pavement), with no barrier to root growth within four (4) feet of the base of the tree;
 - C. Soil volume for Category III and Category IV trees shall be a minimum of 700 cubic feet for a single tree. For two (2) trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet shall be provided. For three (3) or more trees planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be any area that provides root access and soil conditions favorable for root growth throughout the entire area;
 - D. Soil specifications in planting sites shall be provided in the planting notes to be included in all subsequent site plan submissions;
 - E. It is expected that some street tree planting sites will be designed to accommodate bio-retention functions; and
 - F. Tree grates shall only be provided if necessary to maintain a certain sidewalk dimension.
39. **Utility Locations.** Utilities, including, but not limited to, water, electric, sanitary sewer and storm sewer utility lines, shall be installed within the street network to the maximum extent feasible as determined by DPWES or shall be placed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDPA to the maximum extent feasible. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDPA and FDPs, as determined by UFMD. Adjustments to the type and location of plantings shall be permitted to avoid conflicts with utilities and other site engineering considerations. If at the time of site plan approval, street trees shown on the FDPs are in conflict with existing or proposed utilities, and alternative locations for the street trees satisfactory to UFMD cannot be accommodated, the Applicant shall modify the location of utilities to ensure that the trees shown on the CDPA and FDPs can be provided.
40. **Streetscape Element Adjustments.** The Applicant reserves the right to shift the locations of the various streetscape elements to accommodate final architectural design, VDOT and Fire Marshal requirements, site layout considerations, sight distance requirements and utilities when permitted under the previous Proffer. If the County determines at the time of site plan approval that street tree locations conflict with either the applicable sight distance requirements or permitted utilities and good faith efforts have been made to gain necessary approval of such conflicting trees by making minor adjustments to their locations or by removing their lower branches, but the County does not approve such street tree locations, then such trees may be deleted and replaced at an alternative location, as long as the alternative location is coordinated with UFMD and replacement trees are of an equal or greater size and quality.

41. **Maintenance of the Pedestrian Realm.** The Applicant or the POA shall maintain in good order and repair all the elements of the pedestrian realm on the Subject Property. The "pedestrian realm" consists of those areas of the Subject Property accessible to the public exclusive, however, of: (i) any parcel of land improved with a building; (ii) any common area under the control of a COA or an HOA, which common area shall be the responsibility of the relevant COA or HOA to maintain; and (iii) any land dedicated to the County or to FCPA. An alternative maintenance agreement, such as a Business Improvement District, may be entered into upon written agreement of both the County and the Applicant without the requirement for a PCA. Maintenance commitments within the pedestrian realm shall commence with installation of each constituent element of the pedestrian realm.
42. **Public Access in the Pedestrian Realm.** The Applicant will grant public access easements, in a form approved by the County Attorney, for all portions of the pedestrian realm not already subject to recorded public access easements. Such easements shall be granted and recorded at the time of the approval of the site plan for the development of such portions of the pedestrian realm.

ENVIRONMENTAL

43. **Limits of Clearing and Grading.** The limits of clearing and grading shall be in substantial conformance with that shown on the CDPA. If it is determined necessary to install utilities, trails, stormwater drainage or management facilities or other minor improvements in areas protected by the limits of clearing and grading as shown on the CDPA, they shall be located in the least disruptive manner necessary as determined by UFMD. A replanting plan shall be developed and implemented, subject to approval by UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
44. **Tree Preservation.** The Applicant shall submit, with each submission of a site plan for development of any portion of the Subject Property, a Tree Preservation Plan and Narrative for the portion of the Subject Property covered by such site plan and consisting of the following elements as set forth in this Proffer. 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 12 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 CDPA 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" proffer in subparagraph E. 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, 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 UFMD.
- E. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these Proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The

details for these treatments shall be reviewed and approved by 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 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 UFMD.

45. **Noise Attenuation.** The Applicant commits to meeting the Comprehensive Plan guidance which ensures that no new residential use or other noise sensitive use shall be exposed to transportation generated noise levels in excess of 45 decibels for interior areas and 65 decibels for outdoor recreation areas. The Applicant has submitted a preliminary Traffic Noise Impact Analysis ("Noise Study"), prepared by Polysonics Acoustics & Technology Consulting, dated January 12, 2016. This analysis evaluates noise impacts associated with the Dulles Airport Access Road and Centreville Road. The analysis concludes that no portion of the site will be affected by noise levels in excess of 75 dBA Ldn.

Because the Noise Study concludes that the residential buildings and the hotel will be affected by noise levels that require mitigation, at the time of site plan submission, the Applicant shall submit refined acoustical analyses for each residential building and hotel building which requires mitigation and shall include the applicable noise contours on the site plan for each such building. The refined acoustical analysis will incorporate findings from a building shell analysis based on the building plans to determine the appropriate noise attenuation measures. Such study shall be submitted to DPWES and to the Environment and Development Review Branch ("EDRB") of DPZ for review. Based on the findings of that report, the Applicant shall show any noise impacted units on the site plan and shall provide the following noise attenuation measures, unless otherwise modified by the findings of the building shell analysis.

- A. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by traffic noise through windows and walls having levels projected to be greater than 70 dBA Ldn shall employ the following acoustical measures:
- (i) Exterior walls shall have a laboratory sound transmission class ("STC") rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to

noise levels above 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have an STC rating of up to 45 as dictated by the percent of glass. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials ("ASTM") to minimize sound transmission.

- B. In order to reduce interior noise to a level of approximately 45 dBA Ldn, dwelling units anticipated by the study to be impacted by highway noise having levels projected to be between 65 and 70 dBA Ldn, shall be constructed with the following acoustical measures:
- (i) Exterior walls should have a laboratory STC rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of 65 to 70 dBA Ldn. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have an STC rating of up to 39 as dictated by the percent of glass. All surfaces should be sealed and caulked in accordance with methods approved by the ASTM to minimize sound transmission.
- C. The Applicant shall provide noise attenuation measures as determined necessary from the acoustical analysis to ensure that traffic and transit related noise shall not exceed 65 decibels in the outdoor recreation areas.
- D. Future residents shall be provided with disclosure of the proximity to Dulles Airport and the potential of hearing airplane flyovers at this site even though the airplane noise levels do not exceed the noise threshold recommended by the FAA and the County.
46. **FAA Approval.** If required by current rules and regulations, the Applicant shall obtain FAA approval for the height of buildings greater than four (4) stories prior to site plan approval. If FAA approval is not received, the Applicant shall lower the height of the building to that approved by the FAA.
47. **Stormwater Management.** The Applicant shall utilize BMP/LID facilities for the proposed development site (approximately 26.6 acres) in general accordance with CDPA Sheets C7.02 and C7.03 (the "SWM/LID Plan") and CDPA Sheets C7.06 and C7.07 (the "BMP Computations"). These BMP/LID facilities may include, but are not limited to, bio-retention or bio-filtration facilities (e.g. Bio-retention Basin/Filters, SWM Bio-retention Planters, Urban Bio-retention Tree Pits), vegetated roofs, underground manufactured BMPs, and tree box filters (e.g. Filterra or a similar type). The final number, exact locations, extents, types and sizes of the BMPs and LID facilities shall be refined with each FDP and ultimately determined at the time of site plan approval as long as they achieve the goals identified on the SWM/LID Plan, as approved by DPWES and as further described below.
- A. For the western portion of the site that drains to the Dulles Station Regional Pond (approximately 9.5 acres), the Applicant shall integrate a combination of on-site BMPs/LIDs to achieve a 50 percent phosphorus removal rate. If during final

engineering it is deemed impracticable to achieve a 50 percent on-site phosphorus removal rate as agreed to by DPWES, the Applicant shall be allowed to achieve up to a 5 percent phosphorus removal water quality credit from the off-site Dulles Station Regional Pond toward the 50 percent phosphorous removal objective. In addition, the Applicant may incorporate additional BMPs/LIDs within the portion of the site draining to the Arrowbrook Pond to compensate for the decrease below 50 percent in on-site phosphorus removal from such western portion of the site.

- B. To enhance water quality control for the remainder of the site, the Applicant shall integrate BMP/LID practices and facilities as part of the development plans for the portion of the site that drains to the Arrowbrook Pond (approximately 16.5 acres) generally as follows:
- (i) Combination of BMPs/LIDs to treat approximately 0.3 acre of on-site runoff for Sub-Land Bays B1, C1, and D1; and
 - (ii) Combination of BMPs/LIDs to treat approximately 2.0 acres (including the 0.3 acre in subparagraph B.(i) above) of on-site runoff under full development conditions draining towards the existing Arrowbrook Pond.
- C. The remaining portion of the site, approximately 8 acres, is mainly comprised of the Merrybrook Run RPA and is not being developed with this application.
- D. During the submission of final site plans, the Applicant may modify the number, exact locations, extents, types and sizes of BMP/LID facilities from that shown on the SWM/LID Plan to achieve the level of treatment expressed in the BMP Computations and develop equivalent practices for pollutant load reduction capabilities to compensate for reductions and/or changes in treatment areas. Nothing herein shall prevent reducing treatment areas through the use of BMP/LID practices or facilities with greater pollutant removal capabilities. Virginia Department of Environmental Quality ("DEQ") BMP Clearinghouse Specifications shall be allowable for the design of the BMP/LID facilities included in the development site.
- E. The Applicant shall establish private maintenance agreements for all BMP/LID facilities constructed on the Subject Property.
- F. The Applicant reserves the right, in its sole discretion, to complete the stormwater management and BMP/LID facilities described in this Proffer as one or more separate site plans. If the Applicant pursues separate site plans for such facilities and, in doing so, this prevents the Applicant from achieving the 50 percent phosphorous removal rate (due to insufficient design or inaccurate preliminary assumptions), plan revisions and/or site reconstruction shall not necessarily be deemed "impracticable" for purposes of subparagraph A. above, but shall be considered in the overall context of the pending site plan.

GREEN BUILDINGS

48. **Environmental Design Practices for Residential Buildings Four Stories and Under.** The Applicant shall comply with the following environmental design requirements of this paragraph in the construction of any building containing one or more residential dwellings and whose building elevation does not exceed four (4) stories. The Applicant, in its sole discretion, shall select one of the following programs to be implemented in the construction of all such residential buildings whose elevations consist of four (4) stories or less:
- A. Certification in accordance with the "Earthcraft House Program" as demonstrated through documentation provided to EDRB prior to the issuance of the RUP for each dwelling unit; or
 - B. Certification in accordance with the 2012 National Green Building Standard ("NGBS") using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates the dwelling unit has attained the certification prior to issuance of the RUP for each dwelling unit.
49. **Environmental Design Practices for High-Rise Multi-Family Residential in Sub-Land Bays A1 and B2.** The Applicant shall comply with the following environmental design requirements of this Proffer in the construction of any building containing one or more residential dwellings and whose building elevation exceeds four (4) stories:
- A. The Applicant will include, as part of the site plan submission and building plan submission, a list of specific credits within the most current version at the time of the building's registration of the USGBC's Leadership in Energy and Environmental Design New Construction ("LEED-NC") rating system, or at the Applicant's option, other equivalent rating system determined to be applicable to the building in consultation with EDRB. A LEED-accredited professional ("LEED-AP") who is also a professional engineer, licensed landscape architect, or licensed architect will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
 - B. Should the Applicant elect to use the LEED system in lieu of an equivalent program, the Applicant will designate the Chief of the EDRB as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
 - C. Prior to building plan approval, the Applicant will submit documentation to EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program, should the Applicant elect to use the LEED system in lieu of an equivalent program. This documentation will demonstrate that the building is anticipated to

attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Silver certification. Prior to final bond release on the site plan for development of the building, the Applicant shall provide documentation to EDRB demonstrating the status of attainment of at least LEED certification from the USGBC for the building.

- D. If the USGBC review of design-oriented credits indicates that the project is not anticipated to attain a sufficient number of design-oriented credits to support attainment of LEED Silver certification, the Applicant shall post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of \$2.00 per square foot of GFA. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED certification or higher level of certification, by the USGBC, under the most current version at the time of the building's registration of the LEED-NC rating system or other LEED rating system determined by the USGBC. The provision to EDRB of documentation from the USGBC that the building has attained LEED certification will be sufficient to satisfy this commitment.

50. **Environmental Design Practices for Non-Residential (including Office and Hotel).** The Applicant shall comply with the following environmental design requirements of this Proffer in the construction of any building containing office, hotel, or other non-residential uses, provided, however that in the instance of a building whose elevation exceeds four (4) stories and whose primary use is residential, the provisions of the preceding Proffer 49, not the requirements of this Proffer, shall govern even though such building may also contain a non-residential use.

- A. The Applicant will include as part of each site plan and building plan submission for a non-residential building to be constructed on the Subject Property that falls within the scope of this Proffer, a list of specific credits within the most current version at the time of the building's registration of the LEED-NC rating system, or, at the Applicant's option, another LEED rating system determined to be applicable to each new building by the USGBC and approved by EDRB, that the Applicant anticipates attaining for such building. At least one principal participant of the Applicant's project team shall be a LEED-AP, who is also a professional engineer, licensed landscape architect or licensed architect and will provide certification statements at both the time of site plan review and the time of building plan review confirming that the items on the list are expected to meet at least the minimum number of credits necessary to attain LEED Silver certification for each new non-residential building.
- B. Prior to site plan approval, the Applicant will designate the Chief of EDRB as a team member in the USGBC's LEED online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- C. Prior to building plan approval for each non-residential building to be constructed on the Subject Property, the Applicant will submit documentation to EDRB regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-oriented credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED Gold certification. Prior to final bond release on the site plan for the development of the respective building, the Applicant shall provide documentation to EDRB demonstrating the status of attainment of LEED certification from the USGBC for the building.
- D. As an alternative to the actions outlined in, and in lieu of the requirements of, subparagraphs A. through C. above, or if the USGBC's review of design-oriented credits indicates that the specific office building or hotel is not anticipated to attain a sufficient number of design-oriented credits, along with the anticipated construction-related credits, to support attainment of LEED Gold certification, prior to building plan approval, the Applicant shall post a "green building escrow" in the form of cash or a letter of credit from a financial institution acceptable to DPWES as defined in the PFM, in the amount of \$2.00 per square foot of GFA for the respective building. This escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of certification by the USGBC under the most current version of the LEED-NC rating system or, at the Applicant's option, other LEED rating system determined, by the USGBC, and approved by EDRB, to be applicable to each building. The provision to EDRB of documentation from the USGBC that such building has attained LEED Silver certification will be sufficient to satisfy this commitment.

51. Environmental Design – Procedures for Escrow Disposition.

- A. If, prior to bond extension, reduction or final bond release on the site plan for the applicable building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that the LEED certification specified above in these Proffers for the particular type of building has not been attained, but that the building has been determined by the USGBC to fall within three (3) points of achieving attainment of such LEED certification, then fifty percent (50%) of the escrow will be released to the Applicant; the other fifty percent (50%) will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with the development of the Subject Property there is the potential for multiple bond extensions or reductions, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release on the site plan for the applicable building site.
- B. If, prior to bond extension, reduction or final bond release on the site plan for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of the LEED certification

specified above for the particular type of building, or provides to EDRB documentation demonstrating that the particular building has fallen short of the specified LEED certification by greater than three (3) points, then the entirety of the escrow for that building will be released to the County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, which given the construction timelines associated with development of the Subject Property there is the potential for multiple bond extensions or reductions, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release on the site plan for the applicable building site.

- C. If the Applicant provides documentation from the USGBC demonstrating, to the satisfaction of EDRB, that USGBC completion of the review of the required LEED certification application has been delayed through no fault of the Applicant, or the Applicant's contractors or subcontractors, then the time frame may be extended as determined appropriate by the Zoning Administrator, and no release of escrowed funds shall be made to the Applicant or to the County during the extension.
 - D. The Applicant further reserves the right to fulfill the requirements of these Green Buildings Proffers through certification of any building by any reasonable alternative to the LEED program that offers similar objective third party review of "green building" or energy efficient measures, provided such alternative has been approved by EDRB in advance. Under such alternatives, the process and procedures outlined above may be modified to reflect the alternative program. Such alternative rating systems for a multi-family residential building may include, but shall not be limited to, the EarthCraft Program or the 2012 National Green Building Standards ("NGBS") using the EnergyStar performance path. If an alternative rating system is selected and approved by EDRB, the Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected program prior to the issuance of the final RUP.
 - E. The provisions of this Proffer shall not apply to the residential uses covered by Proffer 48.
52. Electric Vehicle Charging Station. The Applicant shall provide one electric vehicle charging station within a parking garage that serves non-residential uses. Such station shall be designed with ancillary wiring and infrastructure that will allow the number of stations to be increased if demand warrants. The Applicant reserves the right to locate the electric vehicle charging station in a garage of its choice, as long as the garage serves the users of a building containing an office use on the Subject Property.

TRAILS AND SIDEWALKS

53. Sidewalks. Sidewalks shall be provided throughout the interior of the Subject Property connecting the various buildings and garages as generally shown on CDPA Sheets C4.02

through C4.04. Painted or other pedestrian crossings, as determined by the Applicant, shall be provided at major street intersections within the interior of the Subject Property as shown on the CDPA.

54. Trails. The following trail improvements shall be provided:

- A. Centreville Road Trail. The Applicant shall construct within Land Bays D and the portion of Land Bay E-F included in this PCA an asphalt trail a minimum of eight feet (8') in width for pedestrian and bicycle use along Centreville Road as depicted on the CDPA. This trail shall be field-located in consultation with FCPA staff, and the portion of the trail located in front of the existing Ratcliffe-Hanna House (approximately 100 linear feet) shall be an earth-tone color. The Applicant shall construct this north-south trail prior to issuance of the RUP or Non-RUP for uses in Sub-Land Bay D2 or D3. Until such time as the life estate of Mr. and Mrs. David I. Meiselman, as more fully described in the Proffers below, expires, the Applicant reserves the right to defer construction of that portion of the trail located on the portion of Land Bay E-F included in this PCA along the front of the dwelling known as Merrybrook and instead to bond construction of the deferred portion of the trail and provide alternative routes for pedestrians abutting the portion of Land Bay E-F included in this PCA. These trails shall be subject to a public access easement in a form approved by the County Attorney. Upon expiration of the life estate, the Applicant shall complete construction of the north-south trail on the portion of Land Bay E-F included in this PCA.

- B. Off-Site DTR Trail. If and when a right-of-way, easement or comparable right is provided for use of the land abutting Land Bay A that is under control of the Metropolitan Washington Airports Authority ("MWAA"), to accommodate a dual use pedestrian and bicycle trail located on such off-site land and connecting to the Innovation Center Metrorail Station as recommended in the Herndon Metrorail Stations Access Management Study ("HMSAMS") Final Report ("the Off-Site DTR Trail"), the Applicant shall, at its sole cost and expense, construct a portion of the Off-Site DTR Trail within such off-site right-of-way as a lighted, asphalt trail a minimum of ten (10) feet in width for pedestrian and bicycle use along the Dulles Airport Access and Toll Road frontage of the Subject Property, as generally depicted on Sheets C4.02 and C4.03 of the CDPA. The Applicant agrees to construct the above-described trail segment of the Off-Site DTR Trail within a reasonable period of time after the County sends a notice to proceed to the Applicant, provided such trail segment shall not be required to be completed and open for public use earlier than the opening of the Innovation Center Metrorail Station for rail service. In addition, if FCDOT determines that final engineering, construction and maintenance of the Off-Site DTR Trail would be furthered, accelerated or enhanced through a public-private partnership agreement of some structure, or similar type implementation mechanism acceptable to the Applicant, within all or any portion of the Innovation Center Transit Station Area, then the Applicant, upon request of FCDOT, shall contribute up to \$100,000 to the County as the Applicant's fair share toward funding such agreement or other implementation mechanism. The obligation of the Applicant to pay the

foregoing sum, if not sooner exercised by FCDOT, shall expire on December 31, 2021.

- C. Alternative On-Site DTR Trail. In the event MWAA does not provide the necessary right-of-way, easement or comparable right for the Off-Site DTR Trail, then in lieu of constructing the DTR trail off-site as described in subparagraph B. above, the Applicant shall construct within Land Bay A an asphalt trail a minimum of ten (10) feet in width for pedestrian and bicycle use along the Dulles Airport Access and Toll Road frontage as depicted on Sheets C4.02 and C4.03 of the CDPA. Construction of this trail shall occur coincident with development of the buildings in Land Bay A.

ADDITIONAL PARK AND RECREATION CONTRIBUTIONS

55. Public Park Contribution. The Applicant shall contribute a total of \$1,500,000 for construction, maintenance, repair and/or replacement of certain public facility recreational improvements, which benefit the community in which the Subject Property is located, in two payments as follows:
- A. On or before July 1, 2019, the Applicant shall pay to the County, or at the election of the County, to FCPA the sum of \$750,000 to be applied toward the project cost of installing a lighted, synthetic turfed athletic field located at Hutchinson Elementary School or elsewhere in the vicinity of the Subject Property; and
- B. On or before July 1, 2021 the Applicant shall pay to the County, or at the election of the County, to FCPA the sum of \$750,000 to be used to fund a special account (to be named the "Arrowbrook Park Endowment") restricted toward the costs of the repair, maintenance, or replacement, including any design changes or upgrades, of existing and/or future recreational facilities located at Arrowbrook Park on Land Bay E-F. The above stated restriction in the use of the funds of the Arrowbrook Park Endowment shall expire on July 1, 2032, and the funds, if any, which remain in such restricted account may thereafter be used to fund the costs of construction, improvement, maintenance, or repair of any other active recreational facilities serving the residents of Land Unit A-1 of the Dulles Suburban Center. The escalation provisions in Proffer 70 shall not apply to this Proffer.
56. Open Spaces. Provision of parks, plazas, pocket parks, courtyards, terraces, dog park and similar public, publicly accessible and private open space areas shall be in substantial conformance with the concepts, locations and minimum acreages depicted on CDPA Sheet L2.01 as further defined in these Proffers. These areas may be adjusted at the time of FDP and site plan approval to allow for final engineering and design considerations. For the publicly-accessible open space areas that are privately owned, the Applicant shall provide public access easements in a form approved by the County Attorney and which reserve to the Applicant the right to reasonably restrict access to limited times for special events, security, maintenance and repairs and/or safety purposes. The Applicant may establish reasonable rules and regulations for the publicly-accessible areas provided, however, that such public areas generally are open on a daily basis from dawn until dusk (10:00 p.m. if lighted).

57. **Recreational Facilities.** The Applicant shall comply with Par. 2 of Sect. 6-209 of the Zoning Ordinance regarding developed recreational facilities for the residential uses on the Subject Property. The Applicant proffers the minimum expenditure for the recreational facilities shall be \$1,800.00 per non-ADU residential unit. In the event this amount is not expended on-site by the Applicant, then the residual amount will be contributed to FCPA and may be used by FCPA for recreation facilities in the immediate area. The Applicant shall receive credit for the on-site recreational facilities, which shall include, but not be limited to, swimming pools, dog park and trails. Recreational facilities depicted on the roof tops shall be provided with the construction of such buildings. The Applicant shall also receive credit for any portion of the contribution required by this Proffer which is used or applied to defray the costs of the private dog park.

HISTORIC STRUCTURES

58. **Historic Structures.** A portion of Land Bay E-F is subject to a certain Lease Agreement recorded in Deed Book 18542 at page 1732 in the office of the Clerk of the Circuit Court of Fairfax County (the "Land Records") which creates and governs the Meiselman Life Estate as shown on CDPA Sheets C4.03 and C4.04 and described in these Proffers. Within the geographic limits of the Meiselman Life Estate are several buildings with historical significance as evidenced by listing of the property on the National Register of Historic Places under the name of "Merrybrook," including the primary dwelling known as the Laura Ratcliffe-Hanna House and the three outbuildings identified as contributing to the property's significance in the listing. Not later than nine (9) months following the expiration of the Meiselman Life Estate, all of the remaining area within the portion of Land Bay E-F included in this PCA, in addition to the structures thereon, shall be dedicated to FCPA and shall be included on the inventory of eligible sites under the Resident Curator Program or other comparable program as determined and administered by FCPA in compliance with FCPA Park Policy 205. The FCPA shall be allowed to add additional parking spaces and/or other minor site improvements without requiring approval of an FDPA. At the time of such dedication, the Applicant will contribute the sum of \$100,000 toward an endowment to underwrite the expenses of the use, maintenance, and occupancy of the Laura Ratcliffe-Hanna House pursuant to the Resident Curator Program or other comparable program as determined and administered by FCPA in compliance with FCPA Park Policy 205.

PUBLIC SCHOOLS CONTRIBUTION

59. **Public Schools Cash Contribution.** Prior to the issuance of the first building permit for a dwelling unit developed pursuant to a site plan for a portion of the Subject Property, the Applicant shall pay the sum of \$11,749 multiplied by the number of students projected to be generated by the residential units developed pursuant to such site plan. The Applicant shall pay such sum to the Board for transfer to Fairfax County Public Schools ("FCPS") to be utilized for capital improvements and capacity enhancements at the schools where students generated by those residential units will attend. Such contribution shall be computed based upon a projected number of students to be generated by the dwelling units developed pursuant to such site plan using student yield ratios of .252, .062 and .127 per single family attached unit for elementary, middle and high school, respectively, and student yield ratios of .056, .016 and .028 per multi-family unit for elementary, middle and high school,

respectively. If, prior to site plan approval, the County should increase the accepted ratio of students per subject unit or the amount of the contribution per student, the amount of the contribution shall be increased for the units in that site plan to reflect the current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution. This Proffer shall not be subject to escalation as described in the "Miscellaneous" Section of these Proffers.

AFFORDABLE/WORKFORCE HOUSING

60. **Affordable Dwelling Units.** The Applicant shall comply with the Affordable Dwelling Unit ("ADU") Program as set forth in Pt. 8 of Art. 2 of the Zoning Ordinance, in effect as of the approval date of this PCA application, unless modified by the ADU Advisory Board. For purposes of determining compliance with this Proffer, dwelling units approved in Sub-Land Bays B1, C1, and D1 as depicted on Sheet C4.01 of the CDPA shall be deemed a single and unified development even if such dwelling units are developed under separate site plans.
61. **Workforce Dwelling Units.** Workforce dwelling units ("WDUs") shall be provided such that the total number of ADUs, if any, plus the total number of WDUs is not less than twelve (12) percent of the total number of dwelling units on the Subject Property. Such WDUs shall be administered generally as set forth in the Board's Workforce Dwelling Unit Administrative Policy Guidelines, adopted October 15, 2007, in effect as of the approval date of this PCA 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. In determining whether the twelve (12) percent requirement imposed by this Proffer is satisfied, the formula in the following subparagraph A. shall apply:
- A. If the site plan for the development identifies dwelling units with different numbers of bedrooms as WDUs or WDUs without bedrooms, then for purposes of determining compliance with the 12% requirement, each such WDU shall be assigned a WDU Value as provided in the following table:

<u>Number of Bedrooms in the WDU</u>	<u>WDU Value*</u>
WDU with no bedroom (studio or efficiency)	0.8
WDU with 1 bedroom	1.0
WDU with 2 bedrooms	1.35
WDU with 3 bedrooms	1.75

*Values above are subject to adjustment as set forth in subparagraphs E. and F. below. For purposes of the computation prescribed by this paragraph, if the WDU Value is expressed as a number with one or more decimal places, then any decimal of .50 or higher shall be rounded up to the next highest integer, and any decimal of less than .50 shall be rounded down to the next lowest integer.

If the total of the WDU Values assigned for all WDUs identified in the site plan, when added to the total number of ADUs identified in the site plan, if any, is equal to

or greater than 12% of the total number of dwelling units which may be constructed pursuant to the site plan, then the 12% requirement set forth above is satisfied. For example, if a site plan permits the construction of 100 dwelling units, one of which is identified as an ADU and identifies as WDU's the following units: 3 without bedrooms, 4 with 1 bedroom, 2 with 2 bedrooms and 1 with 3 bedrooms, then the total of all WDU Values is 11.0 even though only 10 dwelling units are identified as WDU's. This WDU Value, when added to the 1 ADU equals 12 dwelling units which, when divided by the total number of market rate units, is 0.12 or 12%. $[(11.0 + 1)/100 = .12]$.

- B. WDU's provided in for-sale developments of all construction types or in rental developments in steel and concrete building construction types (Types 1, 2, 3 and 4 as defined in the Virginia Uniform Statewide Building Code) shall be allocated to three approximately equal groupings or tiers as follows:
- (i) The first tier to be priced to be affordable to households making up to eighty percent (80%) of the Area Median Income ("AMI") for the Washington Standard Metropolitan Statistical Area as specified annually by the Department of Housing and Urban Development (HUD).
 - (ii) The second tier to be priced to be affordable to households making up to one hundred percent (100%) of the AMI.
 - (iii) The third tier to be priced to be affordable to households making up to one hundred and twenty percent (120%) of the AMI. However, the Applicant may voluntarily designate more than one-third of the WDU's to be affordable to households making up to eighty percent (80%) of the AMI with a commensurate reduction in the WDU's in the second and/or the third tiers.
- C. WDU's in rental developments in wood and masonry building construction types (Type 5 as defined in the Virginia Uniform Statewide Building Code) shall be allocated to two approximately equal groupings or tiers as follows:
- (i) The first tier to be priced to be affordable to households making up to eighty percent (80%) of the AMI.
 - (ii) The second tier to be priced to be affordable to households making up to one hundred percent (100%) of the AMI, adjusted for household size. However, the Applicant may voluntarily designate more than one-half of the WDU's to be affordable to households making up to eighty percent (80%) of the AMI with a commensurate reduction in the second tier.
- D. In accordance with the Policy Guidelines, RUP's shall not be issued for more than seventy-five percent (75%) of the total number of units in the development until such time as RUP's have been issued for at least seventy-five percent (75%) of the WDU's in the development. In addition, the required Notice of Availability and Sales Offering Agreement shall be submitted prior to the issuance of the first RUP for any

WDU in the development. For purposes of determining compliance with this Proffer, dwelling units approved in Sub-Land Bays B1, C1, and D1 as depicted on Sheet C4.01 of the CDPA shall be deemed a single and unified development even if such dwelling units are developed under separate site plans.

- E. The Applicant reserves the right to relocate, at its sole discretion, all or any number of the WDUs required by the number of dwelling units which may be developed in a particular building, or in a particular land bay, sub-land bay or land bays, to another building on the Subject Property, whether or not such building is in the same land bay, as long as the requirements of the Policy Guidelines and these Proffers are otherwise met.
- F. Notwithstanding the foregoing, should the Board's policies related to WDUs be amended, the Applicant reserves the right, in its sole discretion, to opt into such new policies 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 which the Applicant has elected to opt into shall no longer be effective.
- G. 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 PCA application. Neither the Board 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.

MISCELLANEOUS

- 62. **Owners Association.** The Applicant, pursuant to Proffer 38 of the previously existing proffers dated December 5, 2005 approved with RZ 2002-HM-043, has established a property owners' association known as Arrowbrook Management Corporation ("AMC"), a Virginia stock corporation. AMC has continuously operated as the POA for the Subject Property in accordance with a certain Declaration of Covenants, Rights, and Restrictions for the Development, Management, and Operation of Arrowbrook Centre recorded among the Land Records in Deed Book 19272, at page 1907 (the "Declaration"). AMC is also a party to agreements with FCPA recorded among the Land Records in Deed Book 21363, at page 73 and Deed Book 21529, at page 708 (collectively the "FCPA Agreements"). The Declaration imposes upon AMC the power and responsibility for (1) the maintenance and operation of all common areas within the Subject Property including the private streets and pedestrian realm areas, (2) the formulation and administration of the TDM program, and (3) the performance of the obligations imposed by the terms of the FCPA Agreements. The Applicant agrees to continue the operation, funding, and management of AMC consistent with its obligations under the Declaration, the FCPA Agreements, and those provisions of these Proffers which impose a responsibility upon the POA, including, but not limited to, implementation of the

TDM program, maintenance of the private streets and the pedestrian realm areas, maintenance of the grave site of Mr. and Mrs. J. Harold Launders, and notification obligations. Unless the context requires otherwise, all references to the POA in these Proffers shall mean AMC. If any portion of the Subject Property is developed as a condominium regime, or as a residential subdivision, the Applicant may establish a separate condominium unit owners' association (a "COA") in accordance with the Virginia Condominium Act, or a separate homeowners' association (an "HOA") under the Virginia Property Owners' Association Act, as the case may be, with jurisdiction and responsibility over the portion of the Subject Property developed as any such condominium regime or residential subdivision. AMC shall continue to exercise jurisdiction over the portions of the Subject Property developed as a condominium regime or a residential subdivision, as the case may be, except as otherwise agreed between AMC and the COA, or the HOA. AMC may delegate any of its powers or responsibilities to a COA or HOA with respect to the portions of the Subject Property subject to the jurisdiction of the latter, in which case the Applicant shall cause the COA or HOA to perform the applicable provisions of these Proffers within the scope of such delegation. Prior to the sale or lease of any dwelling unit developed on the Subject Property, the prospective purchaser or tenant of such dwelling unit shall receive a written disclosure of the existence of AMC, the COA, or the HOA, as applicable, and shall be provided with (i) a copy of these Proffers, (ii) a copy of the governing documents of each of the foregoing entities, (iii) a copy of the most recently adopted operating budget of each of the foregoing entities, and (iv) an estimate of the annual assessment, if any, levied by any of the foregoing entities as to such dwelling unit.

63. **Retaining Walls.** Certain retaining walls have been shown on the CDPA. The Applicant reserves the right to modify these walls and add other retaining walls based on final engineering design. All retaining walls shall have a maximum height of ten (10) feet above finished grade and shall be constructed with decorative finishes (such as tinted concrete with textured surface from forms).
64. **Signs.** All signs installed on the Subject Property shall conform to the requirements of Art. 12 and Art. 14 of the Zoning Ordinance unless a Comprehensive Sign Plan is approved for the Subject Property.
65. **Intensity/Density Reservation.** All intensity/density attributable to land areas dedicated and/or conveyed at no cost to the Board or any other public entity pursuant to these Proffers (including, without limitation, the dedications referenced herein) 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.
66. **Reserved Rights.** The Applicant expressly reserves the rights as follows:
 - A. The Applicant reserves the right to record sign easements on the portion of Land Bay E-F included in this PCA to accommodate entrance features and signage for the development along Centreville Road as generally depicted on the CDPA and as may be similarly planned along Sunrise Valley Drive.

- B. The Applicant reserves the right to record easements as may be reasonably necessary to construct and utilize various facilities and amenities as depicted on the CDPA, such as streets, sidewalks and utilities.
- C. The Applicant reserves the right to conduct construction and phasing related activities, including but not limited to, earthwork, drainage facilities, and utilities, on any portion of the Subject Property during any period of the construction of any improvement on the Subject Property without the need for a PCA, CDPA, FDP or FDPA.
- D. The Applicant, on behalf and for the benefit of Mrs. David I. Meiselman, reserves and retains the right to reside in the dwelling on the portion of Land Bay E-F included in this PCA for the duration of her life pursuant to the terms of the Meiselman Life Estate. The Meiselman Life Estate includes the main dwelling, accessory structures and approximately one acre of surrounding land including the driveway providing access to the dwelling. The Meiselman Life Estate is also served by an appurtenant ingress-egress easement across a portion of Land Bay E-F included in this PCA in order to provide access to Centreville Road along the course of the main entrance road. Upon expiration of the Meiselman Life Estate, its area shall be dedicated in fee simple to FCPA as set forth in Proffer 58.
67. **Emergency Vehicle Preemption (EVP) Devices.** Prior to issuance of the final RUP for Land Bay A, the Applicant shall contribute to the Capital Project titled Traffic Light Preemptive Devices – FRD Proffers in Fund 300-C30070, Public Safety Construction for use in the installation of preemptive signal devices on traffic signals along the primary travel route to the closest fire station. The contribution shall consist of an amount not to exceed \$20,000 toward signals between the site and the West Ox Road station. The Applicant shall have no responsibility for installation or maintenance of the preemptive signal devices.
68. **Off-Leash Dog Park.** The Applicant shall provide a private, enclosed off-leash dog exercise area for use by Arrowbrook community residents only, which shall be at least 8,500 square feet in size and consist, at a minimum, of crushed stone or other suitable surface, benches, water fountain, signage, fencing with vestibule gating and shade trees, and as generally shown on Sheet C4.02 of the CDPA. The off-leash dog park shall be completed prior to issuance of the final RUP for Sub-Land Bay C1. The HOA/COA referenced in Proffer 62 shall be responsible for trash pick-up and maintenance of this private dog park.
69. **Single Unit Garages.** The garages for single family attached and multifamily two-over-two units shall only be used for the parking of vehicles, the storage of trash and recycling containers and such ancillary uses that do not prevent nor unduly interfere with the parking of vehicles. Owners of these units shall be required to store trash and recycling cans inside the garage, except on collection days. These restrictions on use and storage of trash and recycling containers shall be enforceable pursuant to a restrictive covenant in a form approved by the County Attorney and recorded among the Land Records prior to the sale of any such units. The covenant shall run to the benefit of the applicable HOA/COA and the Board of Supervisors. The covenant shall include the following statement: *"Please note that for the units subject to this covenant, one or two of the required parking spaces (depending*

on the unit type) are being provided inside the individual garages. Purchasers of these units are advised to review the interior dimensions of the garage to determine what size vehicles can be accommodated within the interior garage space." In addition, all initial purchasers of these units shall be advised in writing of the specific terms of this covenant, including the above statement, and the dimensions of the garage prior to entering into a contract of sale. The documents provided by the applicable HOA/COA in connection with future resales of these units also shall identify the specific terms of this covenant, including the above statement, and the dimensions of the garage to future purchasers.

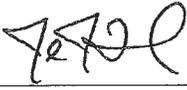
70. **Route 28 Tax District – Payment of Special Taxes for Residential Uses.** In accordance with Section 15.2-4608(C) of the Virginia Code (Ch. 770, 2002 Acts of Assembly; H. 735), this Applicant paid \$14,291.85 on January 31, 2006 for the approximately 1,006,600 square feet of residential use approved in RZ 2002-HM-043 for the Subject Property. As required by Section 15.2-4608(C), within sixty (60) days of approval of this PCA, the Applicant shall pay, in full, the sum of money representing the present value of the future special improvements taxes for the Route 28 Highway Transportation Improvement Tax District (the "Route 28 Tax District") that are attributable to the net increase in residential use of approximately 423,424 square feet approved with this PCA. The amount of such payment shall be determined in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. As provided in Section 15.2-4608(C), the effective date of the approval of this PCA shall be deferred until such payment in full is made. The Applicant recognizes that failure to make this payment within 60 days of the approval of this PCA shall mean that the PCA shall not become effective and the ordinance amending the zoning for the Subject Property and the Board's decision on this PCA shall both be void in accordance with Section 15.2-4608(C). After such payment is made, the portion of the Subject Property used for residential uses shall not be subject to the applicable special improvements taxes for the Route 28 Tax District unless and until such land is thereafter developed with non-residential uses. Any special improvements taxes for the Route 28 Tax District previously paid in the year this PCA is approved shall be credited towards the one-time payment on a prorated basis.
71. **Phase II Dulles Rail Transportation Improvement District – Payment of Special Taxes for Certain Residential Uses.** As may be applicable, at least sixty (60) days prior to either (i) recording any condominium documents that would change the use of one or more buildings from a multi-unit residential real property that is primarily leased or rented to residential tenants or other occupants such that it is taxable for purposes of the now existing Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), to a use that is not subject to the Phase II District taxes, or (ii) recording a final subdivision plat that would create single-family attached lots for sale, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record such documents for that portion of the Subject Property. As required by Section 33.2-2107 of the Virginia Code, prior to recording such documents, the Applicant shall pay to the County a sum equal to the then-present value of Phase II District taxes, based on the use of that portion of the Subject Property prior to becoming subject to the condominium or being subdivided, as the case may be, that will be lost as a result of recording such documents.

72. **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 improvements, 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.
73. **Escalation.** Except as qualified in specific Proffers, monetary contributions otherwise specified in these Proffers shall escalate or de-escalate, as applicable, on a yearly basis according to the Consumer Price Index for all urban consumers not seasonally adjusted ("CPI-U") from the base month of January 2017 and change effective each January 1 thereafter, as permitted by Section 15.2-2303.3 of the Virginia Code.
74. **Successors and Assigns.** These proffers will bind and inure to the benefit of the Applicant and its successors and assigns.
75. **Counterparts.** These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

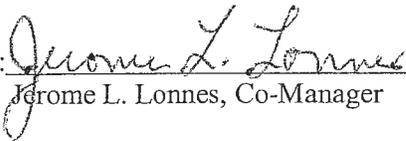
[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/TITLE OWNER:

ARROWBROOK CENTRE, LLC

By: 

Jeffrey J. Fairfield, Co-Manager

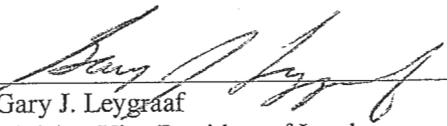
By: 

Jerome L. Lonnes, Co-Manager

[SIGNATURES CONTINUE]

CONTRACT PURCHASER:

PULTE HOME CORPORATION

By: 
Gary J. Leygraaf
Division Vice President of Land
Planning and Development

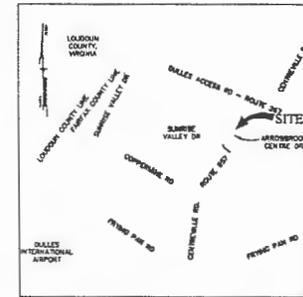
[SIGNATURES END]

ARROWBROOK CENTRE

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

PROFFERED CONDITION AMENDMENT CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

PCA 2002-HM-043-02
CDPA 2002-HM-043



VICINITY MAP
SCALE 1" = 2,000'

OWNER/APPLICANT:
Arrowbrook Centre, LLC

459 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.9200
F 703.481.3765

DECEMBER 30, 2014
FEBRUARY 20, 2015
NOVEMBER 18, 2015
JANUARY 19, 2016
FEBRUARY 29, 2016
APRIL 1, 2016
APRIL 22, 2016

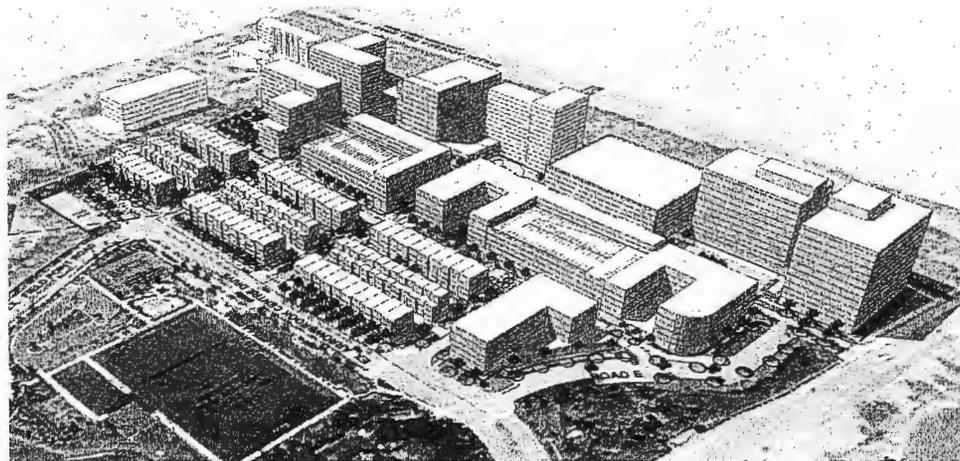
ATTORNEY:
Hunton & Williams LLP

1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE/PLANNING:

dcS
DESIGN

8614 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.556.9275
F 703.821.6976



ILLUSTRATIVE PERSPECTIVE
NTS

CIVIL ENGINEERING /
LANDSCAPE ARCHITECTURE:

Pennoni

13880 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.449.6700
F 703.449.6713

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C7.14	ARROWBROOK POND INFORMATIONAL SHEET
C7.15	ARROWBROOK POND INFORMATIONAL SHEET
C7.16	ARROWBROOK POND INFORMATIONAL SHEET
C7.20	DULLES STATION REGIONAL POND INFO SHEET
C7.21	DULLES STATION REGIONAL POND INFO SHEET
C7.22	DULLES STATION REGIONAL POND INFO SHEET
C7.23	DULLES STATION REGIONAL POND INFO SHEET
C7.24	DULLES STATION REGIONAL POND INFO SHEET
C7.25	DULLES STATION REGIONAL POND INFO SHEET
C7.26	DULLES STATION REGIONAL POND INFO SHEET
C8.01	PHASE I, II, III NOISE CONTOUR EXHIBIT
ARCHITECTURAL	
A1.01	SITE PERSPECTIVES
A1.02	SITE SECTIONS
A1.03	SITE SECTIONS
A1.04	SITE SECTIONS
A1.05	SITE SECTIONS
LANDSCAPE ARCHITECTURE	
L1.01	OVERALL LANDSCAPE PLAN
L1.02	LANDSCAPE TABULATIONS
L1.03	LANDSCAPE DETAILS
L2.01	OPEN SPACE PLAN
L2.02	PEDESTRIAN PLAN



TABLE 1: ARROWBROOK CENTRE TABULATIONS (APPLICATION AREA)

Land Bay/Block No.	Proposed Use	Gross Site Area (GSA)		Approximate Gross Floor Area (GFA) SF ±										Max. F.A.R.	Max. Height (FT)	Max. Range (ft) of Stories	Total Units	SF/Unit	MP/Unit	DUM/AC
		AC ± (A)	BF ± (B)	Office (C)	Retail (D)	Hotel (E)	MP/Unit (F)	MP/Unit (G)	SFA/Unit (H)	Total (I)	Maximum GFA Range (J)									
A1	Residential	10,47	454,293	232,000	4,350	193,000	208,000	626,250	230,000	2-5,000-255,000	175	11-13	240	240						
A2	Office			225,000	4,250	150,000	150,000	329,250	150,000	150,000-183,000	185	8-10	200							
A3	Hotel			232,000	4,350	193,000	208,000	626,250	230,000	2-5,000-255,000	175	11-13	240							
TOTAL BLDGS. A1, A2 AND A3		10.47	454,293	232,000	4,350	193,000	208,000	626,250	230,000	2-5,000-255,000	175	11-13	240							
A4/PS-1	Office			10,000	44,000			64,000	50,000-70,000		120	8-8								
A5	Office			175,000				175,000	175,000-208,000		158	8-10								
A6	Office			230,000				230,000	220,000-247,250		175	8-11								
TOTAL BLDGS. A4, A5 AND A6		1.16	204,747	415,000				449,000	220,000-247,250		158	8-11								
B1	Residential			74,536	33,181	107,717	100,200-110,000	107,717	100,200-110,000		55	3-4	13	28						
B2	Residential			106,480	22,252	138,732	120,000-145,000	138,732	120,000-145,000		55	3-4	13	40						
D1	Residential			106,480	22,252	138,732	120,000-145,000	138,732	120,000-145,000		55	3-4	13	40						
TOTAL LAND BAY B1, D1 AND D2		7.28	221,819	287,496	55,433	346,449	340,200-355,000	346,449	340,200-355,000		55	3-4	26	68						
B2	Residential			250,000		250,000	2-0-300-253,400	250,000	250,000		140	10-12		240						
TOTAL BLDG. B2		7.42	47,842	250,000		250,000	2-0-300-253,400	250,000	250,000		140	10-12		240						
C2	Residential			3,000		104,000	107,000	92,000-106,300	107,000		55	6-7		140						
C3	Residential			42,000		302,000	402,000	240,000-404,128	402,000		55	6-7		250						
D3	Residential			15,000		75,000	90,000	68,000-100,030	90,000		55	4-5		48						
TOTAL BLDGS. C2, D2 AND D3		7.39	320,623	68,000		481,000	599,000	400,000-506,358	599,000		55	6-7		388						
E/F	Off. SFD, Retail, Lnd and Field Point Rte					5,403	5,403						1							
TOTAL LAND BAY E/F WITHIN APPLICATION AREA		2.77	4,300	5,403		5,403							1							
Total		33.92	1,477,523	645,000	112,050	190,000	1,326,496	1,023,528	2,332,074		1.58		360	40	1,090	20.29				

TABLE 2: OVERALL ARROWBROOK CENTRE TABULATIONS (PARTIAL PCA PLUS LAND BAYS E/F AND G PER RZ 2002-HM-043)

Land Bay/Block No.	Proposed Use	Gross Site Area (GSA)		Gross Floor Area (GFA) SF ±										Max. F.A.R.	Max. Height (FT)	Max. Range (ft) of Stories	Total Units	SF/Unit	MP/Unit	DUM/AC
		AC ± (A)	BF ± (B)	Office (C)	Retail (D)	Hotel (E)	MP/Unit (F)	MP/Unit (G)	SFA/Unit (H)	Total (I)	Maximum GFA Range (J)									
A, B, C AND D	Land bays A-D of the Application Area (less GFA for ADUs)	33.92	1,477,523	642,000	112,050	150,000	1,326,496	103,528	2,332,074				500	40	1,090					
E/F	Dedicated Active Rec Arrowbrook Centre Park	6.44	290,623	700			700		700											
G	Dedicated Arrowbrook Centre Park - SWM	13.48	587,315																	
Total for Overall Arrowbrook Centre		53.84	2,345,461	642,700	112,050	150,000	1,326,496	103,528	2,332,774		0.99		300	40	1,090	20.29				

Minimum Possible Residential LMA (includes the ex. Residence to remain) 1,430,000 ± GFA

Maximum Principal Uses (includes the perimeter at Arrowbrook Park) 902,750 ± GFA

Total Maximum GFA 2,332,774 ± GFA

(A) F + Multi-Family Residential; (B) F + Single-Family Attached Residential

(C) Gross Site Tabulations (GSA) for A, B, C and D include Square Footage for Right-of-Way Deducted as previously noted

(I) This maximum GFA permitted on the subject property is 2,332,774 square feet. Maximum of all principal building uses and residential building uses. The use of land shall be subject to the provisions of the zoning ordinance. The maximum of all principal building uses and residential building uses shall be subject to the provisions of the zoning ordinance. The maximum of all principal building uses and residential building uses shall be subject to the provisions of the zoning ordinance.

(J) The primary use of building MAPS 1 is parking with ground floor retail. Located in the AAPS 1 GFA is 50,000 GFA. It is to be used for a possible office or community use. Some retail may be converted to residential or other uses if accordance with zoning.

Tabulation	Area (AC ±)	Area (BF ±)	Area (C)	Area (D)	Area (E)	Area (F)	Area (G)	Area (H)	Area (I)	Area (J)			
Total	53.84	2,345,461	642,700	112,050	150,000	1,326,496	103,528	2,332,774	0.99	300	40	1,090	20.29

Category	Approved GFA	Proposed GFA	Change	F.A.R.	Notes		
APPROVED FOR OVERALL SITE	63.84	2,345,461	1,006,600	1.227,000	2,231,800	0.95	POC
PROPOSED FOR PARTIAL PCA	53.84	2,345,461	1,430,094	902,750	2,332,774	0.99	POC
CHANGE REQUESTED	---	---	473,424	-324,250	98,174	---	---

TABLE 6: PARKING REQUIRED (PER ZONING ORDINANCE)

Land Bay/Block No.	Proposed Bldg. Use	GFA ± (SF)	Parking Variable	Unit	Minimum Parking Required (1)	Spaces Required
A1	Residential MF	232,000	240	DU	(1.8) spaces per dwelling unit (DU)	418
A2	Office	225,000	---	GFA	(2.8) spaces per 1000 square feet of gross floor area (GFA)	630
A3	Hotel	232,000	---	GFA	(1) space per 200 square feet for the first 1000 square feet, plus (6) spaces per each additional 1000 square feet (GFA)	73
A4/PS-1	Office	10,000	---	GFA	(2.8) spaces per 1000 square feet of gross floor area (GFA)	28
A5	Office	175,000	---	GFA	(2.8) spaces per 1000 square feet of gross floor area (GFA)	490
A6	Office	230,000	---	GFA	(2.8) spaces per 1000 square feet of gross floor area (GFA)	644
A7	Retail	8,200	---	GFA	(1) space per 200 square feet for the first 1000 square feet, plus (6) spaces per each additional 1000 square feet (GFA)	31
B1	Residential MF	106,480	---	DU	(1.8) spaces per dwelling unit (DU)	192
B2	Residential MF	106,480	---	DU	(1.8) spaces per dwelling unit (DU)	192
C1	Residential MF	3,000	---	DU	(1.8) spaces per dwelling unit (DU)	5
C2	Residential MF	42,000	---	DU	(1.8) spaces per dwelling unit (DU)	76
D1	Residential MF	15,000	---	DU	(1.8) spaces per dwelling unit (DU)	27
D2	Residential MF	15,000	---	DU	(1.8) spaces per dwelling unit (DU)	27
D3	Residential MF	15,000	---	DU	(1.8) spaces per dwelling unit (DU)	27
E/F	Off. SFD, Retail, Lnd and Field Point Rte	5,403	---	DU	(1.8) spaces per dwelling unit (DU)	10
TOTAL						1,811

Proposed Minimum Parking Provided: 4,897

(1) Parking requirements are based on a placeholder GFA or anticipated use. The Applicant reserves the right to build more or less parking than shown as long as parking is in compliance with zoning regulations. The actual number of spaces required shall be determined at the time of the zoning ordinance. Applicant reserves the right to request a parking reduction at the site. See 7-001.

(2) Minimum of (2) garage parking spaces to be provided for Single Family Attached (SFA), Residential Use. Remainder of the SFA Unit parking requirement shall be provided as a driveway on-site parking.

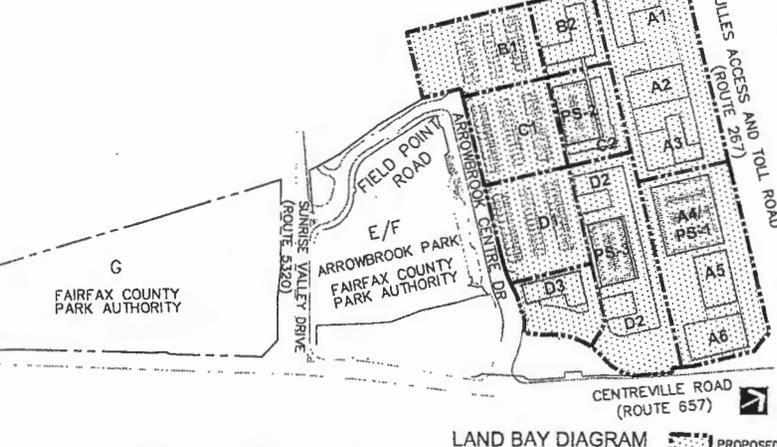
(3) Proposed parking for Land Bays B1, C1 and D1 will be provided as garage spaces. If necessary, spaces will be provided as surface parking spaces.

(4) Customer Center Parking is to be determined by the Town of Fairfax. The City Manager shall determine the number of spaces to be provided on-site parking. The actual number of spaces required may vary with the latest approved.

(5) Retail uses shall be required and may vary with the Residential Use (RZ, RZ, P, P) Point.

(6) Proposed parking includes on-site parking.

(7) Additional surface spaces are provided on the perimeter of the Arrowbrook Centre Drive extension but are not included in the proposed parking tabulations.



OWNER / APPLICANT
Arrowbrook Centre, LLC

456 HENDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.0020
F 703.481.3765

ATTORNEY
Horton & Williams LLP

1751 PRINCIPLE DRIVE
SUITE 1700
MELBURN, VA 22122
T 703.714.1420
F 703.714.7410

ARCHITECTURE & PLANNING
DGS

6514 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22102
T 703.538.6275
F 703.521.6670

CIVIL ENGINEERING & LANDSCAPE ARCHITECTURE
PARKWAY

1340 DULLES CORNER LAKE
SUITE 100
HERNDON, VA 20171
T 703.448.6700
F 703.448.6713

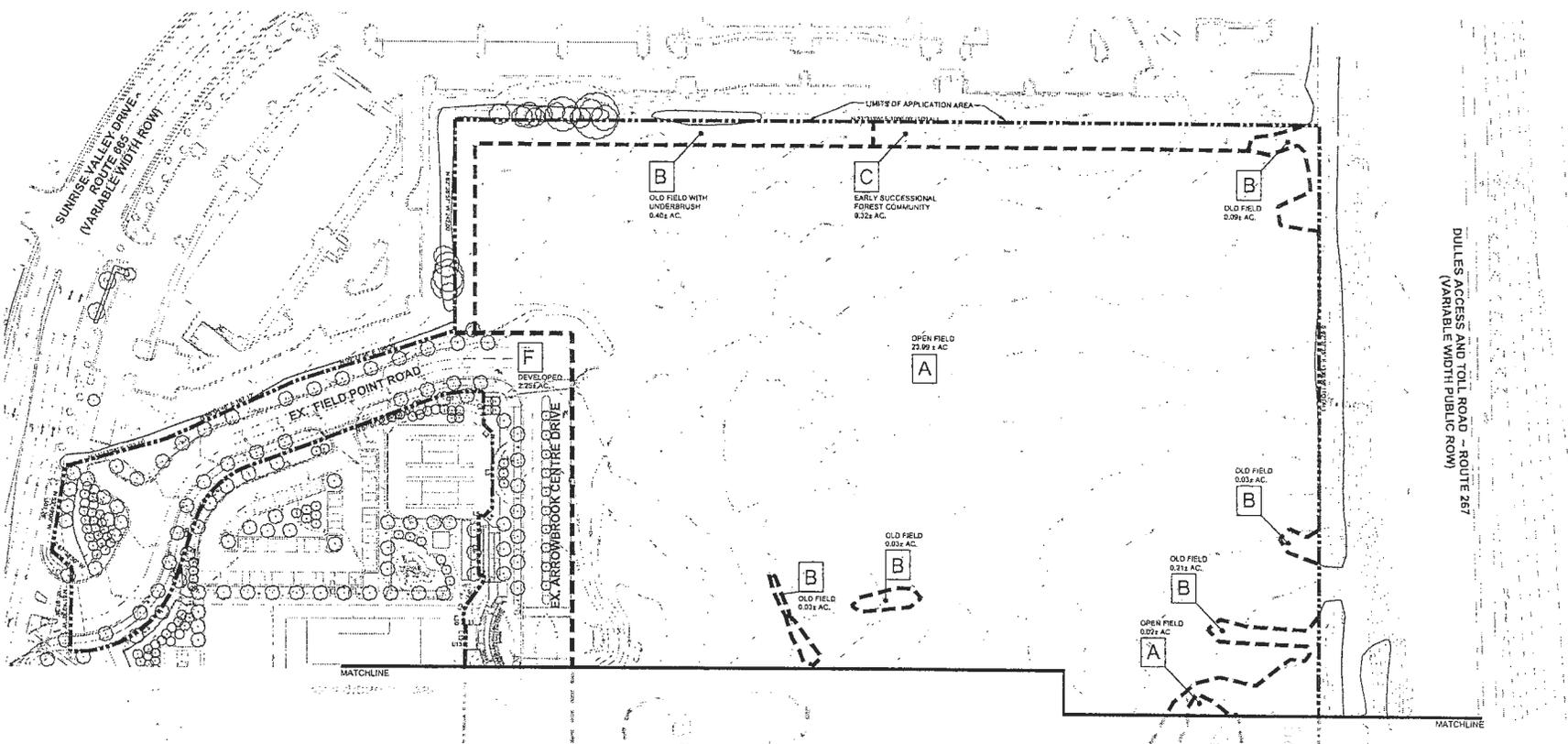


TABULATIONS
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	GC SUBM.
11-18-2015	RESUBM.
01-18-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: AS SHOWN

SHEET C2.02



OWNER / APPLICANT
 Arrowbrook Centre, LLC

458 HERNDON PARKWAY
 SUITE 114
 HERNDON, VA 20170
 T 703.437.0000
 F 703.481.3785

ATTORNEY
 Hunton & Williams LLP

1751 PINNACLE DRIVE
 SUITE 1700
 McLEAN, VA 22102
 T 703.714.7400
 F 703.714.7410

ARCHITECTURE & PLANNING
 IBI
 8111 RIVERCHASE DRIVE
 SUITE 100
 TYSONS, VA 22182
 T 703.546.9275
 F 703.651.0978

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Fennell

13400 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703.448.6700
 F 703.448.6713

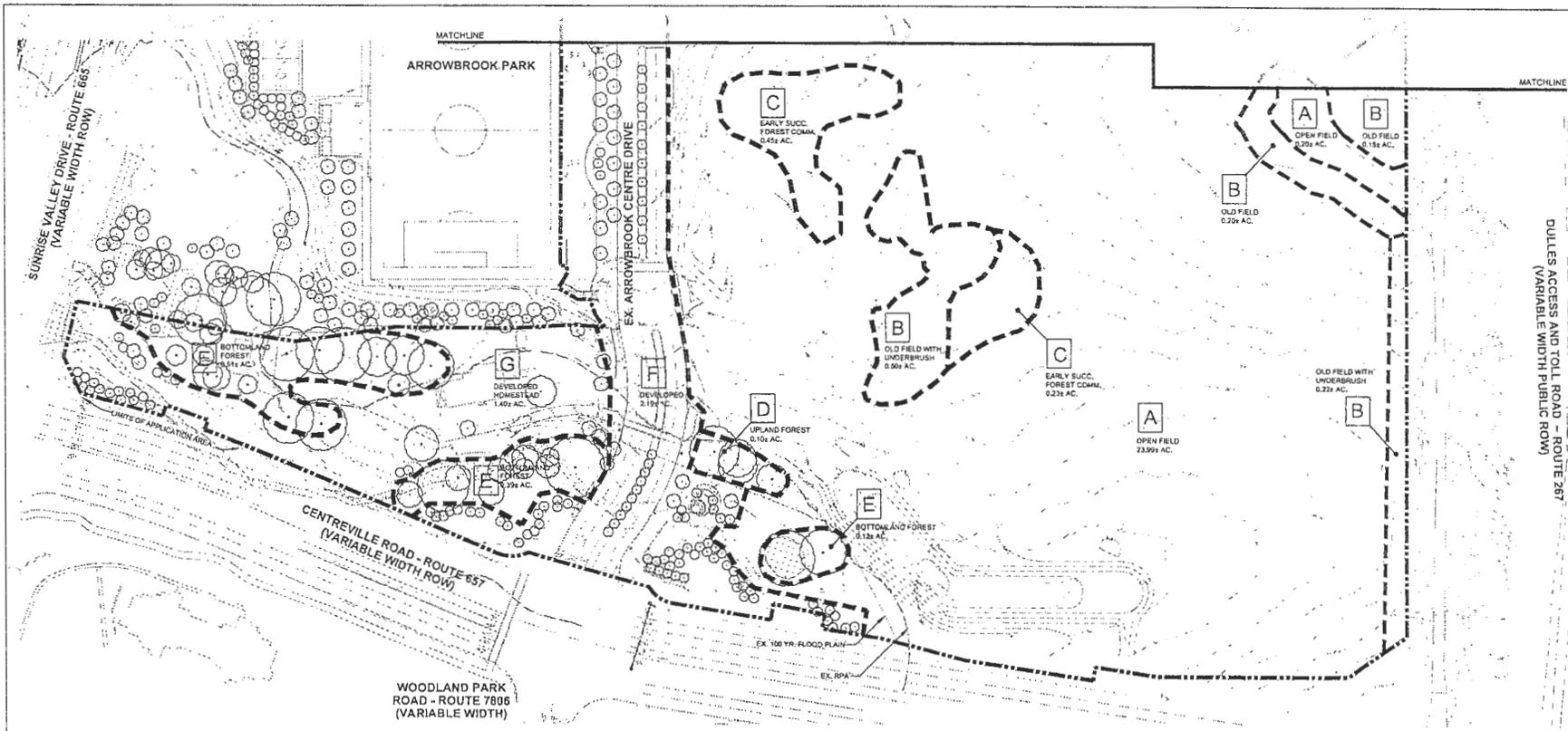


EXISTING VEGETATION MAP
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
07-20-2015	GC SUBM.
11-16-2015	RESUBM.
01-19-2016	RESUBM.
02-23-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT ARRO-1402
 DATE 12-30-2014
 DRAWING SCALE 1"=60'

SHEET C3.01



EXISTING VEGETATION COVER TYPE SUMMARY TABLE (APPLICATION AREA)

COVER TYPE	DESCRIPTION	SUCCESSIONAL STAGES	COMMENTS & CONDITION DESCRIPTION	TOTAL (AC.) ±
A	OPEN FIELD PASTURE - MAINTAINED GRASSLAND, NO UNDERSTORY PRESENT	NA	FAIR - MOST LARGE QUERCUS QUS SPP. ARE IN POOR CONDITION DEAD AND DECLINING IN PASTURE AREA. THE TWO LARGE OAKS IN THE NORTHERN MOST CORNER OF THE SITE ARE IN GOOD CONDITION W/ NO APPARENT INSECT OR DISEASE SYMPTOMS	24.90
B	OLD FIELD WITH UNDERBRUSH PASTURE - UNMAINTAINED PASTURE GRASSLAND WITH DENSE UNDERSTORY. INCLUDES OCCASIONAL SEEDLINGS OF JUNIPERUS VIRGINIANA, QUERCUS SPP., AND LEX. OPACA	EARLY - INTERMEDIATE	FAIR - PASTURE AREA COMPREHEDED MOSTLY OF UNDERSTORY SPECIES AND HERBACEOUS PLANT MATERIAL	1.98
C	EARLY SUCCESSIONAL FOREST COMMUNITY SIGNIFICANT HERBACEOUS PLANT MATERIAL WITH UNDERSTORY. AREAS HAVE THICKETS OF SEEDLING AND SAPLING PYPHUS (CA 11) (FRANK) 2 (2011) (2012) VIRGINIANA AND 1 (1) VIRGINIANA (2011) (2012)	EARLY - INTERMEDIATE	FAIR - SEEDLINGS AND SAPLINGS ARE COMPREHEDED OF INVASIVE AND PIONEER SPECIES CALPNER LEGS THAN 2". INFREQUENT SPECIMEN OF QUERCUS (CA 11) (FRANK) 2 (2011) (2012) VIRGINIANA (2011) (2012)	1.00
D	UPLAND FOREST PREDOMINANT SPECIES QUERCUS ALBA, UNDERSTORY CONTAINS SIGNIFICANT OVERGROWN HERBACEOUS PLANT MATERIAL	LATE - SECONDARY	GOOD - AREA MOST LIKELY TO REMAIN. OAKS ARE MATURE VEGETATION IS IN RELATIVELY GOOD HEALTH WITH NO APPARENT PROBLEMS	0.10
E	BOTTOMLAND FOREST PREDOMINANT SPECIES JUNIPERUS VIRGINIANA, LAMUS AMERICANA, QUERCUS VIRGINIANA. OCCASIONAL SPECIES INCLUDE 1 QUERCUS MACROCARPA (2011) (2012) SACCHARINUM (2011) (2012) SYLVATICA (2011) (2012) JUNCEA (2011) (2012)	LATE-SECONDARY	FAIR - MOSTLY WETLAND ASSOCIATED SPECIES AND SOME LARGE OAKS AND SAPLINGS ARE DEAD AND DECLINING PROBABLY DUE TO CHANGES IN THE WATER TABLE AND/OR WVC DAMAGE. OTHERWISE NO APPARENT INSECT OR DISEASE PROBLEMS	1.12
F	DEVELOPED 1 STREETSCAPE - INCLUDES RECENTLY PLANTED STREET TREES AND LANDSCAPED AREAS. TREES INCLUDE 2" - 4" CALIPER LAMUS AMERICANA (FRANKSON, CERES) (2011) (2012), LEX. OPACA (LARGE) (FRANKSON, CERES) (2011) (2012), LEX. OPACA (SMALL) (FRANKSON, CERES) (2011) (2012), LEX. OPACA (SMALL) (FRANKSON, CERES) (2011) (2012)	NA	EXCELLENT - AREA E CONSISTS OF PLANTED STREET TREES AND LANDSCAPING ALONG EX. ARROWBROOK CENTRE DRIVE, DR. 4, FIELDPOINT RD.	4.44
G	DEVELOPED 2 DEVELOPED AREAS ADJACENT TO EXISTING RESIDENCE AND WITHIN FLOODPLAIN INCLUDES LANDSCAPE PLANTS AND LAWN AREAS	NA	FAIR - OVERGROWN LANDSCAPE PLANTS AND TURF GRASS AREAS	1.45
TOTAL SITE AREA:				33.92

NOTES

- THIS PLAN WAS PREPARED UNDER SUPERVISION OF ISA CERTIFIED ARBORIST MA-50774 ELIZABETH FRIEDMAN.
- THE INFORMATION IN THIS PLAN IS BASED ON INVENTORY PERFORMED FEB. 2011. PREVIOUS FIELD OBSERVATION SEPTEMBER 2010, AND FIELD SURVEY PERFORMED BY PENNINGTON 2007.
- TREE INFORMATION AND AERIAL TOPOGRAPHY FOR AREAS ADJACENT TO ARROWBROOK CENTRE DRIVE AND FIELD POINT ROAD IS BASED ON APPROVED SITE PLAN FOR ARROWBROOK CENTRE RECREATION FACILITIES PARK 1504 - SP - 002.



OWNER (APPLICANT)
Arrowbrook Centre, LLC
456 HERRISON PARKWAY
SUITE 100
HERNDON, VA 20170
T 703.437.9200
F 703.431.3785

ARCHITECT
Horton & Williams LLP
1751 PINNACLE DRIVE
SUITE 100
MCLEAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
DESIGN
114 WESTWOOD CENTER DRIVE
SUITE 600
TYGONE, VA 22182
T 703.566.9275
F 703.621.8976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
PENNINO
13800 DULLES CORNER LAKE
SUITE 100
HERNDON, VA 20171
T 703.448.9715
F 703.448.9715

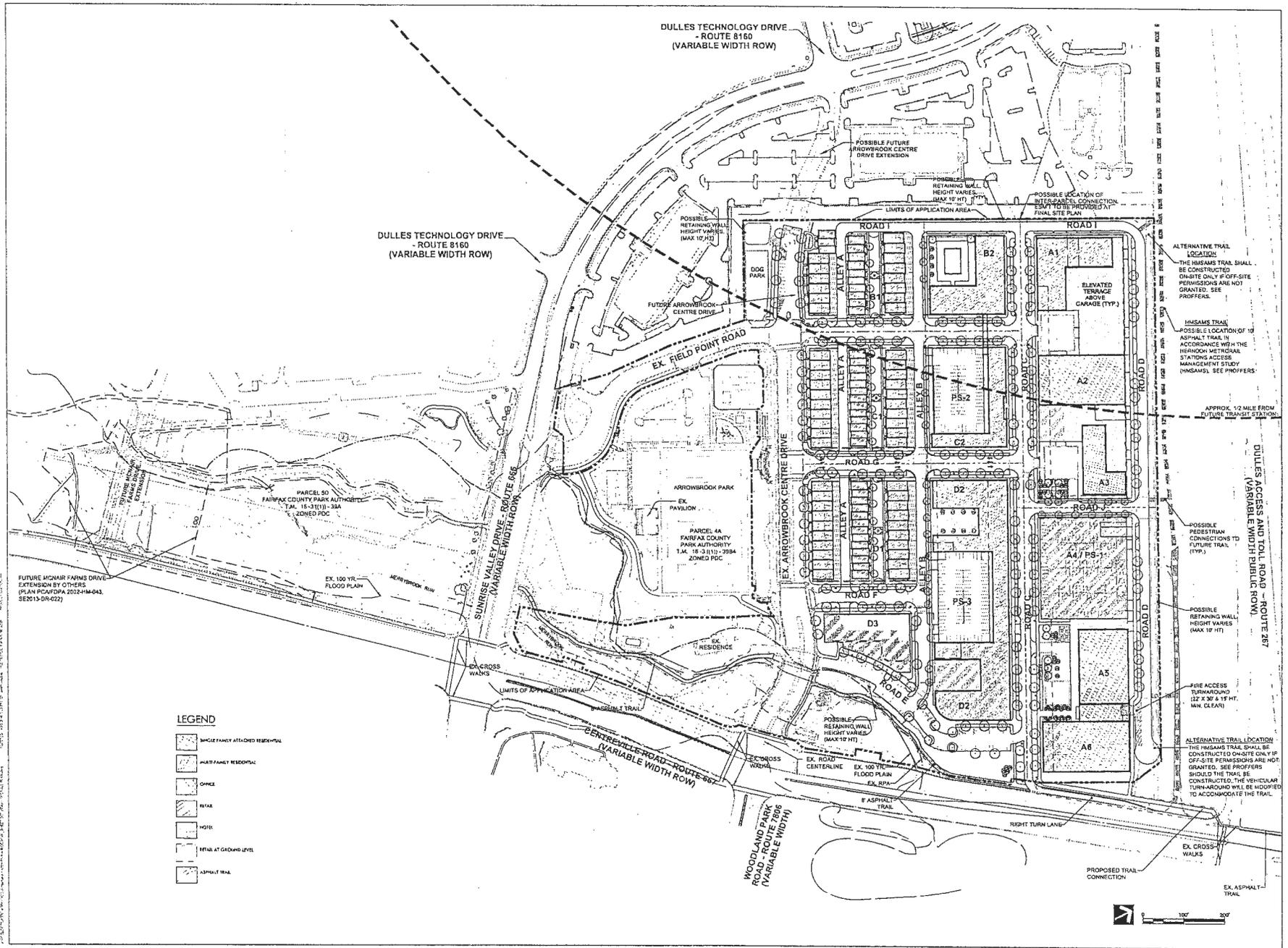
LANDSCAPE ARCHITECT
DAVID N. STRICKER
LIC. NO. 605
4/22/2016

EXISTING VEGETATION MAP
PROPOSED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DUMFRIESVILLE DISTRICT, FARMEX COUNTY, VIRGINIA

DATE REVISIONS
02-20-2015 QC SUBM.
11-18-2015 RESUBM.
01-19-2016 RESUBM.
02-28-2016 RESUBM.
04-01-2016 RESUBM.
04-22-2016 RESUBM.

PROJECT ARRO-1402
DATE 12-30-2014
DRAWING SCALE 1"=50'

SHEET C3.02



LEGEND

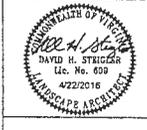
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[Symbol]	MULTI-FAMILY RESIDENTIAL
[Symbol]	OFFICE
[Symbol]	RETAIL
[Symbol]	POW
[Symbol]	RETAIL AT GROUND LEVEL
[Symbol]	ASPHALT TRAIL

OWNER/APPLICANT:
 Arrowbrook Centre, LLC
 458 HERNOON PARKWAY
 SUITE 114
 HERNOON, VA 22110
 T 703.437.9300
 F 703.481.3765

ATTORNEY:
 Huston & Williams LLP
 1751 PINNACLE DRIVE
 SUITE 1700
 McLEAN, VA 22102
 T 703.714.7400
 F 703.714.7410

ARCHITECTURE & PLANNING:
 GOS
 8814 WESTWOOD CENTER DRIVE
 SUITE 801
 TYSONS, VA 22182
 T 703.556.9275
 F 703.821.6976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:
 Pennon
 13366 DULLES CORNER LANE
 SUITE 100
 HERNOON, VA 20171
 T 703.449.6700
 F 703.448.5713

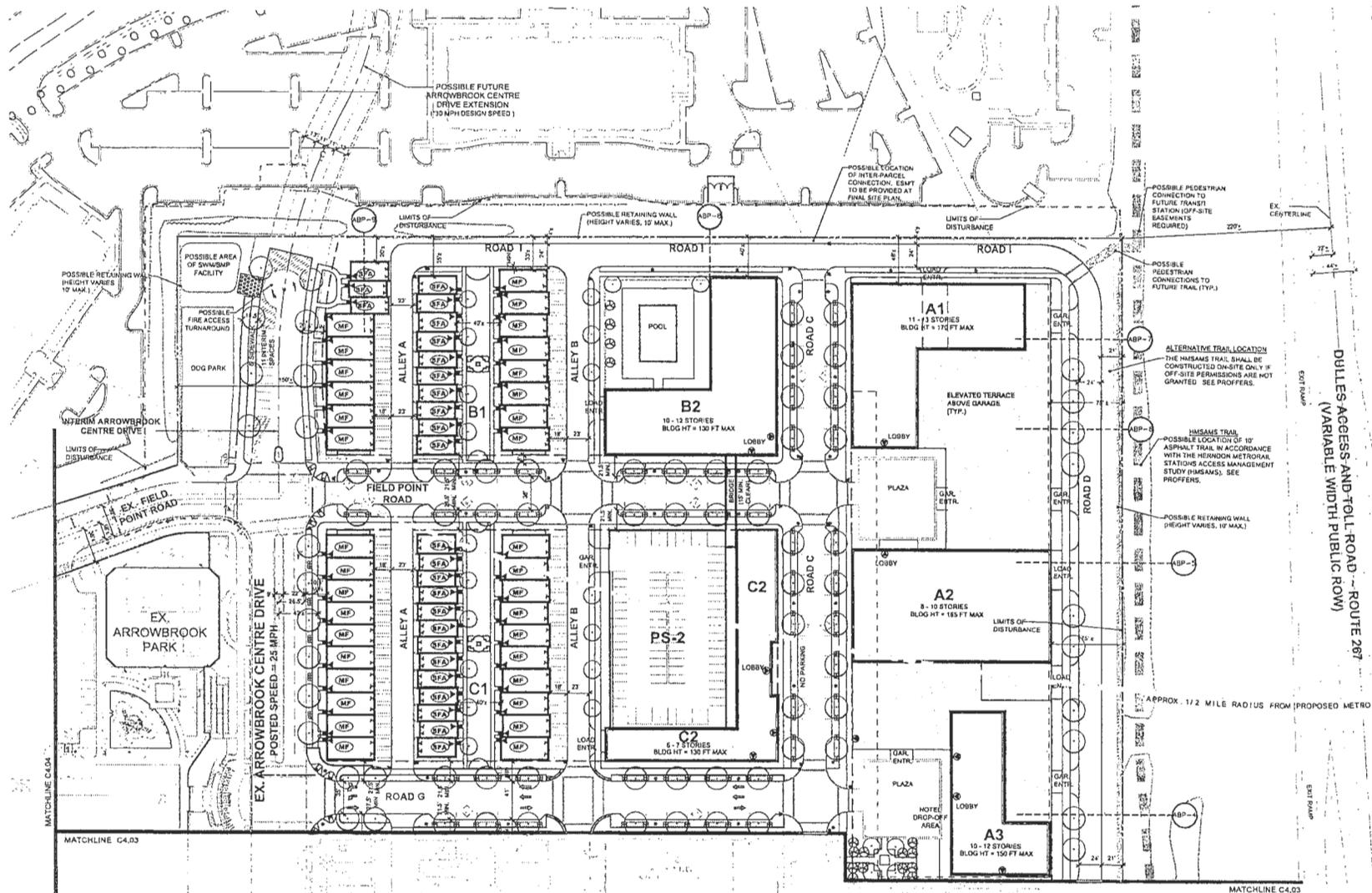


OVERALL PLAN
 PROFESSIONAL CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRAHEVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

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PROJECT: ARRC-1402
 DATE: 12-30-2014
 DRAWING SCALE: 1"=100'



LEGEND:

- RPA
- - - - APPROX. LIMIT OF CLEARING & GRADING
- FLOOD PLANE
- PROPERTY LINE
- UNDERGROUND STRUCTURE
- POSSIBLE RETAIL AREA IN C2 & D2 THAT MAY BE CONVERTED TO RESIDENTIAL. SEE PROFFERS.
- ⊙ MULTI-FAMILY STACKED TOWNHOUSE
- ⊙ SINGLE-FAMILY ATTACHED TOWNHOUSE
- ⊙ SINGLE-FAMILY ATTACHED TOWNHOUSE (CONDO)

NOTES:

- FOR STORMWATER MANAGEMENT INFORMATION, SEE SHEETS C7-01-C7-09.
- FOR ANGLE OF BULK PLANE DETAILS, SEE SHEET C2-01
- ALL ROADS ARE TO BE POSTED AT 15 MPH UNLESS OTHERWISE INDICATED WITH THIS APPLICATION.

OWNER / APPLICANT:
Arrowbrook Centre, LLC

450 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703 537 5200
F 703 481 3160

ATTORNEY:
Hunton & Williams LLP

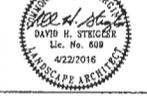
1751 PINNACLE DRIVE
SUITE 1700
MUSKIEGAM, VA 22122
T 703 214 7400
F 703 214 7410

ARCHITECTURE & PLANNING:
GOS
P L L C

8614 WESTWOOD CENTER DRIVE
SUITE C 800
TYGONS, VA 22102
T 703 586 9275
F 703 621 6976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:
Fennell

13000 DULLES CORNER LAKE
SUITE 120
HERNDON, VA 20171
T 703 448 0700
F 703 448 0713



PCA-CONCEPT DEVELOPMENT PLAN AMENDMENT
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRAKEVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	OC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

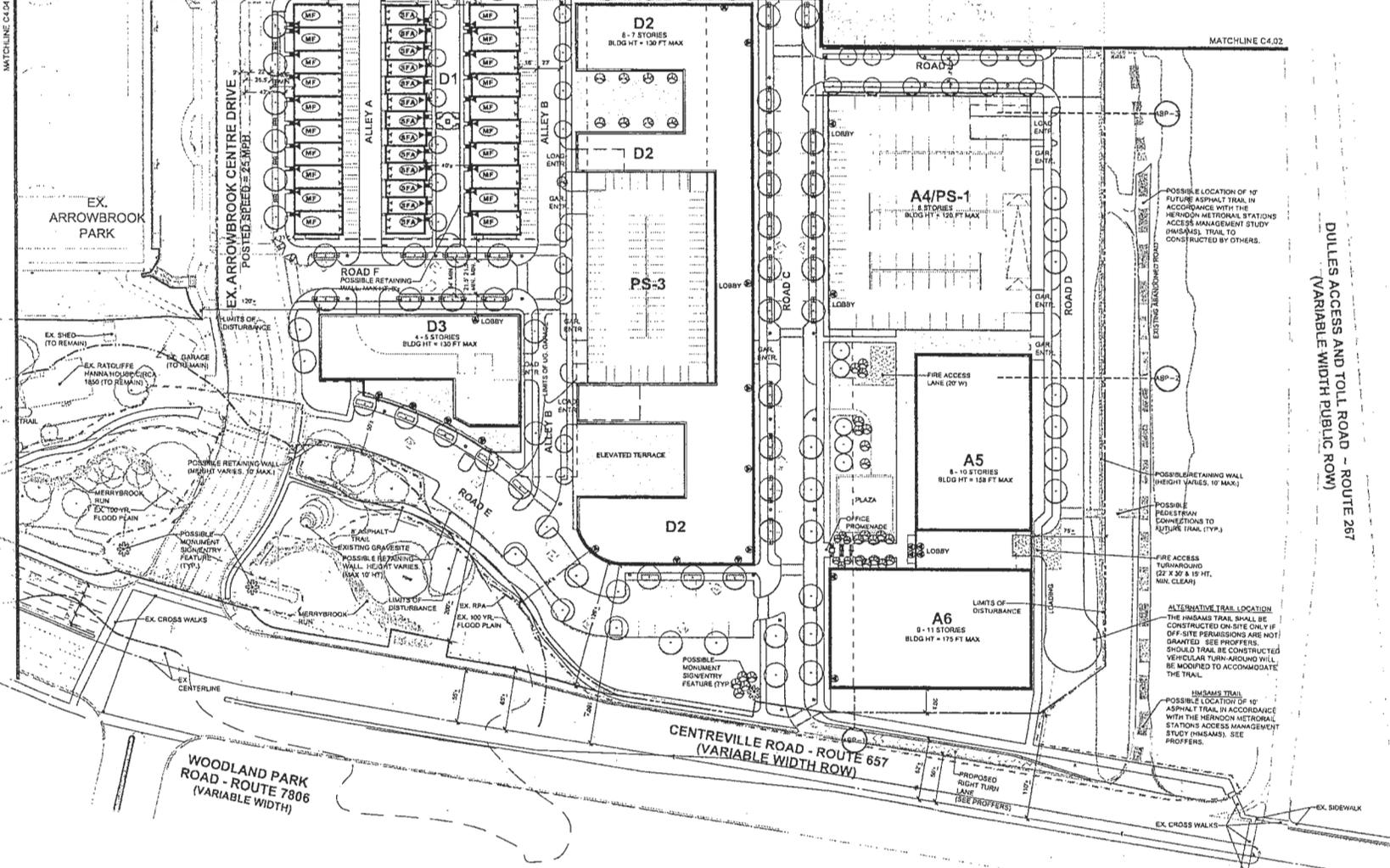
PROJECT: ARRO-1402
DATE: 13-30-2014
DRAWING SCALE: 1"=50'

SHEET: C4.02



MATCHLINE C4.02

MATCHLINE C4.02



DULLES ACCESS AND TOLL ROAD - ROUTE 267
 (VARIABLE WIDTH PUBLIC ROW)

WOODLAND PARK
 ROAD - ROUTE 7806
 (VARIABLE WIDTH)

CENTREVILLE ROAD - ROUTE 657
 (VARIABLE WIDTH ROW)

- LEGEND:**
- RPA
 - - - - - APPROX. LIMIT OF CLEARING & GRADING
 - - - - - FLOOD PLANE
 - PROPERTY LINE
 - - - - - UNDERGROUND STRUCTURE
 - POSSIBLE RETAIL AREA IN C2.02 THAT MAY BE CONVERTED TO RESIDENTIAL. SEE PROFFERS.
 - MP MULTI-FAMILY STACKED TOWNHOUSE
 - SPA SINGLE-FAMILY ATTACHED TOWNHOUSE
 - SFA SINGLE-FAMILY ATTACHED TOWNHOUSE (CONDO)

- NOTES:**
- FOR STORMWATER MANAGEMENT INFORMATION, SEE SHEETS C7.01-C7.09.
 - FOR ANGLE OF BULK PLANE DETAILS, SEE SHEET C2.01
 - ALL ROADS ARE TO BE POSTED AT 15 MPH UNLESS OTHERWISE INDICATED HEREIN WITH THIS APPLICATION.

OWNER / APPLICANT
Arrowbrook Centre, LLC

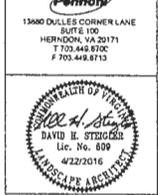
459 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.8200
F 703.441.3765

ATTORNEY
Huntton & Williams LLP

1751 PINNACLE DRIVE
SUITE 1700
MEADOWS, VA 20188
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
KIMLEY-HORN & ASSOCIATES, INC.
8514 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.581.8210
F 703.831.8876

CIVIL, ENGINEERING / LANDSCAPE ARCHITECTURE
PENNARD
13480 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.448.8700
F 703.448.8713



PCA-CONCEPT DEVELOPMENT PLAN AMENDMENT
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	BY/REVISED
02-29-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

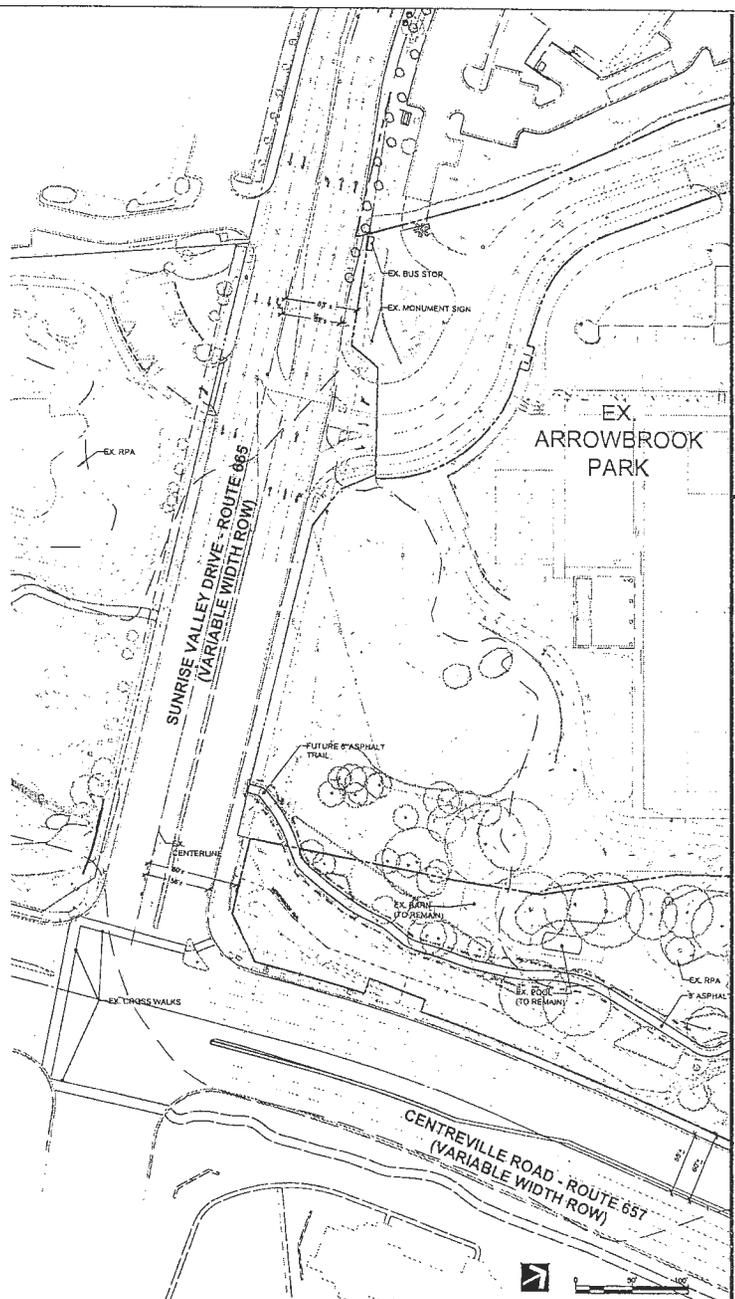
DATE **BY/REVISED**

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PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: 1"=50'

SHEET C4.03





- LEGEND:**
- RPA
 - - - - - APPROX. LIMIT OF CLEARING & GRADING
 - FLOOD PLANE
 - PROPERTY LINE
 - - - - - UNDERGROUND STRUCTURE



OWNER / APPLICANT
 Arrowbrook Centre, LLC
 458 HERNDON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703.471.8500
 F 703.481.3705

ATTORNEY
 Hunter & Williams LLP
 1751 Pinnacle Drive
 Suite 1700
 McLean, VA 22101
 T 703.714.7400
 F 703.714.7410

ARCHITECTURE & PLANNING
 8614 Westwood Center Drive
 Suite 800
 Tysons, VA 22182
 T 703.596.9075
 F 703.571.5976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE

 13650 Dulles Corner Lane
 Suite 100
 Herndon, VA 20171
 T 703.448.8700
 F 703.448.8713



PCA-CONCEPT DEVELOPMENT PLAN AMENDMENT
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 BRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

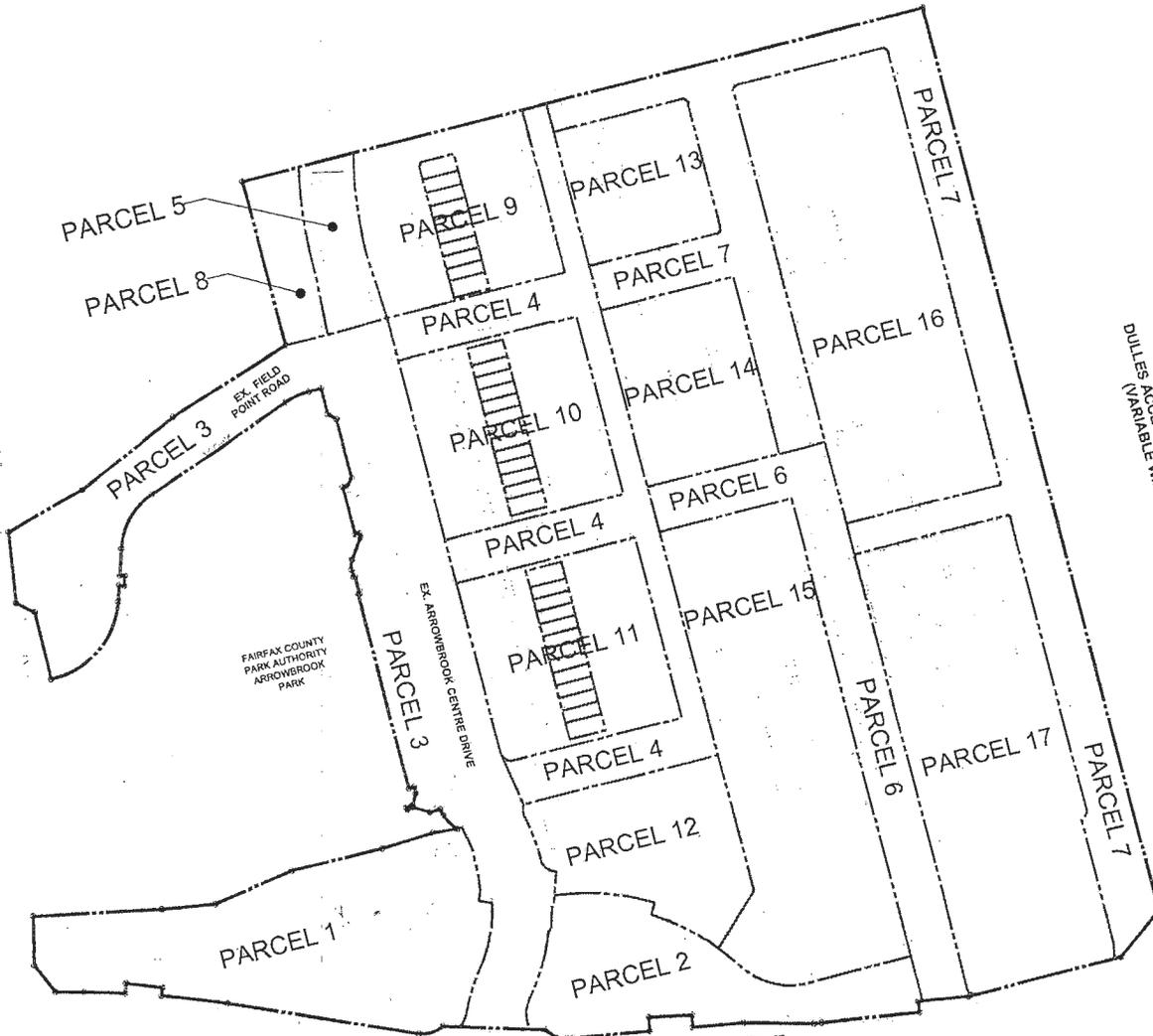
DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

ALL DIMENSIONS SHOWN ARE APPROXIMATE AND SUBJECT TO FIELD VERIFICATION. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS. THE USER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND REGULATORY APPROVALS.

PROJECT: ARRO-1402
 DATE: 12-30-2014
 DRAWING SCALE: 1"=50'

SHEET C4.04

SUNRISE VALLEY DRIVE - ROUTE 665
(VARIABLE WIDTH ROW)



CENTREVILLE ROAD - ROUTE 657
(VARIABLE WIDTH ROW)

DUILLES ACCESS AND TOLL ROAD - ROUTE 267
(VARIABLE WIDTH PUBLIC ROW)

LEGEND

- APPLICATION AREA/
PROPERTY ASSEMBLAGE
- - - POSSIBLE PARCEL LINE

NARRATIVE:

THE PURPOSE OF THIS PLAN IS TO DEPICT POSSIBLE PARCEL LINES FOR THIS APPLICATION. PARCEL LINES MAY BE ADJUSTED, ADDED OR DELETED AS DETERMINED AT FINAL SITE PLAN. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED FOR ALL PRIVATE ROAD AND ALLEY AT FINAL SITE PLAN.

THIS PLAN DOES NOT DEPICT EXISTING TAX MAP PARCELS, THE APPLICATION AREA OR PROPERTY ASSEMBLAGE DELINEATED HEREIN IS IDENTIFIED AS FAIRFAX COUNTY TAX MAPS #S 0163-01-003A1 CURRENTLY OWNED BY ARROWBROOK CENTRE, LLC DEED BOOK 2432 AT PAGE 1127, 0163-01-003A2 CURRENTLY OWNED BY ARROWBROOK CENTRE, LLC DEED BOOK 2432 AT PAGE 1127 AND 0163-01-003A3 CURRENTLY OWNED BY ARROWBROOK CENTRE, LLC DEED BOOK 2432 AT PAGE 1127 AND 0163-01-003A4 CURRENTLY OWNED BY ARROWBROOK CENTRE, LLC DEED BOOK 2432 AT PAGE 1127. ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.

OWNER / APPLICANT
Arrowbrook Centre, LLC

450 HERNDON PARKWAY
SUITE 114
HERNDON, VA 20170
T 703.427.9080
F 703.481.3755

ATTORNEY
Hinton & Williams LLP

1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.2410

ARCHITECTURE & PLANNING
DOST

8614 WESTWOOD CENTER DRIVE
SUITE 602
TYSON, VA 22182
T 703.566.0770
F 703.621.8970

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Pattison

13880 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.448.8700
F 703.448.8710



PARCEL PLAN
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
BRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

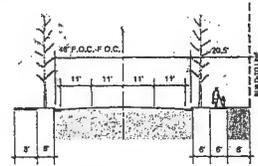
02-20-2015	QC SUBM.
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02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE	REVISIONS

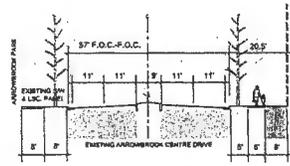
PROJECT ARRO-1402
DATE 12-30-2014
DRAWING SCALE 1"=80'

SHEET C4.05

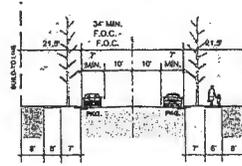




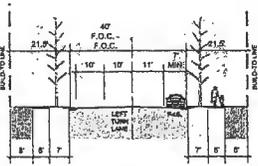
C1 - COLLECTOR - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"
IF FUTURE ARROWBROOK CENTRE DRIVE FROM INTERSECTION OF FIELD POINT DRIVE TO THE WEST AS SHOWN ON PLAN, THIS SECTION OF ROAD MAY BE USED FOR INTERIM PARKING AS SHOWN ON PLAN



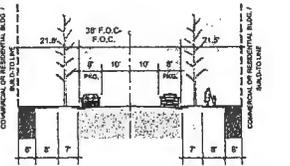
C2 - COLLECTOR - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"
(EXISTING ARROWBROOK CENTRE DRIVE)



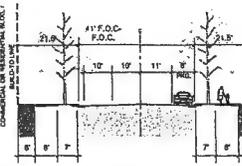
LR1 - LOCAL - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



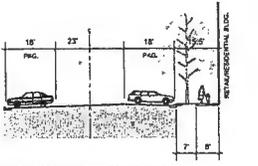
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SECTION SCALE 1" = 20'-0"



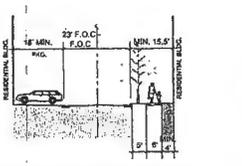
LC1 - LOCAL - COMMERCIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



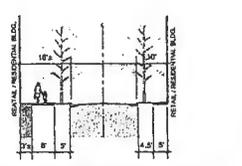
LC2 - LOCAL - COMMERCIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



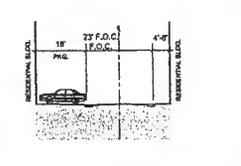
LR3 - LOCAL - RETAIL (PRIVATE)
SECTION SCALE 1" = 20'-0"



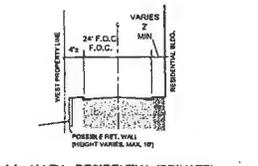
A1 - ALLEY - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



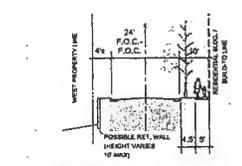
A2 - ALLEY - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



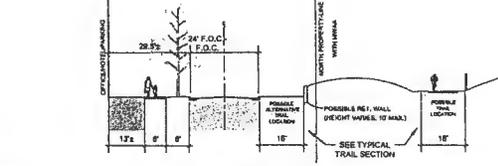
A3 - ALLEY - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



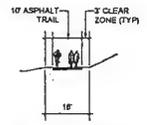
A4 - ALLEY - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



S1 - SERVICE DRIVE - RESIDENTIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



S2 - SERVICE DRIVE - COMMERCIAL (PRIVATE)
SECTION SCALE 1" = 20'-0"



TYPICAL TRAIL SECTION
TYPICAL HHSMS TRAIL LAYOUT

SECTIONS LEGEND

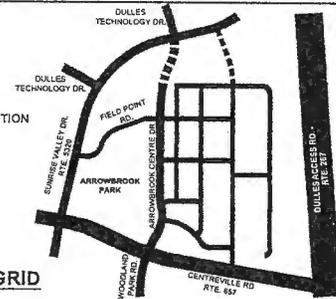
- BUILDING ZONE WITH LANDSCAPING
- BUILDING ZONE WITH LANDSCAPING OR COMMERCIAL OUTDOOR USES
- SIDEWALK OR TRAIL
- LANDSCAPE AMENITY PANEL
- ROAD/DRIVEWAY INCLUDING PARKING

NOTES:

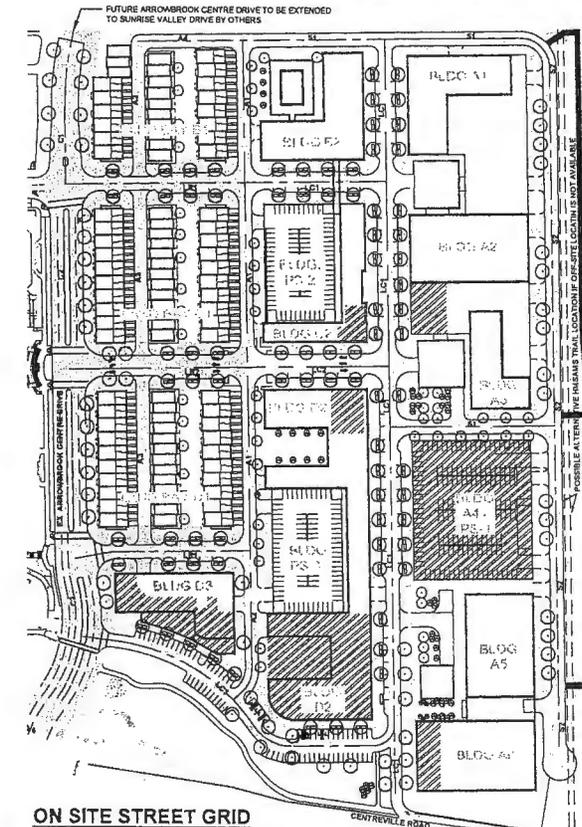
1. STREET SCENE DIMENSIONS SHOWN MAY VARY WITH FINAL ENGINEERING.
2. POSTED SPEED LIMITS 20 MPH FOR ARROWBROOK CENTRE DRIVE AND FIELD POINT ROAD SOUTH OF ARROWBROOK CENTRE DRIVE, ALL OTHER STREETS AND ALLEYS SHALL BE POSTED AT 15 MPH.
3. ALL EXISTING AND PROPOSED STREETS AND ALLEYS SHOWN ARE PRIVATE.
4. FOR SIGHT DISTANCE LINES, SEE CONCEPTUAL UTILITY PLAN, SHEET CS-01 & CS-02, ALL TREES WITHIN SIGHT DISTANCE SHALL BE LIMBED UP TO MAINTAIN A 6 FT. MINIMUM CLEAR HEIGHT.
5. PARALLEL PARKING ON RESIDENTIAL STREETS (TYPE LR1, LR2) MAY BE A MINIMUM WIDTH OF 7'.

LEGEND

- EXISTING ROAD
- PROPOSED ROAD
- POSSIBLE FUTURE CONNECTION



CONTEXTUAL STREET GRID



ON SITE STREET GRID MAP LEGEND

- COLLECTOR (C1, C2)
- LOCAL RESIDENTIAL (LR1, LR2)
- LOCAL COMMERCIAL (LC1, LC2)
- LOCAL RETAIL (LR3)
- ALLEY (A1, A2, A3, A4)
- SERVICE DRIVE (S1, S2)
- FIRST FLOOR COMMERCIAL (MAY BE ADJUSTED)

OWNER/APPLICANT
Arrowbrook Centre, LLC
499 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20149
T 703.437.9200
F 703.481.3765

ATTORNEY
Hunton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MEADOWS, VA 20126
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
DCS
6814 WESTWOOD CENTER DRIVE
SUITE 302
TYSONS, VA 22142
T 703.854.9275
F 703.811.8879

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Parsons
13800 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.448.6700
F 703.448.6713

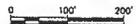
LANDSCAPE ARCHITECTURE
DAVID H. STODOLSKY
Lic. No. 509
4/22/2016

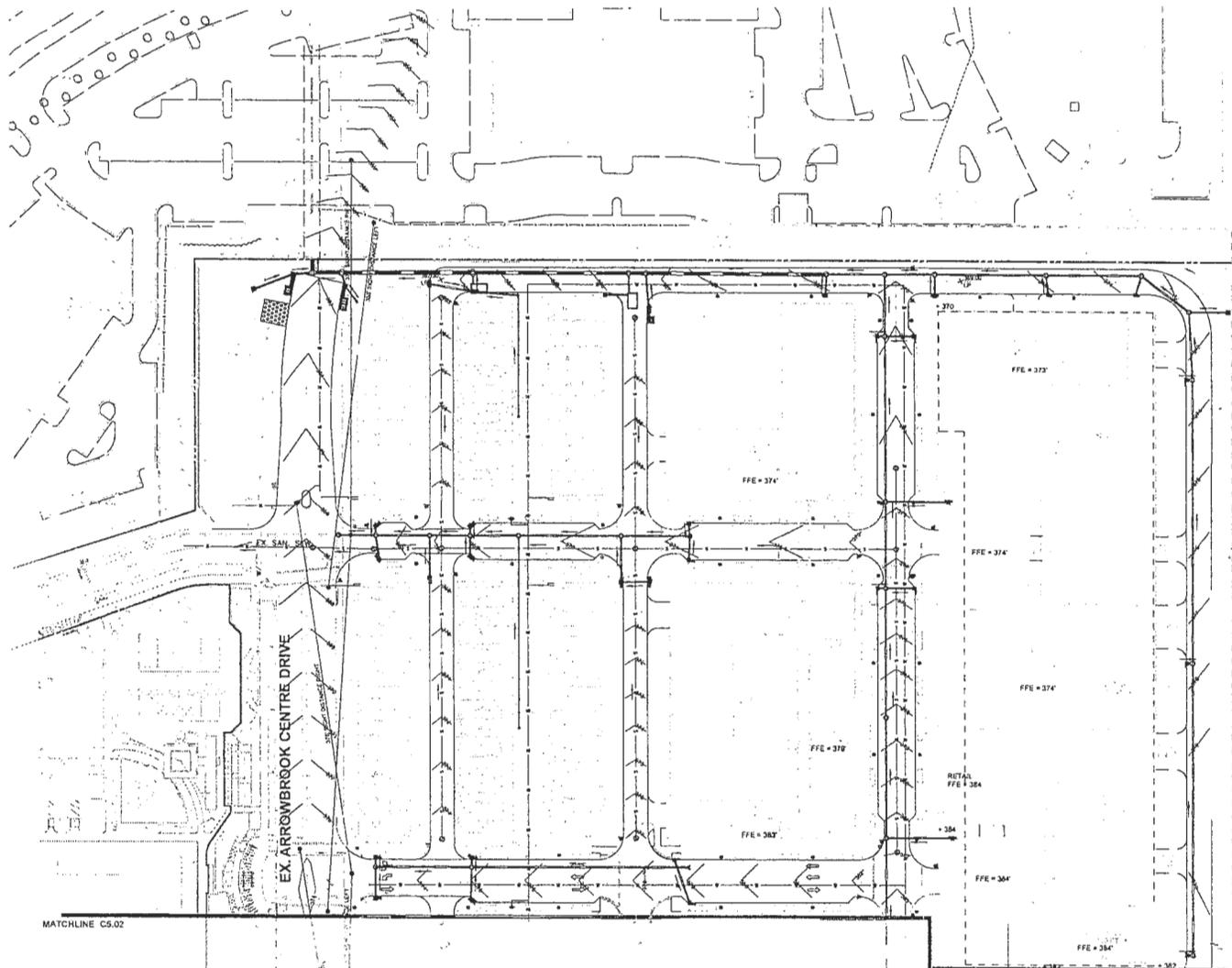
URBAN STREET GRID & SECTIONS
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	OC SUBM.
11-16-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: AS SHOWN

DATE: 12-30-2014
SHEET: C4.06





DULLES ACCESS AND TOLL ROAD - ROUTE 267
 (VARIABLE WIDTH PUBLIC ROW)

- NOTES:**
- 1 THE PURPOSE OF THIS CONCEPTUAL UTILITY PLAN IS TO SHOW PRELIMINARY GRADING (ROADWAYS AND FINISHED FLOOR ELEVATIONS FOR MAJOR BUILDINGS), RIGHT OF WAY FOR ARROWBROOK CENTRE DRIVE (ONLY), AND CONCEPTUAL UTILITY LAYOUTS FOR STORM, SANITARY AND WATER MAINS. THIS INFORMATION IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - 2 FIRE HYDRANTS WILL BE LOCATED IN ACCORDANCE WITH THE FAIRFAX COUNTY PRM AS DETERMINED DURING FINAL ENGINEERING.
 - 3 STREET TREES SHALL BE LIMBED UP TO 6 FT IN HEIGHT TO ALLOW FOR INTERSECTION RIGHT DISTANCE.
 - 4 CONTOURS IN ARROWBROOK CENTRE DRIVE SHOWN AS PROPOSED FOR EXHIBIT PURPOSES ONLY.

OWNER / APPLICANT:
 Arrowbrook Centre, LLC
 458 HERNDON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703 437 9200
 F 703 481 3765

ATTORNEY:
 Hunton & Williams LLP
 1751 PINNACLE DRIVE
 SUITE 1700
 McLEAN, VA 22102
 T 703 714 3400
 F 703 714 7410

ARCHITECTURE & PLANNING:
 M14 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22182
 T 703 556 8275
 F 703 621 8878

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:
Fennell
 15800 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703 448 8700
 F 703 448 8713



CONCEPTUAL UTILITY PLAN
 PREFERRED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 BRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	OC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-25-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: 1"=50'

SHEET C5.01

MATCHLINE C5.01

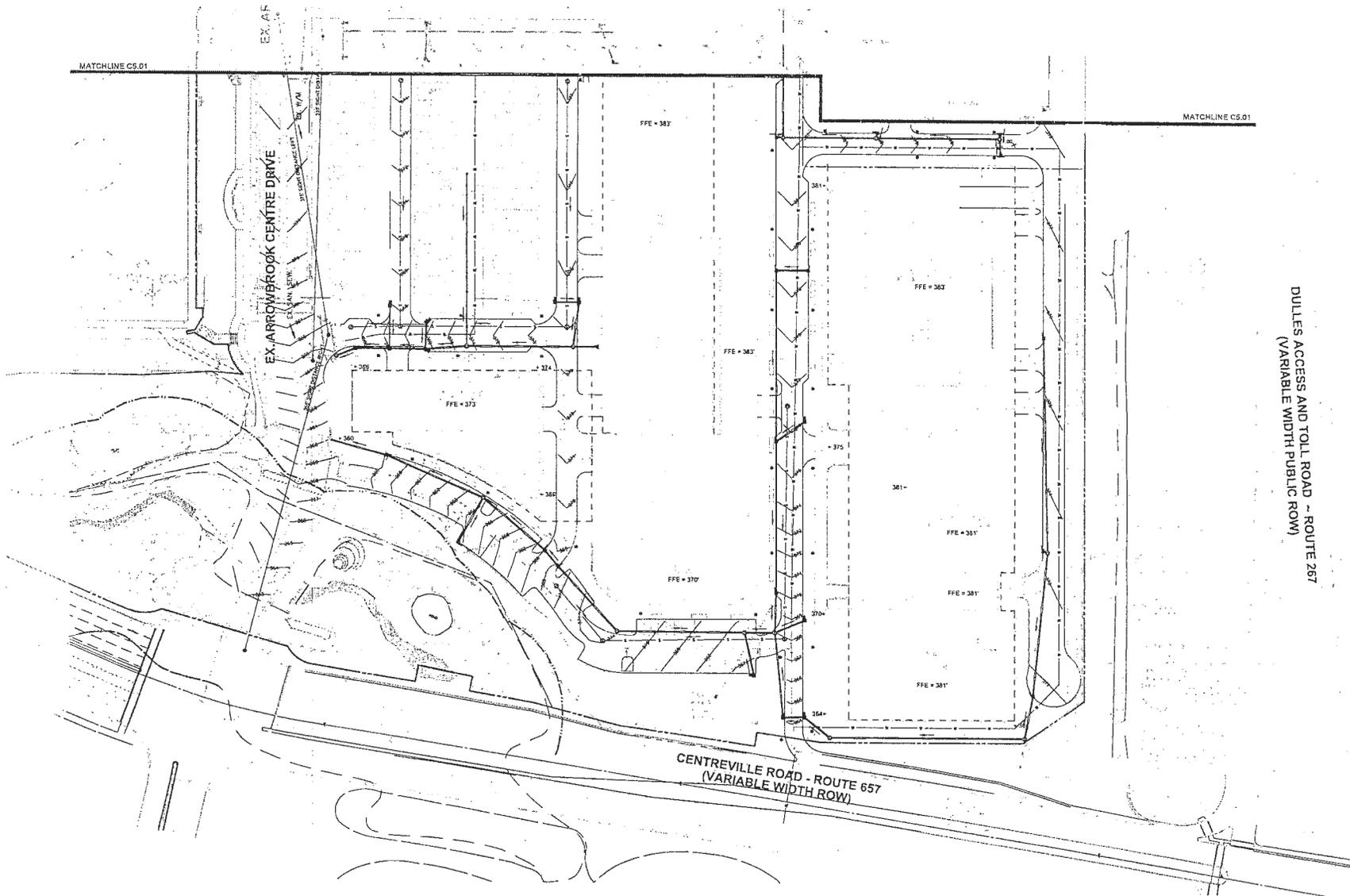
MATCHLINE C5.01

EX. AF

EX. ARROWBROOK CENTRE DRIVE

DULLES ACCESS AND TOLL ROAD ~ ROUTE 267
(VARIABLE WIDTH PUBLIC ROW)

CENTREVILLE ROAD - ROUTE 657
(VARIABLE WIDTH ROW)



- NOTES:**
- 1 THE PURPOSE OF THIS CONCEPTUAL UTILITY PLAN IS TO SHOW PRELIMINARY GRADING, ROADWAYS AND FINISHED FLOOR ELEVATIONS FOR MAJOR BUILDINGS, SIGHT DISTANCE FOR ARROWBROOK CENTRE DRIVE (ONLY), AND CONCEPTUAL UTILITY LAYOUTS FOR STORM, SANITARY AND WATER MAINS. THIS INFORMATION IS SUBJECT TO CHANGE WITH FINAL ENGINEERING.
 - 2 FIRE HYDRANT'S SHALL BE LOCATED IN ACCORDANCE WITH THE FAIRFAX COUNTY PFM AS DETERMINED DURING FINAL ENGINEERING.
 - 3 STREET TREES SHALL BE LIMITED UP TO 6 FT IN HEIGHT TO ALLOW FOR INTERSECTION SIGHT DISTANCE.



OWNER / APPLICANT

Arrowbrook Centre, LLC
 459 HERNDON PARKWAY
 SUITE 114
 HERNDON, VA 20170
 T 703 437 9200
 F 703 461 3755

ATTORNEY

Huntton & Williams, LLP

1751 PARNACLE DRIVE
 SUITE 1700
 MELBURN, VA 22102
 T 703 714 7400
 F 703 714 7410

ARCHITECTURE & PLANNING

8614 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22182
 T 703 588 8775
 F 703 521 6676

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE



13800 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703 448 6700
 F 703 448 8713



CONCEPTUAL UTILITY PLAN
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

02-20-2015	QC SUBM.
11-16-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE	REVISIONS

PROJECT: ARRG-1402
 DATE: 12-30-2014
 SHEET SCALE: 1"=50'

SHEET C5.02

DRAINAGE AREA LEGEND

- TREE BOX FILTER (FILTERBA)
- URBAN BIORETENTION PLANTERS
- BIORETENTION FILTER
- URBAN BIORETENTION TREE PIT
- MANUFACTURED BMP (I.E. STORMFILTER, JELLYFISH, BAYFILTER)
- POSSIBLE AREA FOR VEGETATED ROOF
- UNCONTROLLED AREA
- DULLES STATION REGIONAL POND
- ARROWBROOK POND

LOW IMPACT DEVELOPMENT / STORMWATER MANAGEMENT NARRATIVE

SEE SHEET C7.01 FOR THE FULL STORMWATER MANAGEMENT NARRATIVE AND MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS CHECKLIST WITH SHEET REFERENCES.

THIS PLAN SHOWS SWM / LID FACILITIES WHICH CAN ACHIEVE PERTINENT STORMWATER MANAGEMENT REQUIREMENTS FOR THE SITE WHICH INCLUDE MEETING THE COUNTY'S WATER QUANTITY AND WATER QUALITY REQUIREMENTS, GRANDFATHERED AND TIME LIMITED PROJECTS REQUIREMENTS, AND DULLES SUBURBAN CENTER COMPREHENSIVE PLAN GUIDELINES. THE AREA ANALYZED IS ONLY FOR THE APPLICATION AREA BEING DEVELOPED WHICH INCLUDES 28.80 ACRES OF THE 51.46 AC PHASED DEVELOPMENT SITE.

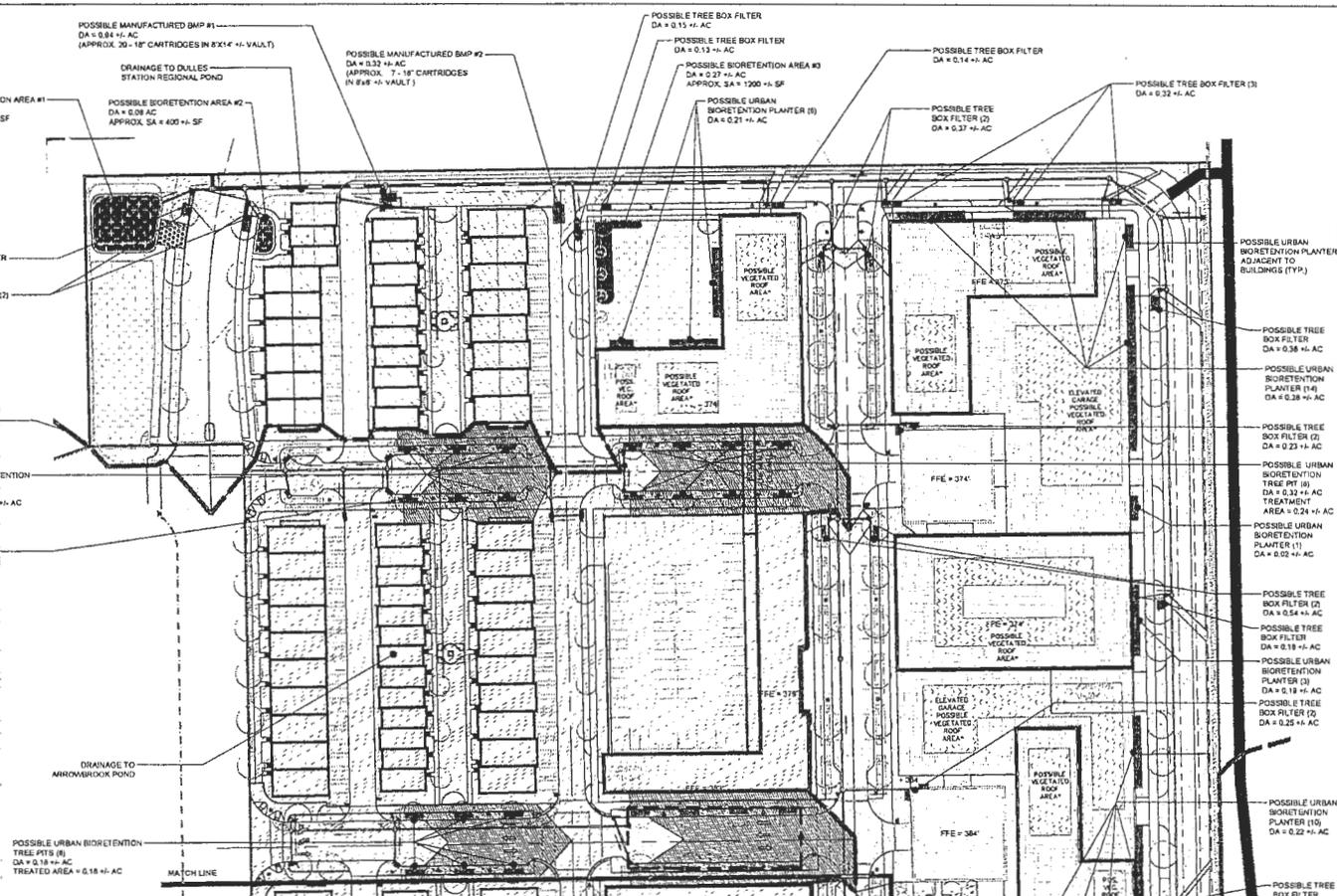
THE FACILITIES SHOWN ARE PRELIMINARY. THE FACILITIES ARE SUBJECT TO FINAL DESIGN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, AMOUNTS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY ACHIEVE THE WATER QUALITY AND WATER QUANTITY REQUIREMENTS DESCRIBED IN THIS PLAN. THE PRELIMINARY PLAN INCLUDES BIORETENTION FILTERS, URBAN BIORETENTION PLANTERS, URBAN BIORETENTION TREE PITS, TREE BOX FILTERS, VEGETATIVE ROOFS, MANUFACTURED BMP'S (I.E. STORMFILTER, JELLYFISH, BAYFILTER), AN ENHANCED EXTENDED DETENTION POND, AND A REGIONAL POND. THESE SWM / LID FACILITIES ARE INTENDED TO SUPPORT THE COMPREHENSIVE PLANS INITIATIVES WITH REGARD TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES.

THE PHOSPHORUS REMOVAL EFFICIENCIES TABLE INCLUDED ON THIS SHEET DETAILS THE REMOVAL EFFICIENCY CREDITED TO THE FACILITIES INCLUDED IN THIS PLAN. THE REFERENCES USED ARE APPROPRIATE FOR GRANDFATHERED AND TIME LIMITED PROJECTS DEMONSTRATING COMPLIANCE UNDER THE OLD SWM REGULATIONS (OCCOQUAN METHOD). DEQ SPECIFICATIONS MAY BE USED FOR DESIGN OF IMPACT FACILITIES AND ARE CREDITED ACCORDING TO THE RELEVANT SPECIFICATION. SEE THE TABLE INCLUDED ON THIS SHEET.

APPROXIMATE SIZING IS SHOWN FOR BIORETENTION FACILITIES AND MANUFACTURED BMP'S. THE TYPICAL URBAN BIORETENTION TREE PIT SIZING FOR THE LAYOUT SHOWN IS 4'X12' AND THE TYPICAL URBAN BIORETENTION PLANTER SIZE IS 6'X6' (APPROXIMATE SIZING BASED ON DEQ SPECIFICATIONS FOR URBAN BIORETENTION). THE URBAN BIORETENTION FACILITIES MAY VARY IN SIZE WITH FINAL ENGINEERING. TREE BOX FILTERS (FILTERBA) BASED ON FAIRFAX COUNTY LETTER TO INDUSTRY 00-04. AREA OF GREEN ROOF CAN BE REDUCED SUBJECT TO PROVIDING OTHER LID MEASURES DURING FINAL ENGINEERING.

NOTE:

1. THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLANS INITIATIVES WITH REGARD TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, AMOUNTS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
2. THE COMPUTATIONS ARE PROVIDED TO SHOW THAT THE SITE MEETS THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS APPLICATION DOCUMENT. AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN.
3. AREA OF GREEN ROOF SHOWN ON THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY. SIZE AND LOCATION OF GREEN ROOFS WILL DEPEND ON AMOUNT OF BMP PROVIDED BY OTHER LIDS USED AND WILL BE SUBJECT TO FINAL ENGINEERING.



1 LID/BMP - DRAINAGE DIVIDES MAP
SCALE: 1" = 50'

*SEE NOTE 3.

TREATMENT TYPE	PHOSPHORUS REMOVAL %	REFERENCE
EXTENDED ENHANCED DETENTION DRY POND	50	FAIRFAX COUNTY LETTER TO INDUSTRY 00-04. REVISED PROCEDURES FOR REQUESTS TO USE INNOVATIVE BEST MANAGEMENT PRACTICES, DATED OCTOBER 7, 2009. VEEI, VA SWM HANDBOOK (REV. 10/10/02)
REGIONAL POND (DRY)	50	2011 PFM FOR GRANDFATHERED AND TIME LIMITED PROJECTS, TABLE 6.3
BIORETENTION BASIN/FILTER (INCLUDING 3" OR 6" BASIN/FILTERS, URBAN OR TREE PITS, AND URBAN OR PLANTERS)	50 (0.5' WVD) 50 (1.5' WVD) 50 (LEVEL 1) 50 (LEVEL 2)	2011 PFM FOR GRANDFATHERED AND TIME LIMITED PROJECTS, TABLE 6.3
TRF BOX FILTER (FILTERBA)	55	FAIRFAX COUNTY LETTER TO INDUSTRY 00-04. FILTERBA - USE UNDER INNOVATIVE BEST MANAGEMENT PRACTICES (BMP) PROVISIONS OF THE PUBLIC FACILITIES MANUAL, DATED MARCH 15, 2009
VEGETATED ROOF	40 45 (LEVEL 1) 40 (LEVEL 2)	2011 PFM FOR GRANDFATHERED AND TIME LIMITED PROJECTS, TABLE 6.3 VIRGINIA URS GROUNDWATER SPECIFICATION NO. 1 (2011)
STORMFILTER	50	2011 PFM FOR GRANDFATHERED AND TIME LIMITED PROJECTS, TABLE 6.3
BAYFILTER	50	FAIRFAX COUNTY TECHNICAL MEMORANDUM 00-02. BAYFILTER - USE UNDER THE INNOVATIVE BEST MANAGEMENT PRACTICES (BMP) PROVISIONS OF THE PUBLIC FACILITIES MANUAL (PFM)

OWNER / APPLICANT
Arrowbrook Centre, LLC
456 HERNDON PARKWAY
SUITE 114
HERNDON, VA 20170
P 703.437.8200
F 703.481.3755

ATTORNEY
Huntton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
6114 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.536.9275
F 703.421.6875

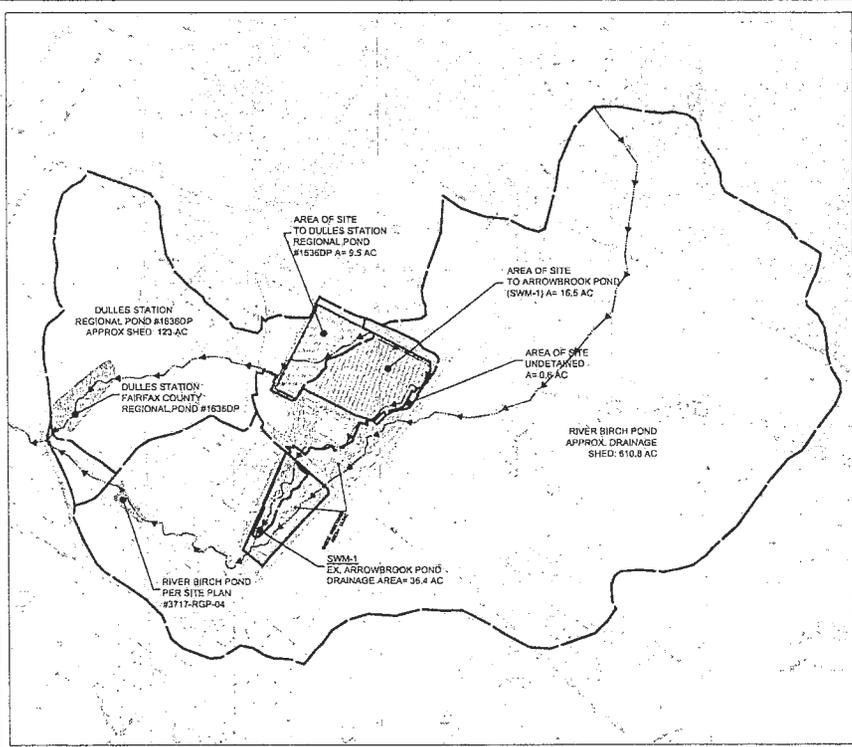
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
1380 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.449.8700
F 703.449.8715

REGISTERED PROFESSIONAL ENGINEER
BRIAN D. STANSON
Lic. No. 0400547114
4/22/2016

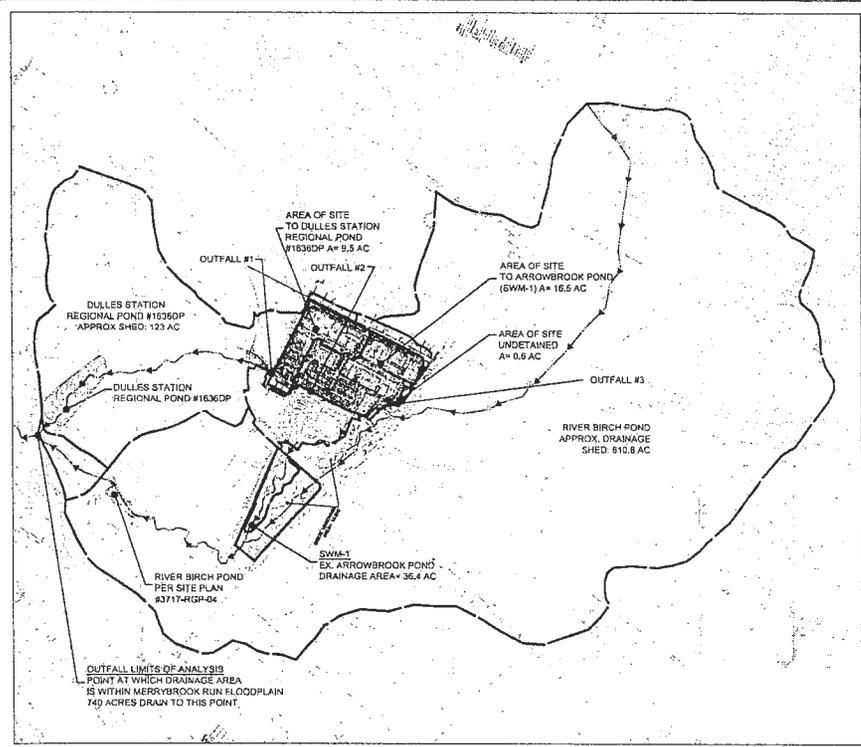
SWM AND LID PLAN
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
GRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	DC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE: ARRD-1402
DATE: 12-30-2014
DRAWING SCALE: 1" = 50'



PRE - DEVELOPMENT DRAINAGE SHED
SCALE: 1" = 600'



POST - DEVELOPMENT DRAINAGE SHED
SCALE: 1" = 500'



DRAINAGE SHED COMPARISON NARRATIVE

SEE SHEET C7.01 FOR THE STORMWATER MANAGEMENT NARRATIVE AND OUTFALL ANALYSIS.
PER FAIRFAX COUNTY ZONING ORDINANCE, SECTION 16-502.1.A.(17)(b)(3), THE DRAINAGE SHED DELINEATIONS WERE EXTENDED TO A POINT WHERE THE DRAINAGE FROM THE PROPERTY DRAINS TO A FLOODPLAIN THAT DRAINS AN AREA OF AT LEAST ONE (1) SQUARE MILE. THE DRAINAGE AREA SHOWN TO THE MERRYBROOK RUN FLOODPLAIN, DOWNSTREAM OF DULLES STATION REGIONAL POND, EXCEEDS ONE (1) SQUARE MILE.
THE FOLLOWING SUMMARIZES THE PRE- AND POST- DEVELOPED DRAINAGE SHEDS FROM THE PROPERTY INCLUDING A SUMMARY OF THE POST-DEVELOPMENT CONDITIONS FROM THE 2005 APPROVED PLAN.

AREA DESCRIPTION	DRAINAGE AREA SUMMARY		
	PRE-DEVELOPMENT CONDITIONS (AC)	POST-DEVELOPMENT (2005 APPROVED PLAN) AREA (AC)	POST-DEVELOPMENT (2015 REZONING APPLICATION) AREA (AC)
APPLICATION AREA TO DULLES STATION	9.5	9.5	9.5
APPLICATION AREA TO ARROWBROOK POND	16.5	16.5	16.5
APPLICATION AREA UNCONTROLLED	0.6	0.6	0.6
TOTAL AREA	26.6	26.6	26.6

- NOTE:**
- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, AMOUNTS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN
 - THE COMPUTATIONS ARE PROVIDED TO SHOW THAT THE SITE MEETS THE GENERAL INTENT OF THE STORMWATER MANAGEMENT WITH THIS APPLICATION DOCUMENT, AND THAT THE FINAL ENGINEERING WILL MEET ALL THE STORMWATER MANAGEMENT REQUIREMENTS AND GOALS OF THIS PLAN

OWNER / APPLICANT
Arrowbrook Centre, LLC
459 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20150
703.437.9200
F.703.481.3765

ATTORNEY
Hunton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MALENA, VA 20108
703.714.7400
F.703.714.7410

ARCHITECTURE & PLANNING
D&S
6514 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
703.588.8775
F.703.521.6918

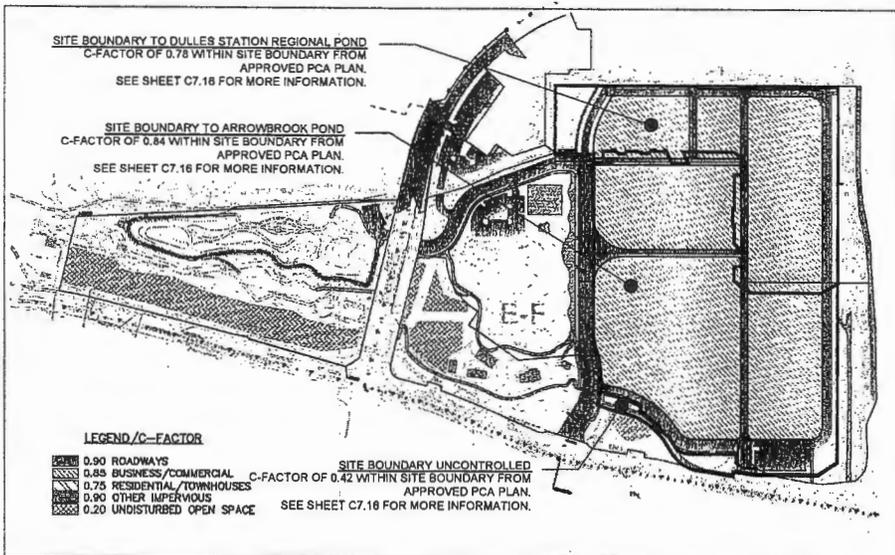
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Penrod
13880 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
703.446.6700
F.703.446.6713



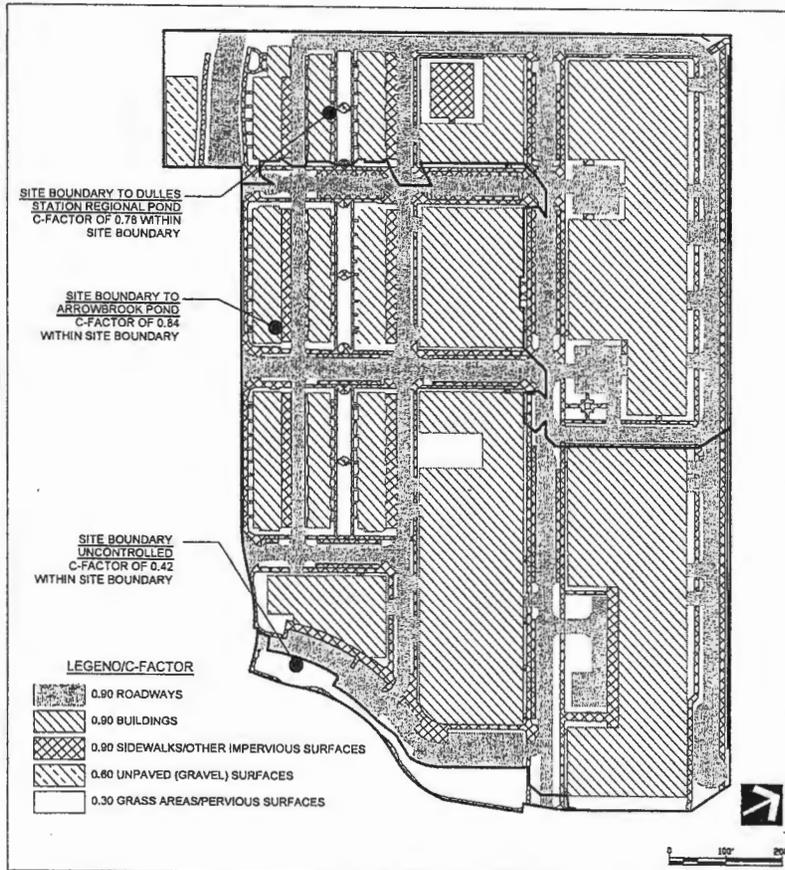
DRAINAGE SHED MAP
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DUNESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	GC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE: 12-30-2014
PROJECT: ARRO-1402
DRAWING SCALE: 1"=600'



PREVIOUSLY APPROVED (2005) IMPERVIOUS AREA MAP
SCALE: 1" = 200'



PROPOSED IMPERVIOUS AREA MAP
SCALE: 1" = 100'

IMPERVIOUS AREA COMPARISON NARRATIVE

AN IMPERVIOUS AREA ANALYSIS WAS COMPLETED TO COMPARE THE DRAINAGE AREA AND C-FACTOR OF THE 2005 APPROVED CDP / FDP PLAN WITH THE DEVELOPMENT INCLUDED IN THIS APPLICATION. SEE SHEET C7.16 FOR C-FACTOR COMPUTATIONS OF THE 2005 APPROVED CDP / FDP BY LAND USE. THE IMPERVIOUS AREA TABLE INCLUDED ON THIS SHEET ARE THE RESULTS OF AN IMPERVIOUS AREA COMPUTATION FOR THE 26.9 AC SITE AREA, AS SHOWN. THE DRAINAGE AREAS ARE MAINTAINED AND THE 2015 COMPUTED C-FACTORS, WITHOUT SWAMP COMPUTATIONS, ARE MAINTAINED WHEN COMPARED TO THE 2005 APPROVED CDP/FDP.

AREA DESCRIPTION	2005 APPROVED PLAN		2015 REVISION APPLICATION	
	AREA (AC)	C-FACTOR	AREA (AC)	C-FACTOR
APPLICATION AREA TO DULLES STATION	8.5	0.78	8.5	0.78
APPLICATION AREA TO ARROWBROOK POND	18.3	0.84	18.3	0.84
APPLICATION AREA UNCONTROLLED	0.6	0.42	0.6	0.42
TOTAL APPLICATION AREA	26.9	0.81	26.9	0.81

NOTE:

- THE FACILITIES AND PRELIMINARY COMPUTATIONS SHOWN HAVE BEEN PREPARED UNDER THE SUPERVISION OF A PROFESSIONAL ENGINEER AND ARE INTENDED TO ACKNOWLEDGE AND SUPPORT THE COMPREHENSIVE PLAN'S INITIATIVES WITH REGARDS TO ENHANCED STORM WATER MANAGEMENT AND LID TECHNIQUES TO BE SHOWN ON THE FINAL ENGINEERING SITE PLAN. DURING THE PREPARATION OF THE FINAL SITE PLAN, EXACT LOCATIONS, AMOUNTS, SIZES AND FACILITIES MAY CHANGE AS LONG AS THEY ACHIEVE THE GOALS OF THE COMPREHENSIVE PLAN.
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OWNER / APPLICANT
Arrowbrook Centre, LLC
496 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.441.9200
F 703.441.3785

ATTORNEY
Henton & Williams LLP
1751 MIRACLES DRIVE
SUITE 100
MELBURN, VA 22072
T 703.714.7450
F 703.714.7410

ARCHITECTURE & PLANNING
des^{INC.}
8014 WESTWOOD CENTER DRIVE
SUITE 800
TYGHEVALE, VA 22142
T 703.584.2275
F 703.827.9979

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Parsons
13680 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.448.6700
F 703.448.6713



IMPERVIOUS AREA MAP AND COMPUTATIONS
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT
ARRO-1402

DATE
12-30-2014

DRAWING SCALE
AS NOTED

SHEET
C7.05

BMP COMPUTATIONS:

THE FOLLOWING COMPUTATIONS SHOW COMPLIANCE WITH THE PHOSPHORUS REMOVAL REQUIRED FOR THE DRAINAGE AREA TO DULLES STATION REGIONAL POND (SWM #2) PER THE PROVISIONS IN ARTICLE 5 OF THE FAIRFAX COUNTY SWM ORDINANCE AND DED. GUIDANCE MEMO NO. 14-2014

BMP FACILITY DESIGN CALCULATIONS (DRAINAGE AREA TO DULLES STATION REGIONAL POND)

I. WATER QUALITY NARRATIVE

SEE SHEET C7.01 FOR WATER QUALITY NARRATIVE.

II. WATERSHED INFORMATION

Part 1: LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
REG-1 Onsite Controlled by Bioretention Area	0.58	0.77
REG-2 Onsite Controlled by Tree Box Filter (Filterm)	0.77	3.80
REG-3 Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	0.80	1.28
REG-4 Onsite Controlled by Urban Bioretention Tree Pits	0.00	0.00
REG-5 Onsite Controlled by Vegetated Roofs	0.90	1.12
REG-6 Onsite Controlled by Urban Bioretention Planters	0.88	1.85
REG-7 Onsite Controlled by Offsite Dulles Station Regional Pond	0.48	0.55
REG-8 Outside Application Area Controlled by Bioretention Area	0.31	0.02
REG-9 Outside Application Area Controlled by Tree Filter (Filterm)	0.30	0.08

Total site area
TOTAL SITE AREA = 411,842 SQ. FT. OR 9.3 AC

Part 2: COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) AREA OF THE SITE	(a)	0.5	Ac	X	ACRES	=	PRODUCT
(B) SUBAREA DESIGNATION	C						
REG-1 Onsite Controlled by Bioretention Area	0.58	X	0.768	=	0.44		
REG-2 Onsite Controlled by Tree Box Filter (Filterm)	0.77	X	3.802	=	2.93		
REG-3 Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	0.80	X	1.281	=	1.01		
REG-4 Onsite Controlled by Urban Bioretention Tree Pits	0.00	X	0.000	=	0.00		
REG-5 Onsite Controlled by Vegetated Roofs	0.90	X	1.123	=	1.01		
REG-6 Onsite Controlled by Urban Bioretention Planters	0.88	X	1.847	=	1.68		
REG-7 Onsite Controlled by Offsite Dulles Station Regional Pond	0.48	X	0.553	=	0.29		
					9.5	TOTAL =	7.33 (b)

WEIGHTED POST DEVELOPMENT "C" FACTOR = (b)/(a) = 0.78

Part 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)	
		%			(%) X (AREA RATIO) X ("C" FACTOR RATIO)	
REG-1	Onsite Controlled by Bioretention Area	55	0.8	0.58	3.3	
REG-2	Onsite Controlled by Tree Box Filter (Filterm)	55	3.8	0.77	22.0	
REG-3	Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	50	1.3	0.80	8.8	
REG-4	Onsite Controlled by Urban Bioretention Tree Pits	55	0.0	0.00	0.0	
REG-5	Onsite Controlled by Vegetated Roofs	40	1.1	0.90	5.6	
REG-6	Onsite Controlled by Urban Bioretention Planters	55	1.8	0.88	12.8	
REG-7	Onsite Controlled by Offsite Dulles Station Regional Pond	0	0.6	0.48	0.0	
REG-8	Outside Application Area Controlled by Bioretention Area	55	0.02	0.31	0.1	
REG-9	Outside Application Area Controlled by Tree Filter (Filterm)	55	0.08	0.30	0.4	
TOTAL SITE PHOSPHORUS REMOVAL =					(a)	51

Part 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT
(B) IF LINE 5(a) 51 >= LINE 4(a) 40 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED
OK

NOTE: "C" FACTOR FOR VEGETATED ROOFS ARE SET AT 0.90 FOR PHOSPHORUS REMOVAL CALCULATIONS.

NOTE:

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OWNER / APPLICANT

Arrowbrook Centre, LLC
458 HERNDON PARKWAY
SUITE 100
HERNDON, VA 20170
T 703 437 9300
F 703 481 3765

ATTORNEY

Huntton & Williams LLP

1751 PINNACLE DRIVE
SUITE 1700
MEASON, VA 22061
T 703 714 7400
F 703 714 7410

ARCHITECTURE & PLANNING

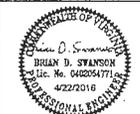


8714 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703 556 9971
F 703 821 0970

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE



13800 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703 449 9700
F 703 448 9715



BMP COMPUTATIONS
 PROFESSIONAL ENGINEERING
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 ORANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

NO DOCUMENT OR PART THEREOF SHALL BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE PROFESSIONAL ENGINEER. THE PROFESSIONAL ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL ENGINEERING SERVICES PROVIDED AND DOES NOT INCLUDE ANY LIABILITY FOR THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FOR ANY DAMAGE TO PERSONS OR PROPERTY, INCLUDING CONSEQUENTIAL DAMAGES, ARISING FROM THE DESIGN OR CONSTRUCTION OF THE PROJECT OR FROM ANY NEGLIGENCE, ACTIVE OR PASSIVE, OF THE PROFESSIONAL ENGINEER OR ANY OTHER PARTY.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: N/A

BMP COMPUTATIONS:

THE FOLLOWING COMPUTATIONS SHOW COMPLIANCE WITH THE PHOSPHORUS REMOVAL REQUIRED FOR THE DRAINAGE AREA TO ARROWBROOK POND (DWA #1) PER THE PROVISIONS IN ARTICLE 5 OF THE FAIRFAX COUNTY SWM ORDINANCE AND DSD GUIDANCE #ENG-NO. 14-20-14.

BMP FACILITY DESIGN CALCULATIONS (DRAINAGE AREA TO ARROWBROOK POND)

I. WATER QUALITY NARRATIVE

SEE SHEET C7-01 FOR WATER QUALITY NARRATIVE

II. WATERSHED INFORMATION

Part 1 LIST OF SUBAREAS AND "C" FACTORS USED

SUBAREA DESIGNATION AND DESCRIPTION	C	ACRES
ARRO-1 Onsite Controlled by Bioretention Area	0.00	0.00
ARRO-2 Onsite Controlled by Tree Box Filter (Filterra)	0.65	0.66
ARRO-3 Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	0.00	0.00
ARRO-4 Onsite Controlled by Urban Bioretention Tree Pits	0.72	0.84
ARRO-5 Onsite Controlled by Vegetated Roofs*	0.90	0.50
ARRO-6 Onsite Controlled by Urban Bioretention Planters	0.00	0.00
ARRO-7 Onsite Controlled by Arrowbrook Extended Enhanced Pond	0.85	14.55
Total site area		16.5
TOTAL SITE AREA = 716,740 SQ. FT. OR 16.5 AC		

USE: 16.5 AC

Part 2 COMPUTE WEIGHTED AVERAGE "C" FACTOR FOR THE SITE

(A) SUBAREA DESIGNATION	(a) C	ACRES	PRODUCT
ARRO-1 Onsite Controlled by Bioretention Area	0.00	X 0.00	= 0.00
ARRO-2 Onsite Controlled by Tree Box Filter (Filterra)	0.65	X 0.658	= 0.43
ARRO-3 Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	0.00	X 0.000	= 0.00
ARRO-4 Onsite Controlled by Urban Bioretention Tree Pits	0.72	X 0.840	= 0.60
ARRO-5 Onsite Controlled by Vegetated Roofs*	0.90	X 0.497	= 0.45
ARRO-6 Onsite Controlled by Urban Bioretention Planters	0.00	X 0.000	= 0.00
ARRO-7 Onsite Controlled by Arrowbrook Extended Enhanced Pond	0.85	X 14.553	= 12.37
		16.5 TOTAL =	13.8 (a)

WEIGHTED POST DEVELOPMENT "C" FACTOR = (b)(a) / (a) = 0.84

Part 3 COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (3)	AREA RATIO (4)	"C" FACTOR RATIO (5)	PRODUCT (6)
		%			(%) x (AREA RATIO) x ("C" FACTOR RATIO)
ARRO-1	Onsite Controlled by Bioretention Area	50	0.0	1	0.0
ARRO-2	Onsite Controlled by Tree Box Filter (Filterra)	55	0.7	1	0.38
ARRO-3	Onsite Controlled by Manufactured BMP (StormFilter or BayFilter)	50	0.0	1	0.0
ARRO-4	Onsite Controlled by Urban Bioretention Tree Pits	30	0.8	1	2.4
ARRO-5	Onsite Controlled by Vegetated Roofs*			SEE NOTE	
ARRO-6	Onsite Controlled by Urban Bioretention Planters	50	0.0	1	0.0
ARRO-7	Onsite Controlled by Arrowbrook Extended Enhanced Pond	50	15.1	1	7.55
TOTAL SITE PHOSPHORUS REMOVAL =					(a) 9.9

Part 4 DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) 40
 (B) IF LINE 3(a) 9.9 >= LINE 4(a) 40 THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.
 OK

* NOTE: FOR PURPOSES OF PHOSPHORUS REMOVAL EFFICIENCY VEGETATED ROOFS WILL NOT BE ACCOUNTED FOR. VEGETATED ROOF AREA INCLUDED IN AREA-FACTOR TO ARROWBROOK EXTENDED ENHANCED DETENTION POND.

NOTE:

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OWNER / APPLICANT

Arrowbrook Centre, LLC

458 HERNDON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703.437.9200
 F 703.461.1700

ATTORNEY

Hanton & Williams LLP

1751 PINNACLE DRIVE
 SUITE 1700
 MUESEAN VA 22102
 T 703.714.7400
 F 703.714.7410

ARCHITECTURE & PLANNING



8814 WESTWOOD CENTER DRIVE
 SUITE 600
 TYSONS, VA 22182
 T 703.588.8075
 F 703.821.9878

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE



13880 DULLES CORNER LAKE
 SUITE 100
 HERNDON, VA 20171
 T 703.448.8700
 F 703.448.8710



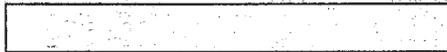
BMP COMPUTATIONS
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ARROWBROOK CENTRE
 DRAINAGE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	OC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE: 12-30-2014
 PROJECT: ARRO-1402
 DRAWING SCALE: N/A

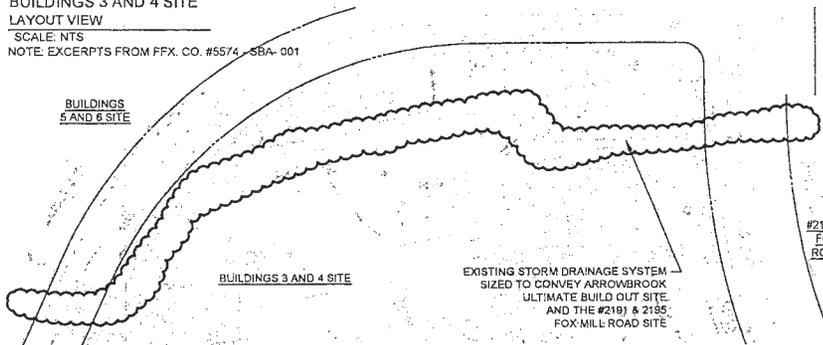
SHEET **C7.07**

STORM COMPUTATIONS



**BUILDINGS 3 AND 4 SITE
LAYOUT VIEW**

SCALE: NTS
NOTE: EXCERPTS FROM FFX. CO. #5574 - SBA- 001



PROFILE VIEW



FOR INFORMATION ONLY!

NOTE:
THIS SHEET IS PROVIDED TO FACILITATE THE REVIEW OF THIS PLAN AND IS A TRUE AND FAITHFUL REPRODUCTION OF THE ORIGINAL. THE ACCURACY OF THE COMPUTATIONS OR VERACITY OF THE ASSUMPTIONS WERE NOT VERIFIED.

* COMMENTS/HIGHLIGHTS ADDED BY PENNONI

OWNER / APPLICANT
Arrowbrook Centre, LLC

456 HERRON PARKWAY
SUITE 118
HERNDON, VA 20170
T 703.437.9200
F 703.441.5750

ATTORNEY
Huntton & Williams LLP

1751 PINNACLE DRIVE
SUITE 1100
HALESBAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
JOS
21111111

8514 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.555.9073
F 703.621.6676

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE

Pannon
13540 OAKS CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.449.0700
F 703.449.0713

OUTFALL EXHIBIT
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

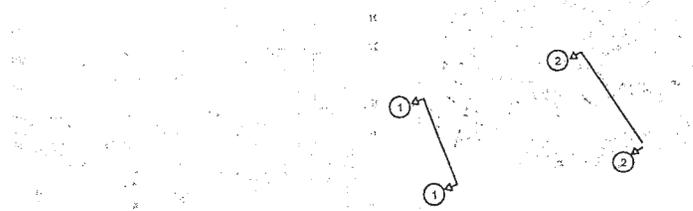
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE	REVISIONS

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: AS NOTED

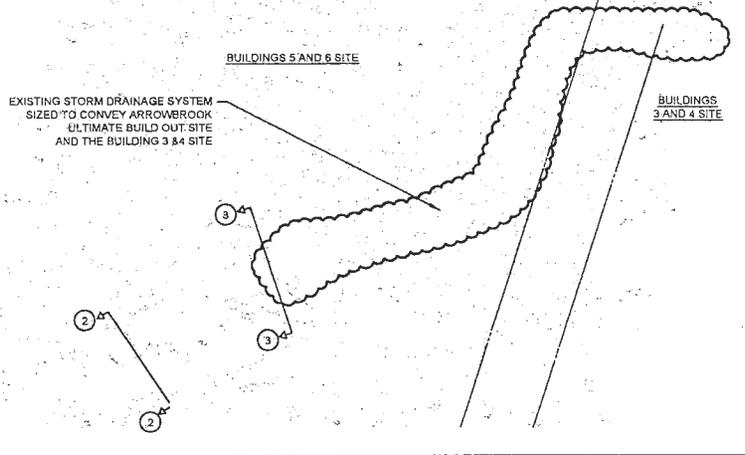
SHEET C7.08

OUTFALL SECTION VIEWS

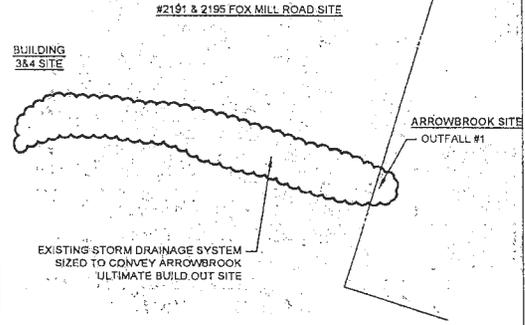


**BUILDINGS 5 AND 6 SITE
LAYOUT VIEW**

SCALE: NTS
NOTE: EXCERPTS FROM FFX. CO. #5574 - SP- 07



PROFILE VIEW

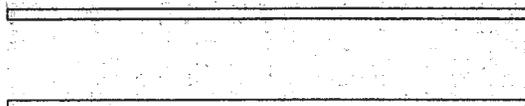


EXISTING STORM DRAINAGE SYSTEM SIZED TO CONVEY ARROWBROOK ULTIMATE BUILD OUT SITE

**#2191 AND #2195 FOX MILL ROAD SITE
LAYOUT VIEW**

SCALE: NTS
NOTE: EXCERPTS FROM FFX. CO. #5574 - SP- 05

STORM COMPUTATIONS



PROFILE VIEW



STORM COMPUTATIONS

STORMWATER ORDINANCE DETERMINATION (SWOD) LETTER



County of Fairfax, Virginia

To protect and enhance the quality of life for its people, municipalities and other governmental entities in Virginia

NOV 23 2015

NOV 20 2015

REVISED

Holman Castro, P.E.
Technical Associates, Inc.
13880 Dulles Corner Lane
Herndon, Virginia 20171

Subject: Arrowbrook Centre; Tax Map #016-1-01-0065-D, 0039-A, 0039-B, 0039-C, and 0039-D; Hunter Mill District

Reference: Stormwater Management Ordinance Determination #1504-SWOD-001-1

Dear Mr. Carter:

This is in response to your request dated September 17, 2015, and additional information submitted October 28 and 31, 2015, for a determination whether the proposed rezoning application RZ 1502-124-041, and Proffer Condition Amendment (PCA) 79-C-037, approved by the Board of Supervisors on December 5, 2015, and served by existing off-site stormwater management facilities, meet the applicable criteria and is contained Conditional rezoning #124-1-12-A of the Stormwater Management Ordinance, Chapter 174 of the Code of the County of Fairfax (SWMO). With your original request, you provided copies of the Conceptual Development Plan (CDP) approved in conjunction with RZ 1502-124-041 on December 5, 2015. With your additional submission, you provided amended copies of the Registration Statements and information depicting which portions of the subject site obtained coverage under the 2009 General Permit for Discharge of Stormwater from Construction Activities (Construction General Permit) issued by the Virginia Department of Environmental Quality (DEQ) dated June 30, 2014 (VAR10F642 and VAR10F643), and continued coverage of the 2014 Virginia Pollution Discharge Elimination System (VPDES) Construction General Permit issued by DEQ, dated September 26, 2014.

We have reviewed your request and have determined that the development of the subject site within the "Time Limits" provision in SWMO §124-1-11.1, the "Grandfathering" provision in §124-1-12.A, and the provisions in the DEQ Guidance Memo No. 14-2014, dated August 25, 2014. The land-disturbing activities may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two state VPDES permit cycles, provided that:

- The CDP/PPD and Proffer, approved as a condition with RZ 1502-124-041 by the Board of Supervisors on December 5, 2015, are not modified or amended in a manner resulting in an increase over the approved CDP/PPD in the volume of phosphorus leaving each point of discharge or the volume or rate of runoff;
- The land-disturbing activities that are served by existing off-site stormwater management facilities, (i.e., the Arrowbrook Centre stormwater management pond and

Department of Public Works and Environmental Services
Land Development Services
1205 Overtone Center Parkway, Suite 144
Fairfax, Virginia 22033-3363
Phone: 703.374.1700 - 717.711.9. FAX: 703.485-6478
www.fairfax.gov

Holman Castro, P.E.
Page 2 of 3

- Regional Pond H-47) do not change the landscape (i.e., amount of impervious cover) upon which the existing off-site stormwater management facilities are based;
- The final design on the site plan for the development must demonstrate that the construction activity will comply with the technical criteria in Article 5 of the SWMO, the approved CDP/PPD, and the Proffer;
- Coverage under the Virginia Pollution Discharge Elimination System (VPDES) General Permit for the Discharge of Stormwater from Construction Activities (General Permit) is obtained prior to commencement of the land-disturbing activities;
- Coverage under the VPDES Construction General Permit is continuously maintained throughout the life of the construction activity, until all land-disturbing activities are completed and General Permit coverage is terminated;
- All development-wide, post-construction stormwater management measures included in the Stormwater Pollution Prevention Plan (SWPPP) for the land-disturbing activities are installed prior to the suspension of construction to ensure compliance with the technical criteria in Article 5 of the SWMO; and
- At the end of the 2019 VPDES General Permit (i.e., June 30, 2023), the land-disturbing activities shall become subject to the new technical criteria adopted by the State Water Control Board.

For the purposes of this determination, the portions of the subject site that qualify under the "Time Limits" provisions use the 13.16 acre and 7.48 acre land-disturbing activities which obtained coverage under the VPDES Construction General Permit, VAR10F642 and VAR10F643, respectively, prior to July 1, 2014. The land-disturbing activities that obtained VPDES Permit coverage prior to July 1, 2014, do not qualify under the Grandfathering provision because the criteria in SWMO §124-1-12.A.4 is not met.

This determination is based on DEQ Ordinance Memo No. 14-2014; and the Time Limits and Grandfathering provisions in the SWMO, adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann. § 62-1-44, 15-24, et seq.) and Virginia Stormwater Management Program (VSWMP) Permit Regulations (VA 62-1-47 et seq.).

DEQ issued Guidance Memo No. 14-2014 to clarify implementation of Sections 47 and 48 of the VSWMP Regulations. According to DEQ's guidance regarding new stormwater management facilities, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old technical criteria remain subject to the old criteria for two additional General Permit cycles. If the land-use exemptions upon which the stormwater management facility was designed and implemented change (e.g., an anticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new technical criteria, or the project should be designed in accordance with the new technical criteria. An electronic copy of DEQ Guidance Memo 14-2014 is available on DEQ's website at: www.deq.state.va.us/Portals/0/VPDES/Regulations/14-2014.pdf. The existing stormwater management facilities designed and installed to serve the subject site are the Arrowbrook Centre stormwater management pond, built as shown on the plan sheet "Arrowbrook Centre Stormwater Management Plan" (1504-SW-001), and Regional Pond H-

Holman Castro, P.E.
Page 3 of 3

09, built as shown on the plan sheet "Dulles Station at Dulles Center Regional S.W.M. Pond" (#548-SW-004).

Please ensure that a copy of this letter is made a part of any subsequent plan submissions. This determination is not a release from any SWMP requirement. It does confirm that the project may meet the requirements of the SWMO using the technical criteria in Article 5 in lieu of the technical criteria in Article 4, subject to the conditions listed above. It is the operator's and owner's responsibility to ensure that all necessary approvals and permits are obtained, and VPDES General Permit coverage is obtained and continuously maintained for the duration of the land-disturbing activities, until final stabilization is achieved and coverage is terminated. Please note that the SWMP or this determination does not present an applicant from designing to a more stringent standard if they choose to do so.

This determination shall automatically expire, without notice, on June 30, 2024. In accordance with DEQ Guidance, land-disturbing activities that are served by an existing stormwater facility remain subject to the technical criteria in Article 5 for two VPDES General Permit cycles. After the end of second state permit cycle (i.e., June 30, 2024), the land-disturbing activities shall become subject to any new technical criteria adopted by the State Water Control Board.

If further assistance is desired, please contact Jeremiah Stuedel, Site Code Research and Development Branch (SCRD), at 703-724-1700, or email: jeremias.stuedel@fairfax.gov.

Sincerely,

Shahab Dine, Chief

Site Development and Inspections Division - North Branch
Hunter Mill Building, Suite 315

cc: Jack Weyant, Director, Site Development and Inspection Division, DPWETS
Paul Shroyer, Director, Code Development and Compliance Division, LDC, FWPWS
Jeremiah Stuedel, Engineer IV, SCRCD, CWC, LDC, DPWETS
LWPCS 116

SWOD COMPLIANCE NARRATIVE

THE FOLLOWING NARRATIVE SUMMARIZES THE PROPOSED SWM PLAN'S COMPLIANCE WITH THE CONDITIONS SET FORTH IN THE STORMWATER ORDINANCE DETERMINATION LETTER #1504-SWOD-001-1.

WATER QUALITY

THE SWM PLAN MEETS THE WATER QUALITY CONDITIONS INCLUDED IN THE SWOD. THE AMOUNT OF PHOSPHORUS LEAVING EACH POINT OF DISCHARGE AND THE VOLUME AND RATE OF RUNOFF HAS BEEN MAINTAINED FROM THE APPROVED CDP/PPD AND ASSOCIATED PROFFERS (RZ 1502-124-041, APPROVED DECEMBER 5, 2015).

THE APPROVED 2005 CDP/PPD INCLUDED 16.5 ACRES WITH C-FACTOR 0.84 DRAINING TO THE ARROWBROOK ENHANCED EXTENDED DETENTION POND (PROVIDING 50% PHOSPHORUS REMOVAL EFFICIENCY). THE EXISTING ARROWBROOK ENHANCED EXTENDED DETENTION FACILITY PROVIDES A 50% REMOVAL EFFICIENCY FOR THE 16.5 AC DRAINAGE. IN ADDITION, THE SWM PLAN PROVIDES A 50% REMOVAL EFFICIENCY FOR THE 8.5 AC DRAINAGE. THEREFORE THE PHOSPHORUS LOAD FROM THE APPROVED CDP/PPD, IT SHOULD ALSO BE NOTED THAT THE REGIONAL POND WAS DESIGNED AND CONSTRUCTED TO PROVIDE WATER QUANTITY CONTROL FOR THE 8.5 ACRES.

THE APPROVED 2005 CDP/PPD INCLUDED 8.5 ACRES WITH C-FACTOR 0.42 OF UNCONTROLLED DRAINAGE. THE ARROWBROOK POND WAS DESIGNED AND CONSTRUCTED WITH TO ACCOUNT FOR UNCONTROLLED DRAINAGE FROM THE SITE. THE PHOSPHORUS LOAD WILL BE MAINTAINED OR DECREASED FROM THE APPROVED CDP/PPD FOR THIS AREA.

WATER QUANTITY

THE SWM PLAN MEETS THE WATER QUANTITY CONDITIONS INCLUDED IN THE SWOD. THE VOLUME AND RATE OF RUNOFF HAS BEEN MAINTAINED FROM THE APPROVED CDP/PPD AND ASSOCIATED PROFFERS (RZ 1502-124-041, APPROVED DECEMBER 5, 2015).

THE APPROVED 2005 CDP/PPD INCLUDED 16.5 ACRES WITH C-FACTOR 0.84 DRAINING TO THE ARROWBROOK ENHANCED EXTENDED DETENTION POND (PROVIDING WATER QUANTITY). THE PLAN IMPERVIOUS AREA AND TIME OF CONCENTRATION HAVE BEEN MAINTAINED FOR THE 16.5 AC PORTION OF THE SITE DRAINING TO ARROWBROOK POND. THE EXISTING ARROWBROOK ENHANCED EXTENDED DETENTION FACILITY PROVIDES WATER QUANTITY FOR THE 16.5 AC DRAINAGE IN THIS PLAN. IN ADDITION, THE SWM PLAN PROVIDES LUXURY RUNOFF REDUCTION UPSTREAM OF THE ARROWBROOK POND.

THE APPROVED 2005 CDP/PPD INCLUDED 8.5 ACRES WITH C-FACTOR 0.78 DRAINING TO DULLES STATION AT DULLES CORNER REGIONAL SWM POND FOR WATER QUANTITY REQUIREMENTS. THE 8.5 ACRE PORTION OF THE SITE DRAINING TO THE REGIONAL POND INCLUDED IN THIS PLAN IMPERVIOUS AREA AND TIME OF CONCENTRATION WERE MAINTAINED. THE REGIONAL POND WAS DESIGNED AND CONSTRUCTED TO PROVIDE WATER QUANTITY CONTROL FOR THIS DRAINAGE.

THE APPROVED 2005 CDP/PPD INCLUDED 0.8 ACRES WITH C-FACTOR 0.42 OF UNCONTROLLED DRAINAGE. THE 0.8 ACRE UNCONTROLLED PORTION OF THE SITE INCLUDED IN THIS PLAN IMPERVIOUS AREA AND TIME OF CONCENTRATION WERE MAINTAINED. THE ARROWBROOK POND WAS DESIGNED AND CONSTRUCTED TO ACCOUNT FOR THIS UNCONTROLLED DRAINAGE FROM THE SITE.

ADDITIONAL SWOD COMPLIANCE

THE LAND-DISTURBING ACTIVITIES THAT ARE SERVED BY EXISTING OFF-SITE STORMWATER MANAGEMENT FACILITIES WAS NOT CHANGED FROM THE LAND USE ASSUMPTIONS USED IN THE EXISTING FACILITIES (DULLES ARROWBROOK POND AND REGIONAL POND).

THE FINAL DESIGN ON THE SITE PLAN FOR THE DEVELOPMENT WILL DEMONSTRATE THAT THE CONSTRUCTION ACTIVITY WILL COMPLY WITH THE TECHNICAL CRITERIA IN ARTICLE 5 OF THE SWM ORDINANCE, THE APPROVED CDP/PPD, AND THE PROFFERS.

COVERAGE UNDER A VPDES GENERAL PERMIT FOR DISCHARGE OF STORMWATER FROM CONSTRUCTION ACTIVITIES (GENERAL PERMIT) WILL BE OBTAINED PRIOR TO COMMENCEMENT OF LAND-DISTURBING ACTIVITIES.

COVERAGE UNDER A VPDES GENERAL PERMIT WILL BE CONTINUOUSLY MAINTAINED THROUGHOUT THE LIFE OF THE CONSTRUCTION ACTIVITY, UNTIL ALL LAND-DISTURBING ACTIVITIES ARE COMPLETED AND GENERAL PERMIT COVERAGE IS TERMINATED.

ALL DEVELOPMENT-WIDE, POST-CONSTRUCTION STORMWATER MANAGEMENT MEASURES INCLUDED IN THE SWPPP FOR THE LAND-DISTURBING ACTIVITIES WILL BE INSTALLED PRIOR TO THE COMPLETION OF CONSTRUCTION.

THE DESIGN IS IN GENERAL COMPLIANCE WITH DEQ GUIDANCE MEMO NO. 14-2014.

SWOD COMPLIANCE SUMMARY TABLE

	DRAINAGE TO ARROWBROOK POND		DRAINAGE TO REGIONAL POND		UNCONTROLLED DRAINAGE	
	2005 APPROVED PLAN	2015 REZONING APPLICATION	2005 APPROVED PLAN	2015 REZONING APPLICATION	2005 APPROVED PLAN	2015 REZONING APPLICATION
DRAINAGE AREA, AC	16.5	16.5	8.5	8.5	0.8	0.8
APPROX. C-FACTOR	0.84	0.84	0.78	0.78	0.42	0.42
APPROX. PHOSPHORUS REMOVAL EFFICIENCY	50	50	50	50	0	0
APPROX. 30-YR PEAK RATE OF RUNOFF, CFS (WITHOUT CONSIDERING DETENTION, RATIONAL METHOD)	301	301	54	54	1.8	1.8
APPROX. 30-YR VOLUME, CF (WITHOUT CONSIDERING DETENTION, MODIFIED RATIONAL METHOD)	147,700	147,700	79,000	79,000	1,700	1,700
SWOD COMPLIANCE (QUALITY AND QUANTITY)?	PHOSPHORUS LOAD, RATE OF RUNOFF, AND VOLUME MAINTAINED		PHOSPHORUS LOAD, RATE OF RUNOFF, AND VOLUME MAINTAINED		PHOSPHORUS LOAD, RATE OF RUNOFF, AND VOLUME MAINTAINED	
	YES		YES		YES	

NOTE: THE INTENT OF THIS TABLE IS TO DETERMINE COMPLIANCE WITH THE SWOD BY PHOSPHORUS REMOVAL, VOLUME AND RATE OF RUNOFF, HOWEVER THE VALUES SHOWN ON THE TABLE DO NOT REPRESENT ACTUAL TARGETS FOR FINAL ENGINEERING.

DRAWER/APPLICANT

Arrowbrook Centre, LLC

450 HERNDON PARKWAY
SUITE 1700
HERNDON, VA 20170
F 703.481.8200
F 703.481.3785

ATTORNEY

Huntton & Williams LLP

1751 PINEVALE DRIVE
SUITE 1700
MCLEAN, VA 22102
F 703.714.7400
F 703.714.7410

ARCHITECTURE & ENGINEERING

UDSA

8514 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
F 703.821.6970
F 703.821.6976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE

Pennon

13600 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
F 703.448.8700
F 703.448.8713

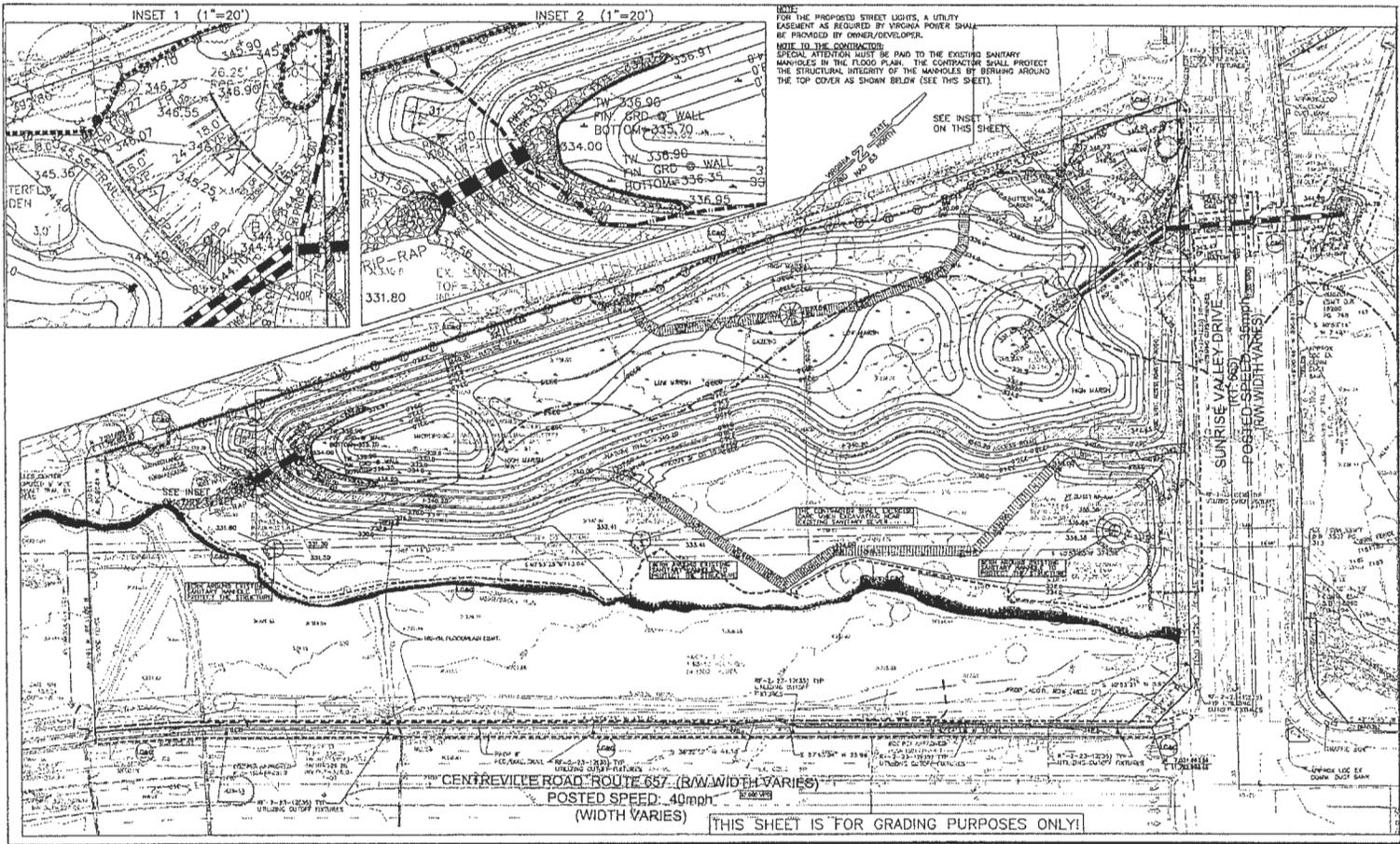


SWOD COMPLIANCE
 REFERRED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DANIELLEVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-19-2015	RESUBM.
01-19-2016	RESUBM.
02-26-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: NTS

SHEET **C7.09**



EXCERPTS FROM
**ARROWBROOK CENTER
 STORMWATER
 MANAGEMENT PLAN (FFX.
 CO. # 1604 - SAB-001,
 APPROVED 11/9/2009)**
 SHOWING GRADING AND
 LAYOUT OF
 ARROWBROOK POND AS
 DESIGNED AND
 CURRENTLY
 CONSTRUCTED.

OWNER / APPLICANT
 Arrowbrook Centre, LLC
 459 HERNDON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703.437.9200
 F 703.481.3766

ATTORNEY
 Hinton & Williams LLP
 1751 PINNACLE DRIVE
 SUITE 1700
 MESA, VA 22128
 T 703.714.7400
 F 703.714.7410

**ARCHITECTURE &
 PLANNING**
 JCS
 6514 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22182
 T 703.584.9275
 F 703.621.6976

**CIVIL ENGINEERING /
 LANDSCAPE ARCHITECTURE**
 Patton
 1380 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703.448.6700
 F 703.448.6713



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ARROWBROOK POND
 INFORMATIONAL SHEET
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
 ARROWBROOK CENTRE
 DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	REVISION	DATE	DESIGNER	APPROVED
1	UPGRADE CIVIL ENGINEERING STRUCTURE C		04/08/16		



PROJECT
 ARROWBROOK CENTRE
 STORMWATER MANAGEMENT PLAN
 HUNTER MILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

TITLE
 GRADING PLAN

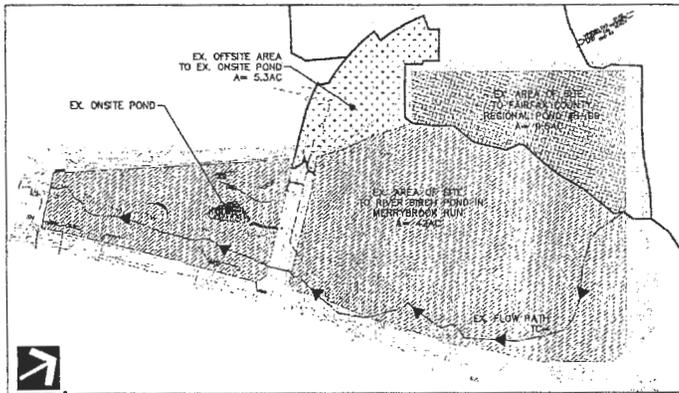
Patton Harris Rust & Associates, PC
 Engineers, Surveyors, Planners, Landscape Architects
 PHRA
 14632 Lee Road
 Chantilly, VA 20151-1879
 T 703.448.6700
 F 703.448.6714

DESIGN	DATE	BY	SCALE
PHR-A	APRIL 2008		1"=40'
CHECKED			
SCALE			
7 OF 32			

DATE	REVISION
02-20-2015	GC SUBM.
11-15-2015	RESUBM.
01-19-2016	RESUBM.
02-25-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

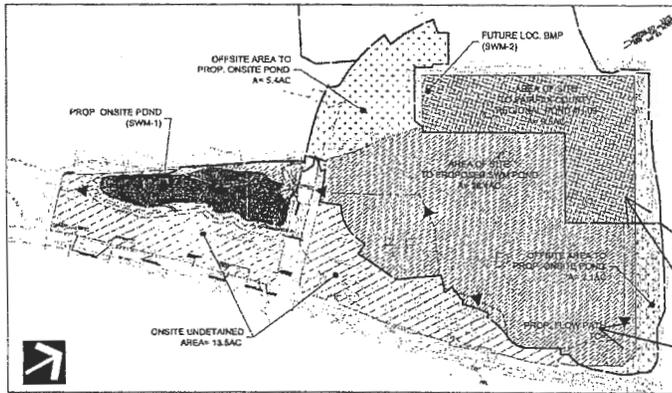
DATE: 12-30-2014
 SHEET: C7.10

PRE-DEVELOPMENT AREAS



SCALE: 1"=200'

POST-DEVELOPMENT AREAS



SCALE: 1"=200'

EXCERPTS FROM
ARROWBROOK CENTER
STORMWATER MANAGEMENT
PLAN (FFX. CO. # 1504 - SAB -
001, APPROVED 11 / 9 / 2009)
SHOWING DRAINAGE DIVIDES
AND SWM NARRATIVE.

* COMMENTS/HIGHLIGHTS
ADDED BY PENNONI

* TOTAL ONSITE UNCONTROLLED
AREA = 9.5 ACRES + 13.5 ACRES
= 23.0 ACRES

STORMWATER MANAGEMENT NARRATIVE

THE TOTAL AREA FOR STORMWATER MANAGEMENT ANALYSIS CONSISTS OF 31.4 ONSITE ACRES, AS WELL AS 7.5 OFFSITE ACRES. ABOVE IS A GRAPHICAL REPRESENTATION OF THE DRAINAGE AREA TO THE PROPOSED PRIVATELY MAINTAINED ENHANCED-EXTENDED DETENTION POND. STORMWATER MANAGEMENT WAS EVALUATED BASED ON A COMPARISON OF TOTAL RUNOFF GENERATED FROM BOTH PRE- AND POST-DEVELOPMENT CONDITIONS.

SUMMARY- THE EXISTING 51.4 ACRE SITE IS LOCATED NEAR THE TOP OF A WATERSHED DRAINING TO THE EXISTING MERRYBROOK RUN STREAM, AT THE SOUTHWEST CORNER OF THE HIGHWAY INTERCHANGE BETWEEN THE DULLES TOLL ROAD AND CENTREVILLE ROAD. EXISTING RUNOFF FLOWS EAST AND SOUTH INTO MERRYBROOK RUN WHERE IT IS CARRIED SOUTHWARD THROUGH AN EXISTING CULVERT BENEATH SUNRISE VALLEY DRIVE.

THE PROPOSED POND HAS BEEN DESIGNED TO DETAIN 30.9 ACRES OF ONSITE AND OFFSITE AREA RUNOFF DRAINING TO THE FACILITY BASED UPON THE ULTIMATE DEVELOPMENT OF THE UPSTREAM AREAS. THE COMBINED PRINCIPAL/EMERGENCY SPILLWAY HAS BEEN DESIGNED TO SAFELY CONVEY THE SDF RESULTING FROM FUTURE BUILD-OUT OF BOTH ONSITE AND OFFSITE AREAS DRAINING TO THE FACILITY. APPROXIMATELY 9.5 ACRES IN THE NORTHWEST CORNER OF THE SITE WILL DRAIN THROUGH A FUTURE BMP FACILITY TO AN OFFSITE REGIONAL POND. THE APPROXIMATELY 13.5 REMAINING ACRES ON EASTERN BORDER OF THE SITE (ALONG CENTREVILLE ROAD) IS LARGELY UNDISTURBED AND THUS WILL CONTINUE DRAINING DIRECTLY INTO MERRYBROOK RUN.

THE TABLE BELOW, SHOWING THE PEAK DISCHARGE ATTENUATION INDICATES THAT THE REQUIREMENTS FOR STORMWATER QUANTITY CONTROL HAVE BEEN MET.

ROW DISCHARGE (CFS)	2-YR	10-YR
(+) ONSITE OUTF. (CFS) = 38.28	30.08	
(-) OFFSITE OUTF. (CFS) = 39.28	44.88	
(-) OFFSITE OUTF. (CFS) = 31.28	18.88	
ALLOWED OUTFLOW = 13.96	46.84	

- NOTE:
- NO ADDITIONAL ENCROACHMENT INTO THE FLOODPLAIN SHALL BE PERMITTED OTHER THAN THAT SHOWN ON THE SPECIAL EXCEPTION PLAN.
 - FOR MORE INFORMATION, REFER TO THE APPROVED RESOURCE AREA ENCROACHMENT PLAN 1504-MW-001-01, SUBJECT TO THE DEVELOPMENT CONDITIONS DATED NOVEMBER 30, 2009.

DAM HEIGHT REQUIREMENTS

THE DAM EMBANKMENT FOR THE PROPOSED POND IS A CATEGORY 'C' DAM AS DETERMINED BY PFM PLATE 64-0. A COMBINED PRINCIPAL AND EMERGENCY SPILLWAY IS PROPOSED (SEE JUSTIFICATION BELOW) PER THE FAIRFAX COUNTY PFM SECTION 6-1004.6. THE WEIR WALL STRUCTURE WILL SERVE AS THE SPILLWAY FOR BOTH LOW FLOWS FOR STORMWATER MANAGEMENT, AND FOR EXTREME FLOWS OF THE SPILLWAY DESIGN FLOOD (SDF). THE 100-YEAR PEAK DISCHARGE WAS COMPUTED BASED ON ULTIMATE FUTURE DEVELOPMENT. THE SDF WAS DETERMINED BASED ON PFM PLATE 44-6 TO BE THE 100-YR, 24-HOUR EVENT. THE FRETWARD HYDROGRAPH (FBH) WAS DETERMINED TO BE THE NEXT HIGHEST DESIGN STORM BASED ON THE BANKING IN PLATE 44-6, OF 1.5 MULTIPLIED BY THE 100-YR EVENT. FOR ROUTING OF THE SDF AND FBH IT WAS ASSUMED THAT THE TWO-YEAR, AND TEN-YEAR CONTROL WEIRS WOULD ALL BE CLOGGED, AND NO STORAGE EXISTS UPFLOW THE CREST OF THE RISEN.

THE PEAK STAGE FOR THE SDF IS 337.58 FT WITH A ROUTED PEAK DISCHARGE OF 234.03 CFS. THE PEAK STAGE FOR THE FBH IS 337.19 FT WITH A ROUTED PEAK DISCHARGE OF 379.80 CFS. THE DAM CREST ELEVATION OF 340 FT PROVIDES 2.42 FT OF FREEBOARD ABOVE THE MAXIMUM SDF ELEVATION AND 2.21 FT ABOVE THE MAXIMUM FBH ELEVATION. THUS THE DAM HEIGHT AND SAFETY REQUIREMENTS FOR THE PROPOSED POND HAVE BEEN MET.

JUSTIFICATION FOR COMBINED PRINCIPAL/EMERGENCY SPILLWAY

IN CLOSE PROXIMITY TO THE POND IS AN EXISTING FLOODPLAIN, RESOURCE PROTECTION AREA, AND AN EXISTING ENVIRONMENTAL QUALITY CORRIDOR (E.Q.C.) DUE TO THIS ENVIRONMENTALLY SENSITIVE AREA, GRADING OF THE POND HAS BEEN MINIMIZED TO REDUCE THE AMOUNT OF DISTURBANCE TO THE E.Q.C., PROVIDING A COMBINED PRINCIPAL/EMERGENCY SPILLWAY FURTHER REDUCES THE DISTURBANCE TO THESE AREAS.

THE SITE HAS A SIGNIFICANT AMOUNT OF ROCK BELOW TOPSOIL. PLACEMENT OF A SEPARATE EMERGENCY SPILLWAY AND THE ASSOCIATED DEPTH OF CUT WOULD REQUIRE A SUBSTANTIAL AMOUNT OF BLASTING. BEING IN CLOSE PROXIMITY TO AN ENVIRONMENTALLY SENSITIVE AREA, AS WELL AS TO NEARBY OFFICE PARKS IN USE, IT IS PREFERABLE TO MINIMIZE THE AMOUNT OF BLASTING AS MUCH AS POSSIBLE.

IN ADDITION, PER THE CDP/ESP THE FAIRFAX COUNTY PARK AUTHORITY IS PROPOSING A WALKWAY/TRAIL ALONG THE EDGE OF THE POND IN THE SAME LOCATION A SEPARATE EMERGENCY SPILLWAY WOULD BE PROPOSED. FROM AN AESTHETICS AND SAFETY PERSPECTIVE, IT WOULD NOT BE DESIRABLE TO HAVE AN EMERGENCY SPILLWAY IN THE NEARBY VICINITY.



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OWNER / APPLICANT
Arrowbrook Centre, LLC

489 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.9200
F 703.481.3785

ATTORNEY
Hinton & Williams LLP

1751 PINEAPPLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE &
PLANNING
dps

814 WESTWOOD CENTER DRIVE
SUITE 100
TYSON, VA 22182
T 703.558.9278
F 703.821.8878

CIVIL ENGINEERING /
LANDSCAPE ARCHITECTURE
Pennonni

13800 DULLES CORNER LAKE
SUITE 100
HERNDON, VA 20171
T 703.449.8770
F 703.448.8713

ARROWBROOK POND
INFORMATIONAL SHEET
PROPOSED CONSTRUCTION MANAGEMENT
CONCEPTUAL DEVELOPMENT PLAN/AMENDMENT
ARROWBROOK CENTRE
DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
03-20-2015	GC SUBM.
11-18-2015	RESUBM.
01-18-2016	RESUBM.
02-28-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE: 12-30-2014
DRAWING SCALE: NTS

SHEET C7.11

NO.	DESCRIPTION	REVISION	DATE	BY	CHKD	APPRD



**ARROWBROOK CENTRE
STORMWATER MANAGEMENT PLAN**
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

**DRAINAGE DIVIDES AND
SWM NARRATIVE**

Patten Harris Rust & Associates, pc
Engineers, Surveyors, Planners, Landscape Architects
P H R & A
1932 Lee Road
Cherry Hill, VA 20121-1872
T 703.449.1700
F 703.449.8374

DESIGN	LAN	SURV	PHR+R
DRAWN	LAN	DATE	APRIL, 2008
CHECKED	HAC	SCALE	AS NOTED
SKETCH	EP/SD/DM	FILE NO.	09752-2-5

* ONSITE UNCONTROLLED FLOWS
INCLUDE THE 9.5 ACRES FLOWING TO THE
WEST TO THE OFFSITE REGIONAL
FACILITY. THE ARROWBROOK POND IS
OVERDETAINING FOR THE WHOLE 51.4
ACRE SITE.

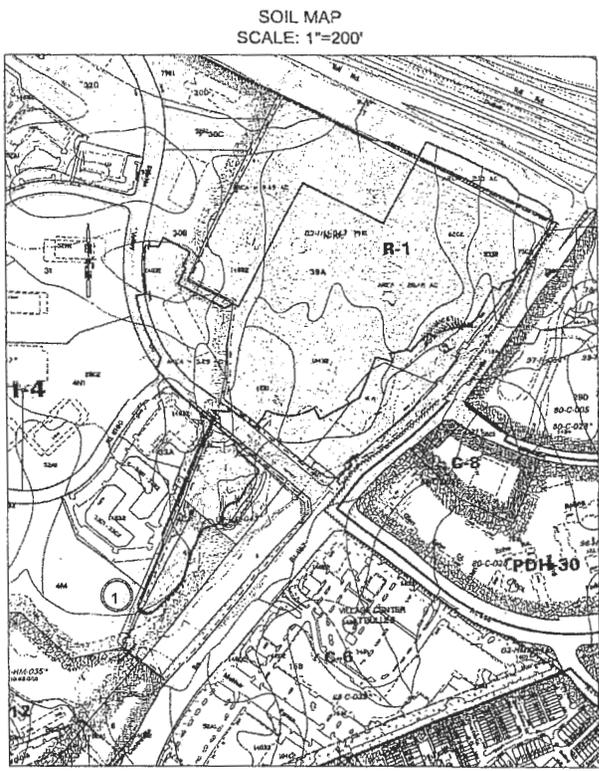
ALSO THE ROUTED RELEASE RATES ARE
ALMOST HALF OF THE ALLOWABLE
RELEASE RATES

Worksheet 2: Runoff rate and runoff

Area	Runoff Rate (ft³/s/acre)	Area (Acres)	Runoff (ft³/s)
1. Roof	1.00	1.00	1.00
2. Driveway	0.50	0.50	0.50
3. Parking	0.25	0.25	0.25
4. Lawn	0.10	0.10	0.10
5. Yard	0.05	0.05	0.05
6. Street	0.20	0.20	0.20
7. Sidewalk	0.15	0.15	0.15
8. Walkway	0.10	0.10	0.10
9. Porch	0.50	0.50	0.50
10. Deck	0.50	0.50	0.50
11. Staircase	0.50	0.50	0.50
12. Balcony	0.50	0.50	0.50
13. Terrace	0.50	0.50	0.50
14. Walkway	0.10	0.10	0.10
15. Driveway	0.50	0.50	0.50
16. Parking	0.25	0.25	0.25
17. Lawn	0.10	0.10	0.10
18. Yard	0.05	0.05	0.05
19. Street	0.20	0.20	0.20
20. Sidewalk	0.15	0.15	0.15
21. Walkway	0.10	0.10	0.10
22. Porch	0.50	0.50	0.50
23. Deck	0.50	0.50	0.50
24. Staircase	0.50	0.50	0.50
25. Balcony	0.50	0.50	0.50
26. Terrace	0.50	0.50	0.50
27. Walkway	0.10	0.10	0.10
28. Driveway	0.50	0.50	0.50
29. Parking	0.25	0.25	0.25
30. Lawn	0.10	0.10	0.10
31. Yard	0.05	0.05	0.05
32. Street	0.20	0.20	0.20
33. Sidewalk	0.15	0.15	0.15
34. Walkway	0.10	0.10	0.10
35. Porch	0.50	0.50	0.50
36. Deck	0.50	0.50	0.50
37. Staircase	0.50	0.50	0.50
38. Balcony	0.50	0.50	0.50
39. Terrace	0.50	0.50	0.50
40. Walkway	0.10	0.10	0.10
41. Driveway	0.50	0.50	0.50
42. Parking	0.25	0.25	0.25
43. Lawn	0.10	0.10	0.10
44. Yard	0.05	0.05	0.05
45. Street	0.20	0.20	0.20
46. Sidewalk	0.15	0.15	0.15
47. Walkway	0.10	0.10	0.10
48. Porch	0.50	0.50	0.50
49. Deck	0.50	0.50	0.50
50. Staircase	0.50	0.50	0.50
51. Balcony	0.50	0.50	0.50
52. Terrace	0.50	0.50	0.50
53. Walkway	0.10	0.10	0.10
54. Driveway	0.50	0.50	0.50
55. Parking	0.25	0.25	0.25
56. Lawn	0.10	0.10	0.10
57. Yard	0.05	0.05	0.05
58. Street	0.20	0.20	0.20
59. Sidewalk	0.15	0.15	0.15
60. Walkway	0.10	0.10	0.10
61. Porch	0.50	0.50	0.50
62. Deck	0.50	0.50	0.50
63. Staircase	0.50	0.50	0.50
64. Balcony	0.50	0.50	0.50
65. Terrace	0.50	0.50	0.50
66. Walkway	0.10	0.10	0.10
67. Driveway	0.50	0.50	0.50
68. Parking	0.25	0.25	0.25
69. Lawn	0.10	0.10	0.10
70. Yard	0.05	0.05	0.05
71. Street	0.20	0.20	0.20
72. Sidewalk	0.15	0.15	0.15
73. Walkway	0.10	0.10	0.10
74. Porch	0.50	0.50	0.50
75. Deck	0.50	0.50	0.50
76. Staircase	0.50	0.50	0.50
77. Balcony	0.50	0.50	0.50
78. Terrace	0.50	0.50	0.50
79. Walkway	0.10	0.10	0.10
80. Driveway	0.50	0.50	0.50
81. Parking	0.25	0.25	0.25
82. Lawn	0.10	0.10	0.10
83. Yard	0.05	0.05	0.05
84. Street	0.20	0.20	0.20
85. Sidewalk	0.15	0.15	0.15
86. Walkway	0.10	0.10	0.10
87. Porch	0.50	0.50	0.50
88. Deck	0.50	0.50	0.50
89. Staircase	0.50	0.50	0.50
90. Balcony	0.50	0.50	0.50
91. Terrace	0.50	0.50	0.50
92. Walkway	0.10	0.10	0.10
93. Driveway	0.50	0.50	0.50
94. Parking	0.25	0.25	0.25
95. Lawn	0.10	0.10	0.10
96. Yard	0.05	0.05	0.05
97. Street	0.20	0.20	0.20
98. Sidewalk	0.15	0.15	0.15
99. Walkway	0.10	0.10	0.10
100. Porch	0.50	0.50	0.50

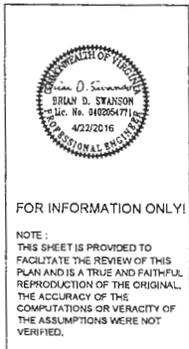
Worksheet 3: Runoff rate and runoff

Area	Runoff Rate (ft³/s/acre)	Area (Acres)	Runoff (ft³/s)
1. Roof	1.00	1.00	1.00
2. Driveway	0.50	0.50	0.50
3. Parking	0.25	0.25	0.25
4. Lawn	0.10	0.10	0.10
5. Yard	0.05	0.05	0.05
6. Street	0.20	0.20	0.20
7. Sidewalk	0.15	0.15	0.15
8. Walkway	0.10	0.10	0.10
9. Porch	0.50	0.50	0.50
10. Deck	0.50	0.50	0.50
11. Staircase	0.50	0.50	0.50
12. Balcony	0.50	0.50	0.50
13. Terrace	0.50	0.50	0.50
14. Walkway	0.10	0.10	0.10
15. Driveway	0.50	0.50	0.50
16. Parking	0.25	0.25	0.25
17. Lawn	0.10	0.10	0.10
18. Yard	0.05	0.05	0.05
19. Street	0.20	0.20	0.20
20. Sidewalk	0.15	0.15	0.15
21. Walkway	0.10	0.10	0.10
22. Porch	0.50	0.50	0.50
23. Deck	0.50	0.50	0.50
24. Staircase	0.50	0.50	0.50
25. Balcony	0.50	0.50	0.50
26. Terrace	0.50	0.50	0.50
27. Walkway	0.10	0.10	0.10
28. Driveway	0.50	0.50	0.50
29. Parking	0.25	0.25	0.25
30. Lawn	0.10	0.10	0.10
31. Yard	0.05	0.05	0.05
32. Street	0.20	0.20	0.20
33. Sidewalk	0.15	0.15	0.15
34. Walkway	0.10	0.10	0.10
35. Porch	0.50	0.50	0.50
36. Deck	0.50	0.50	0.50
37. Staircase	0.50	0.50	0.50
38. Balcony	0.50	0.50	0.50
39. Terrace	0.50	0.50	0.50
40. Walkway	0.10	0.10	0.10
41. Driveway	0.50	0.50	0.50
42. Parking	0.25	0.25	0.25
43. Lawn	0.10	0.10	0.10
44. Yard	0.05	0.05	0.05
45. Street	0.20	0.20	0.20
46. Sidewalk	0.15	0.15	0.15
47. Walkway	0.10	0.10	0.10
48. Porch	0.50	0.50	0.50
49. Deck	0.50	0.50	0.50
50. Staircase	0.50	0.50	0.50
51. Balcony	0.50	0.50	0.50
52. Terrace	0.50	0.50	0.50
53. Walkway	0.10	0.10	0.10
54. Driveway	0.50	0.50	0.50
55. Parking	0.25	0.25	0.25
56. Lawn	0.10	0.10	0.10
57. Yard	0.05	0.05	0.05
58. Street	0.20	0.20	0.20
59. Sidewalk	0.15	0.15	0.15
60. Walkway	0.10	0.10	0.10
61. Porch	0.50	0.50	0.50
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63. Staircase	0.50	0.50	0.50
64. Balcony	0.50	0.50	0.50
65. Terrace	0.50	0.50	0.50
66. Walkway	0.10	0.10	0.10
67. Driveway	0.50	0.50	0.50
68. Parking	0.25	0.25	0.25
69. Lawn	0.10	0.10	0.10
70. Yard	0.05	0.05	0.05
71. Street	0.20	0.20	0.20
72. Sidewalk	0.15	0.15	0.15
73. Walkway	0.10	0.10	0.10
74. Porch	0.50	0.50	0.50
75. Deck	0.50	0.50	0.50
76. Staircase	0.50	0.50	0.50
77. Balcony	0.50	0.50	0.50
78. Terrace	0.50	0.50	0.50
79. Walkway	0.10	0.10	0.10
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86. Walkway	0.10	0.10	0.10
87. Porch	0.50	0.50	0.50
88. Deck	0.50	0.50	0.50
89. Staircase	0.50	0.50	0.50
90. Balcony	0.50	0.50	0.50
91. Terrace	0.50	0.50	0.50
92. Walkway	0.10	0.10	0.10
93. Driveway	0.50	0.50	0.50
94. Parking	0.25	0.25	0.25
95. Lawn	0.10	0.10	0.10
96. Yard	0.05	0.05	0.05
97. Street	0.20	0.20	0.20
98. Sidewalk	0.15	0.15	0.15
99. Walkway	0.10	0.10	0.10
100. Porch	0.50	0.50	0.50



EXCERPTS FROM
**ARROWBROOK CENTER
 STORMWATER MANAGEMENT
 PLAN (FFX. CO. # 1504 - SAB -
 001, APPROVED 11/9/2009)**
 SHOWING ADDITIONAL SWM
 COMPUTATIONS.

* COMMENTS/HIGHLIGHTS
 ADDED BY PENNONI



FOR INFORMATION ONLY!
 NOTE:
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 FACILITATE THE REVIEW OF THIS
 PLAN AND IS A TRUE AND FAITHFUL
 REPRODUCTION OF THE ORIGINAL.
 THE ACCURACY OF THE
 COMPUTATIONS OR VERACITY OF
 THE ASSUMPTIONS WERE NOT
 VERIFIED.

* ONSITE UNCONTROLLED AREAS
 LISTED SUM TO 23.02 ACRES.
 WHICH PROVE THAT THE ONSITE
 UNCONTROLLED AREA INCLUDES THE
 9.5 ACRES FLOWING TO THE WEST
 AND 13.5 ACRES TO SOUTH IN THE
 FLOODPLAIN.

Worksheet 4: Runoff rate and runoff

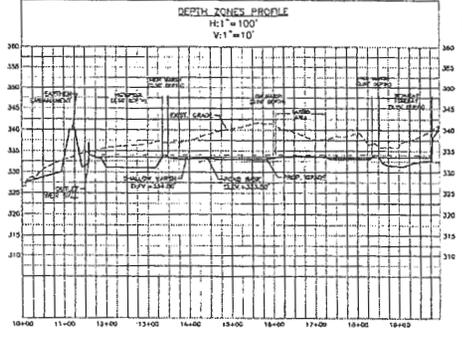
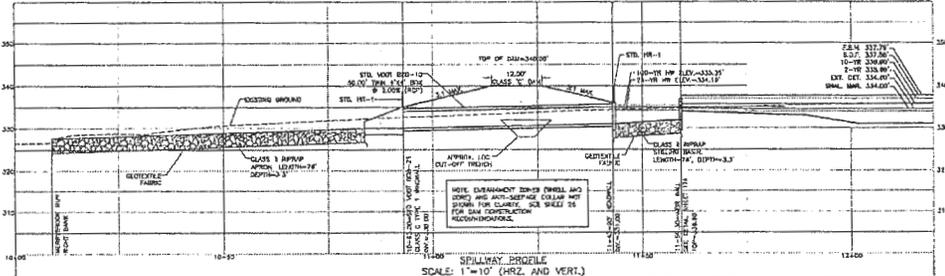
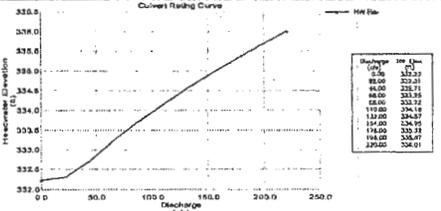
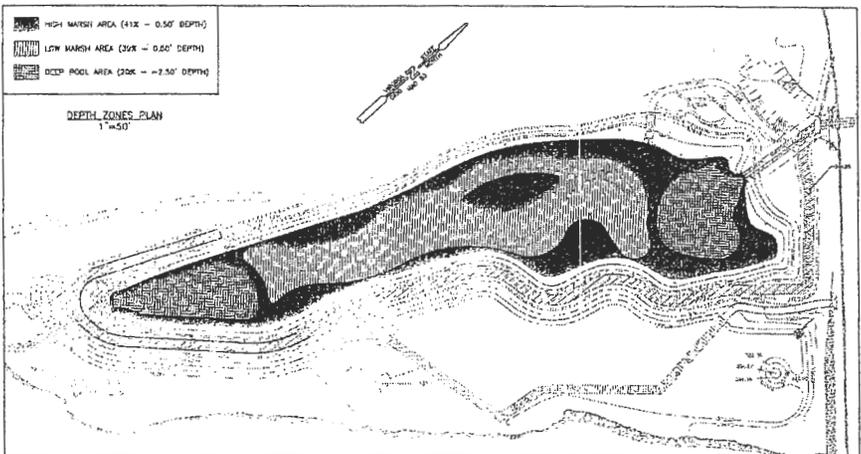
Area	Runoff Rate (ft³/s/acre)	Area (Acres)	Runoff (ft³/s)
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2. Driveway	0.50	0.50	0.50
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9. Porch	0.50	0.50	0.50
10. Deck	0.50	0.50	0.50
11. Staircase	0.50	0.50	0.50
12. Balcony	0.50	0.50	0.50
13. Terrace	0.50	0.50	0.50
14. Walkway	0.10	0.10	0.10
15. Driveway	0.50	0.50	0.50
16. Parking	0.25	0.25	0.25
17. Lawn	0.10	0.10	0.10
18. Yard	0.05	0.05	0.05
19. Street	0.20	0.20	0.20
20. Sidewalk	0.15	0.15	0.15
21. Walkway	0.10	0.10	0.10
22. Porch	0.50	0.50	0.50
23. Deck	0.50	0.50	0.50
24. Staircase	0.50	0.50	0.50
25. Balcony	0.50	0.50	0.50
26. Terrace	0.50	0.50	0.50
27. Walkway	0.10	0.10	0.10
28. Driveway	0.50	0.50	0.50
29. Parking	0.25	0.25	0.25
30. Lawn	0.10	0.10	0.10
31. Yard	0.05	0.05	0.05
32. Street	0.20	0.20	0.20
33. Sidewalk	0.15	0.15	0.15
34. Walkway	0.10	0.10	0.10
35. Porch	0.50	0.50	0.50
36. Deck	0.50	0.50	0.50
37. Staircase	0.50	0.50	0.50
38. Balcony	0.50	0.50	0.50
39. Terrace	0.50	0.50	0.50
40. Walkway	0.10	0.10	0.10
41. Driveway	0.50	0.	

PROPOSED OUTFALL CULVERT

Plan View

NO.	DESCRIPTION	DATE	REVISION	BY	APP'D

PROJECT: ARROWBROOK CENTRE STORMWATER MANAGEMENT PLAN
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA



NO.	DESCRIPTION	DATE	REVISION	BY	APP'D

ARROWBROOK CENTRE STORMWATER MANAGEMENT PLAN
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

SWM COMPS. (CONT'D) OUTLET DETAILS

Patton Harris Rust & Associates, P.C.
Engineers, Surveyors, Planners, Landscape Architects.

P-H-R-A

14515 Lee Road
Creston, VA 20131-1179
T 703-442-8700
F 703-442-8714

DESIGN: LAN SURVEY: PHR/AA
DRAWN: LAN DATE: APRIL 2008
CHECKED: HAC SCALE: AS NOTED
SHEET: 18 OF 32 FILE NO.: 09752-2-5

EXCERPTS FROM
ARROWBROOK CENTRE STORMWATER MANAGEMENT PLAN (FFX. CO. # 1504 - SAB - 001, APPROVED 11 / 9 / 2009)
SHOWING POND SECTION AND SWM COMPUTATIONS.

OWNER / APPLICANT
Arrowbrook Centre, LLC
459 HERRNODD PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.9295
F 703.481.3745

ATTORNEY
Huntton & Williams LLP
1754 PINNACLE DRIVE
SUITE 1700
MAGLEAN, VA 22103
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
J.S.P. & A.
6614 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.558.9295
F 703.621.6976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Patton
13800 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.446.8700
F 703.446.8713

ARROWBROOK POND INFORMATIONAL SHEET
PROPOSED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

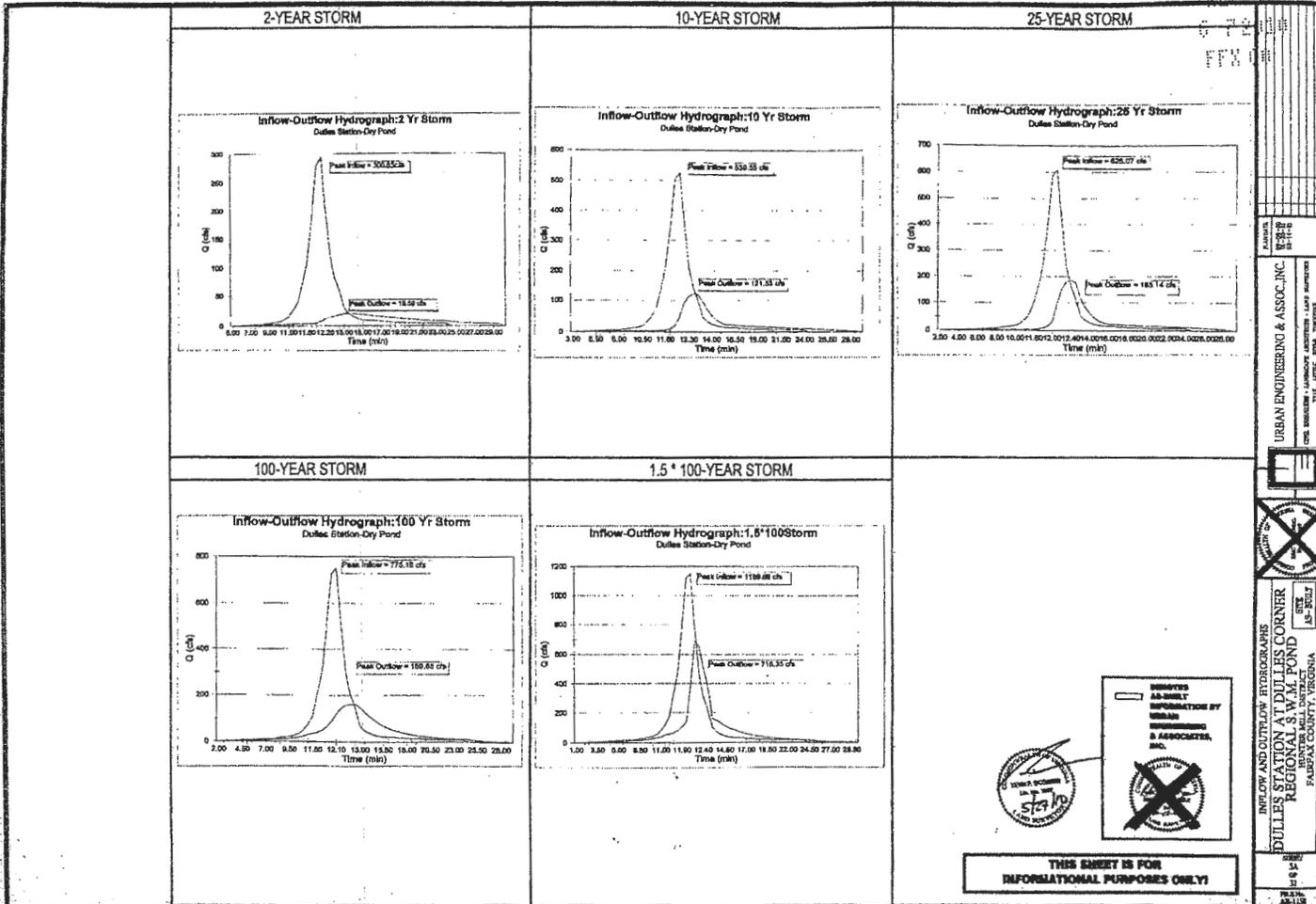
FOR INFORMATION ONLY!

NOTE: THIS SHEET IS PROVIDED TO FACILITATE THE REVIEW OF THIS PLAN AND IS A TRUE AND FAITHFUL REPRODUCTION OF THE ORIGINAL. THE ACCURACY OF THE COMPUTATIONS OR VERACITY OF THE ASSUMPTIONS OR VERACITY OF THE ASSUMPTIONS WERE NOT VERIFIED.

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: NTS

SHEET: C7.15



THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY!

REVISED AS-BUILT INFORMATION BY URBAN ENGINEERING & ASSOCIATES, INC.

EXCERPTS FROM
DULLES STATION AT DULLES CORNER REGIONAL S.W.M. POND AS-BUILT PLAN
 (FFX, CO. # 6848 - SAB - 008, APPROVED 7 / 23 / 2010)
 SHOWING SWM ROUTING HYDROGRAPHS.

URBAN ENGINEERING & ASSOCIATES, INC.
 CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE / PLANNING
 1111 MARKET STREET, SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031
 TEL: 703.448.8700 FAX: 703.448.8713
 WWW.URBANSW.COM

FOR INFORMATION ONLY!

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OWNER / APPLICANT
 Arrowbrook Centre, LLC
 458 HERNDON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703.437.9300
 F 703.481.3745

ATTORNEY
 Hantox & Williams LLP
 1151 PINNACLE DRIVE
 SUITE 1700
 ARLING, VA 22202
 T 703.714.7400
 F 703.714.7410

ARCHITECTURE & PLANNING
 M14 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22182
 T 703.556.9275
 F 703.621.0874

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
 Pennoni
 1380 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703.448.8700
 F 703.448.8713

DULLES STATION REGIONAL POND INFO SHEET
 PROFESSIONAL CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 ORANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RE SUBM.
01-19-2016	RE SUBM.
02-28-2016	RE SUBM.
04-01-2016	RE SUBM.
04-22-2016	RE SUBM.

DATE: 12-30-2014
 PROJECT: ARRO-1402
 SHEET: C7.22
 DRAWING SCALE: NTS

HYDROLOGIC SOIL GROUPS & LAND USES

SCALE 1"=600'



PRE-DEVELOPMENT LAND USE LEGEND:

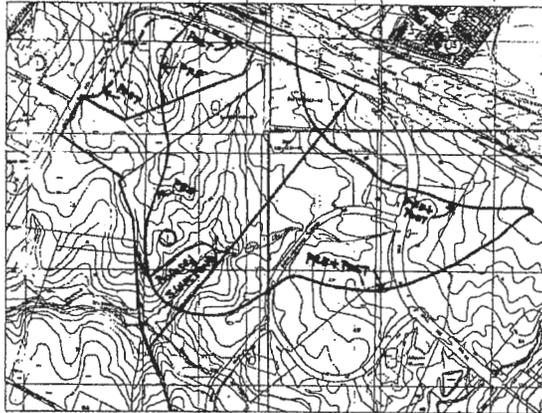
WOODS-FAIR

POST-DEVELOPMENT LAND USE LEGEND:

SEE ALL EXPLANATIONS OF ANY REQUIREMENTS FOR USE IN UTILITY SPECIFICATIONS

DRAINAGE DIVIDE MAP

SCALE 1"=600'



SEE ALL EXPLANATIONS OF ANY REQUIREMENTS FOR USE IN UTILITY SPECIFICATIONS

URBAN ENGINEERING & ASSOC. INC.
 CIVIL ENGINEERING ARCHITECTURE LANDSCAPE ARCHITECTURE
 7111 MITCHELL DRIVE, SUITE 200
 FAIRFAX COUNTY, VIRGINIA 22031-4400
 TEL: 703.448.8800

DRAINAGE DIVIDE AND LAND & SOIL MAP
 DULLES STATION AT DULLES CORNER
 POND AS-BUILT PLAN
 HUNTON & WILLIAMS DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE: AS SHOWN DATE: MARCH 2016

SHEET NO. 33
 PROJECT NO. ARRO-1402

**EXCERPTS FROM
 DULLES STATION AT DULLES
 CORNER REGIONAL S.W.M.
 POND AS-BUILT PLAN
 (FFX. CO. # 6848 - SAB - 008,
 APPROVED 7 / 23 / 2010)
 SHOWING OVERALL
 DRAINAGE AREAS TO THE
 REGIONAL FACILITY.**

COMMONWEALTH OF VIRGINIA
 Brian D. Swanson
 No. 948954771
 4/22/2016
 PROFESSIONAL ENGINEER

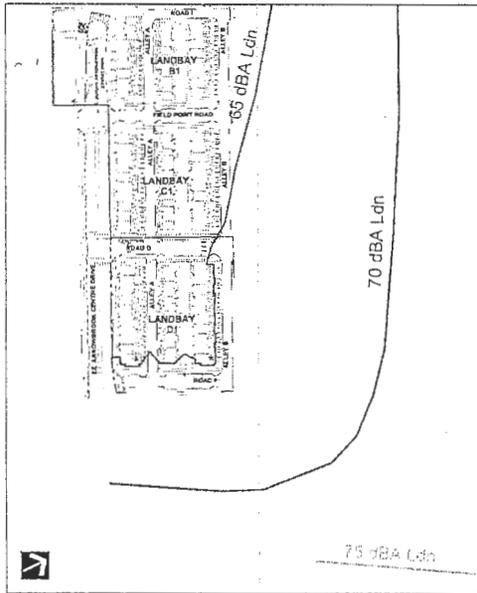
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 THE ASSUMPTIONS WERE NOT
 VERIFIED.

- OWNER / APPLICANT**
 Arrowbrook Centre, LLC
 459 HERON PARKWAY
 SUITE 14
 HERNDON, VA 20170
 T 703.437.9200
 F 703.481.3785
- ATTORNEY**
 Hunton & Williams LLP
 1751 Pinnacle Drive
 SUITE 1700
 McLEAN, VA 22102
 T 703.714.7400
 F 703.714.7410
- ARCHITECTURE & PLANNING**
 J.S.A.
 8014 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22182
 T 703.556.9275
 F 703.521.9978
- CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE**
 Pennoni
 13800 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703.469.8700
 F 703.465.6713

**DULLES STATION REGIONAL
 POND INFO SHEET**
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

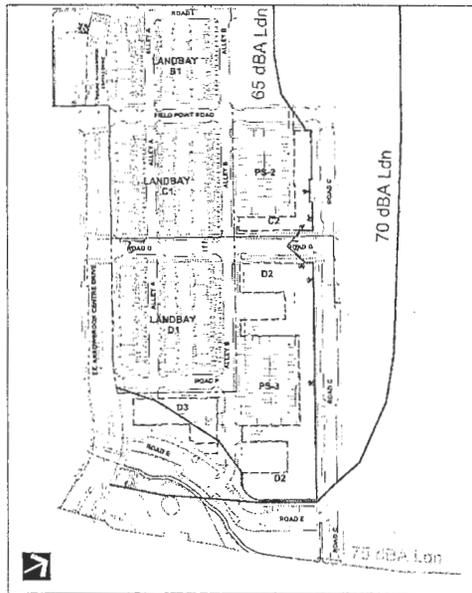
DATE	REVISIONS
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11-16-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT ARRO-1402
 DATE 12-30-2014
 DRAWING SCALE NTS

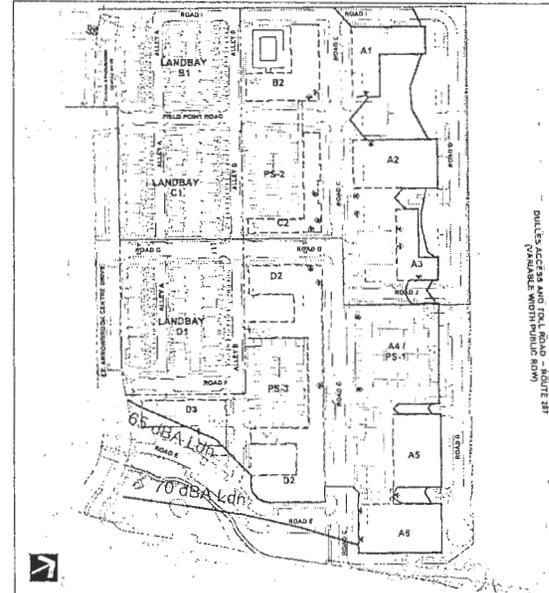


NOISE CONTOUR EXHIBIT - PHASE I

* THE NOISE VALUES FOR THE MULTI-FAMILY STACKED TOWN BALCONIES LOCATED AT THE 3RD FLOOR ON THE REAR SIDE OF THE UNIT ARE AT OR BELOW 65 dBA Ldn AS MODELED AT 35-FEET.



NOISE CONTOUR EXHIBIT - PHASE II



NOISE CONTOUR EXHIBIT - PHASE III

LEGEND

- 65 dBA Ldn
- 70 dBA Ldn
- 75 dBA Ldn

NARRATIVE

THIS EXHIBIT IS BASED ON THE TRAFFIC NOISE IMPACT ANALYSIS ARROWBROOK CENTRE STUDY #5661 PREPARED BY POLYSONICS DATED JANUARY 12, 2018 AND HAS BEEN PROVIDED FOR INFORMATION ONLY. FOR FULL TEXT REGARDING POLICY PLAN ELEMENTS, NOISE MEASUREMENTS, POSSIBLE NOISE IMPACTS AND ANY RECOMMENDED MITIGATION, SEE THE FULL REPORT FILED UNDER SEPARATE COVER.

DISCLAIMER STATEMENT:
SEAL ON THIS SHEET IS PROVIDED
FOR INCLUSION INTO PCA/CDMA ONLY

OWNER/APPLICANT
Arrowbrook Centre, LLC
458 HERMON PARKWAY
SUITE 114
HERMON, VA 20170
T 703.437.9200
F 703.481.3765

ATTORNEY
Huntin & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.3600
F 703.714.7410

ARCHITECTURE & PLANNING
8814 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22182
T 703.458.8275
F 703.621.8976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
13806 DULLES CORNER LANE
SUITE 100
HERMON, VA 20171
T 703.448.6700
F 703.448.6713



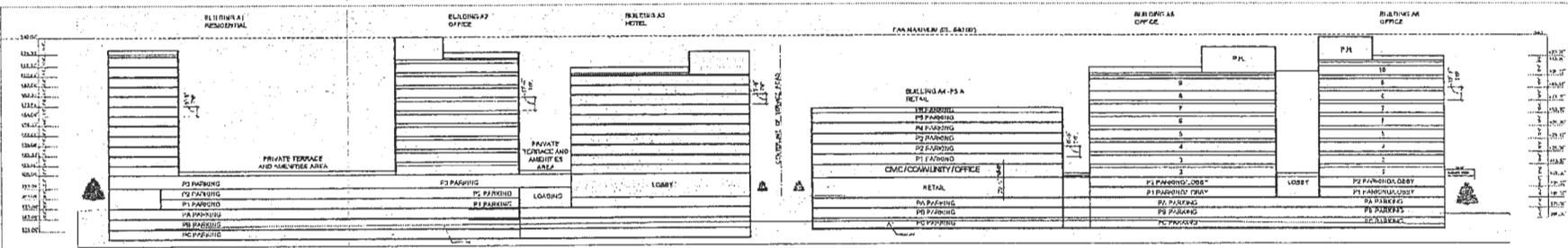
PHASE I, II, III NOISE CONTOUR EXHIBIT
PROPOSED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN/AMENDMENT
ARROWBROOK CENTRE
DUNESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	GC SUBM.
11-16-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

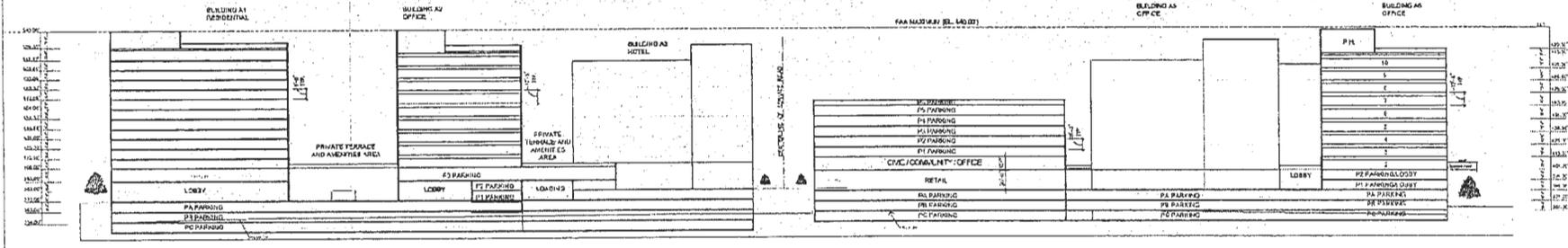
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PROJECT ARRO-1402
DATE 12-30-2014
DRAWING SCALE NOT TO SCALE

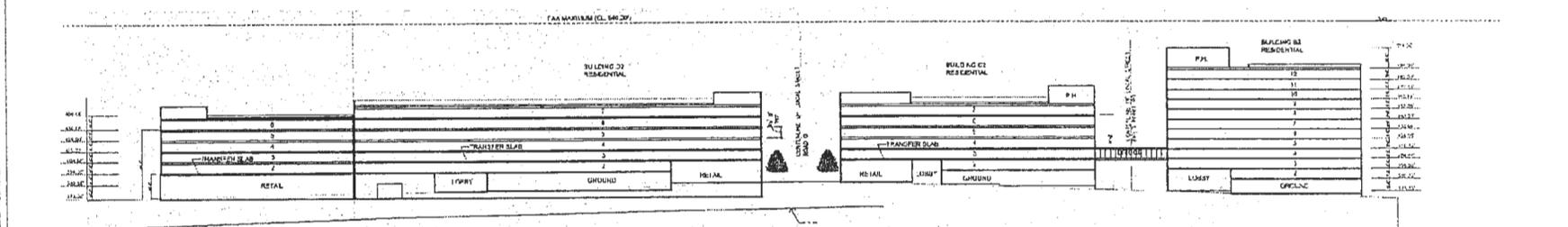
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1 SECTION AA
1" = 30'-0"



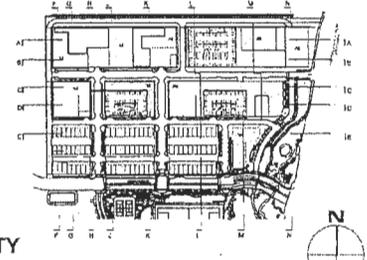
2 SECTION BB
1" = 30'-0"



3 SECTION CC
1" = 30'-0"

COLOR KEY

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- PARKING
- CIVIC/COMMUNITY



KEY PLAN

NOTE: ARCHITECTURAL PLANS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS. BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.

ARROWBROOK CENTRE, LLC

455 HERNDON HWY.
SUITE 104
LEEDSBORO VA 20172
TEL: 434-896-1100
FAX: 434-896-1101

Huetoo & Williams LLP

1701 PINNACLE DR.
SUITE 1700
MELBURN VA 22122
TEL: 703-421-7400
FAX: 703-421-7410

ARCHITECTURE & PLANNING

ODS

1676 INTERNATIONAL DR
SUITE 500
MELBURN VA 22122
TEL: 703-421-7475
FAX: 703-421-6878

D.G. CONCRETE / LINDSEY ANSELMI

Pennington

LAND DEVELOPMENT CORPORATION
SUITE 105
HERNDON VA 20121
TEL: 703-421-7475
FAX: 703-421-7475



SITE SECTIONS

PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT

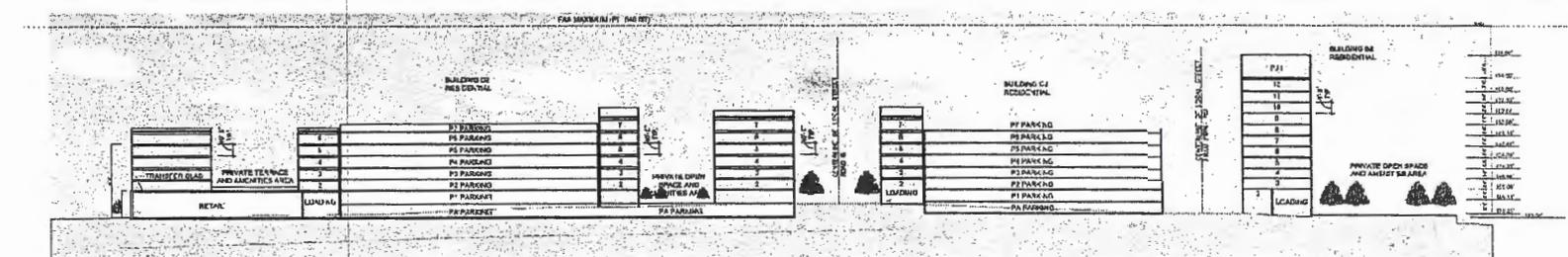
ARROWBROOK CENTRE

STANLEE DISTRICT, FAIRFAX COUNTY, VIRGINIA

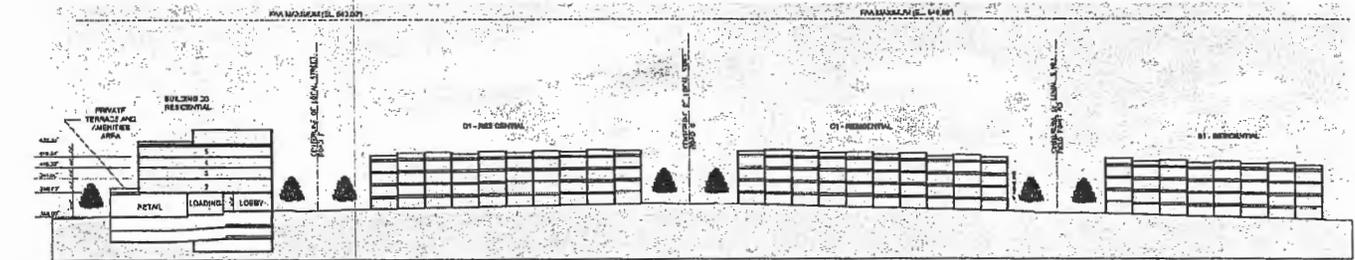
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04-22-2018	RESUBM

DATE: 04/22/2018
BY: JAVIER

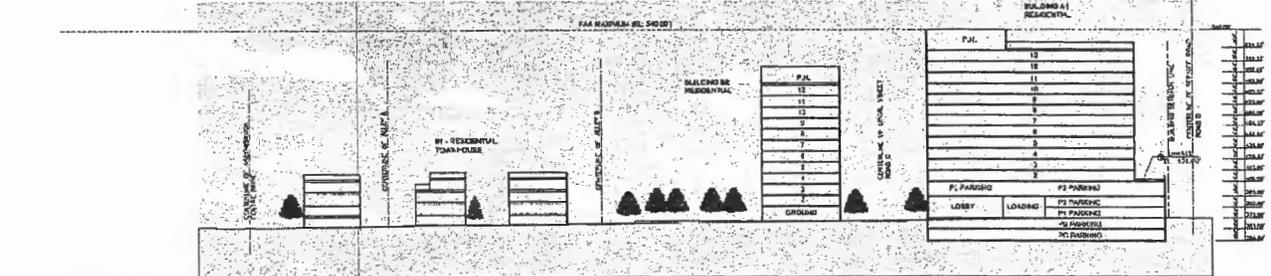
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DATE: NOVEMBER 16, 2015
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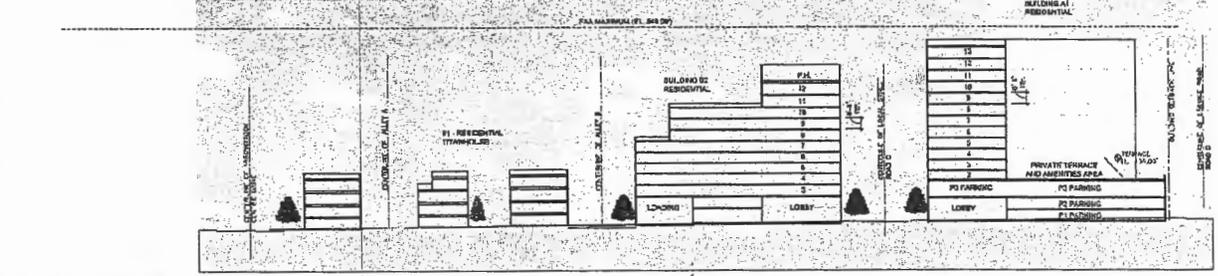
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2 SECTION EE
1" = 50'-0"



3 SECTION FF
1" = 50'-0"

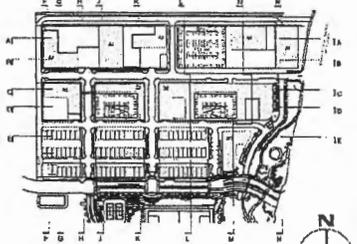


4 SECTION GG
1" = 50'-0"

NOTE: ARCHITECTURAL PLANS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS. BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.

COLOR KEY

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- PARKING



KEY PLAN

OWNER / DEVELOPER
Arrowbrook Centre, LLC

480 HERRINGTON PROMY
SUITE 14
HERNSHAW, VA 20172
T 703 507 2000
F 703 481 2765

LAND DEVELOPMENT
ATTORNEY
Harrison & Williams LLP

1101 PARKWAY 1-104
SUITE 1700
MILLERSVILLE, VA 22113
T 703 714 7400
F 703 714 7410

ARCHITECTURE &
PLANNING
dcs

1878 INTERNATIONAL DR
SUITE 500
MILLERSVILLE, VA 22113
T 703 506 8872
F 703 821 8872

DR. ENGINEER /
LANDSCAPE ARCHITECT
Perrin

1800 GULFSTREAM CORNER
SUITE 600
HERNSHAW, VA 20171
T 703 480 8711
F 703 480 8711



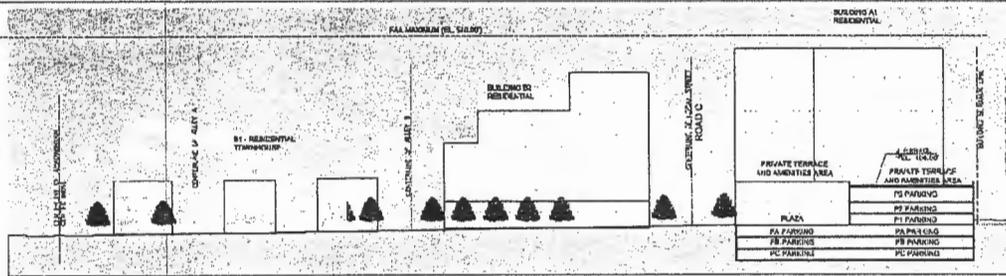
SITE SECTIONS
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
SPARKSVILLE DISTRICT 1, FAYETTE COUNTY, VIRGINIA

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02-26-2015	RESUBM.
04-01-2015	RESUBM.
04-22-2015	RESUBM.

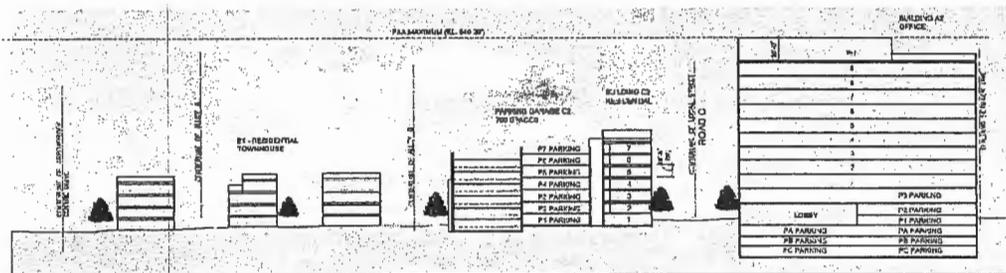
DATE	REVISIONS

NOV 18 2015
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DRAWING SCALE: 1"=50'

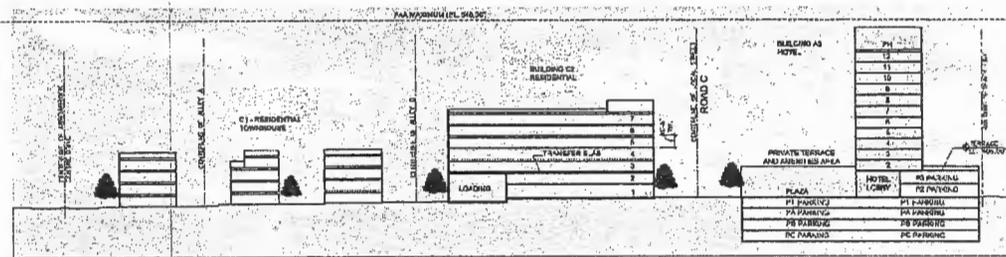
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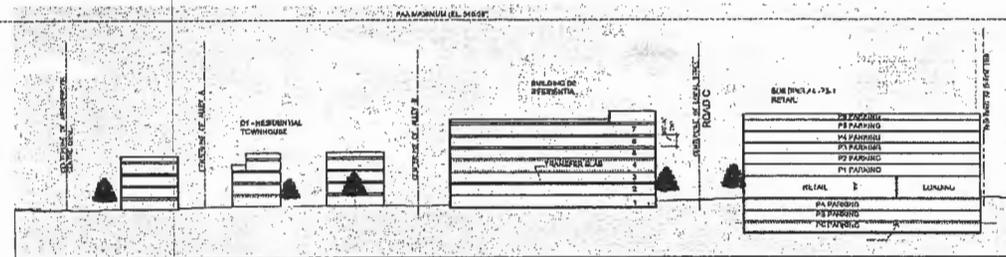
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1" = 30'-0"



3 SECTION KK
1" = 30'-0"



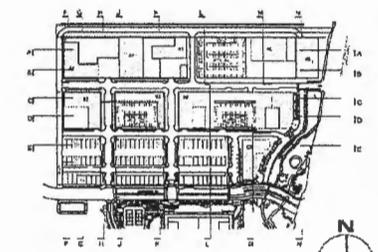
4 SECTION LL
1" = 30'-0"



NOTE: ARCHITECTURAL PLANS, PERSPECTIVES, ELEVATIONS AND SECTIONS ARE CONCEPTUAL AND SUBJECT TO REVISION IN FINAL DEVELOPMENT PLAN AND SITE PLAN APPLICATIONS. BUILDING MATERIALS ARE SUBJECT TO CHANGE PROVIDED THAT THE GENERAL QUALITY AND CHARACTERISTICS ARE MAINTAINED.

COLOR KEY

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- PARKING



KEY PLAN

OWNER / APPLICANT
Arrowbrook Centre, LLC

459 HERRINGWAY PROW,
SUITE 11
HENRICO, VA 20172
T 703.437.8200
F 703.461.2758

LAND DEVELOPMENT
ALLIANCE, INC.

Huston & Williams LLP

1751 PINNACLE DR,
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.2410

ARCHITECTURAL FIRM &
ENGINEER

dos

1676 INTERNATIONAL CTR,
SUITE 502
MCLEAN, VA 22102
T 703.865.8070
F 703.821.8070

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE

Partridge

1380 OLD ESTATE LANE,
SUITE 100
HENRICO, VA 20172
T 703.865.8070
F 703.461.2758

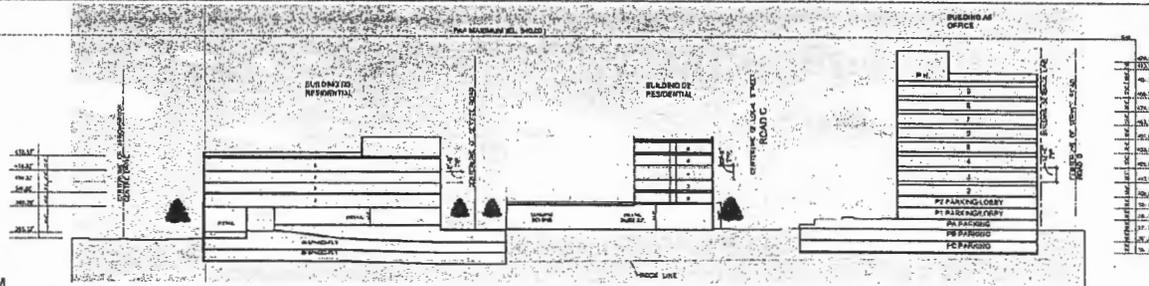


SITE SECTIONS
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 SPANNSVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

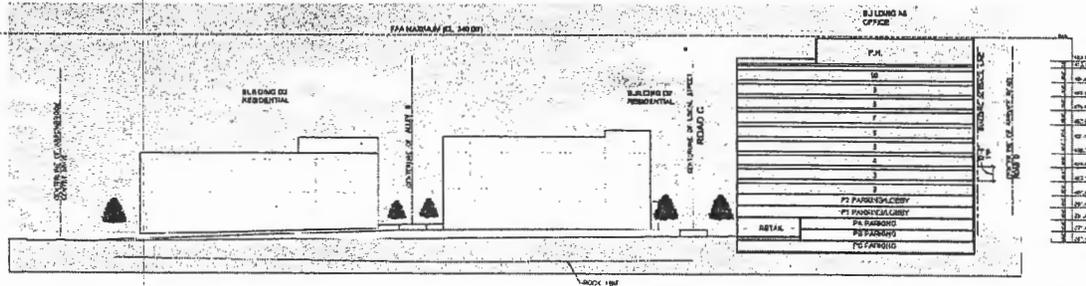
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02-29-2016	RESUBM
04-01-2016	RESUBM
04-23-2016	RESUBM

DATE: ARRO-1402
DATE: NOVEMBER 18, 2015
SCALE: 1"=50'

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1" = 50'-0"

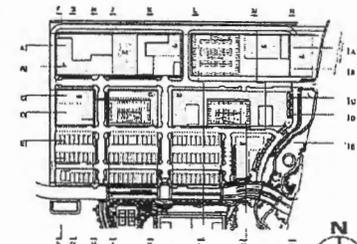


2 SECTION NN
1" = 50'-0"



COLOR KEY

- RESIDENTIAL
- OFFICE
- HOTEL
- RETAIL
- PARKING



KEY PLAN

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OWNER: ARROWBROOK CENTRE, LLC
 488 HERRICK DRIVE
 HERRICK VA 20172
 T 703.437.8000
 F 703.437.1745
 LAND DEVELOPMENT
 ADDRESS:
 Innon & Williams LLP
 1731 PINNACLE DR
 SUITE 1700
 WASHINGTON, VA 22002
 T 703.714.7500
 F 703.714.7410
 ARCHITECTURE &
 PLANNING:
 DCS
 1074 INTERNATIONAL DR
 SUITE 800
 WASHINGTON, VA 22002
 T 703.528.8270
 F 703.528.1078
 CIVIL ENGINEER:
 G.S. DODDERS
 1074 INTERNATIONAL DR
 SUITE 800
 WASHINGTON, VA 22002
 T 703.528.8270
 F 703.528.1078

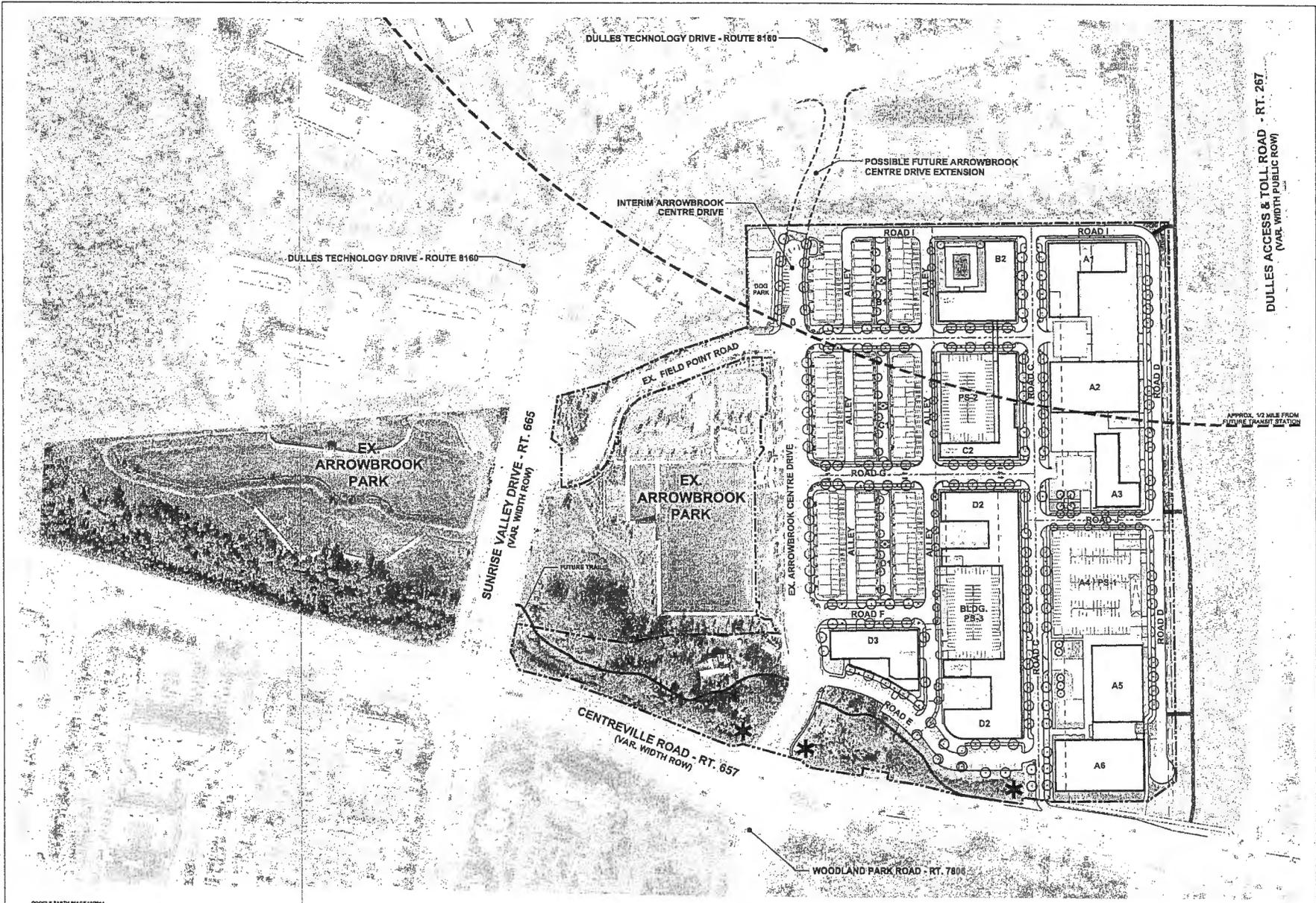


SITE SECTIONS
 PROPOSED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 DRAHEVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

01-19-2016	
03-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE	REVISIONS

PROJECT: ARRO-1402
 DATE: NOVEMBER 18, 2015
 DRAWING SCALE: 1"=50'



OWNER / APPLICANT:
 Arrowbrook Centre, LLC
 459 HERNOOK PARKWAY
 SUITE 100
 HERNOOK, VA 20170
 T 703 443 6200
 F 703 443 5765

ATTORNEY:
 Hunton & Williams LLP
 1751 PINNACLE DRIVE
 SUITE 1700
 McLEAN, VA 22102
 T 703 714 7400
 F 703 714 7410

ARCHITECTURE & PLANNING:
 JCS
 8614 WESTWOOD CENTER DRIVE
 SUITE 800
 TYSONS, VA 22102
 T 703 566 9775
 F 703 521 8979

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE:
 Pennoni
 13800 DULLES CORNER LANE
 SUITE 100
 HERNOOK, VA 20171
 T 703 446 8700
 F 703 446 8700



OVERALL LANDSCAPE PLAN
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 GRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

ALL DIMENSIONS MUST BE VERIFIED BY CONTRACTOR AND ALL WORK SHALL BE CONFORMANT WITH ALL APPLICABLE CODES AND REGULATIONS.
 PROJECT: ARRO-1402
 DATE: 12-30-2014
 DRAWING SCALE: 1"=100'

NOTE:
 DETAILED LANDSCAPE PLANS WILL BE PROVIDED WITH SUBSEQUENT FDP SUBMISSIONS. SEE PROFFERS

LEGEND
 APPLICATION AREA
 * MONUMENT SIGN / ENTRY FEATURE

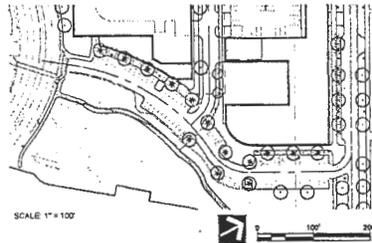


INTERIOR PARKING LOT LANDSCAPING

INTERIOR PARKING LOT LANDSCAPING REQUIRED
 AREA TO BE COUNTED = 29,800 SF
 NET LANDSCAPING REQUIRED (5%) = 1,490 SF

INTERIOR PARKING LOT LANDSCAPING PROVIDED
 TOTAL SHADE TREE CANOPY PROVIDED = 3,800 SF
 14 TREES @ 200 SF EA = 2,800 SF
 TOTAL NET LANDSCAPING PROVIDED (5%) = 2,800 SF

(C) INDICATES SHADE TREE CREDITED TOWARDS INTERIOR PARKING LOT LANDSCAPING
 HATCHED AREA INDICATES PARKING LOT AREA USED FOR CALCULATION OF INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS



RECOMMENDED TREE SPECIES

Botanical Name	Common Name
Category I: Deciduous Trees	
(1) Acer L. saron	Red Maple
(2) Platanus occidentalis	London Plane Tree
(3) Quercus alba	White Oak
(4) Quercus spicata	Pin Oak
(5) Quercus prinus	Red Oak
(6) Quercus falcata	Red Oak
(7) Ulmus americana Prunifolia	Winged Elm
Category II: Deciduous Trees	
(8) Betula nigra	River Birch
(9) Betula piceolata	Honey Locust
(10) Taxus canadensis	Eastern Redwood
Category III: Deciduous Trees	
(11) A. maackii	Amur Maackia
(12) Quercus laevis	Eastern Nuttall
(13) Quercus bicolor	Japanese Dogwood
(14) Quercus prinus	Prinoside
(15) Quercus rubra	Cape May
(16) Magnolia southerna	Lacepede Magnolia
(17) Magnolia virginiana	Sweetgum Magnolia
Category IV: Evergreen Trees	
(18) Taxus canadensis	American Holly
(19) Juniperus horizontalis	Eastern Red Cedar
Category V: Evergreen Trees	
(20) Taxus canadensis	White Star Magnolia
(21) Taxus canadensis	Green Arborvitae

- NOTES:
- ALL TREES SHALL BE MONITORED AND TAGGED UP TO A MINIMUM OF 8 FEET IN HEIGHT, AS GROWTH PERMITS, TO PROVIDE ADEQUATE SURVEILLANCE, SIGHT DISTANCE AND PEDESTRIAN MOBILITY.
 - THE ABOVE LISTS OF RECOMMENDED TREES AND SHRUBS SHOW THE INTENT AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL DESIGN AND SELECTION OF PLANT MATERIAL WILL BE DETERMINED AT SITE PLAN.
 - INDICATES TREE SPECIES TO BE USED IN BIO-RETENTION TREE PITS.
 - INDICATES SPECIES NATIVE TO THE MID-ATLANTIC. AT LEAST 30% OF THE FINAL PLANT QUANTITIES WILL CONSIST OF SPECIES INDIGENOUS TO THE MID-ATLANTIC.

LANDSCAPE CALCULATIONS NARRATIVE:

REQUIRED TREE COVER FOR ARROWBROOK CENTRE IS BASED ON THE ENTIRETY OF THE SITE DEVELOPMENT AREA. INDIVIDUAL SITE PHASES MAY OR MAY NOT PROVIDE 10% TREE COVER SO LONG AS THE MINIMUM TREE COVER REQUIREMENT IS ESTABLISHED FOR THE ENTIRE DEVELOPMENT.

TABLE 1: LANDSCAPE TABULATIONS FOR ENTIRE ARROWBROOK CENTRE (53.84 AC.)

SITE PLAN NUMBER	DESCRIPTION	EXISTING TREE COVER TO BE PRESERVED (SF)	PROPOSED TREE COVER (SF)	PROPOSED TREE RESTORATION (SF)	TOTAL TREE COVER PROVIDED (SF)
1004 SF 001	POKEW	3,648	20,250	0	23,898
1004 SF 002	POKEW	37,211	68,325	0	105,536
1004 SF 003	TRIPLE	27,454	10,325	0	37,779
1004 SF 004	TRIPLE	0	20,907	0	20,907
TOTAL		74,123	140,807	0	214,930

ARROWBROOK CENTRE ADJACENT TO CCA SITE AREA (AC)	ARROWBROOK CENTRE ADJACENT TO CCA SITE AREA (SF)	TREE COVER PROVIDED (%)	TOTAL TREE COVER PROVIDED (%)	TREE COVER REQUIRED (SF)	PROPOSED TREE COVER (SF)
48.92	2,158,197	10.2%	10.2%	215,100	220,926

TABLE 2: LANDSCAPE DEDUCTIONS FOR ENTIRE ARROWBROOK CENTRE (53.84 AC.)

LAND BAY	AC +/- (A)	SF +/- (B)	STREET DEDUCTION (C)	DEVELOPMENT DEDUCTION (D)	LAKES, PONDS, POOLS (E)	BUILDING FOOTPRINT (F)	TOTAL (G)	ADJUSTED GROSS SITE AREA (H - G)
A	2.48	109,256	11,278	0	0	0	120,534	97,722
B	4.06	177,533	2,400	0	0	0	180,000	159,533
C	3.68	163,257	0	0	0	0	163,257	146,927
D	1.18	400,333	0	1,500	0	0	401,833	398,333
E	14.3	621,138	84,152	99,100	300	3,300	1,118,952	482,186
F	1.81	819,194	5,273	0	0	0	824,467	573,811
TOTAL	28.42	2,146,481	102,824	99,100	4,800	3,300	216,824	1,929,657

TRANSITIONAL SCREENING AND BARRIERS (SECT 13-300):

- ADJACENT USES
- WEST: EXISTING OFFICE AND HOTEL - A 35 FOOT WIDE TYPE 2 TRANSITIONAL SCREENING YARD HAS BEEN PROVIDED WITH THE DEVELOPMENT OF THE ADJACENT SITES. NO ADDITIONAL SCREENING IS REQUIRED.
 - NORTH: EXISTING DULLES TOLL ROAD AND RESIDENTIAL BEYOND - A WAIVER IS REQUIRED FOR THE PROPOSED OFFICE AND HOTEL BASED ON THE FOLLOWING JUSTIFICATION (SEE SHEET C-01 FOR WAIVERS AND MODIFICATIONS)
 - o SIGNIFICANT DISTANCE IS PROVIDED WITH THE TOLL ROAD TO THE RESIDENTIAL USE (700-800 FEET)
 - o EXISTING VEGETATION AND TOPOGRAPHY WITHIN THE TOLL ROAD RIGHT-OF-WAY PROVIDES SUFFICIENT SCREENING
 - EAST: EXISTING WOODLAND PARK OFFICE, HOTEL AND MULT-FAMILY RESIDENTIAL
 - SOUTH: EXISTING ARROWBROOK CENTRE PARK, PART OF THE ARROWBROOK CENTRE POC. REAFFIRMATION OF THE PREVIOUSLY APPROVED WAIVER FOR SCREENING REQUIREMENTS WITHIN A PROPOSED DEVELOPMENT TO FACILITATE THE PROPOSED URBAN LAYOUT WITHIN THE TRANSIT STATION AREA.

TABLE 3: TREE PRESERVATION TARGET CALCULATION FOR ENTIRE ARROWBROOK CENTRE (53.84 AC.)

Item	Description	Value
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (SECT 13-300) WITHIN VOTATION MAP NOTICES (AS SHOWN IN FIG. 1)	13.34 AC ±
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY ±	19.20 %
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (SEE TABLE 12.4)	10.00 %
D	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIREMENT THAT IS NOT MET THROUGH TREE PRESERVATION ±	0.16 %
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION ±	30.04 %
F	HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G	IF "NO" FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THE PLAN THAT STATES ONE OR MORE JUSTIFICATIONS LISTED IN § 12-090.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROPOSED DEVIATION MUST BE LOCATED	
H	IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH § 12-090.4	

TABLE 4: PRELIMINARY 10-YEAR TREE CANOPY CALCULATION WORKSHEET FOR ENTIRE ARROWBROOK CENTRE (53.84 AC.)

Item	Description	Value	Reference
A. Tree Preservation Target and Statement			
A1	2.00 AC ± of the "Tree Preservation" target calculations and also shown here previously, the 10-year tree canopy calculations are § 12-090.2 (a) list of required elements and calculations		
B. Tree Canopy Requirement			
B1	Identify gross site area - (From 450)	2,146,481 SF	§ 12-010.1A
B2	SEE TABLE 2 FOR INDIVIDUAL LIST OF DEDUCTIONS		§ 12-010.1B
B3	Subtotal area of tree exemptions ±	211,104 SF	§ 12-010.1C(1) through § 12-010.1C(6)
B4	Adjusted gross site area (B - B3)	2,134,377 SF	
B5	Identify area's zoning and/or use	PCC	
B6	Percentage of 10-year tree canopy required ±	10 %	§ 12-010.1 and 12-010.4
B7	Area of 10-year tree canopy required (B4 x B6)	213,438 SF	
B8	Modification of 10-year Tree Canopy Requirement (see sheet C)	NO	Yes or No
B9	Final area of 10-year tree canopy requirement (B7 - B8)	213,438 SF	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area ±	4,280 SF	For Overall Site Area (B1) 1.36 AC ±
C2	Tree canopy area provided (see sheet C)	14,300 SF	
C3	Tree canopy area provided (see sheet C)	74,567 SF	§ 12-010.3B
C4	Total of C1, C2, and C3 ±	74,567 SF	± Area of C10 is less than B7 (minimum of requirement) must be met. (Sheet C see sheet C-01 or C-02)
D. Tree Planting			
D1	Area of canopy to be met through tree planting (C4 - C3)	138,867 SF	
D2	Tree canopy area provided through tree planting (see sheet C)	146,263 SF	(B1) 10% (B1) ARROWBROOK CENTRE TABULATIONS
D3	Is an offset planting requirement required?	NO	
D4	Tree Bank or Tree Fund?	NO	§ 12-011
D5	Canopy area required to be provided through offset banking or tree fund	0 SF	
D6	Amount to be credited from the Tree Preservation and Planting Fund	0.00	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C4 - D5)	74,567 SF	
E2	Total of canopy area provided through tree planting (D2 - D5)	146,263 SF	
E3	Total of canopy area provided through offset banking or tree fund (D5 - D5)	0 SF	
E4	Total of 10-year Tree Canopy Provided ±	220,830 SF	(B1) 10% (B1) 1.36 AC ± (B1) 1.36 AC ± (B1) 1.36 AC ± (B1) 1.36 AC ±

OWNER / APPLICANT
 Arrowbrook Centre, LLC

459 HERNDON PARKWAY
 SUITE 100
 HERNDON, VA 20170
 T 703 437 9300
 F 703 461 3766

ATTORNEY
 Hunton & Williams LLP

1751 PINNACLE DRIVE
 SUITE 100
 MCGUIRE, VA 22023
 T 703 714 7400
 F 703 714 7410

ARCHITECTURE & PLANNING
 dcs
 8014 WESTWOOD CENTRE DRIVE
 SUITE 100
 TYSONS, VA 22182
 T 703 558 9700
 F 703 821 8976

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
 Penroy
 13880 DULLES CORNER LANE
 SUITE 100
 HERNDON, VA 20171
 T 703 446 8700
 F 703 448 8715



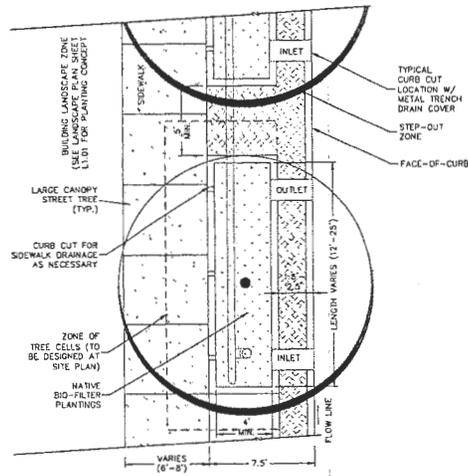
LANDSCAPE TABULATIONS
 PROFFERED CONDITION AMENDMENT
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
 CHARLESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

Date	OC SUBM.	RESUBM.
02-20-2015	OC SUBM.	RESUBM.
11-18-2015	RESUBM.	RESUBM.
01-19-2016	RESUBM.	RESUBM.
02-29-2016	RESUBM.	RESUBM.
04-01-2016	RESUBM.	RESUBM.
04-22-2016	RESUBM.	RESUBM.

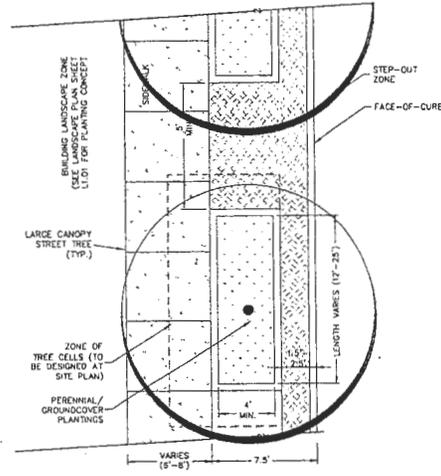
SITE REVISIONS

NO DISCREPANCIES OR CONFLICTS WERE IDENTIFIED IN THE PROPOSED DEVELOPMENT PLAN AMENDMENT. THE PROPOSED DEVELOPMENT PLAN AMENDMENT IS APPROVED FOR THE PROPOSED DEVELOPMENT PLAN AMENDMENT. THE PROPOSED DEVELOPMENT PLAN AMENDMENT IS APPROVED FOR THE PROPOSED DEVELOPMENT PLAN AMENDMENT. THE PROPOSED DEVELOPMENT PLAN AMENDMENT IS APPROVED FOR THE PROPOSED DEVELOPMENT PLAN AMENDMENT.

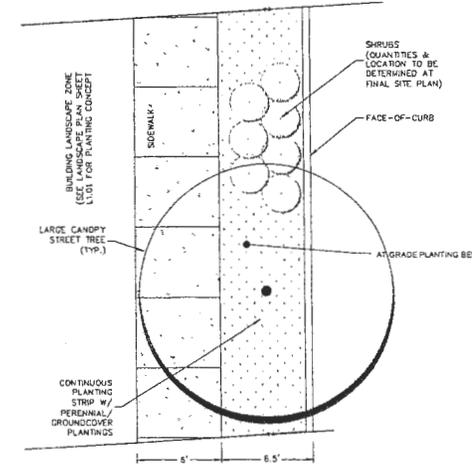
PROJECT: ARRO-1-402
 DATE: 12-30-2014
 DRAWING SCALE: N/A



TYPICAL PLAN



TYPICAL PLAN

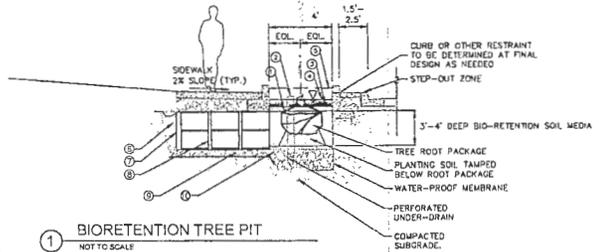


TYPICAL PLAN

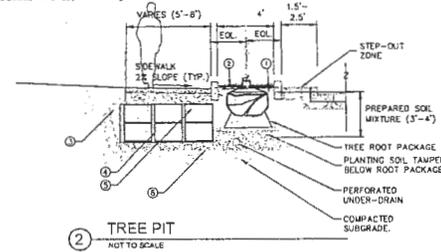
- ① 3" SHREDDED HARDWOOD MULCH
- ② OBSERVATION STANDPIPE
- ③ NATIVE BIO-FILTER PLANTINGS
- ④ 6" FORDING DEPTH MAX.
- ⑤ FREEBOARD HEIGHT
- ⑥ BACKFILL INSTALLED IN 8" LIFTS
- ⑦ GEO-GRID
- ⑧ TREE CELLS (CONFIGURATION AND QUANTITY TO BE DETERMINED AT FINAL DESIGN)
- ⑨ DOUBLE WASHED, AASHTO #57 STONE
- ⑩ CHOKER LAYER, SAND GRAVEL

- ① 3" SHREDDED HARDWOOD MULCH
- ② PERENNIAL/GROUNDCOVER PLANTINGS
- ③ BACKFILL INSTALLED IN 8" LIFTS
- ④ GEO-GRID
- ⑤ TREE CELLS (CONFIGURATION AND QUANTITY TO BE DETERMINED AT FINAL DESIGN)
- ⑥ DOUBLE WASHED, AASHTO #57 STONE

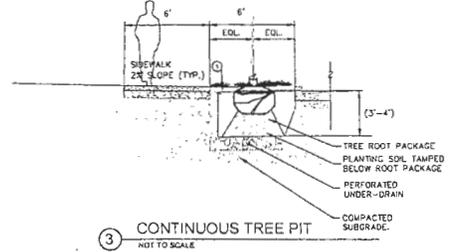
- ① 3" SHREDDED HARDWOOD MULCH



1 BIORETENTION TREE PIT
NOT TO SCALE

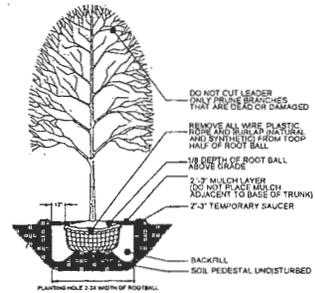


2 TREE PIT
NOT TO SCALE

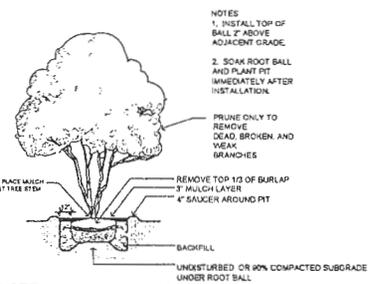


3 CONTINUOUS TREE PIT
NOT TO SCALE

- NOTE:
- ALL STREET TREES SHALL BE MONITORED AND LIMBED UP TO A MINIMUM OF 8 FEET IN HEIGHT, AS GROWTH PERMITS, TO PROVIDE ADEQUATE SURVEILLANCE, SIGHT DISTANCE AND PEDESTRIAN MOBILITY.
 - TYPE, QUANTITIES AND LOCATION OF TREE PITS SHALL BE DETERMINED AT FINAL SITE PLAN.
 - TYPE, QUANTITIES AND LOCATION OF PLANT MATERIALS SHALL BE DETERMINED AT FINAL SITE PLAN.
 - MINIMUM TREE AREA VOLUME (TO INCLUDE TREE CELL AREA) FOR A SINGLE LARGE CANOPY TREE SHALL BE 700 CUBIC FEET.



4 DECIDUOUS TREE PLANTING
NOT TO SCALE



5 MULTI-STEM ORNAMENTAL TREE PLANTING DETAIL
NOT TO SCALE

OWNER / APPLICANT
Arrowbrook Centre, LLC
458 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.8000
F 703.461.1395

ATTORNEY
Huntton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MEADOWS, VA 22102
T 703.714.7600
F 703.714.7410

ARCHITECTURE & PLANNING
P.L.L.C.
814 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22152
TEL 566.9075
F 703.871.8878

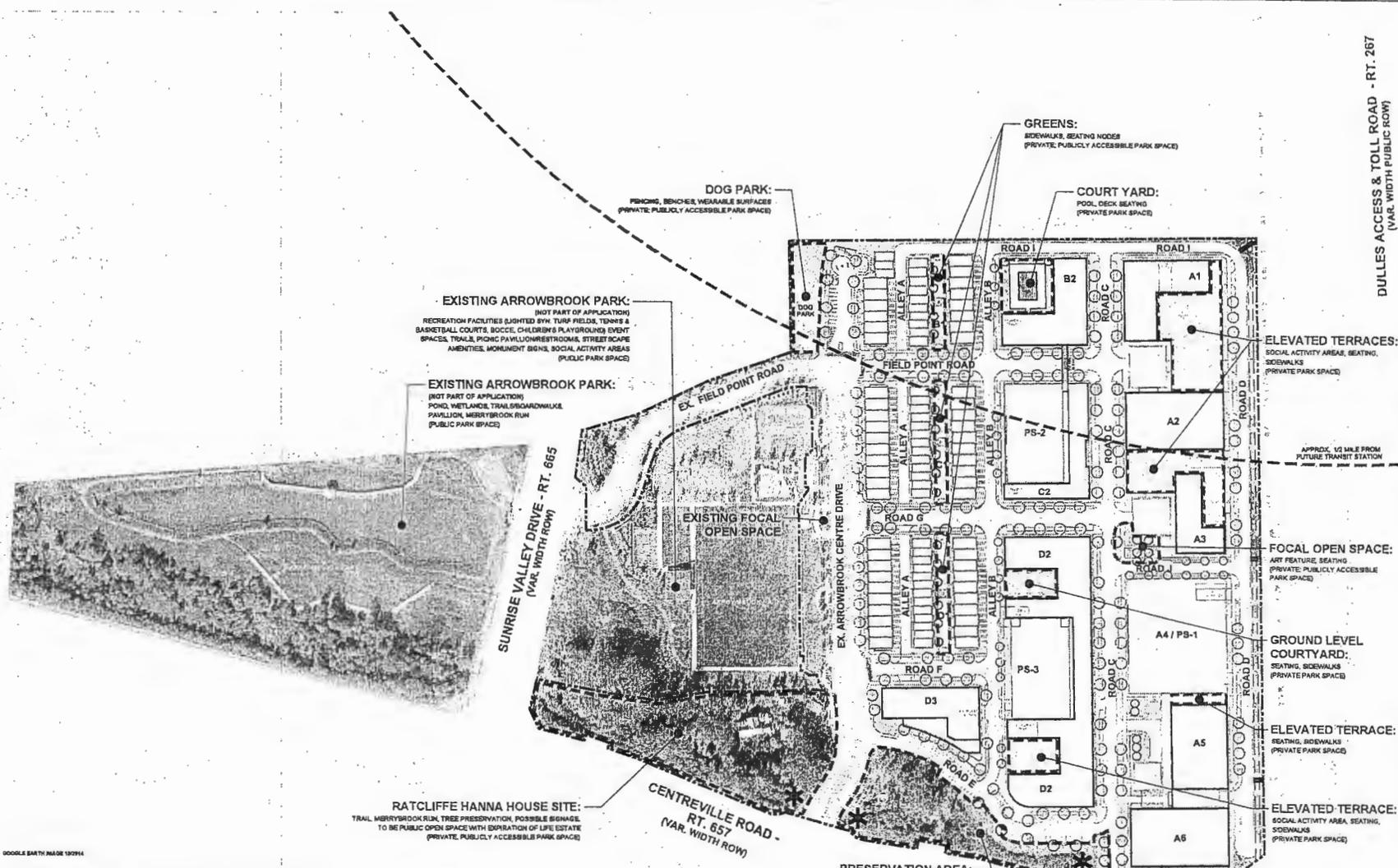
CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
PENNAPOLY
15800 DULLES CORNER LANE
SUITE 100
HERNDON, VA 20171
T 703.448.8700
F 703.448.8710



LANDSCAPE DETAILS
PROPOSED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
BRANESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-28-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

PROJECT ARRO-1402
DATE 12-30-2014
DRAWING SCALE AS SHOWN



DULLES ACCESS & TOLL ROAD - RT. 267
(VAR. WIDTH ROW)

SUNRISE VALLEY DRIVE - RT. 665
(VAR. WIDTH ROW)

CENTREVILLE ROAD - RT. 657
(VAR. WIDTH ROW)

APPROX. 1/2 MILE FROM FUTURE TRANSIT STATION

OWNER / APPLICANT
Arrowbrook Centre, LLC
438 HERNDON PARKWAY
SUITE 14
HERNDON, VA 20170
T 703.437.9300
F 703.431.3766

ATTORNEY
Hunton & Williams LLP
1751 PINNACLE DRIVE
SUITE 1700
MCLEAN, VA 22102
T 703.714.7400
F 703.714.7410

ARCHITECTURE & PLANNING
JCS
8114 WESTWOOD CENTER DRIVE
SUITE 800
TYSONS, VA 22187
T 703.806.9275
F 703.871.9876

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE
Pannoy
13800 DULLES CORNER LAKE
SUITE 100
HERNDON, VA 20171
T 703.448.8700
F 703.448.8713



OPEN SPACE PLAN
PROPOSED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
BRANKEVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

DATE	REVISIONS
02-20-2015	OC SUBM.
11-19-2015	RESUBM.
01-15-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE **REVISIONS**

1. ALL DIMENSIONS SHALL BE AS SHOWN UNLESS OTHERWISE NOTED.
2. ALL DIMENSIONS SHALL BE TO FACE UNLESS OTHERWISE NOTED.
3. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
4. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
5. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.
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10. ALL DIMENSIONS SHALL BE TO CENTERLINE UNLESS OTHERWISE NOTED.

PROJECT: ARRO-1402
DATE: 12-30-2014
DRAWING SCALE: 1"=100'
SHEET: L2.01

TABLE 1: ARROWBROOK CENTRE OPEN SPACE TABULATIONS (area within application only)

Area of Open Space	Area of Open Space	
	AC	SF
Urban Park Space	3.87	168,869
Private, Publicly Accessible Park Space (Dog Park, Focal Spaces, Greens & Preservation Areas)	1.36	59,433
Private Park Space (Courtyards & Terraces)	3.71	248,822
Additional Open Space		
Scenescapes, Buffers and etc.	10.85	478,924
Total Active/Passive Open Space Area		

- LEGEND**
- APPLICATION AREA
 - PRIVATE PUBLICLY ACCESSIBLE PARK SPACE
 - PRIVATE PARK SPACE
 - * MONUMENT SIGN / ENTRY FEATURE

PRESERVATION AREA:
TRAIL, HERRYBROOK RUN, TREE PRESERVATION, POSSIBLE SIGNAGE TO BE PUBLIC OPEN SPACE WITH DEDICATION OF LIFE ESTATE (PRIVATE, PUBLICLY ACCESSIBLE PARK SPACE)

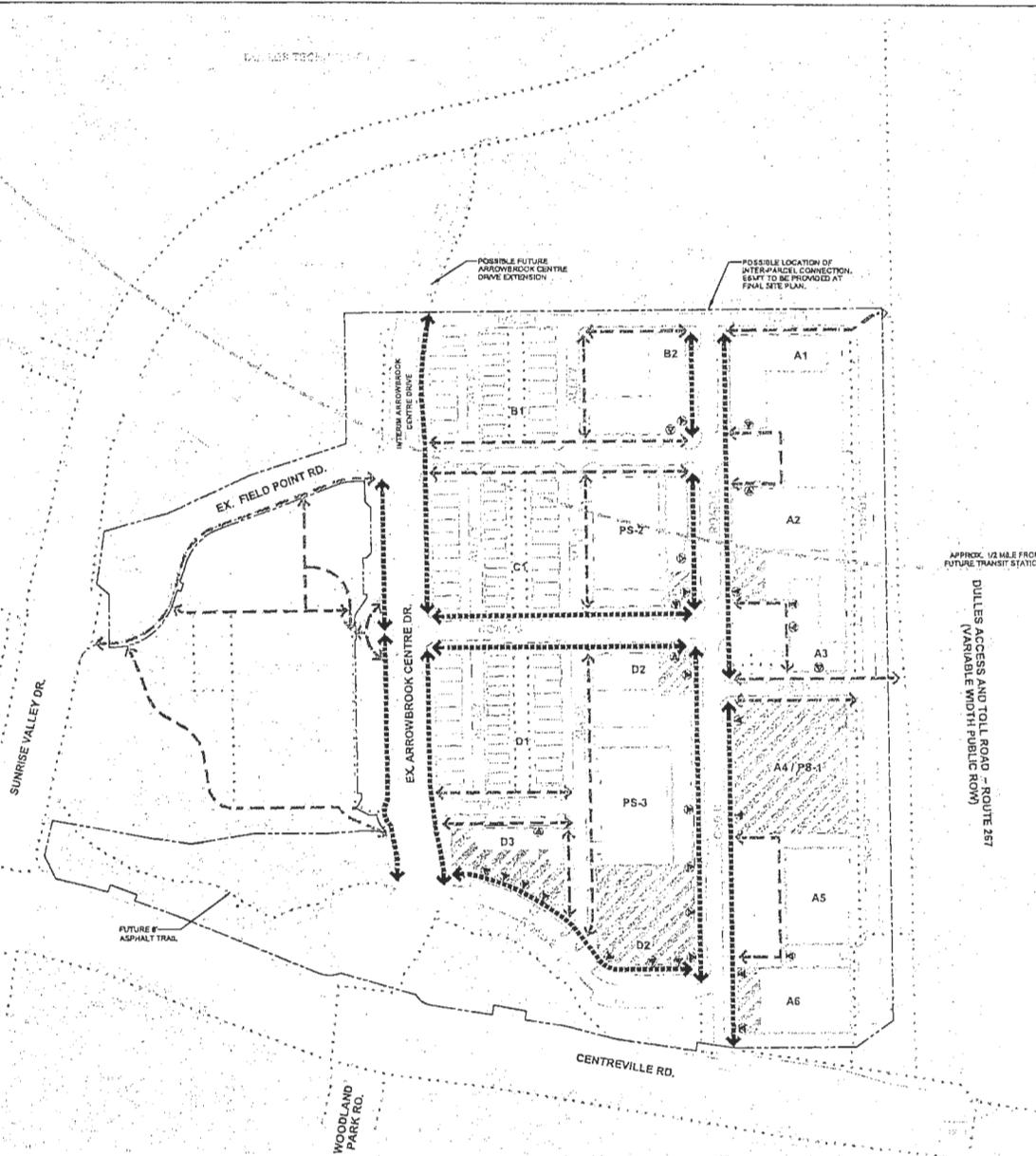
OPEN SPACE PLAN NARRATIVE:
THE PURPOSE OF THIS PLAN IS TO ADDRESS THE PROPOSED OPEN SPACE FOR THE SUBJECT APPLICATION AREA, INCLUDING PARK SPACE AS DEFINED IN THE URBAN PARKS FRAMEWORK PORTION OF THE COUNTY'S COMPREHENSIVE MASTER PLAN. TABULATIONS PROVIDED REFLECT THE AREA OF THE SUBJECT APPLICATION ONLY; HOWEVER, IT SHOULD BE NOTED THAT THE PREVIOUS 2005 REZONING OF THIS PROJECT INCLUDED ARROWBROOK PARK, BOTH ACTIVE RECREATIONAL AND WETLAND AREAS, WHICH WERE DEDICATED TO THE FAIRFAX COUNTY PARK AUTHORITY IN 2015.

DATE PLOTTED: 12/30/2014 10:00 AM; PLOTTER: HP DesignJet T1100PS; PLOT SCALE: 1"=100'; PLOT SHEET: L2.01; PLOT AREA: 11.00 X 17.00; PLOT ORIGIN: 0.00, 0.00; PLOT UNIT: INCHES; PLOT FONT: Arial; PLOT WEIGHT: 1.00; PLOT COLOR: Black; PLOT BACKGROUND: White; PLOT OVERLAY: None; PLOT SHEET: L2.01; PLOT AREA: 11.00 X 17.00; PLOT ORIGIN: 0.00, 0.00; PLOT UNIT: INCHES; PLOT FONT: Arial; PLOT WEIGHT: 1.00; PLOT COLOR: Black; PLOT BACKGROUND: White; PLOT OVERLAY: None;

LEGEND

-  MAIN BUILDING ENTRANCE
-  PRIMARY PEDESTRIAN CORRIDORS
PRIMARY PEDESTRIAN CORRIDORS HAVE THE HIGHEST LEVEL OF PEDESTRIAN ACTIVITY AND INTERACTION, WHICH ARE THE LOCATIONS OF PARK ACCESS, RETAIL, MAIN BUILDING ENTRANCES AND SOCIAL GATHERING SPACES.
-  SECONDARY PEDESTRIAN CORRIDORS
SECONDARY PEDESTRIAN CORRIDORS TYPICALLY SUPPORT SIGNIFICANT PEDESTRIAN VOLUMES, AND ARE GENERALLY USED FOR PEDESTRIAN CIRCULATION, AS OPPOSED TO PEDESTRIAN INTERACTION.
-  TERTIARY PEDESTRIAN CORRIDORS
TERTIARY PEDESTRIAN CORRIDORS SUPPORT PEDESTRIAN CONNECTIONS BETWEEN NEIGHBORHOODS AND BLOCKS. THESE CORRIDORS TYPICALLY INCLUDE PARK SPACE CIRCULATION, RESIDENTIAL ENTRANCES, ACCESS TO PARKING AND SERVICE AREAS.
-  GROUND FLOOR RETAIL SPACE

GOOGLE EARTH IMAGE 10/9/14



APPROX. 1/2 MILE FROM FUTURE TRANSIT STATION.
DULLES ACCESS AND TOLL ROAD - ROUTE 287
(VARIABLE WIDTH PUBLIC ROW)

OWNER/APPLICANT
Arrowbrook Centre, LLC
459 HERRON PARKWAY
SUITE 114
HERNDON, VA 20170
T 703 437 0200
F 703 461 3765

ATTORNEY
Huntan & Williams LLP
1731 PINNACLE DRIVE
SUITE 1700
MAGNAN, VA 22102
T 703 714 7400
F 703 714 7410

ARCHITECTURE & PLANNING
P L L C
5814 WESTWOOD CENTER DRIVE
SUITE 500
TYSONS, VA 22182
T 703 586 9275
F 703 821 0675

CIVIL ENGINEERING / LANDSCAPE ARCHITECTURE

13800 DULLES CORNER LAKE
SUITE 100
HERNDON, VA 20171
T 703 449 0700
F 703 449 0713



PEDESTRIAN PLAN
PROFFERED CONDITION AMENDMENT
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT
ARROWBROOK CENTRE
DRAVESVILLE DISTRICT, FAIRFAX COUNTY, VIRGINIA

02-20-2015	QC SUBM.
11-18-2015	RESUBM.
01-19-2016	RESUBM.
02-29-2016	RESUBM.
04-01-2016	RESUBM.
04-22-2016	RESUBM.

DATE	REVISIONS

PROJECT ARRO-1402
DATE 12-30-2014
DRAWING SCALE 1"=100'

Description of
The Application Area - Parcels 1, 2 and 3A
Arrowbrook Centre

Dranesville Magisterial District
Fairfax County, VA

Beginning at a point lying on the westerly right-of-way of Centreville Road - Route #657 and the southerly right-of-way of the Dulles Access and Toll Road - Route #267;

Thence departing said Dulles Access and Toll Road and running with said westerly right-of-way of Centreville Road - Route #657 the following twenty-three (23) courses:

S 08°12'41" E, 84.11' to a point,
S 27°18'25" W, 224.33' to a point,
S 36°04'46" W, 72.64' to a point,
S 53°55'14" E, 15.61' to a point,
S 36°04'46" W, 150.96' to a point,
S 42°21'46" W, 100.42' to a point,
S 36°47'41" W, 72.56' to a point,
N 52°09'57" W, 16.49' to a point,
S 38°48'06" W, 61.32' to a point,
S 52°09'57" E, 18.64' to a point,
S 36°47'41" W, 109.15'

to a point of curve turning to the right having a radius of 875.00', an arc length of 9.01' and a chord bearing and chord of S 38°18'45" W, 9.01', respectively,

to a point of a compound curve to the right having a radius of 37.16', an arc length of 32.75' and a chord bearing and chord of S 64°07'16" W, 31.70', respectively, to a point,

S 43°39'07" W, 146.59'

to a point of curve turning to the right having a radius of 46.61', an arc length of 37.02' and a chord bearing and chord of S 25°45'20" W, 36.06', respectively, to a point,

S 50°21'38" W, 275.96'

to a point of a curve turning to the left having a radius of 1465.38', an arc length of 94.53' and a chord bearing and chord of S 48°30'45" W, 94.51', respectively, to a point,

N 42°29'39" W, 11.70' to a point,
S 47°59'49" W, 52.25' to a point,
S 43°11'18" E, 13.84'

to a point of a curve turning to the left having a radius of 1465.38', an arc length of 59.18' and a chord bearing and chord of S 43°28'10" W, 59.18', respectively, to a point,
S 42°18'45" W, 41.12' to a point and
N 87°23'19" W, 47.28'

to a point on the northerly right-of-way of Sunrise Valley Drive - Route #5320;

thence departing the westerly right-of-way of Centreville Road – Route #657 and running with northerly right-of-way of Sunrise Valley Drive – Route #5320;

N 49°06'37" W, 67.79'

to a point on the eastern property line of the property of Fairfax County Park Authority;

thence with the eastern, northern and western lines of said property of Fairfax County Park Authority the following forty-one (41) courses:

N 38°41'34" E, 184.43' to a point,
 N 36°14'14" E, 76.40' to a point,
 N 18°40'57" E, 118.83' to a point,
 N 28°02'48" E, 133.18' to a point,
 N 24°03'25" E, 76.43' to a point,
 N 32°24'42" E, 35.28'

to a point of curve turning to the right having a radius of 57.07', an arc length of 28.38' and a chord bearing and chord of S 85°46'08" W, 28.09', respectively,

to a point of compound curve turning to the right having a radius of 54.09', an arc length of 9.86' and a chord bearing and chord of N 74°19'14" W, 9.85', respectively, to a point,

S 27°04'49" W, 15.33' to a point,
 S 57°33'22" W, 25.20' to a point,
 S 17°37'02" W, 8.38' to a point,
 N 72°22'58" W, 3.24' to a point,
 N 17°37'02" E, 9.60' to a point,
 N 32°21'01" W, 17.00' to a point,
 N 62°37'34" W, 9.60' to a point,
 S 27°22'26" W, 7.74' to a point,
 N 62°37'34" W, 285.50' to a point,
 N 27°22'26" E, 1.95' to a point,
 N 62°37'34" W, 26.21' to a point,
 S 27°22'26" W, 1.87' to a point,
 N 62°37'34" W, 9.93'

to a point of curve turning to the right having a radius of 25.00', an arc length of 15.36' and a chord bearing and chord of N 45°01'48" W, 15.12', respectively, to a point,

N 27°26'01" W, 32.85' to a point,
 N 62°37'35" W, 6.46' to a point,
 S 27°22'25" W, 6.00' to a point,
 N 62°37'35" W, 69.61' to a point,
 N 27°22'25" E, 6.47' to a point,
 N 18°07'13" W, 13.41' to a point,
 N 62°32'37" W, 86.78' to a point,
 S 72°40'48" W, 14.75' to a point,
 N 62°31'10" W, 37.26' to a point,
 S 27°28'50" W, 18.08'

to a point of a curve turning to the left having a radius of 102.50', an arc length of 36.22' and a chord bearing and chord of S 17°14'59" W, 36.03', respectively, to a point,

S 07°07'34" W, 232.82'

to a point of curve turning to the left having a radius of 102.50', an arc length of 92.06' and a chord bearing and chord of S 18°36'17" E, 89.00', respectively to a point,

S 44°20'09" E, 38.00' to a point,
N 45°39'51" E, 7.00' to a point,
S 44°20'09" E, 15.08' to a point,
S 45°39'51" W, 7.00' to a point,
S 44°20'09" E, 22.50'

to a point of a curve turning to the right having a radius of 120.50', an arc length of 157.69' and a chord bearing and chord of S 06°50'47" E, 146.68', respectively,

to a point on the northerly right-of-way of the aforementioned Sunrise Valley Drive – Route #5320;

thence with said northerly right-of-way of Sunrise Valley Drive – Route #5320 the following three (3) courses:

N 61°40'30" W, 97.34' to a point,
S 67°38'50" W, 30.18' to a point and
N 53°49'00" W, 101.26'

to a point marking the southeast corner of the property of COPT Sunrise, LLC;

thence with the eastern boundary lines of the properties of COPT Sunrise, LLC and continuing with the eastern property line of the property of BRE Newton Hotels Property Owner, LLC the following five (5) courses:

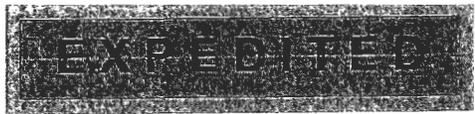
N 11°53'38" E, 122.45' to a point,
N 03°04'46" E, 167.12' to a point,
N 09°27'58" E, 190.50' to a point,
N 62°38'57" W, 242.00' to a point and
N 27°21'05" E, 1000.00'

to a point on the aforementioned southerly right-of-way of the Dulles Access and Toll Road - Route #267;

thence with said southerly right-of-way of the Dulles Access and Toll Road - Route #267;

S 62°37'35" E 1330.56'

to the point of beginning containing 1,477,524 square feet or 33.91928 acres of land, more or less.



PCA 2002-HM-043-02



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: CDDA 2002-HM-043

(Assigned by staff)

Concurrent with
FDPA 2002-HM-043-03

RECEIVED
Department of Planning & Zoning

DEC 10 2015

Zoning Evaluation Division

APPLICATION FOR A REZONING
(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Arrowbrook Centre, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the PDC w/proffers District to the PDC w/proffers District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S): PCA (X) CDP () FDP () CDDA (X) FDPA ()

LEGAL DESCRIPTION:

Table with 5 columns: Parcels, Block(s), Subdivision, Deed Book, Page No. Row 1: Parcels 1, 2, 3A, Arrowbrook Centre, 21355, 0373. Row 2: 24332, 1127.

TAX MAP DESCRIPTION:

Table with 5 columns: Map No., Double Circle No., Single Circle No., Parcel(s)/Lot(s) No., Total Acreage. Row 1: 16-3, 01, 39A1, 39A2, 39B3, ± 33.91928 Acres.

POSTAL ADDRESS OF PROPERTY:

2296, 2346 Centreville Road, Herndon, VA 20171; Arrowbrook Center Drive, Herndon, VA 20171

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

West side of Centreville Road south of Dulles Toll Road and north of Sunrise Valley Drive.

Table with 2 columns: PRESENT USE, PROPOSED USE, MAGISTERIAL DISTRICT, OVERLAY DISTRICT (S). Row 1: Vacant, Mixed Use Development. Row 2: Dranesville, N/A.

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

Jeffrey J. Fairfield for Arrowbrook Centre, LLC

Signature of Applicant or Agent

Type or Print Name

459 Herndon Parkway, Ste 14, Herndon, VA 20170

(Work) Telephone Number (Mobile)

Address

Telephone Number

John C. McGranahan, Jr., Esq.
Hunton & Williams LLP
1751 Pinnacle Drive, Suite 1700, McLean, VA 22102
(703) 714-7464 (jmcgranahan@hunton.com)

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: January 28, 2016

Fee Paid \$ 27,745.00

Conceptual Development Plan Amendment

CDPA 2002-HM-043

Applicant: ARROWBROOK CENTRE, LLC
Accepted: 01/28/2016- AMENDED 02/27/2015
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2002-HM-043
Area: 33.92 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: WEST SIDE OF CENTREVILLE ROAD SOUTH OF DULLES TOLL ROAD AND NORTH OF SUNRISE VALLEY DRIVE

Zoning: PDC
Overlay Dist:
Map Ref Num: 016-3- /01/ /0039A1 /01/ /0039A2 /01/ /0039B3

Proffered Condition Amendment

PCA 2002-HM-043-02

Applicant: ARROWBROOK CENTRE, LLC
Accepted: 01/28/2016- AMENDED 02/27/2015
Proposed: AMEND PROFFERS AND CONDITIONS ASSOCIATED WITH RZ 2002-HM-043
Area: 33.92 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: WEST SIDE OF CENTREVILLE ROAD SOUTH OF DULLES TOLL ROAD AND NORTH OF SUNRISE VALLEY DRIVE

Zoning: PDC
Overlay Dist:
Map Ref Num: 016-3- /01/ /0039A1 /01/ /0039A2 /01/ /0039B3

