



APPLICATION ACCEPTED: October 27, 2015
PLANNING COMMISSION: July 28, 2016
Decision only to September 14, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

September 6, 2016

STAFF REPORT ADDENDUM

APPLICATION
DPA-HM-117-02,
PCA-B-846-03 and
PRC-B-846-04



HUNTER MILL DISTRICT

APPLICANT: RP 11720, LLC

PRESENT ZONING: PRC (Planned Residential Community)

REQUESTED ZONING: PRC

PARCEL: 17-4 ((14)) (1A) 1

SITE AREA: 3.45 acres

DENSITY: 15.65 du/ac

PLAN MAP: Residential Planned Community

15.2-2303.4 Status: Exempt: Reston

PROPOSAL: To amend the existing development plan DP-117 approved for a convention/ conference center (office) to permit medium density residential to construct 54 single family attached dwelling units, including 5 workforce dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of DPA-HM-117-02.

Laura B. Arseneau, AICP

Excellence * Innovation * Stewardship
Integrity * Teamwork * Public Service

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



Staff recommends approval of PCA B-846-03, subject the execution of proffers consistent with those contained in Appendix 1

Staff recommends approval of PRC-B-846-04, subject to the proposed development conditions included in Appendix 2.

Staff recommends approval of a waiver of 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.

Staff recommends approval of a waiver of the tree preservation requirement from Section 12-0508.3 of the Public Facilities Manual.

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

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

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application

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



Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 48 hours advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Development Plan Amendment

DPA -HM-117-02

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001

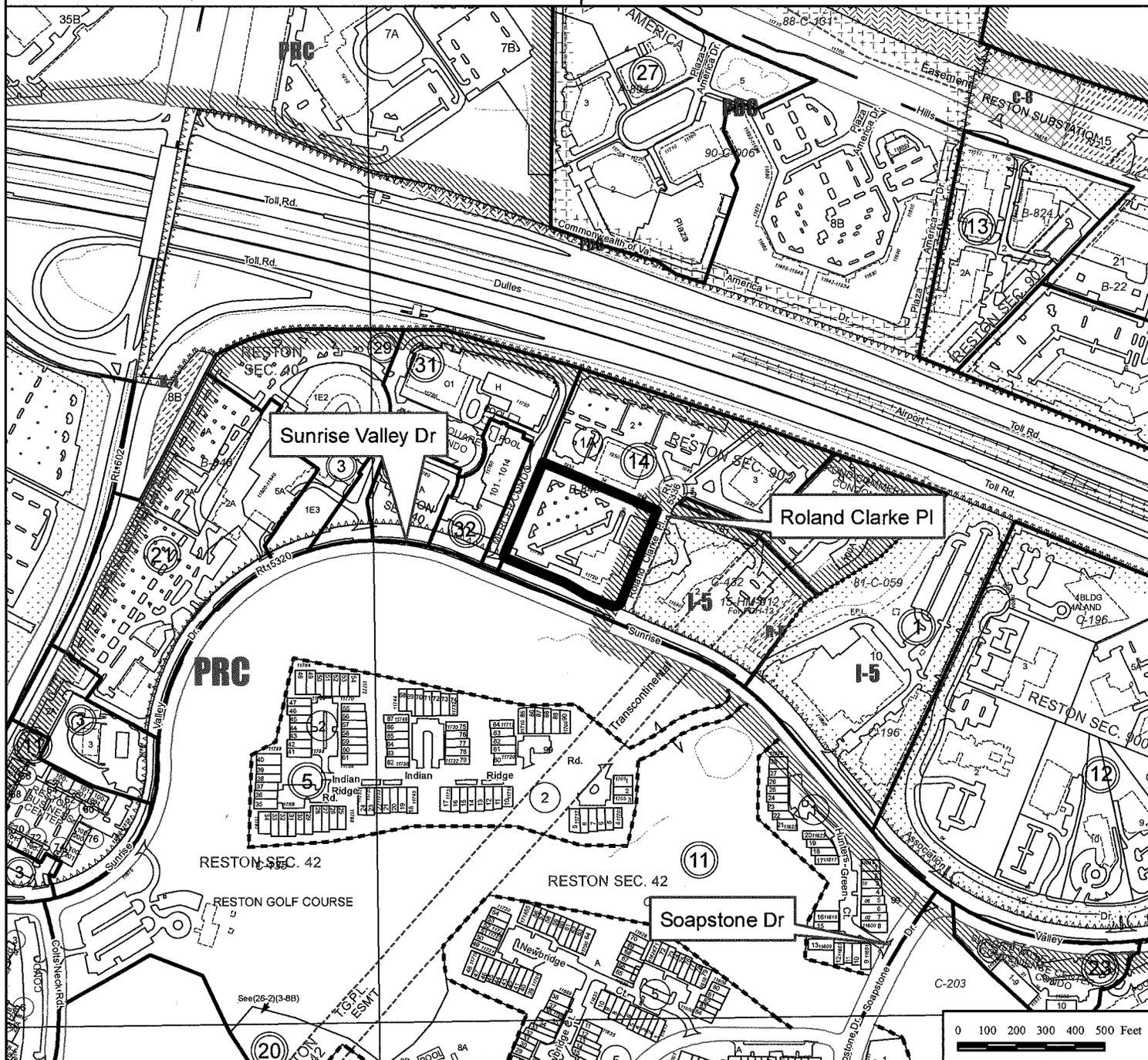
Proffered Condition Amendment

PCA -B -846-03

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC; DISTRICT - HUNTER MILL

Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

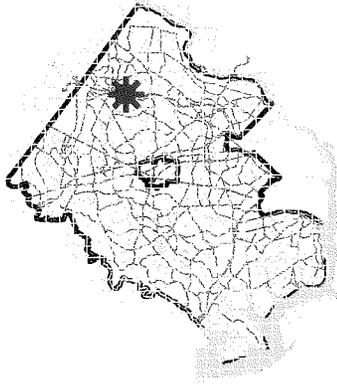
Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001



Planned Residential Community

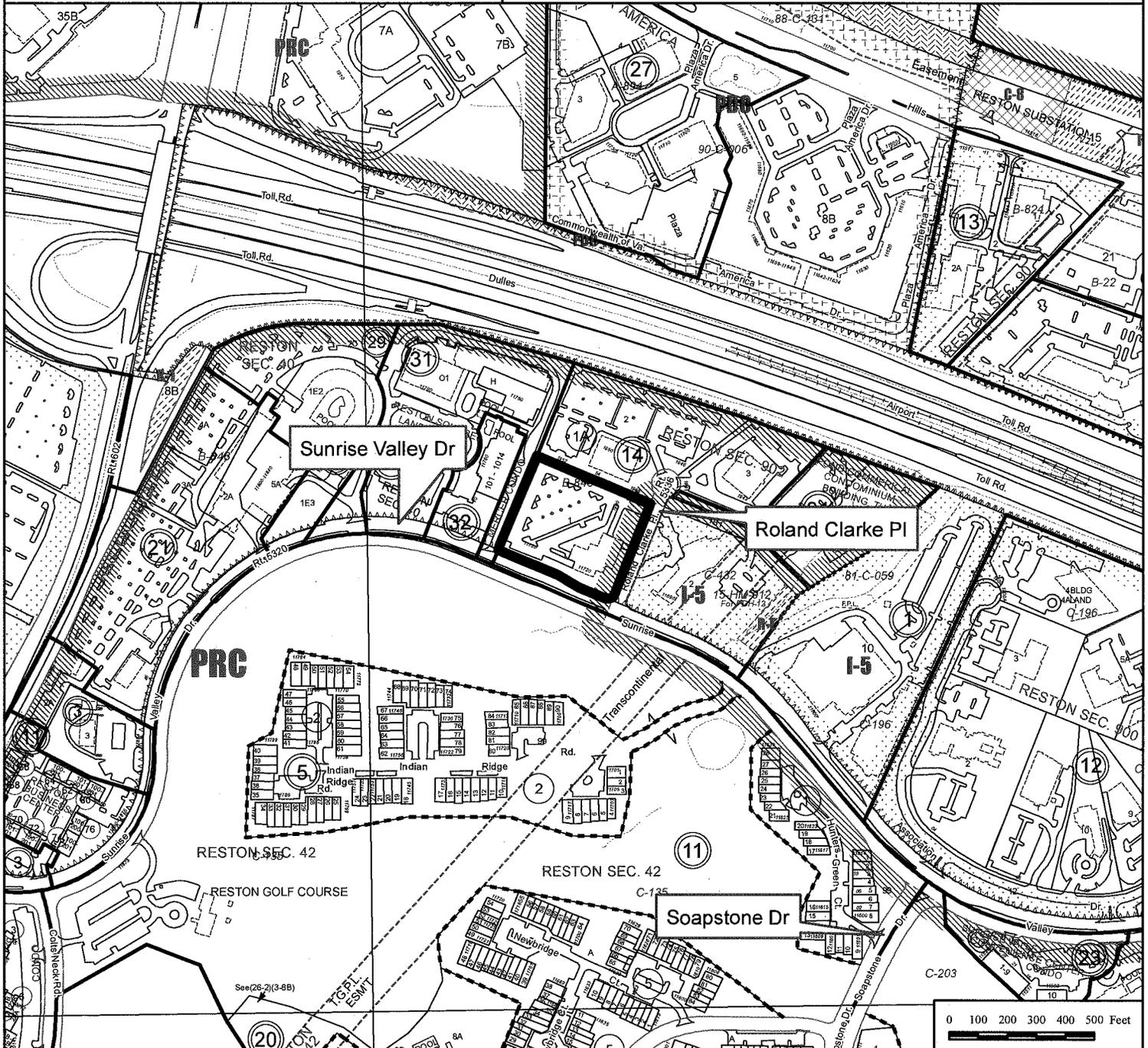
PRC -B-846-04

Applicant: RP 11720, LLC
Accepted: 10/27/2015
Proposed: RESIDENTIAL
Area: 3.45 AC OF LAND; DISTRICT - HUNTER MILL



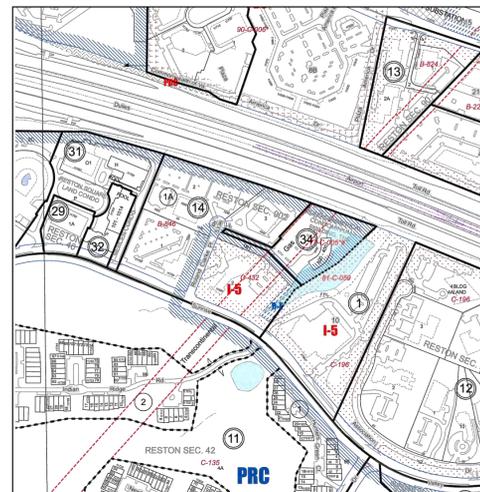
Zoning Dist Sect:
Located: NORTHWEST QUADRANT OF THE INTERSECTION OF SUNRISE VALLEY DRIVE AND ROLAND CLARKE PLACE

Zoning: PRC
Overlay Dist:
Map Ref Num: 017-4- /14/1A/0001



NOTES

- THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 17-4 ((14)) (1A) LOT 1 AND IS CURRENTLY ZONED PRC.
- THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF RP 11720 LLC BY DEED RECORDED IN DEED BOOK 23500 AT PAGE 1005 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- THE PROPERTY LINES SHOWN HEREON ARE BASED ON INFORMATION OF RECORD AND A FIELD RUN SURVEY BY THIS FIRM ON MAY 8, 2015.
THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD RUN BOUNDARY AND HORIZONTAL CONTROL SURVEY THAT TIES THIS BOUNDARY TO THE TOPCON GNSS RTK REFERENCE NETWORK.
THE COMBINED GRID AND ELEVATION FACTOR 0.99998084.
- TITLE RESEARCH WAS PERFORMED BY HOMETOWN TITLE & ESCROW, LLC, FILE No.: K1A, DATED MAY 11, 2015.
- THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "X", AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAP No. 51059C0130E, PANEL 130 OF 450, WITH AN EFFECTIVE DATE OF SEPTEMBER 17, 2010.
- THERE ARE NO RESOURCE PROTECTION AREAS ON THIS SITE AS SHOWN ON THE FAIRFAX COUNTY CHESAPEAKE BAY PRESERVATION MAP
- THIS TOPOGRAPHIC SURVEY ON THE PROPERTY SHOWN HEREON AND BEING LOT 1, BLOCK 1-A, SECTION 902, RESTON, WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KEVIN D. VAUGHN, FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MAY 8, 2015; AND THAT THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
THIS PHOTOGRAMMETRIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF MALCOLM MCKENZIE, MCKENZIE SYNDER, INC., FROM AN ACTUAL AIRBORNE SURVEY MADE UNDER HIS SUPERVISION; THE IMAGERY WAS OBTAINED ON MARCH 22, 2015 AND THIS DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS OTHERWISE NOTED.
THE VERTICAL DATUM IS BASED ON THE NGVD 1929. THE CONTOUR INTERVAL IS TWO (2) FEET.
- UNLESS OTHERWISE NOTED ON THIS SURVEY, LOCATIONS AND CONNECTIONS OF SANITARY SEWER AND STORM DRAINAGE FACILITIES SHOWN HEREON ARE BASED ON OBSERVED FIELD EVIDENCE. ASBUILT INFORMATION OF ACCESSIBLE STRUCTURES HAVE BEEN PROVIDED, IF OBTAINABLE.
- WHILE REASONABLE CARE HAS BEEN TAKEN IN IDENTIFYING UNDERGROUND UTILITIES AND CONNECTIONS, THEY ARE APPROXIMATE BASED UPON OBSERVABLE ABOVE GROUND FIELD FACILITIES AND/OR SUBSURFACE UTILITY PAINT MARKINGS OR PIN FLAGS ONLY. THEREFORE, ACCURACY OF CONNECTIONS CANNOT BE GUARANTEED.
- UTILITY PLANS WERE NOT PROVIDED DURING THE PERFORMANCE OF THIS SURVEY. ADDITIONAL UTILITY FACILITIES AND/OR UNDERGROUND LINES MAY EXIST THAT WERE NOT EVIDENT OR IDENTIFIED. UTILITY PLANS NEED TO BE ACQUIRED AND COMPARED WITH THIS SURVEY PRIOR TO COMMENCING SITE DESIGN.
- 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 PFM DESIGN CRITERIA AT THE TIME OF SITE PLAN PREPARATION PROVIDED THE MODIFICATIONS ARE INSUBSTANTIAL CONFORMANCE WITH THIS PLAT/PLAN.
- 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.
- 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.
- AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
- THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER FROM FAIRFAX COUNTY. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
- A RESOURCE PROTECTION AREA (RPA), WETLANDS, INTERMITTENT STREAM AND WATERS OF THE U.S. DO NOT EXIST ON THE SUBJECT PROPERTY.
- THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS MIXED USE.
- IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A MAJOR PAVED TRAIL (ASPHALT OR CONCRETE) 8' OR GREATER IS RECOMMENDED ALONG SUNRISE VALLEY DRIVE. THIS APPLICATION PROPOSES BOTH A 10' CYCLE TRACK AND A 6' SIDEWALK AS DEPICTED HEREIN.
- LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
- 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.
- DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
- A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE SITE PLAN, IF REQUIRED.
- ALL DIMENSIONS ARE APPROXIMATE AND MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN AND THE MINIMUM YARDS THAT ARE PROVIDED.
- THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT WORKS WITH THE USES ASSOCIATED WITH THE WIEHLE TRANSIT STATION AREA. ALL PROPOSED DEVELOPMENT SHALL BE IN CONFORMANCE WITH THE URBAN DESIGN GUIDELINES.
- MINOR 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.
- THE SUBJECT PROPERTY IS CURRENTLY DEVELOPED AS A COMMERCIAL/OFFICE USE.
- ALL SITE LIGHTING SHALL CONFIRM TO THE REQUIREMENTS SET FORTH IN THE ZONING ORDINANCE.
- EXISTING BUILDING BUILT IN 1985 TO BE REMOVED.
- THE PLANNED DEVELOPMENT PROPOSES SPECIAL AMENITIES ON SITE THAT SHALL INCLUDE A POCKET PARK ALONG THE PRIVATE STREET AND ACCESS TO FACILITIES PROPOSED AT 11690 SUNRISE VALLEY DRIVE (RZ-2015-HF012).
- THE DEVELOPMENT OF THIS SITE IS NOT CURRENTLY PLANNED TO BE CONSTRUCTED IN SECTIONS, THEREFORE, NO DEVELOPMENT SCHEDULE SHOWING THE ORDER OF CONSTRUCTION HAS BEEN INCLUDED.
- THE PROPOSED POCKET PARK, CYCLE TRACK AND SIDEWALK ALONG SUNRISE VALLEY DRIVE MAY BE MAINTAINED BY THE RESTON ASSOCIATION OR THE HOMEOWNER'S ASSOCIATION.
- ALL H.V.A.C. UNITS MAY BE LOCATED ON THE ROOF OF THE PROPOSED UNITS.



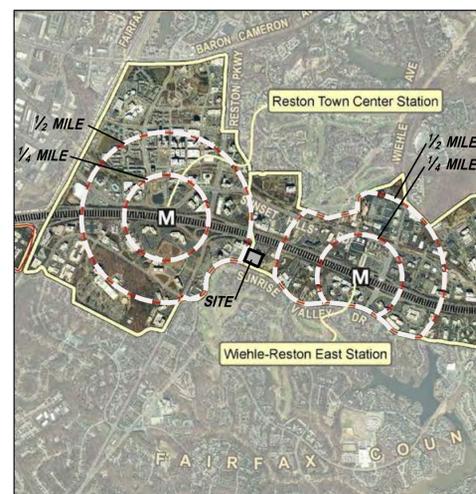
ZONING MAP
SCALE: 1" = 500'



VICINITY MAP
SCALE: 1" = 500'



SOIL MAP
SCALE: 1" = 500'



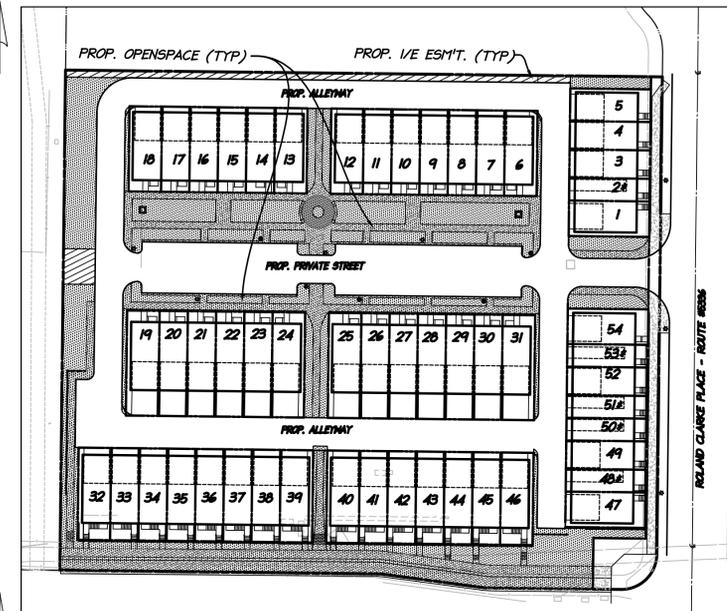
METRO LOCATION EXHIBIT
SCALE: 1" = 1/2 MILE

SOIL INFORMATION

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
~	URBAN FILL	IVA	N/A	N/A	N/A
-	-	-	-	-	-

WAIVERS

- THE APPLICANT RESPECTFULLY REQUESTS A WAIVER PURSUANT TO SECTION 6-306(2) OF THE ZONING ORDINANCE TO REMOVE THE MINIMUM PRIVACY YARD AREA OF 200'. THE PROPOSED USE IS A REAR LOADED, URBAN TOWNHOUSE AND THE OUTDOOR AREA IS PART OF THE ROOF TOP TERRACE THAT IS IN EXCESS OF 200', AND NOT THE YARD.
- A DEVIATION REQUEST WILL BE SUBMITTED FOR FORMAL APPROVAL AS PART OF THE SITE/SUBDIVISION PLAN PROCESS TO U.F.M.D. AS NOTED ON SHEET 5.



OPEN SPACE MAP
SCALE: 1" = 60'

TABULATIONS

SITE AREA IS 150,000# OR 3.4455 ACRES
 EXISTING ZONE: PRC
 PROPOSED ZONE: PRC
 PROPOSED USE: SINGLE FAMILY ATTACHED
 PROPOSED BUILDING HEIGHT: ±17'
 PROP. MINIMUM LOT AREA: ±1,000#
 PROP. MINIMUM LOT WIDTH: ±16'

MINIMUM YARDS:
 PROPOSED FRONT YARD: 1'
 SIDE YARD: 1'
 REAR YARD: 1'

PROPOSED DENSITY
 MARKET RATE UNITS: 49 (14.22 DU/AC)
 W.D.U UNITS: 5 (DENOTED W/*)
 TOTAL UNITS: 54

PROPOSED GROSS FLOOR AREA: ±151,600#

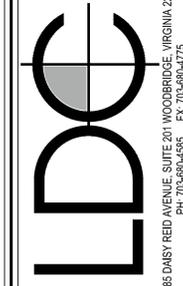
PROPOSED PARKING
 TOTAL NUMBER OF RESIDENTIAL UNITS: 54
 PARKING REQ'D.: 2.7 SPACES PER UNIT
 TOTAL PARKING REQ'D.: 146 SPACES

PARKING PROVIDED
 DRIVEWAY SPACES: 26
 SURFACE SPACES: 22
 GARAGE SPACES: 108
 TOTAL SPACES: 156

OPEN SPACE PROVIDED = ± 36,000# (±24%)
 (SEE MAP THIS SHEET)

SHEET INDEX:

- COVER SHEET
- PRC DISTRICT DENSITY COMPUTATIONS
- PRC PLAN/D.P.A./P.C.A.
- EXISTING CONDITION PLAN/D.P.A.
- DEVELOPMENT PLAN AMENDMENT
- SITE LAYOUT
- EXISTING VEGETATION MAP
- LANDSCAPE PLAN
- LANDSCAPE NOTES & DETAILS
- PEDESTRIAN CIRCULATION PLAN
- AUTOTURN PLAN
- ARCHITECTURAL DETAILS
- STORMWATER OUTFALL ANALYSIS
- SWM COMPUTATIONS

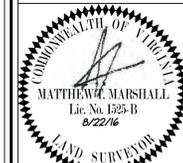


COVER SHEET
 PRC PLAN/D.P.A./P.C.A.

11720 SUNRISE VALLEY DRIVE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESIGN NO.	REVISION	APPROVED BY:
1				
2				
3				
4				

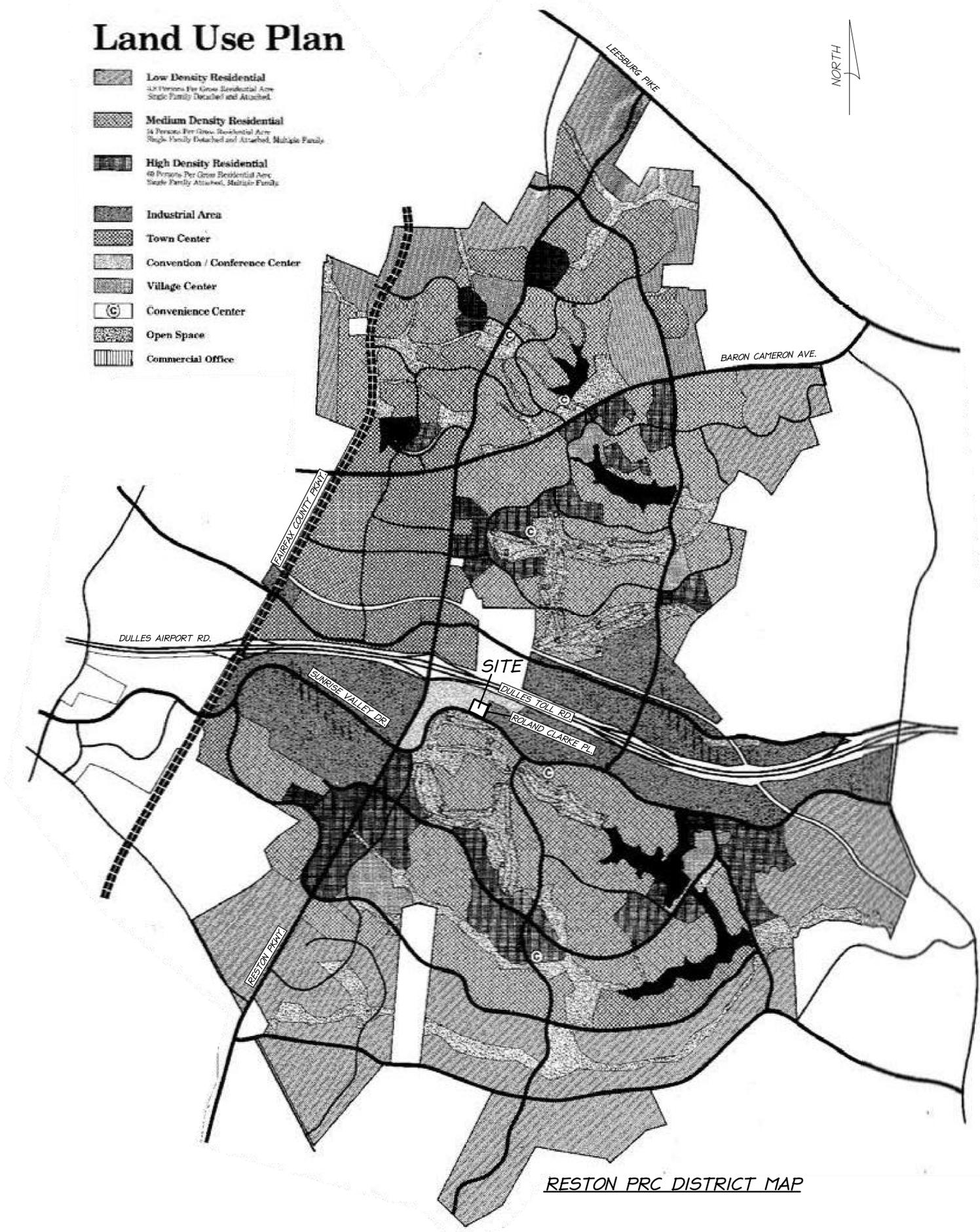
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE: N/A
 SHEET 1 OF 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT
 FILE NUMBER: 15057-1-1 3B

Land Use Plan

-  **Low Density Residential**
12 Persons Per Gross Residential Acre
Single Family Detached and Attached
-  **Medium Density Residential**
24 Persons Per Gross Residential Acre
Single Family Detached and Attached, Multiple Family
-  **High Density Residential**
48 Persons Per Gross Residential Acre
Single Family Attached, Multiple Family
-  **Industrial Area**
-  **Town Center**
-  **Convention / Conference Center**
-  **Village Center**
-  **Convenience Center**
-  **Open Space**
-  **Commercial Office**

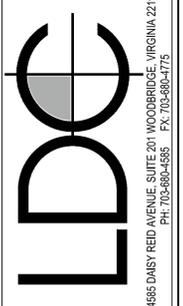


RESTON PRC DISTRICT MAP

FOR ILLUSTRATIVE PURPOSES ONLY!

NOTE:

THE SUBJECT PROPERTY DENOTED HEREIN IS SUBJECT TO A PRC PLAN, D.P.A. AND P.C.A. AND IS APPROXIMATELY 3.4455 ACRES. THIS APPLICATION SEEKS TO AMEND 77-C-005 AND DEVELOPMENT PLAN 117 AND IS DESCRIBED AS BEING PART OF SECTION 902, LOT 1, BLOCK 1-A.



486 DANBY RED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-684-4585 FAX: 703-684-4175

PRC PLAN -
D.P.A. -
P.C.A.

11720 SUNRISE
VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE

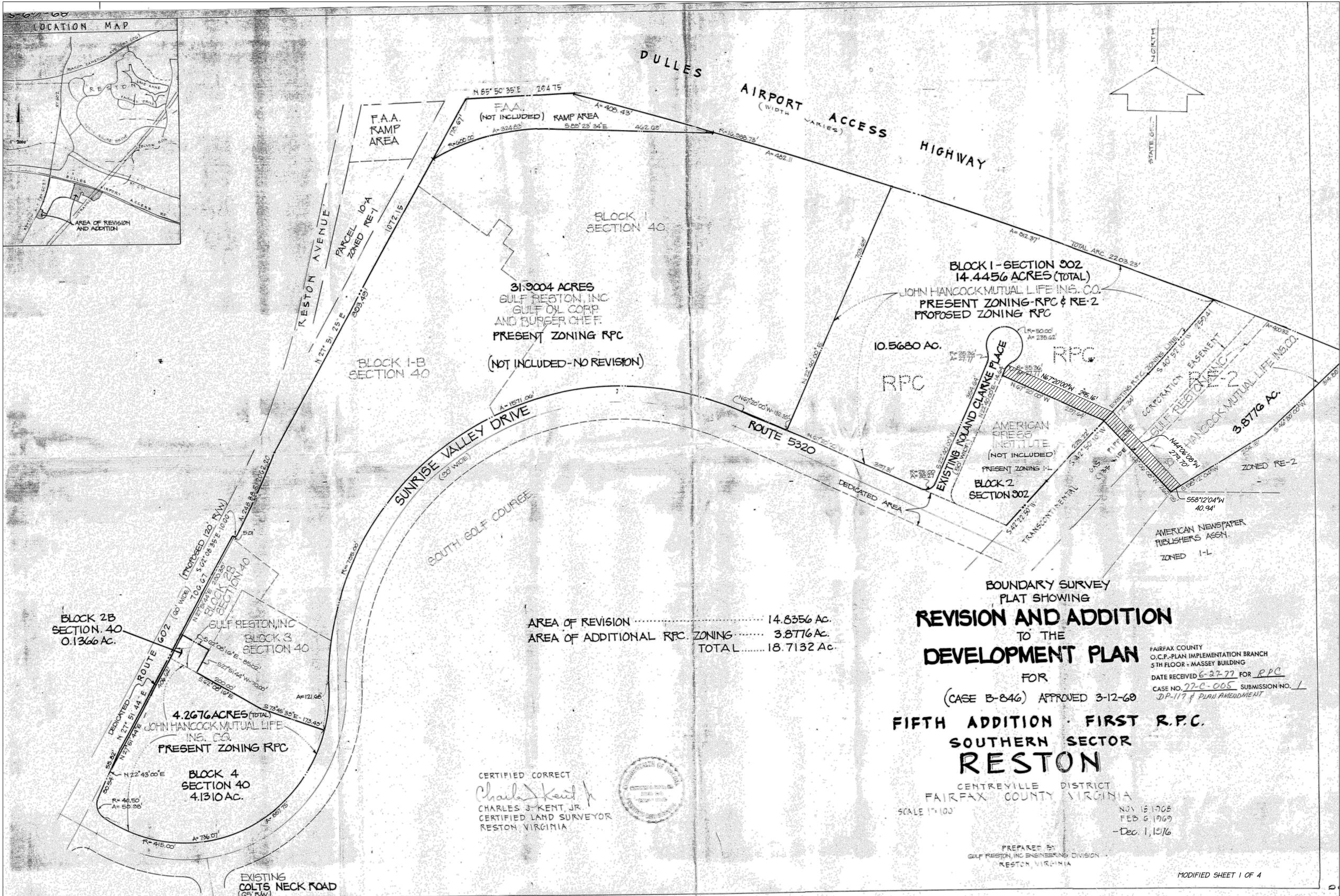
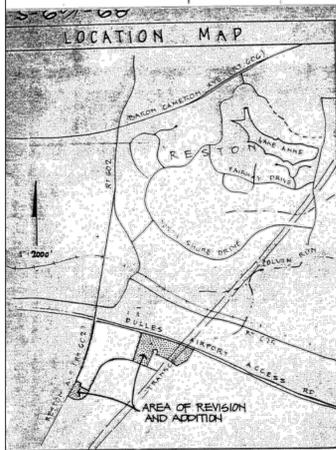
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.



SCALE:
1" = 1,500'

SHEET 1B
OF 9

DATE: AUG, 2015
DRAFT: WOR CHECK: MTT
FILE NUMBER: 15057-1-1 3B



AREA OF REVISION 14.8356 AC.
 AREA OF ADDITIONAL RPC ZONING 3.8776 AC.
 TOTAL 18.7132 AC.

**BOUNDARY SURVEY
 PLAT SHOWING
 REVISION AND ADDITION
 TO THE
 DEVELOPMENT PLAN**

FOR
 (CASE B-246) APPROVED 3-12-60
**FIFTH ADDITION - FIRST R.P.C.
 SOUTHERN SECTOR
 RESTON**

FAIRFAX COUNTY
 O.C.P.-PLAN IMPLEMENTATION BRANCH
 5TH FLOOR - MASSEY BUILDING
 DATE RECEIVED 6-27-77 FOR R.P.C.
 CASE NO. 77-C-005 SUBMISSION NO. 1
 DP-117 & PLAN AMENDMENT

CERTIFIED CORRECT
Charles J. Kent Jr.
 CHARLES J. KENT JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA



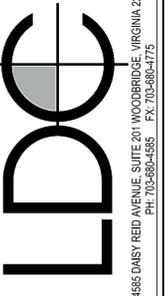
SCALE 1" = 100'

NOV 15 1968
 FEB 6 1969
 -Dec. 1, 1976

PREPARED BY:
 GULF RESTON, INC. ENGINEERING DIVISION
 RESTON, VIRGINIA

MODIFIED SHEET 1 OF 4

AREA DENOTES EXISTING P.R.C. ZONING LOCATED ON THE SUBJECT PROPERTY PER REZONING CASE RZ 77-C-005 AND DEVELOPMENT PLAN NO. 117. THIS AREA IS SUBJECT TO A D.P.A. AND IS ±0.52 ACRES.

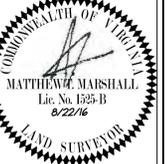


DEVELOPMENT PLAN
 AMENDMENT
 MODIFIED

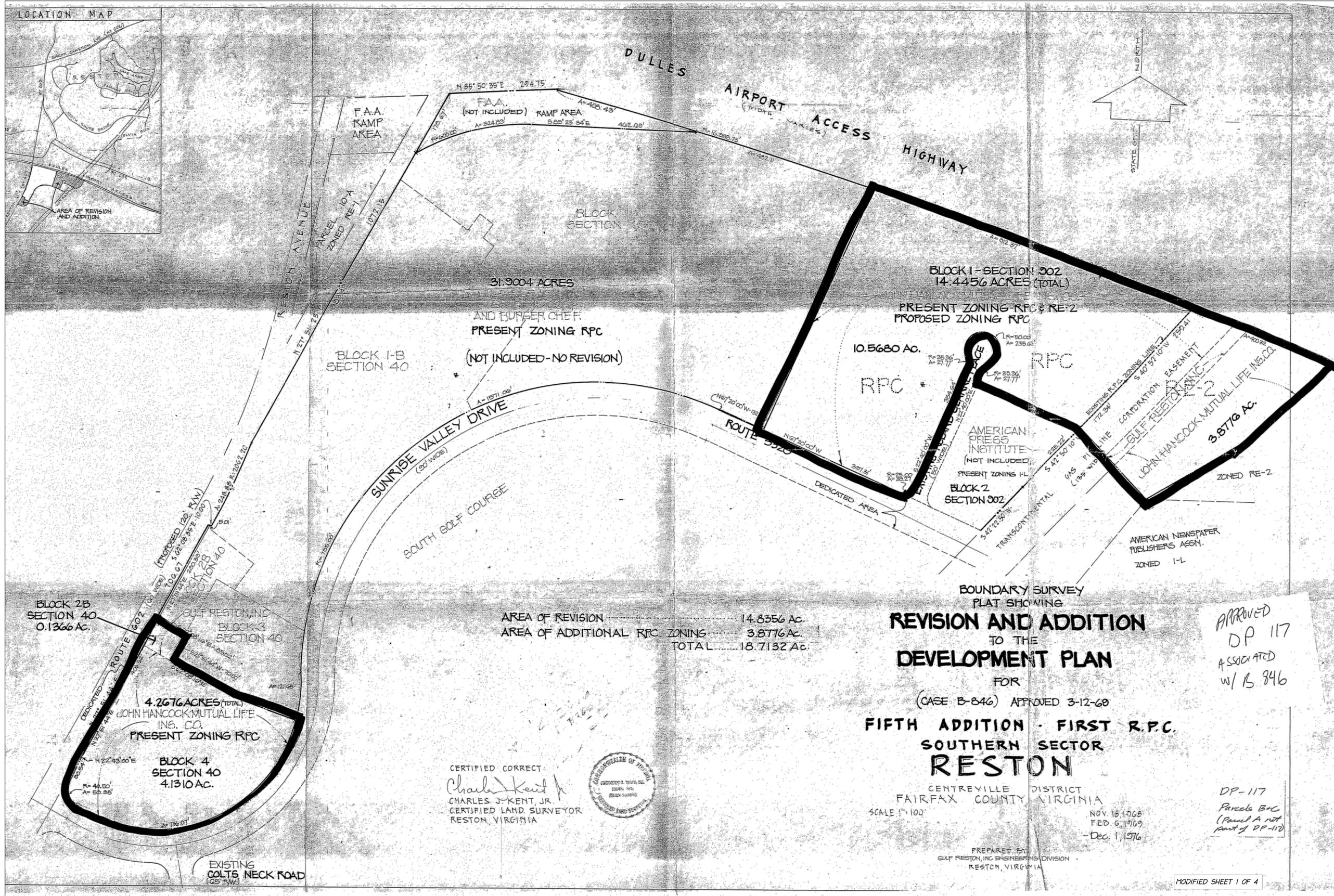
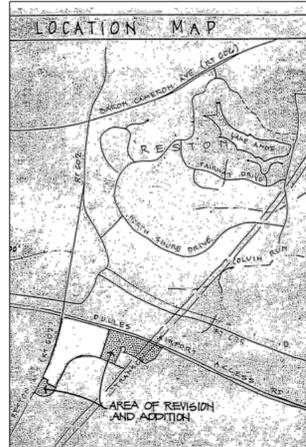
11720 SUNRISE
 VALLEY DRIVE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN	NO.	REVISION	APPROVED	DATE

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



SCALE:
 1" = 30'
 SHEET 2A
 OF 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT
 FILE NUMBER: 15057-1-1 3B



CERTIFIED CORRECT:
Charles J. Kent, Jr.
 CHARLES J. KENT, JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA



REVISION AND ADDITION
 TO THE
DEVELOPMENT PLAN
 FOR
 (CASE B-846) APPROVED 3-12-60
FIFTH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON

CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1" = 100'
 NOV. 18, 1968
 FEB. 6, 1969
 - Dec. 1, 1976

Approved
 DP 117
 ASSOCIATED
 w/ 15 946

DP-117
 Parcel B+C
 (Parcel A not
 part of DP-117)

PREPARED BY
 GULF RESTON, INC. ENGINEERING DIVISION
 RESTON, VIRGINIA

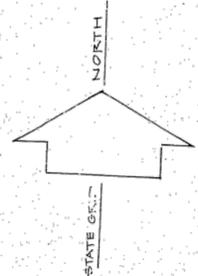
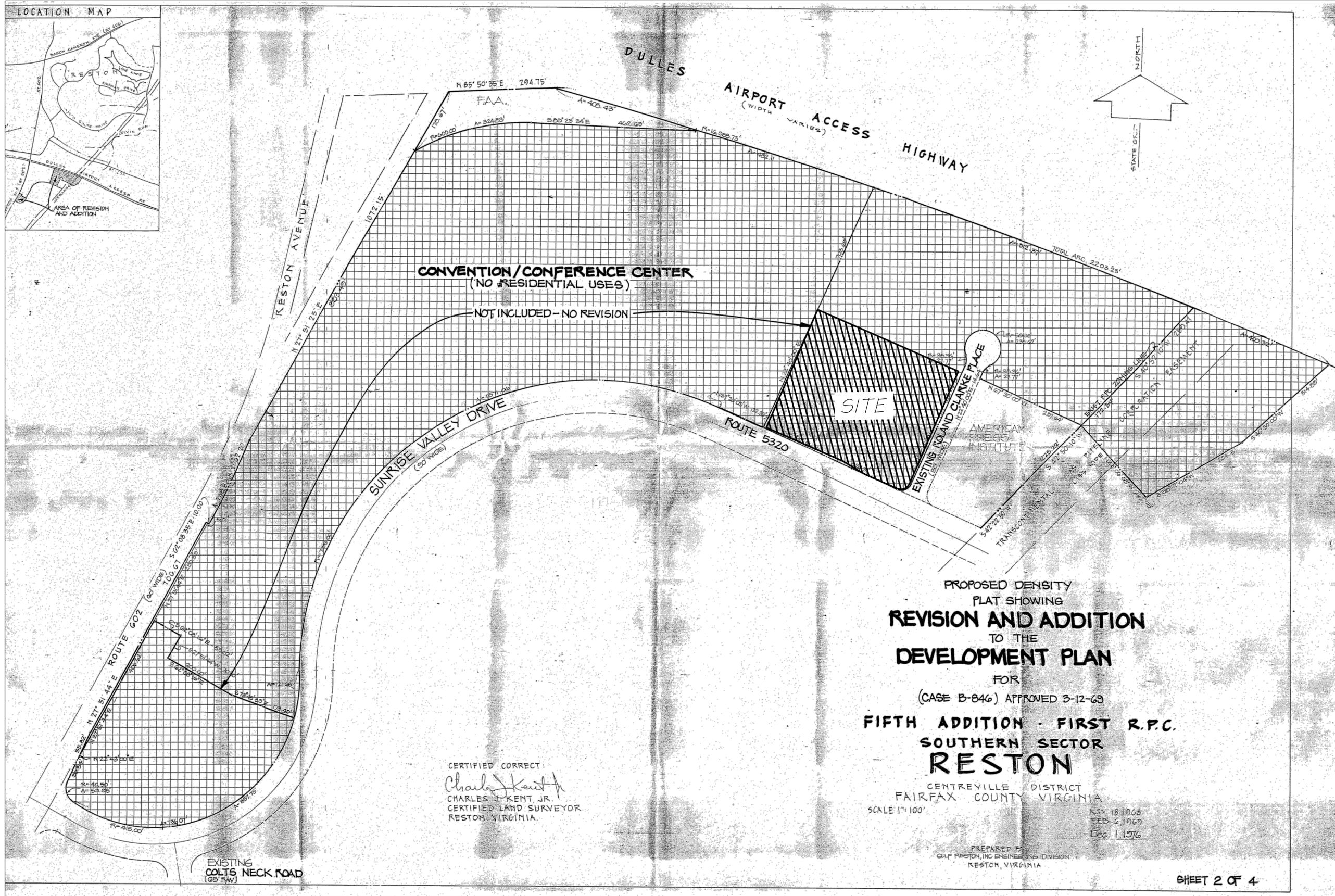
MODIFIED SHEET 1 OF 4

DATE	DESIGN NO.	ENGINEER	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE

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



P:\P\2015\15057-1-0 Sunrise Valley Drive - 11720\ENG\GDP1



CERTIFIED CORRECT:
Charles Kent Jr.
 CHARLES KENT, JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA

PROPOSED DENSITY
 FLAT SHOWING
REVISION AND ADDITION
 TO THE
DEVELOPMENT PLAN
 FOR
 (CASE B-846) APPROVED 3-12-69
FIFTH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON

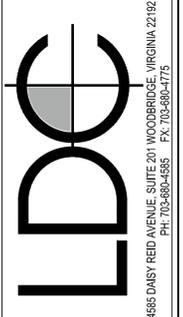
CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 SCALE 1" = 100'

NOV. 18, 1968
 FEB. 6, 1969
 DEC. 1, 1976

PREPARED BY:
 GULF RESTON, INC. ENGINEERING DIVISION
 RESTON, VIRGINIA

EXISTING COLTS NECK ROAD
 (65' TYP)

SHEET 2 OF 4



DEVELOPMENT
 PLAN AMENDMENT
 (2 OF 4)

11720 SUNRISE
 VALLEY DRIVE

HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGN NO.	DESCRIPTION	REVIEW BY	APPROVED DATE

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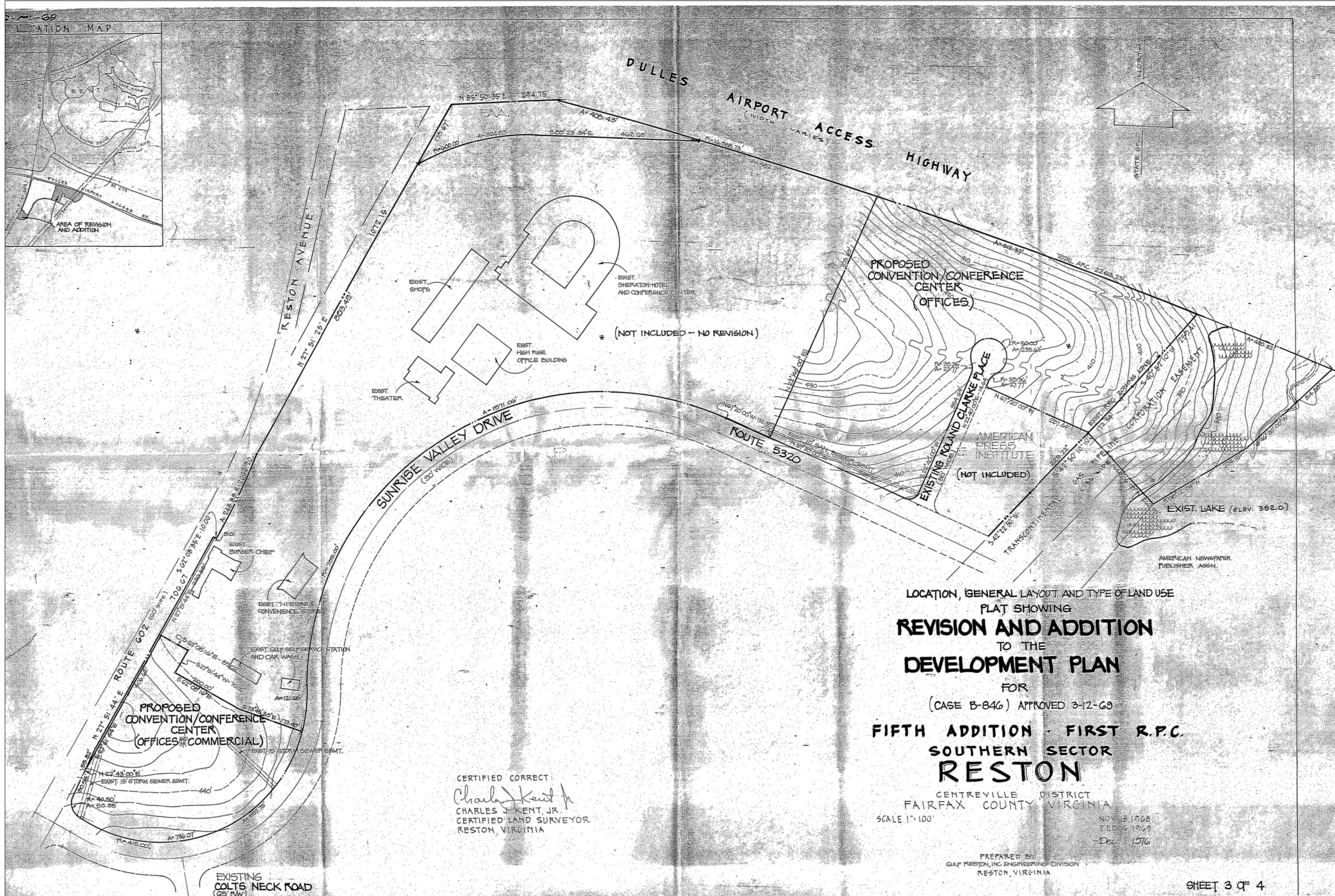


SCALE:
 1" = 30'

SHEET 2C
 OF 9

DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT1
 FILE NUMBER: 15057-1-1 3B

EXISTING DP: CONVENTIONAL CONFERENCE CENTER
 PROPOSED DPA: MEDIUM DENSITY RESIDENTIAL



LOCATION, GENERAL LAYOUT AND TYPE OF LAND USE
 PLAT SHOWING
REVISION AND ADDITION
 TO THE
DEVELOPMENT PLAN
 FOR
 (CASE B-846) APPROVED 3-12-69
FIFTH ADDITION - FIRST R.P.C.
SOUTHERN SECTOR
RESTON

CENTREVILLE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

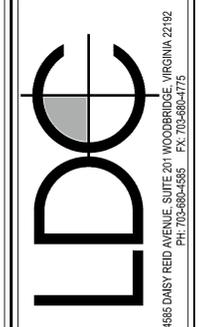
SCALE 1" = 100'

NOV 18 1968
 FEB 6 1969
 DEC 1 1976

PREPARED BY
 GULF RESTON, INC. ENGINEERING DIVISION
 RESTON, VIRGINIA

SHEET 3 OF 4

CERTIFIED CORRECT
Charles J. Kent Jr.
 CHARLES J. KENT, JR.
 CERTIFIED LAND SURVEYOR
 RESTON, VIRGINIA



DEVELOPMENT
 PLAN AMENDMENT
 (3 OF 4)

11720 SUNRISE
 VALLEY DRIVE
 HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

DATE	DESIGNER	REVISION	APPROVED BY	APPROVED DATE

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



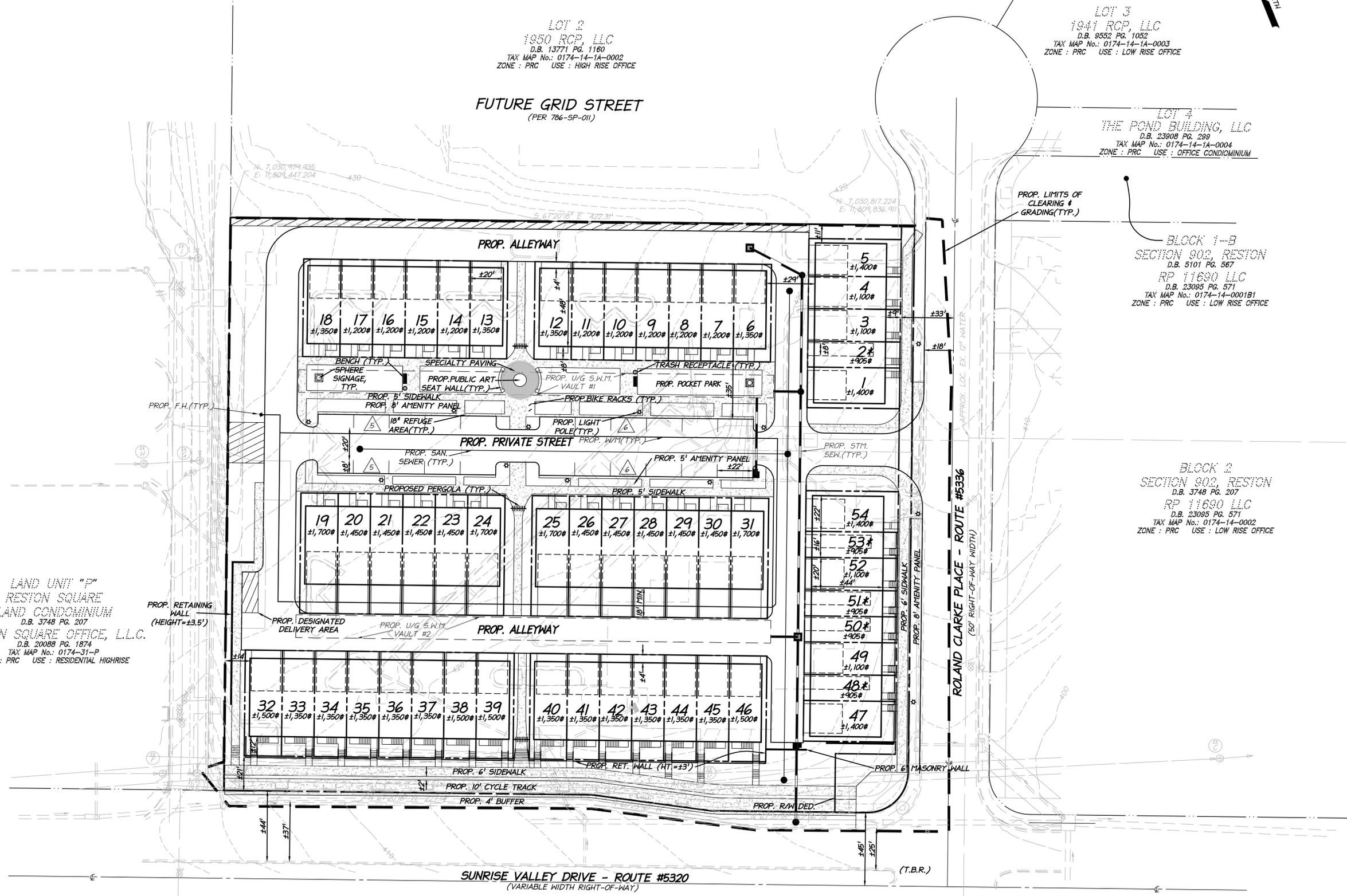
SCALE:
 1" = 30'
 SHEET 2D
 OF 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT
 FILE NUMBER:
 15057-1-1 3B

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1		COUNTY COMMENTS		
2		COUNTY COMMENTS		
3		COUNTY COMMENTS		
4		COUNTY COMMENTS		

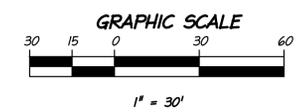
I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREON, NO OTHER CHANGES HAVE BEEN MADE.

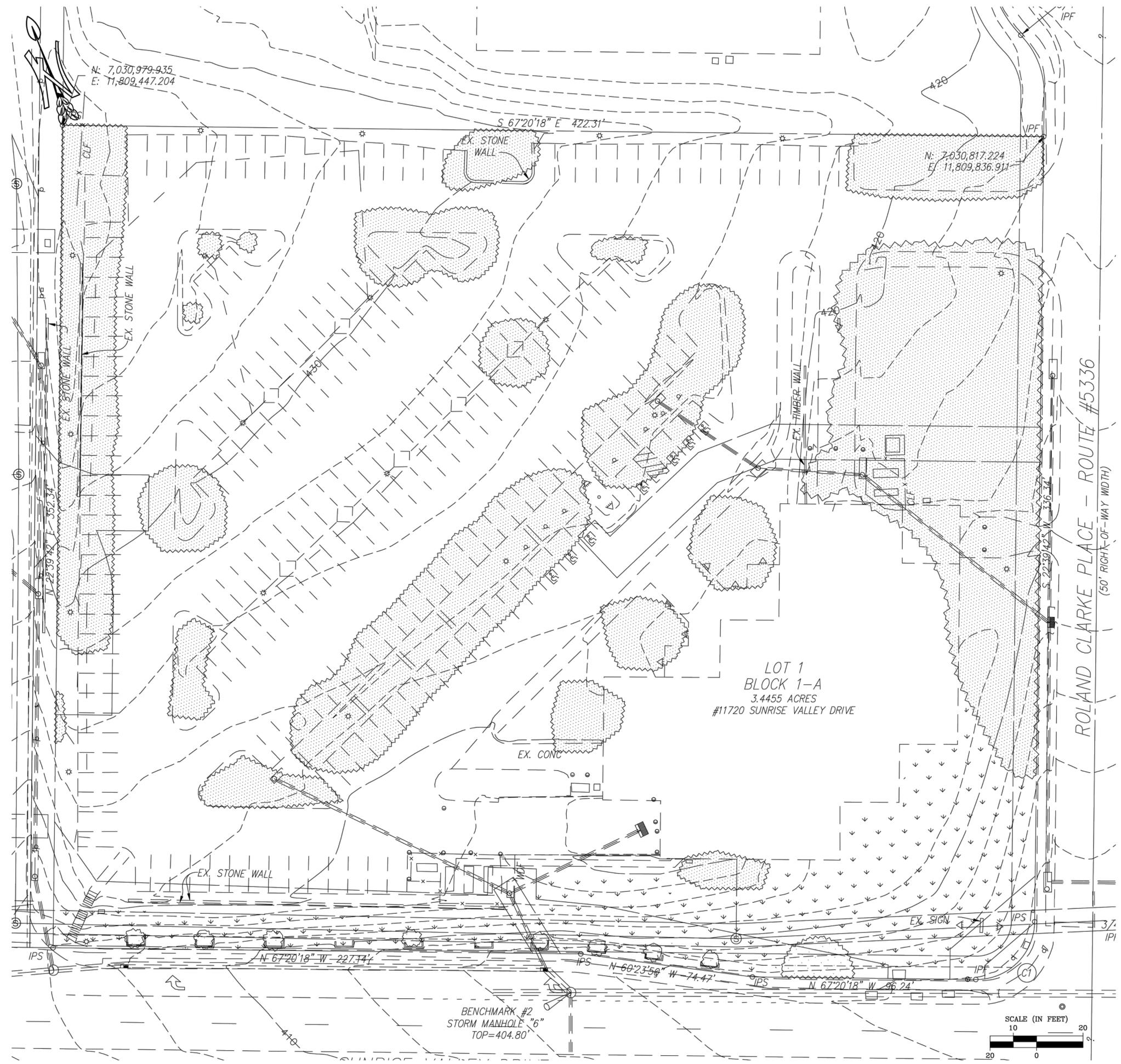


SCALE:
 1" = 30'
 SHEET 3 OF 9
 DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT1
 FILE NUMBER: 15057-1-1 3B



LEGEND





- LEGEND**
- EXISTING TREELINE
 - EXISTING CANOPY (9) LANDSCAPE CANOPY (41,699-SF)
LONGTERM SUCCESSIONAL FOREST
 - (5) DEVELOPED LAND (94,996-SF)
 - EXISTING VEGETATION (6) MAINTAINED GRASSLANDS (13,391-SF)

NOTES:

1. (9) LANDSCAPE CANOPY CONSISTS PRIMARILY OF SAUCER MAGNOLIA, LEYLAND CYPRESS, EASTERN HEMLOCK, BLACK CHERRY, PIN OAK, CRAPE MYRTLE, BRADFORD PEAR, WHITE OAK, CHESTNUT OAK, RED MAPLE, WHITE PINE, BLACK GUM, CHERRY MAPLE WHICH ARE GENERALLY IN FAIR TO GOOD CONDITION.
2. INVASIVE SPECIES ARE PRESENT WITHIN THE FOREST STANDS LOCATED IN THE NORTHERN AND NORTHEASTERN PORTIONS OF THE SITE AND GENERALLY CONSIST OF JAPANESE HONEYSUCKLE AND ENGLISH IVY.

11720 SUNRISE
 VALLEY DRIVE
 FAIRFAX COUNTY

EXISTING VEGETATION
 MAP

REVISIONS	
DATE	COMMENTS
4-12-16	REV BY SSS

SHEET 1 OF 1

SCALE: 1" = 20"

PROJECT DATE:
6/5/15

DRAFT: SSS CHECK: LAD

FILE NUMBER:
349

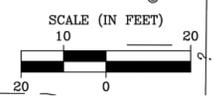


Table 12.10 10-year Tree Canopy Calculation Worksheet

Step	Totals	Reference
A. Tree Preservation Target and Statement		
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	150,088 SF § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	4,007 SF § 12-0511.1B
B3	Subtract area of exemptions =	- § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	146,081 SF
B5	Identify site's zoning and/or use	PRC/S.F.A.
B6	Percentage of 10-year tree canopy required =	10%
B7	Area of 10-year tree canopy required (B4 x B6) =	14,608 SF
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	4,090 SF
C2	Total canopy area meeting standards of § 12-0400 =	-
C3	C2 x 1.25 =	- § 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-
C5	C4 x 1.5 =	- § 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-
C7	C6 x 1.5 to 3.0 =	- § 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas and 100-year floodplains =	-
C9	C8 x 1.0 =	- § 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	0 SF
If area of C10 is less than B7 then remainder of requirement must be met through tree planting - go to D		
D. Tree Planting		
D1	Area of canopy to be met through tree planting (B7-C10) =	14,608 SF
D2	Area of canopy planted for air quality benefits =	-
D3	x 1.5 =	- § 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =	-
D5	x 1.5 =	- § 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =	-
D7	x 1.25 =	- § 12-0510.4B(3)
D8	Area of canopy planted for wildlife benefits =	11,300 SF
D9	x 1.5 =	16,950 SF § 12-0510.4B(4)
D10	Area of canopy provided by native trees =	-
D11	x 1.5 =	- § 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =	-
D13	x 1.25 =	- § 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =	-
D15	x 1.0 =	- § 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =	- Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	-
D18	Is an off-site planting relief requested?	Yes or No
D19	Tree Bank or Tree Fund?	- § 12-0512
D20	Canopy area requested to be provided through off-site banking or tree fund	-
D21	Amount to be deposited into the Tree Preservation and Planting Fund	-
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	0 SF
E2	Total of canopy area provided through tree planting (D17) =	16,950 SF
E3	Total of canopy area provided through off-site mechanism (D19) =	-
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	16,950 SF
Total of E1 through E3. Area should meet or exceed area required by B7		

TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT (TABLE A1)

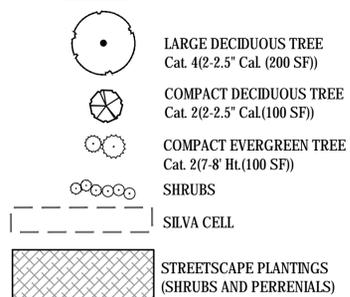
PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY	41,699 SF (0.96 AC.)
PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY	28% (41,699 SF)
PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (PRC)	10% (14,608 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION	28% (4,090 SF)
PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION	0% (0 SF)
HAS THE TREE PRESERVATION TARGET BEEN MET?	NO

TREE PRESERVATION TARGET DEVIATION REQUEST

THE APPLICANT REQUEST A DEVIATION IN WHOLE OF THE SITE'S TREE PRESERVATION TARGET AS PER PFM 12-0508.3. JUSTIFICATION OF THIS REQUEST ARE BASED ON THE FOLLOWING CONDITIONS:

- MEETING THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES OTHERWISE RECOMMENDED BY THE COMPREHENSIVE PLAN(PFM 12-0508.3A(1)).
- CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A MINIMUM OF 10-YEARS IN ACCORDANCE WITH THE POST-DEVELOPMENT STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN §§ 12-0403 AND 12-0404 (PFM 12-0508.3A(3)).

LEGEND:

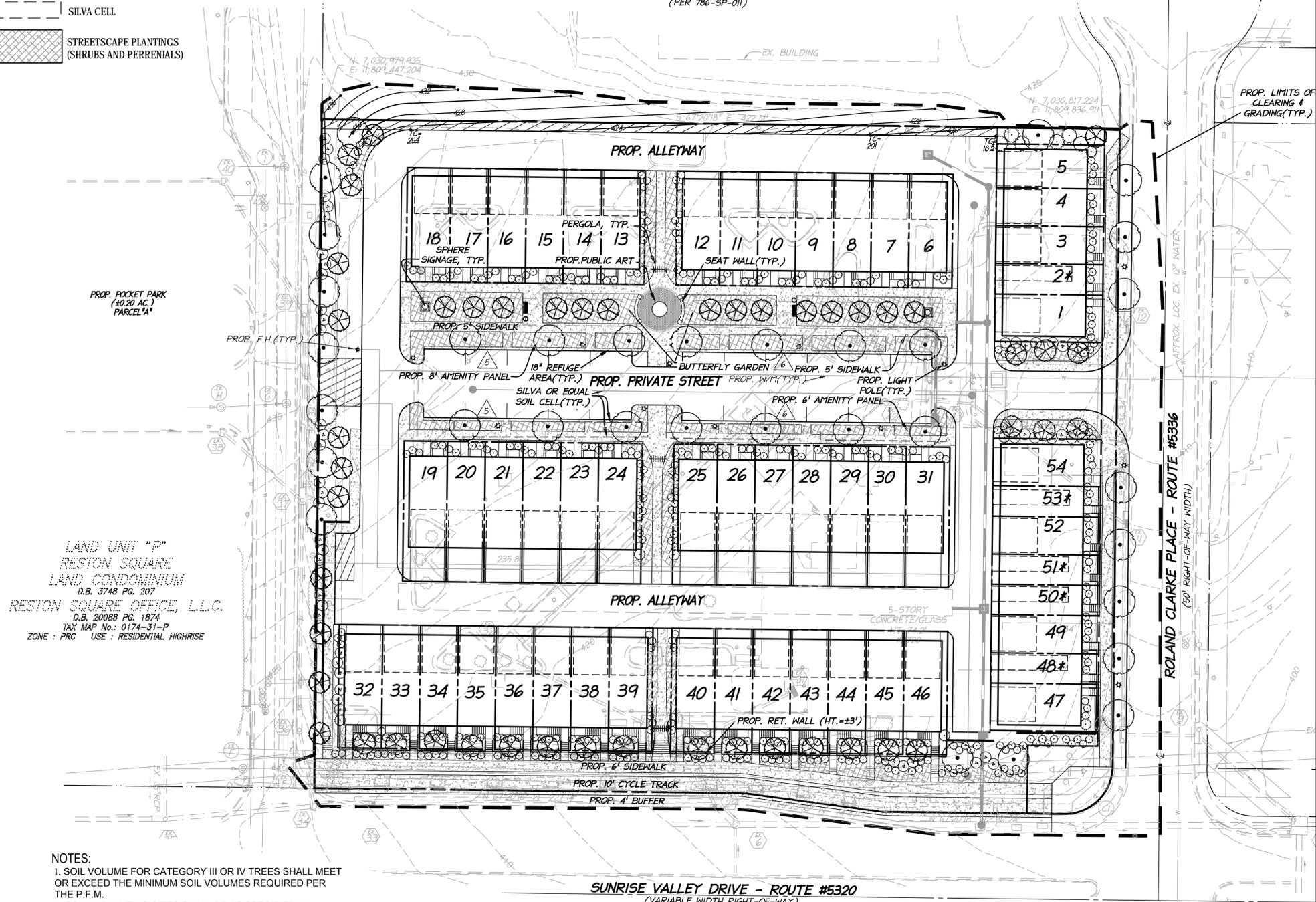


CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	TANGENT	CHORD LENGTH	CHORD BEARING
CI	39.27'	25.00'	90°00'00"	25.00'	35.36'	S 67°39'42" W

LOT 2
1850 RCP LLC
D.B. 13771 PG. 1180
TAX MAP No.: 0174-14-1A-0002
ZONE : PRC USE : HIGH RISE OFFICE

FUTURE GRID STREET
(PER 786-5P-011)

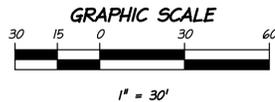


LAND UNIT "F"
RESTON SQUARE
LAND CONDOMINIUM
D.B. 3748 PG. 207
RESTON SQUARE OFFICE, L.L.C.
D.B. 20088 PG. 1874
TAX MAP No.: 0174-31-P
ZONE : PRC USE : RESIDENTIAL HIGHRISE

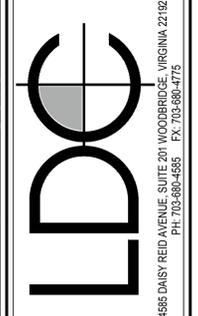
NOTES:

- SOIL VOLUME FOR CATEGORY III OR IV TREES SHALL MEET OR EXCEED THE MINIMUM SOIL VOLUMES REQUIRED PER THE P.F.M.
- SOIL IN PLANTING SITES SHALL BE AS SPECIFIED IN PLANTING NOTES TO BE INCLUDED IN SITE PLANS REVIEWED AND APPROVED BY URBAN FOREST MANAGEMENT.
- ALL LANDSCAPING DEPICTED HEREIN IS SUBJECT TO FINAL ENGINEERING AND APPROVAL BY URBAN FOREST MANAGEMENT.
- ALL TREES PROPOSED TO BE PLANTED IN THE VDOT R/W SHALL BE SELECTED IN ACCORDANCE WITH THE NORTHERN VIRGINIA PLANTING GUIDELINES, PLANT SELECTOR FOR CLIMATE ZONES 6 AND 7.
- ONLY NON-INVASIVE PLANT SPECIES WILL BE USED FOR PLANTINGS.
- THE APPLICANT SHALL CONTACT UFM (703-324-1770) AT LEAST 3 BUSINESS DAYS PRIOR TO INSTALLATION OF TREES, AND PROVIDE AN OPPORTUNITY FOR UFM STAFF TO VERIFY CONFORMANCE WITH COUNTY REQUIREMENTS.

NOTE: ALL LANDSCAPING WITHIN VDOT RIGHT OF WAY SUBJECT TO VDOT APPROVAL



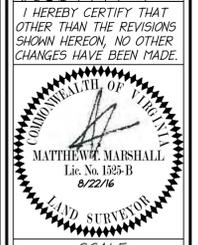
THIS SHEET IS FOR LANDSCAPING PURPOSES ONLY!!!!



LANDSCAPE PLAN

11720 SUNRISE VALLEY DRIVE

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY:
1				
2				
3				
4				



SCALE: 1" = 30'
SHEET 5 OF 9
DATE: AUG, 2015
DRAFT: WOR CHECK: MTM
FILE NUMBER: 15057-1-1 3B

THE POCKET PARK WILL INCLUDE TWO NODES AT EACH END WITH SIGNAGE SPHERES THAT TELL THE STORY OF THE DREAM OF TWO MEN: DR. MAX WIEHLE AND ROBERT E. SIMON, JR. THE DREAM FOR A PLANNED COMMUNITY IN THE AREA CONTINUES TO DEVELOP AND THIS PARK INTENDS TO SHARE THE STORY AND INSPIRE OTHERS TO FOLLOW THEIR DREAMS THROUGH THE USE OF MESSAGES EMBEDDED WITHIN SPECIALTY PAVING AND/OR SITE AMENITIES. THE CENTRAL SPACE WILL INCLUDE SEATING BENCHES, A BUTTERFLY GARDEN, AND AN AREA RESERVED FOR PUBLIC ART DISPLAY FOLLOWING THE PARK'S THEME. IN ADDITION, BECAUSE OF THE RESIDENTIAL NATURE OF ITS CONTEXT, THE PARK WILL SERVE AS AN EXTENDED LIVING SPACE AREA WITH MOVABLE LOUNGING SEATING ELEMENTS FOR COMMUNITY GATHERINGS.



MOVABLE LOUNGE CHAIR



SCALE: NTS



SCALE: NTS

BENCH/TRASH RECEPTICAL



SCALE: NTS

SEAT WALL



SCALE: NTS

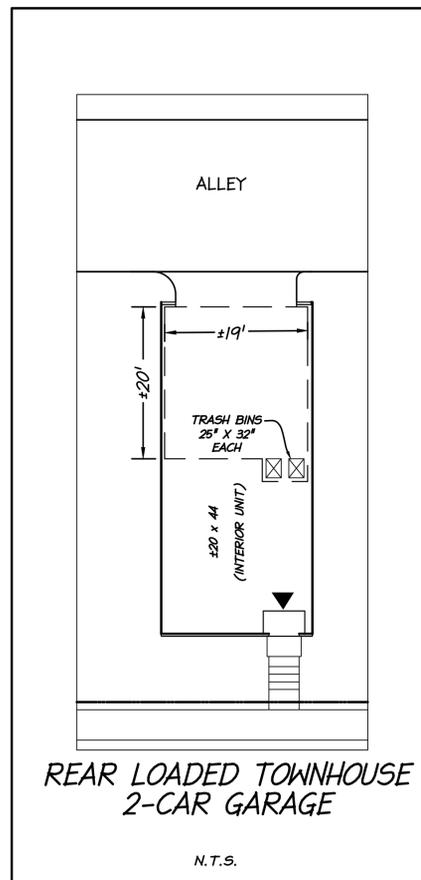
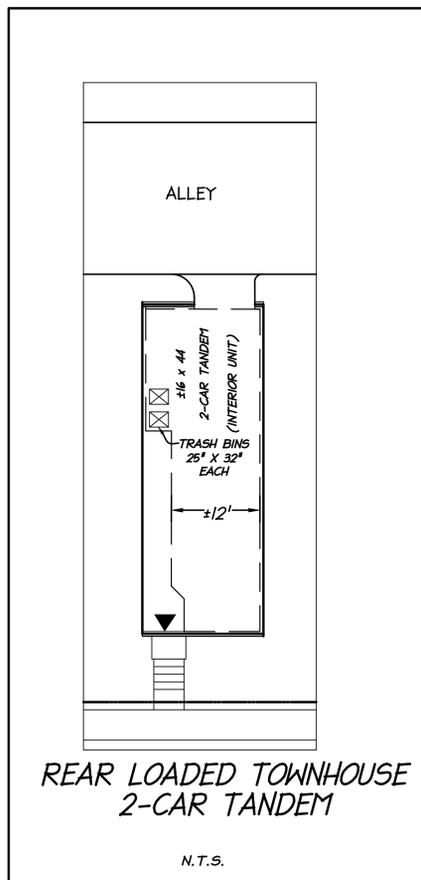
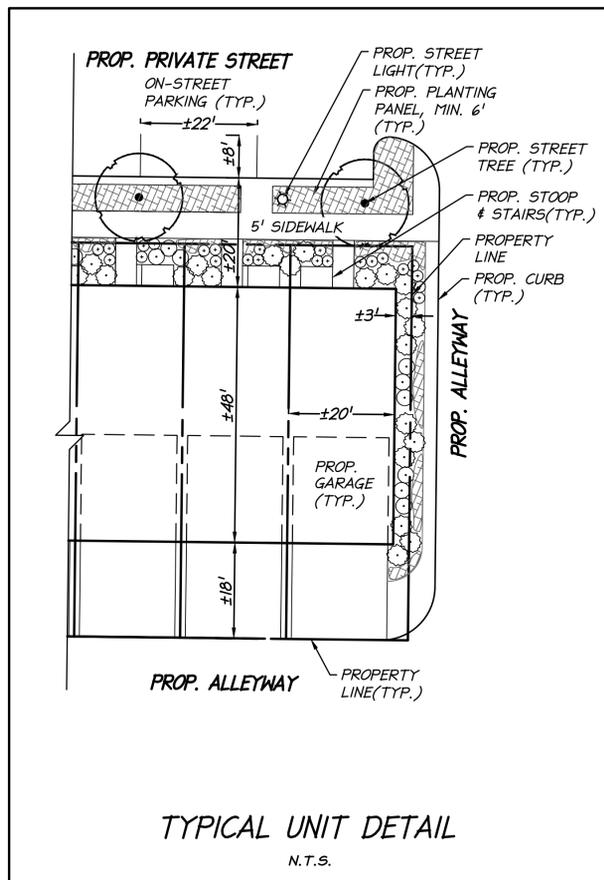
SPHERE SIGANGE



Nothing happens unless first we dream. Carl Sandburg
If you can dream it, you can do it. Walt Disney

SCALE: NTS

SPECIALTY PAVING



SCALE: NTS

GATEWAY PERGOLA



SCALE: NTS

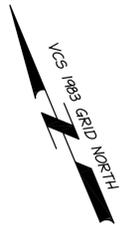
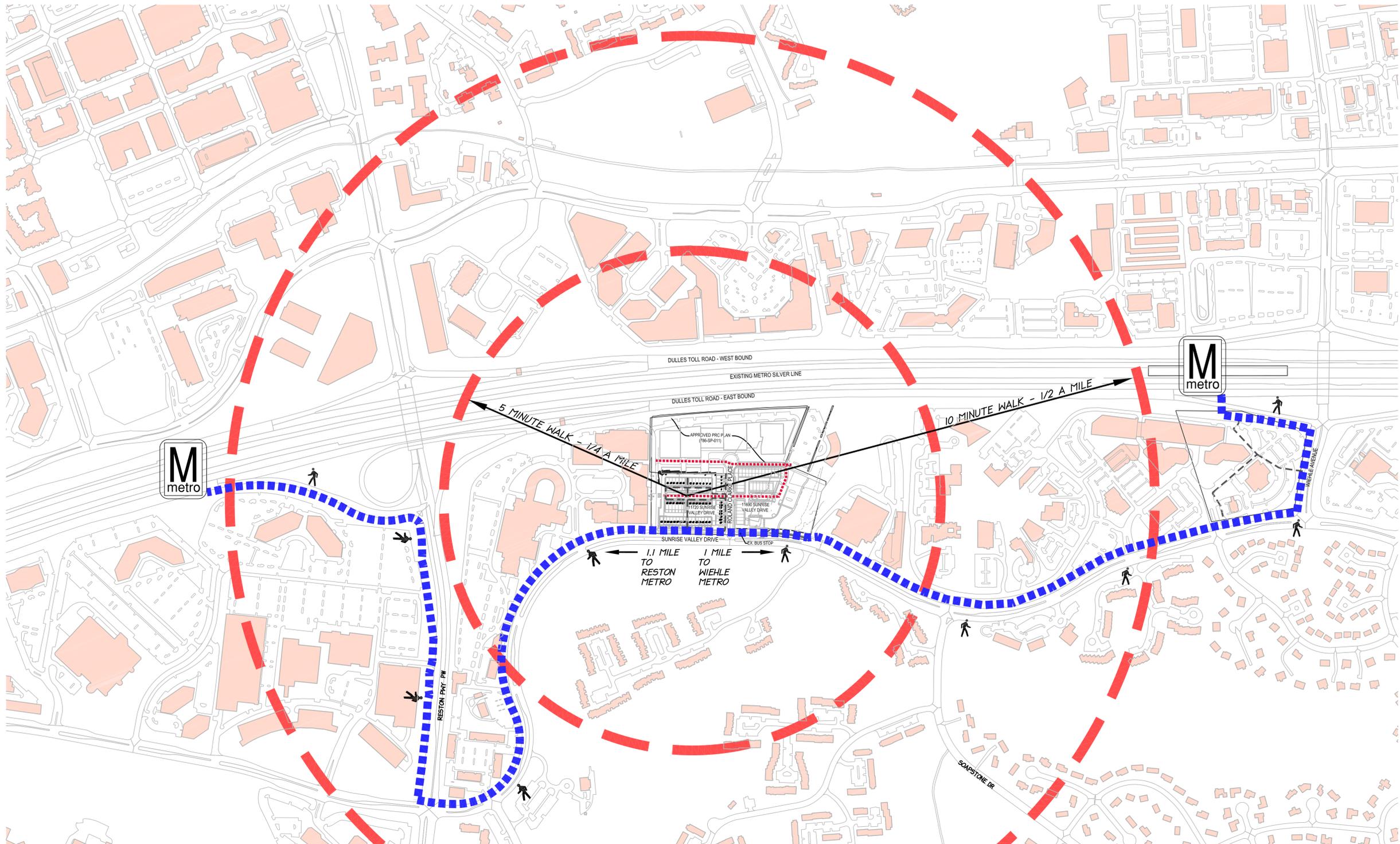
SAMPLE BIKE RACK

NO.	DATE	DESIGN NO.	ENGINEER	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE
1						
2						
3						

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

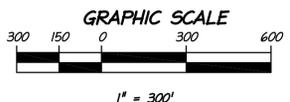


SCALE: N/A
SHEET 5A OF 9
DATE: AUG, 2015
DRAFT: WOR CHECK: MTM
FILE NUMBER: 15057-1-1 3B



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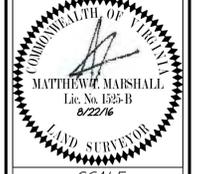
- ▬▬▬▬▬▬ PEDESTRIAN ACCESS TO METRO STATION
- - - - - PROPOSED GRID STREET
- - - - - PROPOSED PEDESTRIAN CONNECTIVITY



THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY!!!!

DATE	DESCRIPTION	REVISION APPROVED BY:	REVIEW APPROVED BY:	APPROVED DATE
10/16/16	1			
8/22/16	2			

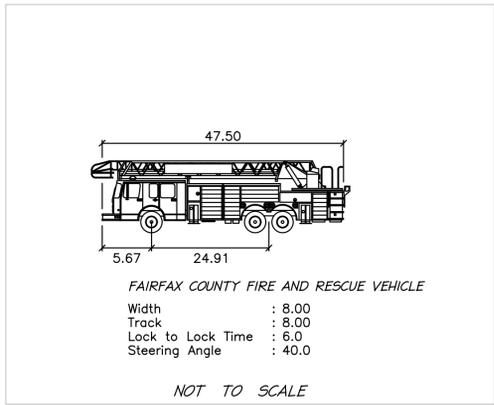
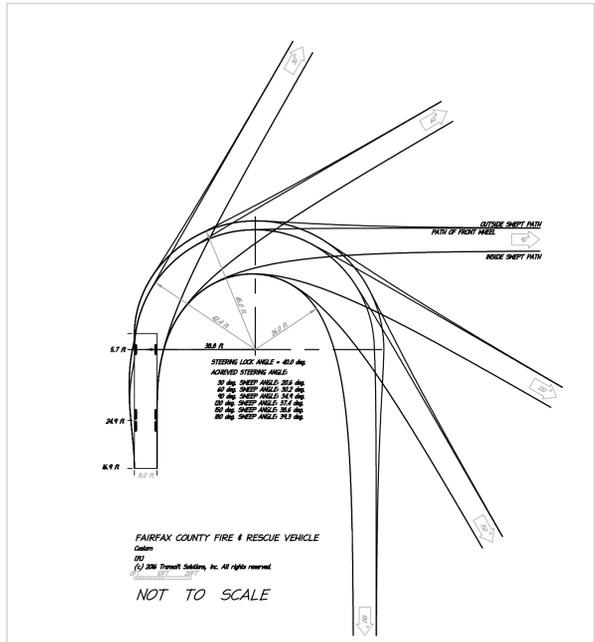
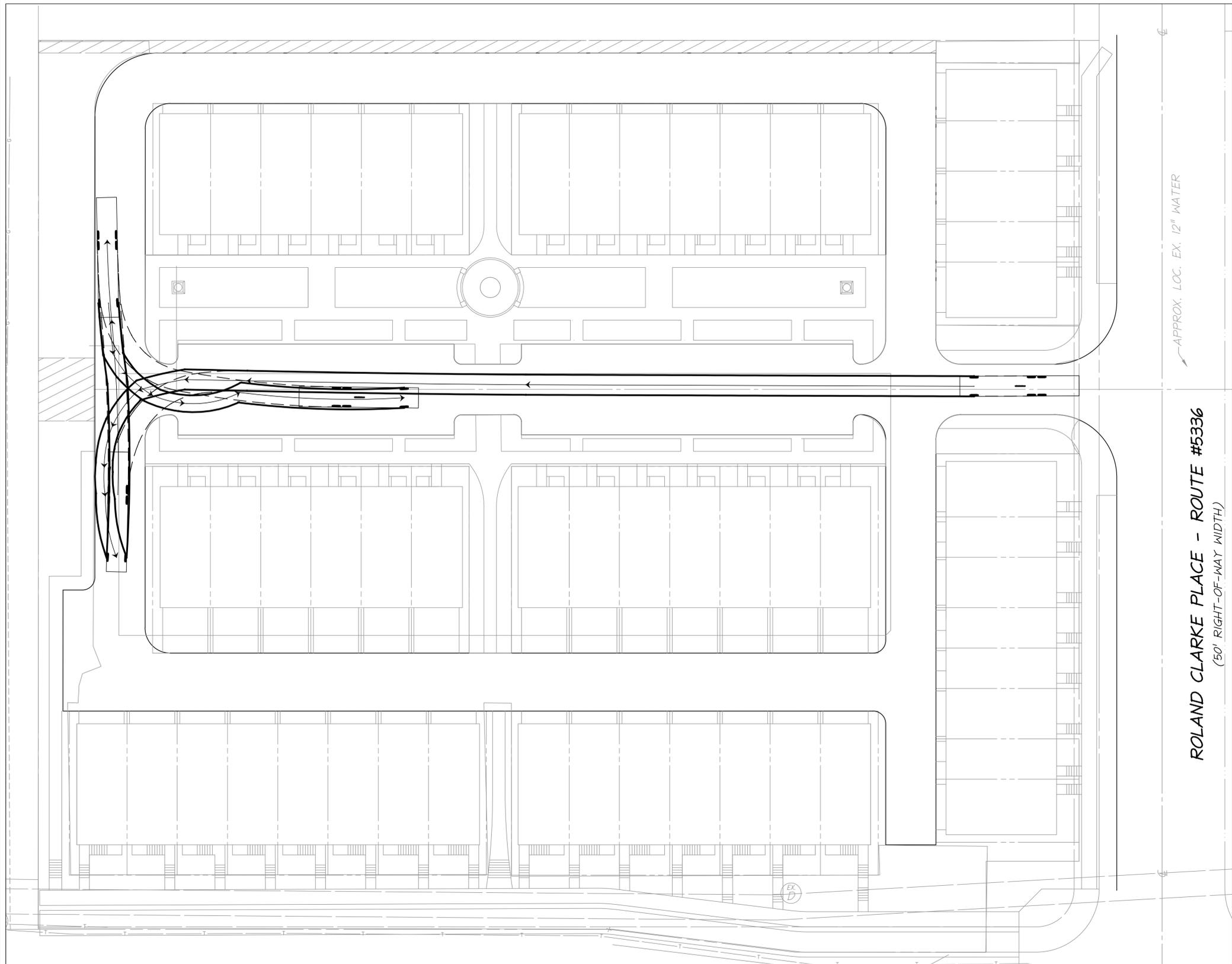
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SCALE:
1" = 300'

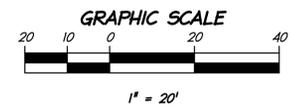
SHEET 6 OF 9

DATE: AUG, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 15057-1-1-3B



NOTE:

VEHICLE SHOWN IS A FAIRFAX COUNTY LADDER TRUCK. HOWEVER, ALL BUILDINGS ARE LESS THAN 50' IN HEIGHT AND THUS NO LADDER TRUCK ACCESS IS REQUIRED



DATE	DESIGN NO.	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE

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



SCALE:
 1" = 20'

SHEET 6A OF 9

DATE: AUG, 2015
 DRAFT: WOR CHECK: MTM
 FILE NUMBER: 15057-1-1 3B



VIEW NORTHEAST ALONG SUNRISE VALLEY DRIVE
N.T.S.



VIEW SOUTHWEST ALONG ROLAND CLARKE DRIVE
N.T.S.

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE

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



SCALE:
N/A

SHEET 7
OF 9

DATE: AUG, 2015
DRAFT: WOR CHECK: MTT1
FILE NUMBER: 15057-1-1 3B

STORMWATER MANAGEMENT NARRATIVE

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE EXISTING WET POND (#WP0323) AND/OR PROPOSED UNDERGROUND VAULTS. THESE VAULTS MAY BE CONSTRUCTED OF CONCRETE, STORMTECH CHAMBERS, STORM CAPTURES OR EQUIVALENT AS PERMITTED BY THE P.F.M. THE VAULTS MAY BE UTILIZED IN CONJUNCTION WITH OR WITHOUT THE EXISTING WET POND AND ARE SOLELY FOR WATER QUANTITY PURPOSES. THE WET POND SHALL PROVIDE WATER QUALITY FOR THE SUBJECT PROPERTY.

THE EXISTING WET POND WAS UPGRADED IN 1989 PER PLAN #0786-SP-009 "RESTON - BLOCK 1A - SECTION 402, POND OFFICE BUILDING" AND SHALL SATISFY THE WATER QUALITY REQUIREMENTS.

THE AS-BUILT PLANS OF THE EXISTING WET POND (#WP0323, #0786-SP-009) WERE STUDIED TO DETERMINE THE EXISTING WET STORAGE AND DRY STORAGE AVAILABLE IN THE WET POND. IT WAS DETERMINED THAT THE AVAILABLE WET STORAGE IS 381,284 CF AND THE AVAILABLE DRY STORAGE WITH THE REQUIRED 1' OF FREEBOARD (TO ELEVATION 384.0) IS 575,439 CF. NO MODIFICATIONS TO THE EXISTING WET POND ARE PROPOSED.

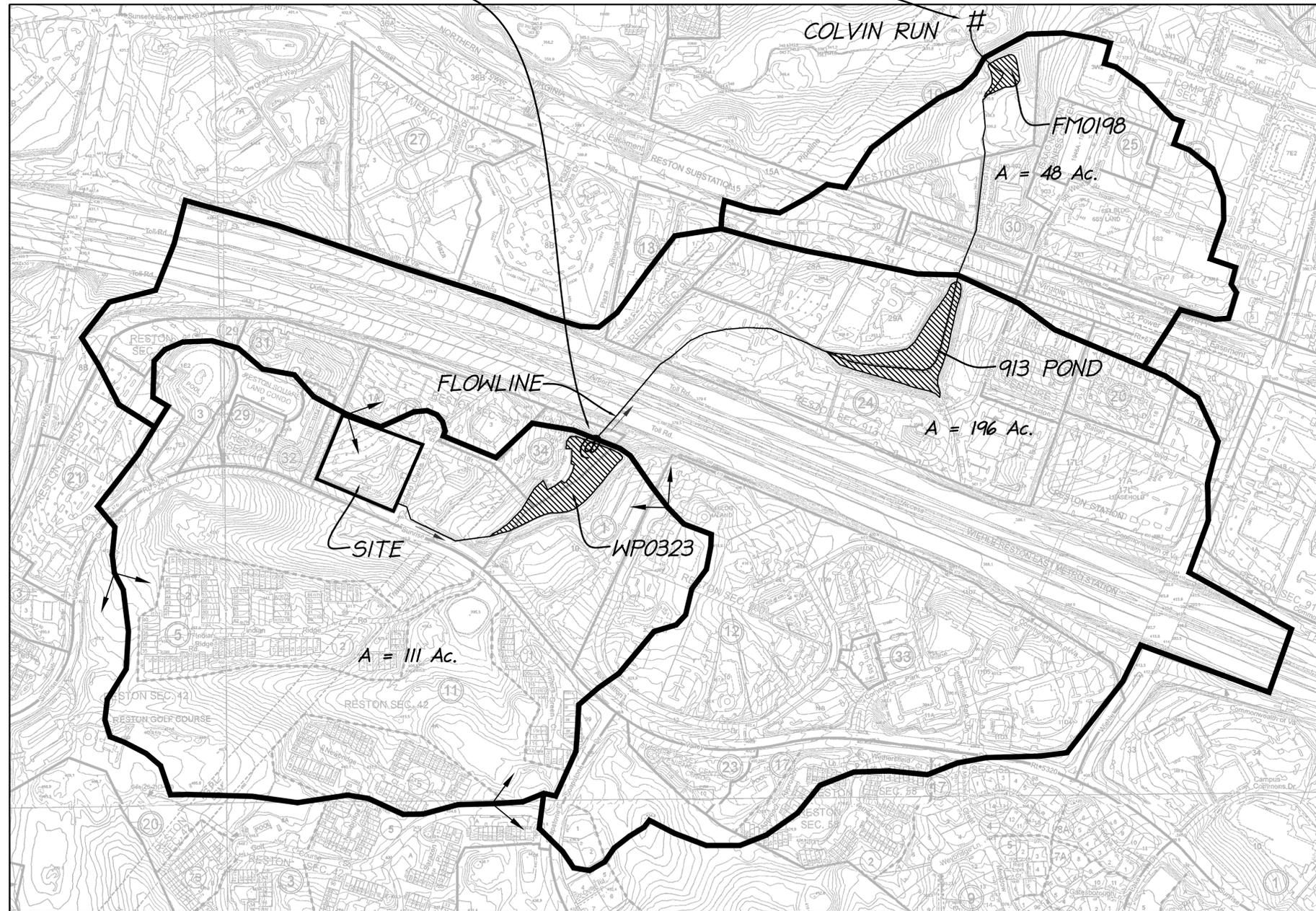
THE WET STORAGE WILL EXCEED THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY USING THE OLD CRITERIA AS THE FACILITY WAS DESIGNED UNDER THE OLD REGULATIONS. BASED ON THE OLD CRITERIA (DEQ GM 14-2014 & 124-4-5), THE NORTHERN VIRGINIA BMP HANDBOOK, AND THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK, THE REQUIRED WATER QUALITY VOLUME FOR THE SUBJECT PROPERTY IS 16,100. IT WAS AGREED BY COUNTY STAFF, S.D.I.D., THE SUBJECT PROPERTY MAY CONTINUE TO USE THE EXISTING FACILITY FOR WATER QUALITY PURPOSES IF THE PROPOSED C-FACTOR IS EQUAL TO OR LESS THAN THE DESIGN C-FACTOR FOR THE EXISTING POND.

FOR QUANTITY PURPOSES, THE 100 YEAR STORM IS PROPOSED TO BE CONTROLLED AND A PROPORTIONAL IMPROVEMENT MADE PER FAIRFAX COUNTY CODE SECTION 124-4-4 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 145,000 CF TO DETAIN THE 100 YEAR STORM. THE APPLICATION USES GOOD FORESTED CONDITION TO DETERMINE THE VOLUME REQUIRED FOR QUANTITY CONTROL THUS REDUCING THE RATE WELL BELOW THE DESIRED OR RECOMMENDED LEVEL SET FORTH IN THE COMPREHENSIVE PLAN. THE COMPREHENSIVE PLAN RECOMMENDS A 25% REDUCTION IN RATE WHEN COMPARED TO THE EXISTING CONDITION FOR THE TWO YEAR EVENT. THIS APPLICATION REDUCES IT IN EXCESS OF THE 25% BUT COMPARED TO GOOD FORESTED CONDITION AND FOR MUCH LARGER STORMS. WHEREBY, SUBSTANTIALLY CURTAILING THE PEAK RUNOFF RATE BELOW THE RECOMMENDED LEVEL. THERE IS NO REDUCTION IN VOLUME CONTEMPLATED BY THIS APPLICATION.

THE EXISTING WET POND IS PRIVATELY OWNED AND MAINTAINED AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.

@ = EXTENT OF REVIEW (EX. WET 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"



STORMWATER MANAGEMENT CHECKLIST

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

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

This information is required under the following Zoning Ordinance Sections:

Special Permits (Sect. 8-011 2J & 2L)	Special Exceptions (Sect. 9-011 2J & 2L)
Cluster Subdivision (Sect. 9-615 1G & 1N)	Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14))
Development Plans PRC District (Sect. 16-302 3 & 4L)	PRC Plan (Sect. 16-303 1E & 1 O)
FDP P Districts (Sect. 16-502 1A (6) & (17))	Amendments (Sect. 18-202 10F & 10I)

- 1. Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) 3
If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

3. Provide:

Facility Name/ Type & No. <small>(E.g. pond, infiltration trench, underground vault)</small>	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
WET POND #WP0323	13.45 AC.	1108 AC.	1111 AC.	12,10 AC	N/A	N/A
UG VAULT #1	11.75 AC.	N/A	11.75 AC.	14,000 SF	125,000	N/A
UG VAULT #2	11.70 AC.	N/A	11.70 AC.	14,000 SF	120,000	N/A
Totals:	N/A	N/A	N/A	N/A	145,000	N/A

- 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 3, 8 & 9. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) 3. Type of maintenance access road surface noted on the plat is ASPHALT (asphalt, geoblock, gravel, etc.)
- 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) 5.
- 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) 8 & 9.
- 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) 8. If the outfall is proposed to be improved off-site it should be specifically noted.
- 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) 8.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) 2.
- 11. A submission waiver is required for _____
- 12. Stormwater management is not required because _____

OUTFALL NARRATIVE

THE SUBJECT PROPERTY IS LOCATED WITHIN THE DIFFICULT RUN WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORM DRAINAGE OUTFALL. THERE ARE NO EXISTING FLOODPLAIN, EQC, OR RPA AREAS ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. THE EXISTING WET POND (#WP0323, PLAN #0786-SP-009) WILL REMAIN AND NO MODIFICATIONS TO IT PROPOSED. THE APPLICATION PROPOSES TWO UNDERGROUND VAULTS WHICH WILL MEET DETENTION REQUIREMENTS FOR THE SUBJECT PROPERTY AND THE POST DEVELOPED DISCHARGE FROM THE SITE SHALL BE CONTROLLED PER FAIRFAX COUNTY CODE SECTIONS 124-4-4, 124-4-5(a) & (d), PROVIDING BOTH CHANNEL AND FLOOD PROTECTION MEASURES (SEE STORMWATER MANAGEMENT NARRATIVE, THIS SHEET). THIS WILL ENSURE THAT THE APPLICATION DOES NOT ADVERSELY IMPACT THE EXISTING DOWNSTREAM FLOODING ISSUES. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. TWO DOWNSTREAM WATER IMPOUNDMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT (#WP0323 & #FM0198) AND BATHYMETRIC NOTIFICATIONS AND, IF REQUESTED, SURVEYS ARE REQUIRED.

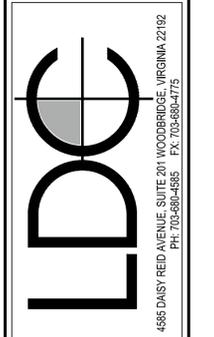
OUTFALL #1
THE PROPOSED STORM SEWER SYSTEM DISCHARGES INTO AN EXISTING STORM SEWER SYSTEM AND THEN INTO EXISTING WET POND #WP0323. THE DOWNSTREAM RECEIVING SWALE IS THE FLOODPLAIN CHANNEL DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND ACTS AS THE POINT OF CONFLUENCE FOR THE EXTENT OF REVIEW PER CODE SECTIONS 124-4-4(b)(6)c & 124-4-4(c)(6)d. THE FLOODPLAIN CHANNEL MAINTAINS A STAND OF WEEDS AND UNDERGROWTH AND PER A FIELD INSPECTION IS IN GOOD CONDITION.

THIS OUTFALL CONVEYS 3.45 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE-DEVELOPED CONDITION. CHANNEL & FLOOD PROTECTION REQUIREMENTS FOR THIS OUTFALL ARE PROPOSED TO BE MET AS OUTLINED IN FAIRFAX COUNTY CODE SECTION 124-4-4(b)(3)a & (c)(4). THE EXISTING WET POND IS THE POINT OF CONFLUENCE FOR THE SITE OUTFALL AND THE EXTENT OF REVIEW IS 150' DOWNSTREAM OF THE EXISTING WET POND OUTFALL. THE EXISTING WET POND OUTFALL DISCHARGES INTO THE ROADSIDE DITCH ALONG THE DULLES TOLL ROAD AND THEN NORTH INTO A CULVERT UNDER THE TOLL ROAD. THE 150' DOWNSTREAM EXTENT OF REVIEW FROM THE EXISTING WET POND TERMINATES WITHIN THE CULVERT UNDER THE TOLL ROAD. THE EXISTING FLOODPLAIN CHANNEL POND OUTFALL AND CULVERT WERE INVESTIGATED AND FOUND TO BE IN GOOD CONDITION. ADEQUATE OUTFALL CROSS-SECTIONS AND CULVERT COMPUTATIONS 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 124-4-4(b)(3)a & (c)(4) AND 124-4-4(b)(6)c & (c)(6)d.

THE EXISTING WET POND, POND OUTFALL, FLOODPLAIN CHANNEL & CULVERT UNDER THE DULLES TOLL ROAD SHALL ACT AS THE OUTFALL. THE CULVERT 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 913 POND THEN TO A CLOSED STORM SEWER SYSTEM UNDER SUNSET HILL ROAD AND THEN INTO AN EXISTING FARM POND (#FM0198) AND THEN INTO THE COLVIN RUN FLOODPLAIN. AT THE POINT WHERE THE EXISTING FARM POND OUTFALL JOINS WITH COLVIN RUN THE TOTAL DRAINAGE AREA IS GREATER THAN 100 TIMES THE SITE AREA DISCHARGING TOWARD OUTFALL #1 (3.45 AC.).

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

DRAINAGE AREA MAP
SCALE: 1" = 300'



STORMWATER OUTFALL ANALYSIS

11720 SUNRISE VALLEY DRIVE
HUNTER MILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	REVISION APPROVED BY:	APPROVED DATE
1				
2				
3				

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



SCALE:
AS NOTED

SHEET 8 OF 9
DATE: AUG, 2015
DRAFT: WOR CHECK: MTM
FILE NUMBER: 15057-1-1 3B

Site Data

Project Name: 11720 Sunrise Valley Drive
Date: April 13, 2016

data input cells
calculation cells
constant values

Post-ReDevelopment Project & Land Cover Information Total Disturbed Acreage: 3.45

Constants

Annual Rainfall (inches)	43
Target Rainfall Event (inches)	1.00
Phosphorus EMC (mg/L)	0.26
Target Phosphorus Target Load (lb/acre/yr)	0.41
Pj	0.90
Nitrogen EMC (mg/L)	1.86

Pre-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	1.09	1.09
Impervious Cover (acres)	0.00	0.00	0.00	2.36	2.36
Total	0.00	0.00	0.00	3.45	3.45

Post-Development Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.76	0.76
Impervious Cover (acres)	0.00	0.00	0.00	2.69	2.69
Total	0.00	0.00	0.00	3.45	3.45

Area Check

Okay Okay Okay Okay

Rv Coefficients

	A Soils	B Soils	C Soils	D Soils
Forest/Open Space	0.02	0.03	0.04	0.05
Managed Turf	0.15	0.20	0.22	0.25
Impervious Cover	0.95	0.95	0.95	0.95

Land Cover Summary

Pre-Development	Adjusted ¹	Post-Development	Post-Development New Impervious
Forest/Open Space Cover (acres)	0.00	0.00	0.00
Composite Rv(forest)	0.00	0.00	0.00
% Forest	0%	0%	0%
Managed Turf Cover (acres)	1.09	0.76	0.76
Composite Rv(turf)	0.25	0.25	0.25
% Managed Turf	32%	24%	24%
Impervious Cover (acres)	2.36	2.36	2.36
Rv(impervious)	0.95	0.95	0.95
% Impervious	68%	76%	76%
Total Site Area (acres)	3.45	3.12	3.12
Site Rv	0.73	0.78	0.95

Post-Development Treatment Volume (acre-ft) 0.2027

Post-Development Treatment Volume (cubic feet) 8,828

Post-Development Load (TP) (lb/yr) 5.55

Post-Development Treatment Volume (acre-ft) 0.0261

Post-Development Treatment Volume (cubic feet) 1,138

Post-Development Load (TP) (lb/yr) 0.72

TP Load Reduction Required for New Impervious Area (lb/yr) 0.58

Total Load Reduction Required (lb/yr) 1.69

Pre-Development Load (TN) (lb/yr) 41.03

Post-Development Load (TN) (lb/yr) 44.80

¹Adjusted Land Cover Summary reflects the pre redevelopment land cover minus the pervious land cover (forest/open space or managed turf) acreage proposed for new impervious cover. The adjusted total acreage is consistent with the Post-Development acreage (minus the acreage of new impervious cover). The load reduction requirement for the new impervious cover to meet the new development load limit is computed in Column I.

Site Results

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	AREA CHECK
IMPERVIOUS COVER	2.36	0.33	0.00	0.00	0.00	OK
IMPERVIOUS COVER TREATED	2.36	0.00	0.00	0.00	0.00	OK
TURF AREA	0.76	0.00	0.00	0.00	0.00	OK
TURF AREA TREATED	0.76	0.00	0.00	0.00	0.00	OK
AREA CHECK	OK	OK	OK	OK	OK	

Phosphorous

TOTAL PHOSPHOROUS LOAD REDUCTION REQUIRED (LB/YEAR)	1.69
RUNOFF REDUCTION (cf)	0
PHOSPHOROUS LOAD REDUCTION ACHIEVED (LB/YR)	2.77
ADJUSTED POST-DEVELOPMENT PHOSPHOROUS LOAD (TP) (lb/yr)	3.49
REMAINING PHOSPHOROUS LOAD REDUCTION (LB/YR) NEEDED	CONGRATULATIONS!! YOU EXCEEDED THE TARGET REDUCTION BY 1.1 LB/YEAR!

Drainage Area A

Drainage Area A Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.76	0.76	0.25
Impervious Cover (acres)	0.00	0.00	0.00	2.36	2.36	0.95
Total	0.00	0.00	0.00	3.12	3.12	

Post Development Treatment Volume (cf) 8828

Apply Runoff Reduction Practices to Reduce Treatment Volume & Post-Development Load in Drainage Area A

Credit	Unit	Description of Credit	Credit	Credit Area (acres)	Volume from Upstream RR Practice (cf)	Runoff Reduction (cf)	Remaining Runoff Volume (cf)	Phosphorus Efficiency (%)	Phosphorus Load from Upstream RR Practices (lbs)	Untreated Phosphorus Load to Practice (lbs.)	Phosphorus Removed By Practice (lbs.)	Remaining Phosphorus Load (lbs.)	Downstream Treatment to be Employed
13. Wet Ponds													
	impervious acres draining to wet pond	0% runoff volume reduction	0.00	2.36	0.00	0	8138	50	0.00	5.11	2.55	2.55	
	turf acres draining to wet pond	0% runoff volume reduction	0.00	0.76	0.00	0	690	50	0.00	0.43	0.22	0.22	
				TOTAL IMPERVIOUS COVER TREATED (ac)			2.36						
				TOTAL TURF AREA TREATED (ac)			0.76						
AREA CHECK OK.													
										PHOSPHORUS REMOVAL BY PRACTICES THAT DO NOT REDUCE RUNOFF VOLUME IN D.A. A	2.77		
										TOTAL PHOSPHORUS REMOVAL IN D.A. A (lb/yr)	2.77		
SEE WATER QUALITY COMPLIANCE TAB FOR SITE COMPLIANCE CALCULATIONS													

Drainage Area B

Drainage Area B Land Cover (acres)

	A Soils	B Soils	C Soils	D Soils	Totals	Land Cover Rv
Forest/Open Space (acres) – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00	0.00	0.00
Managed Turf (acres) – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00	0.00	0.00
Impervious Cover (acres)	0.00	0.00	0.00	0.33	0.33	0.95
Total	0.00	0.00	0.00	0.33	0.33	

Post Development Treatment Volume (cf) 1138

Site Data Summary

Total Rainfall = 43 inches

Site Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.76	0.76	22.03
Impervious (acres)	0.00	0.00	0.00	2.69	2.69	77.97
Total	0.00	0.00	0.00	3.45	3.45	100.00

Site Rv 0.80

Post Development Treatment Volume (ft³) 9966

Post Development TP Load (lb/yr) 6.26

Post Development TN Load (lb/yr) 44.80

Total TP Load Reduction Required (lb/yr) 1.69

Total Runoff Volume Reduction (ft³) 0

Total TP Load Reduction Achieved (lb/yr) 3

Total TN Load Reduction Achieved (lb/yr) 11.89

Adjusted Post Development TP Load (lb/yr) 3.49

Remaining Phosphorus Load Reduction (lb/yr) Required 0.00

Drainage Area Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.76	0.00	0.00	0.00	0.00	0.76
Impervious (acres)	2.36	0.33	0.00	0.00	0.00	2.69
Total	3.12	0.33	0.00	0.00	0.00	3.45

Drainage Area Compliance Summary

	D.A. A	D.A. B	D.A. C	D.A. D	D.A. E	Total
TP Load Red. (lb/yr)	2.77	0.00	0.00	0.00	0.00	2.77
TN Load Red. (lb/yr)	11.89	0.00	0.00	0.00	0.00	11.89

Drainage Area A Summary

Land Cover Summary

	A Soils	B Soils	C Soils	D Soils	Total	% of Total
Forest (acres)	0.00	0.00	0.00	0.00	0.00	0.00
Turf (acres)	0.00	0.00	0.00	0.76	0.76	24.36
Impervious (acres)	0.00	0.00	0.00	2.36	2.36	75.64
Total	0.00	0.00	0.00	3.12	3.12	

BMP Selections

Practice	Credit Area (acres)	Downstream Practice
13.a. Wet Pond #1 (Spec #14)	Impervious: 2.36 Turf: 0.76 Pervious:	

Total Impervious Cover Treated (acres) 2.36

Total Turf Area Treated (acres) 0.76

Total TP Load Reduction Achieved in D.A. A (lb/yr) 2.77

Total TN Load Reduction Achieved in D.A. A (lb/yr) 11.89

Target Rainfall Event (in)

	1-year storm	2-year storm	10-year storm
Target Rainfall Event (in)	2.62	3.17	4.87

Drainage Area A

Drainage Area (acres) 3.12

Runoff Reduction Volume (cf) 0

Drainage Area B

Drainage Area (acres) 0.33

Runoff Reduction Volume (cf) 0

Drainage Area C

Drainage Area (acres) 0.00

Runoff Reduction Volume (cf) 0

Drainage Area D

Drainage Area (acres) 0.00

Runoff Reduction Volume (cf) 0

Drainage Area E

Drainage Area (acres) 0.00

Runoff Reduction Volume (cf) 0

Based on the use of Runoff Reduction practices in the selected drainage areas, the spreadsheet calculates an adjusted RV_{developed} and an adjusted Curve Number.

Drainage Area A

	A Soils	B Soils	C Soils	D Soils	Weighted CN	S
Forest/Open Space – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00		
CN	30	55	70	77		
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.76		
CN	39	61	74	80		
Impervious Cover	0.00	0.00	0.00	2.36		
CN	98	98	98	98		
Weighted CN	94	94	94	94	94	0.64

RV_{developed} (in) with no Runoff Reduction 1.98

RV_{developed} (in) with Runoff Reduction 1.98

Adjusted CN 94

Drainage Area B

	A Soils	B Soils	C Soils	D Soils	Weighted CN	S
Forest/Open Space – undisturbed, protected forest/open space or reforested land	0.00	0.00	0.00	0.00		
CN	30	55	70	77		
Managed Turf – disturbed, graded for yards or other turf to be mowed/managed	0.00	0.00	0.00	0.00		
CN	39	61	74	80		
Impervious Cover	0.00	0.00	0.00	0.33		
CN	98	98	98	98		
Weighted CN	98	98	98	98	98	0.20

RV_{developed} (in) with no Runoff Reduction 2.39

RV_{developed} (in) with Runoff Reduction 2.39

Adjusted CN 98

LDC

SWM COMPUTATIONS

11720 SUNRISE VALLEY DRIVE

HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

4855 DAISSY REED AVENUE, SUITE 201 WOODBRIDGE, VIRGINIA 22192
PH: 703-568-4555 FAX: 703-568-4575

NO.	DATE	DESCRIPTION	REVISION	APPROVED BY
1				
2				

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

DATE DESIGN NO. ENGINEER

SCALE: AS NOTED

SHEET 9 OF 9

DATE: AUG, 2015

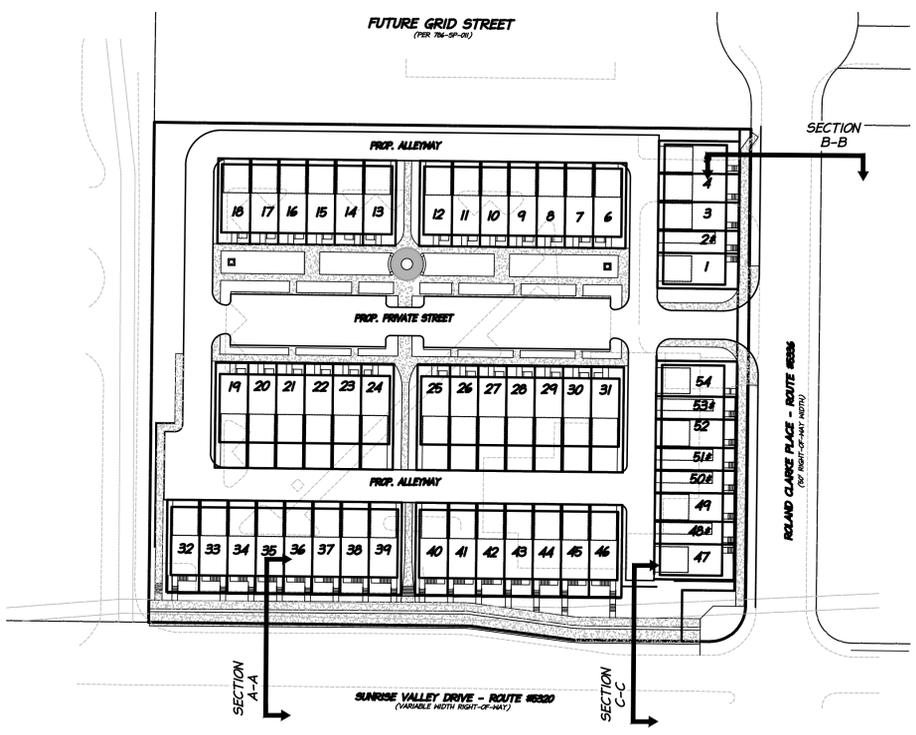
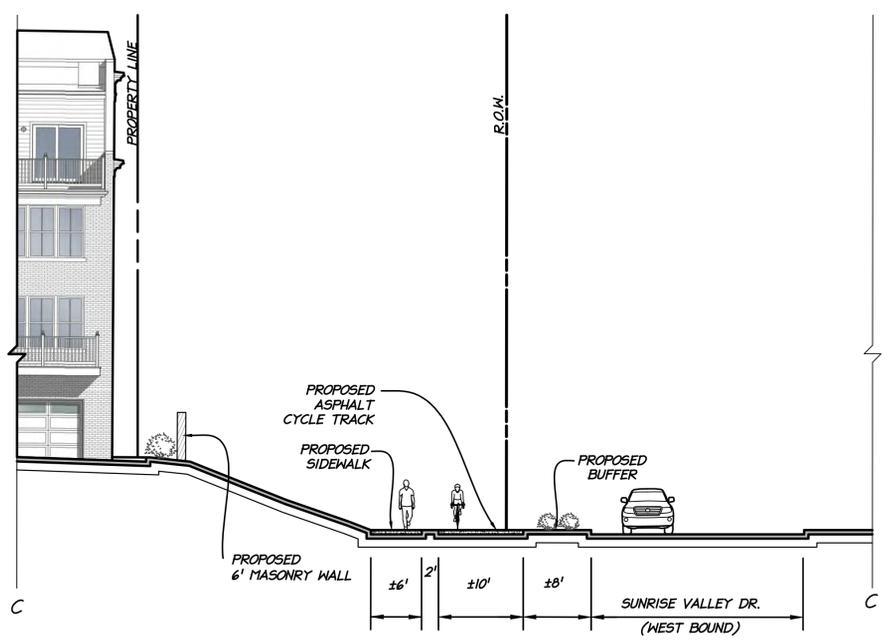
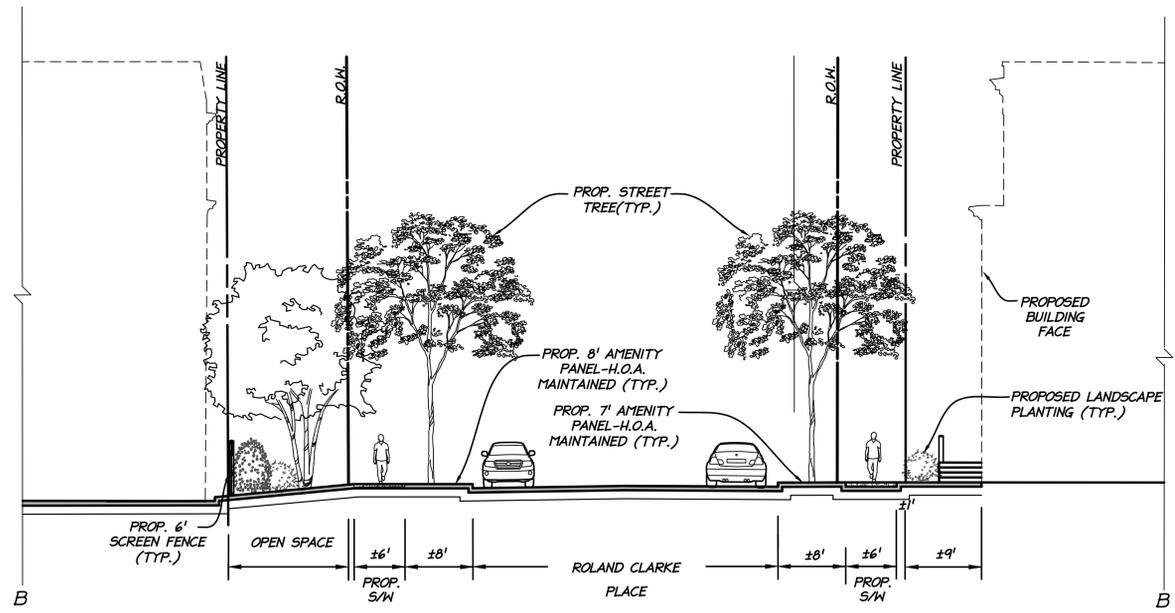
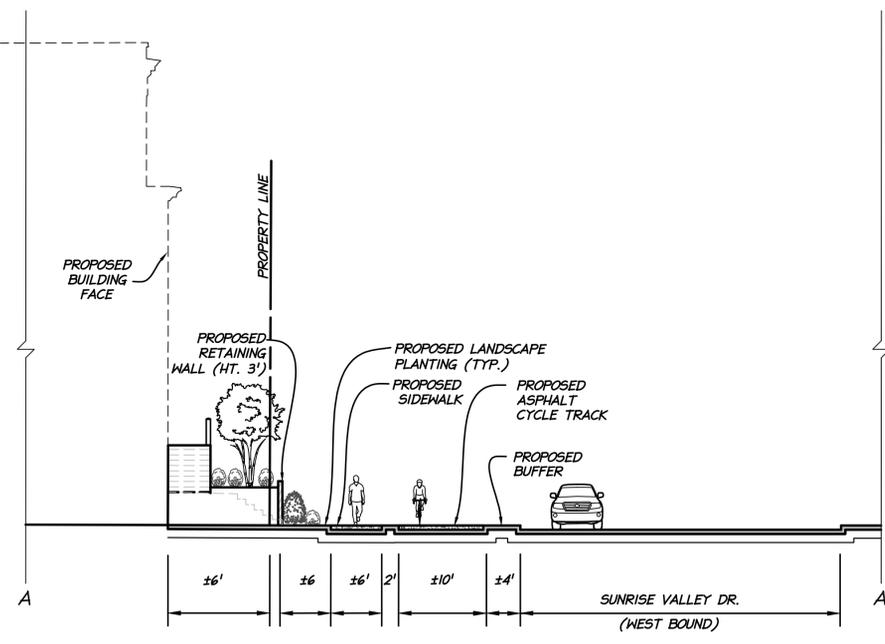
DRAFT: WOR CHECK: MTT

FILE NUMBER: 15071-1-1 3B

COMMUNALITY OF VIRGINIA
MATTHEW MARSHALL
Lic. No. 1335-B
8/22/16
LAND SURVEYOR

FOR INFORMATIONAL PURPOSES ONLY!

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATION PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES FACILITY WILL OCCUR AT TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREON IS APPROXIMATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL. FURTHERMORE, THE COMPUTATIONS PROVIDED FOR THIS APPLICATION AS DEPICTED ABOVE, MAY NOT BE APPLICABLE SINCE IT WAS AGREED UPON WITH COUNTY STAFF, THAT THE OLD CRITERIA MAY BE UTILIZED FOR WATER QUALITY PURPOSES, IF IT IS DEMONSTRATED THAT THE C-FACTOR IS THE SAME AFTER THE RE-DEVELOPMENT AS WAS UTILIZED IN THE INITIAL DESIGN.



DATE	DESIGN NO.	ENGINEER	REVISION APPROVED BY:	REVIEW BY:	APPROVED DATE

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



SCALE:
 AS SHOWN

SHEET 1 OF 1

DATE: AUG, 2015
 DRAFT: WOR CHECK: MTT1
 FILE NUMBER: 15057-1-1 3B

REASON FOR THE ADDENDUM

On July 28, 2016, the Planning Commission held a public hearing on RP 11720, LLC, to permit an amendment to the development plan, proffers and approve a PRC Plan to permit the construction of 54 single family attached dwelling units. The Planning Commission deferred the decision only and requested that the applicant consider revisions to the proffers related to transportation demand management, interparcel access and notification on the parking garage size. The Planning Commission also expressed concern about the lack of availability for delivery vehicles to park and provide service to the units since there are limited number of driveways and surface parking spaces available.

Revised PRC/DPA/PCA Plat

The applicant updated the development plan to outline a Proposed Designated Delivery Area in the southwestern corner of the plan, north of Lot 32. Figure 1 below is an excerpt of the revised PRC Plan with the designated delivery area highlighted.

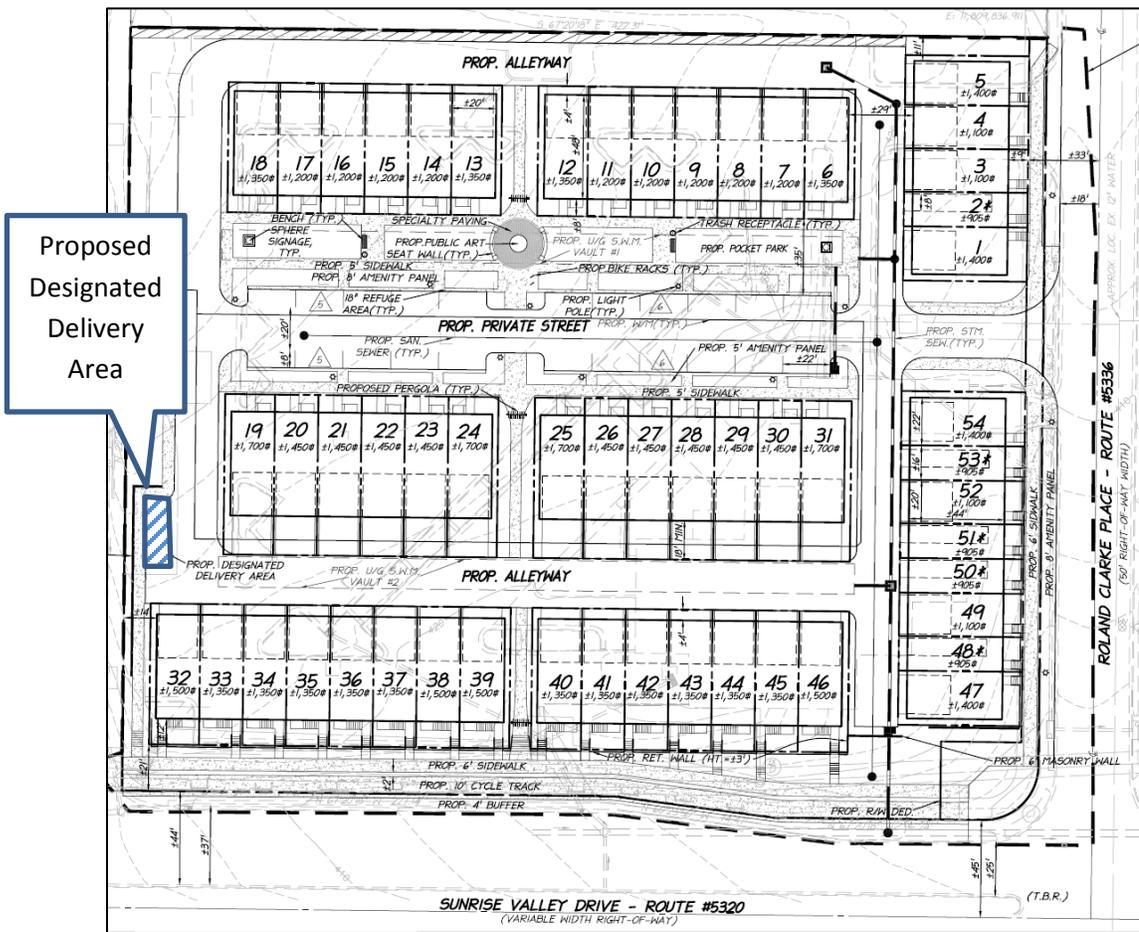


Figure 1- Sheet 3 of Revised PRC/DPA/PCA Plan

PRC/DPA/PCA ANALYSIS

Delivery Vehicle Parking

The Planning Commission raised the issue of where delivery vehicles would park on-site since most driveways were not long enough to accommodate a car and there were limited number of surface parking spaces available. The applicant reviewed the site to determine if a space could be provided that did not interfere with the driveways of the proposed townhouses or the alleyways that have determined to be fire lanes. In accordance with these restrictions, the applicant has proposed one delivery vehicle space on the southwestern corner of the property to the north of Lot 32. Staff notes that on-street parking along the private street and Roland Clarke Place as well as the driveways for Units 19-31 could be used for deliveries.

Transportation Demand Management

The original staff report dated July 13, 2016, had an outstanding issue related to the fact the applicant had not proffered to provide transportation demand management (TDM). Staff noted that a stand-alone TDM program would present a challenge, but recommended that the applicant commit to joining a larger program if one was established in the future. The applicant has revised the proffers to provide this commitment and in staff's opinion, this issue has been adequately resolved.

Garage Dimensions Disclosure Proffer

The Planning Commission requested that the applicant revise the proffers to provide disclosure on the size of the garages in the HOA documents. The garages are proposed to be 19 feet wide by 20 feet deep to allow parking for two vehicles. The five proposed workforce dwelling units are proposed to have a total of two tandem parking spaces which are 16 feet wide and 44 feet deep. For all garages, space has been provided for the storage of two trash cans and the HVAC units are to be located on the roofs, so they will not interfere with the ingress and egress of vehicles to the dwellings. The applicant's previous and current proffers address the fact that garages will only be used for purposes that do not interfere with vehicle parking, and this restriction and the size of the garage will be disclosed in the HOA documents and be disclosed to prospective purchasers.

Interparcel Access

The applicant amended the proffers to clarify the provision of the interparcel access to the west.

MODIFICATIONS AND WAIVERS

The applicant continues to request the following modifications and waivers that were reviewed as part of the original staff report dated July 13, 2016.

- Waiver of Paragraph 2 of Sect. 6-107 of the Zoning Ordinance, which requires a 200 square foot minimum privacy yard area of single family attached dwellings.
- Waiver of the tree preservation requirement from Sect. 12-0508.3 of the Public Facilities Manual.
- Modification of Standard TS-5A of the Public Facilities Manual, which requires a 24 foot wide typical private street, to allow all alleyways to have a width of 20 feet. This request will be processed by the Director of the Department of Public Works and Environmental Services (DPWES) at the time of site plan approval.

The changes proposed to the PCA/DPA/PRC Plan and proffers do not change staff's analysis of the waivers and modifications and staff does not object to the requests.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant revised their PCA/PRC/DPA Plan and proffers to reflect concerns from the Planning Commission and staff. The applicant added a delivery parking space and added proffers related to Transportation Demand Management, interparcel access and the disclosure of the garage dimensions to future homeowners.

Recommendations

Staff recommends approval of DPA-HM-117-02.

Staff recommends approval of PCA B-846-03, subject the execution of proffers consistent with those contained in Appendix 1

Staff recommends approval of PRC-B-846-04, subject to the proposed development conditions included in Appendix 2.

Staff recommends approval of a waiver of 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.

Staff recommends approval of a waiver of the tree preservation requirement from Section 12-0508.3 of the Public Facilities Manual.

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

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

The approval of this application does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

APPENDICES

1. Revised Proffers dated August 26, 2016
2. Revised PRC Development Conditions dated August 29, 2016

Proffered Conditions
11720 Sunrise Valley Drive, LLC
PCA-B-846-03
April 14, 2016
June 1, 2016
June 15, 2016
July 11, 2016
July 22, 2016
August 22, 2016
August 26, 2016

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owners and the Applicant, in this proffered condition amendment application proffers that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 17-4((14))(1A)1 (hereinafter referred to as the “Property”) will be in accordance with the following conditions (the “Proffered Conditions”), if and only if, said proffered condition amendment request is granted. In the event said 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 and shall supersede all previous proffers as they relate to the Property. 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 Development Plan Amendment/Proffered Condition Amendment/Planned Residential Community (DPA/PCA/PRC), prepared by Land Design Consultants, Inc., dated August, 2015, revised through ~~June~~, August 22, 2016.
2. Maximum Lot Yield. The development shall consist of a maximum of 54 single family attached units.
3. Minor Modifications. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the DPA/PCA/PRC, 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 DPA/PCA/PRC 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 DPA/PCA/PRC.

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 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.
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.
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 the existence of the escrow fund for the future connections to the west by others along with the commitment to grant grading and temporary construction easements for the future construction of that access point and shall acknowledge receipt of this information in writing. Additionally, information regarding the exact dimensions of the garages with a graphic depicting the area available for the parking of two cars shall also be disclosed per the parameters in this proffer. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
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, and private streets as generally shown on the DPA/PCA/PRC, subject to approval of DPWES.
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 DPA/PCA/PRC. 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 Art. The Applicant shall work with IPAR (Initiative for Public Art) to allow the installation of public art on the property in a location determined by the Applicant in consultation with IPAR.
11. Use of Garages. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

II. TRANSPORTATION

12. 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.
13. Future Access to Proposed Alleyway. In the event the adjacent property to the north is approved for development with single family attached units having a general configuration and orientation to the alleyway shown on the DPA/PCA/PRC along the northern property line that is substantially the same as Lots 6-18, **18 and provided the adjacent property owner agrees to provide a pro-rata share of maintenance and repair costs for the alleyway,** the Applicant shall convey, at no cost, the easements and permission needed to provide the units and/or associated driveways with reasonable access to the alleyway. Such future access shall be deemed to be in substantial conformance with the DPA/PCA/PRC.
14. Inter-parcel Access Easement. An inter-parcel access easement to the west, in a form approved by the County Attorney, plus any ancillary grading and temporary construction easements shall be provided as shown on the DPA/PCA/PRC. Prior to site plan approval, the Applicant shall escrow funds for the construction by others of a street connection within the easement. **For the purpose of this proffer, "others" shall be limited to the current or future owner of the adjacent property to the west or Fairfax County.** The escrow amount shall be based on Fairfax County's Unit Price Schedule then in effect, but shall not exceed \$5,000, subject to approval of DPWES. As noted in Proffer 6, the HOA

documents shall include a requirement that grading and temporary construction easements be granted when appropriate to facilitate the future inter-parcel connection.

15. Dedication of Right-of-Way. At the time of site plan approval, or upon demand by Fairfax County or VDOT, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances, to the Board of Supervisors, right-of-way at the corner of Roland Clarke Place and Sunrise Valley Drive as shown on the DPA/PCA/PRC for the purpose of locating a future signal traffic mast. Density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
16. Trail Construction and Maintenance. The applicant shall construct all trails in conformance with what is shown on the DPA/PCA/PRC and the Applicant/HOA or designee shall maintain all trails/sidewalks not in right-of-way.
17. Transportation Demand Management Association. For the purpose of promoting alternatives to single-occupant vehicle (SOV) travel, if a future transportation demand management association (TDMA) is established for the properties accessing Roland Clarke Place, the Applicant and/or the successor HOA shall reasonably participate in or otherwise become associated with such TDMA. This obligation is subject to the applicable costs related to participation in the TDMA being allocated on a per unit pro-rated basis for residential units and being no greater than that imposed on similar ownership based HOAs that are also part of the same TDMA and subject to a further showing that the costs associated with the TDMA do not unreasonably limit the HOA's ability to perform its obligations as defined by these proffers or the applicable law. The Applicant and/or successor HOA's participation in the TDMA is anticipated to enhance the TDMA's efforts to reduce SOV travel within the TDMA area. The Applicant and/or successor HOA shall participate in TDMA efforts to identify and implement SOV trip reduction initiatives inclusive of the Application property. Participation in a future TDMA shall not subject the HOA or its individual members/owners to monetary penalties, if any, for non-compliance with the requirements of the TDMA.
18. Signage. Signage shall be installed noting the area designated for delivery as shown on Sheet 3 of 9 in the western portion of the Property. Signs shall also be added elsewhere on the Property directing delivery vehicles to this area, the exact location(s) to be determined at site plan review.

III. ENVIRONMENTAL

- ~~17.~~19. Stormwater Management. The Applicant reserves the right to locate underground stormwater facilities as shown on the DPA/PCA/PRC. The installation/location of such facility shall not alter the limits of clearing and grading as shown on the DPA/PCA/PRC and shall be approved by DPWES at the time of site plan review.

~~18-20.~~ 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.

~~19-21.~~ 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.

~~20-22.~~ 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.

~~21-23.~~ Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown on the DPA/PCA/PRC 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 DPA/PCA/PRC. 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 DPA/PCA/PRC.

~~22-24.~~ Limits of Clearing and Grading. The Applicant shall conform to the limits of clearing and grading as shown on the DPA/PCA/PRC, 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 DPA/PCA/PRC, 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.

~~23.~~25. 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.

~~24.~~26. 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 DPA/PCA/PRC, 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.

IV. CONTRIBUTIONS

- ~~25-27.~~ Athletic Field/Recreation Contribution. Prior to site plan approval, the Applicant shall contribute \$151,600 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.
- ~~26-28.~~ 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.
- ~~27-29.~~ Workforce Dwelling Units ("WDUs"). The Applicant shall provide five (5) WDUs on the Property to be administered according to the Board of Supervisor's Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. Three of the units shall be affordable to those whose incomes qualify at 70% of the area median income and the other two shall be affordable to those whose incomes qualify at 100% of the area median income.
- ~~28-30.~~ 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.
- ~~29-31.~~ 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 must pay to the County \$341,270.22, 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

~~30.~~**32.** Escalation. All monetary contributions required by these proffers, with the exception of the proffer relating to the public school 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 11720, LLC
Title Owner of 174((14))(1A)1

By: _____

Name: _____

Title: _____

PROPOSED PRC DEVELOPMENT CONDITIONS

PRC B-846-04

July 16-September 6, 2016

If it is the intent of the Board of Supervisors to approve PRC B-846-04 for single family attached dwelling units proposed on Tax Map 17-4 ((14)) (1A) 1, staff recommends that the Board of Supervisors condition the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance The DPA/PRC/PCA Plan entitled "11720 Sunrise Valley Drive," as submitted by Land Design Consultants consisting of 18 sheets, dated August 2015 as revised through August 22, 2016. Minor modifications may be permitted pursuant to Par. 8 of Sect. 16-203 of the Zoning Ordinance.
2. The applicant or Homeowners Association shall maintain the trail and cycle track along Sunrise Valley Drive whether located within the public right-of way or in private land with public access easements.
3. The applicant shall provide one secure bicycle rack in the pocket park prior to issuance of a Residential Use Permit.
4. At site plan, and in coordination with the Virginia Department of Transportation (VDOT), the applicant shall ensure that the landscaping at the corners of Roland Clarke Place and Sunrise Valley Drive do not conflict with the site distance.
5. A noise study, including any necessary mitigation measures shall be approved by the Environment and Development Review Branch of the Department of Planning and Zoning and the Department of Public Works and Environmental Services prior to submission of the building plans to demonstrate that interior noise will not exceed a level of approximately DNL 45 dBA.
6. As shown on Sheet 3 of the DPA/PRC/PCA, an ingress/egress easement on the western property line shall be included in the land records.
7. The character of the architectural design and building materials for the building shall be in general conformance with the architectural rendering shown on Sheet 7 of the PRC Plan.

The applicant may adjust the architectural design details including, but not limited to, the proportion of building materials, articulation, fenestration, roof design and materials, and other decorative elements as part of final architectural design and engineering without requiring approval of a PRCA.

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

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit and/or Non-Residential Use Permits through established procedures.