



APPLICATION ACCEPTED: January 12, 2016
PLANNING COMMISSION: September 14, 2016
DEFERRED DECISION ONLY: October 26, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

October 11, 2016

STAFF REPORT ADDENDUM

APPLICATION PCA 1999-HM-037
Concurrent with SEA 97-H-070-03
and RZ/FDP 2016-DR-001



DRANESVILLE DISTRICT

APPLICANT: NVR, Inc.

PARCELS: 16-3 ((1)) 29 D, 29 E
16-3 ((11)) 7

SITE AREA: 11.95 acres

PLAN MAP: Mixed Use

PROPOSAL: To permit the deletion of 11.95 acres from RZ 1999-HM-037 to permit the site to be rezoned to PDH-30 as part of RZ/FDP 2016-DR-001.

STAFF RECOMMENDATION:

Staff recommends approval of PCA 1999-HM-037 to delete 11.95 acres from RZ 1999-HM-037 approved for the PDC District.

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



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).



APPLICATION ACCEPTED: January 12, 2016
PLANNING COMMISSION: September 14, 2016
DEFERRED DECISION ONLY: October 26, 2016
BOARD OF SUPERVISORS: To Be Scheduled

County of Fairfax, Virginia

August 31, 2016

STAFF REPORT ADDENDUM

APPLICATION SEA 97-H-070-03
Concurrent with PCA 1999-HM-037
and RZ/FDP 2016-DR-001



DRANESVILLE DISTRICT

APPLICANT: NVR, Inc.

PARCELS: 16-3 ((1)) 29 D, 29 E
16-3 ((11)) 7

SITE AREA: 11.95 acres

PLAN MAP: Mixed Use

SE CATEGORY: Category 6 – Miscellaneous Provisions Requiring Board of Supervisors' Approval

PROPOSAL: To amend SE 97-HM-070 previously approved for uses in a floodplain and wavier of sign provisions to permit deletion of 11.95 acres from the SE application.

STAFF RECOMMENDATION:

Staff recommends approval of SEA 97-HM-070-03 to delete 11.95 acres from SE 97-HM-070.

Laura B. Arseneau, AICP

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County of Fairfax, Virginia

October 11, 2016

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2016-DR-001
Concurrent with PCA 1999-HM-037
and SEA 97-H-070-03



DRANESVILLE DISTRICT

APPLICANT: NVR, Inc.

PRESENT ZONING: PDC (Planned Development Commercial District)

REQUESTED ZONING: PDH-30 (Planned Development Housing, 30 dwelling units/ acre).

PARCELS: 16-3 ((1)) 29D, 29E;
16-3 ((11)) 7

SITE AREA: 11.95 acres

PLAN MAP: Mixed Use

DENSITY: 25.7 du/ac including affordable and bonus units

OPEN SPACE: 57 Percent

15.2-2303.4 Status: Exempt: Reston

PROPOSAL: To rezone the property from the PDC District to the PDH-30 District to allow residential uses including 295 multifamily dwelling units, 56 two-over-two dwelling units and 32 single family attached dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of PCA 1999-HM-037 to delete 11.95 acres from RZ 1999-HM-037 approved for the PDC District.

Staff recommends approval of SEA 97-HM-070-03 to delete 11.95 acres from SE 97-HM-070.

Staff recommends approval of RZ 2016-DR-001 and the conceptual development plan subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2015-DR-001 subject to the proposed final development plan conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2016-DR-001 and the conceptual development plan.

Staff recommends approval of the following waivers and modifications:

- Direct the Director of the Department of Public Works and Environmental Services to approve a modification Zoning Ordinance Section 2-415, to allow uncovered stoops and steps to be located a minimum of 15 feet distance measured from the permanent water surface of any appropriately designed impoundment rather than 15 feet from the horizontal edge of the floodplain per Paragraph 1 of Section 2-415 of the Zoning Ordinance.
- 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.
- Waiver of Paragraphs 1 and 12 of Section 11-102 of the Zoning Ordinance to allow tandem parking in the driveways of the two-over-two multi-family units.
- Modification of Section 11-203 of the Zoning Ordinance to provide two loading spaces.
- Waiver of Paragraph 2 of Section 11-302 of the Zoning Ordinance to allow a private street in excess of 600 feet in length.
- Waiver of Section 13-200 of the Zoning Ordinance for interior parking lot landscaping requirements for a structured parking deck.
- Waiver of Paragraph 3 of Section 13-304 of the Zoning Ordinance for transitional screening and barrier requirements between the multi-family and single family attached units.
- Deviation of the tree preservation requirement from Section 12-0508.3 of the Public Facilities Manual to permit the tree preservation as shown on the CDP/FDP.

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

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

the property subject to this application.

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

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



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

Proffered Condition Amendment

PCA 1999-HM-037

Applicant: NVR, INC.
Accepted: 01/12/2016
Proposed: DELETE LAND AREA FROM RZ 1999-HM-037
Area: 11.95 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: EAST SIDE OF CENTREVILLE ROAD NORTH SIDE OF WOODLAND PARK ROAD

Zoning: PDC
Overlay Dist:
Map Ref Num: 016-3- /01/ /0029D /01/ /0029E /11/ /0007

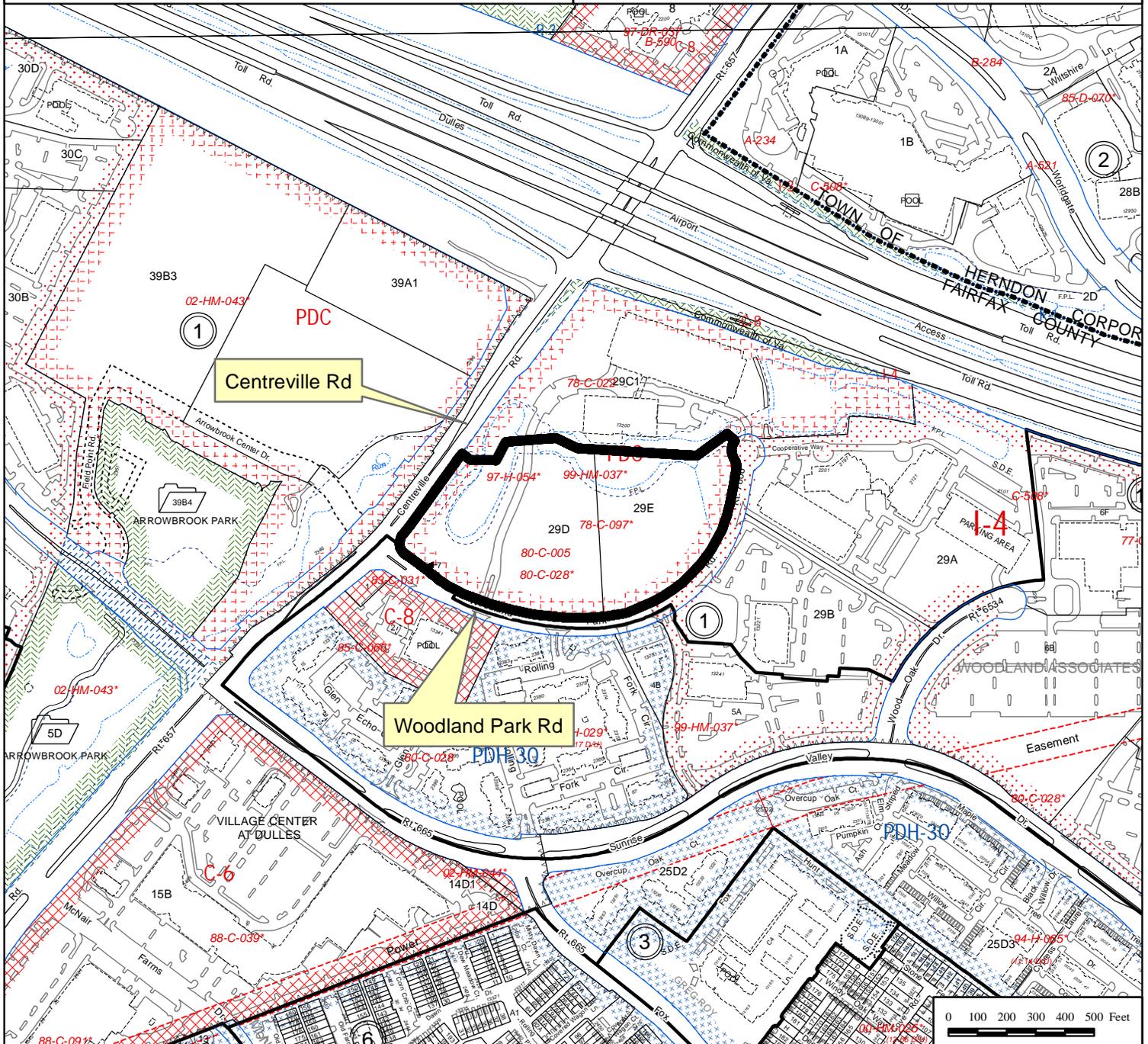
Special Exception Amendment

SEA 97-H-070-03

Applicant: NVR, INC.
Accepted: 01/12/2016
Proposed: DELETE LAND AREA FROM SEA 97-H-070-02
Area: 11.95 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect: 02-090409-0620
Located: EAST SIDE OF CENTREVILLE ROAD AND NORTH SIDE OF WOODLAND PARK ROAD

Zoning: PDC
Plan Area: 3,
Overlay Dist:
Map Ref Num: 016-3- /01/ /0029D /01/ /0029E /11/ /0007



Rezoning Application

RZ 2016-DR-001

Applicant: NVR, INC.
Accepted: 01/12/2016
Proposed: RESIDENTIAL
Area: 11.95 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: EAST SIDE OF CENTREVILLE ROAD AND
NORTH SIDE OF WOODLAND PARK ROAD

Zoning: FROM PDC TO PDH-30
Overlay Dist:
Map Ref Num: 016-3- /01/ /0029D /01/ /0029E
/11/ /0007

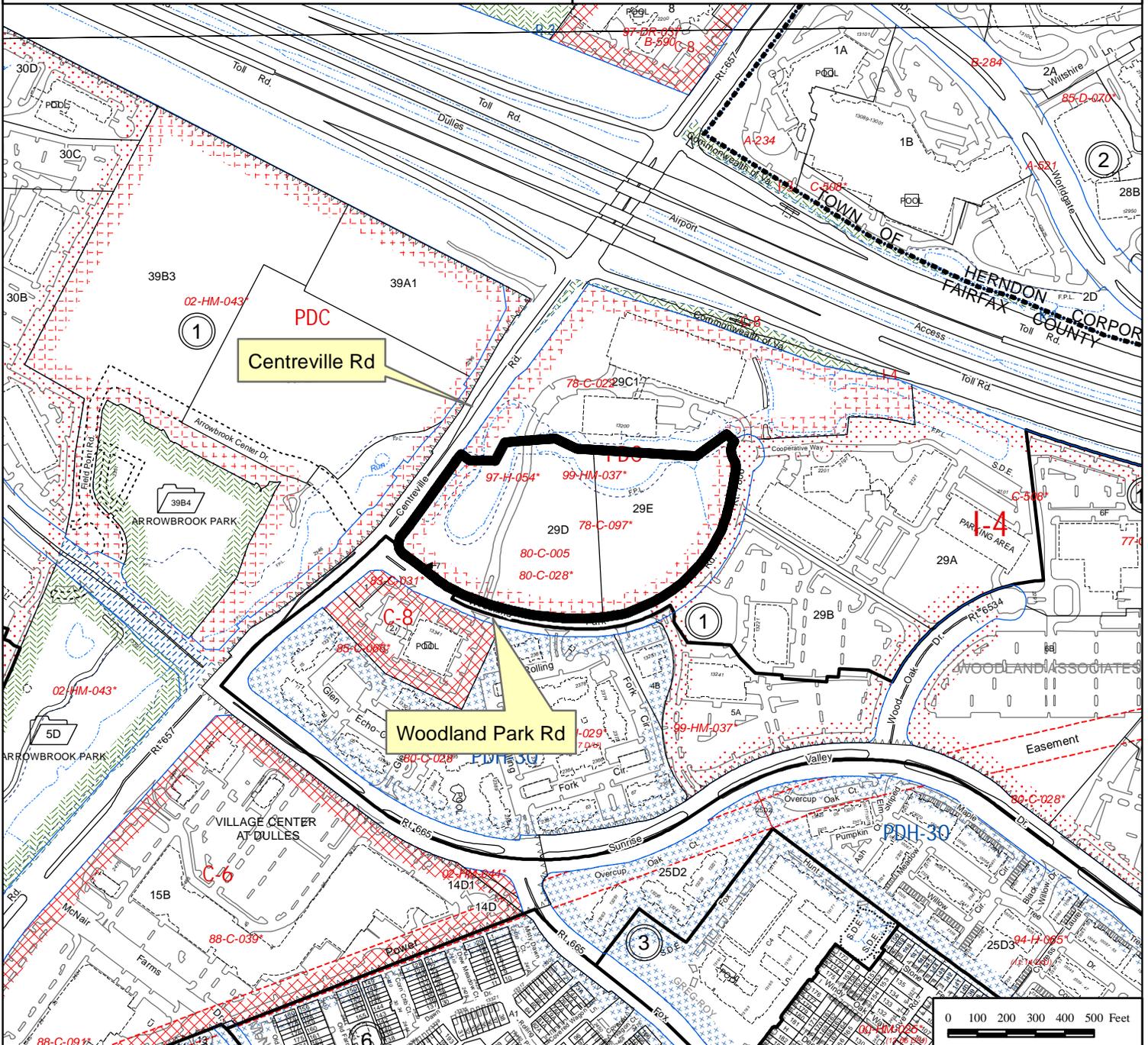
Final Development Plan

FDP 2016-DR-001

Applicant: NVR, INC.
Accepted: 01/12/2016
Proposed: RESIDENTIAL
Area: 11.95 AC OF LAND; DISTRICT - DRANESVILLE

Zoning Dist Sect:
Located: EAST SIDE OF CENTREVILLE ROAD AND
NORTH SIDE OF WOODLAND PARK ROAD

Zoning: PDH-30
Overlay Dist:
Map Ref Num: 016-3- /01/ /0029D /01/ /0029E
/11/ /0007



CONCEPTUAL DEVELOPMENT PLAN/ FINAL DEVELOPMENT PLAN RZ/FDP 2016-DR-001

WOODLAND PARK WATERVIEW DRANESVILLE MAGISTERIAL DISTRICT FAIRFAX COUNTY, VIRGINIA

PROJECT TEAM

LAND USE ATTORNEY:
WALSH COLUCCI LUBELEY & WALSH PC
2200 CLARENDON BLVD., SUITE 1300
ARLINGTON, VA 22201

APPLICANT:
NVR, INC
11700 PLAZA AMERICA DR, SUITE 500
RESTON, VA 20190

OWNER (PARCEL 7 & 29D):
WOODLAND PARK TWO DULLES, L.P.
N/F WOODLAND PARK PARCEL 1, L.P.
C/O TISHMAN SPEYER
1875 I STREET NW, SUITE 300
WASHINGTON, DC 20006

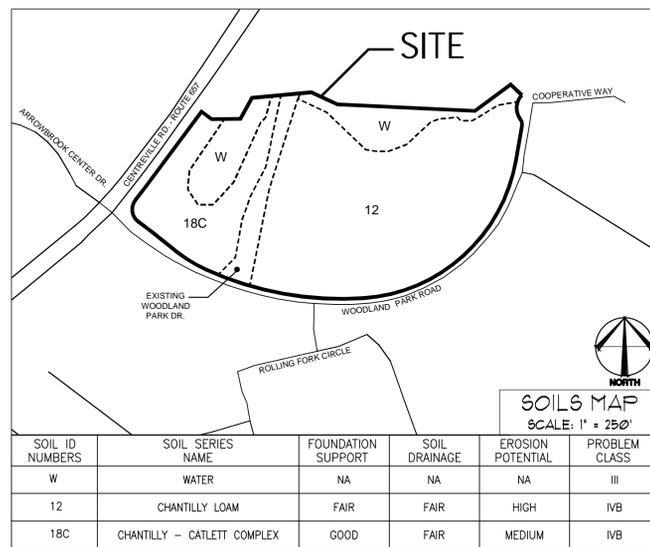
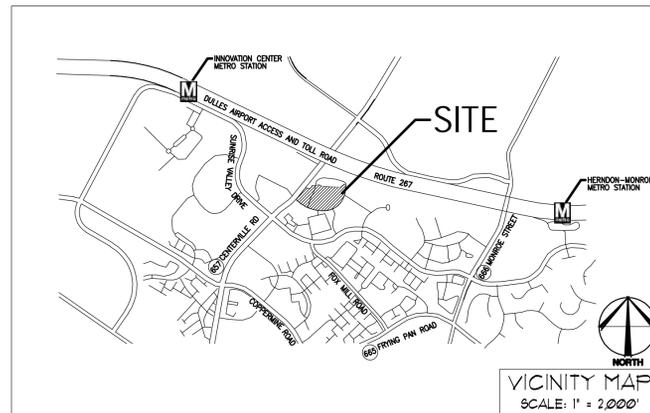
OWNER (PARCEL 29E):
COPT WATERVIEW III, LLC.
C/O CORPORATE OFFICE PROPERTIES TRUST
6711 COLUMBIA GATEWAY DRIVE, SUITE 300
COLUMBIA, MD 21046

ARCHITECT:
KTGY ARCHITECTURE + PLANNING
8605 WESTWOOD CENTER DRIVE
SUITE 300
TYSONS, VA 22182

TRANSPORTATION ENGINEER:
WELLS + ASSOCIATES
1420 SPRING HILL RD, SUITE #610
TYSONS, VA 22102

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

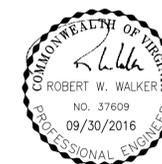
ENVIRONMENTAL:
WETLAND STUDIES AND SOLUTIONS, INC.
5300 WELLINGTON BRANCH DRIVE, SUITE 100
GAINESVILLE, VA 20155



SOURCES:
-OFFICIAL FAIRFAX COUNTY SOILS MAP (REVISED TO : 04-30-2014), TILES 16-3
-DESCRIPTION & INTERPRETIVE GUIDE TO SOILS IN FAIRFAX COUNTY (REVISED MAY 2013)

DECEMBER 16, 2015
JANUARY 6, 2016
MARCH 29, 2016
JULY 8, 2016
AUGUST 17, 2016
SEPTEMBER 30, 2016

SHEET INDEX	
Sheet	Title
ZONING	1 COVER SHEET
	2 NOTES AND TABULATIONS
	3 EXISTING CONDITIONS
	4 EXISTING VEGETATION MAP
	5 CONCEPTUAL ENHANCED STREET NETWORK
	6 CDP & FDP LAYOUT
	7 MULTIMODAL PLAN
COMMUNITY OPEN SPACES	8 PERSPECTIVE VIEWS
	8A URBAN PARK AREA CALCULATIONS
	9 CONCEPTUAL STREETScape PLAN
	10A WOODLAND PARK ROAD STREETScape PLAN
	10B WOODLAND PARK ROAD STREETScape PLAN
	11 COMMUNITY POCKET PARK
	12 AMPHITHEATER PARK
	13 PEDESTRIAN PROMENADE PARK
	14 PRIVATE COURTYARD LAYOUT PLAN
	15 LANDSCAPE PLAN
ARCH	16 TREE PRESERVATION PLAN AND TABULATIONS
	17 PROPOSED SITE FURNISHINGS
	18 BUILDING SFA & TWO OVER TWO ELEVATIONS
CIVIL	19 MULTIFAMILY BUILDING ELEVATIONS
	20 SHADOW ANALYSIS
	21 WOODLAND PARK ROAD IMPROVEMENTS
	22 FIRE MANAGEMENT PLAN
SWM	23 PRELIMINARY GRADING AND SIGHT DISTANCE PLAN
	24 PRELIMINARY UTILITY PLAN
25 ADEQUATE OUTFALL ANALYSIS	
26 STORMWATER ORDINANCE DETERMINATION LETTERS	
27 PROPOSED LAND COVER	
28 LOW IMPACT DEVELOPMENT TECHNIQUES	



**RZ, CDP & FDP
GENERAL NOTES:**

1. REQUEST. THE APPLICANT IS REQUESTING A REZONING OF 1195 ACRES FROM THE PLANNED DEVELOPMENT COMMERCIAL (PDC) DISTRICT TO PLANNED DEVELOPMENT HOUSING (PDH-30).

THE PROPOSED CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) IS TO ESTABLISH A MIX OF SINGLE FAMILY ATTACHED AND MULTIPLE FAMILY RESIDENTIAL USES TO COMPLEMENT THE EXISTING COMMERCIAL AND RESIDENTIAL USES WITHIN WOODLAND PARK.

2. OWNERSHIP/LOCATION/AREA

A. THE PROPERTIES ARE IN THE NAME OF WOODLAND PARK TWO DULLES, L.P. (PARCELS 1 & 2) AS RECORDED BY DEED BOOK 2194 AT PAGE 0008, AND COPT WATERVIEW III, LLC (PARCEL 29E) AS RECORDED BY DEED BOOK 1939 AT PAGE 2102, ALL AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA. THE APPLICANT IS NVR, INC.

B. THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY MAP NUMBERS 016-3-01-0023D, 016-3-11-0021 AND 016-3-01-0023E, AND ARE ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).

THE LIMITS OF THE CDP/FDP HAVE A TOTAL AREA OF 520,465 SQ. FT. OR 11,948.24 ACRES.

3. **COMPREHENSIVE PLAN.** THE SUBJECT PROPERTY IS LOCATED IN THE UPPER POTOMAC PLANNING DISTRICT. THE CDP/FDP AREA FALLS WITHIN THE WOODLAND PARK/GREAT OAK SUB-DISTRICT THAT IS LOCATED AT THE WESTERN BOUNDARY OF THE HERNDON TRANSIT STATION AREA AND IS PART OF THE LARGER REGION TRANSIT STATION PLANNING DISTRICT. THE COMPREHENSIVE PLAN RECOMMENDS MIXED USE DEVELOPMENT FOR THE WOODLAND PARK SUB-DISTRICT AT 210 FAR. THE DEVELOPMENT TABULATIONS REFLECT DENSITY THAT INCLUDE BONUS UNITS. THE ZONING REQUEST IS IN HARMONY WITH THE COMPREHENSIVE PLAN.

4. **LAND USE CONCEPT.** THE CONCEPT CONSISTS OF A SINGLE 5 STORY MULTI-FAMILY BUILDING WITH STRUCTURE PARKING (REFERRED TO AS BUILDING A), SEVERAL 4 STORY MULTI-FAMILY BUILDINGS (REFERENCED HEREIN AS '2 OVER 2 UNITS'), AND SINGLE FAMILY ATTACHED UNITS. THE PROPOSED DEVELOPMENT WILL BE INCORPORATED WITH THE EXISTING OFFICE LOCATED TO THE NORTH AND EAST OF THE PROPERTY AND THE COMMERCIAL AND RESIDENTIAL PROPERTIES LOCATED TO THE SOUTH. EXISTING WATER FEATURES ON THE PROPERTY WILL BE CONNECTED TO FUTURE SIDEWALK AND FOOTCURE PARKS TO SERVE AS UNIFYING ELEMENTS AND FOCAL POINTS FOR THE COMMUNITY.

5. **PARKING.** PARKING SHALL BE PROVIDED PURSUANT TO ZONING ORDINANCE SECTION 11-102 AND AS SHOWN ON THE PARKING TABULATIONS ON SHEET 06. A MIXTURE OF SURFACE AND STRUCTURED PARKING WILL BE PROVIDED. THE APPLICANT RESERVES THE RIGHT TO PROVIDE PARKING IN EXCESS OF ZONING ORDINANCE REQUIREMENTS, PROVIDED THAT THE MINIMUM OPEN SPACE SHOWN AND PERIPHERAL DIMENSIONS ARE NOT REDUCED.

6. **TRAILS.** THE COUNTY-WIDE TRAILS PLAN DEPICTS A MAJOR TRAIL ALONG THE WEST SIDE OF CENTREVILLE ROAD. THE APPLICANT IS PROPOSING CONSTRUCTION OF AN ON-SITE 8' WIDE PERMEABLE PAVED TRAIL ALONG THE AMPHITHEATER PARK WITHIN A 15' WIDE EASEMENT (PER THE FFM) AS SHOWN, THAT WILL CONNECT TO AN EXISTING 4 FOOT SIDEWALK ALONG CENTREVILLE ROAD AND ADDITIONALLY A 10' WIDE SHARED USE TRAIL ALONG WOODLAND PARK ROAD ADJACENT TO THE COMMUNITY POCKET PARK. (SEE SHEET 03 FOR THE LOCATION OF EXISTING WALKWAYS AND TRAIL). FINAL SIDEWALK AND TRAIL LOCATIONS WILL BE PROVIDED AT THE TIME OF FINAL SITE PLAN SUBMISSION.

7. **WATER/SEWER.** THE PROPERTY IS SERVED BY EXISTING PUBLIC SEWER AND WATER. NO OTHER PUBLIC IMPROVEMENTS ARE PROPOSED UNLESS OTHERWISE NOTED.

8. **TOPOGRAPHY.** TOPOGRAPHY IS FIELD RUN AND WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES IN DECEMBER 2015. THE CONTOUR INTERVAL IS 2 FEET.

9. **SCENIC ASSETS/NATURAL FEATURES.** OUTSIDE THE EXISTING WATER FEATURE / POND AND LANDSCAPING ADJACENT TO CENTREVILLE ROAD, THERE ARE NO AREAS OF THE SITE THAT HAVE SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION.

10. **STORM WATER MANAGEMENT (SUM).** SUM FOR QUANTITY AND QUALITY CONTROL WILL BE PROVIDED BY EXISTING FACILITIES. ADDITIONAL WATER QUALITY FEATURES ARE INCLUDED.

11. **RPAS.** NO COUNTY MAPPED RESOURCE PROTECTION AREAS (RPAS) ARE LOCATED ON THE SITE. THE SITE IS LOCATED WITHIN A RESOURCE MANAGEMENT AREA.

12. **FLOODPLAINS/WETLANDS.** THERE IS 100-YEAR FLOODPLAIN LIMITS WITHIN THE SITE. NO STRUCTURES OR FILL ARE PROPOSED WITHIN THE LIMITS OF THE FLOODPLAIN AND ANY LAND DISTURBANCE WITHIN THESE AREAS WILL COMPLY WITH ALL LOCAL, STATE AND FEDERAL REGULATIONS. THE APPLICANT WILL OBTAIN ALL WETLANDS PERMITS REQUIRED BY LAW PRIOR TO COMMENCING ANY LAND DISTURBING ACTIVITIES. REFER TO NOTES 30 AND 31 ON THIS SHEET.

13. **UTILITY EASEMENTS.** THERE ARE NO MAJOR UTILITY EASEMENTS WITH A WIDTH OF 25 FEET OR MORE. ALL KNOWN EASEMENTS ARE SHOWN ON THE EXISTING CONDITIONS, SHEET 03.

14. **UNDERGROUND UTILITIES.** THE LOCATIONS OF ALL UNDERGROUND UTILITIES SHOWN HEREON ARE APPROXIMATE AND BASED ON AVAILABLE INFORMATION THAT INCLUDED TOPOGRAPHIC SURVEYS AND PLANS OF RECORD. THE UNDERGROUND UTILITIES LOCATED ALONG WOODLAND PARK ROAD ARE BASED ON A SUBSURFACE UTILITY LOCATION SURVEY THAT WAS COMPLETED IN DECEMBER 2015.

15. PUBLIC ROAD IMPROVEMENTS AND STREETS

A. THE APPLICANT IS PROPOSING A WESTBOUND RIGHT TURN LANE, A CENTER TURNING LANE, STREETSCAPE IMPROVEMENTS TO WOODLAND PARK ROAD, THAT INCLUDES AN ON STREET BIKE LANE AND SHARROW, ON-STREET PARKING (WHERE ALLOWED TO ACCOMMODATE SIGHT DISTANCE) AND AN 8 FOOT SIDEWALK CONSISTENT WITH COMPREHENSIVE PLAN GUIDANCE. NO ROADWAY WIDENING IS ANTICIPATED EXCEPT WHERE SHOWN TO ACCOMMODATE A WESTBOUND RIGHT TURN LANE.

B. ALL STREETS SHOWN WITHIN THE ZONING LIMITS WILL BE PRIVATELY OWNED AND MAINTAINED. SEE WOODLAND PARK ROAD IMPROVEMENTS ON SHEET 21 FOR PROPOSED CHANGES TO EXISTING STREET AND SIDEWALK AREA.

C. TO SUPPORT THE COMPREHENSIVE PLAN TRANSPORTATION RECOMMENDATION THAT CALLS FOR A TRANSFORMATION OF WOODLAND PARK ROAD TO A COLLECTOR OR LOCAL URBAN STREETSCAPE, A PORTION OF THE SITE IS RESERVED FOR EITHER RIGHT-OF-WAY DEDICATION OR A PUBLIC ACCESS EASEMENT IN ORDER TO ACCOMMODATE THE WIDENED AND RELOCATED SIDEWALK. SEE SHEETS 06, 07, 10A AND 21.

D. THE PROPOSED RIGHT OF WAY INCLUDES THE STREETSCAPE PLANTINGS, PEDESTRIAN LIGHTS, RELOCATED STREET LIGHTS, AND A SHARED USE TRAIL ALONG WOODLAND PARK ROAD. IN THE EVENT VDOT DOES NOT ACCEPT THE STREETSCAPE, THE AREA WILL BE PLACED IN A PUBLIC ACCESS EASEMENT.

16. **GRAVES.** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE IS NO EVIDENCE OF ANY GRAVE, OBJECT OR STRUCTURE MARKING A PLACE OF BURIAL ON THIS PROPERTY.

(GENERAL NOTES CONTINUED)

17. **EXISTING STRUCTURES.** THERE ARE NO EXISTING BUILDINGS ON SITE. A WOODLAND PARK SIGN WALL IS LOCATED AT THE INTERSECTION OF WOODLAND PARK ROAD AND CENTREVILLE ROAD AND THERE ARE RETAINING WALLS ASSOCIATED WITH EXISTING SUM AREAS AND WATER FEATURES.

18. **CLEARING/GRADING.** THE LIMITS OF CLEARING AND GRADING PRESENTED ON SHEET 23 ARE BASED ON A PRELIMINARY GRADING STUDY AND MAY BE MODIFIED WITH FINAL ENGINEERING DESIGN. THE CLEARING AND GRADING LIMITS CONSIDERS EXISTING VEGETATION THAT IS SUITABLE FOR PRESERVATION AND/OR TRANSPLANTS ALONG THE COMMUNITY POCKET PARK AS PRESENTED ON SHEET 16 OF THE TREE PRESERVATION PLAN.

19. **LANDSCAPING.** STREET TREES AND ENHANCED LANDSCAPING ARE PROVIDED IN KEEPING WITH THE COMPREHENSIVE PLAN RECOMMENDATIONS AND ARTICLE 13 OF THE ORDINANCE FOR TREE COVERAGE. THE EXISTING TREES TO BE RETAINED AND PROPOSED TREES WILL MEET AND EXCEED ARTICLE 13 LANDSCAPE REQUIREMENTS. SEE SHEET 16 FOR TREE COVERAGE AND LANDSCAPE TABULATIONS.

20. **HAZMAT.** TO THE BEST OF THE APPLICANT'S KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES (AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PARTS 116.4, 302.4, AND 305, COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT REGULATIONS VS 612-10-11, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280) OR STORAGE TANKS OR CONTAINERS ON SITE. SUCH SUBSTANCES WILL NOT BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON SITE. IN THE EVENT THAT SUCH SUBSTANCES ARE FOUND TO BE ON SITE, THEY WILL BE DISPOSED OF IN AN APPROPRIATE MANNER.

21. **FAA COMPLIANCE.** THE APPLICANT WILL COMPLY WITH ALL FEDERAL AVIATION ADMINISTRATION GUIDELINES REGARDING BUILDING HEIGHT.

22. **DEVELOPMENT SCHEDULE.** THE DEVELOPMENT WILL BE CONSTRUCTED IN SECTIONS. THE FINAL SEQUENCE, ORDER AND TIMING OF THE SECTIONS WILL BE DETERMINED BY THE APPLICANT BASED ON MARKET CONDITIONS.

23. **SPECIAL AMENITIES AND MAJOR OPEN SPACE.** SITE AMENITIES FOR THE PROJECT INCLUDE PUBLICLY ACCESSIBLE POCKET PARKS LOCATED WEST OF VERISIGN WAY, A LINEAR PARK ADJACENT TO THE EXISTING WATER FEATURE / POND, AND THE PEDESTRIAN PROMENADE TO THE EAST OF THE MULTIFAMILY BUILDING. ADDITIONAL PRIVATE RECREATIONAL AMENITIES THAT WILL SERVE THE RESIDENTIAL COMMUNITY SHALL CONSIST OF A PASSIVE COURTYARD AND A PLAY AREA. SEE URBAN PARKS AND OPEN SPACE CALCULATIONS PLAN ON SHEET 08A.

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

MINOR MODIFICATIONS MAY ALSO BE REQUIRED IN ORDER TO ACCOMMODATE EMERGENCY FIRE ACCESS LANES AND/OR LADDER TRUCK ACCESS WAYS, AND VDOT REVIEW AT THE TIME OF FINAL SITE PLAN APPROVAL.

25. **FINAL DESIGN.** THE SITE LAYOUT, GRADING AND UTILITY DESIGN IS SUBJECT TO FINAL ENGINEERING AND ARCHITECTURAL DESIGN.

26. **ARCHEOLOGICAL SURVEY.** THE SITE IS NOT WITHIN OR CONTIGUOUS TO A HISTORIC OVERLAY DISTRICT, AND ARCHEOLOGICAL SURVEY DATA FORM IS NOT NEEDED FOR THIS APPLICATION.

27. **ROAD NAMES.** THE ROAD NAMES SHOWN ON THIS PCA/CDP/FDP FOR NEW STREETS ARE CONSIDERED PLACEHOLDERS ONLY. THE APPLICANT WILL RENAME THE INTERNAL STREETS WITH THE DEVELOPMENT OF THE PROJECT.

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

29. **COMPREHENSIVE SIGNAGE.** THE PROPOSED ENTRANCE MONUMENT SIGNS, WAYFINDING, AND EDUCATIONAL SIGNAGE THAT IS SHOWN ON SHEET 06 ARE SHOWN FOR INFORMATIONAL PURPOSES AND WILL BE IN CONFORMANCE WITH THE ADOPTED 2001 COMPREHENSIVE SIGN PLAN (CSP) OR IF APPROPRIATE, WITH AN APPROVED CSP AMENDMENT.

30. **WORK IN THE FLOODPLAIN.** IN ACCORDANCE WITH SECTION 2-900 FLOODPLAIN REGULATIONS, THE APPLICANT IS PROPOSING TO CONSTRUCT AN 8 FOOT WIDE TRAIL, UNDERGROUND UTILITIES AND PLANT STABLE VEGETATION ALONG THE SHORELINE AND LEAD WALKS AS GENERALLY SHOWN ON SHEETS 12, 23 AND 24.

31. **UNCOVERED STOODS AND STEPS WITHIN THE MINIMUM YARD.** THE RESIDENTIAL UNITS FRONTING ON THE POND WILL CONNECT TO THE LINEAR PARK TRAIL WITH LEAD WALKS AND UNCOVERED STOODS AND STEPS THAT EXTEND MORE THAN THE 5 FEET ESTABLISHED PER SECTION 2-412 I.C INTO THE REQUIRED MINIMUM YARD (8AID YARD ESTABLISHED PER SECTION 2-415 OF THE ZONING ORDINANCE)

GFA/ FAR ANALYSIS

PROVIDED FOR COMPREHENSIVE PLAN COMPLIANCE ONLY

ESTIMATED GFA	ASSOCIATED FAR
TOTAL INCLUDING ADU'S AND ADU/ WDU BONUS UNITS = 522,900 SF	0.80
TOTAL EXCLUDING ADU'S AND ADU/ WDU BONUS UNITS = 455,156 SF	0.70

* INCLUDES:

- 8 ADU'S WITH ESTIMATED GFA OF 19,160 SF
- 3 ADU BONUS UNITS WITH ESTIMATED GFA OF 1,000 SF
- 38 WDU BONUS UNITS WITH ESTIMATED GFA OF 40,304 SF
- TOTAL ADU AND ADU/ WDU BONUS UNIT ESTIMATED GFA OF 61,144 SF

WAIVERS/ REQUESTS

WAIVERS/REQUESTS, THE PROPOSED USES ARE IN CONFORMANCE WITH THE COMPREHENSIVE PLAN AND THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, ADOPTED STANDARDS AND ANY APPLICABLE CONDITIONS, EXCEPT AS STATED BELOW:

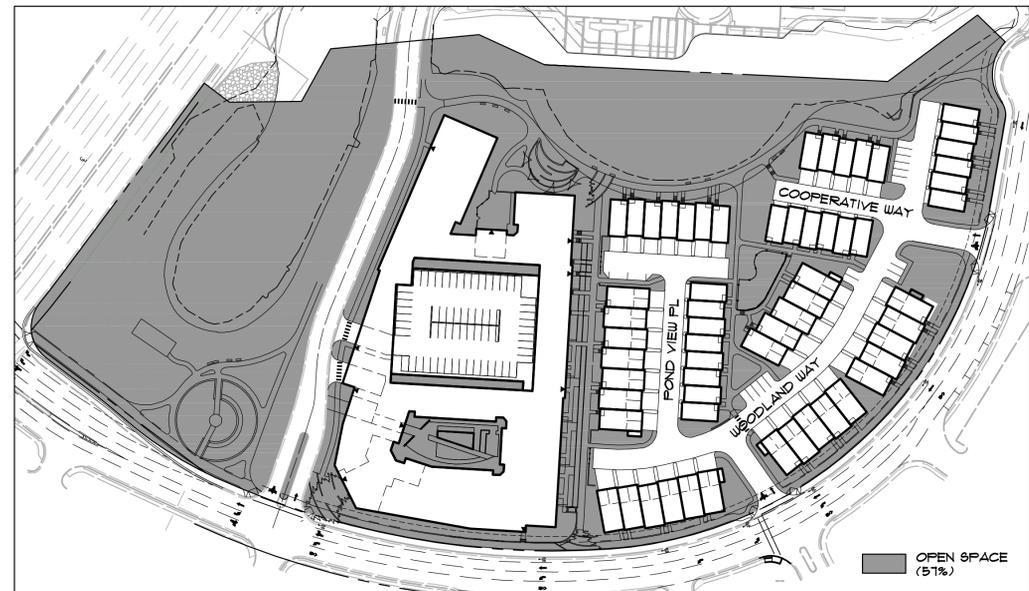
- A WAIVER OF THE INTERIOR PARKING LOT LANDSCAPING REQUIRED FOR STRUCTURED PARKING DECK.
- A WAIVER OF THE TRANSITIONAL SCREENING AND A WAIVER OF THE BARRIER REQUIREMENTS BETWEEN UNITS (MULTI-FAMILY ADJACENT TO SFA) PURSUANT TO 13-304 PARA. 3.
- A WAIVER OF THE LOADING SPACE REQUIREMENT AND A REDUCTION OF THE LOADING SPACE REQUIREMENT TO PROVIDE TWO LOADING SPACES, AS SHOWN ON SHEET 06.
- A FFM WAIVER OF SECTION 6-207.1 MINIMUM 200 SQUARE FOOT PRIVACY YARD REQUIREMENT FOR SINGLE FAMILY ATTACHED UNITS.
- A PARTIAL FFM WAIVER OF SECTION 6-0704.2 TO ALLOW RESIDENTIAL UNITS TO BE LESS THAN 15 FEET DISTANCE FROM THE 100 YEAR FLOODPLAIN LIMIT IN PLACES SHOWN ON THE CDP/FDP LAYOUT PLAN. SEE SHEET 23, (PRELIMINARY GRADING) AND NOTE 9 FOR DETAILS.
- THE APPLICANT IS REQUESTING THE DIRECTOR'S APPROVAL UNDER SECTION 2-415 (YARD REGULATIONS FOR LOTS HAVING AREA IN THE FLOODPLAIN) TO ALLOW UNCOVERED STOODS AND STEPS TO BE LOCATED A MINIMUM OF 15 FEET DISTANCE MEASURED FROM THE PERMANENT WATER SURFACE OF ANY APPROPRIATELY DESIGNED INFUNDMENT RATHER THAN 15 FEET FROM THE HORIZONTAL EDGE OF THE FLOODPLAIN PER SECTION 2-414.1.
- A WAIVER OF SECTION 11-302.2 TO ALLOW A PRIVATE STREET IN EXCESS OF 600 FEET IN LENGTH.
- SEE WOODLAND PARK ROAD STREETSCAPE PLAN AND WOODLAND PARK ROAD IMPROVEMENTS ON SHEETS 10A AND 21 FOR PROPOSED MODIFICATIONS TO THE COMPREHENSIVE PLAN DESIGN GUIDELINES RELATING TO LANDSCAPE PANELS, SIDEWALKS AND BUILDING ZONES. THE PROPOSED MODIFICATIONS ARE NECESSARY TO ACCOUNT FOR EXISTING UNDERGROUND UTILITY LINES.
- A WAIVER OF ARTICLE 11-102.12 (GEOMETRIC STANDARDS) AND 11-102.110 (STREET ACCESS) OF THE ZONING ORDINANCE TO ALLOW TANDEM PARKING IN THE DRIVEWAYS OF THE TWO-OVER-TWO MULTI-FAMILY UNITS.
- A WAIVER OF FFM SECTION 10-0306.1 TO ALLOW TRASH AND RECYCLING COLLECTION TO BE PICKED UP CURBSIDE FOR THE TWO-OVER-TWO UNITS IN LIEU OF A DUMPSTER.
- A TREE PRESERVATION TARGET DEVIATION REQUEST IS REQUESTED. THE REQUEST IS DUE TO THE POOR HEALTH OF SOME OF THE TREES AND THAT MEETING THE TARGET WOULD PRECLUDE DEVELOPMENT OF USES AND/OR DENSITIES OF A PREVIOUSLY APPROVED AND PROFFERED PLAN. THE 10-YEAR TREE CANOPY REQUIREMENTS WILL BE MET BY A COMBINATION OF TREE PRESERVATION AND ON-SITE TREE PLANTING.

ABBREVIATIONS

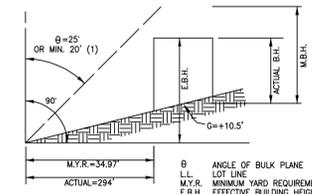
AC	ACRE
BC	BACK OF CURB
BLDG	BUILDING
BTL	BUILD-TO-LINE
CL	CENTER LINE
DIST	DISTANCE
E8MT	EASEMENT
EX	EXISTING
FC	FACE OF CURB
G6F	GROSS SQUARE FOOTAGE
HGHT	HEIGHT
LCG	LIMITS OF CLEARING AND GRADING
MF	MULTIFAMILY
NTS	NOT TO SCALE
PAE	PUBLIC ACCESS EASEMENT
PFM	PUBLIC FACILITIES MANUAL
PR	PROPOSED
ROW	RIGHT OF WAY
SF	SQUARE FEET
SFA	SINGLE FAMILY ATTACHED
SUM	STORMWATER MANAGEMENT
WA	WATER

OPEN SPACE PLAN

SCALE: 1" = 100'

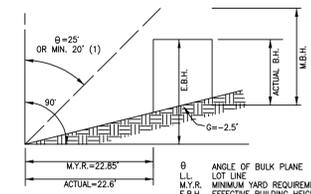


RESIDENTIAL MULTI-FAMILY BULK PLANE ((1)Based on R-30 Zoning)



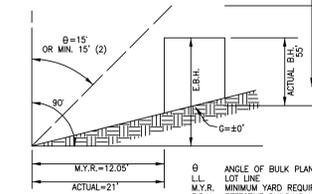
A ANGLE OF BULK PLANE (NOT TO SCALE) SEE SHEET 06

RESIDENTIAL MULTI-FAMILY BULK PLANE ((1)Based on R-30 Zoning)



B ANGLE OF BULK PLANE (NOT TO SCALE) SEE SHEET 06

RESIDENTIAL SINGLE-FAMILY ATTACHED BULK PLANE ((2)Based on R-12 Zoning)



C ANGLE OF BULK PLANE (NOT TO SCALE) SEE SHEET 06

NOTE: BULK PLANE DIAGRAMS ARE SHOWN TO PORTRAY COMPARABLE ZONING DISTRICT SETBACKS TYPICALLY PROVIDED ALONG THE PERIMETER OF THE PDC DISTRICT BASED ON NEAREST LIKE ZONE DISTRICTS. IN THE EVENT OF A DISCREPANCY, THE ACTUAL YARD SETBACKS SHOWN ON THE PLAN SHALL GOVERN.

DEVELOPMENT TABULATIONS

TAX MAP / PARCEL	SEE NOTE 2B THIS SHEET
SITE AREA (AREA TO BE REZONED TO PDH-30)	11,948.24 ACRES OR 520,465 SF
AREA OF ROW WITH DENSITY CREDIT	2,966.69 ACRES OR 129,238 SF (1)
TOTAL AREA FOR DENSITY PURPOSES	14,915 ACRES OR 649,703 SF
EXISTING ZONING	PDC
PROPOSED ZONING	PDH-30
FAR ANALYSIS	SEE CHART BELOW
SECTION 16-209.1 TOTAL OPEN SPACE	
OPEN SPACE REQUIRED (WITH ADU'S)	4.8 AC (40% OF 11,948.24 AC)
OPEN SPACE PROVIDED	6.9 AC OR 51% (SEE PLAN THIS SHEET)
SECTION 16-502.1(B) DEVELOPED RECREATIONAL OPEN SPACE	
PARK RELATED OPEN SPACE PROVIDED	2.8 AC (2)
TOTAL DWELLING UNITS	383 DU'S
DENSITY INCLUDING ADU'S AND ADU/WDU BONUS UNITS	25.1 DU/AC (INCLUDES ADU/WDU BONUS)
DENSITY EXCLUDING ADU'S AND ADU/WDU BONUS UNITS	22.3 DU/AC (EXCLUDES ADU/WDU BONUS)
ADU'S / WDU'S REQUIRED & PROVIDED (NOTE 3)	8 ADU'S / 38 WDU'S
NUMBER OF STORIES/HEIGHT	AS SHOWN ON SHEET 06
YARD REQUIREMENTS	AS SHOWN ON SHEET 06
10 YEAR TREE CANOPY	REQUIRED = 10% PROPOSED = 102% SEE LANDSCAPE PLAN, TREE PRESERVATION PLAN, AND TABULATIONS (SHEET 16)

DEVELOPMENT TABULATION FOOTNOTES

- SEE ACCOMPANYING PCA/SEA PLAN AND DEVELOPMENT TABULATION SUBMITTED SEPARATELY WITH THIS APPLICATION THAT DEMONSTRATES THE ALLOCATION OF PREVIOUSLY APPROVED DENSITY CREDITS FOR THE OVERALL AREA OF RZ 1999-H1-031 AND SEA 91-H-010-A
- SEE ALSO SHEET 08A FOR URBAN PARKS CALCULATIONS PER COMPREHENSIVE PLAN GUIDANCE.
- IN ACCORDANCE WITH SECTIONS 2-900 AND THE COUNTY'S WORKFORCE HOUSING POLICY, THE NUMBER OF ADU'S AND WDU'S WILL BE PROVIDED AT TIME OF FINAL SITE PLAN BASED ON THE NUMBER AND MIX OF DWELLING UNITS PROPOSED.

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5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS		

SUR: GORDON	DES: GORDON
DRW: IPB/AJS	CHK: SEG

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER, III
NO. 37609
09/30/2016
PROFESSIONAL ENGINEER

NOTES AND TABULATIONS

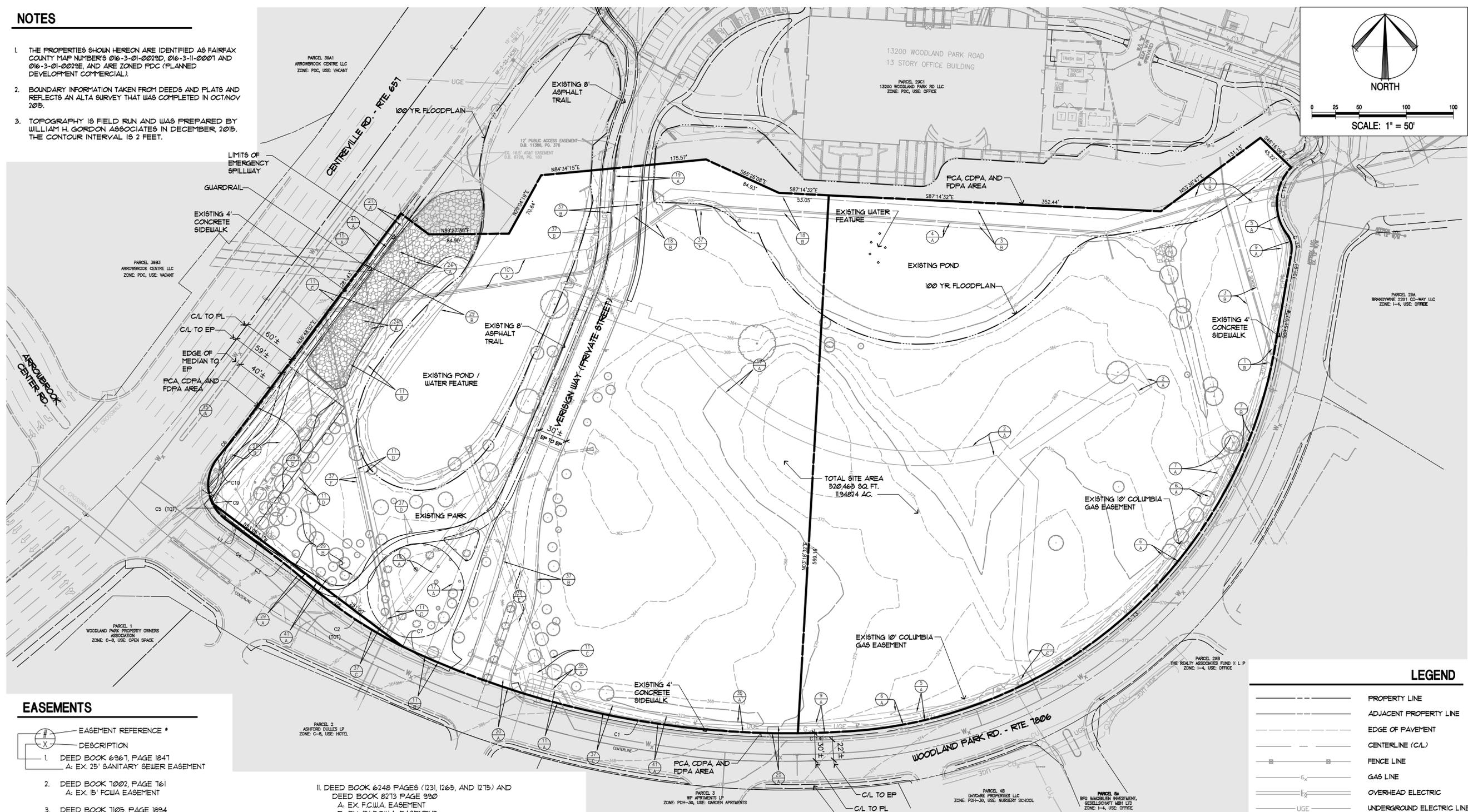
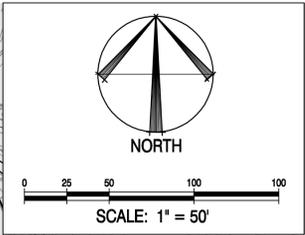
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/FDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: N/A
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ----
JOB: 0313-0159
CADD: 0313-0259-L-01-002.DWG
NCS: ----
NUMBER: 02 of 28

Gordon

NOTES

- THE PROPERTIES SHOWN HEREON ARE IDENTIFIED AS FAIRFAX COUNTY MAP NUMBER'S 016-3-01-0023D, 016-3-11-0001 AND 016-3-01-0023E, AND ARE ZONED PDC (PLANNED DEVELOPMENT COMMERCIAL).
- BOUNDARY INFORMATION TAKEN FROM DEEDS AND PLATS AND REFLECTS AN ALTA SURVEY THAT WAS COMPLETED IN OCTOBER 2015.
- TOPOGRAPHY IS FIELD RUN AND WAS PREPARED BY WILLIAM H. GORDON ASSOCIATES IN DECEMBER, 2015. THE CONTOUR INTERVAL IS 2 FEET.



EASEMENTS



- | | | |
|--|--|--|
| <p>1. DEED BOOK 6367, PAGE 1841
A: EX. 25' SANITARY SEWER EASEMENT</p> <p>2. DEED BOOK 1002, PAGE 161
A: EX. 15' F.C.W.A. EASEMENT</p> <p>3. DEED BOOK 1105, PAGE 1894
A: EX. 100 YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT
B: EX. 20' SANITARY SEWER EASEMENT</p> <p>4. DEED BOOK 11386, PAGE 376
A: EX. 8' SIGHT DISTANCE EASEMENT</p> <p>5. DEED BOOK 10554, PAGE 1648
A: EX. 10' COLUMBIA GAS PIPELINE EASEMENT</p> <p>6. DEED BOOK 1191, PAGE 1651
A: EX. 8' SIGHT DISTANCE EASEMENT</p> <p>7. DEED BOOK 6248, PAGES (123, 1265, AND 1275) AND DEED BOOK 8273, PAGE 930
A: EX. 20' STORM DRAINAGE EASEMENT
B: EX. 10' STORM DRAINAGE EASEMENT
C: EX. 15' F.C.W.A. EASEMENT</p> <p>8. DEED BOOK 10299, PAGE 275
A: EX. SITE DISTANCE EASEMENT</p> <p>9. DEED BOOK 18069, PAGE 712
A: EX. 10' DOMINION POWER EASEMENT</p> <p>10. DEED BOOK 3025 PAGE 361 AND DEED BOOK 3235 PAGE 198
A: EX. 25' SANITARY SEWER EASEMENT</p> | <p>11. DEED BOOK 6248 PAGES (123, 1265, AND 1275) AND DEED BOOK 8273 PAGE 930
A: EX. F.C.W.A. EASEMENT
B: EX. 15' F.C.W.A. EASEMENT
C: EX. STORM DRAINAGE EASEMENT
D: EX. 10' SANITARY SEWER EASEMENT</p> <p>15. DEED BOOK 6126 PAGE 160
A: EX. 165' AT&T EASEMENT</p> <p>17. DEED BOOK 1002 PAGE 161
A: EX. 15' F.C.W.A. EASEMENT</p> <p>18. DEED BOOK 1105 PAGE 1894
A: EX. 100 YEAR FLOODPLAIN AND STORM DRAINAGE EASEMENT
B: EX. 20' SANITARY SEWER EASEMENT</p> <p>19. DEED BOOK 1111 PAGE 194 AND DEED BOOK 1191 PAGE 1401
A: EX. 15' VEPCO EASEMENT</p> <p>20. DEED BOOK 1191 PAGE 1651
A: EX. 8' SIGHT DISTANCE EASEMENT</p> <p>21. DEED BOOK 1238 PAGE 1145
A: EX. 10' STORM DRAINAGE EASEMENT
B: EX. 30' STORM DRAINAGE EASEMENT</p> <p>22. DEED BOOK 1238 PAGE 1151
A: EX. 10' TRAIL EASEMENT</p> | <p>24. DEED BOOK 1368 PAGE 1593
A: EX. 15' F.C.W.A. EASEMENT</p> <p>29. DEED BOOK 9075 PAGE 246
A: EX. INGRESS/EGRESS EASEMENT
B: EX. LANDSCAPE EASEMENT
C: EX. SIGN EASEMENT</p> <p>35. DEED BOOK 10554 PAGE 1648
A: EX. 10' COLUMBIA GAS PIPELINE EASEMENT</p> <p>37. DEED BOOK 11386 PAGE 376
A: EX. 13' RESERVATION FOR PUBLIC STREET PURPOSES
B: EX. PUBLIC INGRESS/EGRESS EASEMENT
C: EX. 8' SIGHT DISTANCE EASEMENT
D: EX. 10' PUBLIC ACCESS EASEMENT
E: EX. 20' STORM DRAINAGE EASEMENT
F: EX. SANITARY SEWER EASEMENT
G: EX. SIGNAL EASEMENT</p> <p>40. DEED BOOK 16582 PAGE 951
A: EX. TRAFFIC SIGNAL EASEMENT</p> <p>41. DEED BOOK 18119 PAGE 141
A: EX. 10' VEPCO EASEMENT</p> |
|--|--|--|

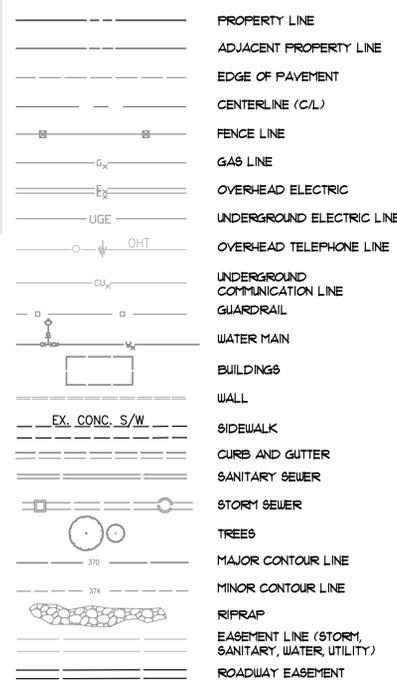
LINE TABLE

LINE	BEARING	DISTANCE
L1	N53°08'53"W	36.40'
L2	S53°11'58"E	37.00'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BEARING
C1	420.41'	963.95'	24°59'19"	213.60'	417.09'	S78°03'01"E
C2	131.09'	450.00'	16°41'28"	66.01'	130.63'	S57°12'37"E
C3	62.31'	691.62'	5°09'44"	31.18'	62.29'	N51°26'45"W
C4	14.56'	948.95'	0°52'44"	7.28'	14.56'	N53°35'15"W
C5	72.52'	45.00'	92°20'26"	46.88'	64.93'	S06°58'40"E
C6	41.77'	1000.64'	2°23'31"	20.89'	41.77'	N37°59'47"E
C7	12.50'	450.00'	1°35'30"	6.25'	12.50'	N64°45'37"W
C8	118.60'	450.00'	15°08'00"	59.64'	118.25'	N56°24'53"W
C9	21.41'	45.00'	27°15'58"	10.91'	21.21'	N39°30'54"W
C10	51.11'	45.00'	65°04'27"	28.71'	48.41'	N06°39'19"E
C11	77.22'	55.00'	80°28'50"	48.52'	71.04'	S03°30'27"W
C12	20.32'	25.00'	46°34'04"	10.76'	19.76'	S13°25'55"E
C13	651.94'	490.00'	76°13'55"	384.43'	604.91'	S47°58'04"W
C14	56.72'	963.95'	3°22'17"	28.37'	56.71'	S87°46'10"W

LEGEND



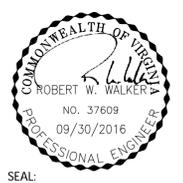
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WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/EDP 2016 DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

EXISTING CONDITIONS

SCALE: HORIZ. 1" = 50'	VERT. 1" = 50'
DATE: DECEMBER 2015	PLAN: ----
JOB: 0313-0159	CADD: 0313-0259-LC-101.DWG
NCS: --	
NUMBER: 03	of 28





- NOTES:**
1. EVM MAPPING BASED ON SURVEY PROVIDED BY GORDON AND VBMP 2013 AERIAL PHOTOGRAPHY.
 2. EVM FIELDWORK PERFORMED ON NOVEMBER 11, 2015 BY BARRY DUNCAN, ISA# KY-0656A

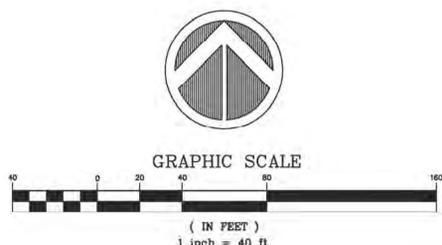
EVM LEGEND

KEY	COVER TYPE	PRIMARY SPECIES	CONDITION	SUCCESSIONAL STAGE	AREA	COMMENTS
	EARLY SUCCESSIONAL FOREST TYPE I	WILLOW, REDBUD, PINE, BLACK LOCUST	FAIR	EARLY	84,800 SQ.FT	SIGNIFICANT LEVELS OF GRASSES AND OTHER WOODY SPECIES
	EARLY SUCCESSIONAL FOREST TYPE II	PEAR, ELM, EASTERN RED CEDAR, CHERRY	FAIR	EARLY	203,471 SQ.FT	SIGNIFICANT LEVELS OF GRASSES AND OTHER WOODY SPECIES
	LANDSCAPED TREE CANOPY	PINE, OAK, MAPLE, TULIP POPLAR	GOOD	N/A	29,549 SQ.FT	MAINTAINED LANDSCAPE TREES
	ALL REMAINING AREAS ON SITE	MAINTAINED GRASSLAND	TURF, SMALL LANDSCAPE PLANTS	N/A	96,960 SQ.FT	MAINTAINED GRASSED AREAS
	OPEN WATER	N/A	N/A	N/A	74,903 SQ.FT	STORMWATER MANAGEMENT FEATURES/PONDS
	DEVELOPED LAND	N/A	N/A	N/A	30,731 SQ.FT	INCLUDES ROADS, SIDEWALKS AND OTHER HARDSCAPE

PREPARED BY:

Wetland
Studies and Solutions, Inc.
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5300 Wellington Branch Drive • Suite 100
Gainesville, Virginia 20155
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NOTE: THIS DRAWING IS SEALED FOR INFORMATION ONLY

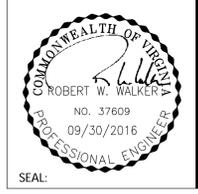
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DRW: WSSI	CHK: SEG



EXISTING VEGETATION MAP

WOODLAND PARK WATERVIEW

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DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

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NCS: --
NUMBER: 04 OF 28

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CONCEPTUAL ENHANCED STREET NETWORK NARRATIVE

THE "CONCEPTUAL ENHANCED STREET NETWORK" REFLECTS THE RECOMMENDED STREET CONFIGURATION FOR THE RESTON TRANSIT STATION AREA DESCRIBED IN THE COMPREHENSIVE PLAN (SOURCE IS FIGURE 41, PAGE 139). THE PLAN IS INCLUDED FOR INFORMATIONAL PURPOSES ONLY, AND IS INTENDED TO DEMONSTRATE WOODLAND PARK WATERVIEW'S COMPLIANCE TO THE TRANSPORTATION PLAN RECOMMENDATIONS.



0 100 200 400 600
SCALE: 1" = 200'

LEGEND

- Retail Destination
- School
- Park / Open Space
- Primary Bus Route / Bus Stop
- Planned On-Street Bike Lane
- Existing Woodland Park Trail
- County Planned Trail
- County Planned Local Collector Street
- Existing Sidewalk



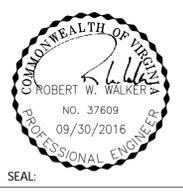
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DRW: IPB	CHK: SEG



CONCEPTUAL ENHANCED STREET NETWORK

WOODLAND PARK WATERVIEW

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
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RZ/EDP 2016 DR-001

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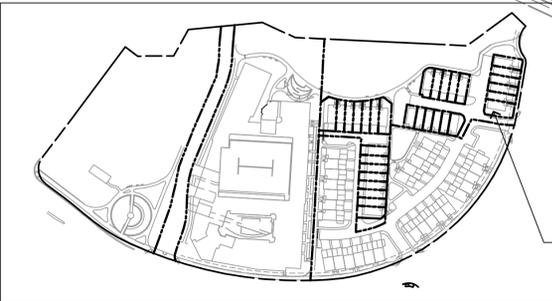
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LEGEND

- P** STRUCTURED PARKING ACCESS
- L** LOADING ACCESS
- B** POSSIBLE SHORT TERM BICYCLE PARKING LOCATIONS
- T** TRASH/ RECYCLING CENTER
- BUILD-TO LINE
- LIMITS OF PROPOSED RIGHT OF WAY DEDICATION OR PUBLIC ACCESS EASEMENT (SEE NOTE 1BC ON SHEET 02)
- ▲ BUILDING ENTRANCE
- ▲ BULK PLANE DIAGRAM LOCATIONS, SEE SHEET 02
- PEDESTRIAN CROSSWALK
- EXISTING TRAIL
- ROAD CENTERLINE
- PERMEABLE PAVEMENT UP TO 1000 SF MIN.
- POSSIBLE OUTDOOR ACTIVE RECREATION LOCATIONS (1 SITE PROPOSED)
- PROPOSED CROSSWALK (SUBJECT TO VDOT APPROVAL)
- EXISTING SIDEWALK
- EXISTING MAIN ENTRANCE SIGNAGE
- PROPOSED ACTIVE RECREATION AREA (SEE SHEET 01)
- EXISTING CROSSWALK
- EXISTING TRAIL
- EXISTING 4' SIDEWALK
- EXISTING 8' TRAIL
- EXISTING STREET LIGHT
- PROPOSED PEDESTRIAN STREET LIGHT
- RELOCATED STREET LIGHT
- PROPOSED TRASH RECEPTACLE
- FENCE
- 4'-6" HIGH DECORATIVE FENCE / MASONRY WALL
- WAYFINDING AND EDUCATIONAL SIGNAGE
- POSSIBLE LONG TERM BICYCLE PARKING LOCATIONS
- EXISTING STREET LIGHT
- PROPOSED PEDESTRIAN STREET LIGHT
- RELOCATED STREET LIGHT
- PROPOSED TRASH RECEPTACLE
- FENCE
- 4'-6" HIGH DECORATIVE FENCE / MASONRY WALL

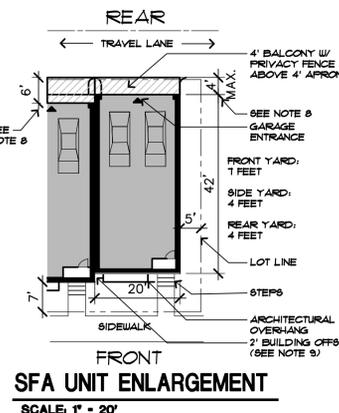
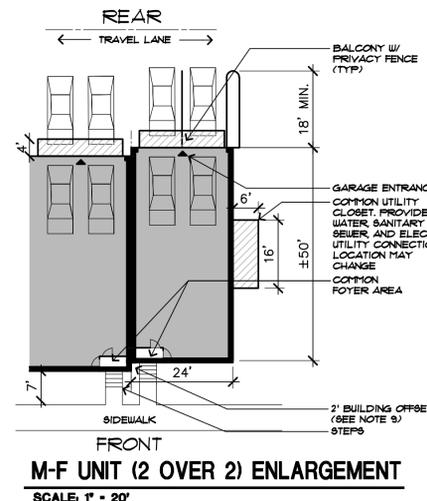
SUBDIVISION EXHIBIT

SCALE: 1" = 200'



NOTES

- THIS PLAN REFLECTS THE GENERAL CHARACTER OF THE DEVELOPMENT. MINOR MODIFICATIONS MAY BE PERMITTED WITH FINAL BUILDING AND SITE PLANS (SEE NOTES 21-28 ON SHEET 02).
- ALL DIMENSIONS SHOWN SHALL BE CONSIDERED APPROXIMATE (±).
- THE BUILD-TO-LINES (BTL) SHOWN REPRESENTS AN APPROXIMATE LOCATION OF WHERE THE SUBJECT BUILDING CAN BE CONSTRUCTED AND IS BASED ON THE REGION TOWN STATION AREA PLANNING GUIDANCE. THE BTL'S ARE PROVIDED FOR GENERAL DESIGN GUIDANCE AND ARE INTENDED TO PROVIDE A UNIFORM APPEARANCE FOR EACH BLOCK. MINOR ADJUSTMENTS TO THE BUILDING LOCATIONS ALONG THE BTL'S ARE EXPECTED TO ACCOUNT FOR STAGGERED FAÇADE TREATMENTS, STOODS, STEPS, AND ENTRYWAYS BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.
- SEE SHEET 21 FOR FURTHER INFORMATION ON ROAD AND SIDEWALK DIMENSIONS.
- SEE SHEETS 11-16 FOR COMMUNITY OPEN SPACES AND LANDSCAPE PLANS
- SEE SHEETS 25-26 REGARDING EXISTING STORM WATER MANAGEMENT FACILITIES THAT WILL SERVE THIS PROJECT.
- REFER TO SHEET 02 FOR LIST OF ABBREVIATIONS.
- ALL DRIVEWAYS THAT ARE LESS THAN 18 FEET DEEP SHALL MAINTAIN A MAXIMUM APRON LENGTH OF 4 FEET; HOWEVER WHERE HORIZONTAL BUILDING OFFSETS OF UP TO 2' OCCUR FOR SINGLE FAMILY ATTACHED UNITS, THE DRIVEWAY APRONS MAY BE UP TO 6' IN LENGTH.
- BAY WINDOWS, BALCONIES, DECKS, CHIMNEYS, AND OTHER SIMILAR ARCHITECTURAL FEATURES MAY BE ADDED AS DETERMINED DURING THE SITE PLAN AND MAY EXTEND INTO THE MINIMUM REQUIRED YARD REQUIREMENTS.
- FRONT AND SIDE YARD STOODS MAY EXTEND INTO THE BUILD-TO-LINE.
- EACH UNIT MAY HAVE EITHER A SECOND FLOOR DECK AND/OR ROOFTOP DECK. A WAIVER OF THE 200 SF MINIMUM PRIVACY YARD IN SECTION 6-201 IS REQUESTED AND NOTED ON SHEET 02
- THE SFA AND 2 OVER 2 UNITS WILL MAINTAIN INTERIOR GARAGE PARKING SPACE(S) TO MEET THE PARKING REQUIREMENT. THE GARAGE WILL BE DESIGNED TO ACCOMMODATE AREAS FOR THE STORAGE OF TRASH AND RECYCLING BINS IN A MANNER THAT WILL NOT INTERFERE WITH THE MINIMUM GEOMETRIC DESIGN STANDARD AS PRESENTED IN THE PUBLIC FACILITIES MANUAL. THE GARAGE PARKING SPACE WILL BE SIZED A MINIMUM OF 8.5 FEET BY 18 FEET.



Proposed Unit Types

Land Use	Proposed Bldg. Hght.	Proposed Number of Floors	Estimated GSF	Residential Dwelling Units
Residential (Multi-Family)	75 (1)	5	313,550	295
Residential (MF - 2 over 2's)	49	4	119,840	56
Residential (SFA - Townhome)	45	4	89,600	32
Totals			522,990 (2)	383

Notes:
 (1) Includes parking decks up to 5.5 above ground levels and 1.5 levels below grade.
 (2) The residential GSF is shown for informational purposes, as the PDH-30 District is governed by units per acre. See Statement of Justification for additional details.

Loading Tabulations

Use	Density		Requirements		Required	Provided
	Residential Units	Floor Area	Loading Rate (2)	Standard G		
MF	295	321,500	Standard G	3.97	2 (1)	0
MF (2 over 2's)	56	119,840	Standard G	2.51	0 (1)	0
SFA	32	89,600	No requirement.	0.00	0	0

Notes:
 (1) Pursuant to Section 11-201 of the Zoning Ordinance, "in the PDH, PDC, PRC and PRM Districts, the provisions of this Part shall have general application as determined by the Director."
 (2) Standard G = 1 per the 1st 25,000 SF then 1 per additional 100,000 SF thereafter

Unit Type	Units	VEHICULAR PARKING					BICYCLE PARKING							
		Requirements	Provided	Surface (w/in Block)	Deck	Total	Requirements	Provided	Outdoor (Short-Term)	Indoor (Long-Term)	Total Spaces			
M-F	295	1.6 per unit	472	0	0	0	497	497	1 space per 25 units	1 space per 6 units (2)	61	12	50	62
M-F 2 over 2's	56	1.6 per unit	90	56	56	10	122	122	1 space per 25 units	1 space per 6 units	12	8	10 (1)	18
SFA	32	2.7 per unit	87	64	24	8	96	96	N/A	N/A	-	-	-	-
Parking Notes:	383		649	120	80	18	497	715						80

Parking Notes:
 (1) Long-term bicycle parking for the MF 2 over 2's can be accommodated within the garage for each unit.
 (2) The Applicant is proposing long term bike storage parking within the parking garage

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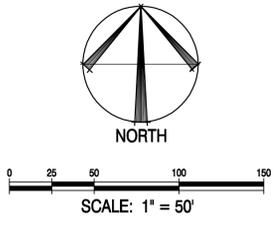
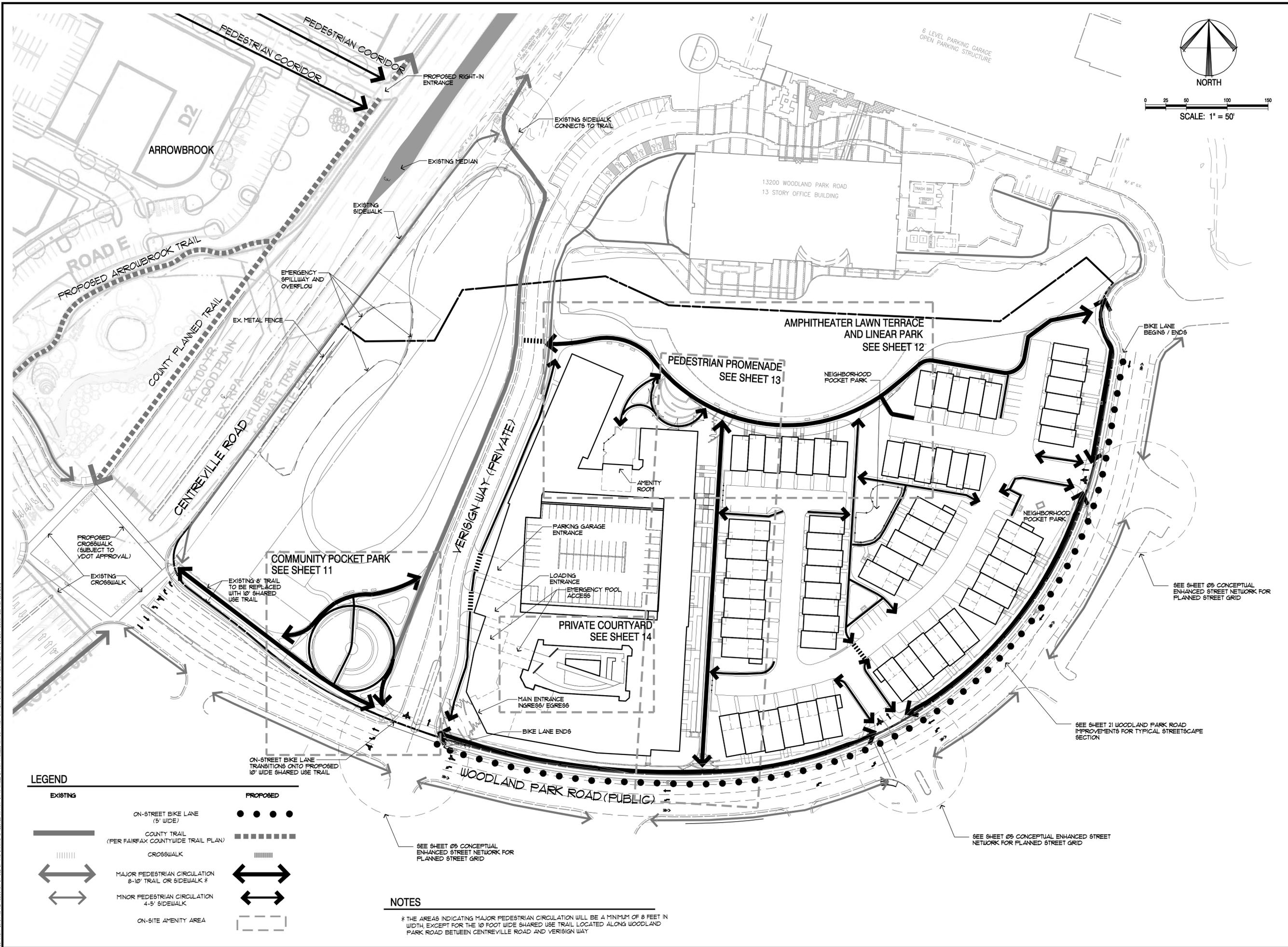
REVISIONS	DATE	DESCRIPTION
1. JANUARY 6, 2016	ACCEPTANCE COMMENTS	
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3. JULY 9, 2016	STAFFING COMMENTS	
4. AUGUST 11, 2016	ADDRESS STAFF/VDOT COMMENTS	
5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS	

SUR: GORDON	DES: GORDON
DRW: AJS/ KJK	CHK: SEG

COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER, P.E.
 NO. 37609
 09/30/2016
 PROFESSIONAL ENGINEER
 SEAL:

WOODLAND PARK WATERVIEW
 PROFFER CONDITION AMENDMENT /
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
 FINAL DEVELOPMENT PLAN AMENDMENT
 RZ/EDP 2016 DR-001
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

CDP & FDP LAYOUT
 SCALE: HORIZ. 1"=50'
 DATE: DECEMBER 2015
 PLAN: ----
 JOB: 0313-0159
 CADD: 0313-0259-FDP.DWG
 NCS: --
 NUMBER: 06 of 28
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LEGEND

EXISTING	PROPOSED
ON-STREET BIKE LANE (5' WIDE)	
COUNTY TRAIL (PER FAIRFAX COUNTYWIDE TRAIL PLAN)	
CROSSWALK	
MAJOR PEDESTRIAN CIRCULATION 8-10' TRAIL OR SIDEWALK *	
MINOR PEDESTRIAN CIRCULATION 4-5' SIDEWALK	
ON-SITE AMENITY AREA	

NOTES

* THE AREAS INDICATING MAJOR PEDESTRIAN CIRCULATION WILL BE A MINIMUM OF 8 FEET IN WIDTH, EXCEPT FOR THE 10 FOOT WIDE SHARED USE TRAIL LOCATED ALONG WOODLAND PARK ROAD BETWEEN CENTREVILLE ROAD AND VERISIGN WAY

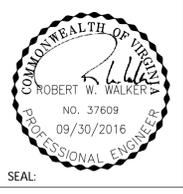
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SUR:	DES:
1"=50'	1"=50'
DRW:	CHK:
1"=50'	1"=50'



MULTIMODAL PLAN

WOODLAND PARK WATERVIEW

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/EDP 2016 DR-001

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

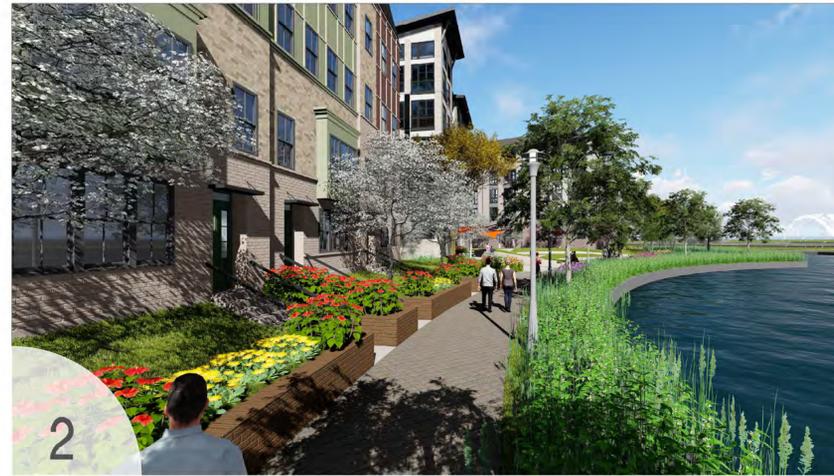
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SCALE: VERT:	
DATE:	DECEMBER 2015
PLAN:	----
JOB:	0313-0159
CADD:	0313-0259-L-VC-101.DWG
NCS:	--
NUMBER:	07 of 28



PERSPECTIVES



1 AMPHITHEATER LAWN TERRACE



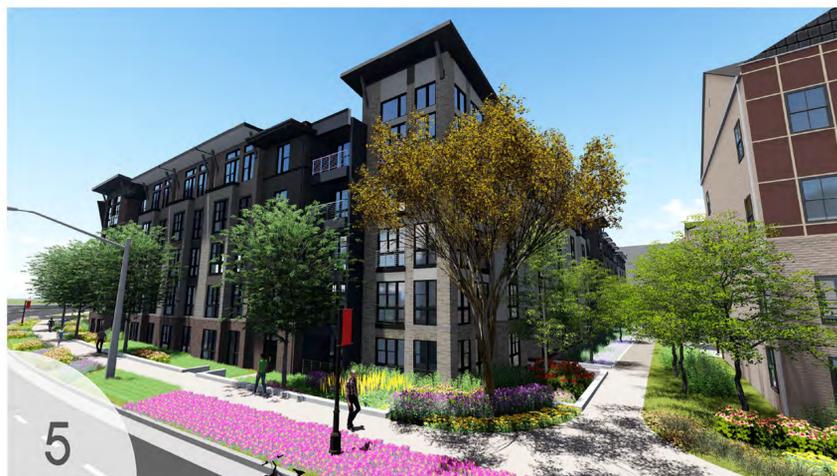
2 VIEW ALONG LINEAR PARK



3 PEDESTRIAN PROMENADE LOOKING SOUTH



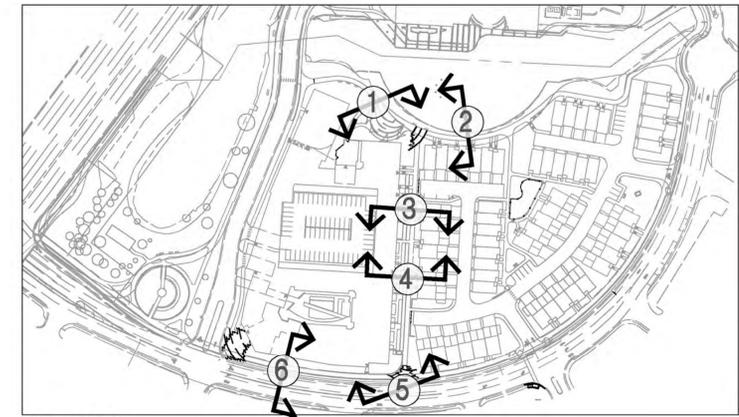
4 PEDESTRIAN PROMENADE LOOKING NORTH



5 VIEW ALONG WOODLAND PARK DRIVE AND PEDESTRIAN PROMENADE



6 VIEW ALONG WOODLAND PARK DRIVE LOOKING EAST



KEY MAP

SCALE: 1" = 150'

NOTES:

1. THE PERSPECTIVES SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY GENERAL ARCHITECTURAL AND LANDSCAPE ARCHITECTURE CHARACTER. DESIGN ELEMENTS ARE SUBJECT TO CHANGE.

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5. SEPTEMBER 30, 2016	PLANNING COMMITTEE COMMENTS		

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DRW: NAME	CHK: NAME

COMMONWEALTH OF VIRGINIA

STEVEN E. GLEASON
Lic. No. 1104

09/30/2016

LANDSCAPE ARCHITECT

SEAL:

PERSPECTIVE VIEWS

WOODLAND PARK WATERVIEW

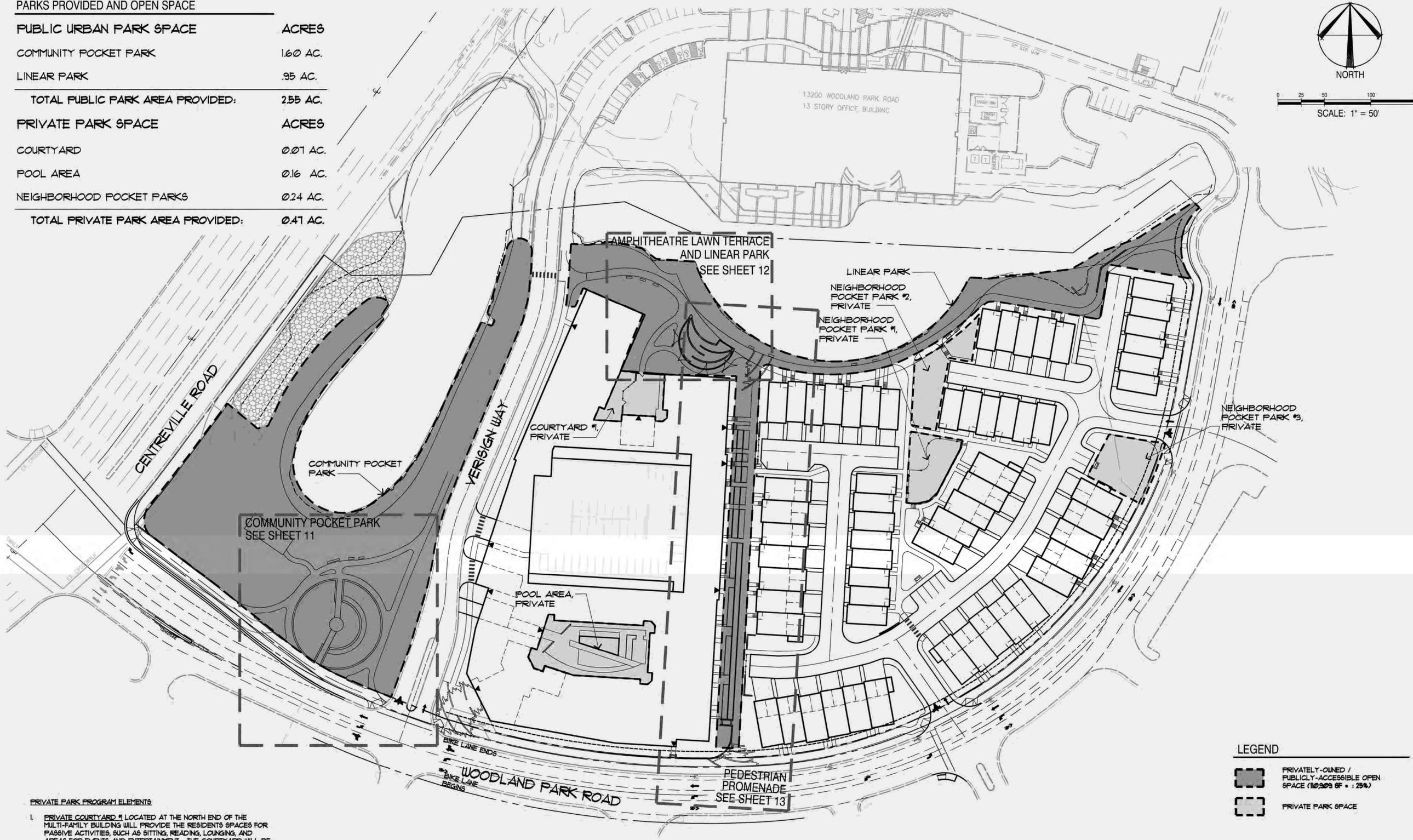
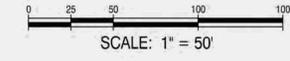
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R2/EDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ:	1"=XXX
SCALE: VERT:	
DATE:	DECEMBER 2015
PLAN:	----
JOB:	0313-0159
CADD:	0313-0259-L-PV-101.DWG
NCS:	---
NUMBER:	08 of 28

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PARKS PROVIDED AND OPEN SPACE

PUBLIC URBAN PARK SPACE	ACRES
COMMUNITY POCKET PARK	1.60 AC.
LINEAR PARK	.95 AC.
TOTAL PUBLIC PARK AREA PROVIDED:	2.55 AC.
PRIVATE PARK SPACE	ACRES
COURTYARD	0.07 AC.
POOL AREA	0.16 AC.
NEIGHBORHOOD POCKET PARKS	0.24 AC.
TOTAL PRIVATE PARK AREA PROVIDED:	0.47 AC.



PRIVATE PARK PROGRAM ELEMENTS

1. PRIVATE COURTYARD #1 LOCATED AT THE NORTH END OF THE MULTI-FAMILY BUILDING WILL PROVIDE THE RESIDENTS SPACES FOR PASSIVE ACTIVITIES, SUCH AS SITTING, READING, LOUNGING, AND AREAS FOR EVENTS AND ENTERTAINMENT. THE COURTYARD WILL BE SCREENED FROM THE PUBLICLY ACCESSIBLE LINEAR PARK WITH LANDSCAPING AND/OR DECORATIVE FENCING. THE AREA WILL CONTAIN MOVABLE FURNISHINGS TO ALLOW SMALL GROUP GATHERINGS, A MIX OF PAVED AND LAWN PANEL AREAS AND SEASONAL LANDSCAPING.
2. NEIGHBORHOOD POCKET PARK #1 WILL BE PROGRAMMED FOR A PLAY AREA, SEE SHEET 06 AND 11 FOR FURTHER INFORMATION.
3. NEIGHBORHOOD POCKET PARK #2 WILL BE AN OPEN FLEXIBLE LAWN AND/OR GRASS PAVE AREA THAT SUPPORTS A DIVERSITY OF COMMUNITY ACTIVITIES, SUCH AS NEIGHBORHOOD PICNICS, ICE CREAM SOCIALS, YOGA, FRISBEE TOSSING, AND OTHER COMMUNITY-BUILDING ACTIVITIES. BENCH SEATING WILL BE PROVIDED AT STRATEGIC LOCATIONS TO CAPITALIZE ON THE VIEWS OF THE POND, LINEAR PARK AND THE MANICURED GREEN.
4. NEIGHBORHOOD POCKET PARK #3 LOCATED ALONG A WOODLAND PARK ROAD WILL SERVE AS AN INTERPRETIVE GARDEN WITH TREES, SHRUBS AND THAT WILL CONTRIBUTE TO THE RESIDENTS KNOWLEDGE OF SUITABLE, NON-INVASIVE PLANT TYPES, ALONG WITH AN AWARENESS OF THE PLANT'S SEASONAL INTEREST, GROWTH STRUCTURE AND CHARACTERISTICS THAT MAY ATTRACT WILDLIFE.

LEGEND

- PRIVATELY-OWNED / PUBLICLY-ACCESSIBLE OPEN SPACE (100% OF = 25%)
- PRIVATE PARK SPACE

Urban Parks Recommended in Comprehensive Plan

Land Use	Number of Units	Resident Ratio	Total Number of Residents	Urban Park Space Recommended in Comprehensive Plan	Acres of Park Space Recommended	Proposed Parks Summary	
						*Public Park Space (Privately Owned)	Increase Over Comprehensive Plan Recommendation
Residential (Multi-Family)	295	1.75	516	1.5 / 1,000	0.77	2.55	1.54
Residential (MF - 2 over 2's)	56	1.75	98	1.5 / 1,000	0.15		
Residential (SFA - Townhome)	32	1.75	56	1.5 / 1,000	0.09		
Totals	383		670		1.01		

Notes:
* Does not include Private Parks and Open Space (shown in light grey hatch on Legend).

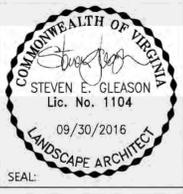
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URBAN PARK AREA CALCULATIONS

WOODLAND PARK WATERVIEW

PROFFER CONDITION AMENDMENT /
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DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

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JOB: 0313-0159
CADD: 0313-0259-L-005-102.DWG
NCS: ---
NUMBER: 08A of 28



PLANTING LIST

- POSSIBLE STREET TREE**
 ACER RUBRUM 'COLUMNARE'
 GINKGO BILOBA 'PRINCETON SENTRY'
 COLUMNAR RED MAPLE
 PRINCETON SENTRY GINKGO
- POSSIBLE ACCENT TREE**
 TREE SHALL BE SMALL ORNAMENTAL
 WITH ROUNDED CROWN FORM
- POSSIBLE UNIFORM SINGLE SPECIES PLANTINGS**
 FESTUCA GLAUCA
 LIRIOPE MUSCARI
 BLUE FESCUE
 DWARF LIRIOPE
- POSSIBLE MULTI-SPECIES PLANTINGS**
 PACHYSANDRA
 OPHIPOGON JAPONICUS 'NANUS'
 JUNIPERUS HORIZONTALIS 'WILTONII'
 PACHYSANDRA
 DWARF MONDO GRASS
 BLUE RUG JUNIPER
- POSSIBLE FOCAL AREA PLANTINGS**
 LIRIOPE MUSCARI
 'BIG BLUE' LIRIOPE

NOTES

- ALL LANDSCAPING WITHIN THE SIXT DISTANCE EASEMENT SHALL BE MAINTAINED TO A HEIGHT OF 3.5 FEET AND 10 FEET ABOVE GROUND TO PRESERVE MOTORIST AND PEDESTRIAN SIGHT LINES.



STREET TREE
(COLUMNAR OR OTHER)

ACCENT TREE

UNIFORM SINGLE SPECIES PLANT BED
(GROUND COVER OR GRASSES)

MULTI-SPECIES PLANT BED
(SHRUBS AND PERENNIALS)

FOCAL AREA PLANT BED

OPEN SPACE

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COMMONWEALTH OF VIRGINIA
 STEVEN E. GLEASON
 Lic. No. 1104
 09/30/2016
 LANDSCAPE ARCHITECT
 SEAL:

CONCEPTUAL STREETSCAPE PLAN
WOODLAND PARK WATERVIEW
 PROFFER CONDITION AMENDMENT /
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 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

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NCS: --
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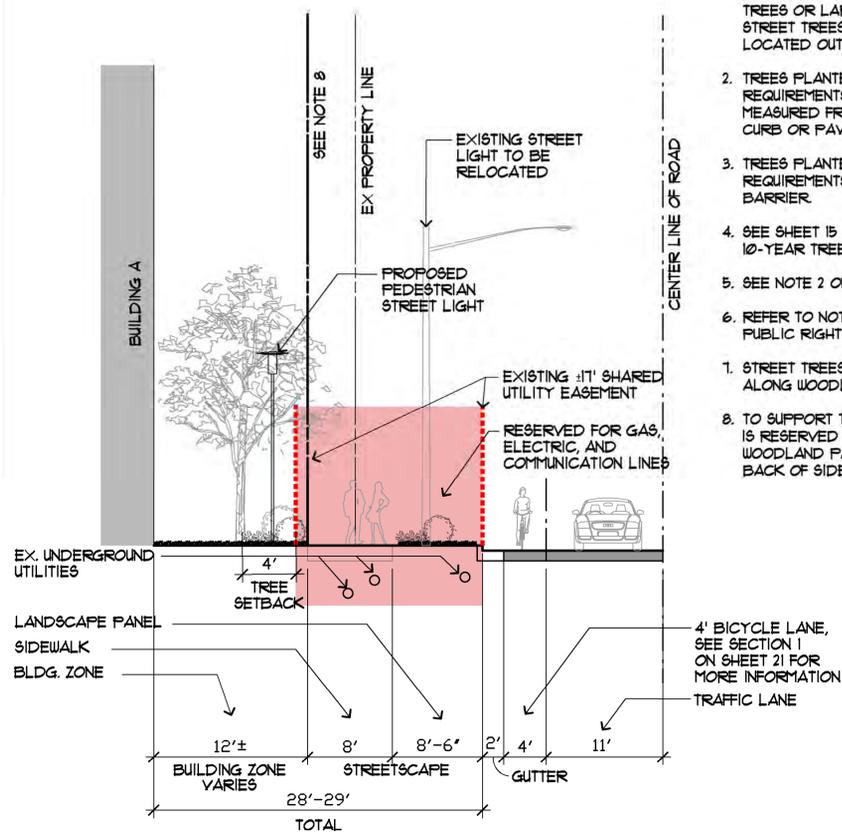
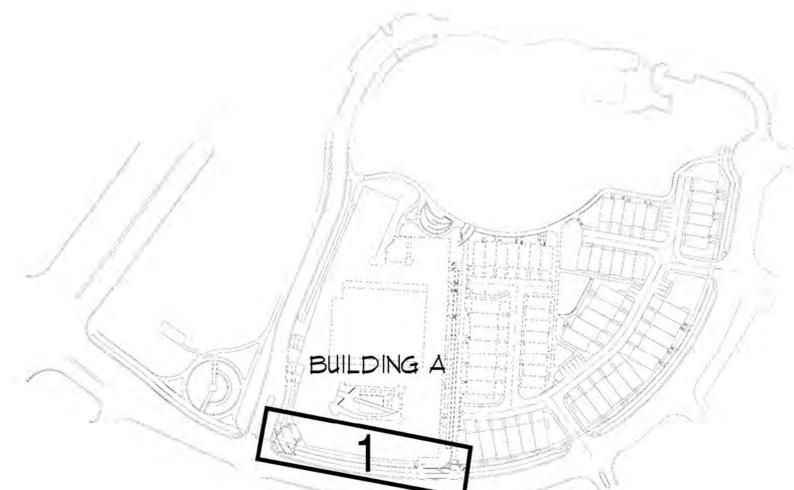
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NOTES

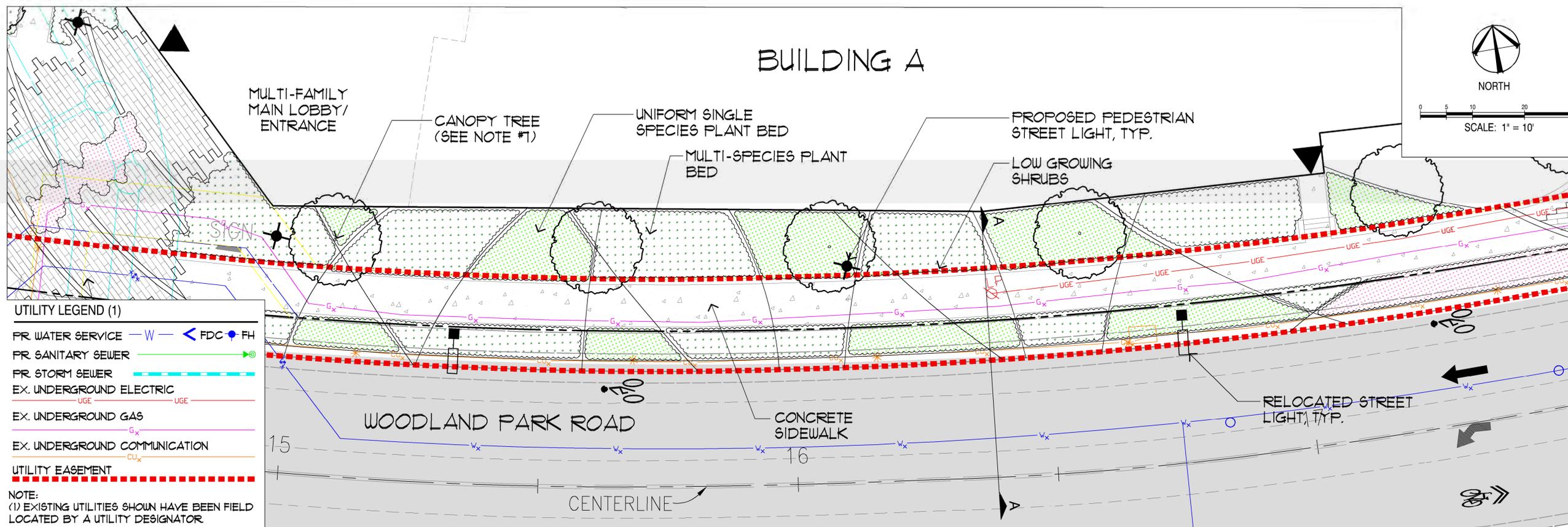
1. ALL PLANT MATERIALS SHOWN ALONG WOODLAND PARK ROAD THAT LIE WITHIN THE DOMINION VIRGINIA POWER AND COLUMBIA GAS EASEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL FROM THE RESPECTIVE UTILITY COMPANY. IN GENERAL, NO TREES OR LARGE DEEP ROOTED SHRUBS CAN BE LOCATED IN THE EASEMENT. STREET TREES SHOWN, AS RECOMMENDED IN THE COMPREHENSIVE PLAN, HAVE BEEN LOCATED OUTSIDE OF THE UTILITY EASEMENTS.
2. TREES PLANTED TO PROVIDE ALL OR PART OF THE 10-YEAR TREE CANOPY REQUIREMENTS SHALL BE PLANTED IN AREAS WITH A MINIMUM WIDTH OF 8 FEET, MEASURED FROM THE INTERIOR OF THE SIDES OF THE RESTRICTIVE BARRIER SUCH AS CURB OR PAVEMENT.
3. TREES PLANTED TO PROVIDE ALL OR PART OF THE 10-YEAR TREE CANOPY REQUIREMENTS SHALL BE LOCATED NO CLOSER THAN 4 FEET FROM ANY RESTRICTIVE BARRIER.
4. SEE SHEET 15 - LANDSCAPE PLAN, FOR TREES DESIGNATED TOWARD CREDIT FOR THE 10-YEAR TREE CANOPY REQUIREMENTS.
5. SEE NOTE 2 ON SHEET 15 REGARDING TREES WITHIN THE SIGHT DISTANCE EASEMENTS.
6. REFER TO NOTE 15D ON SHEET 02 FOR INFORMATION REGARDING THE PROPOSED PUBLIC RIGHT OF WAY.
7. STREET TREES ALONG BUILDING A ARE SETBACK 4' FROM THE BACK OF SIDEWALK ALONG WOODLAND PARK ROAD.
8. TO SUPPORT THE COUNTY PLANNED URBAN STREET SECTIONS, A PORTION OF THE SITE IS RESERVED FOR RIGHT-OF-WAY DEDICATION OR PUBLIC ACCESS EASEMENT ALONG WOODLAND PARK ROAD. DEDICATION/PUBLIC ACCESS EASEMENT WILL EXTEND TO BACK OF SIDEWALK. SEE NOTE 15D OF SHEET 02.

LANDSCAPE LEGEND

-  CANOPY TREE
-  ORNAMENTAL TREE
-  MULTI-SPECIES PLANT BED
-  UNIFORM SINGLE SPECIES PLANT BED
-  FOCAL AREA PLANT BED
-  FR PEDESTRIAN STREET LIGHT
-  RELOCATED STREET LIGHT
-  EX. STREETLIGHT TO BE REMOVED



A SECTION - WOODLAND PARK ROAD STREETScape
SCALE: 1"=8'-0"



UTILITY LEGEND (1)

- FR WATER SERVICE — W — FDC — FH
- FR SANITARY SEWER — S —
- FR STORM SEWER — SS —
- EX. UNDERGROUND ELECTRIC — UGE —
- EX. UNDERGROUND GAS — G_x —
- EX. UNDERGROUND COMMUNICATION — CU_x —
- UTILITY EASEMENT — [Red dashed line] —

NOTE:
(1) EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY A UTILITY DESIGNATOR.

1 PLAN - WOODLAND PARK ROAD STREETScape AT MULTI-FAMILY BUILDING
SCALE: 1" = 20"

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COMMONWEALTH OF VIRGINIA

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Lic. No. 1104

09/30/2016

LANDSCAPE ARCHITECT

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WOODLAND PARK ROAD STREETScape PLAN

WOODLAND PARK WATERVIEW

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NCS: ---

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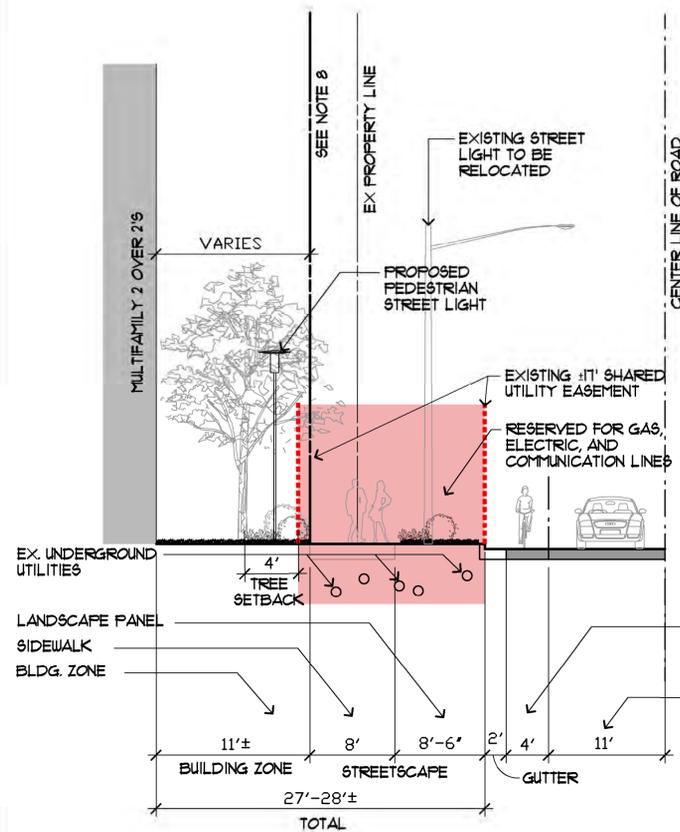
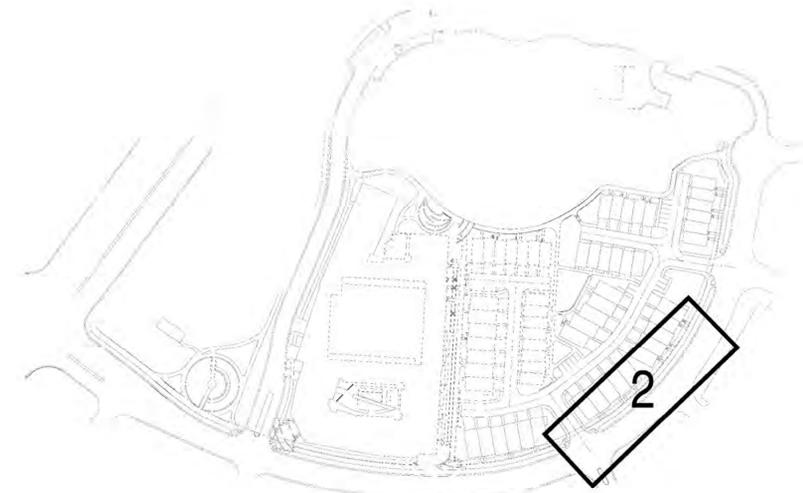
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NOTES

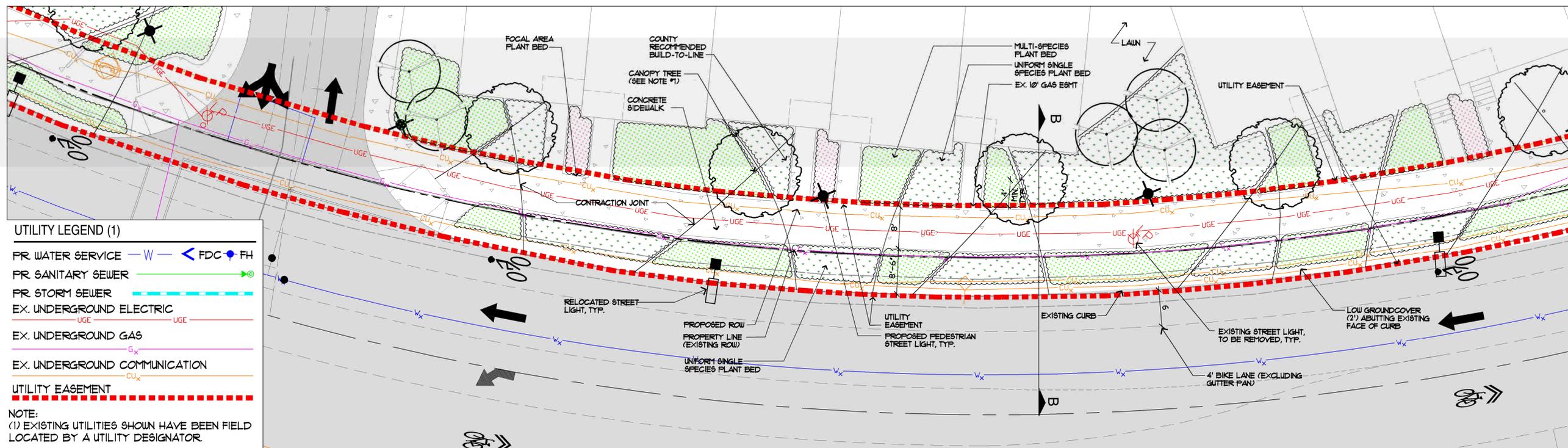
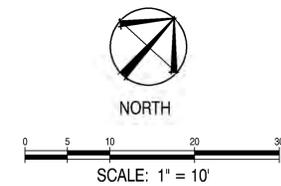
1. ALL PLANT MATERIALS SHOWN ALONG WOODLAND PARK ROAD THAT LIE WITHIN THE DOMINION VIRGINIA POWER AND COLUMBIA GAS EASEMENTS ARE SUBJECT TO THE REVIEW AND APPROVAL FROM THE RESPECTIVE UTILITY COMPANY. IN GENERAL, NO TREES OR LARGE DEEP ROOTED SHRUBS CAN BE LOCATED IN THE EASEMENT. STREET TREES SHOWN, AS RECOMMENDED IN THE COMPREHENSIVE PLAN, HAVE BEEN LOCATED OUTSIDE OF THE UTILITY EASEMENTS.
2. TREES PLANTED TO PROVIDE ALL OR PART OF THE 10-YEAR TREE CANOPY REQUIREMENTS SHALL BE PLANTED IN AREAS WITH A MINIMUM WIDTH OF 8 FEET, MEASURED FROM THE INTERIOR OF THE SIDES OF THE RESTRICTIVE BARRIER SUCH AS CURB OR PAVEMENT.
3. TREES PLANTED TO PROVIDE ALL OR PART OF THE 10-YEAR TREE CANOPY REQUIREMENTS SHALL BE LOCATED NO CLOSER THAN 4 FEET FROM ANY RESTRICTIVE BARRIER.
4. SEE SHEET 15 - LANDSCAPE PLAN, FOR TREES DESIGNATED TOWARD CREDIT FOR THE 10-YEAR TREE CANOPY REQUIREMENTS.
5. SEE NOTE 2 ON SHEET 15 REGARDING TREES WITHIN THE SIGHT DISTANCE EASEMENTS.
6. REFER TO NOTE 15D ON SHEET 02 FOR INFORMATION REGARDING THE PROPOSED PUBLIC RIGHT OF WAY.
7. STREET TREES ALONG THE MULTIFAMILY 2 OVER 2'S ARE SETBACK 4' FROM THE BACK OF SIDEWALK ALONG WOODLAND PARK ROAD.
8. TO SUPPORT THE COUNTY PLANNED URBAN STREET SECTIONS, A PORTION OF THE SITE IS RESERVED FOR RIGHT-OF-WAY DEDICATION OR PUBLIC ACCESS EASEMENT ALONG WOODLAND PARK ROAD. DEDICATION/PUBLIC ACCESS EASEMENT WILL EXTEND TO BACK OF SIDEWALK. SEE NOTE 15D OF SHEET 02.

LANDSCAPE LEGEND

-  CANOPY TREE
-  ORNAMENTAL TREE
-  MULTI-SPECIES PLANT BED
-  UNIFORM SINGLE SPECIES PLANT BED
-  FOCAL AREA PLANT BED
-  FR PEDESTRIAN STREET LIGHT
-  RELOCATED STREET LIGHT
-  EX. STREETLIGHT TO BE REMOVED



B SECTION - WOODLAND PARK ROAD STREETSCAPE
SCALE: 1" = 8'-0"



- UTILITY LEGEND (1)**
- FR WATER SERVICE — W — FDC — FH
 - FR SANITARY SEWER — S —
 - FR STORM SEWER — SS —
 - EX. UNDERGROUND ELECTRIC — UGE —
 - EX. UNDERGROUND GAS — UGE —
 - EX. UNDERGROUND COMMUNICATION — CU_x —
 - UTILITY EASEMENT — UGE —
- NOTE:
(1) EXISTING UTILITIES SHOWN HAVE BEEN FIELD LOCATED BY A UTILITY DESIGNATOR.

2 PLAN - WOODLAND PARK ROAD STREETSCAPE
SCALE: 1" = 10'

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WOODLAND PARK ROAD STREETScape PLAN

WOODLAND PARK WATERVIEW

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1 COMMUNITY POCKET PARK LANDSCAPE PLAN



FOCAL ELEMENT (OPTIONAL)
E.G.: SCULPTURE-STYLE PLAY EQUIPMENT

PRECEDENTS



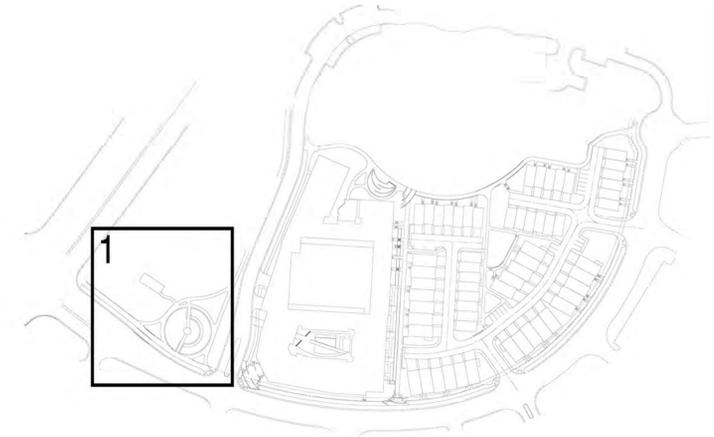
ENHANCED LANDSCAPING



SEATING/ PLAYING/ GATHERING



SHADE STRUCTURE OR TRELLIS



COMMUNITY POCKET PARK NARRATIVE

THE EXISTING GREEN SPACE WILL BE REDESIGNED TO INCLUDE USES TO SERVE THE ADJACENT RESIDENTS, PROVIDE A SENSE OF PLACE AND SERVE AS AN INFORMAL COMMUNITY GATHERING SPACE. THE USES ARE LARGELY PASSIVE AND FEATURE ENHANCED LANDSCAPING WITH NATIVE AND ADAPTIVE TREES, SHRUBS AND GROUND COVERS THAT WILL PROVIDE HABITAT FOR POLLINATORS, SITE FURNISHINGS FOR SEATING AND GATHERING, SHADE RELIEF, AND A FOCAL ELEMENT (E.G. SCULPTURAL STYLE PLAY STRUCTURE).

LANDSCAPING SHOWN HEREON IS SCHEMATIC AND INCORPORATES REQUIRED AND ADDITIONAL TREES. SEE SHEETS 15 AND 16 FOR REQUIRED LANDSCAPE TREE PLANTINGS AND TREE COVER CALCULATIONS.

LANDSCAPE LEGEND

- EXISTING TREE
- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- DECIDUOUS SHRUBS
- MULTI-SPECIES PLANT BED
- PROPOSED NEW WALKS
- EXISTING 8' ASPHALT TRAIL ALONG WOODLAND PARK DRIVE TO BE REPLACED WITH 10' SHARED USE TRAIL
- BENCH
- PR PEDESTRIAN LIGHTING



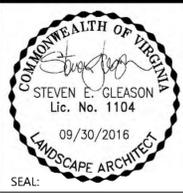
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COMMUNITY POCKET PARK

WOODLAND PARK WATERVIEW

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RZ/EDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: 1"=20'
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ---
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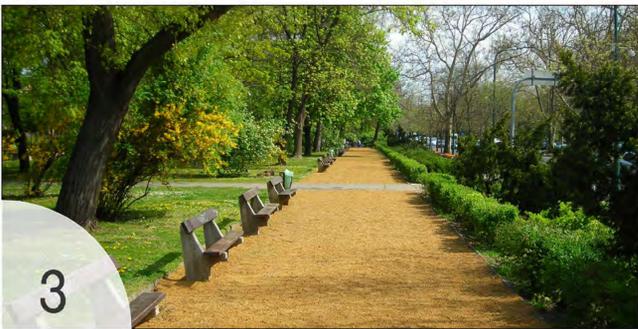
PRECEDENTS



1 AMPHITHEATER LAWN TERRACE



2 SHADE STRUCTURES



3 LINEAR PARK TRAIL

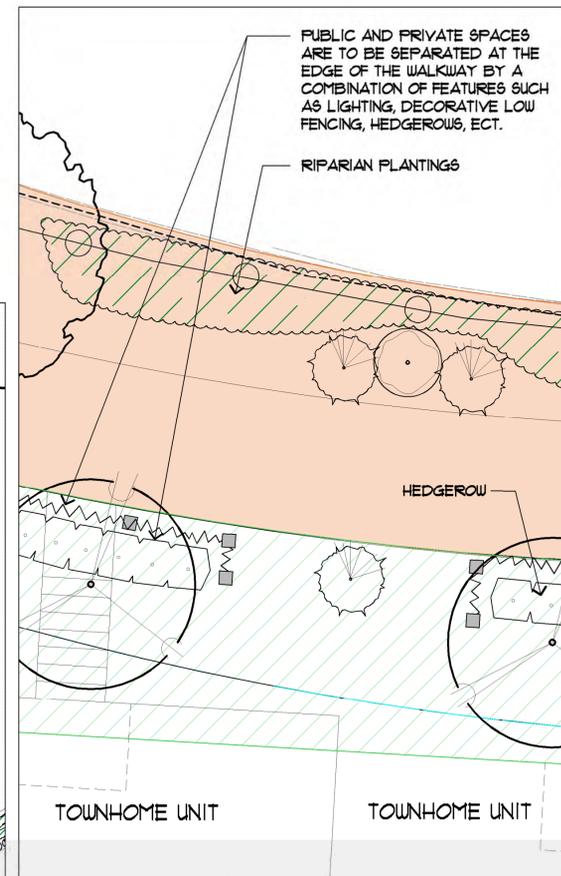
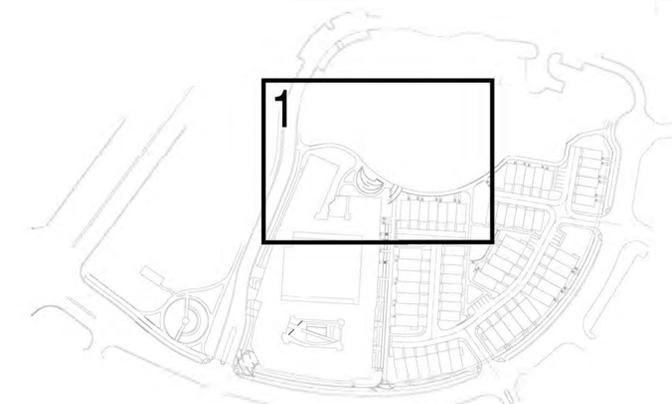


4 CONTEMPLATIVE SEATING AREAS

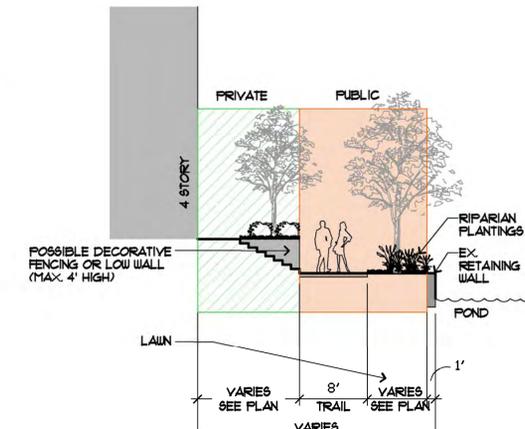
LINEAR PARK NARRATIVE

THE LINEAR PARK IS AN OPPORTUNITY TO PROVIDE AN ENHANCED PEDESTRIAN EXPERIENCE ALONG THE BANKS OF THE EXISTING POND AND PROVIDE OPPORTUNITIES TO STOP, REST, OBSERVE AND BE ENTERTAINED ALONG ITS CORRIDOR. CONTEMPLATIVE SEATING AREAS PROVIDE OPPORTUNITIES TO SIT QUIETLY AND OBSERVE THE WILD LIFE INHABITANTS OF THE POND AROUND THE NATIVE RIPARIAN PLANT MATERIAL. AN AMPHITHEATER LAWN TERRACE PROVIDES GREATER OPPORTUNITIES FOR SPECIAL EVENTS OR OUTDOOR RECREATION SUCH AS LAWN YOGA TO ENHANCE SOCIAL INTERACTION AND ENTERTAINMENT ALONG THE LINEAR PARK CORRIDOR. SHADE STRUCTURES, NATIVE AND ADAPTIVE PLANTS, AS WELL AS INFORMAL SEATING PROVIDES ADDITIONAL ELEMENTS TO THE COMFORT OF THE LINEAR PARK USERS.

LANDSCAPING SHOWN HEREON IS SCHEMATIC AND INCORPORATES THE REQUIRED AND ADDITIONAL TREES. SEE SHEETS 15 AND 16 FOR REQUIRED LANDSCAPE TREE PLANTINGS AND CALCULATIONS.



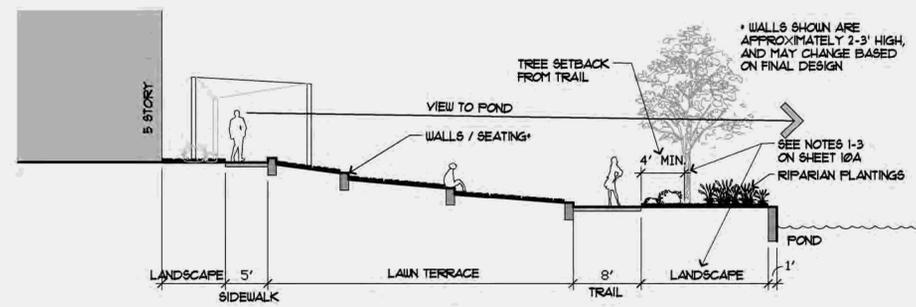
2 PUBLIC / PRIVATE SPACE RELATIONSHIP



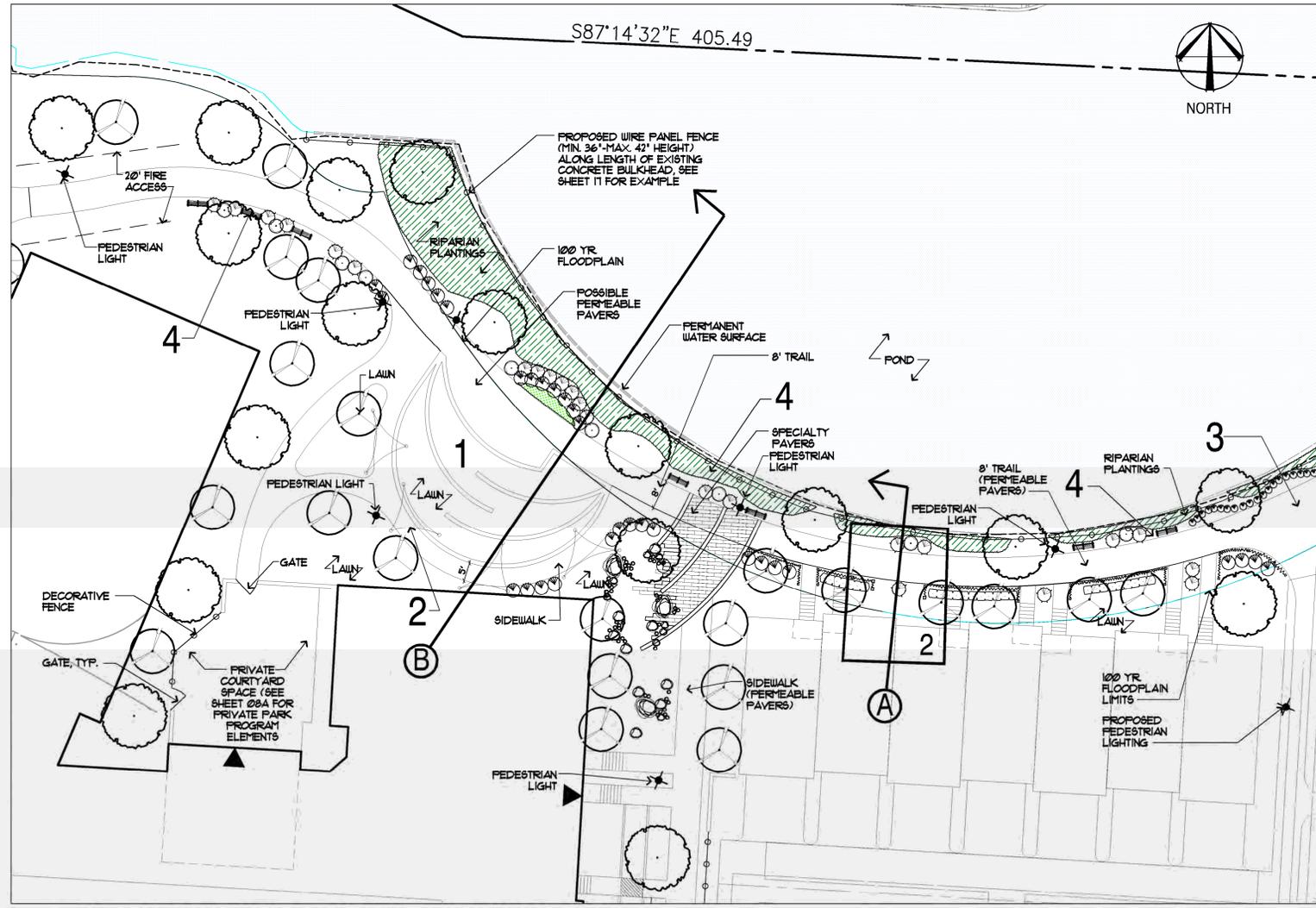
A PUBLIC/PRIVATE SPACE RELATIONSHIP SECTION

LANDSCAPE LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN SHRUB
- EVERGREEN SHRUB ROW
- DECIDUOUS SHRUBS
- RIPARIAN PLANTINGS
- PUBLIC SPACE
- PRIVATE SPACE
- PEDESTRIAN LIGHTING
- POSSIBLE DECORATIVE FENCING OR LOW WALL (UP TO 4' HEIGHT MAX.)
- BENCH



B AMPHITHEATER LAWN TERRACE SECTION



1 AMPHITHEATER LAWN TERRACE AND LINEAR PARK LANDSCAPE PLAN

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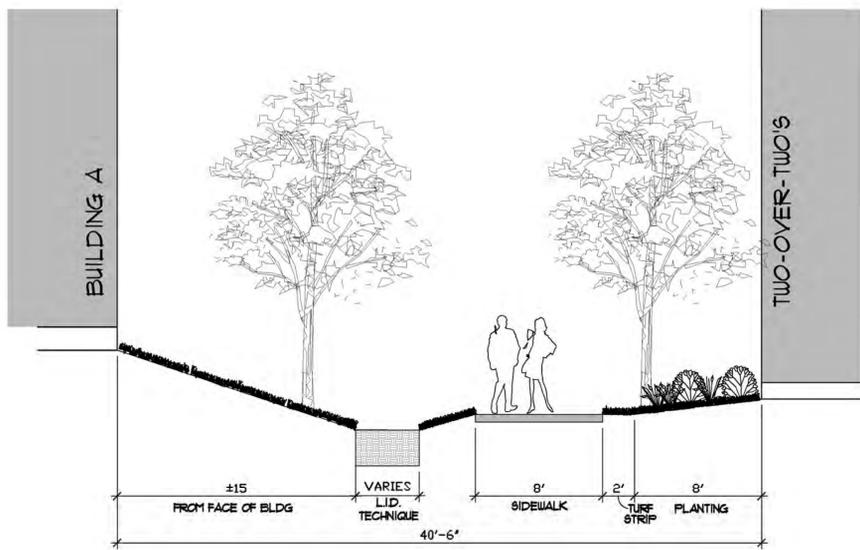
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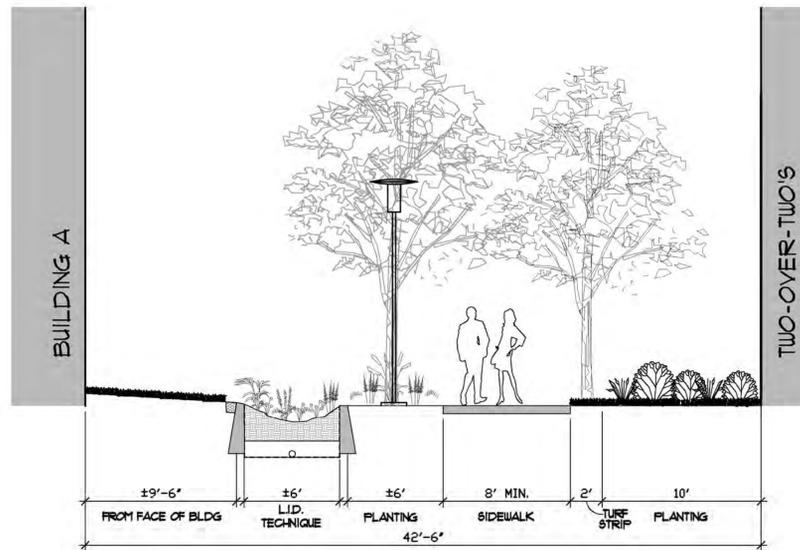
AMPHITHEATER LAWN TERRACE AND LINEAR PARK
WOODLAND PARK WATERVIEW
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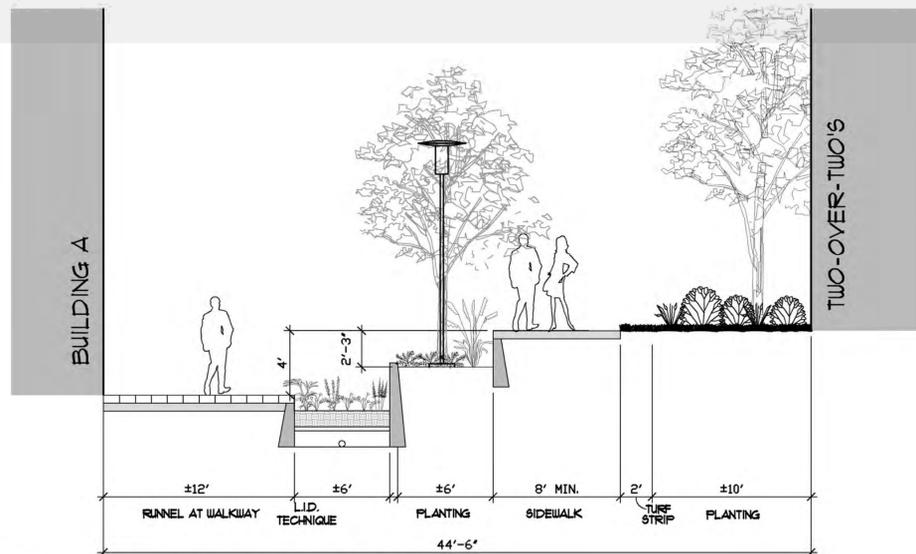
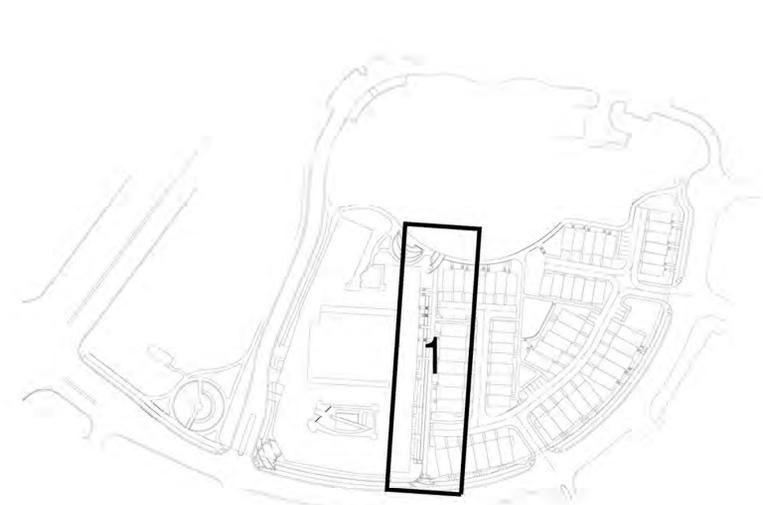
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A LOW IMPACT DEVELOPMENT TECHNIQUE
SCALE: 3/16" = 1'



B LOW IMPACT DEVELOPMENT TECHNIQUE
SCALE: 3/16" = 1'



C LOW IMPACT DEVELOPMENT TECHNIQUE
SCALE: 3/16" = 1'

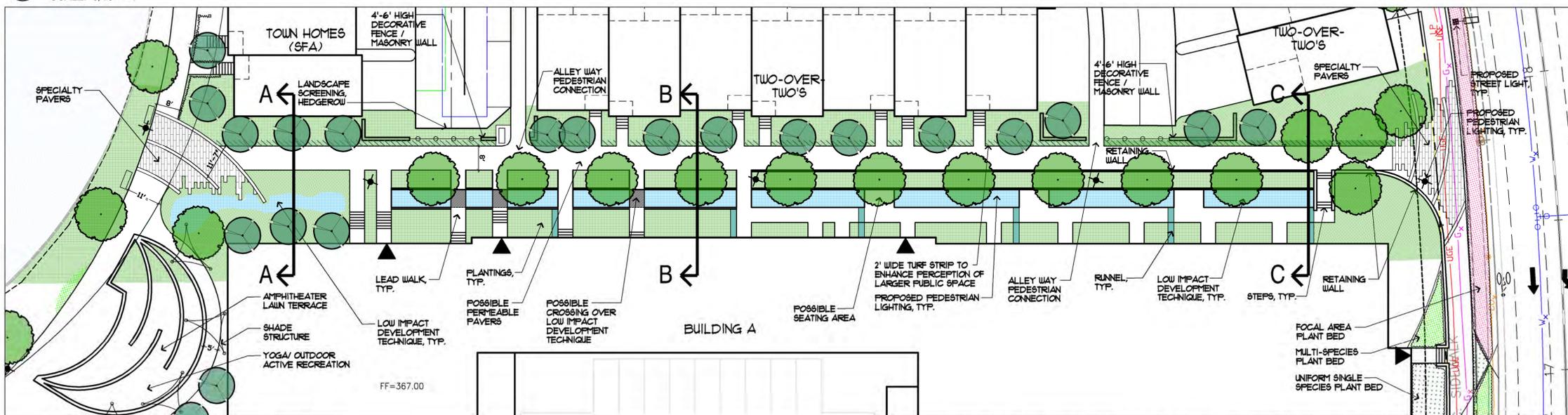
LOW IMPACT DEVELOPMENT EXAMPLES



PEDESTRIAN PROMENADE NARRATIVE

THE PEDESTRIAN PROMENADE WILL CREATE A COMMON PLACE MAKING AMENITY FOR RESIDENTS AND PROVIDE AN INVITING, WALKABLE CONNECTION FROM WOODLAND PARK ROAD TO THE LINEAR PARK. THE PROMENADE ALSO PROVIDES AN OPPORTUNITY TO FEATURE LOW IMPACT DEVELOPMENT TECHNIQUES (LID) AND FOSTER SAFE AND EDUCATIONAL INTERACTION WITH WATER. THE CONCEPT FEATURES ARTFUL LID ELEMENTS, SUCH AS BIORETENTION AND INNOVATIVE BMP'S, THAT BECOME ACTIVATED DURING RAIN EVENTS AND SERVE AS ENHANCEMENTS TO FILTERING POLLUTION FROM AND REDUCING THE RUN-OFF OF STORMWATER.

THE PROMENADE WILL VISUALLY TERMINATE AT A FOCAL POINT CREATED BY RELOCATING THE EXITING FOUNTAIN IN THE POND. PARTICULAR ATTENTION WILL BE PAID TO THE LANDSCAPE TREATMENT ALONG THE PROMENADE TO ENSURE ADEQUATE SCREENING AND SEASONAL INTEREST IS PROVIDED FOR RESIDENTIAL UNITS AND ALLEY LOCATIONS. NATIVE PLANTS WILL BE USED AS APPROPRIATE TO REDUCE IRRIGATION AND PROLIFERATION OF INVASIVE SPECIES, CONTRIBUTING TO THE PEDESTRIAN EXPERIENCE. PEDESTRIAN-SCALE LIGHTING FIXTURES WILL BE PROVIDED ALONG THE PROMENADE.

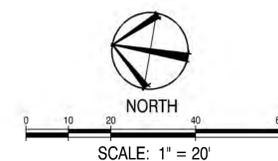


1 PEDESTRIAN PROMENADE LANDSCAPE PLAN
SCALE: 1" = 20'

NOTE: SEE SHEET 28 ON LOW IMPACT DEVELOPMENT TECHNIQUES FOR ADDITIONAL INFORMATION

LANDSCAPE LEGEND

- CANOPY TREE
- ORNAMENTAL TREE
- EVERGREEN HEDGEROW
- TURF STRIP
- LID TECHNIQUE
- PR STREET LIGHT
- PR PEDESTRIAN LIGHT
- 4'-6" HIGH DECORATIVE FENCE / MASONRY WALL



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1 passive lounge area



5 outdoor kitchen / seating



NORTH



SCALE: 1" = 10'



2 design precedent



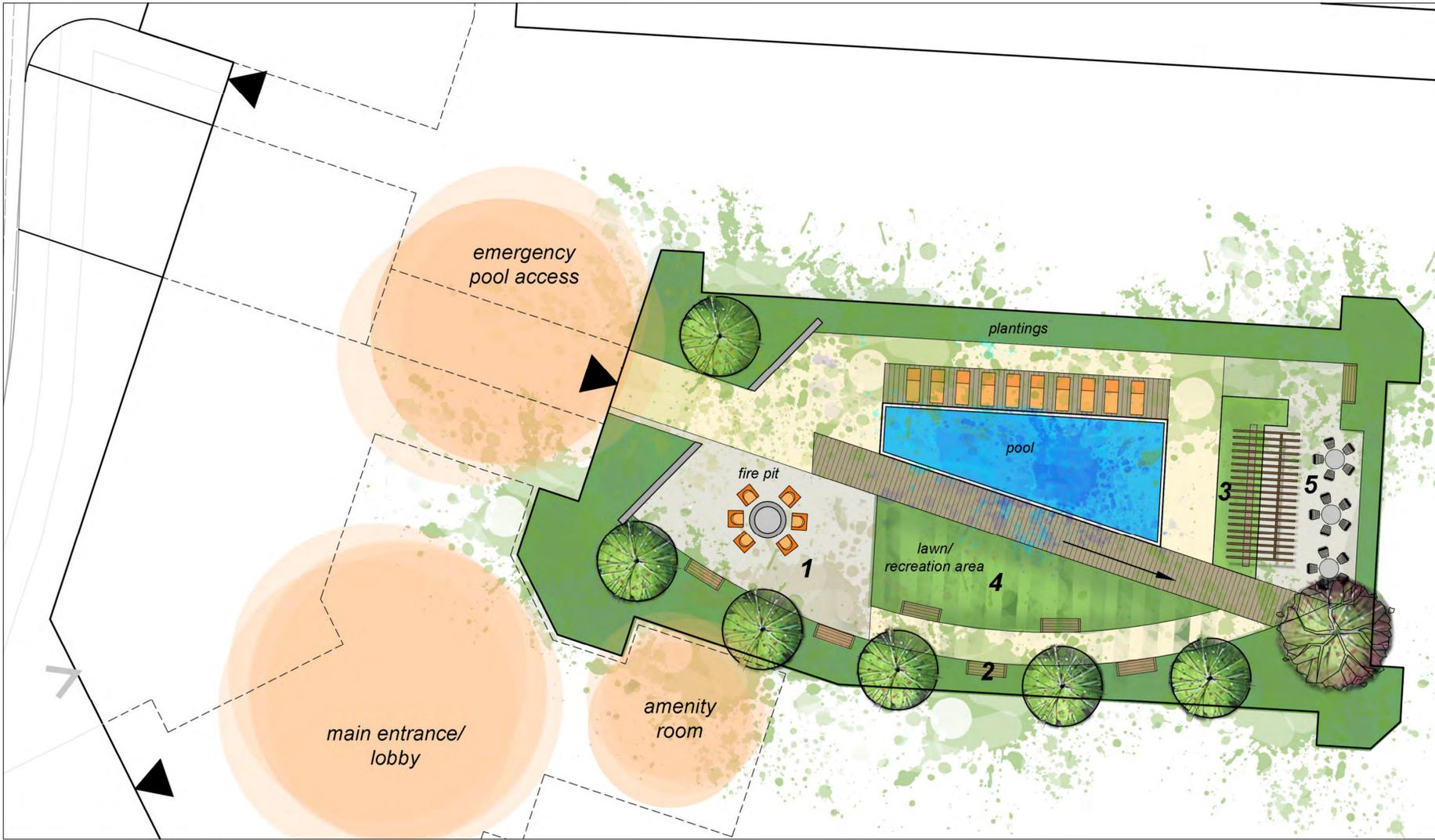
3 focal wall/ gathering space



4 outdoor recreation

NOTES

1. THE COURTYARD LAYOUT MAY BE FORMAL (RECTILINEAR) OR INFORMAL (CURVILINEAR) IN FORM, PROVIDED THAT THE GENERAL DESIGN QUALITY AND PROGRAM ELEMENTS ARE IN SUBSTANTIAL CONFORMANCE WITH OR EQUIVALENT TO, THE PROGRAM ELEMENTS SHOWN.
2. THE CONCEPTS AND IMAGES SHOWN ARE CONCEPTUAL, AND WILL CHANGE BASED ON FINAL ARCHITECTURAL AND ENGINEERING DESIGN.



PRIVATE COURTYARD

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PRIVATE COURTYARD LAYOUT PLAN

WOODLAND PARK WATERVIEW

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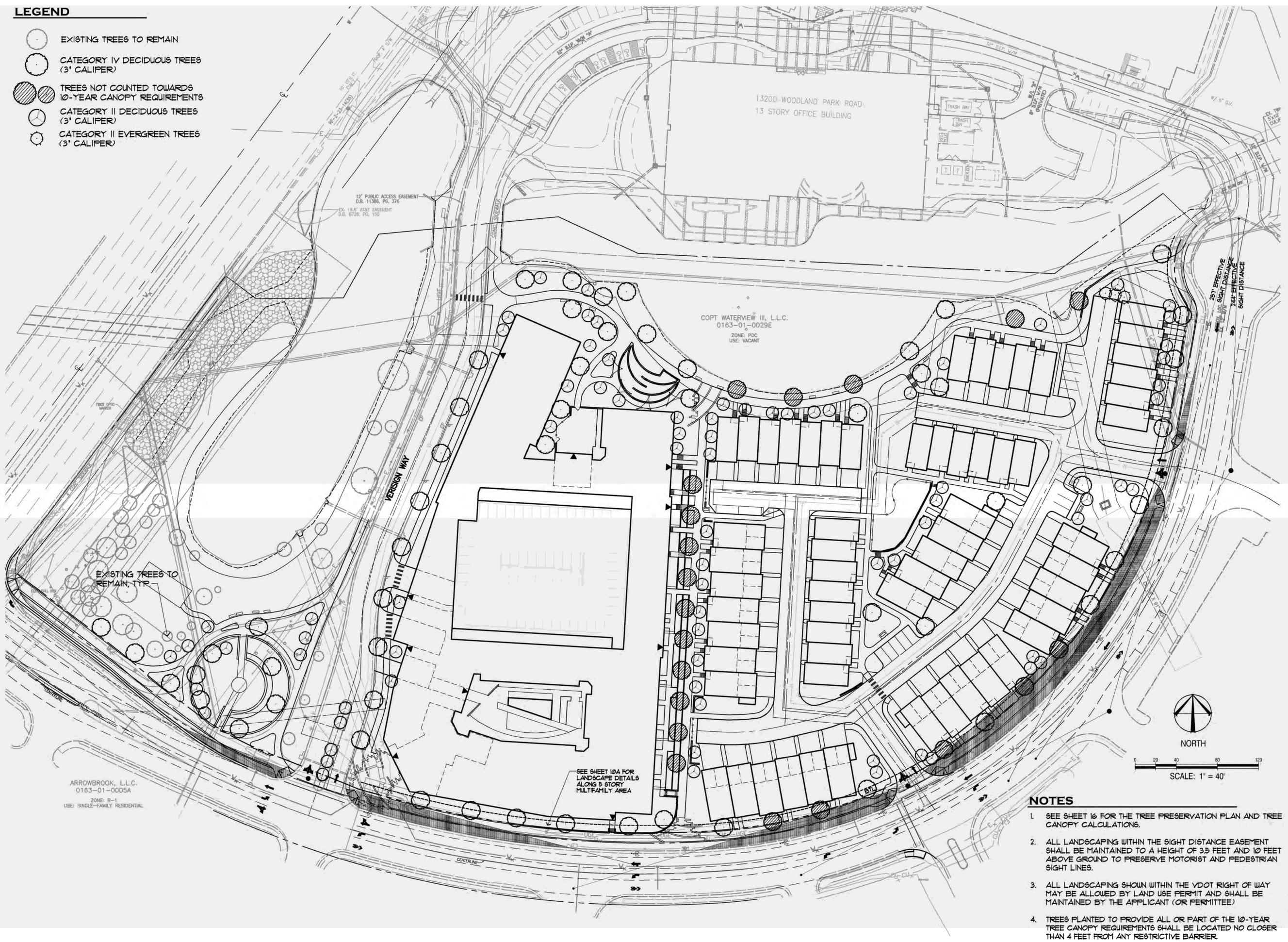
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LEGEND

-  EXISTING TREES TO REMAIN
-  CATEGORY IV DECIDUOUS TREES (3' CALIPER)
-  TREES NOT COUNTED TOWARDS 10-YEAR CANOPY REQUIREMENTS
-  CATEGORY II DECIDUOUS TREES (3' CALIPER)
-  CATEGORY II EVERGREEN TREES (3' CALIPER)



NOTES

1. SEE SHEET 16 FOR THE TREE PRESERVATION PLAN AND TREE CANOPY CALCULATIONS.
2. ALL LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MAINTAINED TO A HEIGHT OF 35 FEET AND 10 FEET ABOVE GROUND TO PRESERVE MOTORIST AND PEDESTRIAN SIGHT LINES.
3. ALL LANDSCAPING SHOWN WITHIN THE VDOT RIGHT OF WAY MAY BE ALLOWED BY LAND USE PERMIT AND SHALL BE MAINTAINED BY THE APPLICANT (OR PERMITTEE)
4. TREES PLANTED TO PROVIDE ALL OR PART OF THE 10-YEAR TREE CANOPY REQUIREMENTS SHALL BE LOCATED NO CLOSER THAN 4 FEET FROM ANY RESTRICTIVE BARRIER.

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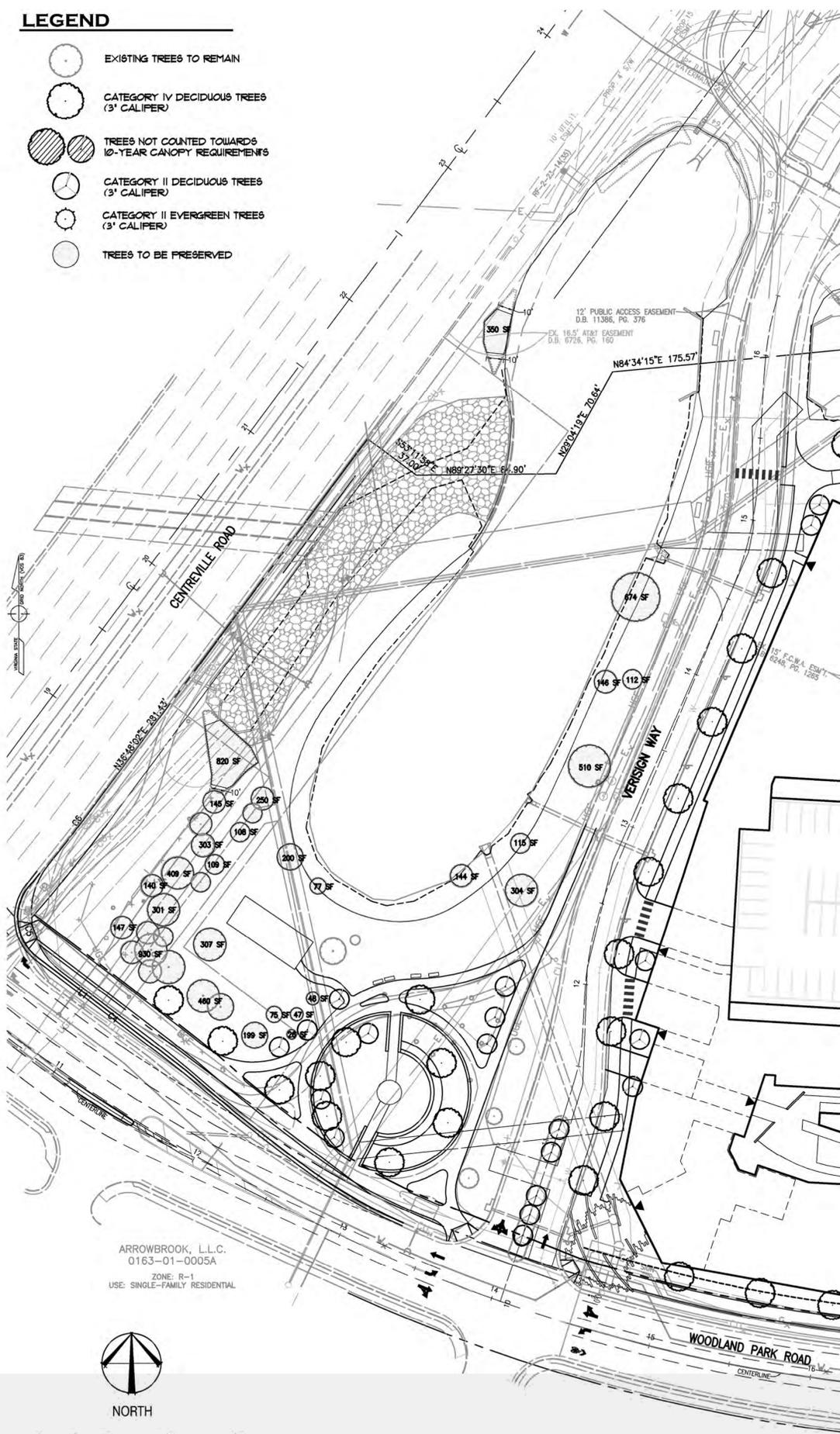
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SCALE: VERT:
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LEGEND

- EXISTING TREES TO REMAIN
- CATEGORY IV DECIDUOUS TREES (3' CALIFER)
- TREES NOT COUNTED TOWARDS 10-YEAR CANOPY REQUIREMENTS
- CATEGORY II DECIDUOUS TREES (3' CALIFER)
- CATEGORY II EVERGREEN TREES (3' CALIFER)
- TREES TO BE PRESERVED



ARROWBROOK, L.L.C.
0163-01-0005A
ZONE: R-1
USE: SINGLE-FAMILY RESIDENTIAL



SCALE: 1" = 40'

Table 12.3 Tree Preservation Target Calculations and Statement

A	Pre-development area (SF) of existing tree canopy (from Existing Vegetation Map) =	317,870 or 7.30 AC.
B	Percentage of gross site area covered by existing tree canopy =	61.1%
C	Percentage of 10-year tree canopy required for site (see Table 12.4) =	10% PDH-30 District
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	61.1%
E	Proposed percentage of canopy requirement that will be met through tree preservation =	20.9%
F	Has the Tree Preservation Target minimum been met?	NO
G	If No for line F, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0507.3 along with a narrative that provides a site-specific explanation of why the	
H	If step G requires a narrative, it shall be prepared in accordance with § 12-0508.4	
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	See 10-Year Tree Canopy Calcs below

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	61.1% see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement		
B1	Identify gross site area =	520,465 § 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and ponds =	74,894 § 12-0511.1B
B3	Subtract area of exemptions =	74,894 § 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 - B2) =	445,571
B5	Identify site's zoning and/or use =	PDH-30
B6	Percentage of 10-year tree canopy required =	10% § 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B6) =	44,557
B8	Modification of 10-year Tree Canopy Requirements requested?	NO
B9	If B8 is yes, then list plan sheet where modification request is located	N/A Sheet number
C. Tree Preservation		
C1	Tree Preservation Target Area =	27,224 (61.1% x B7)
C2	Total canopy area meeting standards of § 12-02400 =	7,456
C3	C2 x 1.25 =	9,320 § 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 =	9,320 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) =	35,237
D2	Area of canopy planted for air quality benefits =	12,000
D3	x 1.5 =	18,000 § 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 =	12,000
D9	x 1.5 =	18,000 § 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	Area of canopy provided through native shrubs or woody seed mix =	-
D17	x 1.0 =	- § 12-0510.4D(1)(a)
D17.0	Percentage of D14 represented by D15 =	- Must not exceed 33% of D14 (Included Reduced Credits)
D18	Area of canopy planted for no additional credits (x 1.0) =	-
D19	Total of canopy area provided through tree planting =	36,000
D20	Is an offsite planting relief requested?	No Yes or No
D21	Tree Bank or Tree Fund?	N/A § 12-0512
D22	Canopy area requested to be provided through offsite banking or tree fund =	N/A
D23	Canopy area requested to be provided through offsite banking or tree fund =	N/A
D24	Amount to be deposited into the Tree Preservation and Planting Fund =	N/A
E. Total of 10-year Tree Canopy Provided		
E1	Total of canopy area provided through tree preservation (C10) =	9,320 Deviation is sought for tree preservation
E2	Total of canopy area provided through tree planting (D17) =	36,000
E3	Total of canopy area provided through offsite mechanism (D19) =	N/A
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	45,320 Total of E1 through E3. Area should meet or exceed area required by B7

PERCENTAGE OF 10-YEAR TREE CANOPY PROPOSED = 10.2%
45,320 (E4) / 445,571 (B4) (REFER TO TABLE ABOVE)

*** SEE SHEET 02 FOR THE TREE PRESERVATION TARGET DEVIATION REQUEST.

LANDSCAPE COMPUTATIONS

16-2091: TOTAL OPEN SPACE

OPEN SPACE REQUIRED REFER TO SHEET 02
OPEN SPACE PROVIDED REFER TO SHEET 02

13-201: INTERIOR PARKING LOT LANDSCAPE

REFER TO SHEET 02, WAIVERS

13-202: PERIPHERAL PARKING LOT LANDSCAPE

LANDSCAPE STRIP ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: N/A
NUMBER OF TREES REQUIRED (1/40 LF)

LANDSCAPE STRIP NOT ABUTTING RIGHT OF WAY
TOTAL LINEAR FEET OF FRONTAGE: N/A
NUMBER OF TREES REQUIRED (1/50 LF)

13-301: TRANSITIONAL SCREENING AND BARRIERS

THIS SITE IS NOT SUBJECT TO THE TRANSITIONAL SCREENING AND BARRIER REQUIREMENT SINCE TRANSITIONAL SCREENING AND BARRIERS SHALL ONLY APPLY AT THE PERIPHERAL BOUNDARY.

PLANTING LIST

- CATEGORY II DECIDUOUS TREES (3' CALIFER)**
- AMELANCHIER ARBOREA
 - CARPINUS CAROLINIANA
 - CERCIS CANADENSIS
 - CORNUS KOUSA
 - FRAXINUS SF.
 - SERVICEBERRY
 - AMERICAN HORNBEEAM
 - EASTERN REDBUD
 - DOGWOOD
 - CHERRY
- CATEGORY IV DECIDUOUS TREES (3' CALIFER)**
- ACER RUBRUM
 - GINKGO BILOBA (MALE ONLY)
 - PLATANUS ACERIFOLIA
 - QUERCUS PALUSTRIS
 - QUERCUS PHELLOS
 - QUERCUS RUBRA
 - ILLINUS FAIRYFOLIA
 - ZELKOVA SERRATA
 - RED MAPLE
 - GINKGO
 - LONDON PLANETREE
 - PIN OAK
 - WILLOW OAK
 - NORTHERN RED OAK
 - CHINESE ELM
 - ZELKOVA
- CATEGORY II EVERGREEN TREES (3' CALIFER)**
- JUNIPERUS VIRGINIANA
 - ILEX OPACA
 - EASTERN REDCEDAR
 - AMERICAN HOLLY
- NOTE: PROPOSED PLANT LIST MAY BE SUBJECT TO CHANGE AT TIME OF SITE PLAN**

TREE COVER TABULATIONS

SITE AREA	520,465	SF	11.95	ACRES
Exclusion For On-Site Ponds	74,894	SF	1.72	ACRES
Gross Site Area Adjusted	445,571	SF	10.23	ACRES
10-YEAR TREE CANOPY REQUIRED				
10% FOR PDH-30 District	44,557	SF	1.02	ACRES
	Qty	Credit		
	77	9,625		
	56	14,000		
	3	375		
			24,000	
			36,000	
			10.23	
				8.3%

Additional Credit Multipliers: All proposed trees to be selected for Air Quality benefits, Wildlife Benefits, or Improved Cultivars. The breakdown below is an approximate calculation for additional credit taken for tree selections. Final tree selection to be

	Canopy Credits
Air Quality Benefits (Approximate)	12,000 X 1.50 = 18,000
Wildlife Benefits (Approximate)	12,000 X 1.50 = 18,000
TOTALS	36,000

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DRW: KJK	CHK: SEG

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STEVEN E. GLEASON
Lic. No. 1104
09/30/2016
LANDSCAPE ARCHITECT
SEAL:

TREE PRESERVATION PLAN AND TABULATIONS
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/EDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: 1"=40'
SCALE: VERT:
DATE: DECEMBER 2015
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CADD: 0313-0259-1-15-102.DWG
NCS: ---
NUMBER: 16 OF 28
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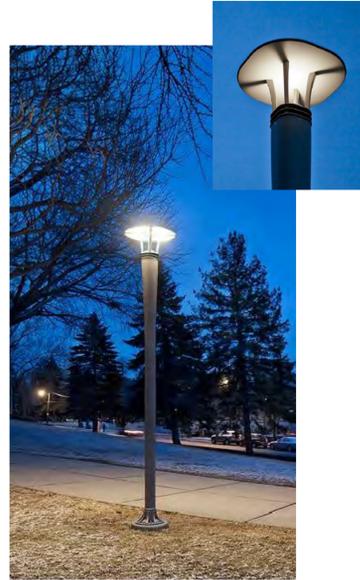
PROPOSED BENCHES WILL HAVE A POWDER COATED OR STAINLESS STEEL FINISH ON THE FRAMEWORK. SEATING AND BACKING FINISHES WILL BE OF WOOD OR SYNTHETIC WOOD MATERIAL.

BENCHES



HEIGHT: 10'-16'

STREET LIGHT FIXTURES

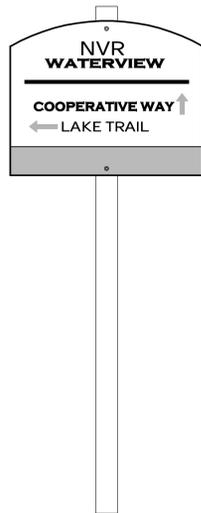


HEIGHT: 8'-12'

WALKWAY LIGHT FIXTURES



BIKE RACKS (FOR SHORT TERM BICYCLE PARKING)



WAYFINDING SIGNAGE



**ENTRY SIGNAGE (WHERE SHOWN)
SEE NOTE 29 ON SHEET 02**



**ACTIVE RECREATION / WORKOUT AREA (1)
(1) SEE SHEET 06 FOR PROPOSED LOCATION**



PLAY AREA (1)



PROPOSED TRASH AND RECYCLING WILL BE PLACED IN CONVENIENT LOCATIONS ALONG THE STREETScape.

TRASH & RECYCLING RECEPTACLES



WIRE PANEL FENCE

PRECEDENT IMAGES, PAVING, SITE AMENITIES AND DESIGN DETAILS ARE PROVIDED TO ESTABLISH THE VISUAL CHARACTER, SCALE, AND MATERIAL QUALITY LEVEL OF THE URBAN DESIGN FEATURES NOTED, AND ARE REPRESENTATIVE OF THE INTENDED DESIGN. SPECIFIC PRODUCT SELECTIONS, AMENITY LOCATIONS, STREETScape FURNITURE, LIGHTING AND PAVING MAY VARY WITH FINAL ARCHITECTURAL AND SITE PLANS, PROVIDED THEY ARE IN SUBSTANTIAL CONFORMANCE WITH THE DESIGN INTENT PRESENTED IN THIS PLAN SET AND THE PROFFERS.

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DRW: IPB	CHK: SEG



PROPOSED SITE FURNISHINGS
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RIZ/EDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: NTS
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ----
JOB: 0313-0159
CADD: 0313-0259-L-15-501.DWG
NCS: --
NUMBER: 17 of 28

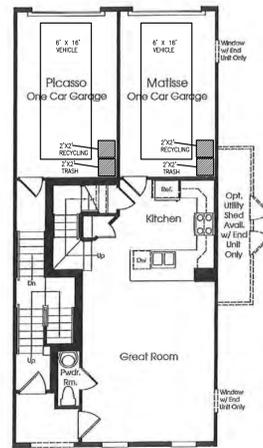
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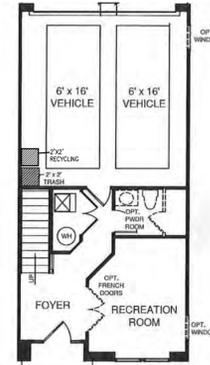
SINGLE FAMILY ELEVATION

SCALE: NTS



TWO OVER TWO

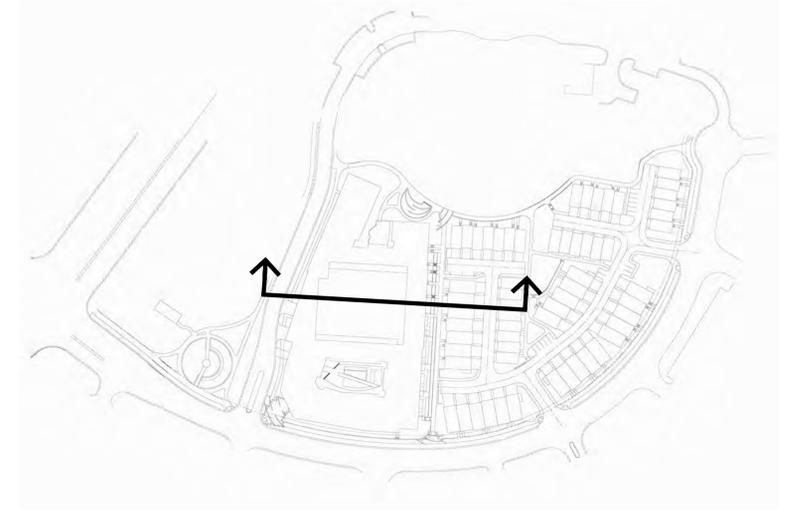
NOTE: THE GARAGE LAYOUT IS TO DEMONSTRATE OPTIMAL LOCATIONS FOR TRASH AND RECYCLING BINS. THE FLOORPLAN IS SHOWN FOR INFORMATIONAL PURPOSES.



TOWNHOUSE

TYPICAL GARAGE LAYOUTS

SCALE: 1"=10'



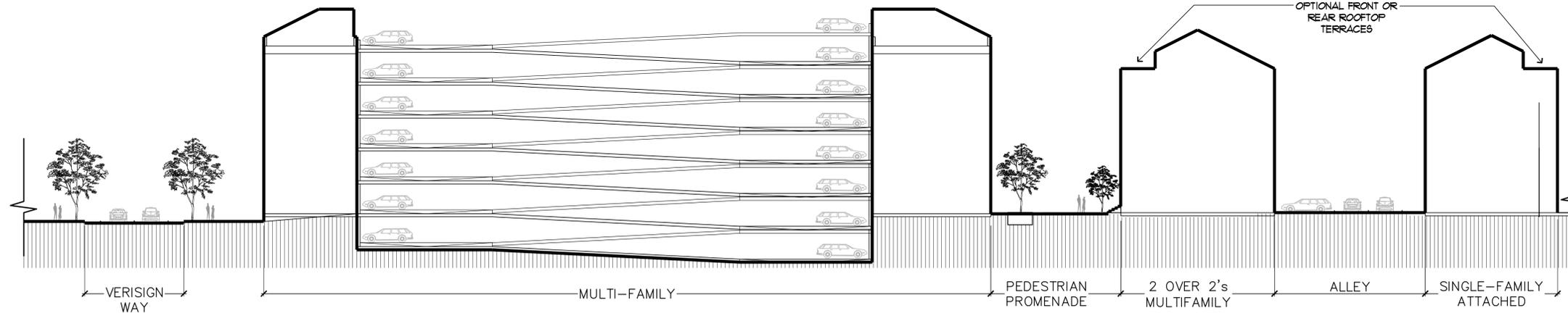
NOTE:

THE ELEVATIONS SHOWN ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE INTENDED TO CONVEY THE HEIGHT AND GENERAL ARCHITECTURAL TREATMENT OF THE UNITS. THE MATERIALS AND COLORS ARE SUBJECT TO CHANGE, SEE PROFFERS.



TWO-OVER-TWO ELEVATIONS

SCALE: NTS



CROSS SECTION

SCALE: 1" = 20'

NOTE: THIS DRAWING IS SEALED FOR INFORMATION ONLY

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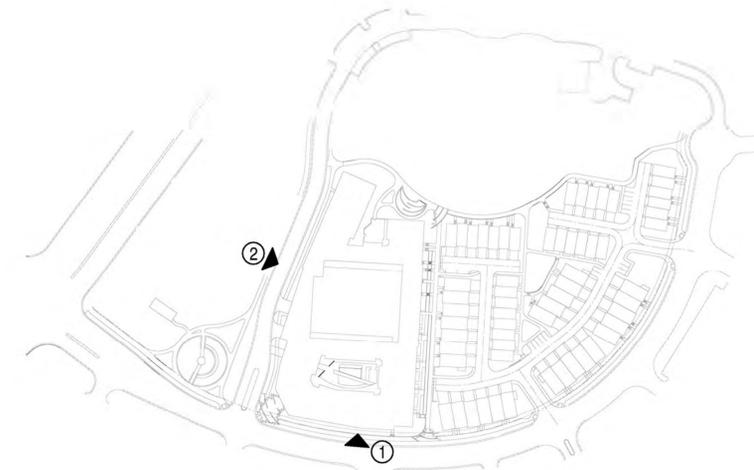
BUILDING SFA & TWO OVER TWO ELEVATIONS
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RIZ/DP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: AS SHOWN
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ----
JOB: 0313-0159
CADD: 0313-0259-L-ARCH-101.DWG
NCS: --
NUMBER: 18 OF 28





1 MULTIFAMILY ELEVATION (WOODLAND PARK ROAD)
SCALE: NTS



NOTE:

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2 MULTIFAMILY ELEVATION (VERISIGN WAY)
SCALE: NTS

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DRW: IPB	CHK: SEG

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Lic. No. 1104

09/30/2016

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MULTIFAMILY BUILDING ELEVATIONS

WOODLAND PARK WATERVIEW

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT /
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DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

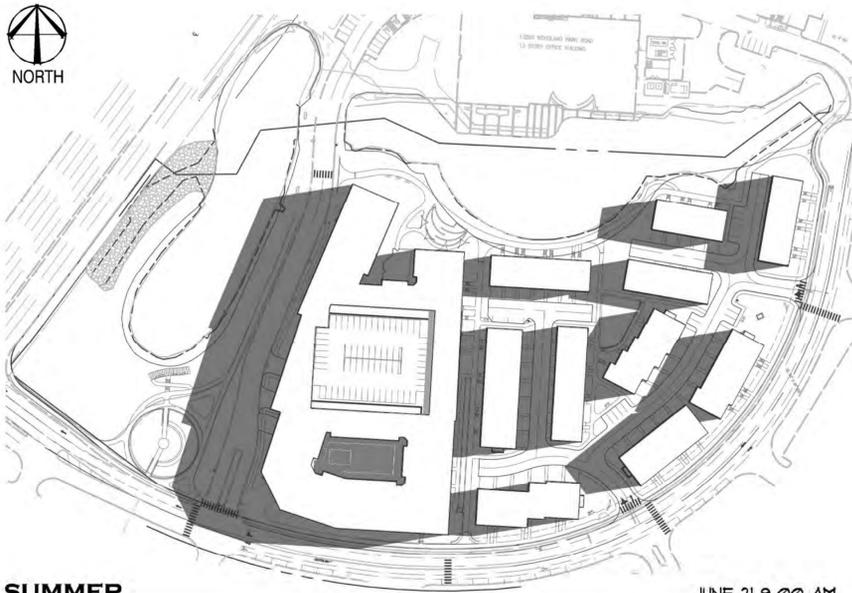
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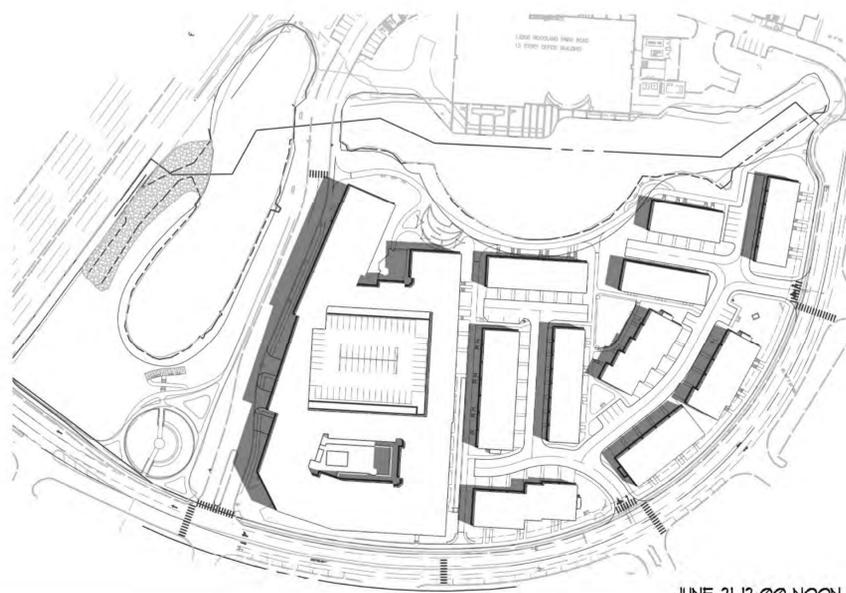


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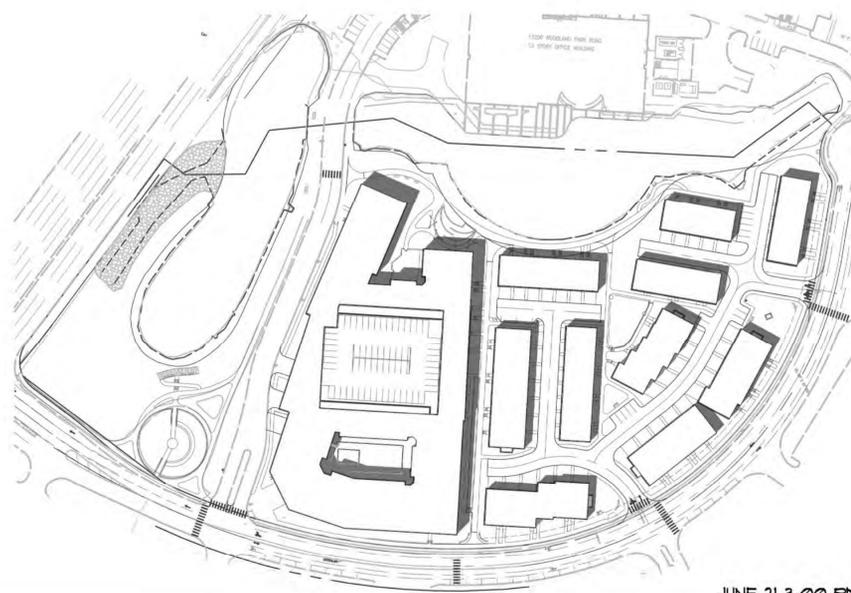


SUMMER

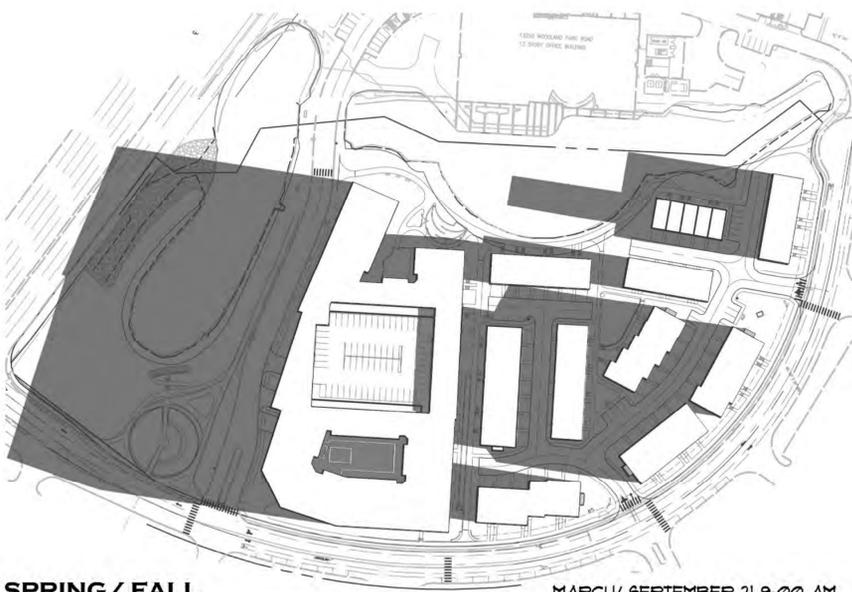
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JUNE 21 12:00 NOON

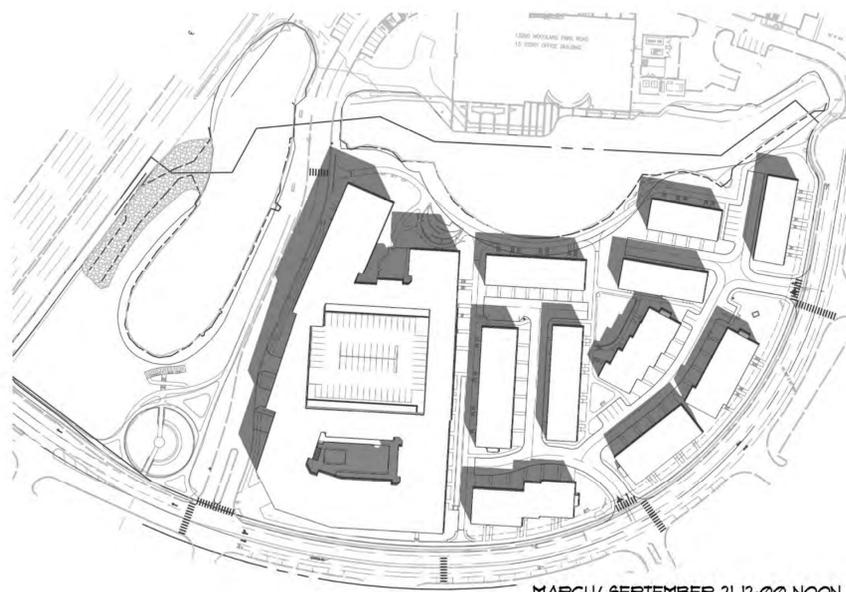


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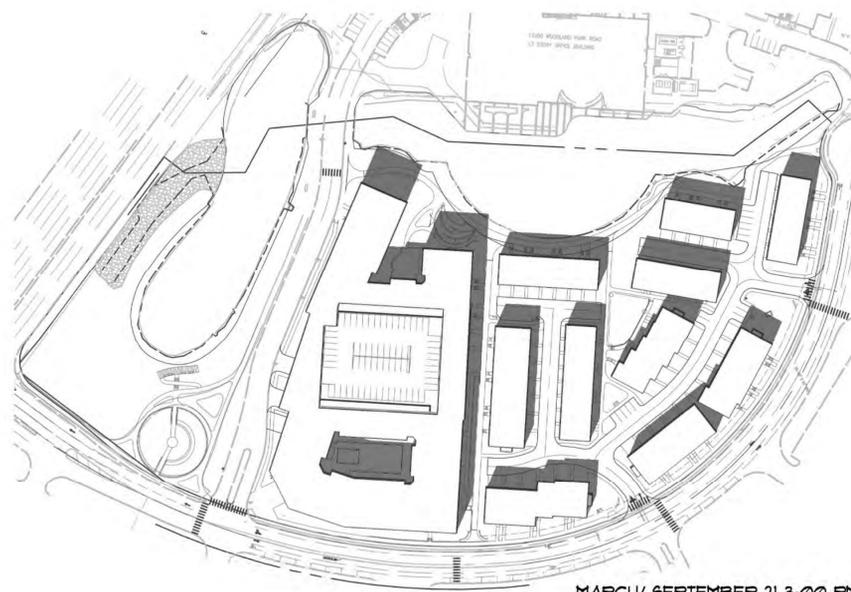


SPRING / FALL

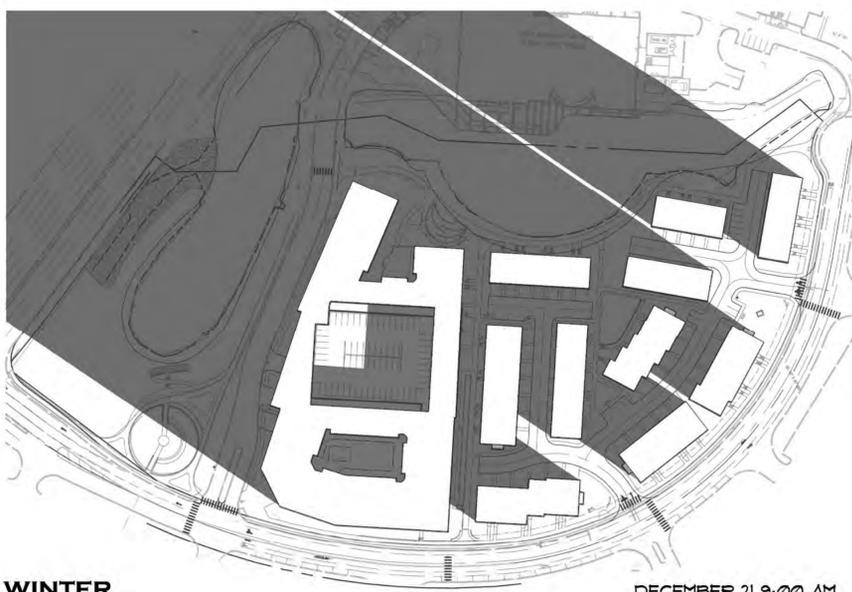
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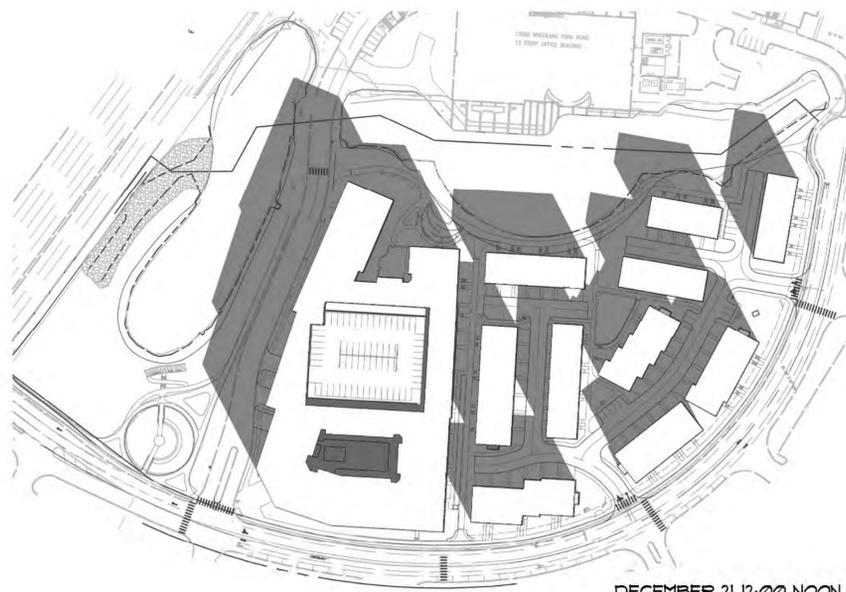


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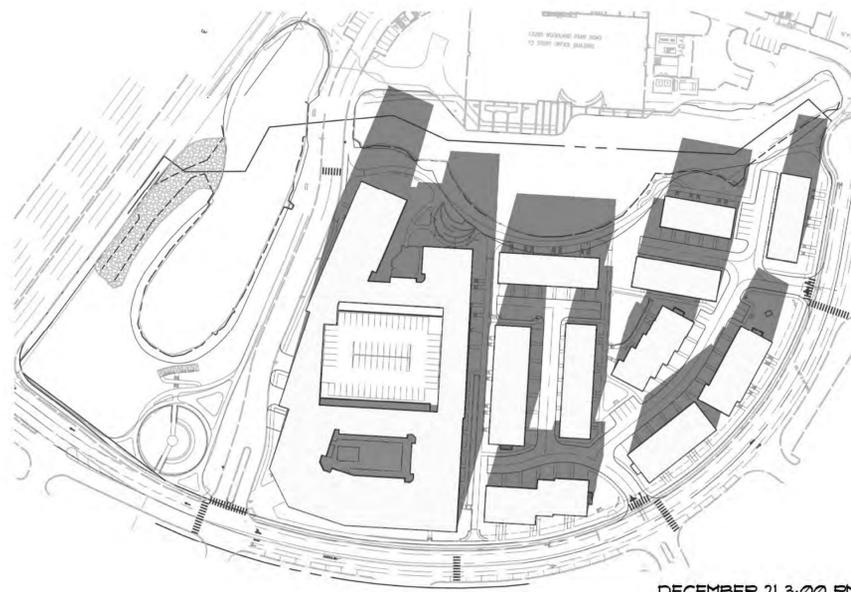


WINTER

DECEMBER 21 9:00 AM



DECEMBER 21 12:00 NOON



DECEMBER 21 3:00 PM

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WOODLAND PARK WATERVIEW

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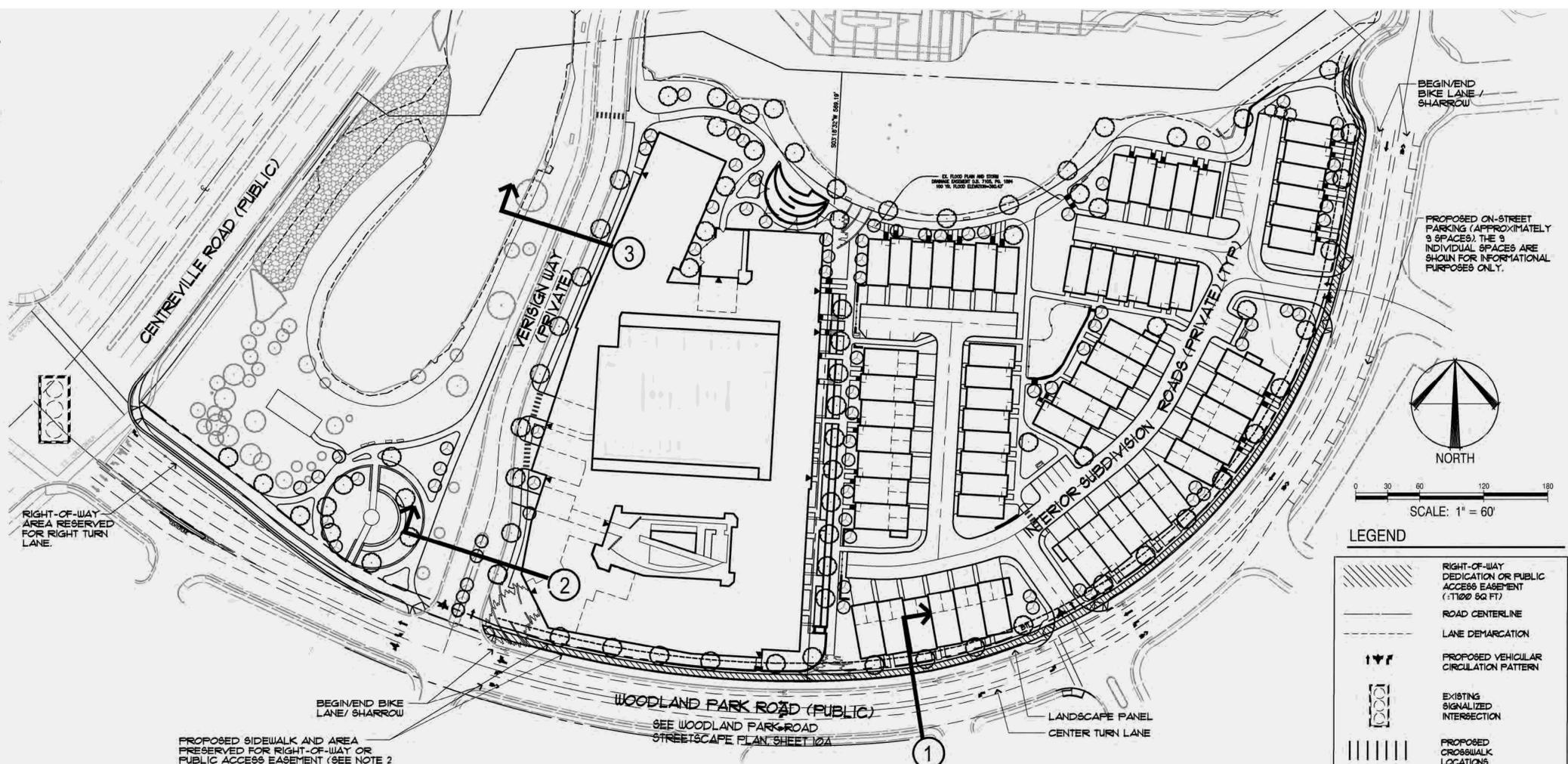
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SCALE:	VERT:
DATE:	DECEMBER 2015
PLAN:	---
JOB:	0313-0159
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NUMBER 20 of 28

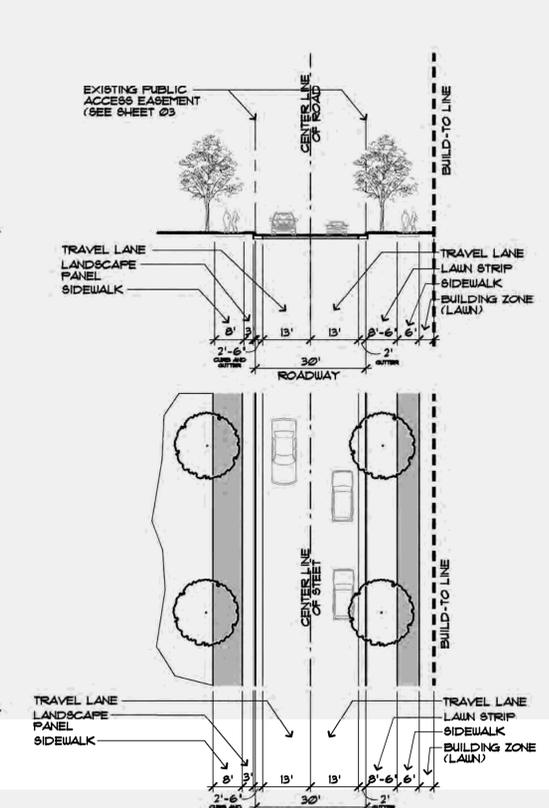
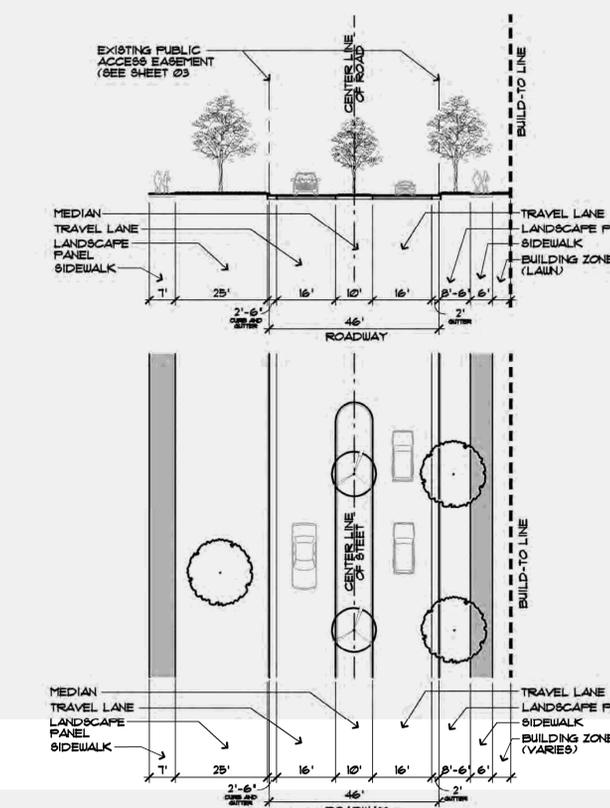
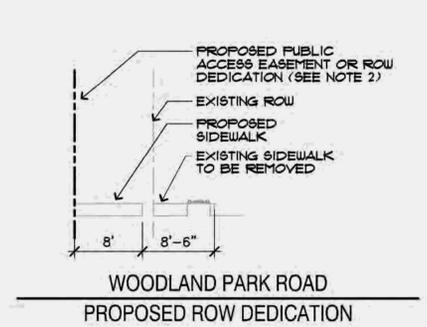
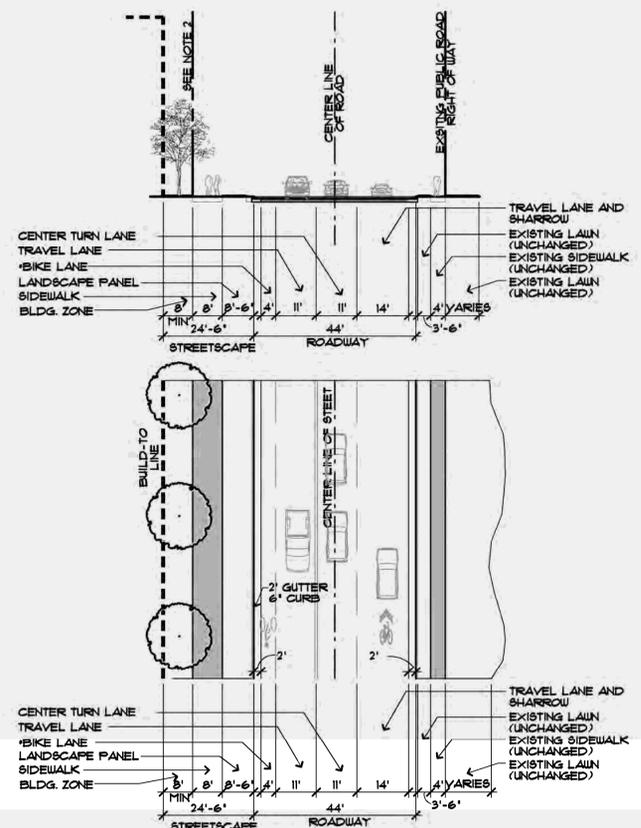
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NOTES

- ALL DIMENSIONS SHOWN IN SECTIONS 1-3 BELOW ARE MEASURED FROM FACE OF CURB TO FACE OF CURB.
- TO SUPPORT THE COUNTY PLANNED URBAN STREET SECTIONS, A PORTION OF THE SITE IS RESERVED FOR RIGHT-OF-WAY DEDICATION OR PUBLIC ACCESS EASEMENT ALONG WOODLAND PARK ROAD. DEDICATION/PUBLIC ACCESS EASEMENT WILL EXTEND TO BACK OF SIDEWALK. SEE NOTE 15D OF SHEET 02.
- BUILD-TO-LINES ("BTL") HAVE BEEN ESTABLISHED AS DEPICTED ON THE CDP/FDP TO CREATE AN URBAN, PEDESTRIAN-ORIENTED ENVIRONMENT WHERE BUILDINGS ARE LOCATED CLOSE TO THE STREET AND PEDESTRIAN/STREETSCAPE AREAS ARE LOCATED BETWEEN THE BUILDINGS AND THE STREETS. IN GENERAL, BUILDING FACADES ARE INTENDED TO BE CONFIGURED IN SUCH A WAY AS TO PROVIDE A CONTINUOUS STREET WALL ALONG THIS LINE, BUT MODIFICATIONS TO EITHER SIDE OF THE BTL ARE PERMITTED. AWNINGS AND OTHER ARCHITECTURAL CANOPIES ATTACHED TO THE BUILDING FRONTAGE THAT PROJECT OUT FROM THE BUILD-TO-LINE AND INTO THE BUILDING ZONE SHALL PROVIDE ADEQUATE CLEARANCE FOR PEDESTRIAN MOVEMENT AND SHALL NOT CONFLICT WITH STREET TREE LOCATIONS.
- SEE SHEET 23 FOR SIGHT DISTANCE EASEMENT LOCATIONS AND INFORMATION.
- THE PROPOSED WOODLAND PARK ROAD STREETSCAPE REFLECTS A MODIFICATION OF THE COUNTY COMPREHENSIVE PLAN RECOMMENDATION FOR COLLECTOR AND LOCAL STREETS STREETSCAPE SECTION TO LOCATE THE STREET TREES IN THE BUILDING ZONE AS SHOWN ON SECTION 1 THIS SHEET. SEE SHEET 02 WAIVER NOTE 1.
- SHRUBS WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MAINTAINED TO A MAXIMUM HEIGHT OF 2 FEET. TREES WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE LIMBED UP TO A MINIMUM HEIGHT OF 7 FEET. THIS IS TO PRESERVE MOTORIST AND PEDESTRIAN SIGHT LINES.



*ACCORDING TO THE VDOT ROAD DESIGN MANUAL (ISSUED JANUARY 2005 AND REVISED JULY 2015), THE WIDTH OF A BIKE LANE IS 4 FEET MINIMUM FROM THE EDGE OF PAVEMENT (FACE OF GUTTER PAN) TO THE BIKE LANE STRIPE ON CURB AND GUTTER ROADWAYS. (A-80)



1 WOODLAND PARK ROAD PUBLIC STREET

2 VERISIGN WAY WITH MEDIAN PRIVATE STREET

3 VERISIGN WAY PRIVATE STREET

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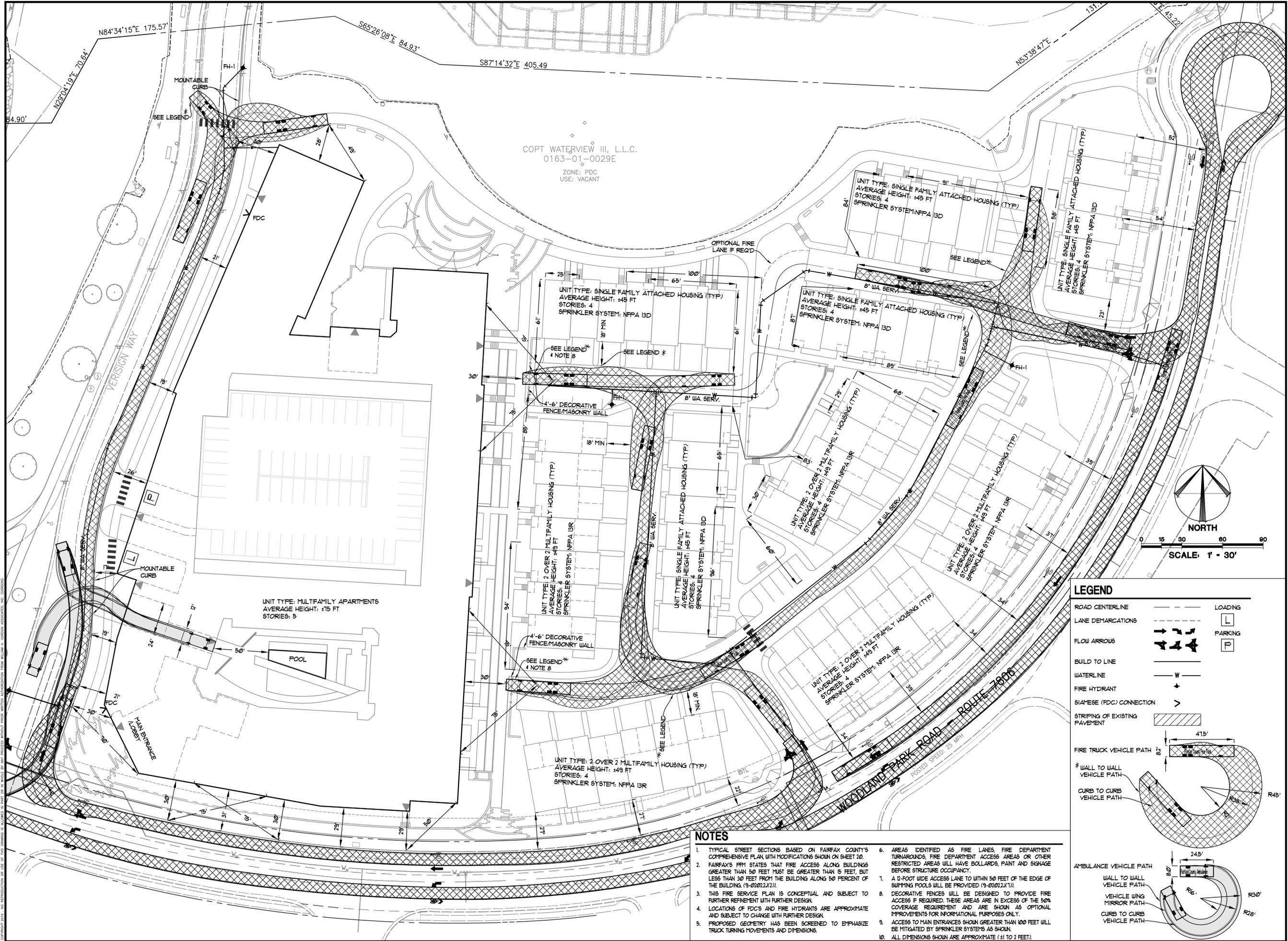
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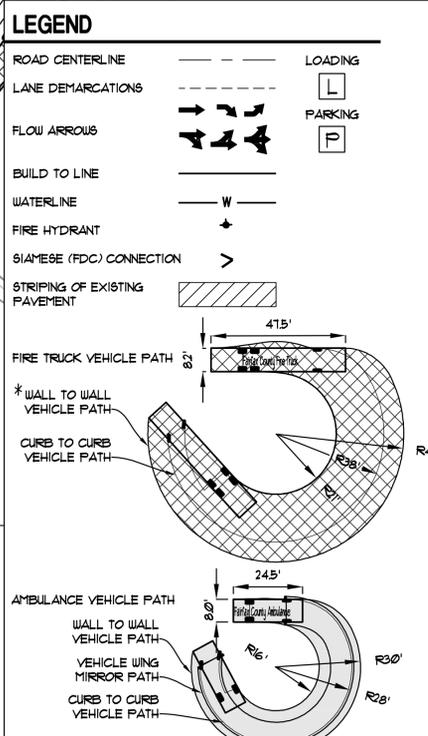
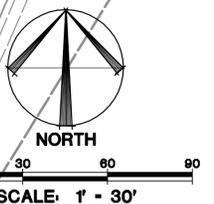
WOODLAND PARK ROAD IMPROVEMENTS
WOODLAND PARK WATERVIEW
 PROFFER CONDITION AMENDMENT /
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
 FINAL DEVELOPMENT PLAN AMENDMENT
 RZ/EDP 2016-DR-001
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: 1"=60'
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ---
JOB: 0313-0159
CADD: 0313-0259-L-SS-101.DWG
NCS: ---

NUMBER: 21 OF 28
Gordon



COPT WATERVIEW III, L.L.C.
0163-01-0029E
ZONE: PDC
USE: VACANT

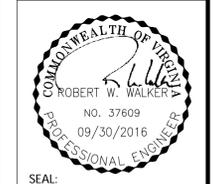


- NOTES**
- TYPICAL STREET SECTIONS BASED ON FAIRFAX COUNTY'S COMPREHENSIVE PLAN WITH MODIFICATIONS SHOWN ON SHEET 20.
 - FAIRFAX'S PRM STATES THAT FIRE ACCESS ALONG BUILDINGS GREATER THAN 50 FEET MUST BE GREATER THAN 15 FEET, BUT LESS THAN 30 FEET FROM THE BUILDING ALONG 50 PERCENT OF THE BUILDING. (9-020212.1/2).
 - THIS FIRE SERVICE PLAN IS CONCEPTUAL AND SUBJECT TO FURTHER REFINEMENT WITH FURTHER DESIGN.
 - LOCATIONS OF FDC'S AND FIRE HYDRANTS ARE APPROXIMATE AND SUBJECT TO CHANGE WITH FURTHER DESIGN.
 - PROPOSED GEOMETRY HAS BEEN SCREENED TO EMPHASIZE TRUCK TURNING MOVEMENTS AND DIMENSIONS.
 - AREAS IDENTIFIED AS FIRE LANES, FIRE DEPARTMENT TURNAROUNDS, FIRE DEPARTMENT ACCESS AREAS OR OTHER RESTRICTED AREAS WILL HAVE BOLLARDS, PAINT AND SIGNAGE BEFORE STRUCTURE OCCUPANCY.
 - A 12-FOOT WIDE ACCESS LANE TO WITHIN 50 FEET OF THE EDGE OF SWIMMING POOLS WILL BE PROVIDED (9-020212.1/1).
 - DECORATIVE FENCES WILL BE DESIGNED TO PROVIDE FIRE ACCESS IF REQUIRED. THESE AREAS ARE IN EXCESS OF THE 50% COVERAGE REQUIREMENT AND ARE SHOWN AS OPTIONAL IMPROVEMENTS FOR INFORMATIONAL PURPOSES ONLY.
 - ACCESS TO MAIN ENTRANCES SHOWN GREATER THAN 100 FEET WILL BE MITIGATED BY SPRINKLER SYSTEMS AS SHOWN.
 - ALL DIMENSIONS SHOWN ARE APPROXIMATE (+/- TO 2 FEET).

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www.gordonus.com

REVISIONS	NUMBER	DATE	DESCRIPTION
1. JANUARY 6, 2016	ACCEPTANCE COMMENTS		
2. MARCH 29, 2016	SECOND SUBMISSION		
3. JULY 8, 2016	STAFFING COMMENTS		
4. AUGUST 11, 2016	ADDRESS STAFF/VDOT MET/OS		
5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS		

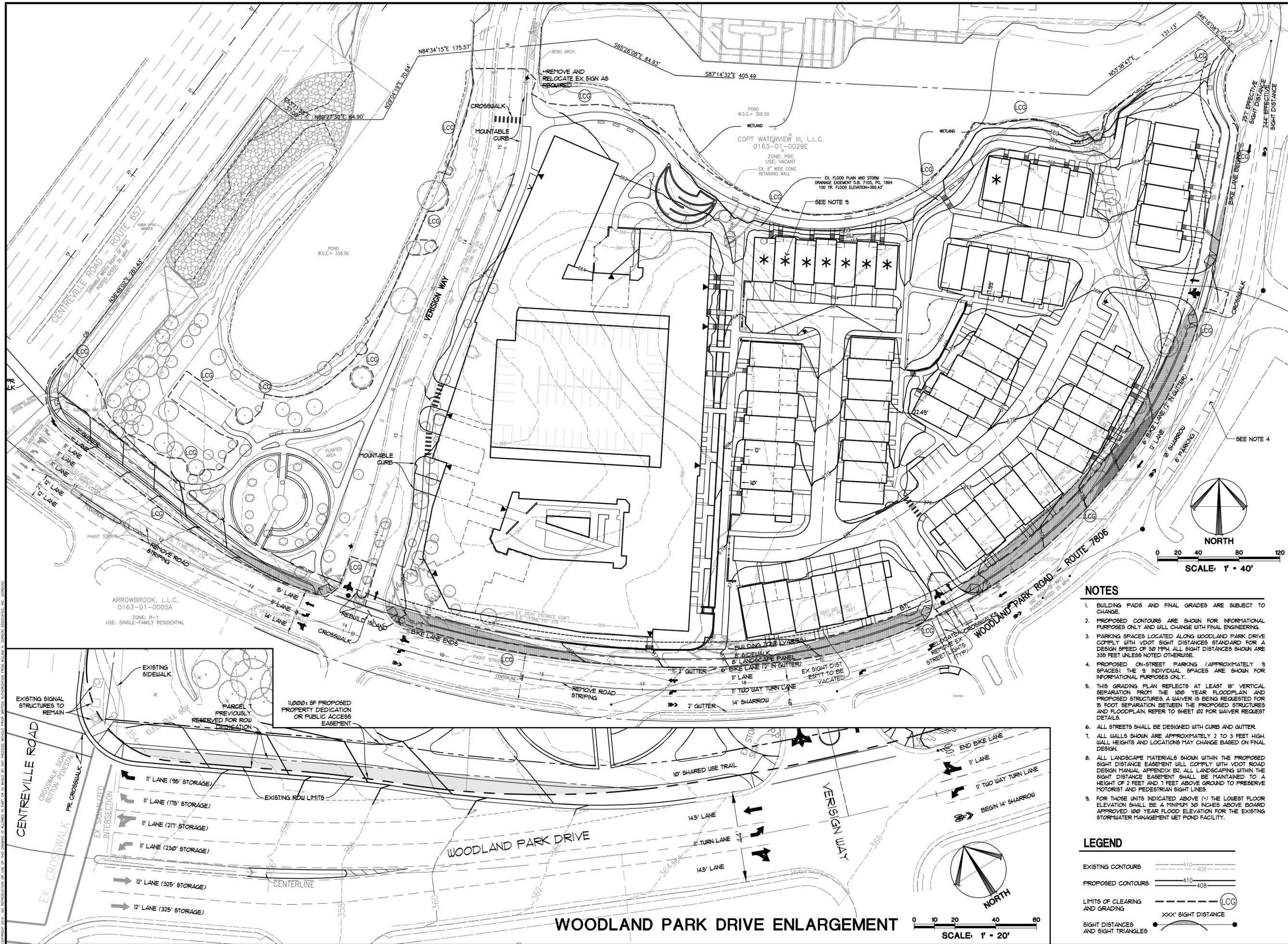
SUR:	DES:
GORDON	JSP
DRW:	CHK:
AJS	JSP



FIRE MANAGEMENT PLAN
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/FDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

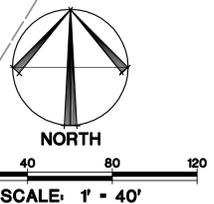
HORIZ: 1"=30'
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ---
JOB: 0313-0159
CADD: 0313-0259-F1P.DWG
NCS: ---
NUMBER: 22 of 28
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ARROWBROOK, L.L.C.
0163-01-0005A
ZONE: R-1
USE: SINGLE-FAMILY RESIDENTIAL

COPT WATERVIEW III, L.L.C.
0163-01-0029E
ZONE: PDC
USE: VACANT
EX: 8" WIDE CONC.
RETAINING WALL



NOTES

- BUILDING PADS AND FINAL GRADES ARE SUBJECT TO CHANGE.
- PROPOSED CONTOURS ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY AND WILL CHANGE WITH FINAL ENGINEERING.
- PARKING SPACES LOCATED ALONG WOODLAND PARK DRIVE COMPLY WITH VDOT SIGHT DISTANCE STANDARDS FOR A DESIGN SPEED OF 30 MPH. ALL SIGHT DISTANCES SHOWN ARE 335 FEET UNLESS NOTED OTHERWISE.
- PROPOSED ON-STREET PARKING (APPROXIMATELY 9 SPACES), THE 9 INDIVIDUAL SPACES ARE SHOWN FOR INFORMATIONAL PURPOSES ONLY.
- THIS GRADING PLAN REFLECTS AT LEAST 18" VERTICAL SEPARATION FROM THE 100 YEAR FLOODPLAIN AND PROPOSED STRUCTURES. A WAIVER IS BEING REQUESTED FOR 15 FOOT SEPARATION BETWEEN THE PROPOSED STRUCTURES AND FLOODPLAIN. REFER TO SHEET 02 FOR WAIVER REQUEST DETAILS.
- ALL STREETS SHALL BE DESIGNED WITH CURBS AND GUTTER.
- ALL WALLS SHOWN ARE APPROXIMATELY 2 TO 3 FEET HIGH. WALL HEIGHTS AND LOCATIONS MAY CHANGE BASED ON FINAL DESIGN.
- ALL LANDSCAPE MATERIALS SHOWN WITHIN THE PROPOSED SIGHT DISTANCE EASEMENT WILL COMPLY WITH VDOT ROAD DESIGN MANUAL APPENDIX B2. ALL LANDSCAPING WITHIN THE SIGHT DISTANCE EASEMENT SHALL BE MAINTAINED TO A HEIGHT OF 2 FEET AND 1 FEET ABOVE GROUND TO PRESERVE MOTORIST AND PEDESTRIAN SIGHT LINES.
- FOR THOSE UNITS INDICATED ABOVE (*) THE LOWEST FLOOR ELEVATION SHALL BE A MINIMUM 30 INCHES ABOVE BOARD APPROVED 100 YEAR FLOOD ELEVATION FOR THE EXISTING STORMWATER MANAGEMENT UET POND FACILITY.

LEGEND

- EXISTING CONTOURS: ---410---408---
- PROPOSED CONTOURS: ---410---408---
- LIMITS OF CLEARING AND GRADING: --- LCG ---
- SIGHT DISTANCES AND SIGHT TRIANGLES: ●---●

WOODLAND PARK DRIVE ENLARGEMENT



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3. JULY 9, 2016	STAFFING COMMENTS		
4. AUGUST 11, 2016	ADDRESS STAFF/VDOT COMMENTS		
5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS		

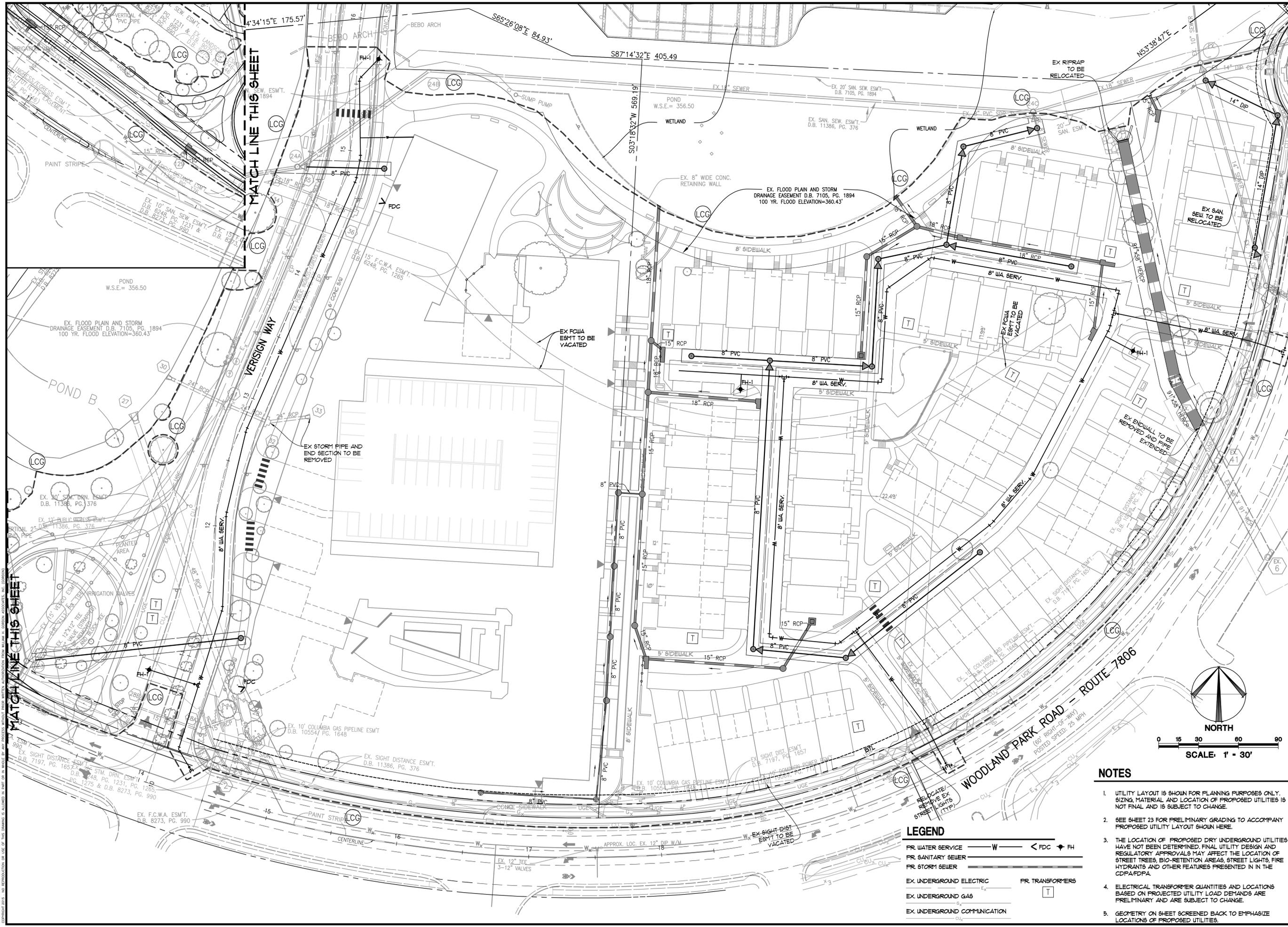
SUR: GORDON	DES: AJS
DRW: AJS	CHK: JSP

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER, V.
NO. 37609
09/30/2016
PROFESSIONAL ENGINEER

PRELIMINARY GRADING AND SIGHT DISTANCE PLAN
WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/EDP 2016 DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

HORIZ: 1"=40'
SCALE: VERT:
DATE: DECEMBER 2015
PLAN: ---
JOB: 0313-0159
CADD: 0313-0259-SP.DWG
NCS: ---
NUMBER: 23 OF 28

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REVISIONS	NUMBER	DATE	DESCRIPTION
1. JANUARY 6, 2016 ACCEPTANCE COMMENTS			
2. MARCH 23, 2016 SECOND SUBMISSION			
3. JULY 9, 2016 STAFFING COMMENTS			
4. AUGUST 11, 2016 ADDRESS STAFF/POD METHODS			
5. SEPTEMBER 30, 2016 PLANNING COMMISSION COMMENTS			

SUR: GORDON	DES: JSP
DRW: AJS	CHK: JSP

COMMONWEALTH OF VIRGINIA
 ROBERT W. WALKER, P.E.
 NO. 37609
 09/30/2016
 PROFESSIONAL ENGINEER
 SEAL:

PRELIMINARY UTILITY PLAN
WOODLAND PARK WATERVIEW
 PROFFER CONDITION AMENDMENT /
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
 FINAL DEVELOPMENT PLAN AMENDMENT
 RZ/EDP 2016 DR-001
 DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

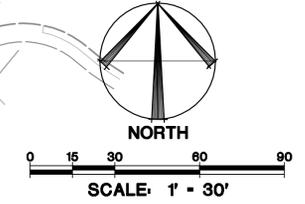
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PLAN: ---
JOB: 0313-0159
CADD: 0313-0259-UT.DWG
NCS: ---
NUMBER: 24 of 28

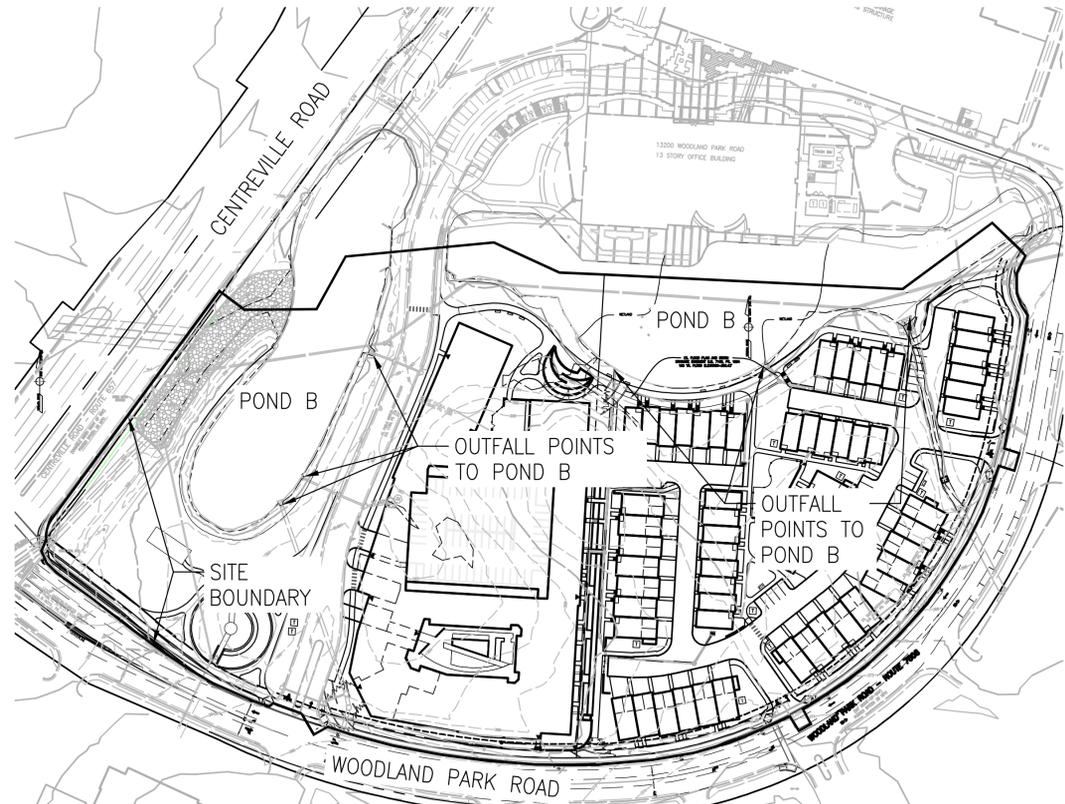
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- NOTES**
- UTILITY LAYOUT IS SHOWN FOR PLANNING PURPOSES ONLY. SIZING MATERIAL AND LOCATION OF PROPOSED UTILITIES IS NOT FINAL AND IS SUBJECT TO CHANGE.
 - SEE SHEET 23 FOR PRELIMINARY GRADING TO ACCOMPANY PROPOSED UTILITY LAYOUT SHOWN HERE.
 - THE LOCATION OF PROPOSED SHOWN UNDERGROUND UTILITIES HAVE NOT BEEN DETERMINED. FINAL UTILITY DESIGN AND REGULATORY APPROVALS MAY AFFECT THE LOCATION OF STREET TREES, BIO-RETENTION AREAS, STREET LIGHTS, FIRE HYDRANTS AND OTHER FEATURES PRESENTED IN THE CDD/PDPA.
 - ELECTRICAL TRANSFORMER QUANTITIES AND LOCATIONS BASED ON PROJECTED UTILITY LOAD DEMANDS ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
 - GEOMETRY ON SHEET SCREENED BACK TO EMPHASIZE LOCATIONS OF PROPOSED UTILITIES.

LEGEND

FR WATER SERVICE	— W —	< FDC	◆ FH
FR SANITARY SEWER	— S —		
FR STORM SEWER	— SS —		
EX UNDERGROUND ELECTRIC	— E —		FR TRANSFORMERS
EX UNDERGROUND GAS	— G —		T
EX UNDERGROUND COMMUNICATION	— C —		





2 SITE OUTFALL LOCATION MAP

SCALE: 1" = 200'



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:

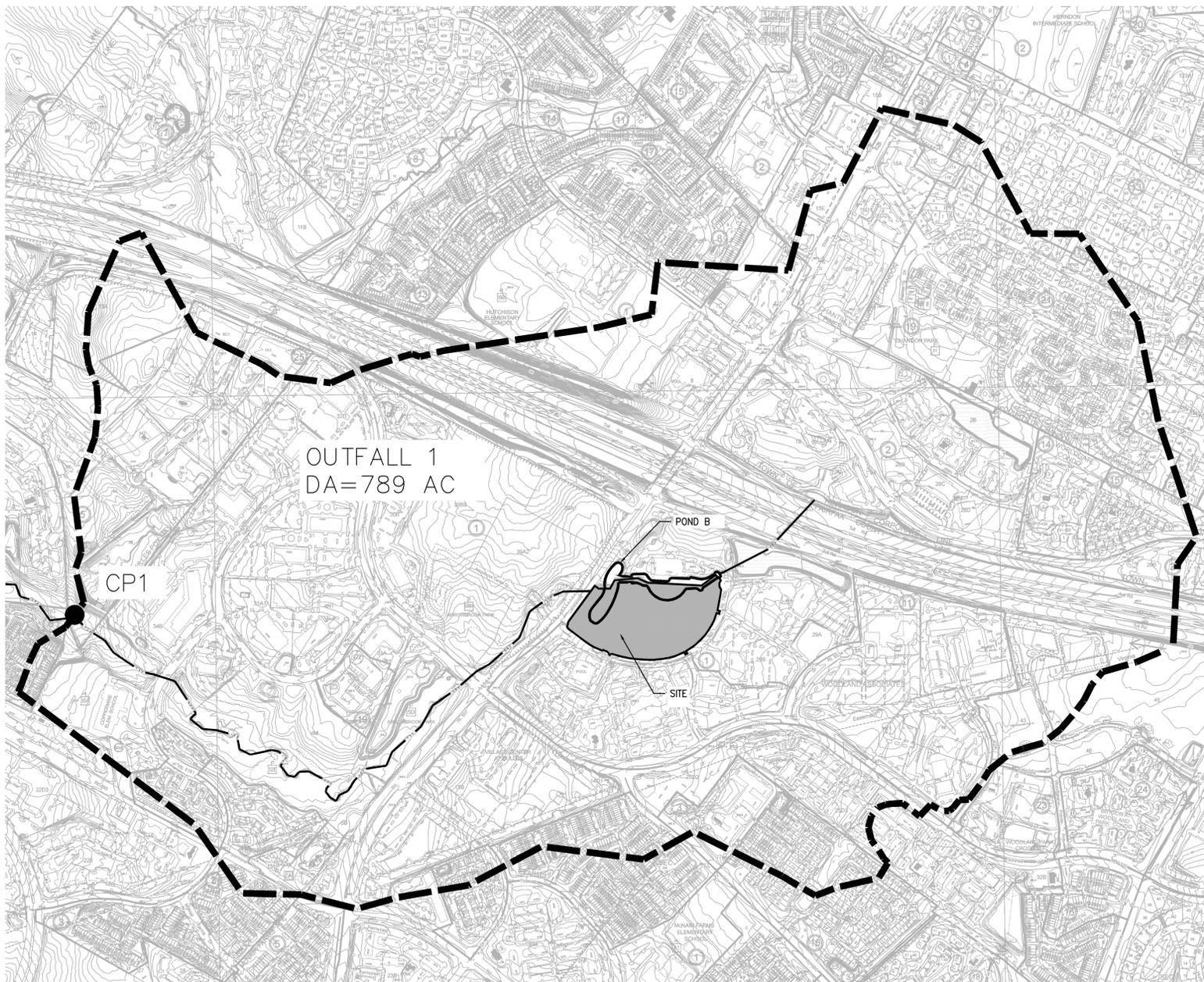
- | | |
|--|--|
| Special Permits (Sect. 8-011 2J & 2L) | Special Exceptions (Sect. 9-011 2J & 2L) |
| Cluster Subdivision (Sect. 9-615 1G & 1N) | Commercial Revitalization Districts (Sect. 9-622 2A (12) & (14)) |
| Development Plans PRC District (Sect. 16-302 3 & 4L) | PRC Plan (Sect. 16-303 1E & 1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

- Plat is at a minimum scale of 1"=50' (Unless it is depicted on one sheet with a minimum scale of 1"=100')
- 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) 22. 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.
- Provide:

Facility Name/ Type & No. <small>(e.g. dry pond, infiltration trench, underground vault, etc.)</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.)
Ex. Wet Pond	12.3	140.7	153	117,405	399,000	6
Totals:	12.3	140.7	153	177,405	399,000	6

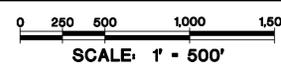
- Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) 23. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)
- Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.
- 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) 25-27.
- 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) 24. If the outfall is proposed to be improved off-site it should be specifically noted.
- 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) 24.
- 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) 3.
- A submission waiver is required for Stormwater Quantity and Quality Requirements.
- Stormwater management is not required because being treated by existing Pond B.

Revised: 8/4/2015



1 ADEQUATE OUTFALL MAP

SCALE: 1" = 500'



LEGEND

- DRAINAGE DIVIDE
- STREAM FLOWPATH
- SITE AREA

ADEQUATE OUTFALL NARRATIVE

THE APPLICATION SITE IS LOCATED IN FAIRFAX COUNTY VIRGINIA AND IS BOUNDED BY WOODLAND PARK ROAD TO THE SOUTH AND EAST, CENTREVILLE ROAD TO THE WEST, AND AN EXISTING POND TO THE NORTH. THIS POND IS IDENTIFIED AS POND B IN THE ADEQUATE OUTFALL MAP AND SITE OUTFALL MAP. THE APPLICATION SITE INCLUDES THREE UNDEVELOPED PARCELS THAT ARE MOSTLY WOODED WHICH ARE LOCATED ON FAIRFAX COUNTY TAX MAP PARCELS 016-3-(11)-0029D, 016-3-(11)-00201 AND 016-3-(11)-0029E. THE AREA OF ANALYSIS IS THE COMBINED SITE AREA AND THE LIMITS OF WORK, RESULTING IN 1222 ACRES PLUS 0.21 ACRES FOR PROPOSED STREETS/SCAPE IMPROVEMENTS WITHIN THE EXISTING RIGHT OF WAY.

REACH DESCRIPTIONS:

THE SITE RUNOFF IS COLLECTED IN A CLOSED CONDUIT NETWORK AND DISCHARGES INTO THE ADJACENT POND B. FROM THIS POINT POND B DISCHARGES INTO MERRYBROOK RUN. THE POINT OF CONFLUENCE IS SHOWN ON THE ADEQUATE OUTFALL MAP ON THIS SHEET LABELED AS CP1 (CONFLUENCE POINT 1). THE TOTAL DRAINAGE AREA TO THIS POINT IS 189 ACRES WHICH SATISFIES THE ZONING ORDINANCE REQUIREMENT THAT THE RECEIVING OUTFALL HAVE A DRAINAGE AREA AT LEAST 100 TIMES THE SITE AREA OR 640 ACRES.

FFM REQUIREMENTS:

THE ADEQUATE OUTFALL REQUIREMENTS OF THE FFM WILL BE FORMALLY ADDRESSED AT THE TIME OF FINAL ENGINEERING. AT THE TIME OF FINAL ENGINEERING AN ADEQUATE OUTFALL ANALYSIS WILL BE CONDUCTED FOR THE SUBJECT SITE TO BE INCLUDED IN A SITE PLAN WHICH WILL DETERMINE THE ADEQUACY OF THE SITE'S OUTFALL. THE DOWNSTEAM ANALYSIS SHALL MOST LIKELY BE DETERMINED BY FFM SECTION 6-02032A, WHICH DEFINES THE EXTENT TO BE A POINT THAT IS AT LEAST 150 FEET DOWNSTEAM OF A POINT WHERE THE RECEIVING PIPE OR CHANNEL IS JOINED BY ANOTHER THAT HAS A DRAINAGE AREA THAT IS AT LEAST 90% OF THE SIZE OF THE FIRST DRAINAGE AREA AT THE POINT OF CONFLUENCE. STORM SEWER COMPUTATIONS SHALL BE PROVIDED FOR THE EXISTING CLOSED CONDUIT SYSTEM WHERE THE 150' POINT OF CONFLUENCE IS WITHIN THE SYSTEM, OR FIELD MEASURED CROSS-SECTIONS SHALL BE ANALYZED 150' DOWNSTEAM FROM THE POINT OF CONFLUENCE PER FFM SECTION 6-02032B(1). ADDITIONALLY SMO SECTION 124-4-4B.3(a) AND 124-4-4C.4 WILL BE USED TO SATISFY THE CHANNEL AND FLOOD PROTECTION REQUIREMENTS. ALTERNATIVE METHODS FOR ACHIEVING ADEQUATE OUTFALL MAY BE IMPLEMENTED, REVIEWED AND APPROVED BY DPWS AT TIME OF FINAL SITE PLAN.

SUMMARY OF WATER QUALITY & QUANTITY

THE ENTIRE SITE DRAINS TO POND B, AN EXISTING RETENTION POND. POND B WAS DESIGNED TO PROVIDE BOTH QUALITY AND QUANTITY CONTROL FOR THE ULTIMATE CONDITIONS OF THE SITE.

A SUDOC REQUEST 9519-SUDOC-003-1 HAS BEEN REVIEWED AND APPROVED BY THE COUNTY. IT WAS DETERMINED THAT THE SITE MET THE CRITERIA ESTABLISHED IN DEQ GUIDANCE MEMO NO. 14-2014 IF THE CURVE NUMBER WAS IN COMPLIANCE WITH THE ORIGINAL POND DESIGN, SEE SHEET 26. ADDITIONALLY A LAND COVER MAP WITH CURVE NUMBER CALCULATIONS HAS BEEN PROVIDED ON SHEET 21.

NOTE:
THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE DEPICTED STORMWATER MANAGEMENT FACILITIES WITH FINAL ENGINEERING AS APPROVED BY DPWS AND IN SUBSTANTIAL CONFORMANCE WITH THIS APPLICATION.

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4. AUGUST 11, 2016	ADDRESS STAFF/VDOT THEMOS		
5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS		

SUR: GORDON	DES: SEB
DRW: SEB	CHK: SCP

COMMONWEALTH OF VIRGINIA
ROBERT W. WALKER, V.
NO. 37609
09/30/2016
PROFESSIONAL ENGINEER
SEAL:

ADEQUATE OUTFALL ANALYSIS

WOODLAND PARK WATERVIEW

PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT /
RZ/FDP 2016-DR-001

DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ. VARIES
DATE: DECEMBER 2015
PLAN: ----
JOB: 0313-0159
CADD: 0313-029-ADWG
NCS: --
NUMBER: 25 of 28

Gordon



FEB 05 2016

Steve Pandish, P.E.
Director of Water Resources
William H. Gordon Associates, Inc.
4501 Daly Drive, Suite 200
Chantilly, Virginia 20151

Subject: Woodland Park Ponds; Tax Map #016-3-01-0007, 0029-D, 0029-E; Sully District

Reference: Stormwater Management Ordinance Determination #5518-SWOD-003-1

Dear Mr. Pandish:

This is in response to your request dated December 15, 2015, for a determination whether the proposed redevelopment of the subject site is served by an existing off-site stormwater management facilities, meets the applicable criteria, and qualifies under the provisions in the Virginia Department of Environmental Quality (DEQ) Guidance Memo No. 14-2014, dated August 25, 2014. With your request, you provided a reduction of the plan titled "Overall Drainage Divides Woodland Park Waterview" dated December 2015; and excerpts from the approved plans "Woodland Park Ponds" (5518-SP-006-3).

We have reviewed your request, and although the project, as currently proposed, would not qualify, we have determined that the subject site is served by existing off-site stormwater management facilities, and that land-disturbing activities could qualify under the provisions in the DEQ Guidance Memo No. 14-2014, dated August 25, 2014, and may be conducted in accordance with the technical criteria in Article 5 of the SWMO for two state permit cycles, provided that the following are met:

- The land-disturbing activities that are served by existing off-site stormwater management facilities do not change the land-use assumptions (e.g., amount of impervious cover) upon which the existing off-site stormwater management facility is based;
- The final design on the site plan for the subject land-disturbing activity must demonstrate that the construction activity will comply with the technical criteria in Article 5 of the SWMO;
- Coverage under the Virginia Pollution Discharge Elimination System (VPDES) General Permit for Discharges of Stormwater from Construction Activities (Construction General Permit) is obtained prior to commencement of the land-disturbing activities;
- Coverage under the VPDES Construction General Permit is continuously maintained throughout the life of the construction activity, until all land-disturbing activities are

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Land Development Services
12055 Government Center Parkway, Suite 444
Fairfax, Virginia 22035-5503
Phone 703-324-1820 • TTY 711 • FAX 703-653-6678



Steven Pandish, P.E.
Page 2 of 3

completed, final stabilization is achieved, and Construction General Permit coverage is terminated; and

- At the end of the 2019 VPDES Construction General Permit (i.e., June 30, 2024), the land-disturbing activities shall become subject to any new technical criteria adopted by the State Water Control Board and in effect at that time.

This determination is based on DEQ Guidance Memo No. 14-2014; the status of the approved plan and existing off-site stormwater management facility; and the Grandfathering provisions in §124-1-12.A of the Stormwater Management Ordinance, Chapter 124 of the Code of the County of Fairfax (SWMO), adopted pursuant to the Virginia Stormwater Management Act (Va. Code Ann. § 62.1-44.15:24, et seq.) and Virginia Stormwater Management Program (VSMP) Permit Regulations (9VAC25-870 et seq.).

DEQ issued Guidance Memo No. 14-2014 to clarify implementation of Sections 47 and 48 of the VSMP Regulations. According to DEQ's guidance regarding new construction activities, any land-disturbing activities served by an existing on-site or off-site stormwater management facility, including a regional (watershed-wide) stormwater management facility, designed and implemented in accordance with the old technical criteria remain subject to the old criteria for two additional General Permit cycles. If the land-use assumptions upon which the stormwater management facility was designed and implemented change (e.g., an unanticipated increase in impervious cover), then the existing stormwater management facility should be modified to comply with the new technical criteria, or the project should be designed in accordance with the new technical criteria. An electronic copy of DEQ Guidance Memo 14-2014 is available on DEQ's website at: www.deq.virginia.gov/Portals/0/DEQ/Water/Guidance/142014.pdf.

Based on available site records, the referenced site is served by an existing off-site stormwater management facility that was designed and implemented in accordance with County stormwater quality and quantity control requirements that exceed and meet, respectively, the old technical criteria. The calculations that detail compliance with the water quality and quantity design criteria for the off-site stormwater management facility are shown on the plan titled "Woodland Park Ponds" (5518-SP-006-3). The subject site is within the drainage area designated Subarea B1. The water quantity control computations specify that the pond was designed based on a composite Curve Number "CN" of 89 for this area. The proposed development, as shown with the request, as well as on the subsequently submitted Conceptual Development Plan/Final Development Plan (CDP/FDP), titled Woodland Park Waterview, dated revised January 6, 2016, submitted in conjunction with Rezoning application RZ 2016-HM-001, Proffer Condition Amendment application PCA 1999-HM-037, and Special Exception Amendment application SEA 97-H-070-03, would exceed the land-use assumptions upon which the pond was designed, and would not qualify under the provisions specified in DEQ Guidance Memo 14-2014. In order for the proposed project to remain subject to the old technical criteria pursuant to DEQ Guidance Memo 14-2014, the proposed development must be redesigned such that there is not an increase the amount of impervious area over that which the existing pond was designed and implemented.

Please ensure that a copy of this letter is made a part of all subsequent submissions. This determination in no way relieves you of any SWMO requirement. It does confirm that the

Steven Pandish, P.E.
Page 3 of 3

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

This determination supersedes the June 29, 2015, determination for Woodland Park (5518-SWOD-001-1) because the subject property for this determination is a consolidation of parcels that includes the parcel that was the subject of the previous determination, and the proposed development, as currently submitted, is substantively different than the original request.

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

If further assistance is desired, please contact Jeremiah Stonefield, Engineer IV, Site Code Research and Development Branch (SCRD), at 703-324-1780.

Sincerely,

Shahab Baig

Shahab Baig, P.E., Chief,
Site Development and Inspections Division -- North Branch
Herrity Building -- 5th Floor, Suite 535

cc: Jack Weyant, Director, SDID, LDS, DPWES
Paul Shirey, Director, Code Development and Compliance Division, LDS, DPWES
Jeremiah Stonefield, Engineer IV, SCR, CDCD, LDS, DPWES
DPWES File

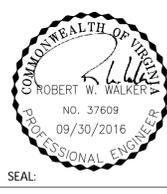
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SECURITY CONSULTING

Gordon

4501 Daly Drive
Chantilly, VA 20151
Phone: 703-263-1900
www.gordonus.com

REVISIONS	DESCRIPTION	DATE	NUMBER
1. JANUARY 6, 2016	ACCEPTANCE COMMENTS		
2. MARCH 23, 2016	SECOND SUBMISSION		
3. JULY 8, 2016	STAFFING COMMENTS		
4. AUGUST 11, 2016	ADDRESS STAFFING FOOT PRINTS		
5. SEPTEMBER 30, 2016	PLANNING COMMISSION COMMENTS		

SUR: GORDON	DES: SEB
DRW: SEB	CHK: SCP



STORMWATER ORDINANCE DETERMINATION LETTERS

WOODLAND PARK WATERVIEW

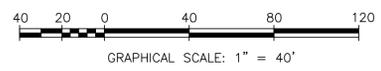
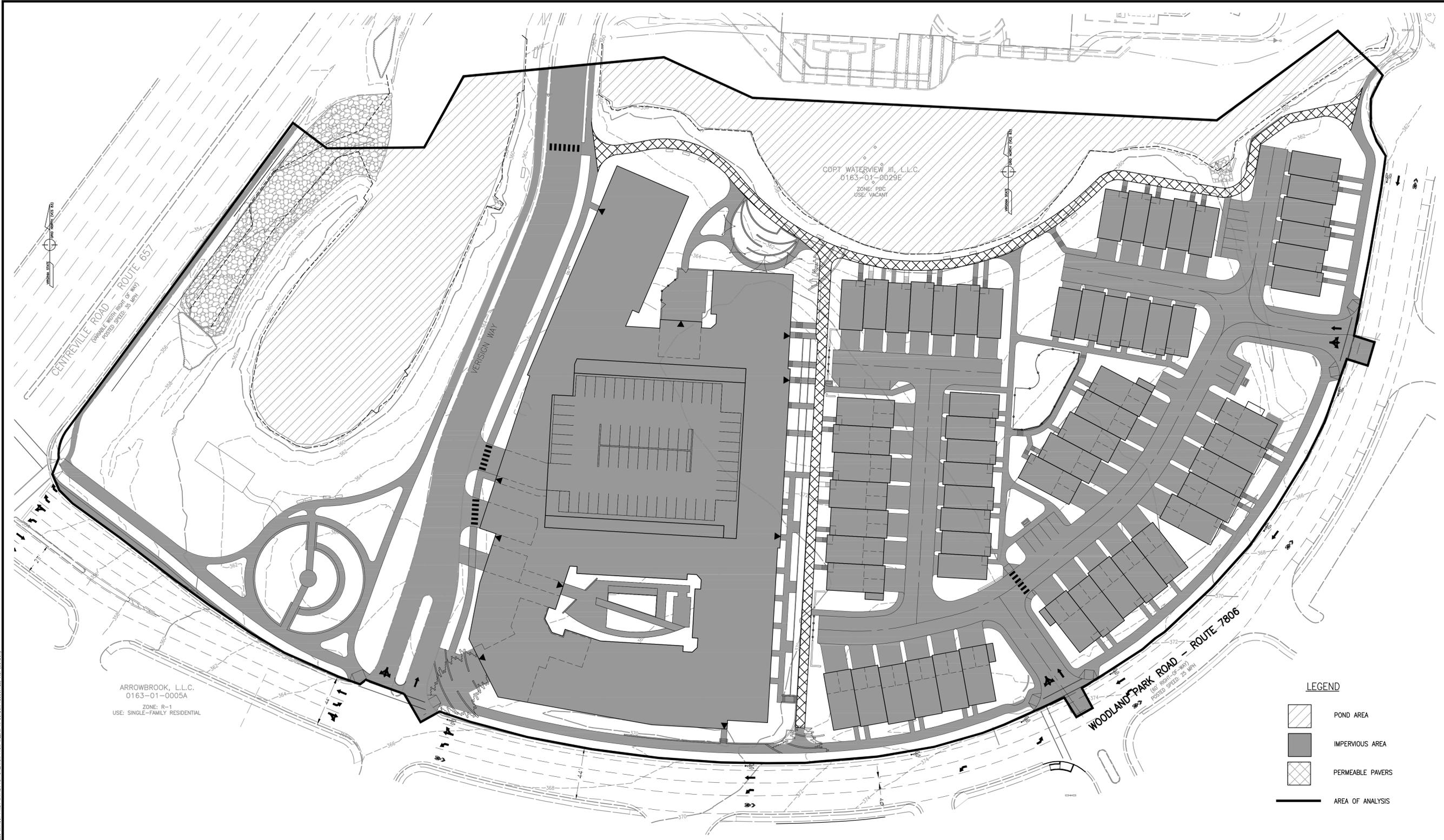
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RZ/FDP 2016-DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: N/A VERT:
DATE: DECEMBER 2015
PLAN: ----
JOB: 0313-0159
CADD: 0313-0259-BMP/EQUALDWS
NCS: --
NUMBER: 26 of 28



SWOD COMPLIANCE NARRATIVE

THE PROPOSED SITE CONTAINS 6.30 ACRES OF IMPERVIOUS COVER, 1.72 ACRES OF POND AREA, 0.21 ACRES OF PERMEABLE PAVERS AND 3.99 ACRES OF MANAGED TURF. PER THE PFM A CURVE NUMBER OF 40 CAN BE ASSIGNED TO PERMEABLE PAVERS. THE WEIGHTED CURVE NUMBER FOR THE PROPOSED SITE IS 89 WHICH IS EQUAL TO THE DESIGN VALUE OF POND B AND IN CONFORMANCE WITH THE ORIGINAL DESIGN. THEREFORE THE PROJECTS QUALIFIES FOR THE PROVISIONS SPECIFIED IN DEQ GUIDANCE MEMO 14-2014.



ARROWBROOK, L.L.C.
0163-01-0005A
ZONE: R-1
USE: SINGLE-FAMILY RESIDENTIAL

COPT WATERVIEW III, L.L.C.
0163-01-0029E
ZONE: PBC
USE: VACANT

LEGEND

- POND AREA
- IMPERVIOUS AREA
- PERMEABLE PAVERS
- AREA OF ANALYSIS

IMPERVIOUS COVERAGE CALCULATION

AREA OF ANALYSIS: 12.22 ACRES
IMPERVIOUS COVER: 7.62 ACRES
% IMPERVIOUS = IMPERVIOUS COVER/AREA OF ANALYSIS x 100
% IMPERVIOUS = 62%

POST-DEVELOPMENT RCN COMPUTATION

SUB-AREA	Land Cover Description	HSG (C)		TOTAL AREA (ac)	PRODUCT AREA x RCN	Sub-Area RCN
		AREA (ac)	RCN			
	Open Space: Good Condition	3.98	74	3.98	294.59	89
	Impervious	6.29	98	6.29	616.74	
	Pond	1.72	98	1.72	168.50	
	Permeable Pavement	0.23	40	0.23	9.20	
	Total			12.22	1089.02	

NOTE: THE AREA OF ANALYSIS IS THE COMBINED SITE AREA AND THE LIMITS OF WORK, RESULTING IN 12.22 ACRES. (11.95 ACRES PLUS 0.27 ACRES FOR PROPOSED STREETScape IMPROVEMENTS WITHIN THE EXISTING RIGHT-OF-WAY)

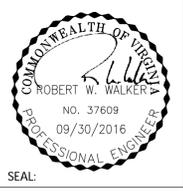
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4. JULY 9, 2016			
5. AUGUST 11, 2016			
6. SEPTEMBER 30, 2016			

SUR: GORDON	DES: SEB
DRW: SEB	CHK: SCP



WOODLAND PARK WATERVIEW
PROFFER CONDITION AMENDMENT /
CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
FINAL DEVELOPMENT PLAN AMENDMENT
RIZ/EDP 2016 DR-001
DRANESVILLE DISTRICT, FAIRFAX COUNTY, VA

SCALE: HORIZ: 1"=40'
VERT: ---
DATE: DECEMBER 2015
PLAN: ---
JOB: 0313-0159
CADD: 0313-0259-LCDWG
NCS: ---

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EXISTING WET POND (PROVIDES ALL WATER QUALITY AND QUANTITY PROTECTION FOR SITE)

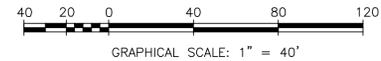
VEGETATIVE STORMWATER ENHANCEMENT BUFFER
 EXISTING WET POND (PROVIDES ALL WATER QUALITY AND QUANTITY PROTECTION FOR SITE)

PERMEABLE PAVERS

CENTREVILLE ROAD - ROUTE 657
 (VISIBLE WATER RIGHT OF WAY)
 POSTED SPEED: 35 MPH

WOODLAND PARK ROAD - ROUTE 7806
 (60' RIGHT-OF-WAY)
 POSTED SPEED: 25 MPH

ARROWBROOK, L.L.C.
 0163-01-0005A
 ZONE: R-1
 USE: SINGLE-FAMILY RESIDENTIAL



LOW IMPACT DEVELOPMENT NARRATIVE:

THE PROPOSED SITE IS BEING SERVED BY AN EXISTING WET POND THAT PROVIDES BOTH WATER QUALITY AND WATER QUANTITY TREATMENT FOR THE DEVELOPMENT. THE SITE IS PROPOSING ADDITIONAL STORMWATER ENHANCEMENT DEVICES WHICH MAY INCLUDE MICRO BIORETENTIONS, URBAN BIORETENTION, BIORETENTION BASINS, AND OTHER INNOVATIVE LOW IMPACT DESIGN TECHNIQUES.

NOTES:

1. THE APPLICANT RESERVES THE RIGHT TO VARY THE TYPE, NUMBER, SIZE AND LOCATION OF THE LOW IMPACT DEVELOPMENT FEATURES BASED ON FINAL ENGINEERING.
2. A TOTAL OF SIX (6) LOW IMPACT DEVELOPMENT TECHNIQUES ARE PROPOSED.

WATER QUALITY FEATURES LEGEND

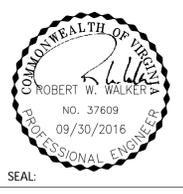
- EXISTING WET POND (PROVIDES ALL WATER QUALITY AND QUANTITY PROTECTION FOR SITE)
- POTENTIAL LOCATIONS OF LOW IMPACT DEVELOPMENT TECHNIQUES, E.G.:
 - BIORETENTION
 - NON-STRUCTURAL AND STRUCTURAL BMP'S
 - INNOVATIVE BMP PRACTICES
- PERMEABLE PAVEMENT (QUANTITY COMPLIANCE)
- VEGETATIVE STORMWATER ENHANCEMENT BUFFER

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LOW IMPACT DEVELOPMENT TECHNIQUES
WOODLAND PARK WATERVIEW
 PROFFER CONDITION AMENDMENT /
 CONCEPTUAL DEVELOPMENT PLAN AMENDMENT /
 FINAL DEVELOPMENT PLAN AMENDMENT
 RIZ/EDP 2016-DR-001
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NCS: --
NUMBER: 28 of 28



REASON FOR THE ADDENDUM

On September 14, 2016, the Planning Commission held a public hearing on NVR, Inc., to permit the deletion of 11.95 acres from RZ 1999-HM-037; to amend SE 97-HM-070 previously approved for uses in a floodplain and waiver of sign provisions; and to permit a rezoning of the property from the PDC District to the PDH-30 District to allow residential uses including 295 multifamily dwelling units, 56 two-over-two dwelling units and 32 single family attached dwelling units. The Planning Commission deferred the decision only and requested that the applicant consider revisions to the development plan including the layout of the two over two units near Woodland Park Drive and the layout of the garages including where trash cans would be stored. The Planning Commission also expressed concern about the depth of the stormwater pond and if there is a County requirement to install a fence around the pond.

ANALYSIS

Configuration of Two over Two Units

Staff was concerned that the proposed angle of the units created a potential conflict with vehicles entering and existing the site at this intersection with vehicles backing out of the units (Figure 1).



Figure 1- Originally Proposed Submission (8/17/2016)

Figure 2- Revised Submission (9/30/2016)

The applicant revised the layout of this stack of two over two units (Figure 2), by slightly rotating the row of two over two units, which allows a safer visual sight line for both the residents and traffic entering and exiting the development. This design is similar to the driveways of the other two over two units to the east by following the curvature of Woodland Park Road. Staff believes this design is preferable as it is in character with the layout of other units and will minimize conflicts of traffic entering and exiting the development and provide residents with safer access to their driveways.

Layout of Garages

The Planning Commission also requested additional information about the interior layout of the garages for all units and the placement of garbage and recycling receptacles. Figure 3 depicts the garage layout of the vehicles and receptacles.

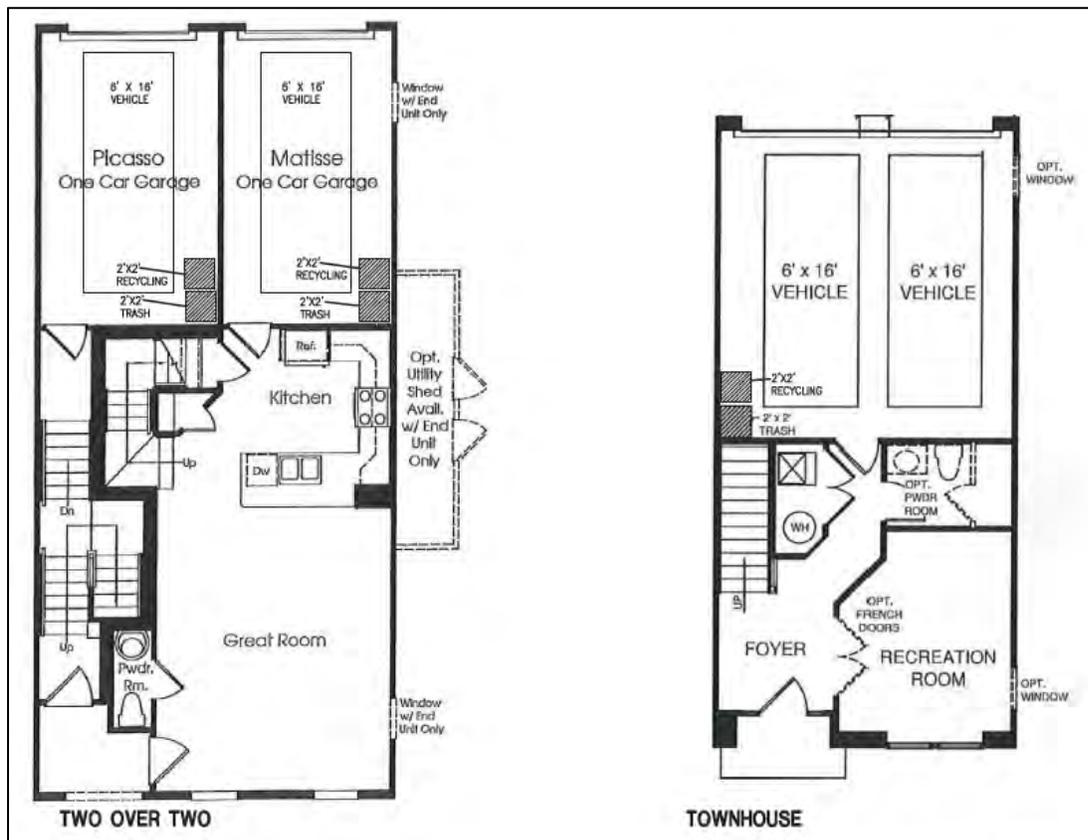


Figure 3- Proposed Garage Layouts and Trash/Recycling Bin Spaces

Stormwater Management Pond Depth and Fencing

The Planning Commission requested that staff determine if a fence was needed around the stormwater pond as it was located near a proposed linear park and trail along the northern portion of the site. Staff researched the issue and found that a fence was not required by the Zoning Ordinance or the Public Facilities Manual; however, it was also found that the stormwater pond did not have a safety “bench”- which is a platform about two feet underwater that extends from the edge of the pond for about 5 feet in case of an accident. This bench and a fence along the edge would be required with the construction or alteration of a new stormwater pond. The applicant is not proposing any updates to the stormwater management pond; therefore, these items are not required to be installed. Since the applicant noted that the depth of the pond was 6 feet and

there was no existing bench as outlined above, staff recommended the applicant install a fence to increase the safety of pedestrians enjoying the linear park. The applicant has proposed a black wire fence, a minimum of 36 inches and a maximum of 42 inches along the length of the existing concrete bulkhead as shown below in Figures 4 and 5. Staff believes that the proposed fence will provide an additional safety measure that will minimally impede the viewshed of the pond and other amenities.

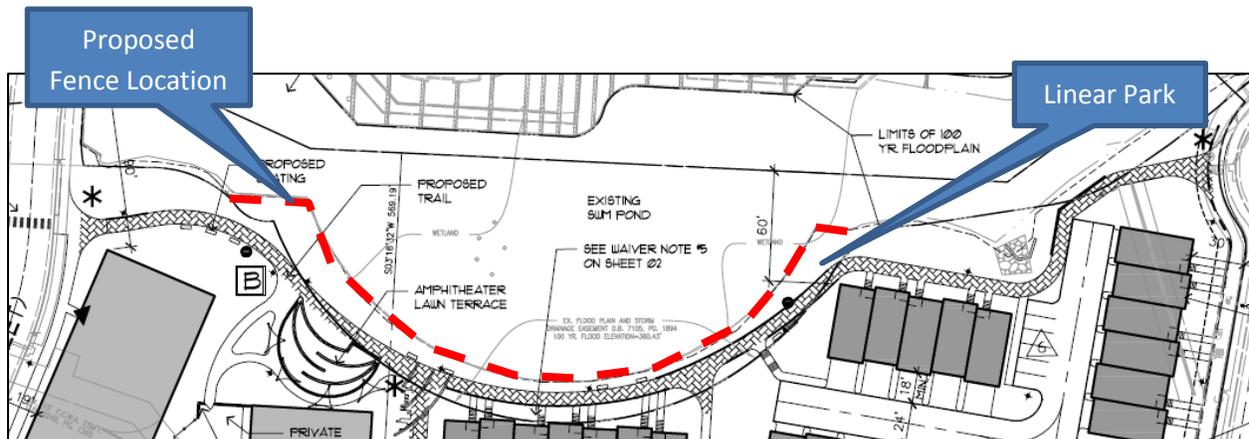


Figure 4- Linear Park and Proposed Location of Fence

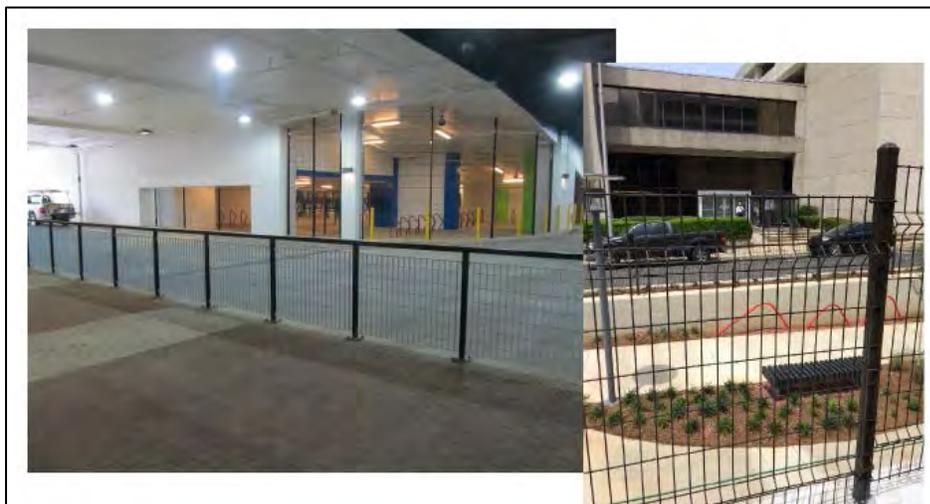


Figure 5- Example of Proposed Wire Fence

FAR Calculations

The applicant has provided additional justification that the proposed development meets Comprehensive Plan guidance (mixed use development with up to 0.70 FAR) in a note on Page 2 of the revised development plan. The applicant has demonstrated that without the inclusion of Accessory Dwelling Units, Workforce Dwelling Units and bonus units that the total gross floor area is 455,756 square

feet and meets the 0.70 FAR recommendation. It should be noted that the development will be governed by overall dwelling units/ acre and not the FAR, but that the development will be in substantial conformance with the tabulations; therefore, staff's request has been satisfied. In addition, staff has removed the development condition associated with this issue. A copy of the new development conditions are included as Appendix 2.

Proffer Revisions

The applicant has also provided a number of proffer revisions. The applicant has proposed a proffer contribution of a maximum of \$2,288 per residential unit as approved by the Board of Supervisors for the Reston Transportation Fund. The contribution related to Building A will be provided before the first Residential Use Permit (RUP) is issued, and the contributions for the two over two units and the single family dwellings shall be paid before the issuance of each individual unit RUP. In addition the applicant proffers to receive and deduct credits for the contributions to the Reston Transportation Fund as approved by the Board of Supervisors.

The applicant has also clarified the proffered condition related to the Transportation Demand Management (TDM) Incentive Fund to demonstrate they are meeting the recommended rate of \$0.01 per gross square foot of residential use constructed on the property.

The applicant has revised the proffered condition related to the Park Authority Contribution and reduced the amount from \$913,000 to \$900,000 in conformance with the reduced gross floor area as required by the Comprehensive Plan.

The applicant has also included minor grammatical and clarification revisions to the proffers.

FDP Condition

The FDP conditions were revised to remove the restriction on the residential gross square footage with the addition of the note on the development plan as previously discussed.

MODIFICATIONS AND WAIVERS

The applicant continues to request the following modifications and waivers that were reviewed as part of the original staff report dated August 31, 2016.

- Direct the Director of the Department of Public Works and Environmental Services to approve a modification Zoning Ordinance Section 2-415, to allow

uncovered stoops and steps to be located a minimum of 15 feet distance measured from the permanent water surface of any appropriately designed impoundment rather than 15 feet from the horizontal edge of the floodplain per Paragraph 1 of Section 2-415 of the Zoning Ordinance.

- 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.
- Waiver of Paragraphs 1 and 12 of Section 11-102 of the Zoning Ordinance to allow tandem parking in the driveways of the two-over-two multi-family units.
- Modification of Section 11-203 of the Zoning Ordinance to provide two loading spaces.
- Waiver of Paragraph 2 of Section 11-302 of the Zoning Ordinance to allow a private street in excess of 600 feet in length.
- Waiver of Section 13-200 of the Zoning Ordinance for interior parking lot landscaping requirements for a structured parking deck.
- Waiver of Paragraph 3 of Section 13-304 of the Zoning Ordinance for transitional screening and barrier requirements between the multi-family and single family attached units.
- Deviation of the tree preservation requirement from Section 12-0508.3 of the Public Facilities Manual to permit the tree preservation as shown on the CDP/FDP.

The changes proposed to the CDP/FDP/PCA/SEA 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 the CDP/FDP/PCA/SEA Plan and proffers to reflect concerns from the Planning Commission and staff. The applicant revised the plan set including the layout of the two over two units near Woodland Park Drive and the layout of the garages including where trash and recycling bins would be placed. The applicant provided additional information about the stormwater pond and has proposed a fence along the edge of the bulkhead, per staff's recommendation, and has provided additional justification to ensure the FAR of the proposed development meets the Comprehensive Plan recommendations.

Recommendations

Staff recommends approval of PCA 1999-HM-037 to delete 11.95 acres from RZ 1999-HM-037 approved for the PDC District.

Staff recommends approval of SEA 97-HM-070-03 to delete 11.95 acres from SE 97-HM-070.

Staff recommends approval of RZ 2016-DR-001 and the conceptual development plan subject to the execution of the proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2015-DR-001 subject to the proposed final development plan conditions contained in Appendix 2 and the Board of Supervisors approval of RZ 2016-DR-001 and the conceptual development plan.

Staff recommends approval of the following waivers and modifications:

- Direct the Director of the Department of Public Works and Environmental Services to approve a modification Zoning Ordinance Section 2-415, to allow uncovered stoops and steps to be located a minimum of 15 feet distance measured from the permanent water surface of any appropriately designed impoundment rather than 15 feet from the horizontal edge of the floodplain per Paragraph 1 of Section 2-415 of the Zoning Ordinance.
- 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.
- Waiver of Paragraphs 1 and 12 of Section 11-102 of the Zoning Ordinance to allow tandem parking in the driveways of the two-over-two multi-family units.
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- Waiver of Paragraph 3 of Section 13-304 of the Zoning Ordinance for transitional screening and barrier requirements between the multi-family and single family attached units.
- Deviation of the tree preservation requirement from Section 12-0508.3 of the Public Facilities Manual to permit the tree preservation as shown on the CDP/FDP.

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 Blacklined Proffers dated October 7, 2016
2. Revised FDP Development Conditions dated October 11, 2016

PROFFERS
Woodland Park Waterview
RZ 2016-DR-001

TABLE OF CONTENTS

PROPOSED DEVELOPMENT.....	1
1. Conceptual Development Plan.....	1
2. Proffered CDP Elements.....	1
3. Minor Modifications.....	1
4. Proposed Development.....	1
5. Fire Marshal Evaluation.....	2
ARCHITECTURAL DESIGN AND BUILDING PRACTICES.....	2
6. Architectural Design.....	2
7. Universal Design.....	2
8. Rooftop Telecommunications Equipment.....	2
9. Residential Building Certifications.....	2
10. Use of Garages and Driveways.....	6
11. Noise Study.....	6
LANDSCAPING AND TREE PRESERVATION.....	6
12. Conceptual Landscape Plan.....	6
13. Streetscaping.....	7
14. Tree Preservation.....	8
TRANSPORTATION IMPROVEMENTS.....	10
15. Woodland Park Road.....	10
16. Private Streets.....	12
17. Traffic Signals.....	12
18. Construction Traffic Management.....	12
19. Reston Transportation Fund Contribution.....	13
20. Future Parking Reductions.....	13
BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS.....	13
21. Bicycle Circulation.....	13
22. Bicycle Parking.....	13
23. Marked Crosswalks.....	14
24. Bus Stop/Shelter.....	14
TRANSPORTATION DEMAND MANAGEMENT.....	14
25. Dulles Area Transportation Association (DATA).....	14
26. Transportation Demand Management.....	14
AFFORDABLE/WORKFORCE HOUSING.....	18

27. Affordable Dwelling Units.....	18
28. Workforce Dwelling Units.....	18
PARKS AND RECREATIONAL FACILITIES	18
29. Publicly Accessible Parks.....	18
30. Amenities and Facilities for Residents.....	19
31. Athletic Field Contribution.....	20
PUBLIC FACILITIES	20
32. Public School Contribution.....	20
33. Fire Department Contribution.....	20
ENVIRONMENT	20
34. Stormwater Management.....	21
35. Floodplain Review.....	21
MISCELLANEOUS	21
36. Metrorail Tax District Buyout for Residential Single Family Attached and Two-Over Two Multi-Family Uses.....	21
37. Metrorail Tax District Buyout for Building A.....	22
38. Zoning Administrator Consideration.....	22
39. Adjustment in Contribution Amounts.....	22
40. Advanced Density Credit.....	22
41. Severability.....	22
42. Successors and Assigns.....	22
43. Counterparts.....	23

**DRAFT
PROFFERS**

Woodland Park Waterview

RZ 2016-DR-001

October 7, 2016

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the applicant, the property owners and their successors and/or assigns (hereinafter referred to as the “Applicant”), hereby proffer that the development of the parcels under consideration and shown on the 2016 Fairfax County tax maps as 16-3 ((1)) 29D, 29E and 16-3 ((11)) 7 (collectively, the “Property”) shall be in accordance with the following conditions if, and only if, Rezoning application 2016-DR-001 (this “Rezoning”) and Special Exception Amendment application 97-H-070-03 are granted. Upon approval of this Rezoning, these Proffers shall replace and supersede all previous proffers and development conditions approved on the Property.

PROPOSED DEVELOPMENT

1. Conceptual Development Plan. The Property shall be developed in substantial conformance with the certain elements of Woodland Park Waterview Conceptual/Final Development Plan (“CDP/FDP”) dated December 16, 2015 and revised through September 30, 2016, and prepared by William H. Gordon Associates, Inc.
2. Proffered CDP Elements. It shall be understood that the proffered elements of the CDP are limited to the grid of streets, the general location of the points of access, general location of the buildings, the mix of residential uses, maximum density, maximum building heights, the general quality and character of the streetscape, and the amount and general location and quality of urban park land (the “Proffered Elements”). The Applicant has the option to request a Final Development Plan Amendment (“FDPA”) for elements other than the Proffered Elements in accordance with the provisions set forth in Section 16-402 of the Fairfax County Zoning Ordinance (the “Ordinance”).
3. Minor Modifications. Minor modifications may be permitted pursuant to Section 16-403(4) of the Ordinance.
4. Proposed Development. Development on the Property shall be limited to a maximum of 383 dwelling units, including multi-family dwellings and single-family attached dwellings (the “Proposed Development”).

Uses allowed by special exception or special permit in the PDH-30 District may be authorized through a separate special exception or special permit process without the need for a PCA or CDPA, as determined by the Zoning Administrator.

5. Fire Marshal Evaluation. The Applicant has coordinated the layouts depicted on the CDP/FDP with the Fire Marshal. Changes to the CDP/FDP shall be permitted without the requirement for a CDPA and/or FDPA in response to the review of site plans by the Fire Marshal, including adjustments to tree locations, the streetscape, and perimeter building setback from the curb, as necessary to allow for required emergency vehicle access, provided such modifications are made in consultation with the Department of Planning and Zoning ("DPZ"), and are in substantial conformance with the CDP, FDPs and these Proffers.

ARCHITECTURAL DESIGN AND BUILDING PRACTICES

6. Architectural Design. The building elevations shown on Sheets 18 and 19 of the CDP/FDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations, such as adding architectural ornamentation, based on final architectural design.
7. Universal Design. Five percent of all dwelling units on the Property shall be designed and constructed with a selection of universal design features and options as determined by the Applicant which may include, but not be limited to: passage doorways with a minimum width of 32 inches; lighting controls, electrical switches and receptacle outlets, environmental controls and user controls for security and intercom systems with clear floor spaces and heights as defined by the American National Standards Institute ("ANSI"); lever door handles; slip resistant flooring; seat in master bath shower; optional hand-held shower heads at tubs and showers; and optional front loading washers and dryers.
8. Rooftop Telecommunications Equipment. Telecommunications equipment may be placed on the proposed multi-family building rooftops and facades. Any such facilities must comply with the applicable requirements of the Ordinance and be screened and/or setback sufficiently from the perimeter of the roof and penthouse such that they are not visible from the surrounding streets at street level. Other screening measures may be used such as including the facilities as part of the architecture of the buildings, utilizing compatible colors, or employing telecommunication screening material and flush mounted antennas.
9. Residential Building Certifications.
 - A. Building A.
 - (i) The Applicant shall include, as part of the building plan submission for Building A to be constructed on the Property, a list of specific credits within the project's registered version of the U.S. Green Building Council's Leadership in Energy and Environmental Design New Construction ("LEED®-NC") rating system, or other LEED rating system determined to be applicable by the U.S. Green Building Council

("USGBC"), or its equivalent (as determined by the Applicant and Fairfax County), that the Applicant anticipates attaining. All references herein to LEED-NC include both LEED-NC or its equivalent as determined by the Applicant and the County and all references to USGBC include the applicable equivalent agency.

Except as otherwise provided below in Paragraph E as an alternative, a LEED or equivalent-accredited professional (the "LEED-AP") who is also a professional engineer or architect shall provide certification statements at the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED-NC certification of the building.

- (ii) The Applicant shall designate the Chief of the Environment and Development Review Branch ("EDRB") of DPZ as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team, but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.
- (iii) Prior to issuance of a building permit, the Applicant shall Post a "green building escrow" in the form of cash or a letter(s) of credit from a financial institution acceptable to the Department of Public Works and Environmental Services ("DPWES") as defined in the Fairfax County Public Facilities Manual ("PFM"), in the amount of \$2.00/square foot of GFA, as shown on the approved site plan. This green building escrow shall be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of LEED-NC certification, by the USGBC, under the project's registered version of the LEED-NC rating system or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to EDRB of documentation from the USGBC that the building has attained LEED-NC certification will be sufficient to satisfy this commitment.
- (iv) At the time LEED-NC certification is demonstrated to EDRB, the escrowed funds and/or letter(s) of credit shall be released to the Applicant.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant provides to EDRB documentation demonstrating that LEED-NC certification for the building has not been attained but that the building has been determined by the USGBC to fall within three (3) points of attainment of LEED-NC certification, 50% of the green building escrow will be released to the Applicant; the other 50% will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of

county environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

If prior to bond extension, reduction or final bond release for the applicable building site, whichever occurs first, the Applicant fails to provide documentation to EDRB demonstrating attainment of LEED-NC certification or the Applicant provides documentation demonstrating that the building has fallen short of LEED-NC certification by three (3) points or less, the entirety of the escrow for that building will be released to Fairfax County and will be posted to a fund within the County budget supporting implementation of County environmental initiatives. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

- (v) As an alternative to the actions outlined in the Sub-paragraphs (i), (iii) and (iv) above, the Applicant may choose at its sole discretion to pursue a certification level higher than LEED-NC, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain LEED-NC Silver certification.

Prior to issuance of a building permit for the building, the Applicant shall submit documentation to EDRB, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain LEED-NC Silver certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain LEED-NC Silver certification.

Prior to final bond release of the applicable building site, the Applicant shall submit documentation to EDRB, confirming the status of LEED certification.

- (vi) As an alternative to the actions outlined in the Paragraphs (i), (iii), (iv) and (v) above, if applicable and if the project meets the eligibility criteria for the rating system, the Applicant may select, subject to EDRB approval, an alternate residential rating system such as Earth Craft, Energy Star Qualified Homes for Multifamily High Rise, or the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance that may be implemented without an escrow. If one of the alternate residential rating systems listed herein is selected as an alternative to the previous paragraphs, the Applicant shall note the selected system and provide a completed checklist of the anticipated options to be pursued for the specified rating system at the time of site plan and building plan review. The Applicant shall demonstrate attainment of the selected certification from a rater recognized through the selected progress prior to the bond extension, reduction or final bond release of each building site, whichever occurs first. If the certification is still in progress at the time of application for bond extension or reduction, the time frame for the provision of the documentation described above shall be automatically extended to the time of the next bond extension or reduction. However, the documentation must be provided prior to the final bond release for the applicable building site.

B. Two-over-Two Multi-Family and Single-Family Attached Dwellings. In support of energy conservation and green building techniques; the Applicant, in consultation with EDRB, shall seek certification from one of the following programs that offer third party review of green building or energy efficient measures. The Applicant shall have sole discretion to choose the program to be utilized.

- (i) Certification in accordance with the Earth Craft House program as demonstrated through documentation provided to DPWES and EDRB prior to the issuance of a RUP; or
- (ii) Certification in accordance with the National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and EDRB from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling; or
- (iii) Certification in accordance with the National Association of Home Builders (NAHB) National Green Building Program, Bronze level, as demonstrated through submission of a copy of the “Green Certificate” issued by NAHB in accordance with its “Green Certificate Program” prior to the issuance of the RUP for each dwelling.

10. Use of Garages and Driveways. Individual garages associated with the two-over two multi-family dwellings and the single-family attached dwellings shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles and storage of trash and recycling containers). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. A covenant setting forth these restrictions shall be recorded among the land records of Fairfax County in a form approved by the Office of the County Attorney prior to the sale of any units and shall run to the benefit of the HOA and the Board. Prospective purchasers shall be advised of these restrictions, and the interior dimensions of the garage, in writing prior to entering into a contract of sale. These restrictions and the interior dimensions of the garages shall be included in the marketing materials for the initial sales of units on the Property and also prominently included in the homeowner's association and condominium association documents prepared for the Property in order to provide notice to prospective purchasers in connection with future resales of the units.

All driveways that will be used for parking shall be 18 feet in length or greater. Otherwise driveways should not exceed four (4) feet in length, however a driveway of up to six (6) feet in length is permissible when needed to accommodate offsets in the building facades.

11. Noise Study. Prior to site plan submission, the Applicant shall provide a noise study to determine what, if any, noise attenuation measures may be needed for dwelling units impacted by noise associated with the Dulles Airport Access Road and Centreville Road. Such study shall be submitted to EDRB for review. Based on the findings of that report, the Applicant shall identify units on the site plan that are anticipated to be impacted by noise greater than 65 dBA Ldn and shall provide noise attenuation measures designed to reduce interior noise of those identified noise impacted units to a level of approximately 45 dBA Ldn.

LANDSCAPING AND TREE PRESERVATION

12. Conceptual Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property consisting of an overall plan and details regarding streetscapes, publicly accessible urban park areas, courtyards and private amenity areas.

As part of the site plan submission for each building phase, the Applicant shall submit to the Urban Forest Management Division of the DPWES ("UFMD") for review and approval a landscape plan that is in substantial conformance with the concepts and quality of plantings and materials shown on the CDP/FDP, and shall include, among, other things, design details for planting areas, the composition of planting materials, and methods for ensuring the viability of plantings. Adjustments to the type and location of plantings may be permitted to avoid conflicts with utilities, sight distance, and other site engineering considerations.

13. Streetscaping. Streetscaping shall be installed along Woodland Park Road and Verisign Way as conceptually illustrated on Sheets 9 and 15. Streetscape elements shall include: a landscape amenity panel located immediately behind the face of curb; a pedestrian sidewalk adjacent to the landscape amenity panel; and a building zone between the pedestrian sidewalk and the face of the building(s) that is designed to allow access to the building, steps, stoops, and/or additional landscaping. Streetscaping elements may be adjusted at the time of site plan approval provided the quality of the streetscape and minimum sidewalks are consistent with that shown on the CDP/FDP. The Applicant shall design the streetscape to accommodate a future bus shelter subject to review and approval of FCDOT. Notwithstanding what is shown on the CDP/FDP, at the time of site approval, the Applicant shall provide a minimum eight (8) foot building zone along Building A's Verisign Way frontage.
- A. Street Trees. Tree planting sites are set forth on the CDP/FDP, subject to revisions as may be approved at site plan review by the UFMD or necessitated by providing bus stop shelters, sight distance requirements, clear zone requirements, etc. The Applicant shall retain the services of a Certified Landscape Architect, Certified Arborist, or Registered Consulting Arborist to monitor the design and inspect the planting of the street trees and shall notify UFMD in writing or by electronic mail no later than three business days prior to tree pit construction to allow for County inspection.
- B. Non-Invasive Plant Materials. Invasive species, as defined by the PFM, shall not be used within the streetscape and landscaped open space areas on the Property.
- C. Utility Locations. Utilities, including, but not limited to water, sanitary sewer and storm sewer utility lines shall, to maximum extent feasible, be installed in locations that do not conflict with the landscaped open space areas and streetscape elements shown on the CDP/FDP. If there is no other option, utilities may be placed within open space or streetscape areas provided that the long-term health of trees and other plantings is ensured by the provision of sufficient soil volume as shown on the CDP/FDP, as determined by the UFMD. No underground electrical vaults or new electrical above ground transformers shall be placed in areas that are intended to be part of VDOT maintained right-of-way.
- D. Sight Distance Considerations. Sight distance requirements have been provided on the CDP/FDP so as to identify and avoid conflicts with street tree locations. If determined at the time of site plan review that street tree locations conflict with sight distance requirements, the Applicant shall investigate whether limited pruning or minor adjustments to the locations of street trees will alleviate sight distance concerns. In the event the Virginia Department of Transportation ("VDOT") does not approve the tree locations even after the changes anticipated above, the Applicant shall be permitted to relocate the affected street tree, subject to approval by UFMD. If the deleted street tree(s) result in a tree canopy below 10% on the Property, the street tree(s) must be accommodated in another location on the Property, as approved by UFMD.

- E. Site Furnishings, Materials and Lighting. Site furnishings and materials to be provided on the Property shall be in general conformance with the style and quality shown on Sheet 17 of the CDP/FDP. All streetscape lighting shall be energy efficient. All on-site, outdoor and parking garage lighting shall not exceed that permitted under the Outdoor Lighting Standards of Section 14-900 of the Ordinance.
- F. Maintenance. The Applicant, or any successor associations or equivalent once established, shall maintain and replace in-kind all pedestrian realm elements within the Proposed Development. The pedestrian realm includes all areas between the back of curb and the building zone whether located within the public right-of-way or on private land with public access easements. 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. Neither the Applicant nor any successor associations or equivalent shall be required to repair or restore any elements of the pedestrian realm within publicly-owned areas that are damaged by public contractors, or permittees that are not acting under the direct authority of the Applicant.
14. Tree Preservation.
- A. Tree Preservation Plan. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions for building sites that include tree preservation areas shown on the CDP. The preservation plan and narrative shall be prepared by a Certified Landscape Architect, Certified Arborist, or Registered Consulting Arborist (the "Project Arborist"), and shall be subject to the review and approval of 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 all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 12 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the 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 clearing and grading shown on the CDP 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, shall be included in the plan.

- B. Tree Preservation Walk-Through. The Applicant 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 Project Arborist shall walk the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.
- C. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP, they shall be located in the least disruptive manner necessary as determined by the UFMD. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- D. 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 does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the “Root Pruning” paragraph below.

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 the Project Arborist 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 shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or

construction activities shall occur until the fencing is installed correctly, as determined by the UFMD.

- E. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
- (i) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
 - (ii) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 - (iii) Root pruning shall be conducted with the supervision of the Project Arborist.
 - (iv) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.
- F. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Property, the Project Arborist shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The monitoring schedule shall be described and detailed in the Tree Preservation Plan, and reviewed and approved by the UFMD.

TRANSPORTATION IMPROVEMENTS

15. Woodland Park Road. The Applicant shall provide improvements along the Property's Woodland Park Road frontage as described below.
- A. Between Centreville Road to Verisign Way
- (i) At the time of site plan approval for Building A, the Applicant shall dedicate right-of-way, in fee simple without encumbrances, to the Board of Supervisors along the Property's Woodland Park frontage to accommodate an additional west bound right turn lane at the Centreville Road intersection as shown on Sheet 21 of the CDP/FDP. Subject to VDOT approval of a dual right-turn overlap signal phase operating during the left turn phase on Centreville Road, the Applicant shall construct an additional westbound right turn lane along the Property's frontage within the dedicated right-of-way as shown on Sheet 21 of the CDP/FDP. With completion of this improvement, the Applicant shall restripe the westbound approach to the Centreville Road intersection to provide a left turn lane, a shared left-turn lane, and dual right turn lanes.

Should VDOT not approve a dual right-turn overlap signal phase for the westbound right-turn lanes, the applicant shall install a single lane right-turn overlap phase signal, if one is not already provided. The Applicant shall dedicate the right-of-way needed for the second right-turn lane as described above and shall escrow with DPWES the cost of constructing the second right turn lane and signal modification; and thereby be relieved if its obligation to construct the turn lane. The funds escrowed for this improvement may be used for transportation improvements in the vicinity of the Property. The Applicant shall restripe the westbound approach as determined appropriate by VDOT and FCDOT.

- (ii) Notwithstanding what is shown on the CDP/FDP, subject to VDOT approval, the Applicant shall extend the existing 4 foot wide concrete median in Woodland Park Road past the first entrance along the southern side of Woodland Park Road to preclude left turn movements.
- (iii) Subject to VDOT approval, the Applicant shall restripe the eastbound section to accommodate a left turn lane at Verisign Way and a shared through-right lane and provide appropriate signage.

B. East of Verisign Way

- (i) At the time of site plan approval, the Applicant shall dedicate and convey right-of-way, in fee simple without encumbrances, along the Property's frontage including the area of the landscape amenity panel and sidewalk to the Board of Supervisors as shown on Sheet 21. However, should it be determined during the site plan review process that VDOT and/or Fairfax County will not accept the landscape amenity panel and sidewalk within the right-of-way, or that existing utilities are not acceptable in the right-of-way, the Applicant shall not provide additional dedication, but instead shall grant a public sidewalk and utility easement in a form acceptable to the Office of the County Attorney, over the area of the amenity panel/sidewalk.
- (ii) Subject to VDOT's approval, the Applicant shall restripe the section east of Verisign Way to accommodate a bike lane on the north side of the street, an 11 foot westbound through lane adjacent to the striped bike lane, an 11 foot center turn lane, a 14 foot eastbound through lane with sharrow bike markings, and limited on-street parking on the south side of the street, as shown on Sheets 21 and 23. In the event, VDOT approves on-street parking on the north side of the street, the Applicant may substitute parking on the north side in lieu of parking on the south side of the street.

C. The final design of the improvements to Woodland Park Road as generally described above shall be further refined in conjunction with the submission of site plans for those portions of the Property fronting Woodland Park Road and

construction of the improvements shall be provided concurrently with the development of buildings with frontage on Woodland Park Road.

16. Private Streets.

- A. The private streets shown in the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities manual ("PFM") standards for public streets.
- B. Initial purchasers shall be advised of the requirement to maintain private streets prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the homeowners' association and condominium association documents prepared for the Property.
- C. A public access easement in a form acceptable to the County Attorney shall be recorded over all private streets internal to the development at the time of site plan approval. Public access easements shall also be recorded over internal trails and sidewalks.

17. Traffic Signals.

- A. In conjunction with the improvements to Woodland Park Road as set forth in Proffer 15A, and subject to VDOT approval, the Applicant shall modify the existing traffic signal at the intersection of Centreville Road and Woodland Park Road.
- B. The Applicant shall conduct a warrant study for a traffic signal at the intersection of Sunrise Valley Drive and Wood Oak Drive prior to final bond release for the proposed development. If a signal is not deemed warranted by VDOT, then the Applicant shall have no further obligation under this Proffer. If a signal is deemed warranted by VDOT, after having reviewed the warrant study and approving the same, the Applicant shall escrow the sum of \$40,000 with DPWES towards the cost of future signalization by others.

18. Construction Traffic Management. The Applicant shall prepare and implement a construction congestion management plan during construction of each phase of development, so as to provide safe and efficient pedestrian and vehicle circulation at all times on the Property and on the public roadways adjoining the Property. This management plan shall identify anticipated construction entrances, construction staging areas, construction vehicle routes and procedures for coordination with Fairfax County Department of Transportation ("FCDOT") and/or VDOT concerning construction material deliveries, lane or street closures, and/or other construction related activities to minimize disturbance on the surrounding street and sidewalk network.

Such plans shall be prepared by a qualified professional and submitted for review and comment to the VDOT, FCDOT and DPWES with the final site plan.

19. Reston Transportation Fund Contribution. The Applicant shall provide a contribution not to exceed \$2,288 for each residential unit constructed on the Property to the Reston Transportation Fund being established by the Board of Supervisors. Should the Board of Supervisors approve a lesser per unit contribution rate than that listed in this Proffer, the Applicant shall be permitted to reduce its contribution to match the rate approved by the Board. The contribution associated with Building A shall be paid on or before the issuance of the initial RUP for Building A based on the actual number of residential units in the building. The contributions associated with the two-over-two multi-family and single-family attached dwellings shall be paid on or before the issuance of each RUP for a two-over-two multi-family or single-family attached dwelling. The Applicant shall receive and deduct credits against the contributions that would otherwise be due to the Reston Transportation Fund in keeping with the Guidelines for the Reston Transportation Fund to be approved by the Board of Supervisors.
20. Future Parking Reductions. The Applicant reserves the right to submit and pursue approval of a parking reduction for Building A from the Board of Supervisors prior to site plan approval for Building A. Thereafter, the Applicant may request approval of further parking reductions for Building A from the Board as permitted by the Zoning Ordinance. Any modification to the parking requirement or layout resulting from a reduction approved by the Board shall not require a PCA, CDPA or FDPA, but shall be in substantial conformance with the approved CDP/FDP.

BICYCLE AND BUS FACILITIES, AND PEDESTRIAN IMPROVEMENTS

21. Bicycle Circulation.
- A. In conjunction with the restriping of Woodland Park Road east of Verisign Way, as provided in Proffer 15B, and subject to VDOT approval, the Applicant shall provide an on-street bicycle lane on the north side of the street, a sharrow on the south side of the street, and associated signage.
 - B. The Applicant shall construct a combined pedestrian/bicycle ten (10) foot wide asphalt shared use trail on the Property's frontage on Woodland Park Road west of Verisign Way to Centreville Road. The Applicant shall record public access easement(s) in a form acceptable to the County Attorney ensuring the area of the multi-use trail is accessible to the public. Construction of the multi-use trail shall occur concurrently with the construction of a new right turn lane as provided in Proffer 15A.
 - C. Subject to FCDOT review and approval, the Applicant shall provide guide signage along the trail on Verisign Way and the internal pond for bicycle circulation.
22. Bicycle Parking. The Applicant shall provide bicycle racks throughout the Property, at a minimum ratio of 1 space per 25 residential units, in the general locations shown on the CDP/FDP and as may be refined at site plan. Exterior bike racks shall be as shown on Sheet 17 of the CDP/FDP or other design approved by FCDOT. An interior bike storage

room shall be provided in Building A and shall include one (1) bike storage space for every three (3) dwelling units in Building A.

23. Marked Crosswalks. Subject to VDOT approval and concurrent with the improvements outlined in Proffer 15A, the Applicant shall install a new marked pedestrian crosswalk and pedestrian signalization across Centreville Road on the north approach at Woodland Park Drive. The Applicant shall also install other marked pedestrian crosswalks as shown on Sheet 7 of the CDP/FDP, subject to VDOT approval.
24. Bus Stop/Shelter. A bus stop/shelter location shall be evaluated for feasibility at the time site plan approval in consultation with FCDOT. If at the time of site plan approval, Fairfax County requests provision of a bus stop or shelter, the Applicant shall provide the requisite easement (but not additional right-of-way to accommodate a bus bay) and shall construct the requested bus shelter prior to bond release for the applicable site plan. The bus stop/shelter location may necessitate adjustments to street tree locations and other street furnishings from that shown on the CDP/FDP which shall be accommodated without the requirement for a CDPA or FDPA.

TRANSPORTATION DEMAND MANAGEMENT

25. Dulles Area Transportation Association (DATA). The Applicant shall join DATA and participate in its efforts to reduce single occupant vehicular trips.
26. Transportation Demand Management. The Applicant shall fund, implement and administer a transportation demand management program for the Property as described in this Proffer (the "TDM Program"). It is intended that the first new building to be constructed on the Property will initiate implementation of what will become a Property-wide TDM program that later buildings to-be-constructed on the Property will join.
 - A. TDM Plan. The proffered elements of the TDM Program as set forth below are more fully described in the *Woodland Park West-Waterview Transportation Demand Management Plan* prepared by Wells + Associates, Inc. dated May, 2016 (the "TDM Plan") as may be amended. It is the intent of this Proffer that the TDM Plan adapt over time to respond to the changing transportation related circumstances of the Property, the surrounding community and the region, as well as to technological and/or other improvements, all with the objective of meeting the trip reduction goals as set forth herein. Accordingly, modifications, revisions, and supplements to the TDM Plan as coordinated with FCDOT can be made without the need for a PCA provided that the TDM Plan continues to reflect the proffered elements of the TDM Program as set forth below.
 - B. Responsible Party. The Applicant, or any successor other than the UOA or its equivalent, shall remain obligated under this Proffer until such time as three consecutive post Stabilization trip counts reveal that the applicable vehicle trip reduction goals are being met (the "Applicant Control Period"). At the end of the Applicant Control Period, the Umbrella Owners Association (UOA) or equivalent shall become obligated under this Proffer and Applicant, or any successor other

than the UOA or equivalent, shall have no further obligation with respect to this Proffer.

- C. Definitions. For purposes of this Proffer, “Build-Out” shall be deemed to occur one-year following issuance of the last initial RUP for the final residential unit to be constructed on the Property. “Pre-build out” shall be deemed to occur any time prior to Build-Out.
- D. Trip Reduction Objective. The objective of this TDM Program shall be to reduce the vehicle trips generated by new residents of the Property by twenty percent (20%) during weekday P.M. peak hours. This trip reduction percentage shall be multiplied by the total number of vehicle trips that would be expected to be generated by the uses developed on the Property as determined by the application of the Institute of Traffic Engineers, 9th Edition, *Trip Generation* rates and/or equations (the "ITE Trip Generation"), and the number of trips determined by the product of such equation shall be referred to herein as the "Maximum Trips After Reduction". For purposes of this calculation, the maximum number of dwelling units proposed to be constructed on the Property as determined at the time of site plan approval shall be applied to the calculation described in the preceding sentence.
- E. TDM Program Components. The TDM Program shall include, but not necessarily be limited to strategies which are more fully described in the TDM Plan and any subsequent Annual Reports that are submitted to FCDOT.
- F. Process of Implementation. The TDM Program shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation process as set forth herein as may be approved by the FCDOT can be made without the need for a PCA.
- (i) TDM Program Manager (“TPM”). The Applicant shall appoint and continuously employ, or cause to be employed, a TPM for the Property no later than sixty (60) days after the issuance of the first building permit for the first new building to be constructed on the Property. The TPM duties may be part of other duties associated with the appointee. The Applicant shall notify FCDOT and in writing within 10 days of the appointment of the TPM. Thereafter the Applicant shall do the same within ten (10) days of any change in such appointment. Following the termination of the Applicant Control Period, the UOA shall be responsible for employment of the TPM.
- (ii) TDM Work Plan, Annual Report and TDM Budget. The TPM shall prepare and submit to FCDOT an initial TDM Work Plan ("TDMWP") and Budget no later than 180 days after issuance of the first building permit for the first new building on the Property. The TDMWP shall include, at a minimum:

- a. Details as to the components of the TDM program that will be put into action that year;
- b. Any revisions to the budget needed to implement the program for the coming calendar year;
- c. A determination of the applicable Maximum Trips After Reduction for the Property;
- d. Provision of the specific details associated with the monitoring and reporting requirements; and
- e. Submission of the results of any Person Surveys and Vehicular Traffic Counts conducted on the Property.

The TDMWP shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission then the TDMWP shall be deemed approved and the TDM program shall be implemented. If FCDOT responds with comments on the TDMWP, then the TPM will meet with FCDOT staff within fifteen (15) days of receipt of the County's comments. Thereafter but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the TDMWP as discussed and agreed to with FCDOT and begin implementation of the approved program. Each calendar year thereafter, but no later than February 1, the TPM shall submit a report which summarizes the results of the previous year's TDM Program, incorporates any new construction on the Property, proposes modifications or enhancements to program elements, and establishes a budget to cover the costs of implementation of the program for the succeeding year (the "Annual Report"). The Annual Report and TDM Budget shall be submitted to FCDOT and reviewed in the same manner as outlined above for the TDMWP and TDM Budget. The expected annual amounts of the Budget are further described in Section 5 of the TDM Plan.

- G. TDM Account. The Applicant, through the TPM, shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia as approved by Fairfax County (the "TDM Account") within 30 days after approval of the TDMWP. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The TDM Account shall be funded solely by the Applicant, through the TPM, until the end of the Applicant Control Period. At the end of the Applicant Control Period, a line item for the TDM Account shall be included in the UOA, or its equivalent, budget. The governing documents that establish and control the development shall provide that the TDM Account shall not be eliminated as a line

item in the governing budget and that funds in the TDM Account shall not be utilized for purposes other than to fund TDM strategies/programs and/or specific infrastructure needs as may be approved in consultation with FCDOT.

Funding of the TDM Account shall be in accordance with the budget for the TDM Program elements to be implemented in a given year. In no event shall the TDM Budget for the Property overall be required to exceed \$41,700 and in no event shall an individual building's obligation to fund the TDM Budget exceed the proportion set forth in the TDM Plan. The TPM shall provide written documentation to FCDOT demonstrating the establishment of the TDM Account within ten (10) days of its establishment. The TDM Account shall be replenished annually thereafter following the establishment of each year's TDM Budget. The TDM Account shall be managed by the TPM.

- H. TDM Incentive Fund. The "TDM Incentive Fund" is an account into which the Applicant, through the TPM, shall deposit a contribution to fund a multimodal incentive program for initial purchasers/lessees within the Proposed Development. A one-time contribution of \$5,230.00 shall be made prior to the issuance of the first RUP for the Property; this amount is based on a rate of \$0.01 per gross square foot of residential use constructed on the Property. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.
- I. Monitoring. The TPM shall verify that the proffered trip reduction goals are being met through the provision of Commute Surveys and/or Vehicular Traffic Counts of new residential uses and/or other such methods as may be reviewed and approved by FCDOT. The results of such Commute Surveys and Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Commute Surveys shall be conducted and Vehicular Traffic Counts collected for the Property one year following issuance of the final initial RUP for Building A or the final initial RUP for the combined two-over two multi-family dwellings and the single-family attached dwellings on the Property.

Commute Surveys shall be conducted every three (3) years thereafter and Vehicular Traffic Counts shall be collected every two (2) years thereafter until the results of three consecutive annual traffic counts show that the applicable Maximum Trips After Reduction for the Property are not exceeded. At such time as three consecutive traffic counts show that the applicable Maximum Trips After Reduction for the Property has not been exceeded, the Applicant Control Period associated with the Property shall terminate. Any time during which Person Survey response rates do not reach twenty percent (20%), FCDOT may request additional surveys to be conducted the following year. At such time and notwithstanding the provisions below, Commute Surveys and Vehicular Traffic Counts shall thereafter be provided every five (5) years. Notwithstanding the aforementioned, at any time prior to or after Build-Out, FCDOT may suspend

such Commute Surveys and/or Vehicular Traffic Counts if conditions warrant such.

AFFORDABLE/WORKFORCE HOUSING

27. Affordable Dwelling Units. Affordable Dwelling Units ("ADUs") shall be provided pursuant to Part 8 of Article 2 of the Ordinance unless modified by the ADU Advisory Board. The Applicant reserves the right to provide ADUs associated with the two-over two multi-family dwellings and the single-family attached dwellings within Building A, but only with the written authorization of the owner of the Building A site (Tax Map parcels 16-3 ((1)) 29D and 16-3 ((11)) 7).
28. Workforce Dwelling Units. In addition to any ADUs that may be required pursuant to these Proffers, the Applicant shall also provide Workforce Dwelling Units ("WDUs") on the Property in accordance with the Board of Supervisors' Workforce Dwelling Unit Administrative Policy Guidelines dated October 15, 2007. WDUs shall be provided such that the total number of ADUs, if any, plus the total number of WDUs results in not less than twelve percent (12%) of the total residential units constructed as part of the Proposed Development; with any units created with bonus floor area excluded from the 12% WDU calculation. Any ADUs and the ADU bonus units shall be deducted from the total number of dwelling units on which the WDU calculation is based.

The Applicant reserves the right to provide WDUs associated with the two-over two multi-family dwellings and single-family attached dwellings within Building A, but only with the written authorization of the owner of the Building A site (Tax Map parcels 16-3 ((1)) 29D and 16-3 ((11)) 7). The WDUs shall have a bedroom mix similar to the bedroom mix in the market rate units in the same building.

PARKS AND RECREATIONAL FACILITIES

29. Publicly Accessible Parks. The Applicant shall provide publicly-accessible park and open space areas on the Property in general conformance with the concepts and locations and depicted on the CDP/FDP. The Applicant shall retain the area(s) in fee simple, ensure that the park space is open to the public for periods of time consistent with traditional Fairfax County parks; and provide for perpetual private maintenance. Public access easements shall be recorded over the trails, walkways, and nearby seating areas within publicly accessible parks, however the Applicant reserves the right to reasonably restrict access for limited times for special events, security, maintenance and repairs, and/or safety purposes.

The variety and quantity of recreational facilities and amenities provided in the publicly accessible parks shall generally follow those shown on the CDP/FDP, but the recreational facilities and amenities to be provided shall be subject to refinement and adjustment at the time of site plan, provided they result in a similar variety and level of physical activity.

The following publicly accessed parks shall be provided as identified on Sheet 8A of the CDP:

- A. A Community Pocket Park to be located west of Verisign Way includes an open lawn panel, shade structure, adult exercise/fitness area, decorative pavement, asphalt trails, seating and enhanced landscaping as generally shown on Sheet 11 of the CDP/FDP. Construction of this park shall be concurrent with Building A.
 - B. An Amphitheater Lawn Terrace and Linear Park to be located along the south side of the existing pond between Verisign Way and Woodland Park Road includes a terraced lawn, shade structures, riparian plantings, benches, lighting, fencing, and pathways as generally shown on Sheet 12 of the CDP/FDP. Construction of the Amphitheater Lawn Terrace and the portion of the Linear Park between Verisign Way and the Amphitheater Lawn Terrace shall occur concurrently with Building A. The portion of the Linear Park east of the Amphitheater Lawn Terrace shall be constructed concurrently with the single-family attached units fronting on to the pond. Notwithstanding what is shown on the CDP/FDP, the private entrance stoops for the adjacent single-family attached dwellings shall be reduced in size in order to accommodate a landing behind the public path/sidewalk and avoid pedestrian conflicts.
 - C. Pedestrian Promenade Park, a linear park located between Building A and the two-over two multi-family units that will include low-impact development techniques, multi-level pedestrian sidewalks, enhanced landscaping, and benches as generally shown on Sheet 13 of the CDP/FDP. Construction of this park shall occur with the construction of Building A or the two-over-two multi-family units, whichever occurs last.
30. Amenities and Facilities for Residents. The Applicant shall provide on-site recreational facilities for the future residents of the Property. Pursuant to Paragraph 2 of Section 16-404 of the Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of \$1,800 per market-rate unit on such recreation facilities. Prior to final bond release for the Property, the balance of any funds not expended on-site, as determined by DPWES shall be contributed to the Fairfax County Board of Supervisors for the provision of recreation facilities serving the vicinity of the Property. Amenities to be provided may include, but not be limited to:
- A. Exterior recreational areas and interior open courtyards which may include, but not be limited to, seating areas, walking paths, specialty landscaping, lawn areas, hardscape areas, passive recreation areas, tot lots, outdoor adult exercise areas and swimming pools;
 - B. Clubroom(s) for community gatherings (Building A);
 - C. Media/entertainment center(s) (Building A); and

- D. Fitness center(s) with exercise equipment such as stationary bikes, treadmills, weight machines, free weights, etc. and/or sports courts (Building A).
31. Athletic Field Contribution. To address the Comprehensive Plan's recommendations for the provision of athletic fields, the Applicant shall contribute the sum of \$900,000 to the Board of Supervisors for the acquisition and/or development of athletic fields serving the the vicinity of the Property, in consultation with the Dranesville Supervisor's office and the Fairfax County Park Authority. The contribution shall be made in two payments as follows:
- A. Prior to the issuance of the first RUP for Building A, the Applicant shall contribute the sum of \$540,000; and
- B. Prior to the issuance of the first RUP for either the two-over-two multi-family units or the single-family attached units, the Applicant shall contribute the sum of \$360,000.

PUBLIC FACILITIES

32. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, as revised, the Applicant shall contribute \$11,749 per expected student (based on a ratio of 0.100 student per multi-family unit, 0.325 student per two-over two multi-family unit, and 0.441 student per single-family attached unit) to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made in two installments. One installment shall be made prior to the issuance of the first RUP for Building A based on the actual number of dwelling units built in that building. The other installment shall be made prior to the issuance of the first RUP for the two-over-two multi-family units and the single-family attached units based on the actual number of dwelling units approved on the applicable portion of the site plan.

If, prior to site plan approval for the respective residential buildings, Fairfax County should modify, on a county-wide basis, the expected ratio of students per subject multi-family or single family attached unit or the amount of the contribution per student, the amount of the contribution shall be modified for that building to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the amount of the contribution shall be decreased to reflect the current ratio and/or contribution. This contribution is not subject to the provisions of Proffer 39.

33. Fire Department Contribution. The Applicant shall contribute a total of \$20,000 to Fairfax County toward the cost of preemptive devices on traffic signals. A contribution of \$10,000 shall be paid upon site plan approval for Building A and a second contribution of \$10,000 shall be paid upon site plan approval for the two-over-two multi-family units or single-family attached dwelling unit, whichever shall occur first.

ENVIRONMENT

34. Stormwater Management.
- A. Stormwater Management/Best Management Practices (“SWM/BMPs”) for the Property have been provided pursuant to the overall SWM/BMP “Woodland Park Pond” plan previously constructed partially on-site and partially off-site pursuant to Site Plan 5518-SP-006-3. The Proposed Development complies with the Fairfax County Storm Water Management Code as stated in Stormwater Management Ordinance Determination letter #5518-SWOD-003-1 provided by DPWES on February 5, 2016 and included on Sheet 26 of the CDP/FDP.
- B. To further meet the objectives of the Comprehensive Plan with regard to environmental stewardship and the goal of reducing stormwater runoff volume or delaying its entry in to the stream system, and subject to DPWES approval, the Applicant shall utilize low impact development (“LID”) techniques as reflected on Sheet 28 of the CDP/FDP.
35. Floodplain Review. At the time of site plan approval, the Applicant shall provide documentation to DPWES verifying the location of the floodplain on the Property. Should any individual lots extend into the floodplain, the Applicant shall inform the prospective purchaser(s) of such lot(s) of the floodplain location in writing prior to entering into a contract of sale. A floodplain disclosure, identifying the lots extending in the floodplain, shall be included in the homeowner's association documents in order to provide notice to prospective purchasers in connection with future resales of the units.

MISCELLANEOUS

36. Metrorail Tax District Buyout for Residential Single Family Attached and Two-Over Two Multi-Family Uses. Approval of this Application will change the use of a portion of the Property from one that is subject to an annual special improvement tax payable to the Phase II 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 an amount to be determined by the Department of Tax Administration, 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 that portion of the 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 end of the appeal period associated with the date of approval of this Application. 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 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 Property in an amount as reasonably determined by the County on a pro rata basis, considering the lapse of time that the Property was not so subject to payment of the special improvement tax.

37. Metrorail Tax District Buyout for Building A. At least sixty days prior to registration with the Common Interest Community Board of any residential condominium documents and/or at least sixty days prior to recordation of homeowner association documents that would change the use of the Building A from a use that is taxable for purposes of the now existing Phase II Dulles Rail Transportation Improvement District (the "Phase II District") to a use that is not subject to the Phase II District tax, the Applicant shall provide a written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to register such condominium documents or record such homeowner association documents for that portion of the Property. Prior to registering the condominium documents or recording such homeowner association documents, the Applicant shall pay to Fairfax County a sum equal to the then-present value of Phase II District taxes estimated by the County to be lost as a result of that change in use.
38. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration by the Applicant that, despite diligent efforts or due to factors beyond the Applicant's control, the required improvements proffered have been delayed (due to, but not limited to an inability to secure necessary permission for utility relocations and/or VDOT approval for traffic signals, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these improvement(s).
39. Adjustment in Contribution Amounts. All monetary contributions, except as may be further specified in these Proffers, shall adjust on a yearly basis from the base month of January 2018 and change effective each January 1 thereafter, as permitted by Virginia State Code Section 15.2-2303.3.
40. Advanced Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
41. Severability. Pursuant to Section 18-204 of the Ordinance, any portion of the Property may be the subject of a proffered condition amendment ("PCA"), Special Exception ("SE"), Special Permit ("SP"), or Final Development Plan Amendment ("FDPA") without joinder and/or consent of the owners of the other portions of the Property, provided that such PCA, SE, SP or FDPA does not materially adversely affect the other phases. Previously approved zoning applications applicable to the balance of the Property that is not the subject of such a PCA, SE, SP or FDPA shall otherwise remain in full force and effect.
42. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their successors and assigns. Each reference to "Applicant" in this proffer statement shall include within its meaning and shall be binding upon Applicant's successor(s) in interest and/or the owners from time to time of any portion of the Property during the period of their ownership. Once portions of the Property are sold or otherwise transferred, the associated proffers become the obligation of the purchaser or other transferee and shall no longer be binding on the seller or other transferee. With respect to

any portion of the Property subject to a COA or HOA, the COA or HOA shall have liability for performance of any applicable proffers, but not the individual condominium owners.

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

[SIGNATURES BEGIN ON NEXT PAGE]

APPLICANT/CONTRACT PURCHASER
of Tax Map 16-3 ((1)) 29D, 29E and 16-3 ((11)) 7

NVR, INC.

By: _____

Name: Jeffrey D. Martchek

Its: President Homebuilding Operations

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF
Tax Map 16-3 ((1)) 29D and 16-3 ((11)) 7

WOODLAND PARK TWO DULLES, L.P.

By: _____

Name: Steven R. Wechsler

Its: Senior Managing Director

[SIGNATURES CONTINUE ON NEXT PAGE]

TITLE OWNER OF
Tax Map 16-3 ((1)) 29E

COPT WATERVIEW III, LLC

By: _____
Name: Stephen E. Budorick
Its: President

[SIGNATURES END]

Proposed Final Development Plan Conditions**FDP 2016-DR-001****NVR, Inc.****August 31, 2016****October 11, 2016**

If it is the intent of the Planning Commission to approve FDP 2016-DR-001 located at Tax Map Parcels 16-3 ((1)) 29D, 29E and 16-3 ((11)) 7, staff recommends conditioning the approval by requiring conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the Final Development Plan entitled "Woodland Park Waterview" as submitted by Gordon, consisting of 30 sheets, dated December 2015 as revised through September 30, 2016.
2. ~~Prior to site plan approval, the applicant shall demonstrate that the residential gross square footage will not exceed 456,000 square feet prior to the provision of affordable dwelling units in accordance with Section 2-800 of the Zoning Ordinance and bonus market units associated with workforce dwelling units provided in accordance with the Policy Plan.~~

The above proposed development condition is a staff recommendation and does not reflect the position of the Planning Commission unless and until adopted by the Planning Commission.