



# County of Fairfax, Virginia

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

RECEIVED  
Department of Planning & Zoning

SEP 02 2016

Zoning Evaluation Division

July 27, 2016

Lori Greenlief  
McGuireWoods LLP  
1750 Tysons Boulevard, Ste. 1800  
Tysons Corner, VA 22102

RE: Rezoning Application RZ/FDP 2015-HM-012  
(Concurrent with Development Plan Amendment Application DPA HM-117)

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 2016, granting Rezoning Application RZ 2015-HM-012 in the name of Sekas Homes, LTD. The Board's action rezones certain property in the Hunter Mill District from the I-5, PRC, and R-E Districts to the PDH-12 District to permit residential development with an overall density of 9.56 dwelling units per acre (du/ac) and approves Final Development Plan Application FDP 2015-HM-012. The subject property is located in the NE quadrant of the intersection of Sunrise Valley Drive and Roland Clarke Place, on approximately 4.60 acres of land, [Tax Map 17-4 ((14)) 1B1 and 2], subject to the proffers dated July 11, 2016.

**The Board also:**

- Approved the Conceptual Development Plan
- Waived Paragraph 2 of Section 6-107 of the Zoning Ordinance, which requires a 200 square foot minimum privacy yard area of single family attached dwellings
- Waived Paragraph 3 of Section 13-203 of the Zoning Ordinance, to provide peripheral parking lot landscaping

- Waived Section 11-203 of the Zoning Ordinance, to provide loading spaces

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Catherine Hudgins, Hunter Mill District  
Howard Goodie, Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Michael Davis, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Abdi Hamud, Development Officer, DHCD/Design Development Division  
Jill Cooper, Executive Director, Planning Commission  
Greg Bokan, Coordinator, Facilities Planning, Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 26th day of July, 2016, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2015-HM-012  
(Concurrent with Development Plan Amendment Application DPA-HM-117)**

**WHEREAS**, Sekas Homes, LTD, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5, PRC, and R-E Districts to the PDH-12 District

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

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

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

Be, and hereby is, zoned to the PDH-12 District, and said property is subject to the use regulations of said PDH-12 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to 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 parcel.

GIVEN under my hand this 26th day of July, 2016.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**Proffered Conditions  
Sekas Homes, LTD.  
RZ 2015-HM-012  
November 6, 2015  
February 23, 2016  
March 31, 2016  
April 5, 2016  
April 11, 2016  
May 5, 2016  
May 11, 2016  
May 23, 2016  
July 6, 2016  
July 11, 2016**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))1B1 and 2 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-12 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owners and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, (hereinafter referred to as the "Board") in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Land Design Consultants, Inc., dated May, 2015, revised through May, 2016.
2. Maximum Lot Yield. The development shall consist of a maximum of 34 single family attached units and 10 multifamily units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the CDP/FDP, such as, but not limited to locations of utilities, landscaping, minor adjustments of property lines and the general location of dwellings and driveways on the proposed lots may be permitted when it is determined by the Zoning Administrator that such modifications are in substantial conformance with the CDP/FDP and provided that the modifications do not increase the total number of dwelling units, decrease the amount of open space, tree save, or distances to peripheral lot lines, change the points of access to the Property, or alter the limits of clearing and grading as shown on the CDP/FDP.

4. Establishment of Homeowners Association (HOA). Prior to record plat approval, the Applicant shall provide the Department of Public Works and Environmental Services (DPWES) with documentation that the Applicant has established an HOA in accordance with Sect. 2-700 of the Zoning Ordinance. The applicant shall petition Reston Association (RA) for membership. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space, provided the same is not maintained by Reston Association, and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items. If the Property is incorporated into Reston Association, maintenance obligations for the uses in the open space may be delegated to RA, if RA accepts those responsibilities. The HOA documents shall also include a commitment that the open space amenities shall be available for use by the development located in the northwest quadrant of Roland Clarke Place and Sunrise Valley Drive (Tax Map 17-4((14))1A1, 2016 edition) if such is approved for townhouse development. The HOA documents shall also include a provision allowing the addition of land area to the association, specifically parcels to the north and to the west.
5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same, unless, as described in Proffer 4, maintenance obligations are delegated to RA.
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicant of the maintenance responsibility for the private roadways, walkways, common area landscaping, stormwater management facilities, and any other open space amenities, and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures. The location and any applicable restrictions of the gas line and associated easement and information regarding the exact dimensions of the garages with a graphic depicting the area available for parking two cars, bike storage and trash can storage shall also be disclosed per the parameters in this proffer.
7. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over any trails and/or sidewalks, private streets and public amenity areas as generally shown on the CDP/FDP. Notwithstanding that shown on the CDP/FDP, the proposed public access easement on the eastern portion of the site adjacent to the sidewalk and trail shall extend from the eastern property boundary to the western edge of the internal trail to allow for the construction of a bike or pedestrian facility over the EQC by others. All pedestrian or bicycle facilities not located within right-of-way shall be located within a public access easement.

8. Architectural Design. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass and type and quality of materials and elevations shown on the CDP/FDP. The primary building materials, exclusive of trim shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the elevations.
9. Construction. Outdoor construction activity shall be limited to between the hours of 7:00 am and 7:00 pm, Monday through Friday and 8:00 am to 5:00 pm on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employee and subcontractors. Construction hours shall be posted on site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners. All parking of construction vehicles shall occur on the Property. Prior to site plan approval, the telephone number of the site superintendent that will be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.
10. Public Space Design Elements. A minimum of one trash receptacles shall be provided for each proposed picnic table. A dog waste station shall be provided along the trail, the exact location to be determined at the time of site plan review.
11. Public Art. The Applicant shall coordinate with IPAR (Initiative for Public Art in Reston) to install and maintain an art or sculpture element, the exact location to be determined at the time of site plan review, that is based on the architecture/design or otherwise commemorates the prior existence of the American Press Institute building on the Property. Additionally, the Applicant shall work with IPAR to allow the installation of public art on the property in the area on the plan labeled "Potential Public Art Display Area" or at another location determined by the Applicant in consultation with IPAR.
12. Pipeline Work. Any work associated with the coating of the existing pipes within the pipeline easement shall be completed prior to the issuance of the first residential use permit with "completed" defined as the grade being re-established and the area seeded.

## II. TRANSPORTATION

13. Private Streets. All private streets on the Property shall be constructed in conformance with the Public Facilities Manual ("PFM") and of materials and depth of pavement consistent with the PFM, subject to any design modifications as to pavement and easement width and use of curb, that are approved by the Director of DPWES. The HOA shall be responsible for the maintenance of the onsite private streets and sidewalks. All prospective purchasers shall be advised of this maintenance obligation prior to entering into a contract of sale and said obligation will be disclosed in the HOA documents.

14. Construction Easement. At the time the full section of roadway is provided to the north, the Applicant shall provide the easements and permission needed to allow the "northern road" as shown on the CDP/FDP, to be reconfigured and incorporated as a component of the completed road, with such incorporation, to potentially include the provision of parallel parking spaces in the area of the northern road. Such easements and permission shall be provided at no cost. This proffer shall not require an expansion of the northern road, or any change in its configuration, or relationship to the approved units, as shown on the CDP/FDP and shall not require the dedication of the northern road as a public street. Any re-stripping or associated road work shall be performed by others and shall not be a responsibility of the Applicant or the successor HOA.
15. Trail Construction and Maintenance. The applicant shall construct all trails in conformance with what is shown on the CDP/FDP and the Applicant/HOA or designee shall maintain all trails/sidewalks not in right-of-way.

### III. ENVIRONMENTAL

16. Noise. At the time of site plan review, the Applicant shall submit a noise study which analyzes the impact of vehicle noise from Sunrise Valley Drive on the Property. If such study shows that the multi-family building (shown as Units 35-44) or Unit 7 along Roland Clarke Place as shown on the CDP/FDP are impacted by noise levels greater than 65 dBA, the Applicant shall provide attenuation measures sufficient to achieve an interior noise level of no greater than DNL 45 dBA and an exterior noise level for outdoor areas, including decks of no greater than 65 dBA.
17. Lighting. Any streetlights on the Property shall conform to the requirements of Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the approval of the Director, DPWES in accordance with the provisions of the Public Facilities Manual. Streetlights shall be consistent in design throughout the property and be of a design and character consistent with the architecture of the dwellings and the street furniture/amenity elements.
18. Green Building Practices. For each new dwelling unit constructed, certification shall be provided in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® (version 3.0) Qualified Homes path for energy performance or other equivalent program, as demonstrated through documentation submitted to the Environment and Development review Branch of the DPZ and from a home energy rater certified through the Home Innovation Research Labs. Such documentation shall demonstrate that each dwelling unit has attained the certification prior to the issuance of the Residential Use Permit ("RUP") for that dwelling.
19. Universal Design At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, clear space under the kitchen counters, curb less shower (or shower with a curb of less than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style-vanity.

20. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on the CDP/FDP and shall be non-invasive, predominantly native species. At the time of planting, the minimum caliper for deciduous trees shall be two (2) inches and the minimum height for evergreen trees shall be seven (7) to eight (8) feet, as depicted on the CDP/FDP. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision plans for review and approval by the Urban Forestry Management Division (UFMD), provided that, to the extent possible, all species are locally common native species. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, as approved by UFMD, provided such relocated landscaping shall retain a generally equivalent number of plantings as shown on the approved CDP/FDP.
21. Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities or trails.
22. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall be subject to the review and approval of the UFMD. 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 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) and within 25 feet outside of the proposed limits of clearing and grading and within ten (10) inside the proposed limits of clearing and grading. 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 CDP/FDP 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 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, fertilization, and others as necessary, determined by the certified arborist shall be included in the plan.

23. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist or a Professional Landscape Architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect or designated representative shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation, increasing 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 chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
24. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or professional landscape architect, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

25. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these proffers. Root pruning shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be 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 minimum depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures and in conjunction with the installation of all super silt fence being used as tree protection fence.
  - Root pruning shall be conducted with the supervision of a certified arborist.
  - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
26. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist, a Registered Consulting Arborist, or a Professional Landscape Architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
27. Maintenance. The Applicant or HOA shall maintain and replace in-kind all pedestrian realm elements in the right-of-way immediately adjacent to the Property on Roland Clarke Place. The Applicant shall enter into the appropriate agreement, in a form approved by the Office of the County Attorney, with the County (or other public entity, as needed) to permit the Applicant to perform such maintenance. Maintenance commitments shall commence coincidental with the Applicant's streetscape installation and shall include, but not be limited to the following elements if they are located within the ROW:
1. All plantings including trees, shrubs, perennials, and annuals;
  2. All associated irrigation elements;
  3. All hard surfaces;
  4. All streetscape furnishings including benches, bike racks, trash and recycling receptacles and non-standard structures.
28. Streetscape Planting Spaces. Site plans submitted for the respective phases of development shall include a landscape plan for that phase of development as generally shown on the CDP/FDP, subject to review and approval by UFMD. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area at least 4 x 4 feet. Where planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet shall be provided beneath paver surfaces using structural cell technology or other solutions acceptable to UFMD that provide uncompacted soil within the planting space, with

planting sites meeting the following specifications:

- A minimum of 4 feet open surface width and 16 square feet open surface area.
- Rooting area beneath paver surfaces a minimum of 8 feet wide at the narrowest point, taking into consideration sloped sides as may be needed to support adjacent compacted soils to support roadways and pedestrian walkways. Planting space depth shall be 3-4 feet. Paved surfaces over the specified rooting area shall not be dependent upon compacted soil for structural support.
- Soil volume for Category III or IV trees shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by Urban Forest Management.
- Applicant shall contact UFMD at least 3 business days prior to installation of trees, and provide an opportunity for UFMD staff to verify conformance with these requirements.

29. Stormwater Management. The Applicant reserves the right to locate an underground stormwater facility under the proposed lot as shown on the CDP/FDP. The installation/location of such facility shall not alter the limits of clearing and grading as shown on the CDP/FDP and shall be approved by DPWES at the time of site plan review. In the alternative, the Applicant may contribute to an escrow account established by the County for downstream stormwater improvements in lieu of constructing the aforementioned underground storage. This escrow amount shall be calculated based on a pro rata calculation of the Property's downstream stormwater impact. The applicant shall consult with DPWES at the time of site plan review whether a contribution is made and the amount of the same.

#### IV. CONTRIBUTIONS

30. Parks and Recreation. Pursuant to Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide the recreational facilities to serve the Application Property as shown on the CDP/FDP. Installation of the features and amenities shown on the CDP/FDP shall be deemed to fulfill the requirement of Sect. 6-110. In the event that the nature or extent of the features/amenities are altered so as to not be deemed to fulfill the requirements, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,800 per residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Hunter Mill District.

31. Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute \$107,102.00 to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Hunter Mill District, as determined by the Fairfax County Park Authority in consultation with the Hunter Mill District Supervisor.
32. Public Schools. A contribution of \$11,749 per projected student for the total number of units constructed, based on methodology for calculating the number of students outlined by the Office of Facilities Planning Services, Fairfax County Public Schools, shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements at the public schools serving the development. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
33. Workforce Dwelling Units ("WDUs"). The Applicant shall provide four (4) WDUs within the multi-family building on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. The four units shall not be located all on the same floor. Half of the units shall be affordable to those whose incomes qualify at 70% of the area median income and the other half of the units shall be affordable to those whose incomes qualify at 100% of the area median income.
34. Reston Road Fund Contribution. Prior to site plan approval or at another time agreed upon with the Zoning Administrator, the Applicant shall contribute on a per dwelling unit basis to the to be established road fund in Reston in accordance with the guidelines when adopted by the Board of Supervisors, as amended. This contribution shall be subject to credit for all creditable expenses as a determined by the Fairfax County Department of Transportation and/or the Department of Public Works and Environmental Services.
35. Metrorail Tax District Buyout for Certain Residential Uses. This Approval will change the use of the Subject Property from one that is subject to an annual special improvement tax payable to the Phase I Dulles Rail Transportation Improvement District (the "District") to one that is not subject to payment of that tax. Pursuant to Virginia Code Ann. §33.2-2107 (2016), the Applicant shall pay to the County \$154,709.48, which is the amount representing the County's estimate of the present value of special improvement taxes that would have been payable to the District had the Subject Property continued as a use subject to payment of that tax. This payment is due to the County from the Applicant within 60 days of the date of this approval. If that payment is not made, then this Approval shall be null and void and of no effect, without further action by the Board of Supervisors. If at some future time, the Subject Property again becomes subject to

payment of the special improvement tax to the District, then a portion of the lump sum payment may be credited towards the payment of subsequent special improvement taxes for the Subject Property in an amount as reasonably determined by the County on a pro rata basis, considering the lapse of time that the Subject Property was not so subject to payment of the special improvement tax.

36. Escalation. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school contribution and the Metrorail Tax Buy-out contribution, shall escalate on a yearly basis from the base year of 2016, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.3.

#### **Successors and Assigns**

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

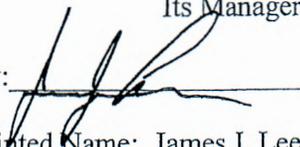
#### **Counterparts**

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.

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

RP 11690 LLC  
Title Owner of 174((14))1B1

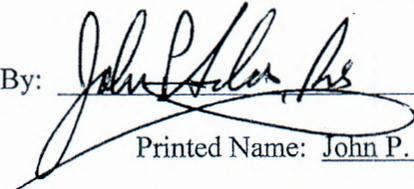
By: Rooney Properties, LLC  
Its Manager

By: 

Printed Name: James J. Lee

Title: President

Sekas Homes, LTD

By:  \_\_\_\_\_

Printed Name: John P. Sekas

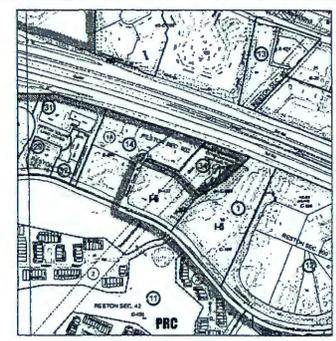
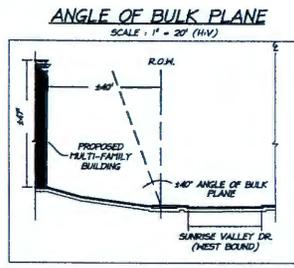
Title: President

**NOTES**

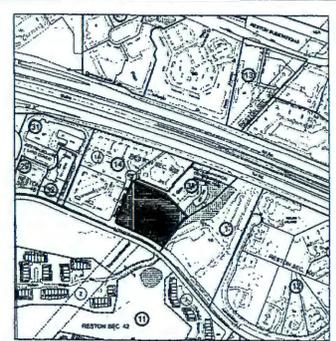
1. THE PROPERTY IS DELINEATED ON THIS PLAN AS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 17-4 ((14)) PARCELS 1B1 AND 2 AND ARE CURRENTLY ZONED R-1B, PRC AND R-E. THIS IS A REQUEST FOR A REZONING APPLICATION TO THE P1H-12 ZONING DISTRICT AND AMENDMENT TO D.P. NO. 17 AND R-E 77-C-006.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF NP4 NP4 LLC BY DEED BOOK 22095 AT PAGE 0571 AMONG THE LAND RECORDS OF FAIRFAX COUNTY. THE APPLICANT IS SEAS HITES, LTD.
3. THE BOUNDARY SHOWN HEREON IS FROM A FIELD SURVEY BY THIS FIRM PERFORMED ON APRIL 7 THROUGH APRIL 13, 2015.
4. TITLE REPORT FURNISHED BY COMMONWEALTH LAND TITLE INSURANCE COMPANY, FILE No. 15V-1545, EFFECTIVE DATE DECEMBER 4, 2014.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM. THE VERTICAL DATUM IS REFERENCED TO NAVD 83. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON ON FLOOD INSURANCE RATE MAP No. 510502006E, PANEL 100 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PPH DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
9. THERE EXISTS A B3 TRANSCONTINENTAL GAS PIPELINE CORP. EASEMENT AND A 25' 5TH 504' EIGHT ON THE SUBJECT PROPERTY.
10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
13. A RESOURCE PROTECTION AREA (RPA) DOES NOT EXIST ON THE SUBJECT PROPERTY. THE WETLANDS, INTERMITTENT STREAM AND WATERS OF THE U.S. WERE IDENTIFIED BY THT ENVIRONMENTAL, INC. NO WETLANDS OR STREAM DISTURBANCES ARE PROPOSED BY THIS APPLICATION.
14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS MIXED USE.
15. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
16. ROLAND CLARKE PLACE IS IDENTIFIED AS PART OF THE ENHANCED PUBLIC TRANSPORTATION CORRIDOR IN THE COMPREHENSIVE PLAN FOR FUTURE IMPROVEMENTS.
17. THE ENVIRONMENTAL QUALITY CORRIDOR (EQC) BOUNDARIES DEPICTED HEREON REPRESENT AREAS THAT FALL WITHIN THE DEFINITIONS OF AN EQC PER THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE DELINEATION WAS PREPARED BY THT ENVIRONMENTAL, INC.
18. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
19. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
20. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
21. ALL DIMENSIONS ARE APPROPRIATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GDP AND THE FIRM'S YARDS ARE PROVIDED.
22. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT MIXES WITH THE USES ASSOCIATED WITH THE MIDDLE TRANSIT STATION AREA. ALL PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE URBAN DESIGN GUIDELINES.
23. TREE PRESERVATION AND SUPPLEMENTAL LANDSCAPING WILL PROVIDE ADEQUATE MEASURES OF SCREENING.
24. FINER ADJUSTMENTS TO THE UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
25. THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL OFFICE USE.
26. ALL SITE LIGHTING SHALL CONFORM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
27. EXISTING BUILDING BUILT IN PHS TO BE REMOVED.
28. A LETTER OF PERMISSION FROM THE GAS COMPANY TO ENOUGH WITHIN THE PIPELINE EASEMENT SHALL BE OBTAINED PRIOR TO SITE OR SUBDIVISION PLAN APPROVAL. PLEASE NOTE THIS EXISTING EASEMENT WAS CREATED IN PHS, PRE-DATES THE ADOPTION OF THE ZONING ORDINANCE AND THEREFORE THE DENSITY REDUCTION DOES NOT APPLY (DB 78V6 54).
29. THE PLANNED DEVELOPMENT PROPOSES SPECIAL ADVERTISEMENTS ON SITE THAT SHALL INCLUDE AN UNPROGRAMMED ACTIVE OPEN SPACE WITH ADJACENT TOT LOT, BENCH SEATING, PICNIC TABLES AND A TRASH CAN. CONNECTIVITY WILL BE PROVIDED VIA A 6' ASPHALT TRAIL CONNECTING TO THE EXISTING SIDEWALK ALONG SUNRISE VALLEY DRIVE, PROVIDING ACCESS TO THE ADJACENT AREA AND PROPOSED RESIDENTIAL DEVELOPMENT. A STUB CONNECTION OF THE 6' ASPHALT TRAIL WILL BE PROVIDED FOR FUTURE CONNECTION TO THE ADJACENT PROPERTY TO THE NORTH. TOT LOT ADVERTISEMENTS WILL CONSIST OF AT LEAST 4 OF THE FOLLOWING EQUIPMENT TYPES: A 255-SAN A SHING SET; A CLIMBING STRUCTURE; A SLIDE; AN INTERACTIVE PLAY PANEL; AND/OR A SPRING. ANIMAL PLAY EQUIPMENT PROVIDED WILL BE APPROPRIATE FOR AGE GROUPS 1-4 YEAR OLDS AND 5-12 YEAR OLDS. PROPOSED ADVERTY LOCATIONS ARE SHOWN ON SHEET 3. DETAILS OF PROPOSED ADVERTISEMENTS ARE SHOWN ON SHEET 4. IT IS THE INTENT OF THE FACILITIES DESCRIBED ABOVE AS WELL AS THE TRAIL ALONG SUNRISE VALLEY DRIVE TO BE MAINTAINED BY THE RESTON ASSOCIATION OR THE PROPOSED HOMEOWNERS ASSOCIATION. ALL PROPOSED FACILITIES DESCRIBED HEREON ARE FOR PUBLIC USE.
30. THE DUMPSTER ENCLOSURE FOR THE PROPOSED MULTI-FAMILY BUILDING SHALL USE A RECEPTACLE THAT IS ON WHEELS TO ALLOW THE REFUSE TO BE WHEELED TO THE COLLECTORS REFUSE VEHICLE FOR COLLECTION.
31. ALL H.V.A.C. UNITS MAY BE LOCATED ON THE ROOFS OF THE PROPOSED UNITS.

**WAIVERS**

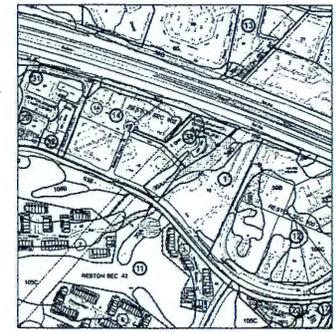
1. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER PURSUANT TO SECTION 4-17(2) OF THE ZONING ORDINANCE TO HAVE THE MINIMUM PROXY TARD AREA OF 2000. THE PROPOSED USE IS A REAR LOADED, URBAN TOWNHOUSE AND THE OUTDOOR AREA IS PART OF THE ROOF TOP TERRACE AND NOT THE YARD.
2. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF SECTION 19-209 OF THE ZONING ORDINANCE TO PROVIDE PERIPHERAL PARKING LOT LANDSCAPING. THIS REQUEST IS PURSUANT TO SECTION 19-209(3) OF THE ZONING ORDINANCE TO HAVE THE PERIPHERAL PARKING LOT LANDSCAPING DUE TO THE OWNERS OF THE GAS LINE TRANSMISSION EASEMENT WILL NOT ALLOW TREES TO BE PLANTED WITHIN THEIR EASEMENT IN LIEU OF THE LANDSCAPE PLAN PROVIDED HEREIN.
3. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER TO MODIFY STANDARD TS-5A, TYPICAL PRIVATE STREET REQUIREMENT, FOR ALL PROPOSED ALLEYSWAYS. SEE SHEET 1 FOR TYPICAL SECTION. THIS REPORTS A MORE URBAN STANDARD AND MAINTAINS THE MINIMUM PRELIMINE WIDTH OF 30'. THIS REQUEST SHALL BE SUBMITTED IN CONJUNCTION WITH THE SITE/SUBDIVISION PLAN FOR ALL TRAVELWAYS THAT DO NOT AFFORD ACCESS TO PERPENDICULAR PARKING SPACES.
4. THE APPLICANT RESPECTFULLY REQUESTS A WAIVER OF THE LOADING SPACE REQUIREMENT AS SET FORTH IN SECTION 19-209(4) OF THE ZONING ORDINANCE.



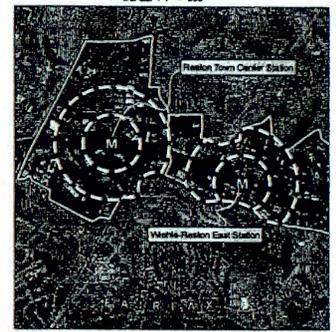
**ZONING MAP**  
SCALE: 1" = 500'



**VICINITY MAP**  
SCALE: 1" = 500'



**SOIL MAP**  
SCALE: 1" = 500'



**METRO LOCATION EXHIBIT**  
SCALE: 1" = 1/2 MILE

**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUBSTRAT	DRAINAGE	EROSION POTENTIAL
1	URBAN FILL	IVa	N/A	N/A	N/A
2	COODRUS AND HATBORO SOILS	III	POOR	POOR	LIGH

**TABULATIONS**

SITE AREA = 203,598 OR 4,629 ACRES  
 EXISTING ZONE = R-1B, PRC AND R-E  
 PROPOSED ZONE = P1H-12(D.P.A. IS PART OF THIS REQUEST)  
 PROPOSED USE = SINGLE FAMILY ATTACHED(SFA) & MULTI-FAMILY(MF)  
 MINIMUM DISTRICT SIZE = 2 ACRES  
 MAXIMUM BUILDING HEIGHT PERMITTED = 50'  
 PROPOSED BUILDING HEIGHT = 34'  
 AVERAGE LOT SIZE REQUIRED = N/A  
 PROP. MINIMUM LOT AREA (SFA) = 31,000 SQ FT  
 PROP. MINIMUM LOT WIDTH (SFA) = 220'  
 MINIMUM YARDS:  
 PROPOSED FRONT YARD: 2'  
 SIDE YARD: 2'  
 REAR YARD: 2'  
 OPEN SPACE REQUIRED: 160,178 (30%)  
 OPEN SPACE PROPOSED: 1275,000 (137%)  
 \*THIS AREA EXCLUDES ANY AREA WITHIN THE EXISTING MAJOR UTILITY EASEMENT (GAS TRANSMISSION).  
 DENSITY:  
 MAXIMUM PERMITTED = 12 DU/AC  
 PROPOSED = 46.56 DU/AC  
 HOUSING:  
 HOUSING HOUSING  
 37 MARKET RATE UNITS  
 4 HORRORFORCE HOUSING UNITS  
 3 BONUS DENSITY UNITS  
 TOTAL 44 UNITS(34 SFA + 10 MF(4 HORRORFORCE HOUSING UNITS))  
 \*THIS IS MAJOR UTILITY EASEMENT PROVIDES NO DENSITY REDUCTION SINCE SINCE IT WAS CREATED PRIOR TO THE ADOPTION OF THE CURRENT ZONING ORDINANCE (1976).  
 PROP. BUILDING AREA = 106,968

**PARKING**  
 PROPOSED PARKING  
 TOTAL NUMBER OF RESIDENTIAL UNITS = 44  
 TOWNHOUSE (SFA) UNITS = 34  
 PARKING REQ'D = 27 SPACES PER UNIT  
 MULTI-FAMILY (MF) UNITS = 10  
 PARKING REQ'D = 14 SPACES PER UNIT  
 TOTAL PARKING REQ'D = 42 SPACES (SFA) + 14 SPACES(MF) = 56 SPACES  
 PARKING PROVIDED = 40 SURFACE SPACES + 68 GARAGE SPACE = 108 SPACES

**SHEET INDEX:**

1. COVER SHEET-C.D.P./P.D.P./D.P.A
2. EXISTING CONDITION PLAN
- 3A. DEVELOPMENT PLAN AMENDMENT C.D.P./P.D.P.
3. EXISTING VEGETATION MAP
- 4A. TREE PRESERVATION PLAN
- 4B. TREE PRESERVATION DETAILS & NARRATIVE
5. LANDSCAPE PLAN
6. LANDSCAPE NOTES & DETAILS
- 6A. PEDESTRIAN CIRCULATION PLAN
7. ARCHITECTURAL PERSPECTIVES & DETAILS
- 7A. ARCHITECTURAL ELEVATIONS
8. SHUT INFORMATION & OUTFALL ANALYSIS
9. SH-1 VARIAT COMPUTATIONS



COVER SHEET  
C.D.P./P.D.P./D.P.A.

11690 SUNRISE VALLEY DRIVE

HANTER HILL DISTRICT  
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	BY	DATE
1		DESIGN		
2		REVISION		
3		REVISION		
4		REVISION		
5		REVISION		
6		REVISION		
7		REVISION		
8		REVISION		
9		REVISION		



SCALE:  
N/A  
SHEET 1 of 9  
DATE: MAY, 2015  
DRAFT: HCR  
CHECK: MTM  
FILE NUMBER: 1204-1-30

N/P  
1950 RCP, LLC  
D.B. 13771 PG. 1180  
ZONE : PRC USE : HIGH RISE OFFICE

LOT 2, BLOCK 1-A  
SECTION 802, RESTON  
D.B. 5225 PG. 233

N/P  
1941 RCP, LLC  
D.B. 9552 PG. 1002  
ZONE : PRC USE : LOW RISE OFFICE

LOT 3, BLOCK 1-A  
SECTION 802, RESTON  
D.B. 5225 PG. 233

N/P  
THE POND BUILDING, LLC  
D.B. 23008 PG. 290  
ZONE : PRC USE : OFFICE CONDUMINIUM

LOT 4, BLOCK 1-A  
SECTION 802, RESTON  
D.B. 5225 PG. 233

N/P  
RP 11720, LLC  
D.B. 35800 PG. 1005  
ZONE : PRC USE : HIGH RISE OFFICE

LOT 1, BLOCK 1-A  
SECTION 802, RESTON  
D.B. 5225 PG. 233



EXISTING PRIVATE STREET

ROLAND CLARKE PLACE  
ROUTE # 6336  
(P.O. BOX)

SUNRISE VALLEY DRIVE  
ROUTE # 6920  
(VARIABLE WIDTH R/W)

THO STORY  
CONCRETE & STONE  
OFFICE BUILDING  
BUILDING HEIGHT = 22'  
BUILT 1975

EXISTING  
NET POND

N/P  
BAC SUNRISE VALLEY, LLC  
D.B. 10027 PG. 118  
ZONE : PRC USE : LOW RISE OFFICE

CURVE DATA

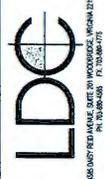
NO.	RADIUS	DELTA	ARC	TANGENT	CHORD	BEARING
1	25.00'	90.00°	35.36'	25.00'	35.36'	S22°20'00"E
2	50.36'	44°53'54"	21.77'	14.64'	27.08'	S45°00'00"E
3	50.00'	73°42'24"	0.50'	0.25'	0.50'	S17°22'30"W
4	145.00'	143°44'45"	240.45'	100.85'	259.80'	S60°05'16"E

LEGEND

- IPF IRON PIPE FOUND
- PNF PK NAIL FOUND
- ☉ LIGHT POLE
- ☉ LIGHT POLE w/ OVERHANG LIGHT
- POST
- SIGN
- WATER VALVE
- ◆ FIRE HYDRANT
- STPL STORY STRUCTURE
- CLEANOUT
- ◆ FIRE HYDRANT
- ◆ SANITARY MANHOLE
- ◆ GROUND LIGHT
- APPROX. LOC. GAS LINE (YELLOW PAINT)
- APPROX. LOC. COMMUNICATION LINE (ORANGE PAINT)
- APPROX. LOC. WATERLINE (BLUE PAINT)
- APPROX. LOC. ELECTRIC LINE (RED PAINT)



AREA DENOTES EXISTING P.R.C. ZONING LOCATED ON THE SUBJECT PROPERTY PER ZONING CASE RZ 77-C-008 AND DEVELOPMENT PLAN NO. 17. THIS AREA IS SUBJECT TO A D.P.A. IS 10.52 ACRES. SEE SHEET 2A FOR APPROVED DEVELOPMENT PLAN.



EXISTING  
CONDITIONS  
PLAN

11690 SUNRISE  
VALLEY DRIVE

MANFRED WELLS DISTRICT  
FREDERICKSBURG, VIRGINIA

DATE	DESCRIPTION	REVISION BY	APPROVED DATE

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE  
1" = 30'

SHEET 2 OF 9

DATE: MAY 2015  
DRAFT: HCR CHECK: TTTT  
FILE NUMBER: 1404-1-1-38



N/F  
1950 RCP, LLC  
SECTION 802, WESTON  
D.B. 13771 PG. 1180  
ZONE : PRC USE : HIGH RISE OFFICE

LOT 2, BLOCK 1-A  
SECTION 802, WESTON  
D.B. 5225 PG. 233

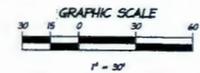
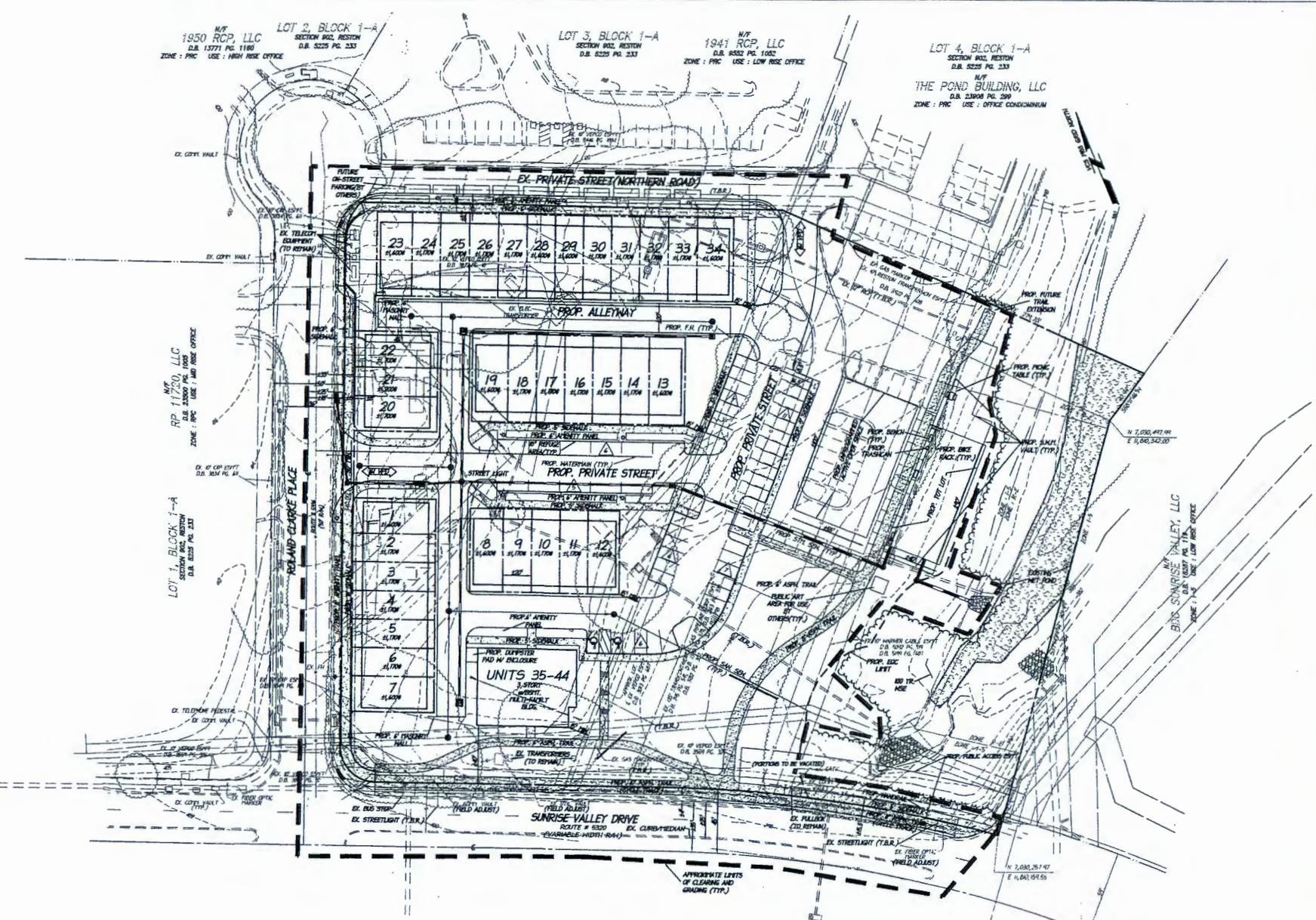
LOT 3, BLOCK 1-A  
SECTION 802, WESTON  
D.B. 5225 PG. 233

N/F  
1941 RCP, LLC  
SECTION 802, WESTON  
D.B. 9532 PG. 1002  
ZONE : PRC USE : LOW RISE OFFICE

LOT 4, BLOCK 1-A  
SECTION 802, WESTON  
D.B. 5225 PG. 233  
N/F  
THE POND BUILDING, LLC  
D.B. 23008 PG. 209  
ZONE : PRC USE : OFFICE CONDOMINIUM

N/F  
RP 11220, LLC  
SECTION 802, WESTON  
D.B. 5225 PG. 233  
ZONE : PRC USE : LOW RISE OFFICE

LOT 1, BLOCK 1-A  
SECTION 802, WESTON  
D.B. 5225 PG. 233



C.D.P./P.D.P.

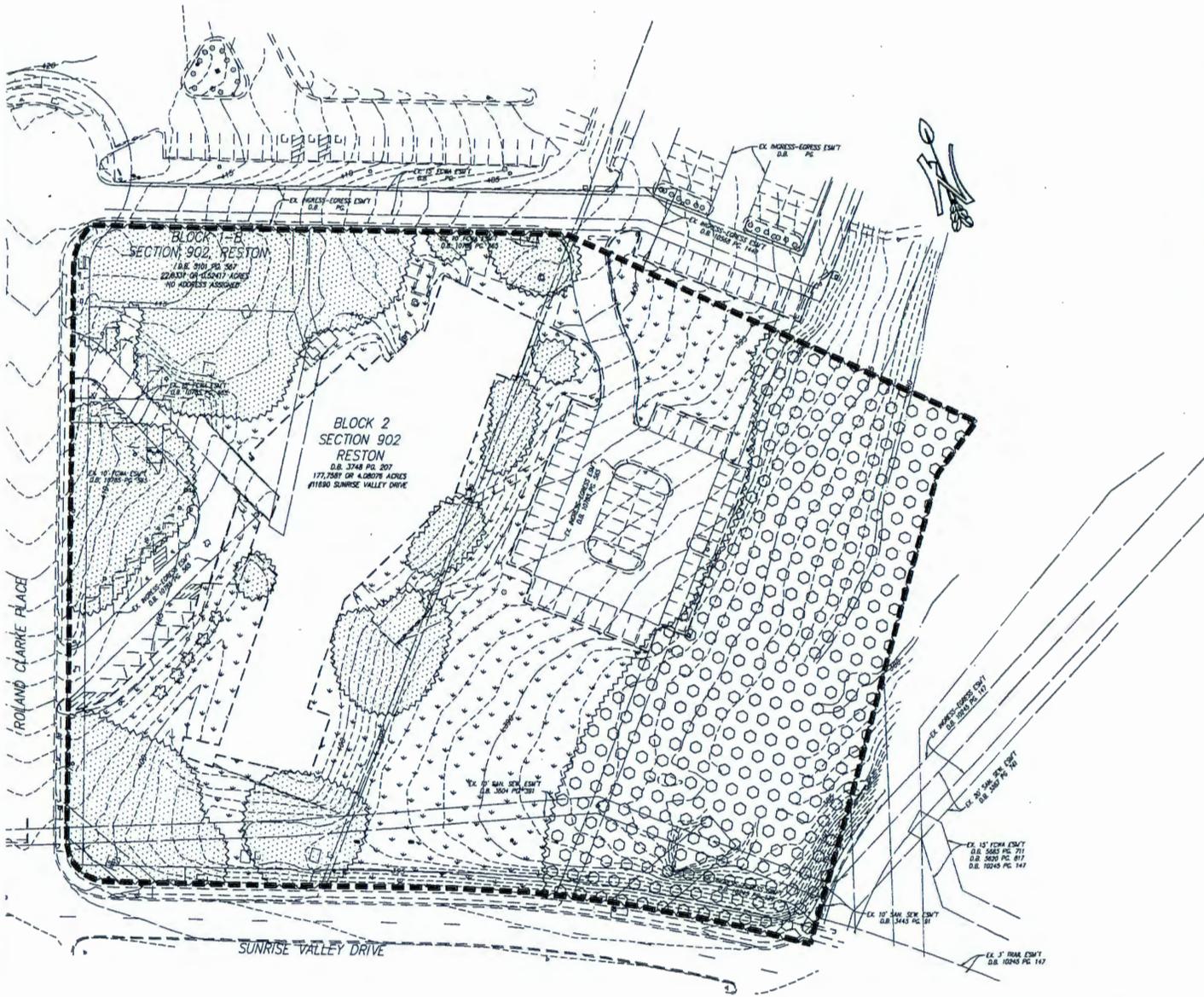
11690 SUNRISE VALLEY DRIVE

NO.	DATE	DESCRIPTION	BY	APPROVED	DATE
1		PRELIMINARY			
2		REVISED			
3		REVISED			
4		REVISED			

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: 1" = 30'  
SHEET 3 of 9  
DATE: MAY, 2015  
DRAFT: MOR  
CHECK: MTT  
FILE NUMBER: 1044-11-30



- LEGEND**
- EXISTING TREELINE
  - EXISTING CANOPY (5) LANDSCAPE CANOPY (48,073-SF) LONGTERM SUCCESSIONAL FOREST
  - EXISTING CANOPY (7) BOTTOMLAND FOREST (51,093-SF) LONGTERM SUCCESSIONAL FOREST
  - EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (50,386-SF)

**NOTES:**

1. (5) LANDSCAPE CANOPY CONSISTS PRIMARILY OF CHESTNUT OAK, NORTHERN RED OAK, TULIP POPLAR, HEMLOCK, WHITE OAK, AND RED MAPLE WHICH ARE GENERALLY IN FAIR TO GOOD CONDITION.
2. (7) BOTTOMLAND FOREST CONSISTS PRIMARILY OF TULIP POPLAR, SYCAMORE, RED MAPLE, SPICE BUSH, AND WHITE OAK WHICH ARE GENERALLY IN FAIR TO GOOD CONDITION.
3. INVASIVE SPECIES ARE PRESENT THROUGHOUT THE WOODED PORTIONS OF THE SITE AND CONSIST GENERALLY OF TREE-OF-HEAVEN, JAPANESE HONEYSUCKLE AND ORNAMENTAL BITTERSWEET.

**BLOCK 2  
SECTION 902  
RESTON**  
D.B. 3748 PG. 207  
177,7581 OR 4,08076 ACRES  
#11690 SUNRISE VALLEY DRIVE

**BLOCK 1-B  
SECTION 902, RESTON**  
I.B.E. 3101 PG. 507  
22,8337 OR 11,50417 ACRES  
NO ADDRESS ASSIGNED

ROLAND CLARKE PLACE

SUNRISE VALLEY DRIVE



SHEET 4 OF 6

*Handwritten signature and date*  
5/15/13

I certify this plan meets both the tree preservation target (PFM 12-0501) and the tree conservation plan (PFM 12-0502) submittal requirements; no deviations or modifications to these requirements are being requested.



13986 Parkcrest Circle, Suite 101  
Charlottesville, VA 22911  
PH: 703-466-5123 WWW.TNTENVIRONMENTALINC.COM

11690 SUNRISE  
VALLEY DRIVE  
FAIRFAX COUNTY

EXISTING VEGETATION  
MAP

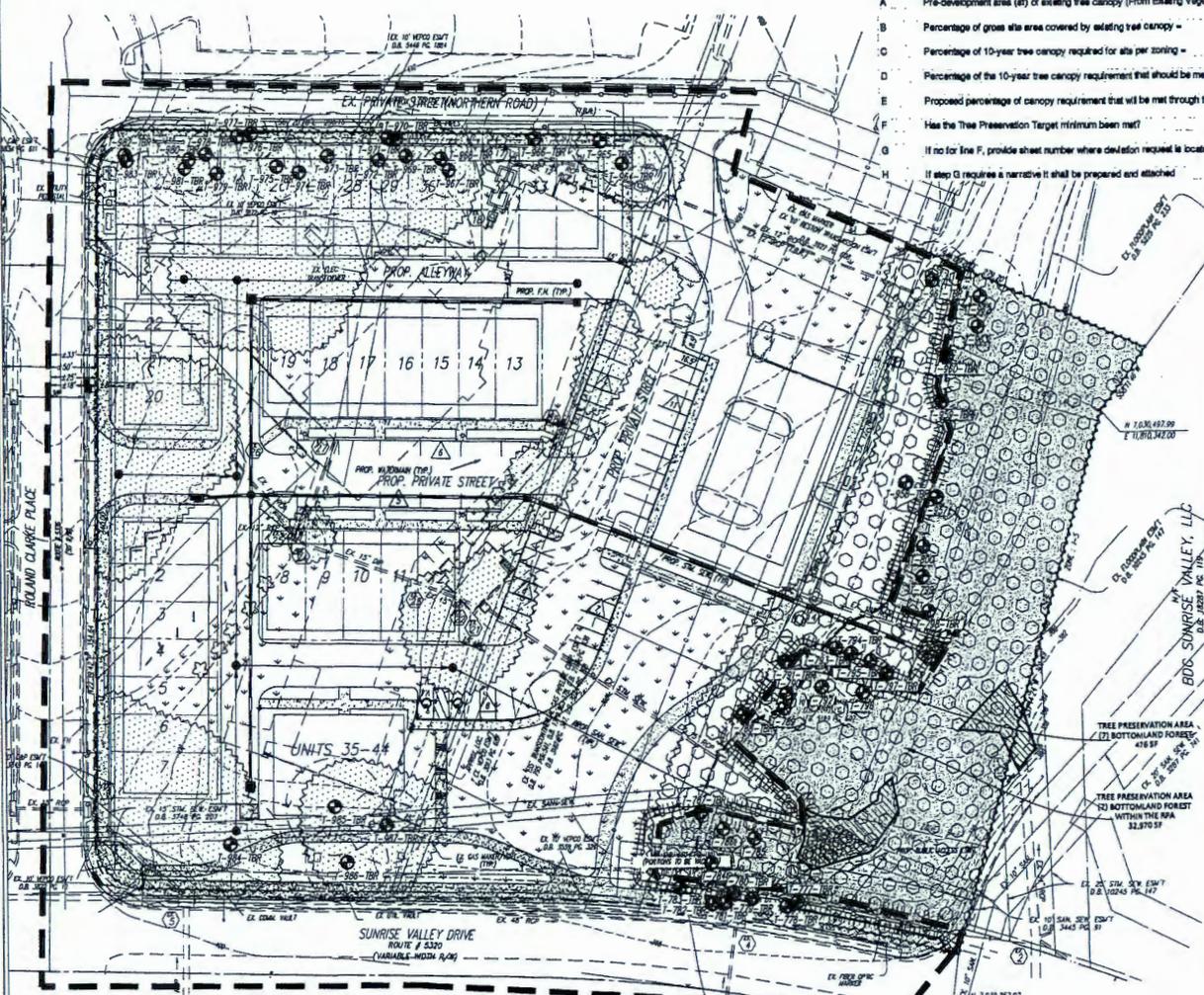
REVISIONS	
DATE	COMMENTS
1-26-13	REV BY LAD
2-23-13	REV PER NEW LAYOUT
SHEET	0"
SCALE:	1" = 30'
PROJECT DATE:	5/15/13
DRAFT:	AMS
CHECK:	AMS
FILE NUMBER:	301

**Table 12.3 - Tree Preservation Target Calculations & Statement**

A	Pre-development area (af) of existing tree canopy (From Existing Vegetation Map) =	99,164.0
B	Percentage of gross site area covered by existing tree canopy =	65.8%
C	Percentage of 10-year tree canopy required for site per zoning =	15.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation =	55.8%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	129.7%
F	Has the Tree Preservation Target (minimum been met)?	YES
G	If no for line F, provide sheet number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

**LEGEND**

- EXISTING TREELINE
- EXISTING CANOPY (6) LANDSCAPE CANOPY (48,073-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING CANOPY (7) BOTTOMLAND FOREST (53,093-SF) LONGTERM SUCCESSIONAL FOREST
- EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (50,386-SF)
- TREE PRESERVATION AREA (7) BOTTOMLAND FOREST (34,260 SF)
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING
- ROOT PRUNING



The Number	Common Name	DBH (Inches)	Critical Root Zone (feet)	Condition	Remove	Notes & Arborist Recommendations
777	Tulip Poplar	15.1	15.1	Good	x	
778	Black Locust	12.0	12.0	Fair	x	vines, some dead limbs
779	Tree of Heaven	13.2	13.2	Fair	x	vines, some dead limbs
780	Red Maple	13.1	13.1	Fair	x	vines, some dead limbs, slight lean
781	Black Locust	13.4	13.4	Fair	x	vines, some dead limbs
782	Black Locust	13.3	13.3	Fair	x	Remove vines from tree, Prune dead limbs
783	Red Maple	12.0	12.0	Fair	x	Prune dead limbs, one-sided
784	Red Maple	12.1	12.1	Good		
785	Red Maple	22.1	22.1	Fair	x	Prune dead limbs, shallow roots noted
786	Red Maple	13.0	13.0	Fair	x	Small cavity at base, shallow roots, one-sided
787	Red Maple	13.0	13.0	Fair	x	Several dead limbs, leaning vines
788	Cottonwood	20.0	20.0	Fair	x	Remove vines from tree, Prune dead limbs
789	White Oak	11.1	11.1	Fair	x	Leaning, one-sided, Prune dead limbs
790	Tulip Poplar	18.3	18.3	Fair	x	Prune dead limbs
791	Red Maple	13.0	13.0	Fair	x	Leaning, one-sided
792	White Oak	22.3	22.3	Poor	x	Diseased, Prune dead limbs
793	Tulip Poplar	14.2	14.2	Good		
794	White Oak	15.3	15.3	Fair	x	Several small dead limbs
795	White Oak	23.2	23.2	Fair	x	Some dead limbs
796	Loblolly Pine	20.1	20.1	Fair	x	Some woodpecker damage noted, Prune dead limbs
797	Loblolly Pine	13.7	13.7	Fair	x	Leaning, several dead limbs
798	Loblolly Pine	12.0	12.0	Fair	x	Poor form, some dead limbs
799	Black Gum	14.1	14.1	Fair	x	Prune small dead limbs
800	White Oak	25.0	25.0	Fair	x	Prune large dead limbs
957	Red Maple	13.0	13.0	Good		
958	Tulip Poplar	15.4	15.4	Fair	x	Girdling roots
959	Cottonwood	-	-	Dead	x	Dead
960	White Oak	-	-	Dead	x	Dead
961	White Oak	20.6	20.6	Fair	x	Some dead limbs
962	White Oak	24.1	24.1	Fair	x	Prune dead limbs
963	White Oak	26.2	26.2	Fair	x	Prune dead limbs
964	Red Maple	12.7	12.7	Good	x	
965	Northern Red Oak	16.5	16.5	Fair	x	Some dead limbs
966	Northern Red Oak	22.7	22.7	Fair	x	Multi-trunk, girdled roots and some dead limbs
967	American Sycamore	14.4	14.4	Fair	x	One-sided, leaning
968	White Oak	15.5	15.5	Fair	x	Vines, some dead limb
969	Chestnut Oak	25.0	25.0	Fair	x	Several dead limbs
970	Tulip Poplar	15.4	15.4	Fair	x	
971	Chestnut Oak	13.7	13.7	Fair	x	Some dead limbs
972	Tulip Poplar	15.6	15.6	Fair	x	Slight lean, some dead limbs
973	Chestnut Oak	23.0	23.0	Fair	x	Several dead limbs
974	Pignut Hickory	18.2	18.2	Good		
975	Black Gum	18.4	18.4	Poor	x	Deadwood at the base, vines, several dead limbs
976	Chestnut Oak	14.0	14.0	Fair	x	One-sided, some dead limb
977	Chestnut Oak	16.2	16.2	Fair	x	One-sided, some dead limb
978	Chestnut Oak	22.5	22.5	Poor	x	Deadwood at the base, several dead limbs
979	White Oak	23.4	23.4	Fair	x	Mostly one-sided, some dead limb
980	Northern Red Oak	27.0	27.0	Poor	x	Many dead limbs, failed branches, diseased
981	Chestnut Oak	13.8	13.8	Fair/Poor	x	Leaning, diseased, several dead limbs
982	White Oak	13.0	13.0	Poor	x	Swollen/diseased base
983	Northern Red Oak	23.0	23.0	Fair	x	Some dead limbs, mostly one-sided
984	Pin Oak	22.5	22.5	Fair	x	Some small dead limbs, lichen
985	Pin Oak	26.0	26.0	Fair	x	Several small dead limbs
986	Pin Oak	22.0	22.0	Fair/Poor	x	Hollow roots, many dead limbs
987	Pin Oak	20.8	20.6	Fair	x	Several small dead limbs

**INVASIVE SPECIES CONTROL NARRATIVE:**

- ANY APPLICATION OF ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.
- ORNAMENTAL BITTERSWEET: VINES SHALL BE REMOVED BY HAND, INCLUDING THE ROOTS, WHERE POSSIBLE TO MINIMIZE DISTURBANCE. FOR VINES TOO LARGE TO PULL CUT AT GROUND LEVEL OR GRUB. CUT VINE STEMS MAY ALSO BE TREATED WITH A SYSTEMIC HERBICIDE BY A CERTIFIED APPLICATOR. FOR LARGE INFESTATIONS, A FOLIAR APPLICATION OF A SYSTEMIC HERBICIDE SUCH AS GLYPHOSATE OR TRICLOPIR MAY BE APPLIED FROM LATE SUMMER TO FALL BY A CERTIFIED APPLICATOR.
- ALANTHUS TREE OF HEAVEN: SMALL SEEDLINGS SHOULD BE REMOVED BY HAND, TAKING CARE TO EXTRACT AS MUCH OF THE ROOT AS POSSIBLE. LARGER SAPLINGS AND TREES SHALL BE CUT OR GIRDLED, AND CHECKED REGULARLY FOR RESPROUTING AND SUCKERING. HERBICIDES SUCH AS GLYPHOSATE MAY BE APPLIED TO CUT STUMPS AND/OR THE FOLIAGE OF SPROUTS AND SUCKERS BY A CERTIFIED APPLICATOR.
- JAPANESE HONEYSUCKLE: SHALL BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR TO REDUCE DAMAGE TO NON-TARGET PLANTS. HERBICIDES SUCH AS GLYPHOSATE AND TRICLOPIR MAY BE APPLIED TO FOLIAGE BY A CERTIFIED APPLICATOR IN AUTUMN, SINCE JAPANESE HONEYSUCKLE CONTINUES TO PHOTOSYNTHESIZE AFTER MANY OTHER SPECIES LOSE THEIR LEAVES.
- INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BOND RELEASE, WHICHEVER IS LATER.

**NOTES:**

- SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
- TREES NOTED FOR REMOVAL WITHIN THE SAVE AREAS SHALL BE DONE SO BY HAND WITHOUT THE USE OF HEAVY MACHINERY.
- OFFSITE THE ES WERE ASSESSED FROM THE SUBJECT PROPERTY SO NOT TO TRESPASS ONTO ADJACENT PROPERTY. DBH MEASUREMENTS ARE APPROXIMATE.
- TREES LOCATED WITHIN OR ON THE LIMITS OF DISTURBANCE, OR RATED AS BEING "POOR" IN CONDITION, ARE RECOMMENDED FOR REMOVAL BY TNT ARBORISTS DUE TO THE LIKELIHOOD OF TREE FAILURE. HOWEVER, AT THE DISCRETION OF THE APPLICANT, SOME OF THESE MAY BE PRESERVED DURING CONSTRUCTION WITH THE APPROVAL OF URBAN FORESTRY.

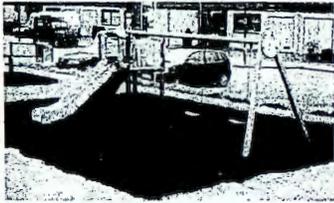


DATE: 1/28/16  
 DRAWN BY: [Signature]  
 CHECKED BY: [Signature]  
 PROJECT DATE: 1/28/16  
 SCALE: 1" = 30'  
 DRAFT: [Signature] CHECK: [Signature]  
 FILE NUMBER: [Signature]  
 SHEET 44 OF 49

I certify this plan meets both the tree preservation target (PFM 13-0501) and the tree conservation plan (PFM 13-0502) minimal requirements; no deviations or modifications to these requirements are being requested.







PLAY STRUCTURE AND SWINGS, TYP.



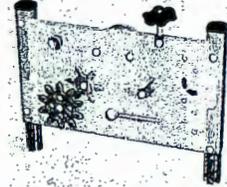
CLIMBING STRUCTURE, TYP.



SPRING ANIMAL, TYP.



SEE-SAW STRUCTURE, TYP.

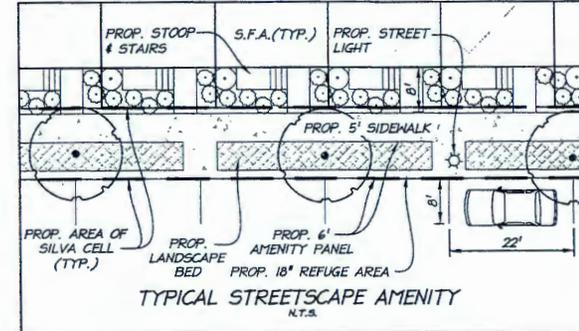
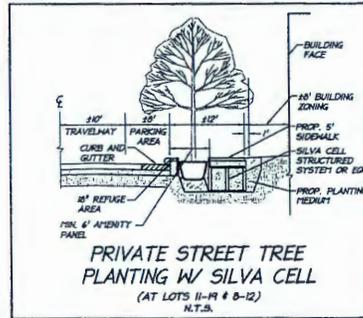
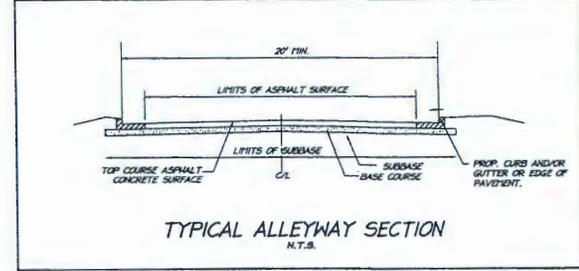
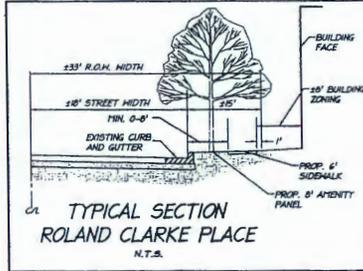


INTERACTIVE PLAY PANEL, TYP.

TOT LOT PLAYGROUND EQUIPMENT EXAMPLES

N.T.S.

NOTE: THE DETAILS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY. EQUIPMENT STYLE AND MANUFACTURER MAY VARY; THE ANTICIPATED AGE OF THE USERS IS 5-12 YEARS.



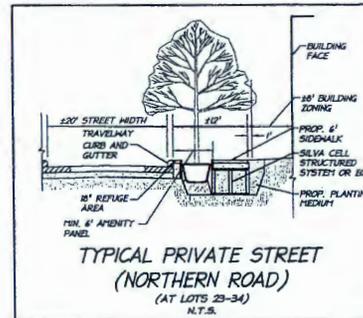
PICNIC TABLE, TYP.

SCALE: NTS



TRASH RECEPTAL, TYP.

SCALE: NTS



INVERTED "U" BIKE RACK, TYP.

SCALE: NTS



BENCH, TYP.

SCALE: NTS



400 EAST WEDMERE BLVD. SUITE 200 WOODBRIDGE, MICHIGAN 48091  
PH: 248.848.1100 FAX: 248.848.1101

LANDSCAPE  
NOTES & DETAILS

11690 SUNRISE  
VALLEY DRIVE

HUNTER HILL DISTRICT  
PARISH COUNTY, MISSISSIPPI

NO.	DATE	DESCRIPTION	DESIGNED BY	APPROVED BY
1				
2				
3				
4				
5				
6				
7				
8				
9				
10				

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A

SHEET 6 OF 9

DATE: MAY, 2015  
DRAFT: MOR CHECK: MTT  
FILE NUMBER: 104-1-36







**STORMWATER MANAGEMENT NARRATIVE**

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE EXISTING MET POND (#P0323) FACILITY AND/OR A PROPOSED SHM VAOULT. THE FACILITY MAY BE CONSTRUCTED OF EITHER CONCRETE, STORMTRENCH CHAMBERS, STORM CAPTURES OR EQUIVALENT AS PERMITTED BY THE PPH. THE VAULT, IF UTILIZED IN CONJUNCTION WITH OR SEPARATELY WITHOUT THE EXISTING MET POND SHALL BE MAINTAINED BY THE H.O.A.

THIS EXISTING FACILITY HAS BEEN UPGRADED IN PER PLAN #2076-SP-001 WESTON - BLOCK IA - SECTION 402, POND OFFICE BUILDING AND SHALL PROVIDE STORAGE FOR WATER QUALITY AND QUANTITY PURPOSES.

FOR SHM DETENTION AND WATER QUALITY PURPOSES THE AREA OF THE SUBJECT SITE IS 4.80 AC. THE AS-BUILT PLANS OF THE EXISTING SHM POND (#P0323), #2076-SP-001 AND THE SUBJECT SITE (#2076-SP-001) WERE STUDIED TO DETERMINE THE EXISTING NET STORAGE AND DRY STORAGE AVAILABLE IN THE MET POND. IT WAS DETERMINED THAT THE AVAILABLE NET STORAGE IS 39,284 CF AND THE AVAILABLE DRY STORAGE WITH THE REQUIRED 10' OF FREEBOARD (TO ELEVATION 364.0) IS 575,49 CF. MODIFICATIONS WILL BE MADE TO THE EXISTING MET POND TO LOWER THE PERMANENT POOL ELEVATION 1/4" TO CREATE MORE DRY STORAGE VOLUME AND TO REPLACE THE RISER STRUCTURE AND OUTLET PIPE THROUGH THE EMBANKMENT TO BETTER CONVEY THE PROPOSED DISCHARGE, IF REQUIRED.

THE PROPOSED NET STORAGE AFTER THE MODIFICATIONS (129,000 CF) WILL EXCEED THE WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY USING THE OLD CRITERIA AS THE FACILITY WAS DESIGNED UNDER THE OLD REGULATIONS, BASED ON THE OLD CRITERIA (2002 GPM 14-204 & DM-4-6), THE NORTHERN VIRGINIA EPP HANDBOOK, AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY IS 121,000.

FOR DETENTION PURPOSES THE 100 YEAR STORM IS PROPOSED TO BE CONTROLLED AND A PROPORTIONAL IMPROVEMENT MADE PER FAIRFAX COUNTY CODE SECTION DM-4-4 DUE TO DOWNSTREAM DRAINAGE ISSUES. THE REQUIRED DETENTION VOLUME FOR THE SUBJECT SITE WAS BASED ON THE ENERGY BALANCE EQUATION FOR CHANNEL AND FLOOD PROTECTION AND RESULTS IN 124,000 CF OF DRY STORAGE NEEDED TO DETAIN THE 100 YEAR STORM. THIS IS LESS THAN THE AVAILABLE DRY STORAGE VOLUME CREATED BY LOWERING THE PERMANENT POOL ELEVATION OF THE MET POND (100,000 CF). WHETHER THE EXISTING MET POND OR VAULT IS PROVIDED, OR A COMBINATION THEREOF, THIS DEVELOPMENT SHALL CONTROL THE 100 YEAR STORM AS DESCRIBED ABOVE.

THE APPLICANT RESERVES THE RIGHT TO PURCHASE OFF-SITE NUTRIENT CREDITS IF IT IS DETERMINED THAT THE EXISTING MET POND DOES NOT MEET THE TOTAL REQUIRED PHOSPHORUS REDUCTION.

THE EXISTING MET POND WAS UPGRADED IN PER PLAN #2076-SP-001 AND SHALL BE MODIFIED IN CONJUNCTION WITH THIS DEVELOPMENT. THE MET POND SHALL MEET WATER QUALITY AND WATER QUANTITY REQUIREMENTS FOR THE SUBJECT PROPERTY AS OUTLINE IN CODE SECTION DM-4-3, DM-4-4, DM-4-5(a) & (b). THE SITE CURRENTLY HAS AN EXISTING BUILDING, PAVED SURFACES, LAWN AREAS AND SOFT TREES. CURRENTLY, THE WATER SURFACE OF THE EXISTING MET POND IS PARTIALLY ON THE SUBJECT PROPERTY. THE PROPOSED DEVELOPMENT OF THE SITE SHALL REPLACE THE EXISTING FEATURES WITH 44 RESIDENTIAL UNITS AND A PRIVATE ROAD SYSTEM. THE EXISTING MET POND SHALL PROVIDE WATER QUALITY AND THE QUANTITY CONTROL FOR THE SUBJECT PROPERTY PROVIDED VIA A MODIFICATION TO THE EXISTING MET POND AND/OR INSTALLATION OF THE PROPOSED SHM VAULT. THEREFORE, THERE WILL BE NO ADVERSE IMPACTS TO DOWNSTREAM PROPERTIES AND PROPOSED IMPROVEMENT WILL BE MADE TO THE EXISTING DOWNSTREAM DRAINAGE ISSUE AS A RESULT OF THE SUBJECT PROPOSAL.

IN THE EVENT THAT THE WATER QUANTITY REQUIREMENTS ARE PROVIDED VIA THE PROPOSED SHM VAULT THEN NO MODIFICATIONS TO THE EXISTING MET POND WILL BE PROVIDED.

**STORMWATER MANAGEMENT CHECKLIST**

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission reviewed with justification shall be attached. Note: Values will be added upon receipt. Failure to adequately address the required information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sec. 9-211.2 & 9.2)	Special Exceptions (Sec. 9-211.2 & 9.2)
Change Subdivision (Sec. 9-215.10 & 19)	Commercial Re-development District (Sec. 9-222.2A (1) & (4))
Development Plans (Sec. 9-222.2 & 4)	PHC Plan (Sec. 16-209.1 & 1-4)
PHC Plan (Sec. 16-202.1 & 1-10)	Amendments (Sec. 16-202.1 & 1-10)

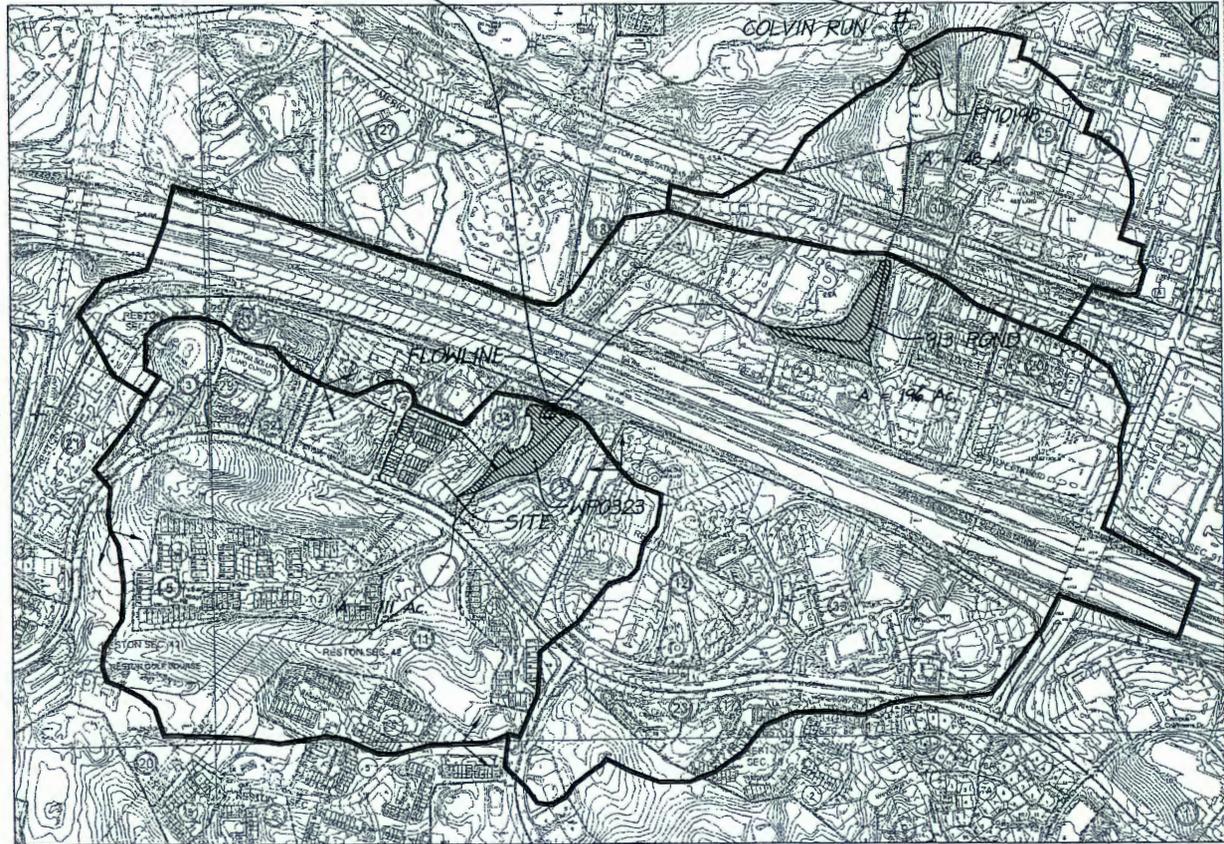
- 1. Plan at a minimum scale of 1"=50' (show 1" depicted on plan with a minimum scale of 1"=100')
- 2. A graph depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and culvert protection, pond systems, stream reach, the outlet, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 2.
- 3. If a facility is proposed the table should be filled in for suitability prior to submission of the development plan and results of the information listed provided on each of the dependent of the facility.

4. Provide:

Facility Name	Overall Area (acres)	Off-site Area (acres)	Drainage Area (acres)	Footprint Area (sq ft)	Storage Volume (cu ft)	8 pond diam height (ft)
NET POND (#P0323)	4.80 AC	398.4 AC	311 AC	27,810 AC	N/A	N/A
SHM VAULT (#P0323)	23.82 AC	N/A	31.82 AC	25,025	272,000	N/A
Total:	N/A	N/A	N/A	N/A	N/A	N/A

- 5. Outlet drainage channels, outlets and pipe systems are shown on Sheet(s) 1 & 2. Pond fill and outlet pipe systems are shown on Sheet(s) 2/2.
- 6. Maintenance access (walk to stormwater management facility(ies) are shown on Sheet(s) 2.
- 7. Topographical features occur near subject related to the site: (SPECIAL) Special, gradient, ground, etc.)
- 8. Landscaping and tree preservation to and near the stormwater management facility to shown on Sheet(s) 2.
- 9. Stormwater management and BMP practices including Virginia Runoff Reduction Treatment and descriptions of how erosion and land management practices requirements will be met are provided on Sheet(s) 2.
- 10. A description of existing conditions of each structure like outlet attached downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 2. If the outlet is proposed to be improved the project's feasibility table.
- 11. A detailed description and analysis of how the stream protection requirements and flood protection requirements of such nonpoint runoff will be satisfied per Stormwater Management and Public Facilities Manual are provided on Sheet(s) 2.
- 12. Existing topography with contours outside of the 10' limit and a note as to whether it is an arroyo or field run is provided on Sheet(s) 2/3.
- 13. A subdivision must be required for:
- 14. Stormwater management is not required because:

@ EXTENT OF REVIEW (EX. MET POND IS POINT OF CONFLUENCE), SEE THIS SHEET FOR "OUTFALL NARRATIVE"  
 # EXTENT OF STUDY AREA (100 TIMES SITE AREA AT COLVIN RUN), SEE THIS SHEET FOR "OUTFALL NARRATIVE"



**DRAINAGE AREA MAP**  
SCALE: 1" = 300'

**OUTFALL NARRATIVE**

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DUFFELL RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE IS AN EXISTING FLOODPLAIN AND SOC AREA ON THE SUBJECT PROPERTY. THERE ARE NO RPA AREAS ON THE SUBJECT PROPERTY. THE FLOODPLAIN AND SOC AREA INCLUDES PART OF AN EXISTING MET POND (#P0323). A FLOODPLAIN AND STORM DRAINAGE EASEMENT WILL BE PROVIDED ON THE PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE EXISTING MET POND (#P0323), PLAN #2076-SP-001 WILL BE MODIFIED AS PART OF THIS DEVELOPMENT AND WILL MEET DETENTION REQUIREMENTS AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING MET POND PER FAIRFAX COUNTY CODE SECTIONS DM-4-4, DM-4-5(a) & (b) (SEE STORMWATER MANAGEMENT NARRATIVE, THIS SHEET). THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES AS STATED ABOVE. THE POST DEVELOPED DISCHARGES FROM THE SITE SHALL BE CONTROLLED BY THE EXISTING MET POND AND THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. A WAIVER FOR USE OF THE DOWNSTREAM EXISTING MET POND SHALL BE APPROVED PRIOR TO FINAL SUBDIVISION PLAN APPROVAL. TWO DOWNSTREAM WATER IMPROVEMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT (#P0323 & #P0324) AND BATHYMETRIC NOTIFICATIONS AND, IF REQUESTED, SURVEYS ARE REQUIRED.

OUTFALL #1: THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO EXISTING MET POND (#P0323). THE EXISTING MET POND IS COVERED BY A FLOODPLAIN & STORM DRAINAGE EASEMENT. THE EXISTING MET POND WILL BE MODIFIED AS PART OF THIS DEVELOPMENT TO MEET STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR SHM INFORMATION). THE DOWNSTREAM RECEIVING CHANNEL IS THE FLOODPLAIN CHANNEL, DOWNSTREAM OF THE EXISTING MET POND OUTFALL. THE EXISTING MET POND ACTS AS THE POINT OF CONFLUENCE FOR THE EXTENT OF REVIEW PER CODE SECTIONS DM-4-4, DM-4-5(a) & (b). THE FLOODPLAIN CHANNEL MAINTAINS A STAND OF WEEDS AND UNDERGROWTH AND PER A FIELD INSPECTION IS IN GOOD CONDITION.

THIS OUTFALL CONVEYS 4.80 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. AS A RESULT OF THE EXISTING MET POND (#P0323) AND/OR THE PROPOSED, ON-SITE SHM FACILITY, DETENTION WILL BE PROVIDED FOR THE SUBJECT PROPERTY. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION DM-4-4(b)(3) & (4)(A). THE TOTAL DRAINAGE AREA TO THE EXISTING MET POND IS 311 ACRES. THE EXISTING MET POND IS THE POINT OF CONFLUENCE FOR THE SITE OUTFALL AND THE EXTENT OF REVIEW IS 30' DOWNSTREAM OF THE EXISTING MET POND OUTFALL. THE EXISTING MET POND OUTFALL DISCHARGES INTO THE ROADSIDE DITCH ALONG THE DULLES TOLL ROAD AND THEN NORTH INTO A CULVERT UNDER THE TOLL ROAD. THE 80' DOWNSTREAM EXTENT OF REVIEW FROM THE EXISTING MET POND TERMINATES WITHIN THE CULVERT UNDER THE TOLL ROAD. THE EXISTING FLOODPLAIN CHANNEL POND OUTFALL AND CULVERT HERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. ADEQUATE OUTFALL CROSS-SECTIONS AND CULVERT CAPACITIES SHALL BE PROVIDED AT THE TIME OF THE SUBDIVISION PLAN. ADEQUATE OUTFALL, CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL HAVE BEEN MET IN ACCORDANCE WITH CODE SECTIONS DM-4-4(b)(3) & (4)(A) AND DM-4-4(b)(3) & (4)(A).

THE EXISTING MET POND OUTFALL, FLOODPLAIN CHANNEL & CULVERT UNDER THE DULLES TOLL ROAD SHALL ACT AS THE OUTFALL FOR OUTFALL #1. THE OUTFALL UNDER THE DULLES TOLL ROAD DISCHARGES FROM THE PROPERTY AND THEN CONTINUES NORTHEAST WITHIN AN EXISTING CLOSED STORM SEWER SYSTEM TO A FLOODPLAIN EASEMENT AND THE 80' POND THEN TO A CLOSED STORM SEWER SYSTEM UNDER SUNSET HILL ROAD AND THEN INTO AN EXISTING FAIRY POND (#P0324) AND THEN INTO THE COLVIN RUN FLOODPLAIN. AT THE POINT WHERE THE EXISTING FAIRY POND OUTFALL JOINS WITH COLVIN RUN THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (4.80 AC).

IT IS OUR PROFESSIONAL OPINION THAT ALL ADEQUATE OUTFALL REQUIREMENTS HAVE BEEN MET IN ACCORDANCE WITH THE PPH & COUNTY CODE.



SWM INFORMATION & OUTFALL ANALYSIS

11690 SUNRISE VALLEY DRIVE

DATE	DESCRIPTION	APPROVED BY	REVISION APPROVED BY



SCALE: AS NOTED

SHEET 8 of 9  
 DATE: MAY, 2015  
 DRAFT: CHECK: CITY: FILE NUMBER: 1404-11-38



# RESTON



**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:** RZ/FDP 2015-HM-012  
 (Assigned by staff)

*Concurrent with*  
DPA -HM-117

**RECEIVED**  
 Department of Planning & Zoning

**JUN 04 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), Sekas Homes, LTD, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the I-5, PRC, R-E District to the PDH-12 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA ( )	CDP (X)	CSP ( )	FDP (X)	CDPA ( )	CSPA ( )	FDPA ( )
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**LEGAL DESCRIPTION:**

Reston	2	Section 902	23095	0571
<b>Lot(s)</b>	<b>Block(s)</b>	<b>Subdivision</b>	<b>Deed Book</b>	<b>Page No.</b>

**TAX MAP DESCRIPTION:**

17-4	14		2	
17-4	14		1B1	
				4.6049
<b>Map No.</b>	<b>Double Circle No.</b>	<b>Single Circle No.</b>	<b>Parcel(s)/Lot(s) No.</b>	<b>Total Acreage</b>

**POSTAL ADDRESS OF PROPERTY:**

11690 Sunrise Valley Drive, Reston, VA 20191

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

Northwest quadrant of Sunrise Valley Drive and Roland Clarke Place	
<b>PRESENT USE:</b> Office	<b>PROPOSED USE:</b> SFA
<b>MAGISTERIAL DISTRICT:</b> Hunter Mill	<b>OVERLAY DISTRICT (S):</b> N/A

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

Lori R. Greenlief, Planner  
 Type or Print Name  
 McGuireWoods LLP, 1750 Tysons Blvd., Suite 1800  
 Tysons Corner, VA 22102  
 Address

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

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

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: August 17, 2015

RZ/FDP 2015-0169/0170 *MAC*  
8/17/15  
 Fee Paid \$ 34,005.00

RESTON



COUNTY OF FAIRFAX  
Department of Planning and Zoning  
Zoning Evaluation Division

APPLICATION No: DPA - HM-117

12055 Government Center Parkway, Suite 801  
Fairfax, VA 22035 (703) 324-1290, TTY.711  
[www.fairfaxcounty.gov/dpz/zoning/applications](http://www.fairfaxcounty.gov/dpz/zoning/applications)

Concurrent  
with  
RZ/EDP

(Assigned by staff)  
RECEIVED  
Department of Planning & Zoning

JUL 20 2015

2015-HM-012 Zoning Evaluation Division

APPLICATION FOR A DPA IN THE PRC DISTRICT  
(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Sekas Homes, Ltd., the applicant(s) request approval of a DPA for the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

Reston	2	Section 902	23095	0571
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

17-4	14		1B1	22,834 SF
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

N/A

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

On the east side of Roland Clarke Place, 400 feet north of its intersection with Sunrise Valley Drive

PRESENT USE: Office PROPOSED USE: Delete land area

MAGISTERIAL DISTRICT: Hunter Mill OVERLAY DISTRICT (S): N/A

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

Lori R. Greenlief, Sr. Land Use Planner

Type or Print Name McGuireWoods LLP  
1750 Tysons Blvd., Suite 1800  
Tysons Corner, VA 22102

Signature of Applicant or Agent

(Work) 703-712-5433 (Mobile)  
Telephone Number

Address

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

DO NOT WRITE BELOW THIS SPACE

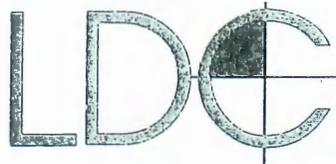
Date application accepted: August 17, 2015

Debra L. ...

Fee Paid \$13,640.00

DPA 2015-0218

mac  
8/17/15



Land Design Consultants

June 12, 2015

RECEIVED  
Department of Planning & Zoning  
AUG 14 2015  
Zoning Evaluation Division

Metes and Bounds Description  
**Block 2, Section 902, Reston**

Deed Book 3748, Page 207  
and

**Block 1B, Section 902, Reston**

Deed Book 5101, Page 567  
Hunter Mill District  
Fairfax County, Virginia  
(For Rezoning Purposes Only)

Beginning at a point in the easterly right of way line of Roland Clarke Place, Route # 5336, 50 foot right of way, said point being the southwesterly property corner of Lot 4, Block 1A, Section 902, Reston, Deed book 5225, Page 233, thence departing the right of way line of Roland Clarke Place and running with Lot 4 the following two (2) courses and distances:

South 67° 20' 18" East, 295.16 feet to a point; thence

South 44° 06' 26" East, 279.70 feet to a point, said point being in the northwesterly property line of the property of BDC Sunrise Valley, LLC, Deed Book 18287, Page 119; thence departing Lot 4 and running with the property of BDC Sunrise Valley, LLC, and continuing with the right of way line of Sunrise Valley Drive, Route # 5320, variable width right of way, the following three (3) courses and distances:

South 58° 11' 46" West, 40.94 feet to a point; thence

South 37° 14' 24" West, 301.49 feet to a point; thence continuing with the northerly right of way line of the aforementioned Sunrise Valley Drive the following two (2) courses and distances:

240.45 feet along the arc of a curve deflecting to the left, having a radius of 945.00 feet and a long chord bearing and distance of North 60° 02' 57" West, 239.80 feet to the point of tangency; thence

North 67° 20' 18" West, 200.34 feet to the point of curvature; thence

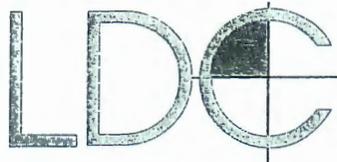
39.28 feet along the arc of a curve deflecting to the right, having a radius of 25.00 feet and a long chord bearing and distance of North 22° 20' 18" West, 35.36 feet to the point of tangency, said point being in the easterly right of way line of the aforementioned Roland Clarke Place; thence departing Sunrise Valley Drive and running with Roland Clarke Place the following three (3) courses and distances:

North 22° 39' 42" East, 354.64 feet to the point of tangency; thence

27.77 feet along the arc of a curve deflecting to the right, having a radius of 35.36 feet and a long chord bearing and distance of North 45° 09' 42" East, 27.06 feet to the point of reverse curvature; thence

0.50 feet along the arc of a curve deflecting to the left, having a radius of 50.00 feet and a long chord bearing and distance of North 67° 22' 30" East, 0.50 feet to the point of beginning, containing 200,591 square feet, or 4.60494 acres of land, more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.



Land Design Consultants

RECEIVED  
Department of Planning & Zoning

AUG 14 2015

Zoning Evaluation Division

August 13, 2015

Description of

**Block 1-B**

**Section 902, Reston**

Deed Book 5101, Page 567

Hunter Mill District

Fairfax County, Virginia

Beginning at the northwesterly corner of the parcel herein described, said corner being on the easterly 50 foot right-of-way line of Roland Clarke Place and a corner to Lot 4, Block 1-A, Section 902, Reston, Deed Book 5225, Page 233.

Thence departing said Roland Clarke Place and running with said Lot 4, S. 67° 20' 18" E. 295.16 feet and S. 44° 06' 26" E. 279.70 feet to a point on the line of BDC Sunrise Valley, LLC, Deed Book 18287, Page 119.

Thence departing said Lot 4 and running with said BDC Sunrise Valley, LLC, S. 58° 11' 46" W. 40.94 feet to the northeastern most corner to Block 2, Section 902, Reston, Deed Book 3748, Page 207.

Thence departing said BDC Sunrise Valley, LLC and running with said Block 2, N. 44° 06' 26" W. 262.76 feet and N. 67° 20' 18" W. 297.64 feet to a point on the line of aforementioned easterly 50 foot right-of-way line of Roland Clark Place.

Thence departing said Block 2 and running with said Roland Clarke Place, the following three (3) courses and distances:

N. 22° 39' 42" E. 14.64 feet to a point;

27.77 feet along the arc of a curve to the right, said curve having a radius of 35.36 feet, a central angle of 44° 59' 39" and a chord which bears N. 45° 09' 42" E. 27.06 feet to a point; and

0.50 feet along the arc of a curve to the left, said curve having a radius of 50.00 feet, a central angle of 00° 34' 29" and a chord which bears N. 67° 22' 30" E. 0.50 feet to the point of beginning and containing 22,833 square feet or 0.52417 acres of land, more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.