APPLICATION ACCEPTED: August 20, 2014
AMENDED: May 25, 2016
PLANNING COMMISSION: November 17, 2016
BOARD OF SUPERVISORS: December 6, 2016 @ 3:30 p.m.

County of Fairfax, Virginia

November 10, 2016

CRD

STAFF REPORT ADDENDUM

APPLICATION RZ/FDP 2014-MA-014

MASON DISTRICT

APPLICANT:	Novus Property Holdings, LLC
EXISTING ZONING:	C-3, C-4, CRD, HC, SC
PROPOSED ZONING:	PDC, CRD, HC, SC
PARCEL:	62-1 ((1)) 7
SITE ACREAGE:	3.68 acres
PROPOSED OPEN SPACE:	20%
PLAN MAP:	Office/Mixed-Use
15.2-2303.4 STATUS:	Exempt Area
PROPOSAL:	To rezone from the C-3/C-4 Districts to the PDC District to permit a total of 157 units for multi-family residential, office and/or live/work use

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2014-MA-014 and the associated conceptual development plan, subject to the execution of proffers consistent with those contained in Appendix 1.

Staff recommends approval of FDP 2014-MA-014, subject to the development conditions contained in Appendix 2 and subject to the Board's approval of the associated rezoning and conceptual development plan.

Staff recommends approval of the following waivers and modifications:

Carmen Bishop, AICP

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

Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use in the PDC District to exceed 50 percent of the gross floor area of all principal uses.

Modification of the loading requirement of five spaces, pursuant to Sect. 11-203 of the Zoning Ordinance, to permit two spaces.

Modification of the requirement for dedication and construction of widening of roads, pursuant to Par. 4 of Sect. 17-201 of the Zoning Ordinance, to that shown on the CDP/FDP.

Waiver of the requirement for a service drive, pursuant to Par 3A of Sect. 17-201 of the Zoning Ordinance.

Modification of the requirement for interparcel access, pursuant to Par. 3 of Sect. 17-201 of the Zoning Ordinance, as proffered and shown on the CDP/FDP.

Modification of the transitional screening and barrier requirements, pursuant to Sects. 13-303 and 304 of the Zoning Ordinance, to permit the existing and proposed landscaping as shown on the CDP/FDP.

A parking reduction of ten percent as permitted in a Commercial Revitalization District (CRD), pursuant to Sect. A7-209 of the Zoning Ordinance to allow 405 parking spaces instead of 450 (reduction of 45 spaces or 10%).

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

It should be further noted that the content of this report reflects the analysis and 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).

Final Development Plan

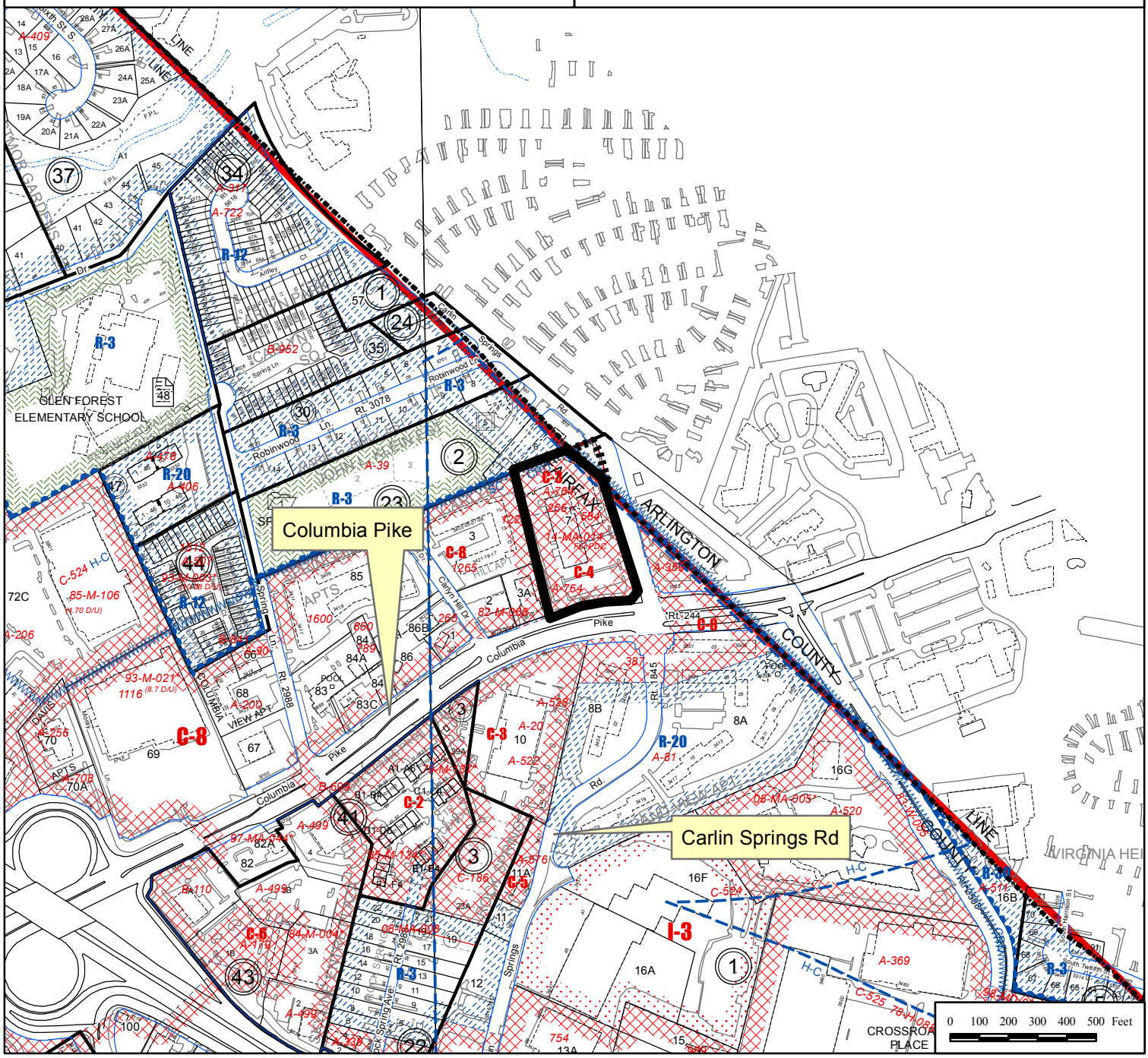
FDP 2014-MA-014

Applicant:	NOVUS PROPERTY HOLDINGS LLC
Accepted:	06/08/2016- AMENDED 08/20/2014
Proposed:	OFFICE/RESIDENTIAL/MIXED USE
Area:	3.68 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF COLUMBIA PIKE AND CARLIN SPRINGS ROAD
Zoning:	PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	062-1- /01/ /0007

Rezoning Application

RZ 2014-MA-014

Applicant:	NOVUS PROPERTY HOLDINGS LLC
Accepted:	06/08/2016- AMENDED 08/20/2014
Proposed:	OFFICE/RESIDENTIAL/MIXED USE
Area:	3.68 AC OF LAND; DISTRICT - MASON
Zoning Dist Sect:	
Located:	NORTHWEST QUADRANT OF THE INTERSECTION OF COLUMBIA PIKE AND CARLIN SPRINGS ROAD
Zoning:	FROM C- 3 TO PDC, FROM C- 4 TO PDC
Overlay Dist:	CRD SC HC
Map Ref Num:	062-1- /01/ /0007



REASON FOR THE ADDENDUM

The applicant, Novus Property Holdings, LLC, filed an application (RZ/FDP 2014-MA-014) to rezone 3.68 acres from the C-3 (Office) and C-4 (High Intensity Office), CRD (Commercial Revitalization District), HC (Highway Corridor Overlay) and SC (Sign Control Overlay) Districts to the PDC (Planned Development Commercial), CRD, HC and SC Districts to permit the existing 173,000-square foot office building to be renovated to establish up to 157 units, "e-Lofts," where each tenant can choose whether to use the unit for office, residential or live/work space. Since preparation of the staff report dated November 2, 2016, the applicant has submitted revised proffers and a revised Conceptual/Final Development Plan (CDP/FDP). The applicant's CDP/FDP and draft proffers, and staff's proposed Final Development Plan conditions are included in Attachments 1 through 3, respectively. No changes are proposed to the development conditions; they are included here for reference.

Revisions to the CDP/FDP (Attachment 1)

The principal revisions to the CDP/FDP relate to the striping of parking spaces. The applicant has further reviewed the availability of parking in the garage, taking into account the location of stairs and the width of spaces.

- Sheet C-2 – The parking tabulations have been revised to state that 405 spaces would be provided.
- Sheet C-6 – One additional surface space is shown in the northwest corner of the site, and three of the six surface spaces near the entrance are now shown as handicapped accessible.
- Sheets A-1.0 and A-1.1 – Egress stairs in the parking garage are labeled and the parking spaces in front of them are striped for no parking. Other revisions to the striping and designation of handicapped accessible spaces have been made as well. It is stated on Sheet A-1.0 that 347 spaces would be provided in the garage.
- Sheet L2.01 – The images and notes regarding street furniture and pavers have been revised to reference the standard for existing improvements along Columbia Pike.

Revisions to the Proffers (Attachment 2)

The applicant has submitted proffers dated November 4, 2016, with the following revisions as compared to the proffers dated October 20, 2016 which were included in the staff report. Minor editorial revisions are not noted.

- Proffer 1 – The date of the CDP/FDP has been updated.
- Proffer 2 – The proffer has been revised to allow that modifications to the CDP which are in substantial conformance shall not require an amendment.
- Proffer 8 – The proffer has been revised to note that the bus shelter shall be consistent with the existing bus shelters along Columbia Pike.

- Proffer 12 – The streetscape elements that the applicant shall maintain have been revised to specify brick sidewalks and brick pavers in the bus shelter area. If VDOT or FCDOT does not approve brick pavers, a concrete bus shelter pad shall be installed.
- Proffer 15 –While an interparcel access may be constructed without the need for a CDPA, FDPA or PCA, since a floating easement is shown on the CDP/FDP, it shall be subject to the review and approval of the Zoning Administrator.
- Proffer 19 – A soil specification has been added to the landscape plan to be included as part of the site plan submission. Also, as part of the review of the landscape plan, UFMD will review the design of any bio-retention tree pits. The last sentence in the proffer has been revised to indicate that adjustments to the landscape plan may be permitted by the Zoning Administrator in consultation with DPWES and OCR.
- Proffer 20 – Consultation with the Park Authority has been added to the determination of the use of any funds contributed if the applicant does not meet the on-site recreational facility requirements in the amount of $1,800 per unit in accordance with the Zoning Ordinance.
- Proffer 21 – A timing trigger of prior to bond release has been added for the installation of the public open space area (eco-walk). Also, the provision for modifying the public access easement has been revised to ensure that it will not be decreased in size.
- New Proffer 24 – The applicant added this proffer for interior noise mitigation, which provides that if the exterior doors and windows are replaced, they should have a laboratory STC rating of at least 28.
- Proffer 26 – Elements of the green building proffer have been clarified. For instance, the commitment to LED lighting or “equivalent” has been revised to allow other light sources of “similar energy efficiency,” which clarifies the intent of the equivalency.
- Proffer 29 – The proffer has been revised to state that the applicant shall consult with UFMD in determining the location of any utilities and/or trails within tree preservation areas.
- New Proffer 35 – The applicant added this proffer to address tree space requirements for trees in the streetscape and other areas (such as the eco-walk) restricted by root barriers. The proffer addresses planting surface area, paver grates, rooting area and soil volume.
- New Proffer 42 – This proffer has been added for the applicant to provide information regarding the number of units leased by type upon request by the Zoning Administrator.

ANALYSIS

Parking Reduction

As recommended in the staff report, the applicant has reviewed the garage layout and based on that review has determined that 347 spaces would be provided within the

garage. Sheet C-6 also depicts 72 surface spaces, for a total of 419 spaces. The applicant indicated that additional spaces may need to be removed during site plan review, and therefore, the tabulations on Sheet C-2 state that no fewer than 405 spaces would be provided.

Pursuant to Sect. 11-104 of the Zoning Ordinance, 2.6 parking spaces per 1,000 square feet of gross floor area are required for office use, resulting in a requirement for 450 spaces if the entire building (173,000 gsf) were used for office. In accordance with Sect. 11-103 of the Zoning Ordinance, 1.6 spaces per multi-family residential dwelling unit are required, resulting in a need for 252 spaces if all 157 units were used for residential. Therefore, the proposed parking would exceed the Zoning Ordinance requirement for residential use, and could be ten percent below the standard for office use. As noted in the staff report, given the proposed flexible use of the building, proximity to numerous bus routes and stops, and the future bicycle facilities, staff thinks that adequate parking will be available to serve the resulting mix of uses. Staff recommends approval of a ten percent parking reduction as permitted in a Commercial Revitalization District (CRD) to allow 405 parking spaces instead of 450 (reduction of 45 spaces or 10%).

Proffers

In general, most of the revisions to the proffers provide additional clarity. Except as discussed below and as noted in the staff report for the invasive species management plan, the proposed revisions adequately address the recommendations of the Urban Forest Management Division (UFMD). Otherwise, the revisions do not affect the previous recommendations contained in the staff report. A few of the revisions are worth noting.

Proffer 21 – The applicant has indicated that the public on-site open space would be provided prior to bond release. Staff recommends that the applicant review their anticipated construction sequencing and consider whether an earlier timeframe could be achieved, such as prior to issuance of the first RUP or new Non-RUP.

Proffer 24 – Typically, if windows constitute more than 20 percent of any façade, staff recommends they should have a sound transmission class (STC) rating of at least 39. To address this, the applicant has proffered that replacement exterior doors and windows should have an STC rating of at least 28. The applicant's acoustical consultant has indicated that the existing windows have a rating within a few points of STC 28, and therefore, since the noise study found that presently interior noise is approximately 42 decibels, replacement windows with an STC rating of 28 would meet the goal of reducing interior noise to no more than 45 decibels. Based on this information, staff thinks that the proffer adequately addresses interior noise mitigation. It is recommended that the word "should" in the proffer be revised to "shall" to express a clear commitment.

Proffer 26 – Staff supports the proposed revisions to the green building proffer. However, staff had recommended that the proffer include additional language for the

review and approval of the documentation by the applicant's LEED-AP by the Environment and Development Review Branch prior to bond release. Staff continues to recommend that this provision for accountability be included.

Proffer 35 – The applicant has added this proffer addressing tree space requirements as recommended by the UFMD which will be important to ensure space for healthy root growth. The applicant has incorporated a few revisions which staff does not recommend. A minimum open surface area of 16 square feet is recommended, instead of the 12 square feet included in the proffer. Also, it is recommended that the reference to planting areas and rooting zones of "8 x 8 feet" be revised to refer to a minimum 8-foot width, as the length of the rooting zone would likely need to be more than 8 feet to achieve the required soil volume.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions and Recommendations

The proposed revisions do not change the previous staff conclusions that the application is in conformance with the Comprehensive Plan and all applicable Zoning Ordinance requirements with the approval of the requested waivers and modifications.

Staff recommends approval of RZ 2014-MA-014 and the associated conceptual development plan, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of FDP 2014-MA-014, subject to the development conditions contained in Attachment 2 and subject to the Board's approval of the associated rezoning and conceptual development plan.

Staff recommends approval of the following waivers and modifications:

Modification of Par. 5 of Sect. 6-206 of the Zoning Ordinance to permit the gross floor area of dwellings as a secondary use in the PDC District to exceed 50 percent of the gross floor area of all principal uses.

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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.

ATTACHMENTS:

1. CDP/FDP dated November 4, 2016
2. Proffers dated November 4, 2016
3. Proposed Development Conditions

5600 COLUMBIA PIKE

CONCEPTUAL DEVELOPMENT PLAN
FINAL DEVELOPMENT PLAN

RZ 2014-MA-014
FDP 2014-MA-014

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

MAY 9, 2016
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

VICINITY MAP
1"=1000'

SHEET INDEX:

CIVIL

C-1 COVER SHEET
S-1 ILLUSTRATIVE INFORMATION SHEET (PARK)
S-2 ILLUSTRATIVE INFORMATION SHEET (DRIVEWAY ENTRANCES)
S-3 ILLUSTRATIVE INFORMATION SHEET (TRANSPORTATION)
C-2 NOTES AND TABULATIONS
C-3 CONTEXT PLAN
C-4 EXISTING CONDITIONS PLAN
C-5 EXISTING CONDITIONS TO REMAIN
C-6 CDP/FDP
C-7 VEHICULAR CIRCULATION & STRIPING PLAN
C-7A PEDESTRIAN CIRCULATION PLAN
C-8 EXISTING VEGETATION MAP
C-9 STORMWATER MANAGEMENT MAP AND COMPUTATIONS
C-10 ADEQUATE OUTFALL PLAN AND NARRATIVE
C-11 STREET SECTIONS
C-12 FIRE ACCESS PLAN
C-13 FUTURE DEDICATION PLAT
C-14 S. CARLYN SPRINGS ROAD SIGHT DISTANCE (EXISTING)

ARCHITECTURAL

A-1.0 GARAGE FLOOR PLAN
A-1.1 GARAGE FLOOR PLAN

LANDSCAPE

L1.00 LANDSCAPE DIAGRAMS
L1.01 LANDSCAPE DIAGRAMS
L2.00 LANDSCAPE PRECEDENTS
L2.01 LANDSCAPE PRECEDENTS
L3.00 LANDSCAPE PLAN
L3.01 ENLARGED LANDSCAPE PLAN
L3.02 ENLARGED LANDSCAPE PLAN
L3.03 ENLARGED LANDSCAPE PLAN
L3.04 ENLARGED LANDSCAPE PLAN
L4.00 SECTIONS
L5.00 PLANTING TABULATIONS
L5.01 PLANTING SCHEDULE
L5.02 PLANTING DETAILS
L5.03 PLANTING DETAILS AND NOTES

TAX MAP NO.
62-1 ((1)) PARCEL 7

COMMONWEALTH OF VIRGINIA
11/4/16
ROBERT R. COCHRAN
Lic. No. 2018
LAND SURVEYOR

APPLICANT
NOVUS PROPERTY HOLDING LLC.
1660 L STREET, NW SUITE 600
WASHINGTON, DC 20036
ATTN: RANDY KENNA
(202) 446-0660

ATTORNEY
MCGUIRE WOODS LLP
1750 TYSONS BLVD. SUITE 1800
TYSONS, VA 22102-4215
ATTN: SCOTT E. ADAMS
(703) 712-5461

ARCHITECT
DAVIS CARTER SCOTT
8614 WESTWOOD CENTER DRIVE, SUITE 800
TYSONS, VIRGINIA 22182
ATTN: STEVE SAVILLE
(703) 556-9275

ENGINEER
VIKA VIRGINIA, LLC
8180 GREENSBORO DRIVE, SUITE 200
TYSONS, VIRGINIA 22102
ATTN: ROBERT COCHRAN, LS
(703) 442-7800

LANDSCAPE ARCHITECT
LANDWORKS STUDIO INC.
112 SHAWMUT AVENUE
BOSTON, MA 02118
ATTN: MIKE BLIER
(617) 426-3030

TRANSPORTATION
GOROVE/SLADE ASSOCIATES, INC.
3914 CENTREVILLE RD. #330
CHANTILLY, VIRGINIA 20151
ATTN: MARIA LASHINGER
(703) 787-9595

ATTACHMENT 1

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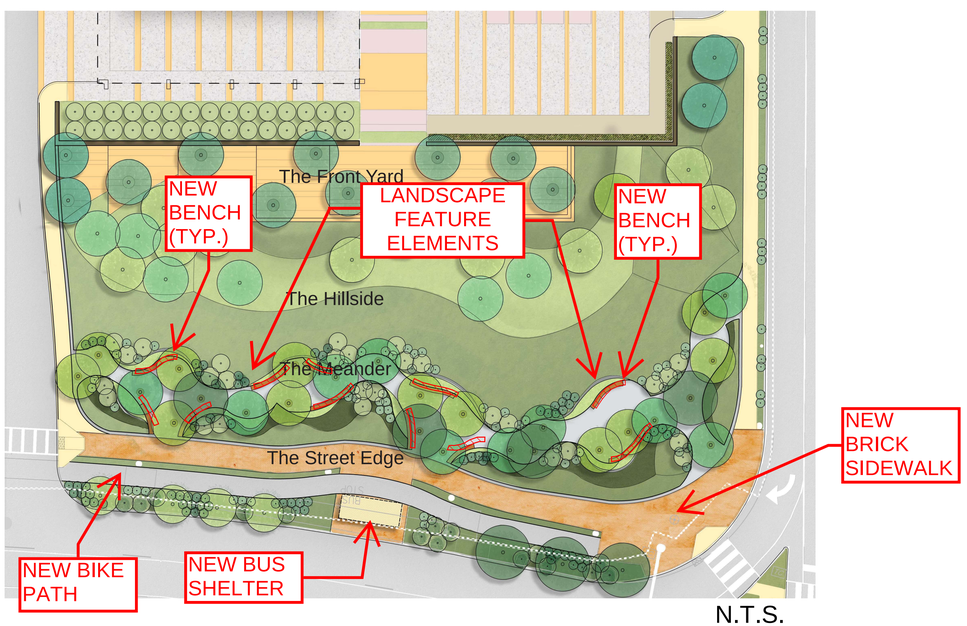
VIKA NUMBER VV7665B
SHEET C-1

PARKING TO PARK

EXISTING CONDITION ~ BEFORE E-LOFTS

N.T.S.

PROPOSED CONDITION ~ AFTER E-LOFTS



N.T.S.

EXISTING CONDITION ~ BEFORE E-LOFTS

- **1.03 ACRES IMPERMEABLE SURFACE PARKING**
- **UNCONSTRAINED STORMWATER RUNOFF**
- **NO SIDEWALK CONNECTIONS TO BUILDING FROM ROAD**
- **NO MEANINGFUL PUBLIC SPACE**

PROPOSED CONDITION ~ AFTER E-LOFTS

- **NEW GREEN PARK ~ LIVING PUBLIC ART**
- **REMOVE 69 SURFACE PARKING SPACES**
- **NEW PERMEABLE MOTOR COURT**
- **NEW BIKE PATH**
- **NEW ECO-WALK**
- **NEW BENCHES**
- **NEW PUBLIC LANDSCAPE FEATURE ELEMENTS**
- **NEW BRICK SIDEWALK**
- **INCREASE ON-SITE STORMWATER INFILTRATION**
- **INCREASE PHOSPHORUS MITIGATION**
- **A WORTHY GATEWAY INTO FAIRFAX COUNTY**

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE INFORMATION SHEET
PARK

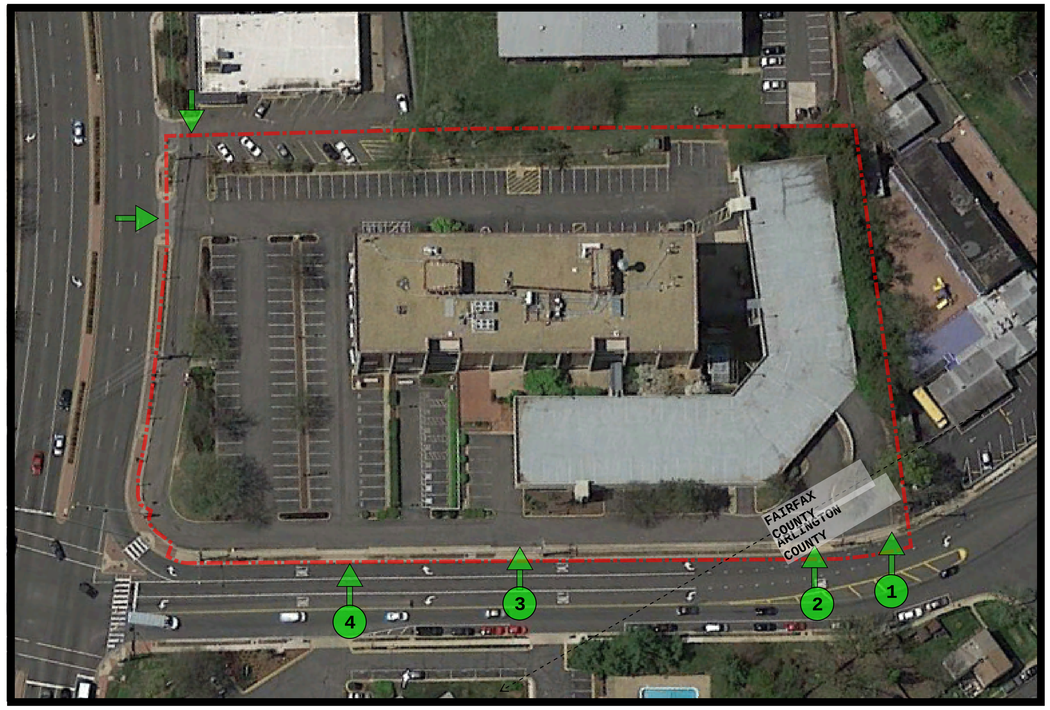
VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. RRC
DWN. RJS
SCALE: 1"=50'
PROJECT/FILE NO. VV7665B
SHEET NO. S-1

FOUR DRIVEWAYS TO ONE

EXISTING CONDITION ~ BEFORE E-LOFTS



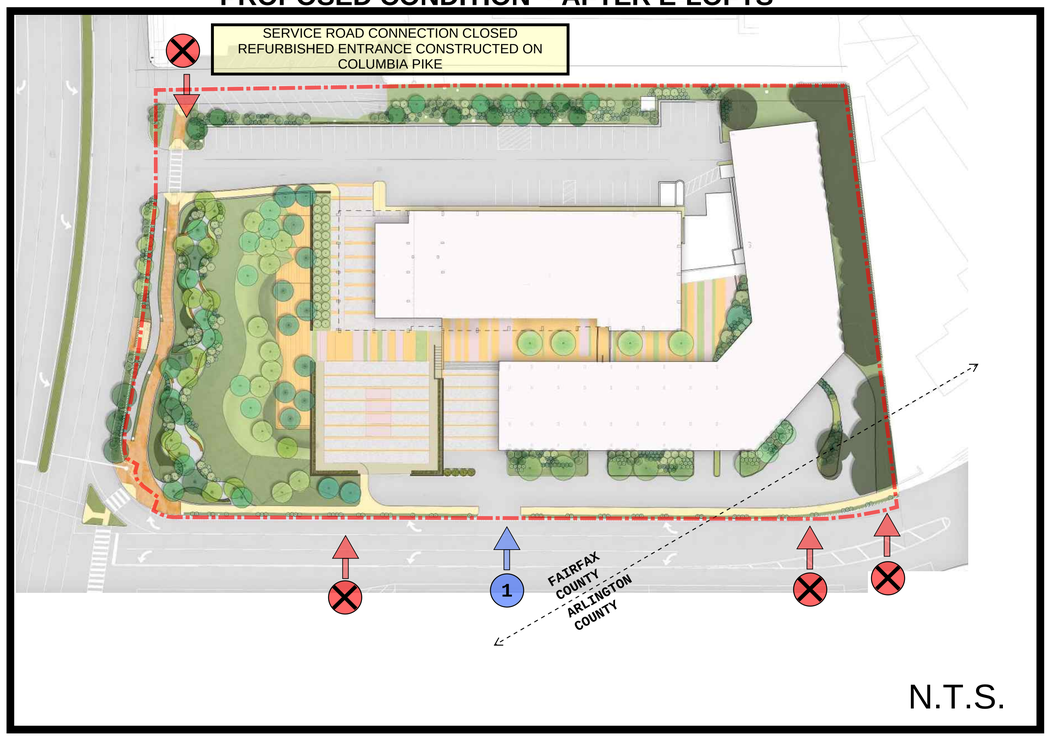
EXISTING CONDITION ~ BEFORE E-LOFTS

- S. CARLYN SPRINGS ROAD
  - FOUR (4) EXISTING DRIVEWAY ENTRANCES
    - NON CODE COMPLIANT SPACING
    - SITE DISTANCE CHALLENGES
    - TURNING CONFLICTS
    - LIMITED PEDESTRIAN CONNECTIONS TO BUILDINGS
- COLUMBIA PIKE
  - EXISTING SERVICE ROAD CONNECTION
    - TURNING CONFLICTS
    - FREE FLOW RIGHT TURN FROM S. CARLYN SPRINGS
    - EXISTING COLUMBIA PIKE STREETSCAPE STANDARDS
    - LIMITED PEDESTRIAN CONNECTIONS TO BUILDINGS
    - NO BUS SHELTER
    - PREDOMINANTLY IMPERVIOUS SURFACE PARKING

LEGEND

1 EX. DRIVEWAY ENTRANCE

PROPOSED CONDITION ~ AFTER E-LOFTS



PROPOSED CONDITION ~ AFTER E-LOFTS

- S. CARLYN SPRINGS ROAD
  - ONLY 1 ENTRANCE ON S. CARLYN SPRINGS ROAD
    - REDUCED TURNING CONFLICTS
    - REDUCED POTENTIAL FOR COLLISIONS
    - REDUCED CONFLICTS WITH PEDESTRIANS
    - SITE DISTANCE OPTIMIZED
    - ENHANCED PEDESTRIAN CONNECTIONS TO BUILDING
    - REPLACE PARKING WITH PARK
- COLUMBIA PIKE
  - EXISTING SERVICE ROAD CONNECTION CLOSED
    - REDUCED TURNING CONFLICTS
    - REDUCED POTENTIAL FOR COLLISIONS
    - REDUCED CONFLICTS WITH PEDESTRIANS
    - ENHANCED PEDESTRIAN CONNECTION TO BUILDI
    - NEW STREETSCAPE (MOSTLY PERVIOUS)
    - NEW PARK WITH ECO-WALK
    - NEW SIDEWALK AND BUS SHELTER
    - PERMANENT RESERVATION FOR NEW BIKE PATH

LEGEND

EX. DRIVEWAY ENTRANCE (CLOSED)

EX. DRIVEWAY ENTRANCE (TO REMAIN)

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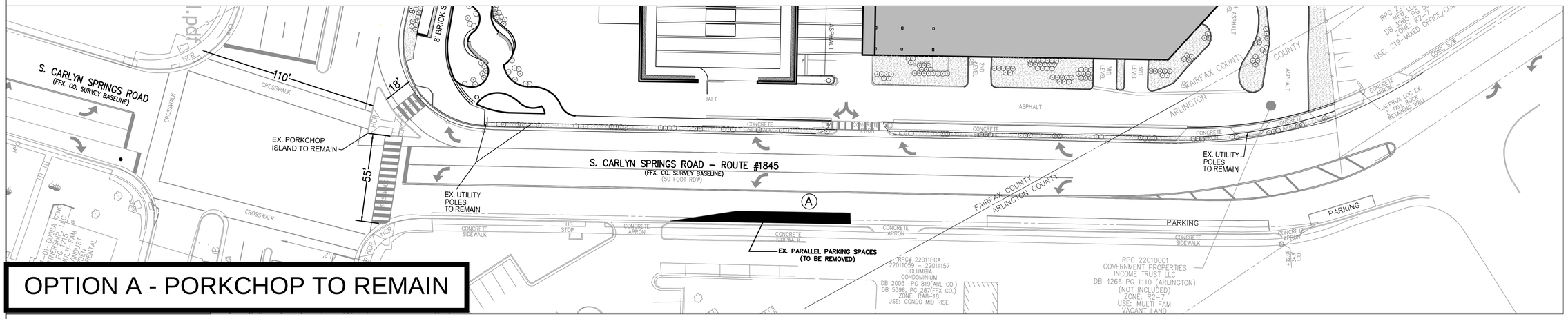
5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE INFORMATION SHEET
DRIVEWAY ENTRANCES

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

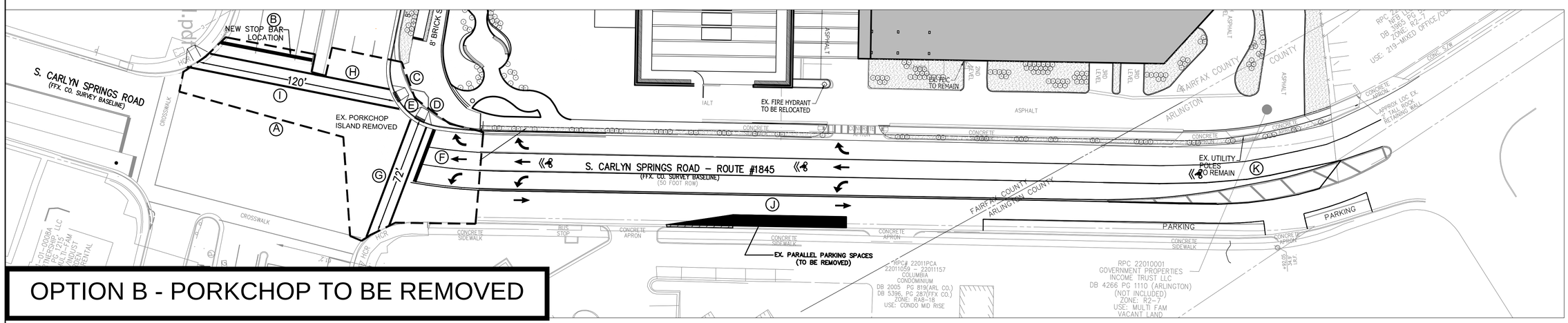
DATE: MAY 9, 2016
DES. RRC | DWN. RJS
SCALE: 1"=50'
PROJECT/FILE NO. VV7665B
SHEET NO. S-2

S. CARLYN SPRINGS ROAD - OPTIONAL STRIPING/PORCHOP REMOVAL



OPTION A - PORKCHOP TO REMAIN

A – EXISTING PARKING TO BE REMOVED



OPTION B - PORKCHOP TO BE REMOVED

ELEMENTS TO BE REMOVED FROM OPTION 1

EXISTING CROSSWALK TO BE RELOCATED
EXISTING PORKCHOP ISLAND TO BE REMOVED
EXISTING CROSSWALK TO BE RELOCATED
EXISTING THROUGH LANE TO BE REMOVED
EXISTING TRAVEL ISLES TO BE RESTRIPED
EXISTING CURB AND GUTTER TO BE REBUILT
EXISTING STOP BAR TO BE RESTRIPED AND RELOCATED

ELEMENTS TO BE ADDED TO OPTION 2

A – LIMITS OF CLEARING AND GRADING
B – NEW STOP BAR LOCATION
C – NEW SIDEWALK TO EXTEND TO NEW CURB LOCATION
D – NEW HANDICAP RAMPS
E – NEW CURB AND GUTTER
F – NEW STRIPING FOR TRAVEL ISLES
G – RELOCATED CROSSWALK
H – AREA OF MILL AND PAVING
I – RELOCATED CROSSWALK
J – REMOVAL OF PARKING SPACES
K – EXTEND TURN LANE AND BIKE LANE

NO.	DATE	DESCRIPTION

REVISIONS

VIKA
ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ 3D LASER SCANNING
VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
W W W . V I K A . C O M

5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ILLUSTRATIVE
INFORMATION SHEET
TRANSPORTATION

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016

DATE: MAY 9, 2016
DES. RRC
DWN. PNN
SCALE: AS NOTED
PROJECT/FILE NO. VV7665B
SHEET NO. S-3

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NOTES

1. THE PROPERTY THAT IS THE SUBJECT OF THIS REZONING CONSISTS OF PARCELS IDENTIFIED ON THE 2013 FAIRFAX COUNTY TAX ASSESSMENT MAP AS 62-1-007. THE PROPERTY IS CURRENTLY ZONED C-3, C-4, CRD, SC AND HC. THE PURPOSE OF THIS APPLICATION IS TO REZONE THE PROPERTY FROM C-3, C-4, CRD, SC, AND HC TO PDC, CRD, SC, AND HC, AND TO DEVELOP THE PROPERTY AS GENERALLY SHOWN ON THE CDP/FDP, AS A COMBINATION MUTI-FAMILY/OFFICE DEVELOPMENT.
2. THE HORIZONTAL DATUM IS VIRGINIA STATE GRID NORTH, VCS 83.
3. THE TOPOGRAPHY SHOWN HEREON WAS FIELD RUN BY VIKA, INC. AND THE CONTOUR INTERVAL IS TWO (2) FEET. THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO (NGVD 29). SEE NOTES SHEET C-4.
4. THE BOUNDARY INFORMATION WAS PREPARED BY VIKA, INC.
5. THE PROPERTY IS LOCATED IN THE BAILEYS PLANNING DISTRICT OF THE FAIRFAX COUNTY COMPREHENSIVE PLAN
6. PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
7. STORM WATER MANAGEMENT AND BMP FACILITIES FOR THE PROPOSED DEVELOPMENT WILL BE PROVIDED ON SITE THROUGH A COMBINATION OF LID DEVICES AS DEPICTED HEREIN (SEE SHEETS C-9 THROUGH C-10.)
8. TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
9. TO THE BEST OF OUR KNOWLEDGE, NO HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
10. THE ENTIRE SUBJECT PROPERTY IS LOCATED WITHIN AN RMA ZONE. NO FLOODPLAIN, R.P.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.
11. DEVELOPMENT IS EXPECTED TO COMMENCE UPON COMPLETION OF ALL REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. COMMENCEMENT OF DEVELOPMENT IS ALSO SUBJECT TO MARKET DEMAND.
12. THE DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
13. THE PLAZAS, PARKS AND STREETS REPRESENTED HEREON ARE BEING PROVIDED FOR CONCEPTUAL PURPOSES ONLY. IN ACCORDANCE WITH THE PROFFERS, THESE FEATURES MAY BE ALTERED, MOVED AND INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF SITE PLAN (WITHIN SUBSTANTIAL CONFORMANCE ALLOWANCES) WITHOUT THE NEED TO AMEND THE CONCEPT/FINAL DEVELOPMENT PLAN SO LONG AS THE BUILDING SETBACKS FROM THE PROPERTY LINE AS SHOWN ON THE CDP/FDP ARE MAINTAINED.
14. SITE AMENITIES, FEATURES AND FURNISHINGS REPRESENTED HEREIN ARE CONCEPTUAL AND, AS SUCH, ARE INTENDED TO REFLECT THE GENERAL THEME AND CHARACTER OF THE PROPOSED DEVELOPMENT. FINAL SELECTION MAY VARY AT THE TIME OF SITE PLAN, BUT WILL BE CONSISTENT WITH THE QUALITY OF THE DESIGN REPRESENTED HEREIN. ADDITIONAL SITE AMENITIES AND FEATURES SUCH AS PLANTERS, GAZEBOS, BENCHES, OTHER SEATING AREAS, WALKWAYS, TRELLISES. WATER FOUNTAINS OR SPECIAL FEATURES, PUBLIC ART, SIGNS, WALLS, LIGHTS, UTILITY AND MAINTENANCE STRUCTURES AND SIMILAR FEATURES NOT REPRESENTED HEREIN MAY BE PROVIDED AS LONG AS THE RESULTANT DEVELOPMENT IS IN SUBSTANTIAL CONFORMANCE WITH THE QUALITY REPRESENTED ON THE CDP/FDP.
15. THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.
16. THE SITE IS CURRENTLY IMPROVED WITH A 10 STORY OFFICE BUILDING AND 5 STORY PARKING GARAGE CONSTRUCTION IN 1966. THE EXISTING BUILDING AND EXISTING GARAGE ARE TO REMAIN.
17. SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE ZONING ORDINANCE OR A COMPREHENSIVE SIGN PLAN.
18. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THE PROPERTY WORTHY OF DELINEATION, AND THE PROPERTY IS NEITHER IN NOR ADJACENT TO A HISTORIC OVERLAY DISTRICT.
19. THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF TWENTY FIVE (25) FEET OR MORE.
20. MINOR MODIFICATIONS TO WHAT IS SHOWN ON THE FDP MAY BE MADE TO THE CONSTRUCTION PLANS FOR THE SUBJECT PROPERTY - PER SECTION 16-403 OF THE ZONING ORDINANCE.
21. PUBLIC ACCESS EASEMENTS WILL BE PROVIDED OVER ALL PRIVATE STREETS AND PUBLIC PARK AREAS.
22. LOCATION AND TYPE OF INTERNAL (TO THE SITE) AND EXTERNAL CROSSWALKS AND ADA CURB RAMPS ARE SUBJECT TO VDOT APPROVAL AT TIME OF SITE PLAN, AND MAY BE SUBJECT TO CHANGE WITHOUT THE NEED FOR A CDPA/FDPA.
23. ROOT BARRIERS WILL BE REQUIRED IN TREE PITS ADJACENT TO PUBLIC STREETS AS DETERMINED BY VDOT AT SITE PLAN.
24. ARCHITECTURAL AND LANDSCAPE ARCHITECTURAL FEATURES AND ILLUSTRATIONS PROVIDED HEREIN ARE SUBJECT TO CHANGE WITH FDP AND SITE PLAN. THE EXACT LOCATION, SHAPE AND SIZE OF THE PROPOSED BUILDING(S) AND PARKING STRUCTURE(S) SHOWN ON THE GRAPHICS ARE SUBJECT TO ADJUSTMENT AND REFINEMENT WITH FINAL ENGINEERING AND ARCHITECTURAL DESIGN SO LONG AS THEY REMAIN IN SUBSTANTIAL CONFORMANCE WITH THE REPRESENTATIONS ON THE APPROVED CDP
25. ALL GRADING INDICATED ON THIS CDP/FDP IS CONCEPTUAL AND SUBJECT TO CHANGE AT SITE PLAN.
26. ALL ENTRANCES ON PUBLIC STREETS SHALL TYPICALLY BE CONSTRUCTED AS VDOT STD CG-11 UNLESS INDICATED OTHERWISE AND AS DETERMINED BY VDOT AT SITE PLAN.
27. A GRAPHIC DEPICTION OF THE ANGLE OF BULK PLANE FOR THE PROPOSED DEVELOPMENT SITE IS SHOWN ON THIS SHEET FOR REFERENCE ONLY.
28. THERE ARE NO PROPOSED SIGNALS AND EXISTING SIGNAL MODIFICATIONS
29. ALL LANE USE (EX., INTERIM, OR PLANNED) AND/OR CROSSWALKS (OR OTHER PAVEMENT MARKINGS ON PUBLIC STREETS) ARE SUBJECT TO REVIEW AND APPROVAL BY VDOT AT THE TIME OF SITE PLAN AND MAY BE MODIFIED WITHOUT THE NEED FOR PCA, CDPA AND/OR FDPA.
30. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED--AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5)--AS PART OF THE FINAL SITE PLAN APPROVAL PROCESS. HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.

TABULATIONS

TOTAL SITE AREA = 165,331 SF or 3.79548 acres
PORTION IN FAIRFAX COUNTY : 160,166 SF OR 3.67691 AC.
PORTION IN ARLINGTON COUNTY: 5,165 SF OR 0.11857 AC.

ZONING:

EXISTING ZONE: C-3, C-4, CRD, CD, SC AND HC
PROPOSED ZONE: PDC, CRD, CD, SC AND HC

GROSS FLOOR AREA:
173,000 = +/- SF*

FLOOR AREA RATIO: 1.08* (FOR ANY MIXTURE OF USES)

*THE GFA AND FAR CALCULATION ABOVE IS BASED UPON LAND AREA ASSOCIATED WITH THE FAIRFAX COUNTY PORTION OF THE SITE

PROPOSED USE RANGE:

NUMBER OF UNITS:
0 - 157 RESIDENTIAL DWELLING UNITS 0 - 173,000 S.F.
0 - 157 OFFICE UNITS 0 - 173,000 S.F.

AT NO TIME WILL THE TOTAL NUMBER OF UNITS EXCEED 157

AFFORDABLE DWELLING UNITS (ADUs) AND WORKFORCE DWELLING UNITS (WDUs)
THIS BUILDING IS EXEMPT FROM THE AFFORDABLE DWELLING UNIT (ADU) PROGRAM REQUIREMENTS AND ORDINANCE PURSUANT TO SECTION 2-803(1) OF THE ZONING ORDINANCE.

MAXIMUM BUILDING HEIGHT:
115 FT (DOES NOT INCLUDE PENTHOUSES AND MECHANICAL EQUIPMENT)

OPEN SPACE:

REQUIRED: 24,024 S.F. (15%) (SITE AREA WITHIN FAIRFAX CO.)
PROVIDED: 32,033 S.F (20%) (SITE AREA WITHIN FAIRFAX CO.)

RECREATIONAL OPEN SPACE:

REQUIRED: NONE
PROVIDED: 22,800 S.F. (13.5 %)

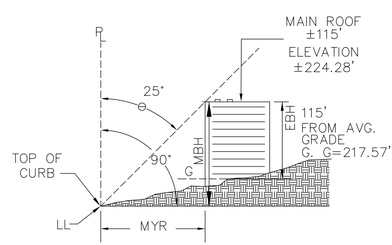
PARKING REQUIRED:

OPTION A - 157 RESIDENTIAL UNITS (100 %)	1.6/UNIT x 157 UNIT	= 252 SPACES
OPTION B - 157 OFFICE UNITS (100%)	2.34/1,000 GSF* X 173,000 GSF	= 405 SPACES
OPTION C - 79 RESIDENTIAL UNITS (50 %)	1.6/UNIT x 79 UNITS	= 127 SPACES
78 OFFICE UNITS (50 %)	2.34/1,000 GSF* X 86,500 GSF	= 203 SPACES (330 SPACES TOTAL)

PARKING PROVIDED IN ALL OPTIONS: 405 SPACES
*SUBJECT TO REDUCTION PER SECTION A-7-209 OF THE ZONING ORDINANCE.

LOADING REQUIRED: 3-5 SPACES DEPENDING ON UNIT MIXTURE

LOADING PROVIDED: 2 SPACES WAIVER REQUESTED



θ : ANGLE OF BULK PLANE FOR THE R-30 DISTRICT
LL : LOT LINE
MYR : MINIMUM YARD REQUIREMENT
EBH : EFFECTIVE BUILDING HEIGHT (90')
MBH : MAXIMUM ALLOWABLE BUILDING HEIGHT IN THE R-30 DISTRICT
G : GRADE FOR HEIGHT CALCULATIONS= 217.57'

$MYR = EBH \tan\theta$

$EBH = \frac{MYR}{\tan\theta}$

R-30 BULK PLANE ILLUSTRATION

THERE IS NO ANGLE OF BULK PLANE REQUIREMENT SPECIFIED FOR THE PDC DISTRICT. THIS GRAPHIC DEPICTION OF THE R-30 DISTRICT REQUIREMENT IS FOR REFERENCE ONLY IN CONSIDERATION OF THE DESIGN STANDARD SET FORTH IN PAR. 1 OF SECTION 16-102 OF THE ZONING ORDINANCE. ACTUAL YARDS AND BUILDING HEIGHTS ARE SHOWN ON THE CDP/FDP.

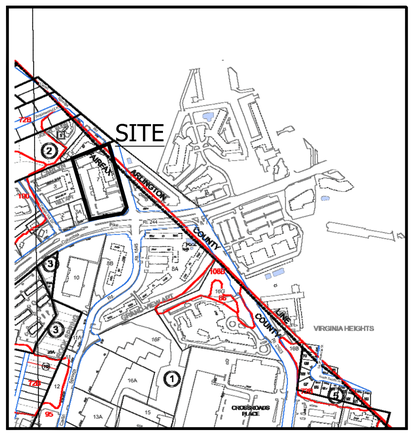
ZONING ORDINANCE WAIVERS & MODIFICATIONS REQUESTED

1. PURSUANT TO SECT. 11-201 AND PAR. 4 OF SECT. 11-203 OF THE ZONING ORDINANCE, A MODIFICATION OF THE LOADING SPACE REQUIREMENTS FOR MULTIPLE FAMILY DWELLING UNITS AND OFFICE SPACE IS HEREBY REQUESTED IN FAVOR OF THAT SHOWN HEREON.
2. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201 PARAGRAPH (4) TO NOT REQUIRE ANY FURTHER DEDICATION, CONSTRUCTION OR WIDENING OF EXISTING ROADS BEYOND THAT WHICH IS INDICATED ON THE CDP/FDP. DEDICATION AND IMPROVEMENTS SHOWN ON THE CDP/FDP SHALL BE DEEMED TO MEET ALL COMPREHENSIVE PLAN POLICY PLAN REQUIREMENTS.
3. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 17-201-3A TO NOT REQUIRE THE CONSTRUCTION OF A VEHICULAR TRAVEL LANE, SERVICE DRIVE, DRIVEWAY, OR OTHER ACCESS CONNECTIONS WHICH WILL PERMIT VEHICULAR TRAVEL ON THE SITE ADJACENT TO ANY PRIMARY HIGHWAY (COLUMBIA PIKE ROUTE #244).
4. THE APPLICANT REQUESTS A MODIFICATION OF THE ZONING ORDINANCE SECTION 17-201-3 TO PROVIDE ANY FURTHER INTERPARCEL ACCESS BEYOND THAT INDICATED ON THE CDP/FDP.
5. WAIVER AND/OR MODIFICATION OF ZONING ORDINANCE SECTION 13-304 TO PROVIDE TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS FROM THE SINGLE FAMILY DETACHED UNITS ACROSS CARLIN SPRINGS ROAD AND LOCATED IN ARLINGTON COUNTY.

PFM WAIVERS & MODIFICATIONS REQUESTED

1. A MODIFICATION OF THE PFM SECTION 7-0802 TO PERMIT 18 FOOT ALLEYS AND 16' WITH ONE WAY TRAFFIC RAMPS FOR VEHICULAR ACCESS AND CIRCULATION IN AREAS INDICATED ON THE CDP/FDP WITH NO PARKING.
2. A MODIFICATION OF SECTION 7-0802.2 OF THE PFM AND SECTION 11.102.12 OF THE ZONING ORDINANCE TO ALLOW FOR THE PROJECTION, BY NO MORE THAN 4%, OF THE STALL AREA OF STRUCTURAL COLUMNS INTO PARKING STALLS IN PARKING STRUCTURES. SUCH PARKING SPACES SHALL COUNT TOWARD THE NUMBER OF PARKING SPACES REQUIRED BY THE ZONING ORDINANCE.
3. MODIFICATION OF SECTION 8-0201(3) TRAILS AND BIKE TRAILS ALONG ROUTE #244 REQUESTED IN FAVOR OF THE COMPREHENSIVE PLAN STREETSCAPE SECTION SHOWN WITH THE CDP/FDP APPLICATION.

SOILS MAP



SOIL TYPE CLASSIFICATION:
95 - URBAN LAND

NO.	DATE	DESCRIPTION

REVISIONS

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

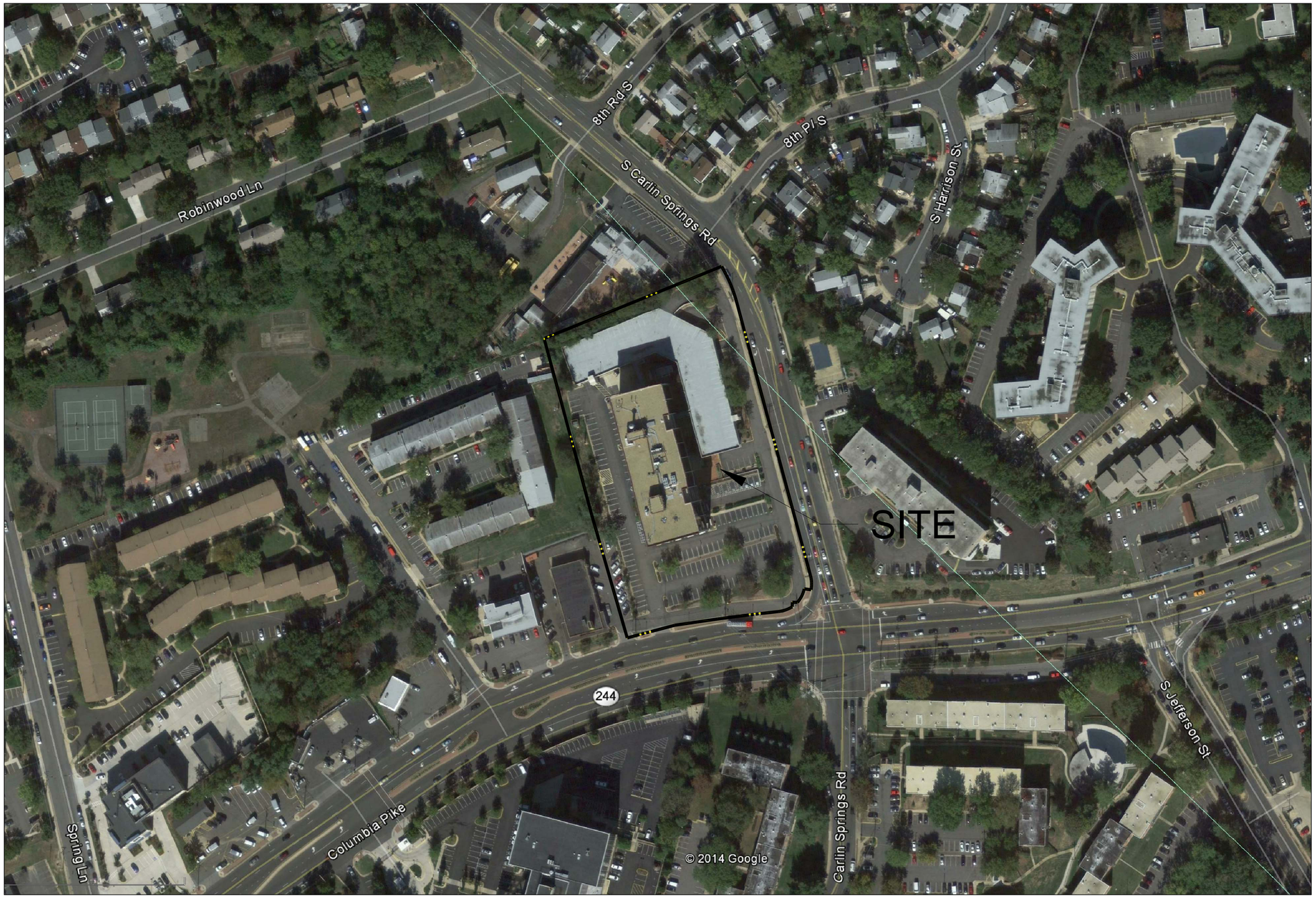
5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

NOTES AND TABULATIONS

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016
DES. RCC
DWN. KY
SCALE: NTS
PROJECT/FILE NO. VV7665B
SHEET NO. C-2

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-2(NOTES).dwg USER: Scottry DATE: November 7, 2016 TIME: 7:48:22 AM



VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

80 0 40 80 160 320

(IN FEET)
1 inch = 80 ft.

NO.	DATE	DESCRIPTION

REVISIONS

VIKA

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

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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONTEXT PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. RCC | DWN. RMC

SCALE: 1"=80'

PROJECT/FILE NO. VV7665B

SHEET NO. C-3

FILE:P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-3(CONTEXT).dwg USER:Scottry DATE:Nov, 07 2016 TIME: 05:53 am

NOTES:

1. A PORTION OF SUBJECT PROPERTY IS IDENTIFIED ON FAIRFAX COUNTY TAX MAP AS TAX MAP #062-1-01-0007 AND IS ZONED C-3 & C-4. A PORTION OF THE SUBJECT PROPERTY IS IDENTIFIED ON ARLINGTON COUNTY REAL PROPERTY IDENTIFICATION MAP AS REAL PROPERTY CODE (RPC) 22010001 AND IS ZONED R2-7 AND FALLS WITHIN THE COMMERICAL DEVELOPMENT, HIGHWAY CORRIDOR AND SIGN CONTROL OVERLAY DISTRICTS.
2. THE PROPERTY SHOWN HEREON LIES IN FLOOD ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) NUMBER 51013C0076CE, COMMUNITY PANEL 515520 0076 C, WITH AN EFFECTIVE DATE OF AUGUST 19, 2013. ZONE "X" IS NOT IDENTIFIED AS A SPECIAL FLOOD HAZARD ZONE AREA.
3. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF GOVERNMENT PROPERTIES INCOME TRUST LLC AS RECORDED IN DEED BOOK 20428 AT PAGE 1850 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA AND RECORDED IN DEED BOOK 4266 AT PAGE 1110 AMONG THE LAND RECORDS OF ARLINGTON COUNTY, VIRGINIA.
4. THE HORIZONTAL DATUM SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 (VCS 83–NORTH ZONE), AND THE VERTICAL DATUM SHOWN HEREON IS REFERENCED TO NATIONAL GEODETIC VERTICAL DATUM OF 1929 (NGVD29) AND BASED ON THE FOLLOWING SURVEY CONTROL MONUMENTS USED TO ESTABLISH THIS SURVEY:
   - ARLINGTON COUNTY MON #18 N: 7,000,390.4489 E: 11,891,595.1739 EL: 96.60
   - ARLINGTON COUNTY MON #26 N: 6,993,410.8475 E: 11,876,146.4019 EL: 213.20
   - FAIRFAX COUNTY GPS #149 N: 6,999,358.869 E: 11,873,648.490 EL: 251.48
   - FAIRFAX COUNTY GPS #150 N: 6,995,855.085 E: 11,875,360.804 EL: 231.62
5. THE HORIZONTAL CLOSURE AND ACCURACY OF THE SURVEY CONTROL USED TO PERFORM THIS SURVEY IS 1:113,094 WHICH EXCEEDS THE MINIMUM PRECISION OF 1:20,000 WITH THE ATTENDANT ANGULAR CLOSURE WHICH SUSTAINS THE ERROR OF CLOSURE.
6. THE SUBJECT PROPERTY HAS DIRECT VEHICULAR ACCESS TO AND FROM PUBLIC STREETS (S. CARLIN SPRINGS ROAD & COLUMBIA PIKE – ROUTE #244) AS SHOWN HEREON.
7. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTY COMPANY, FILE NO.: 012062-1109 ISSUED SEPTEMBER 03, 2013, WITH AN EFFECTIVE DATE OF AUGUST 25, 2013 AT 8:00 AM, HAS BEEN INCORPORATED INTO THIS SURVEY.

AREA TABULATION:

PORTION IN FAIRFAX COUNTY.....160,166 SF OR 3.67691 ACRES
PORTION IN ARLINGTON COUNTY.....5,165 SF OR 0.11857 ACRES

TOTAL SITE AREA.....165,331 SF OR 3.79548 ACRES

SURVEY CERTIFICATION:

THIS EXISTING CONDITIONS SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF, FRANKLIN E. JENKINS, LS FROM AN ACTUAL GROUND SURVEY MADE UNDER MY SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MAY 23, 2014 AND THIS PLAT MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.

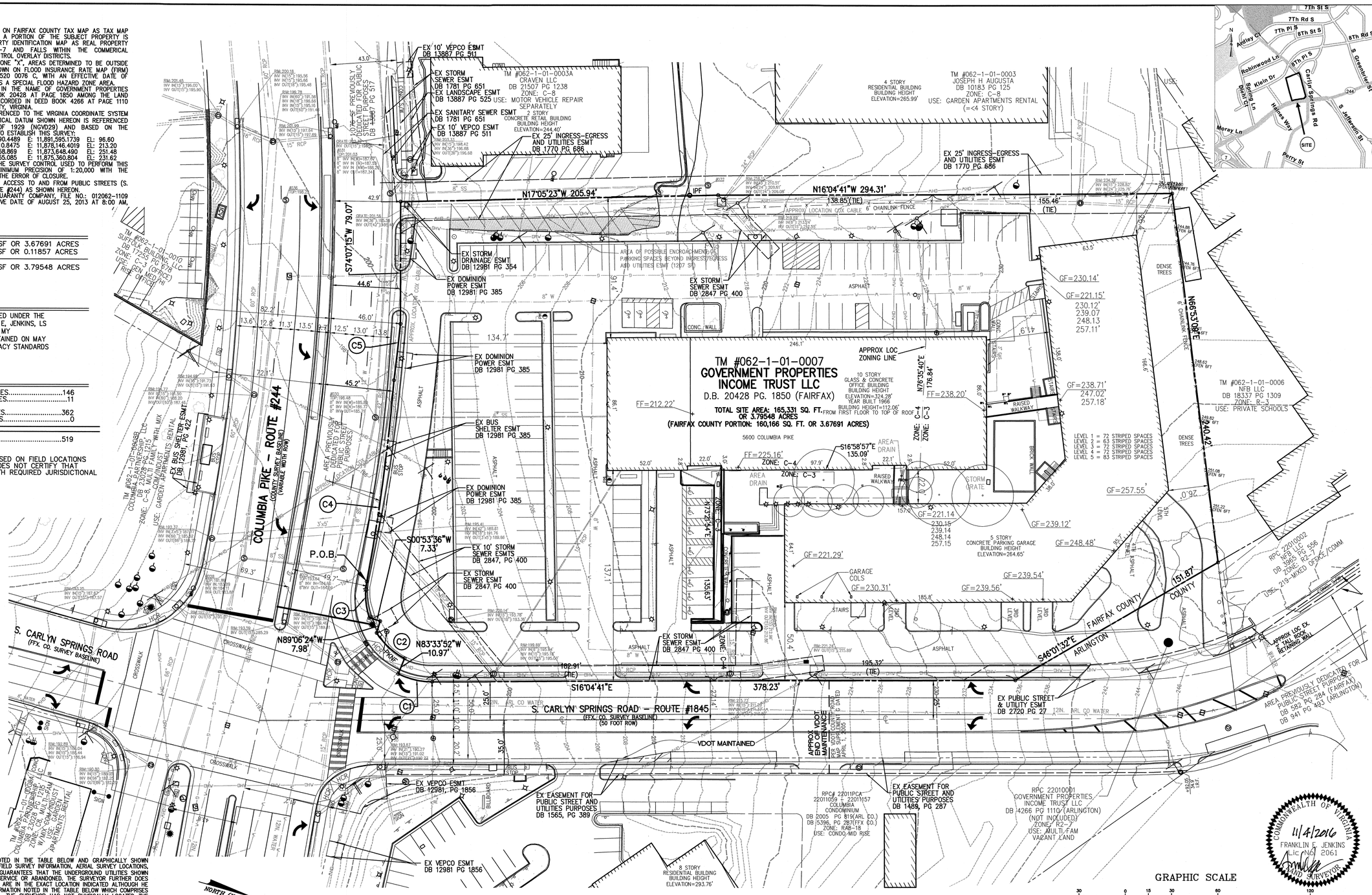
PARKING TABULATION:

STANDARD STRIPED SURFACE PARKING SPACES.....146
HANDICAP STRIPED SURFACE PARKING SPACES.....11

STANDARD STRIPED GARAGE PARKING SPACES.....362
HANDICAP STRIPED GARAGE PARKING SPACES.....0

TOTAL STRIPED PARKING SPACES ON SITE.....519

* PARKING SPACES SHOWN HEREON ARE BASED ON FIELD LOCATIONS AND VISUAL INSPECTION. VIKA VIRGINIA DOES NOT CERTIFY THAT SPACES ARE STRIPED IN ACCORDANCE WITH REQUIRED JURISDICTIONAL STANDARDS.



UTILITY NOTE:

THE UNDERGROUND UTILITY LOCATIONS SPECIFICALLY NOTED IN THE TABLE BELOW AND GRAPHICALLY SHOWN HEREON HAVE BEEN LOCATED FROM A COMBINATION OF FIELD SURVEY INFORMATION, AERIAL SURVEY LOCATIONS, AND/OR EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE INDICATED FROM THE INFORMATION NOTED IN THE TABLE BELOW WHICH COMPRISES THE RECORD INFORMATION OBTAINED BY THE SURVEYOR. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES, UNLESS SPECIFICALLY NOTED ON THE DRAWING.
THE FOLLOWING UTILITY COMPANIES HAVE BEEN SOLICITED FOR THEIR PLANS AND RECORD UTILITY DRAWINGS, LISTED BELOW ARE SPECIFIC PLAN/SHEET NUMBERS OF DRAWINGS PROVIDED BY THE UTILITY COMPANY OR LACK OF RESPONSE IS NOTED.

UTILTY COMPANY		PLAN # / SHEET #
TELECOMM.....	MCI COMMUNICATIONS VERIZON COMMUNICATIONS LEVEL 3 COMMUNICATIONS AT&T	NO RESPONSE AT THIS TIME NO RESPONSE AT THIS TIME SKETCH RECEIVED 2/28/2014 NO FACILITIES – 3/19/2014
GAS.....	WASHINGTON GAS	MAP 80702 RECEIVED 2/21/2014
ELECTRIC.....	DOMINION VIRGINIA POWER	SKETCH RECEIVED 2/21/2014
CABLE TV.....	COMCAST COX COMMUNICATIONS	NO RESPONSE AT THIS TIME SKETCH RECEIVED 3/18/2014
WATER AND SEWER...		FAIRFAX COUNTY WATER, SANITARY & STORM MAPS OBTAINED (062–1) ARLINGTON COUNTY WATER, SANITARY & STORM MAPS OBTAINED (82–2)

THE OWNER/DEVELOPER OF THE SUBJECT PROPERTY IS RESPONSIBLE FOR OBTAINING INFORMATION AND COORDINATING WITH ALL OTHER UTILITIES NOT LISTED IN THE TABLE ABOVE. THE OWNER/DEVELOPER IS ALSO RESPONSIBLE FOR CONTACTING "MISS UTILITY" 48 HOURS PRIOR TO CONSTRUCTION.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD BEARING	CHORD
C1	22.80'	50.00'	26°07'24"	11.60'	S03°01'20"E	22.60'
C2	24.80'	46.00'	30°53'20"	12.71'	S26°07'12"W	24.50'
C3	23.85'	46.00'	29°42'06"	12.20'	S69°56'32"W	23.58'
C4	131.65'	1230.60'	6°07'47"	65.89'	S81°44'01"W	131.59'
C5	36.61'	1076.80'	1°56'53"	18.31'	S80°37'06"W	36.61'

LEGEND:

BUILDING LINE
ELECTRICAL CONDUIT
EDGE OF PAVEMENT
FENCE LINE
NATURAL GAS CONDUIT
OVERHEAD WIRES
TELEPHONE/COMMUNICATIONS CONDUIT
PROPERTY LINES
PUBLIC UTILITIES EASEMENTS
SANITARY SEWER CONDUIT
STORM DRAIN CONDUIT
WATER CONDUIT

ELECTRICAL MANHOLE
ELECTRICAL JUNCTION BOX
GUY POLE
LIGHT POLE
UTILITY POLE
PHONE MANHOLE
PHONE PEDESTAL
CABLE TELEVISION PEDESTAL
GAS VALVE
GAS MANHOLE
GAS MARKER
TRAFFIC CONTROL BOX
TRAFFIC SIGNAL POLE

STORM DRAIN MANHOLE
CATCH BASIN RIM
INLETS
CURB INLET
SANITARY MANHOLE
SANITARY CLEANOUT
WATER METER
WATER MANHOLE
WATER VALVE
FIRE HYDRANT
FIRE DEPARTMENT CONNECTION
IRRIGATION CONTROL VALVE

TREE
HANDICAP
PARKING METER
HVAC UNIT
UKNOWN UTILITY MANHOLE
BOLLARD
COLUMN
CENTERLINE

SIGN POST
WOOD POST
IRON PIPE FOUND
PKNAIL FOUND

CONC CONCRETE
C&G CURB AND GUTTER
TRANS ELECTRICAL TRANSFORMER
ASPH ASPHALT
ESMT EASEMENT
BLDG BUILDING
RCP REINFORCED CONCRETE PIPE
CMP CORRIGATED METAL PIPE
HCR HANDICAP RAMP
DB DEED BOOK
PG PAGE

GRAPHIC SCALE
30 0 15 30 60 120
(IN FEET)
1 inch = 30 ft.

COMMONWEALTH OF VIRGINIA
11/4/2016
FRANKLIN E. JENKINS
Lic. NO. 2061
LAND SURVEYOR

VIKA

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

BAILEY'S GATEWAY
#5600 COLUMBIA PIKE
GOVERNMENT PROPERTIES INCOME TRUST LLC
DEED BOOK 20428 PAGE 1850
FAIRFAX COUNTY, VIRGINIA
DEED BOOK 4266 PAGE 1110
ARLINGTON COUNTY, VIRGINIA

EXISTING CONDITIONS

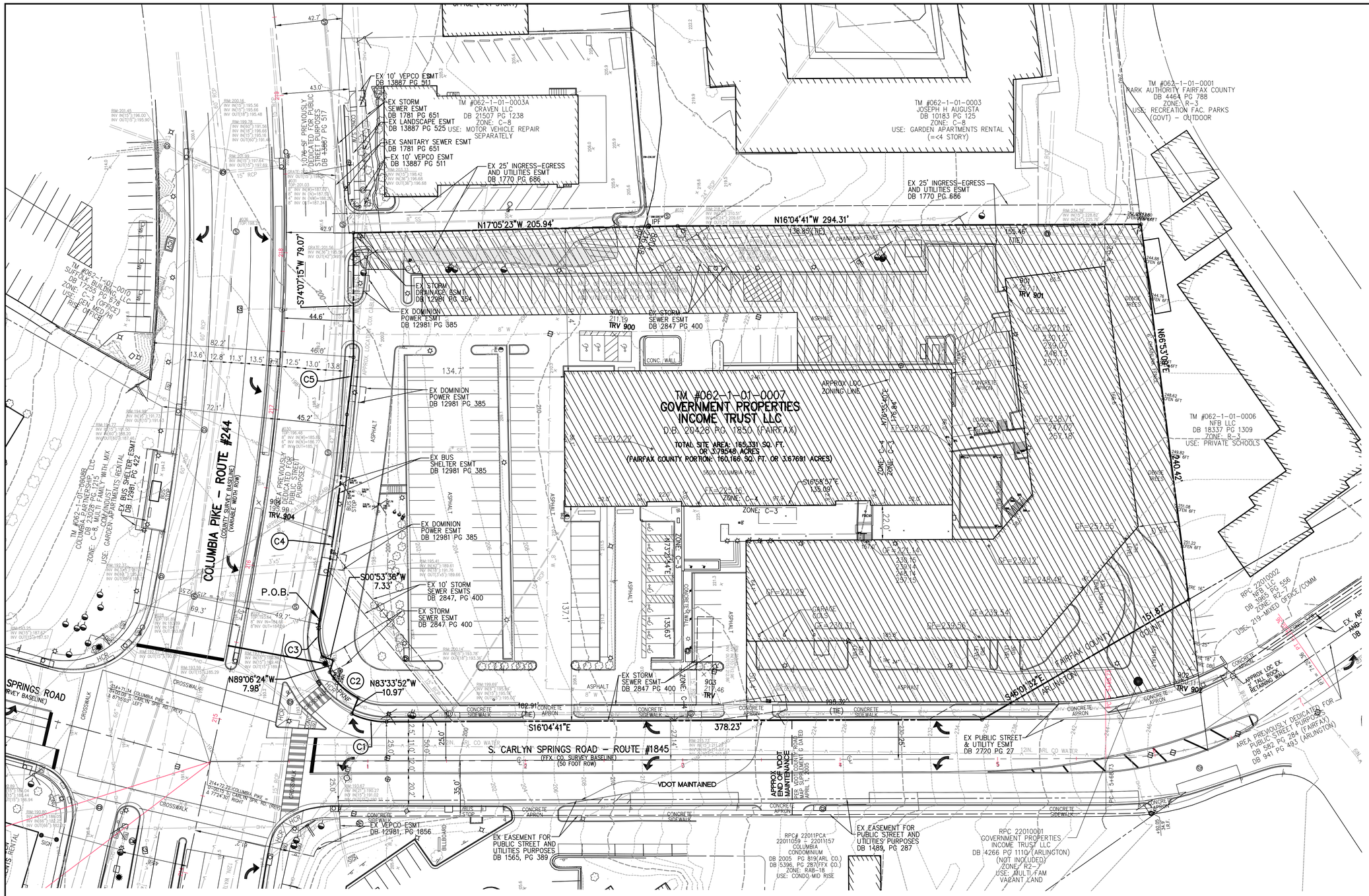
VIKA REVISIONS

NOVEMBER 4, 2016
OCTOBER 20, 2016
AUGUST 19, 2016
ADDRESS COMMENTS–MAY 24, 2016
DATE: MAY 09, 2016

DES.	DWN.
FEJ	LMG/AFQ

SCALE: 1"=30'
PROJECT/FILE NO. 7665–SV
SHEET NO. C–4

P:\Surveys\LD03-PROJECTS\7665-SV NGVD 29.dwg\7665-SV NGVD 29.dwg 11/4/2016 3:50:51 PM EDT



VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VIKA VIRGINIA LLC
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(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
ARLINGTON COUNTY, VIRGINIA

EXISTING CONDITIONS TO REMAIN

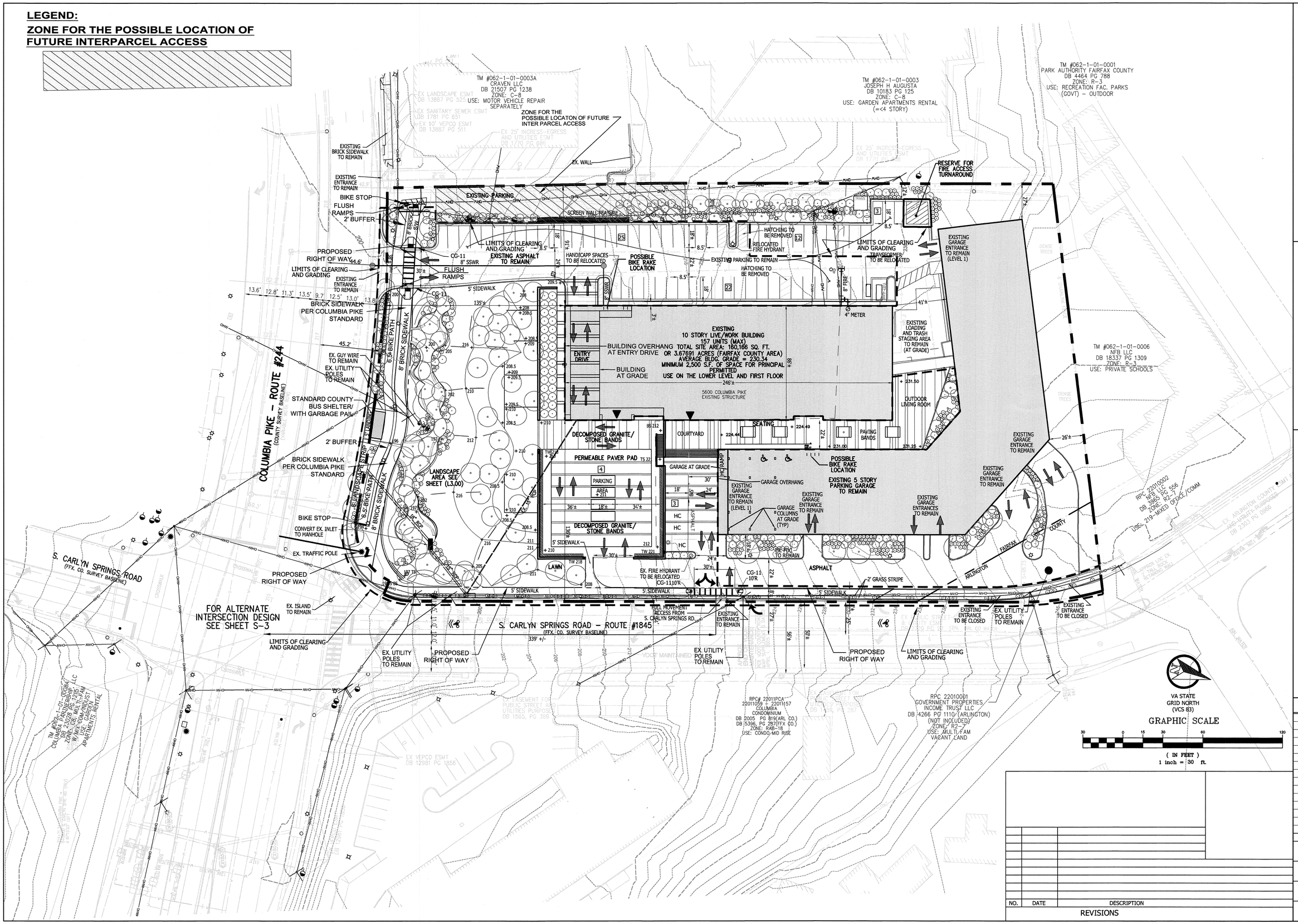
VIKA REVISIONS
MAY, 24 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY, 9 2016	
DES. FEJ	DWN. LMG/AFQ
SCALE: 1"=30'	
PROJECT/FILE NO. 7665-SV	
SHEET NO. C-5	

P:\Surveys\LDD3-PROJECTS\7665-SV\dwg\7665-SV.dwg 11/25/2014 12:52:31 PM EST

LEGEND:

ZONE FOR THE POSSIBLE LOCATION OF FUTURE INTERPARCEL ACCESS



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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 791-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CDP / FDP PLAN

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

NO.	DATE	DESCRIPTION

REVISIONS

DATE: MAY 9, 2016

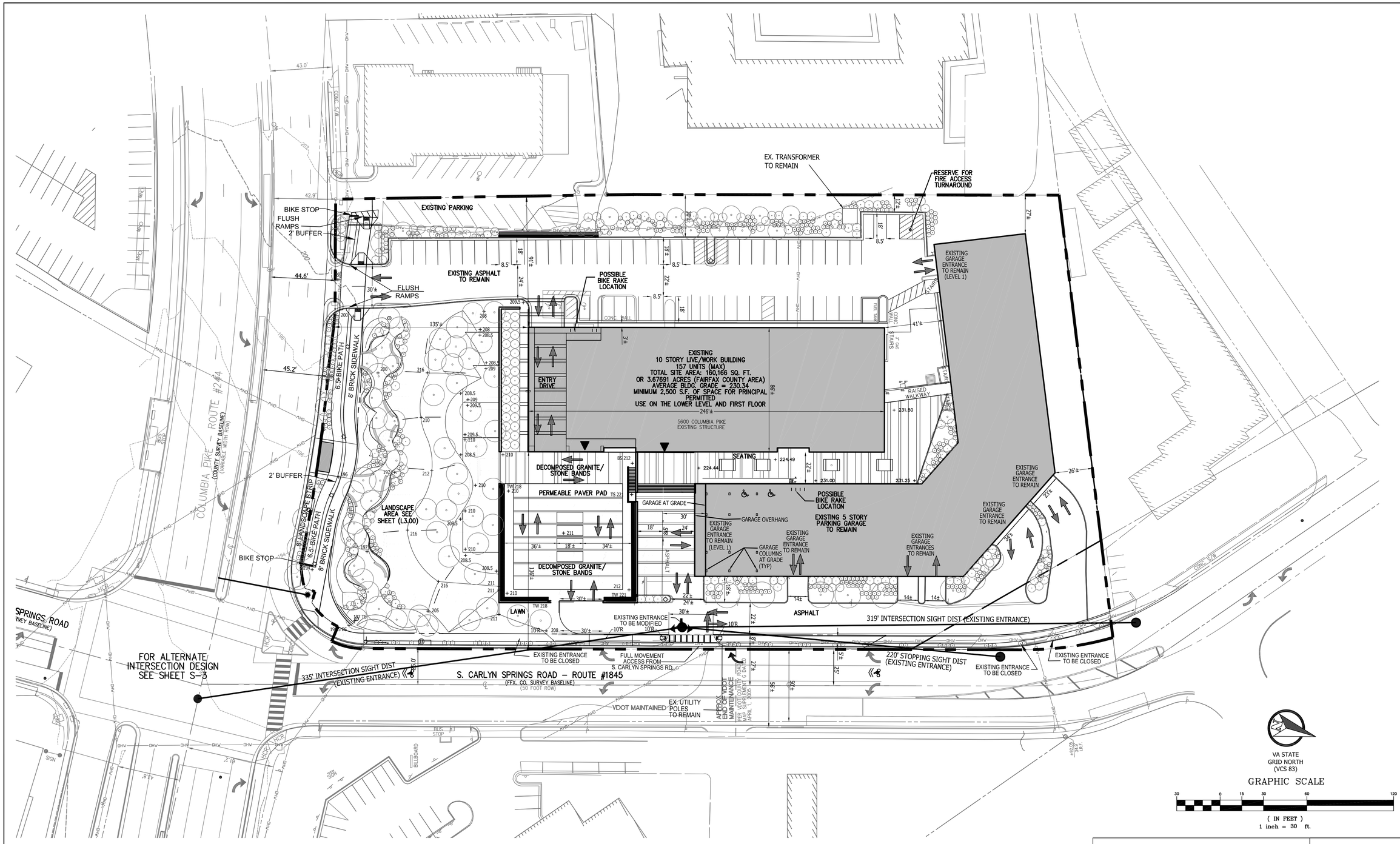
DES. RRC | DWN. PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-6

FILE: P:\projects\7665\7665B\CADD- PI\PLANNING\PLANNING DRAWINGS\7665B-C-6 (CDP-FDP).dwg USER: Scottry DATE: November 7, 2016 TIME: 6:00:47 AM



SEE SHEET S-3 FOR ILLUSTRATIVE INFORMATION SHEET

SEE SHEET C-14 FOR VERTICAL SIGHT DISTANCE PROFILES. THE 319' SIGHT DISTANCE AND 220' STOPPING SIGHT DISTANCES IS ESTBLISHED FROM ASTO SECTION 4-21.

NO.	DATE	DESCRIPTION

REVISIONS

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(703) 442-7800 ■ FAX (703) 761-2787
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5600 COLUMBIA PIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

VEHICLE CIRCULATION AND STRIPING PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. RRC | DWN. PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-7

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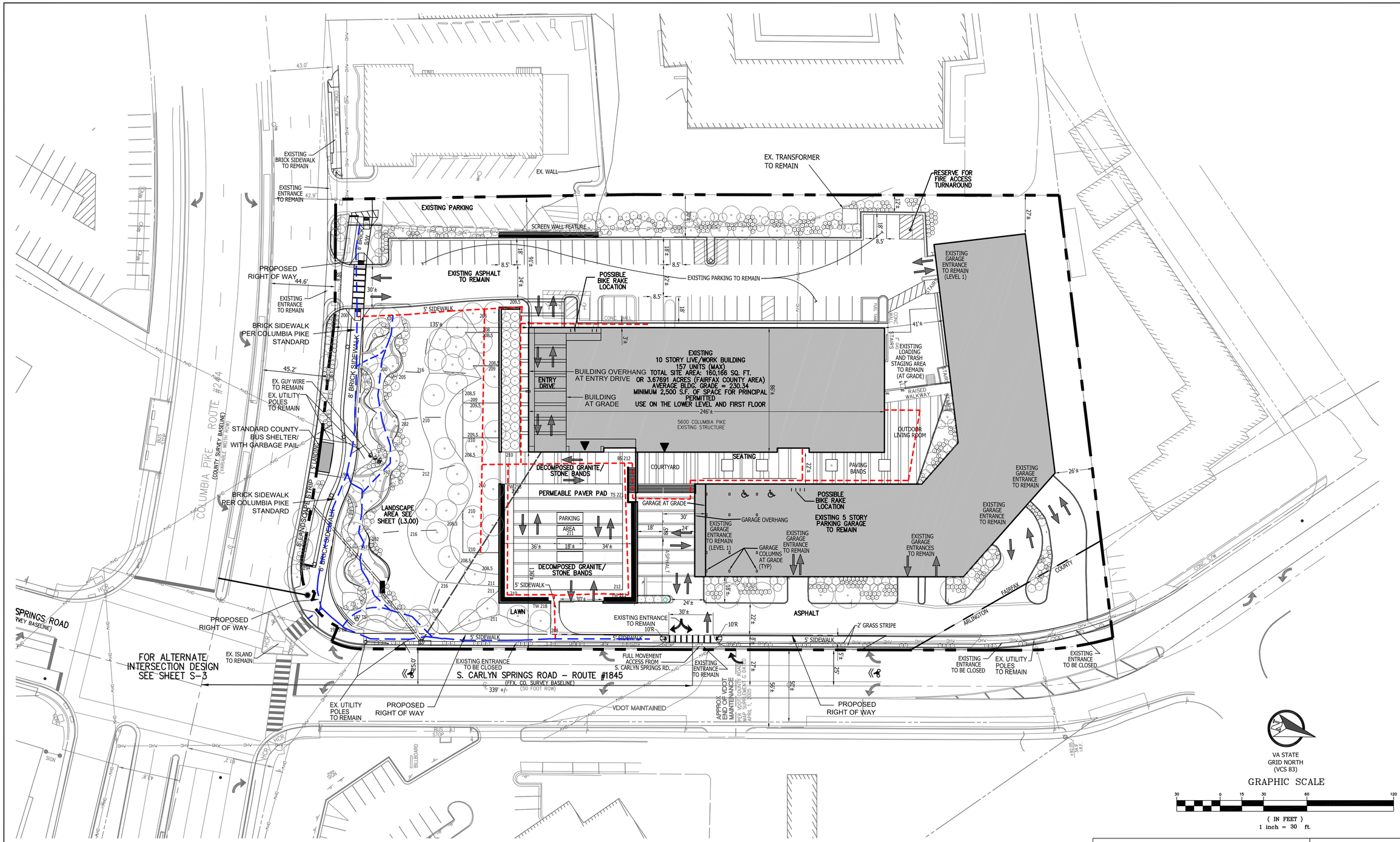

= PRIVATE CIRCULATION

= PUBLIC CIRCULATION

NO.	DATE	DESCRIPTION

REVISIONS

VIKA

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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

PEDESTRIAN CIRCULATION PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. RRC | DWN. PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-7A

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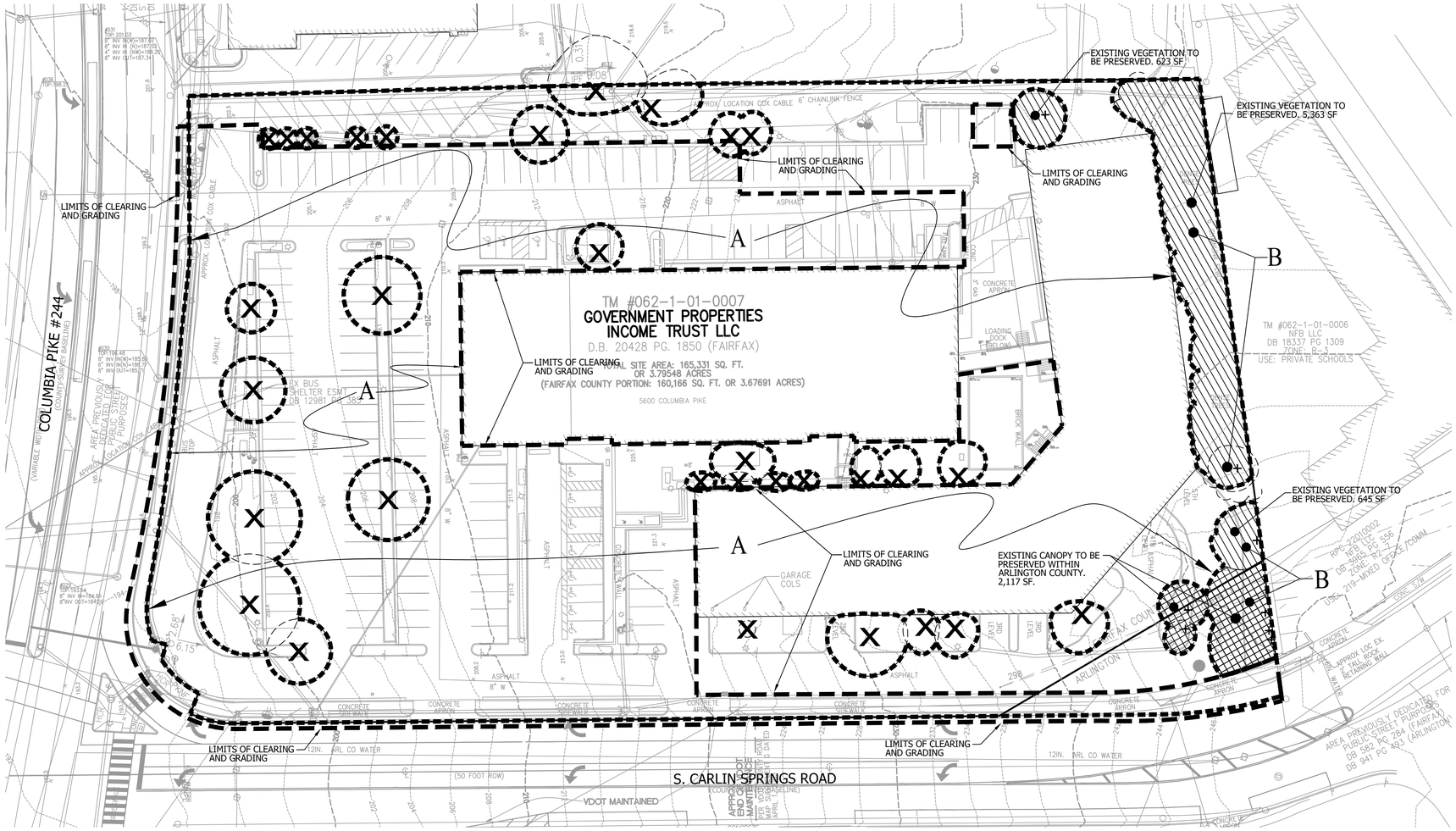

LEGEND

TOTAL SITE AREA = 165,331 SF OR 3.79548 AC
SITE AREA IN FAIRFAX COUNTY = 160,166 SF OR 3.6884 AC
SITE AREA IN ARLINGTON COUNTY = 5,165 SF OR 0.11857 AC

EXISTING TREE CANOPY WITHIN FAIRFAX COUNTY SITE AREA
21,831 SF (13.6% OF SITE AREA)

EXISTING TREE CANOPY TO BE PRESERVED WITHIN FAIRFAX COUNTY SITE AREA
6,631 SF (4.1% OF SITE AREA & W/OUT MULTIPLIER)
6,631 SF (1.25 MULTIPLIER) = 8,289 SF
8,289 SF (TOTAL CANOPY PRESERVED WITHIN FAIRFAX COUNTY SITE AREA)

EXISTING TREE CANOPY TO BE PRESERVED WITHIN THE ARLINGTON COUNTY SITE AREA.
2,117 SF

EXISTING TREE CANOPY
TO BE REMOVED

EXISTING TREE PRESERVATION NARRATIVE

PRIOR TO ANY CONSTRUCTION ACTIVITIES SUCH AS CLEANING, SCRAPING OR PAINTING OF THE GARAGE STRUCTURE WALL OPPOSITE OF ANY TREE PRESERVATION AREA, ALL TREE PRESERVATION DEVICES SUCH AS WELDED WIRE FENCING, SHALL BE INSTALLED. THE TREE PRESERVATION PLAN, DETAILS AND SPECIFICATIONS SHALL BE PROVIDED AS PART OF THE SITE PLAN SUBMITTAL.

EXISTING VEGETATION TABLE

BAILEY'S GATEWAY 5600 COLUMBIA PIKE

EVM INDEX	COVER TYPE	SUCCESSIONAL STAGE	AREA	COVER CONDITION	PRIMARY SPECIES	COMMENTS
"A"	DEVELOPED	N/A	157,212 SF (3.6091 AC)	POOR/FAIR	SEE COVER TYPE TABLE	DEVELOPED OFFICE BUILDING WITH SURFACE AND STRUCTURED PARKING.
"B"	DEVELOPED	N/A	8,119 SF (0.1864 AC)	FAIR/GOOD	SEE COVER TYPE TABLE	LANDSCAPE PLANTINGS AND VARIOUS REMNANT/VOLUNTEER TREE SPECIES.
TOTAL AREA	-	-	165,331 SF * (3.79548 AC)	-	-	-

* TOTAL AREA INCLUDES SITE AREA WITHIN FAIRFAX AND ARLINGTON COUNTIES.

PRIMARY SPECIES

AREA-A TREE SPECIES

Acer saccharinum - Silver Maple
Acer palmatum - Japanese Maple
Cornus florida - Flowering Dogwood
Morus alba - White Mulberry
Pinus thundbergii - Japanese Black Pine
Prunus serotina - Black Cherry
Prunus serrulata - Kwanzan Cherry
Pyrus calleryana - Callery Pear
Quercus palustris - Pin Oak
Quercus rubra - Red Oak
Robinia pseudoacacia - Black Locust

AREA-B TREE SPECIES

Juniperus virginana - Eastern Redcedar
Morus alba - White Mulberry
Prunus serotina - Black Cherry
Quercus alba - White Oak
Quercus rubra - Red Oak
Ulmus americana - American Elm

EVM NARRATIVE

99.95% OF THE SUBJECT SITE IS DEVELOPED AS A OFFICE BUILDING WITH ASSOCIATED SURFACE AND STRUCTURED PARKING. THE EXISTING SURFACE PARKING HAS SEMI-MATURE INTERIOR AND PERIPHERAL PARKING LOT LANDSCAPING. A LARGE PORTION OF THE INTERIOR, PERIPHERAL AND SITE VEGETATION SHOWS SIGNIFICANT STRESS, DECLINE AND CANOPY STRUCTURE DAMAGE (AREA-A). PORTIONS OF THE SUBJECT VEGETATION ARE NECROTIC. THE REMAINDER OF THE SITE VEGETATION APPEARS TO BE LANDSCAPE PLANTINGS AND REMNANT PLANT MATERIAL FROM WHEN THE SITE WAS DEVELOPED WITH A PORTION OF VOLUNTEER PLANT MATERIAL THAT HAD GONE TO SEED BY NATURAL CAUSES (AREA-B). THE MAJORITY OF VEGETATION WITHIN AREA-B IS REDCEDAR. AREA-B HAS AN ESTABLISHED AMOUNT OF INVASIVE PLANT SPECIES. WITH THIS APPLICATION AN INVASIVE SPECIES NARRATIVE HAS BEEN INCLUDED OUTLINING MITIGATION MEASURES TO BE DEVELOPED AS THE SITE PLAN IS DEVELOPED. THE PRIMARY EXISTING ON-SITE SPECIES ARE OUTLINED WITH THIS PLAN. THESE ON-SITE LANDSCAPED AREAS ARE UNMAINTAINED. PORTIONS OF THE VEGETATION INVENTORIED WOULD NOT BE CONSIDERED HIGH VALUE AND SHOULD NOT BE CONSIDERED FOR PRESERVATION. HOWEVER, THE INVENTORIED VEGETATION WITHIN AREA-B SHOWS GOOD HEALTH AND VIGOR AND SHOULD BE CONSIDERED FOR PRESERVATION. THE OVERALL GENERAL HEALTH AND CONDITION OF THE EXISTING PLANT MATERIAL IS CONSIDERED FAIR TO GOOD.

THE TWO EXISTING STRUCTURES ON THE SITE ARE SPECIFIED TO BE PRESERVED. HOWEVER, WITH THIS APPLICATION, PORTIONS OF THE EXISTING SURFACE PARKING AREA WILL BE REMOVED AND REPLACED WITH NEW LANDSCAPING AND PEDESTRIAN AREAS.

5600 Columbia Pike Table 12.3 Tree Preservation Target Calculations and Statement			August 19, 2016
A	Pre-development area of existing tree canopy (from Exisiting Vegetation Map)(SF) =	21,831	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	13.6%	21,831 / 160,166 = 13.6%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13.6%	15,070.2 (13.63%) = 2,054 SF
E	Proposed percentage of canopy requirement that will be met through tree preservation =	55.1%	8,289 / 15,070.2 = 55.0%
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the T	–	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 2.01 for 10-Yr Canopy Reqm't.

\\192.168.10.93\projects\projects\7665\7665E\DATA -X\Landscape & Trees\[10-Yr Canopy Comp (2016.08.19).xls]Sheet1 (2)

PLAN PREPARED BY: NELSON P. KIRCHNER, RLA
ISA CERTIFIED ARBORIST NO. MA-4720AM

SIGNATURE _____ DATE_____

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

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VIKA VIRGINIA LLC
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5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

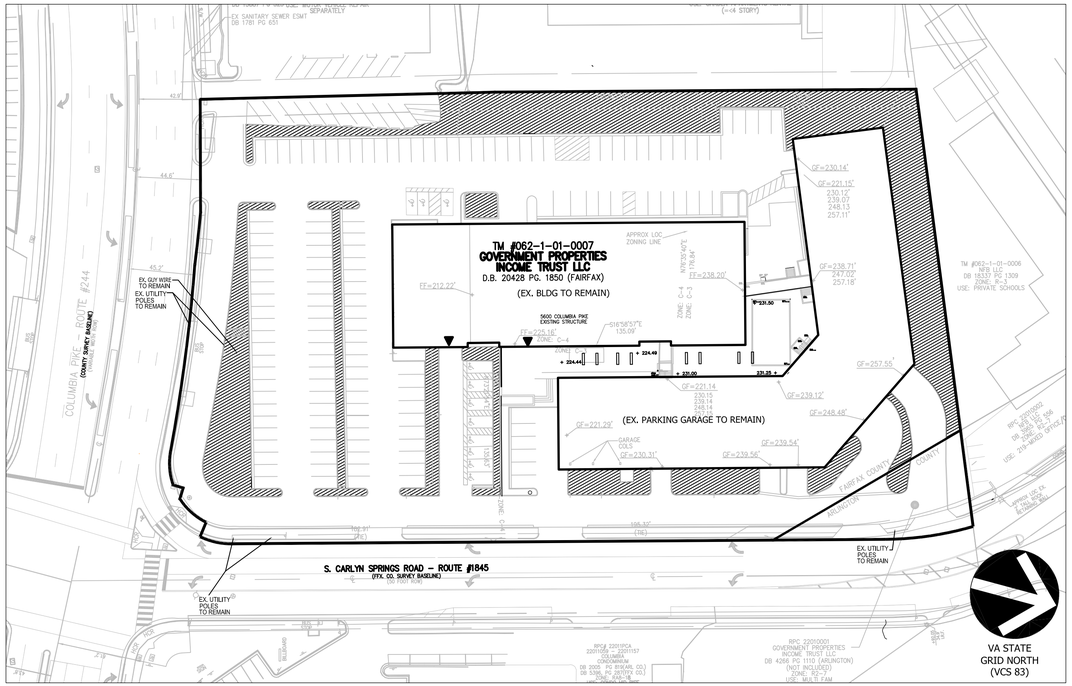
EXISTING VEGETATION MAP

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

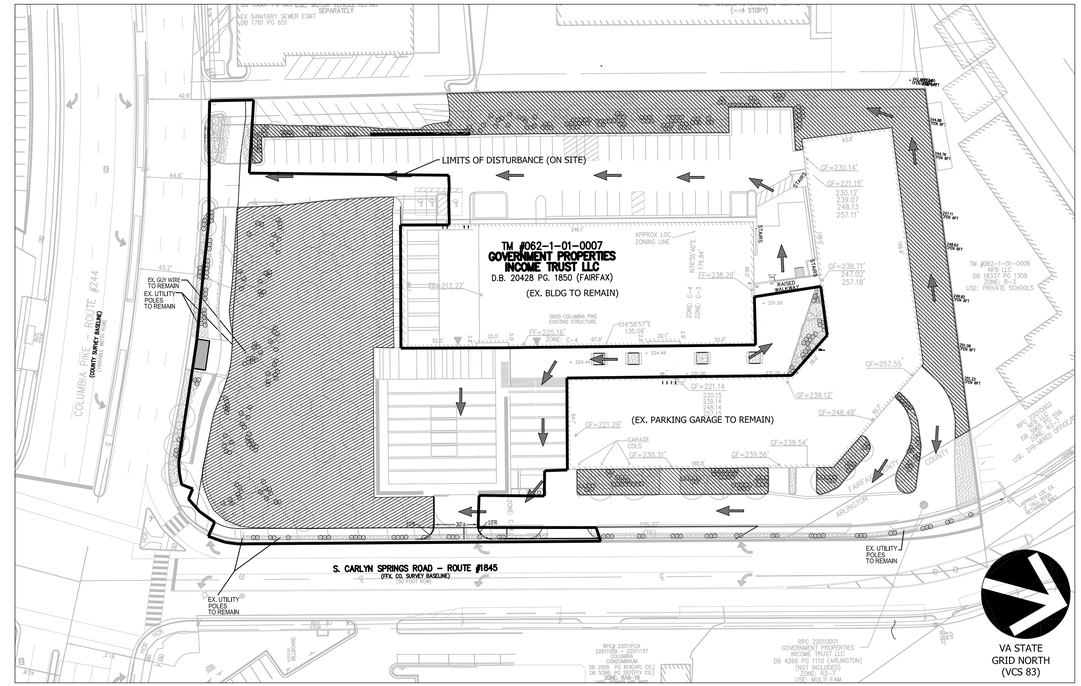
DATE: MAY 9, 2016
DES. NPK
DWN. PNN
SCALE: 1"=30'
PROJECT/FILE NO. VV7665B
SHEET NO. C-8

FILE:P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-8 (EVM).dwg USER:Scottry DATE:Nov, 07 2016 TIME: 06:18 am



PRE – DEVELOPMENT

SCALE: 1" = 50'



POST – DEVELOPMENT

SCALE: 1" = 50'

– PERVIOUS AREA

– PERVIOUS AREA

– OVERLAND RELIEF FLOW PATH

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

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

This information is required under the following Zoning Ordinance Sections:

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

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

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet(s) C-4. If infiltration is proposed the soils should be tested for suitability prior to submission of the development plan and results of the infiltration test provided as part of the description of the facility.

☐ 3. Provide:

Facility Name/ Type & No. (E.g. dry pond, infiltration bench, underground vault, etc...)	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage volume (cf)	If pond, dam height (ft.)
Totals:						

☒ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet(s) C-5. Pond inlet and outlet pipe systems are shown on Sheet(s) N/A.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet(s) N/A. Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.)

☒ 6. Landscaping and tree preservation in and near the stormwater management facility is shown on Sheet(s) N/A.

☒ 7. Stormwater management and BMP narratives including Virginia Runoff Reduction Spreadsheet and descriptions of how detention and best management practices requirements will be met are provided on Sheet(s) C-8.

☒ 8. A description of existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet(s) C-9. If the outfall is proposed to be improved off-site it should be specifically noted.

☒ 9. A detailed description and analysis of how the channel protection requirements and flood protection requirements of each numbered outfall will be satisfied per Stormwater Management Ordinance and Public Facilities Manual are provided on Sheet(s) N/A.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet(s) C-5.

☒ 11. A submission waiver is required for N/A.

☒ 12. Stormwater management is not required because PROJECT IS SUBJECT TO GRANDFATERING / TIME LIMITS PER TECHNICAL BULLETING 14-04 AND 14-06.

Revised: 8/4/2015

SITE SWM/BMP NARRATIVE

THE EXISTING 3.77 ACRE SITE CONSISTS OF A COMMERCIAL OFFICE BUILDING, SURFACE PARKING, AND A PARKING STRUCTURE. THE EXISTING SITE IS APPROXIMATELY 81% IMPERVIOUS WITH NO EVIDENCE OF EXISTING STORMWATER MANAGEMENT FACILITIES ON SITE FROM RECORD OR VISUAL INSPECTION. THE PROPOSED SITE WILL BE APPROXIMATELY 73% IMPERVIOUS AND WILL PROVIDE STORMWATER MANAGEMENT IN ACCORDANCE WITH THE 2009 STATE VSMP REGULATIONS AND THE ASSOCIATED PFM WATER QUALITY REQUIREMENT FOR REDEVELOPMENT AS DESCRIBED IN PFM SECTION 6-0401.2B. THE SITE WILL HAS BEEN GRANDFATHERED THROUGH THE PROCESS OUTLINED IN FAIRFAX COUNTY TECHNICAL BULLETINS 14-04 AND 14-06.

THE EXISTING BUILDINGS WILL REMAIN AND BE RENOVATED / REPURPOSED. THE EXISTING PARKING GARAGE STRUCTURE WILL ALSO REMAIN. THE MAJORITY OF ASPHALT SURFACE PARKING LOT LOCATED AT THE SOUTHERN END OF THE SITE WILL BE DEMOLISHED AND REPLACED WITH LANDSCAPING AND OTHER AMENITIES. THIS RESULTS IN A PROPOSED IMPERVIOUSNESS OF 73% IN ACCORDANCE WITH PFM SECTION 6-0401.2B, THE REQUIRED REDUCTION IN PHOSPHOROUS FOR PROPERTIES NOT CURRENTLY SERVED BY ONE MORE BMP'S IS

[1-0.9 (Ipre / Ipost)] X 100 = % PHOSPHOROUS REMOVAL

[1-0.9 (0.81 / 0.73)] X 100 = 0.00%

NO ADDITIONAL PHOSPHOROUS REDUCTION IS REQUIRED.

NO DETENTION FACILITIES EXIST ON THE SITE TODAY, AND THE REDUCTION OF IMPERVIOUS AREA MEETS THE PFM DETENTION REQUIREMENTS. THE PROPOSED BMP STRATEGIES WILL REDUCE RUNOFF. IN ADDITION TO REUSING THE AMOUNT OF EXISTING IMPERVIOUS AREA, PERMEABLE PAVERS WILL BE USED THROUGHOUT THE SITE TO FURTHER REDUCE RUNOFF. THE FINAL LOCATION (S) AND SIZE (S) WILL BE DETERMINED WITH THE FINAL SITE PLAN. THE APPLICANT RESERVED THE RIGHT TO PROVIDE ALTERNATING BMP FACILITIES. THERE IS NO FLOODPLAIN WITHIN THE SITE AND NO DOWNSTREAM DRAINAGE COMPLAINTS ON FILE.

COMPREHENSIVE PLAN SWM NARRATIVE

THE COMPREHENSIVE PLAN RECOMMENDS MEASURES TO PROVIDE WATER QUALITY AND QUANTY IMPROVEMENTS ABOVE MINIMUM PFM REQUIREMENTS. THESE RECOMMENDATIONS CAN BE GENERALLY ACHIEVED WITH REDEVELOPMENTS WHERE THERE ARE SIGNIFICANT MODIFICATIONS TO THE SITE THAT ALLOW THESE STORMWATER STRATEGIES TO BE INCORPORATED INTO THE OVERALL SITE DESIGN.

THE SUBJECT REDEVELOPMENT PROPOSES TO REUSE AND REPURPOSE THE TWO PRINCIPAL STRUCTURES (BUILDING AND GARAGE) AND TO REDUCE A SIGNIFICANT AMOUNT OF THE SURFACE PARKING, RESULTING IN IMPROVEMENTS TO STORMWATER QUALITY AND QUANTITY, HOWEVER THESE IMPROVEMENTS DO NOT MEET THE LEVELS RECOMMENDED BY THE COMPREHENSIVE PLAN WHEN APPLIED TO THE ENTIRE APPLICATION AREA.

IN AN EFFORT TO DEMONSTRATE THAT THE APPLICANT IS STRIVING TO MEET THE ENVIRONMENTAL SUSTAINABILITY REQUIREMENTS OF THE COMPREHENSIVE PLAN, AN ANALYSIS OF THE AREA TO BE DISTURBED HAS BEEN INCLUDED. THE DISTURBED AREA REPRESENTS THE AREA THAT THE APPLICANT CAN ACTIVELY MAKE IMPROVEMENTS TO ADDRESS WATER QUANTITY AND QUALITY. BELOW IS A SUMMARY OF THE PRE-DEVELOPMENT AND POST-DEVELOPMENT DISTURBED AREAS AND AMOUNT OF IMPERVIOUS AND PERVIOUS AREA.

	PRE-DEVELOPED AREA	POST-DEVELOPED AREA
DISTURBED AREA	1.36 AC	1.36 AC
IMPERVIOUS AREA	1.20 AC	0.76 AC*
PERVIOUS AREA	0.16 AC	0.60 AC

*THIS IMPERVIOUS AREA ALSO INCLUDES APPROXIMATEY 0.25 AC OF CRUSHED GRANITE SURFACE. THIS MATERIAL WILL ALSO CONTRIBUTE TO A REDUCTION OF RUNOFF COMPARED TO AN IMPERVIOUS SURFACE.

IN ADDITION TO THE SIGNIFICANT REDUCTION OF IMPERVIOUS AREA, THE PROPOSED TOPOGRAHIC MODIFICATIONS RESULTS IN THE CREATION OF ADDITIONAL PERVIOUS SURFACE AREA WHEN COMPARED TO A SITE THAT IS TYPICALLY GRADED FROM THE HIGH TO LOW SIDE.

OVERLAND RELIEF NARRATIVE

SHOULD THE STORM SEWER SYSTEM BECOME INOPERABLE, NO BUILDING WITH BE FLOODED DURING THE 100-YR STORM EVENT. THE PATH OF OVERLAND RELIEF IS INDICATED ON THIS SHEET.

SW-10 STATEMENT - DOWNSTREAM IMPOUNDMENT (LTI 03-05)

THE SUBJECT PROPERTY DOES NOT HAVE AN EXISTING DOWNSTREAM IMPOUNDMENT WITHIN ITS AREA OF INFLUENCE PER LTI 03-05. BATHYMETRIC SURVEY NOT REQUIRED.

CBPO STATEMENT (NO RPA)

THERE ARE NO RPAs LOCATED ON THIS SITE AND THIS PLAN DOES NOT PROPOSE ANY ENCROACHMENTS INTO ANY RPAs. TO THE BEST OF OUR KNOWLEDGE, THIS PLAN COMPLIES FULLY WITH THE AMENDMENT OF CHAPTER 118 (CHESAPEAKE BAY PRESERVATION ORDINANCE) OF THE CODE OF THE COUNTY OF FAIRFAX.

NO.	DATE	DESCRIPTION

REVISIONS

VIKA

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

VIKA VIRGINIA LLC

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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT

FAIRFAX COUNTY, VIRGINIA

STORMWATER MANAGEMENT & BMP MAP AND COMPUTATIONS

VIKA REVISIONS

MAY 24, 2016

JULY 29, 2016

AUGUST 19, 2016

OCTOBER 6, 2016

OCTOBER 19, 2016

NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. BC

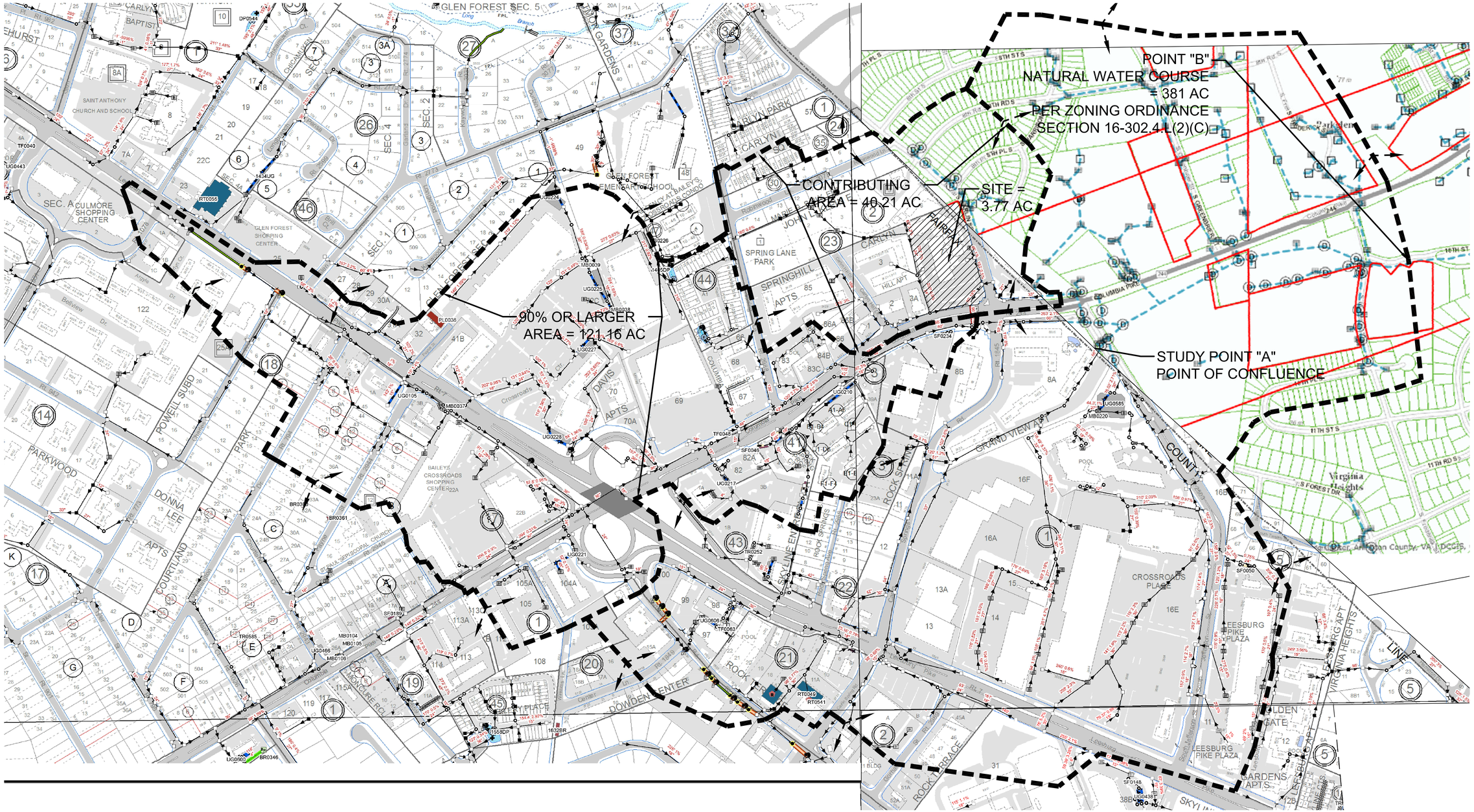
DWN. PNN

SCALE: AS NOTED

PROJECT/FILE NO. VV7665B

SHEET NO. C-9

FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-9-C-10 (SWM).dwg USER: Scottry DATE: October 31, 2016 TIME: 6:05:22 AM



OUTFALL DESCRIPTION:

THE SUBJECT PROPERTY IS IDENTIFIED ON THE FAIRFAX COUNTY TAX ASSESSMENT MAP 62-1((1))-7 AND IS LOCATED AT THE NORTHWEST QUADRANT OF COLUMBIA PIKE (ROUTE 244) AND S. CARLYN SPRINGS ROAD (ROUTE 1845). THE PROPERTY IS BOUNDED BY S. CARLYN SPRINGS ROAD TO THE EAST, COLUMBIA PIKE TO THE SOUTH, FAIRFAX ACADEMY OF EARLY LEARNING TO THE NORTH, AND THE CARLYN HILL APARTMENTS TO THE WEST. THE EXISTING DEVELOPMENT ON THE SITE IS A 9 STORY OFFICE BUILDING AND AN EXISTING PARKING GARAGE STRUCTURES.

THE PROPOSED SITE WILL MAINTAIN THE EXISTING BUILDING, EXISTING PARKING GARAGE STRUCTURE, AND REDUCE A SIGNIFICANT PORTION OF THE EXISTING PARKING LOT PAVEMENT. THE REDEVELOPED SITE WILL UTILIZED THE EXISTING OUTFALL THAT ULTIMATELY DISCHARGES INTO FOUR MILE RUN (A NATURAL OPEN CHANNEL). THE NATURAL DRAINAGE DIVIDES WILL BE HONORED WITH THIS REDEVELOPMENT. THE IMPERVIOUS AREA FOR THE SITE IS REDUCED AS SHOWN ON SHEET C-8.

STORMWATER QUALITY IS MET BY THE PROPOSED REDUCTION OF THE EXISTING SURFACE PARKING PARKING LOT. AS CAN BE SEEN ON THE ACCOMPANYING DRAINAGE MAP ON THIS PAGE, STUDY POINT 'A' REPRESENTS A DRAINAGE AREA TO A POINT THAT DRAINS INTO A FLOODPLAIN AND THEREFORE THE OUTFALL DESCRIPTION SHALL STOP AT POINT, PER SECTION 16-302.4.L(2)(C) OF THE ZONING ORDINANCE. POINT A IS LOCATED JUST PRIOR TO FOUR MILE RUN.

OUTFALL ANALYSIS:

IT IS ANTICIPATED THAT AT SITE PLAN, THE EXTENT OF THE ADEQUATE OUTFALL REVIEW SHALL BE TO STUDY POINT 'A' WHICH HAS A TOTAL DRAINAGE AREA OF APPROXIMATELY 162 ACRES. THE SUBJECT SITE (3.77 AC) IS LOCATED WITHIN A DRAINAGE SUB-AREA OF APPROXIMATELY 40 ACRES. STUDY 'A' POINT REPRESENTS THE POINT OF CONFLUENCE OF THE 40 ACRES SUB-AREA AND ANOTHER CONTRIBUTING AREA OF APPROXIMATELY 121 ACRES. BECAUSE 121 AC. (161 AC. - 40 AC.) REPRESENTS A CONFLUENCE OF AN AREA 90% OR MORE THAN THE SITE DRAINAGE AREA THE ANTICIPATED EXTENT OF REVIEW FROM THIS SITE SHALL BE 150' DOWNSTREAM OF POINT 'A' PER PFM 6-0203.2A.

SUMMARY/CONCLUSION:

IT IS THE OPINION OF VIKA VA, LLC. THAT THIS PROJECT WILL HAVE NO ADVERSE EFFECT NOR CAUSE FLOODING OF ANY DOWN STREAM PROPERTY OR STRUCTURE AND THAT THE OUTFALL IS ADEQUATE.

VA STATE
GRID NORTH
(VCS 83)

GRAPHIC SCALE

250 0 125 250 500 1000

(IN FEET)
1 inch = 250 ft.

NO.	DATE	DESCRIPTION

REVISIONS

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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

ADEQUATE OUTFALL MAP AND NARRATIVE

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

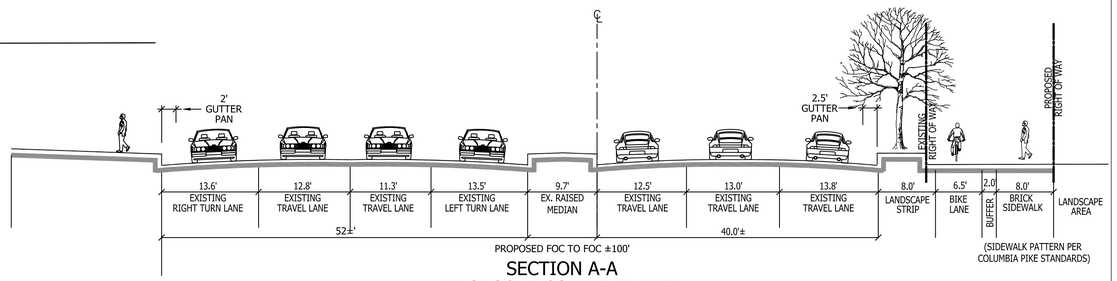
DES. BC | DWN. PNN

SCALE: 1"=250'

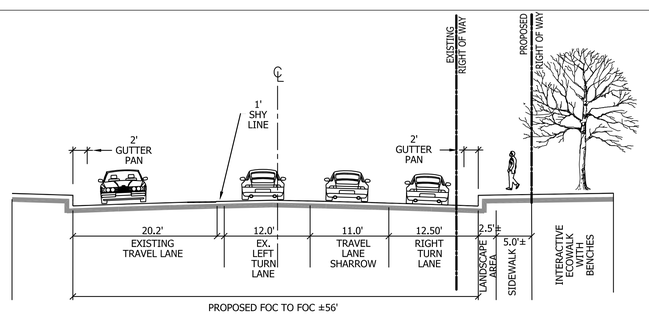
PROJECT/FILE NO. VV7665B

SHEET NO. C-10

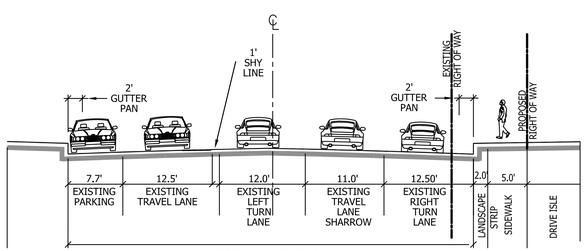
FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-9-C-10 (SWM).dwg USER: Scottry DATE: October 31, 2016 TIME: 6:05:22 AM



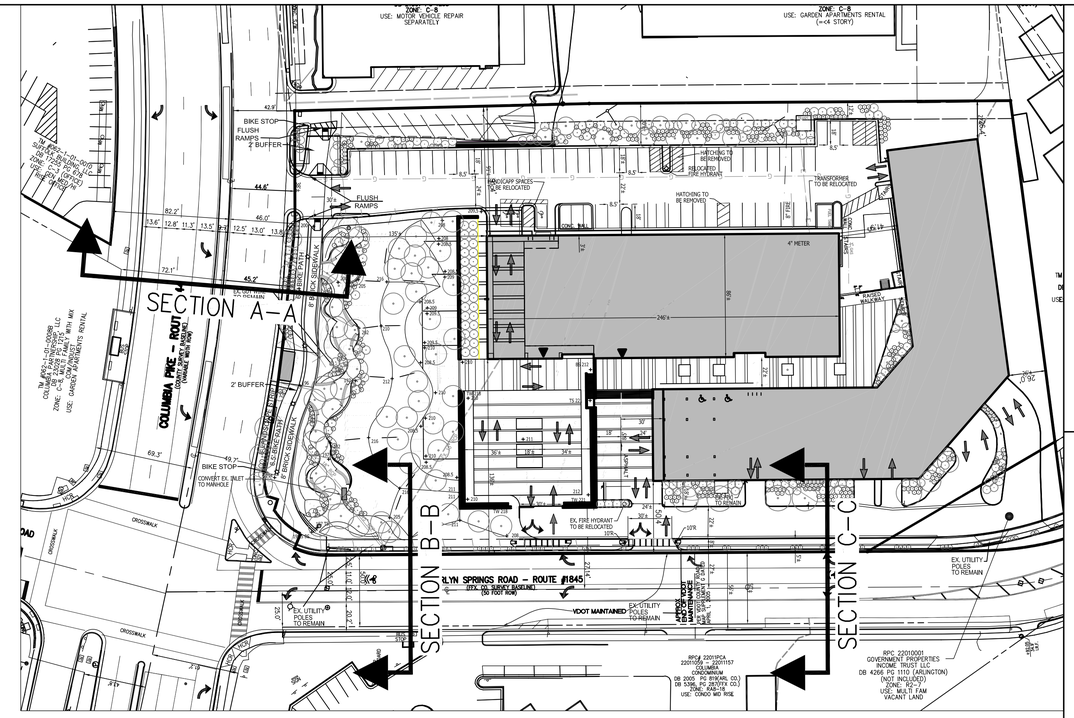
SECTION A-A
PROPOSED COLUMBIA PIKE
BOULEVARD
1"=10'



SECTION B-B
PROPOSED CARLIN SPRINGS ROAD
MINOR ARTERIAL - AVE
1"=10'



SECTION C-C
PROPOSED CARLIN SPRINGS ROAD
MINOR ARTERIAL - AVE
1"=10'



SECTION KEY MAP

SCALE: 1"=50'

NORTH (VCS 83)

NO.	DATE	DESCRIPTION

REVISIONS

VIKA

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

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2797
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5600 COLUMBIA PIKE
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

TYPICAL STREET SECTIONS

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

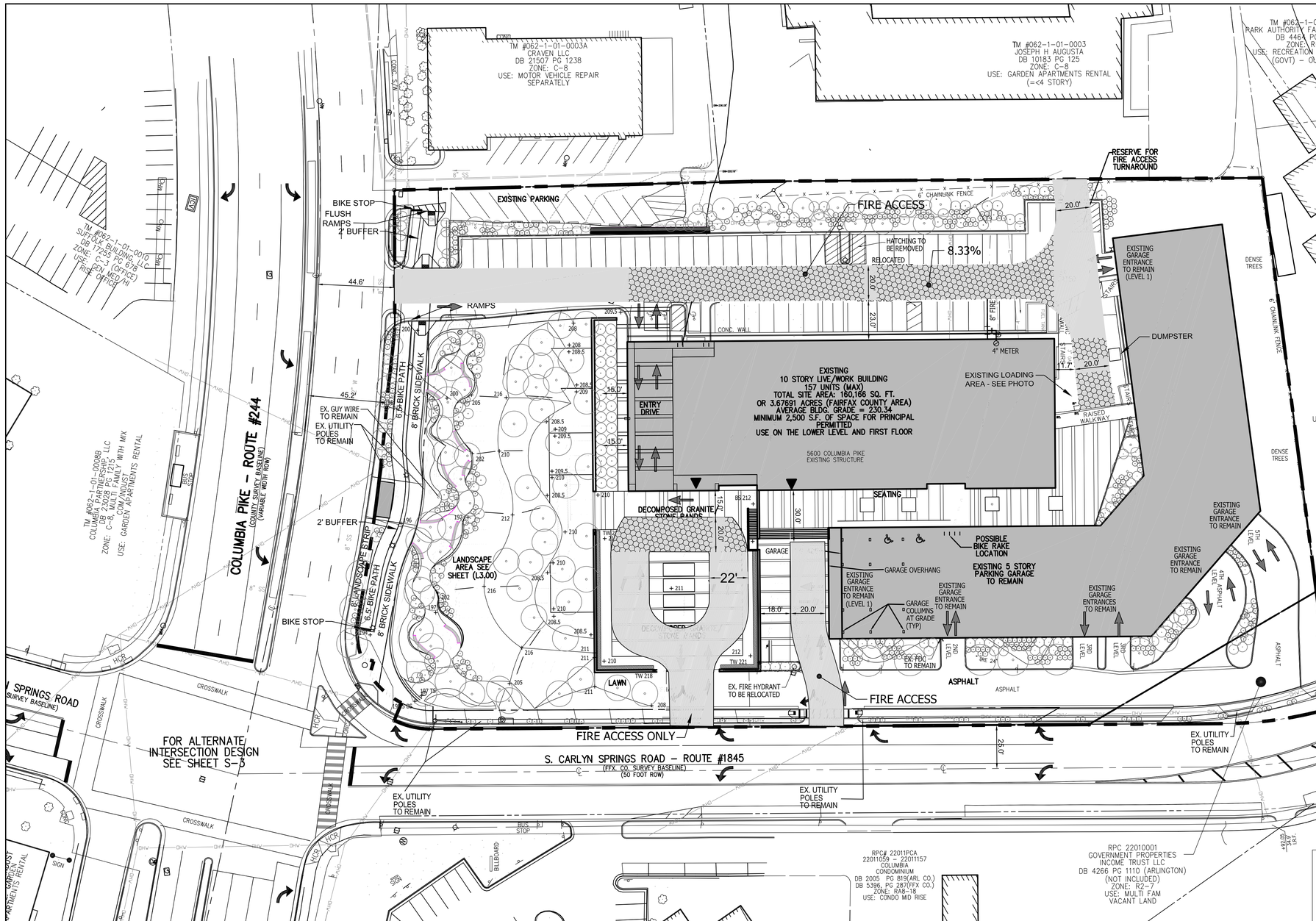
DATE: MAY 9, 2016

DES. RRC | DWN. PNN

SCALE: AS SHOWN

PROJECT/FILE NO. VV7665B

SHEET NO. C-11



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8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS, VIRGINIA 22102
(703) 442-7800 ■ FAX (703) 761-2787
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5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

FIRE ACCESS PLAN

***NOTE:**

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

LEGEND

DENOTES VEHICULAR FIRE ACCESS

56.8 % COVERAGE

VA STATE GRID NORTH (VCS 83)

GRAPHIC SCALE

30 0 15 30 60 120

(IN FEET)
1 inch = 30 ft.

NO.	DATE	DESCRIPTION

REVISIONS

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. RRC | DWN. PNN

SCALE: 1"=30'

PROJECT/FILE NO. VV7665B

SHEET NO. C-12

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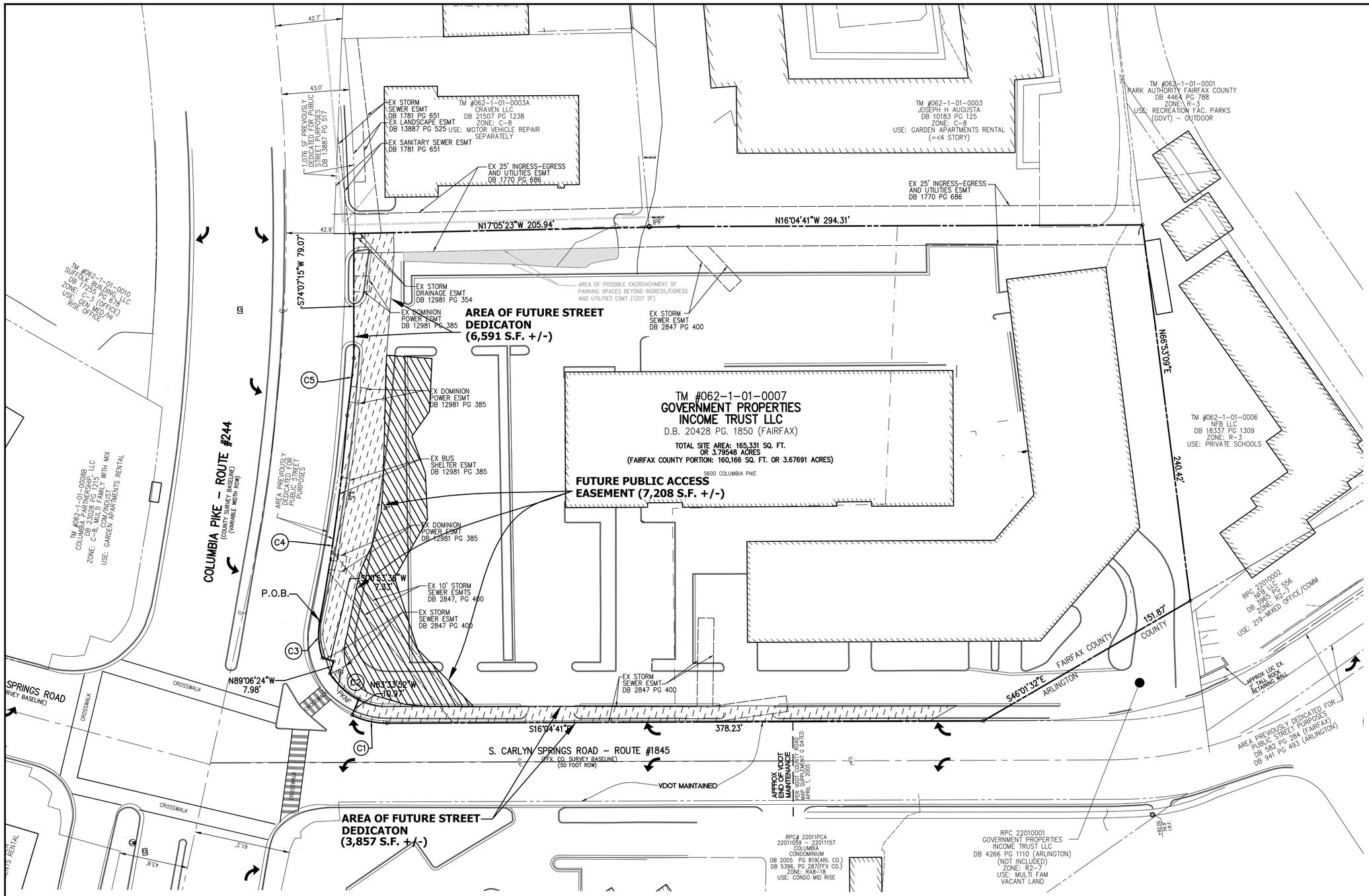

VIKA

ENGINEERS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN

VIKA VIRGINIA LLC
8180 GREENSBORO DRIVE, SUITE 200 ■ TYSONS CORNER, VIRGINIA 22102
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5600 COLUMBIA PIKE

MASON DISTRICT
ARLINGTON COUNTY, VIRGINIA

FUTURE DEDICATION PLAT

VIKA REVISIONS

MAY, 24 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY, 9 2016

DES.	DWN.
RC	RJS

SCALE: 1"=30'

PROJECT/FILE NO. 7665-SV

SHEET NO. C-13

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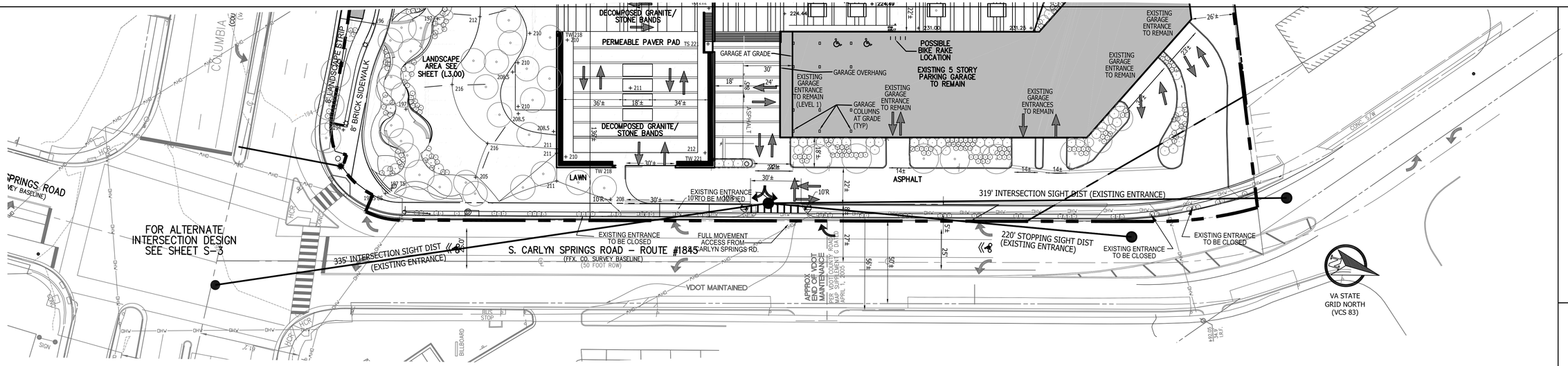
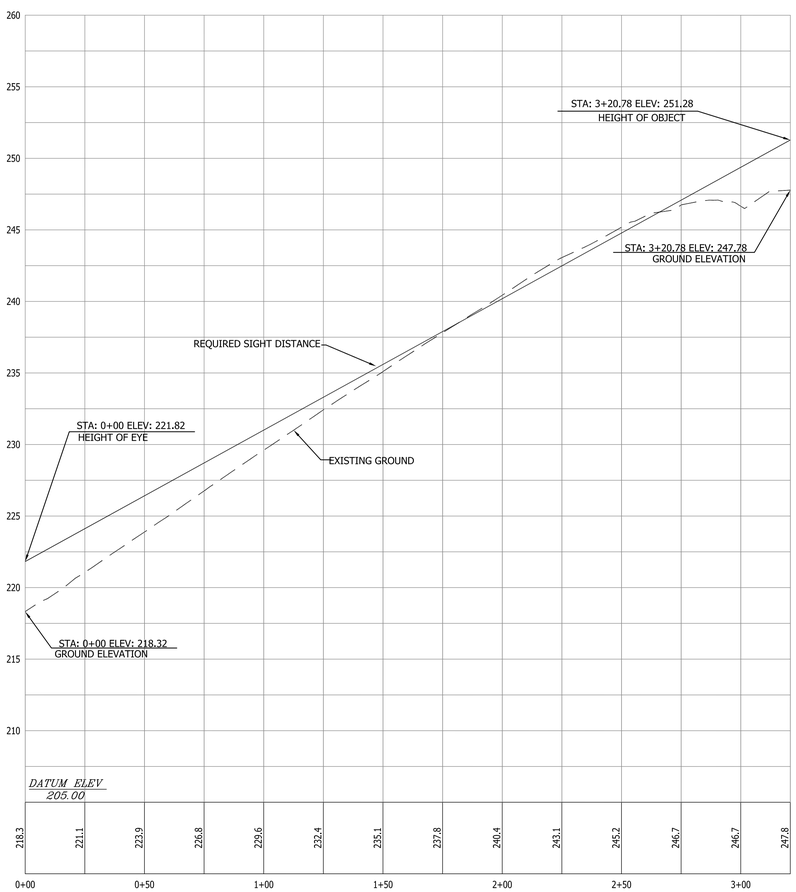
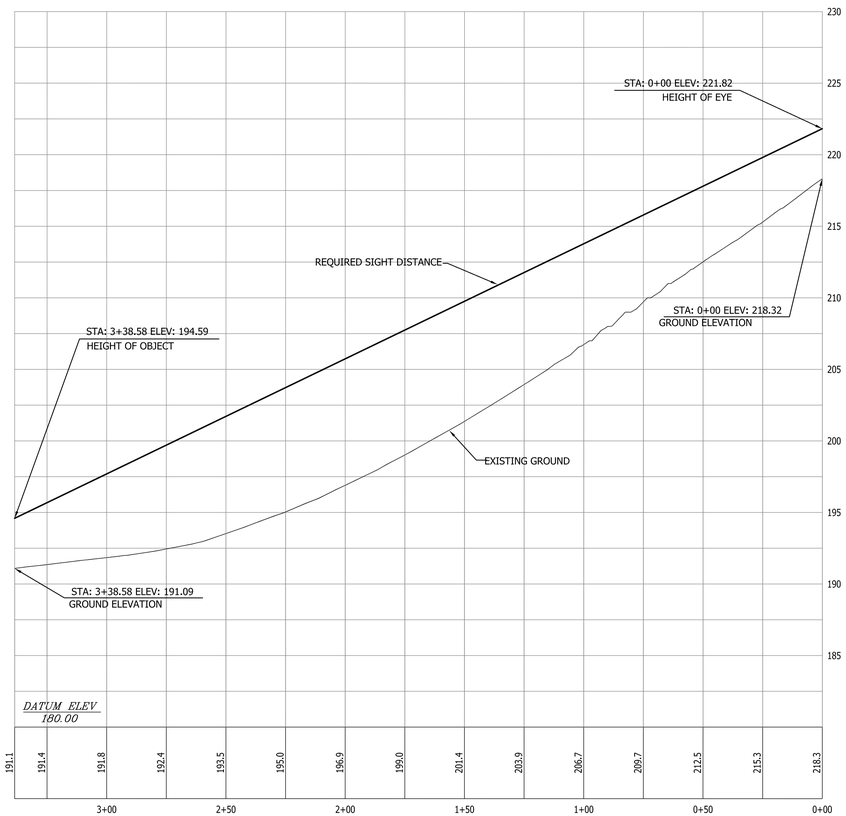
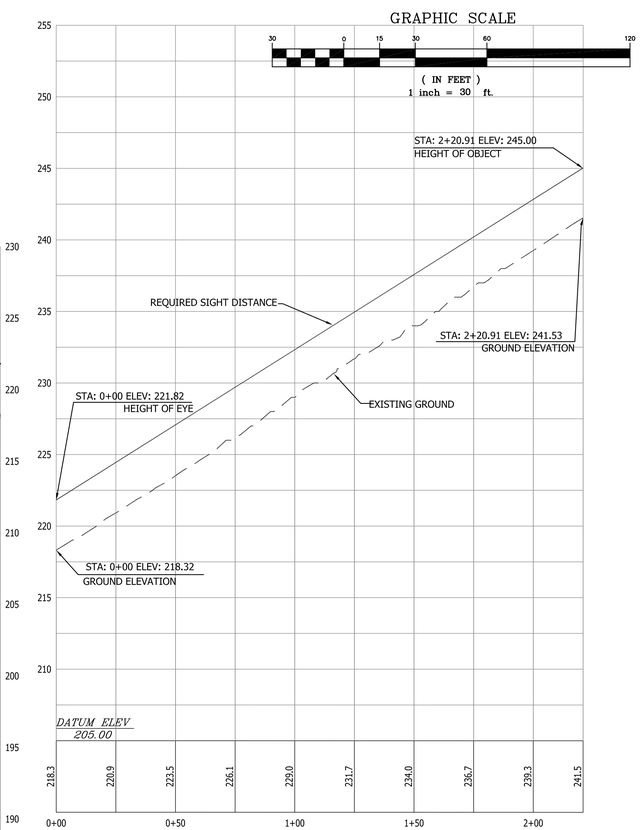




SIGHT DIST ENTRANCE TO REMAIN LOOKING LEFT 319'



SIGHT DIST ENTRANCE TO REMAIN LOOKING RIGHT 335



SIGHT DIST ENTRANCE TO REMAIN LOOKING LEFT 220' STOPPING SIGHT DIST

NO.	DATE	DESCRIPTION

REVISIONS

VIKA
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W W W . V I K A . C O M

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

SIGHT DISTANCE ENTRANCE TO REMAIN

VIKA REVISIONS
MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016

DES. RRC | DWN. PNN

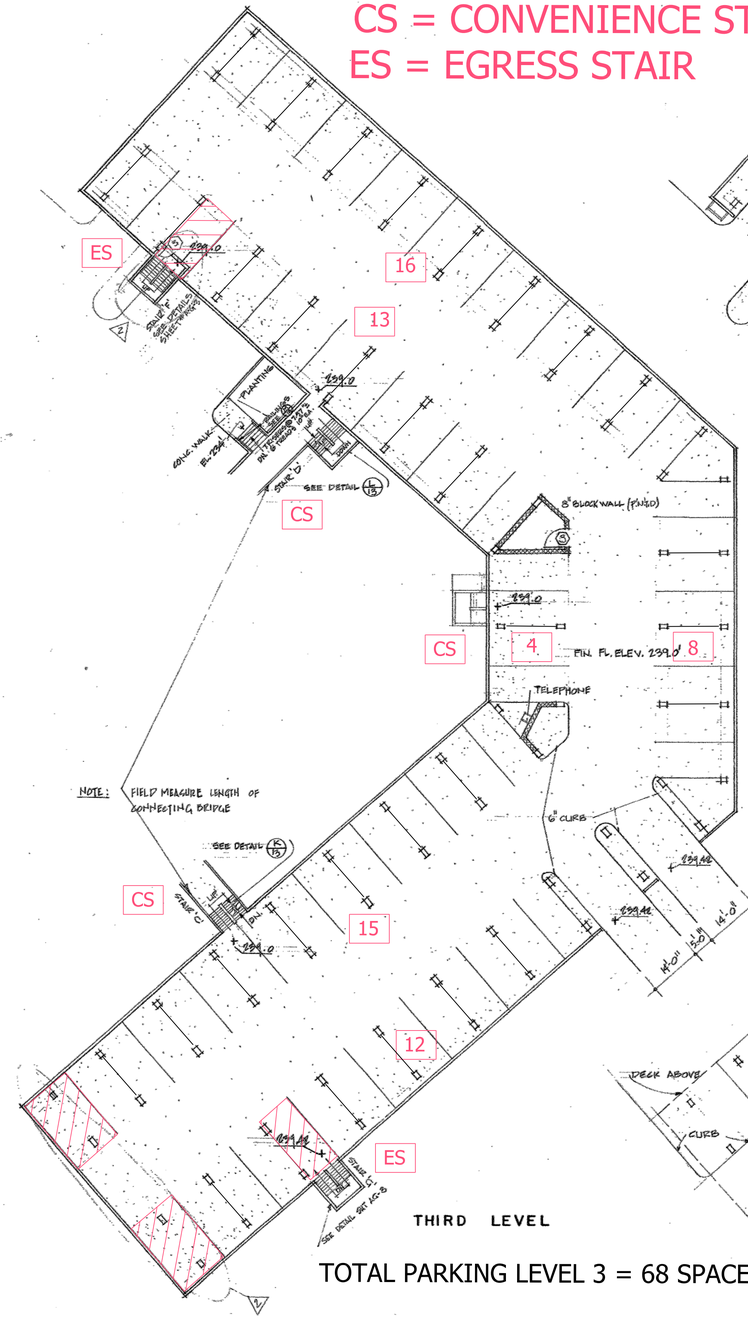
SCALE: VERT 1"=5'

PROJECT/FILE NO. VV7665B

SHEET NO. C-14

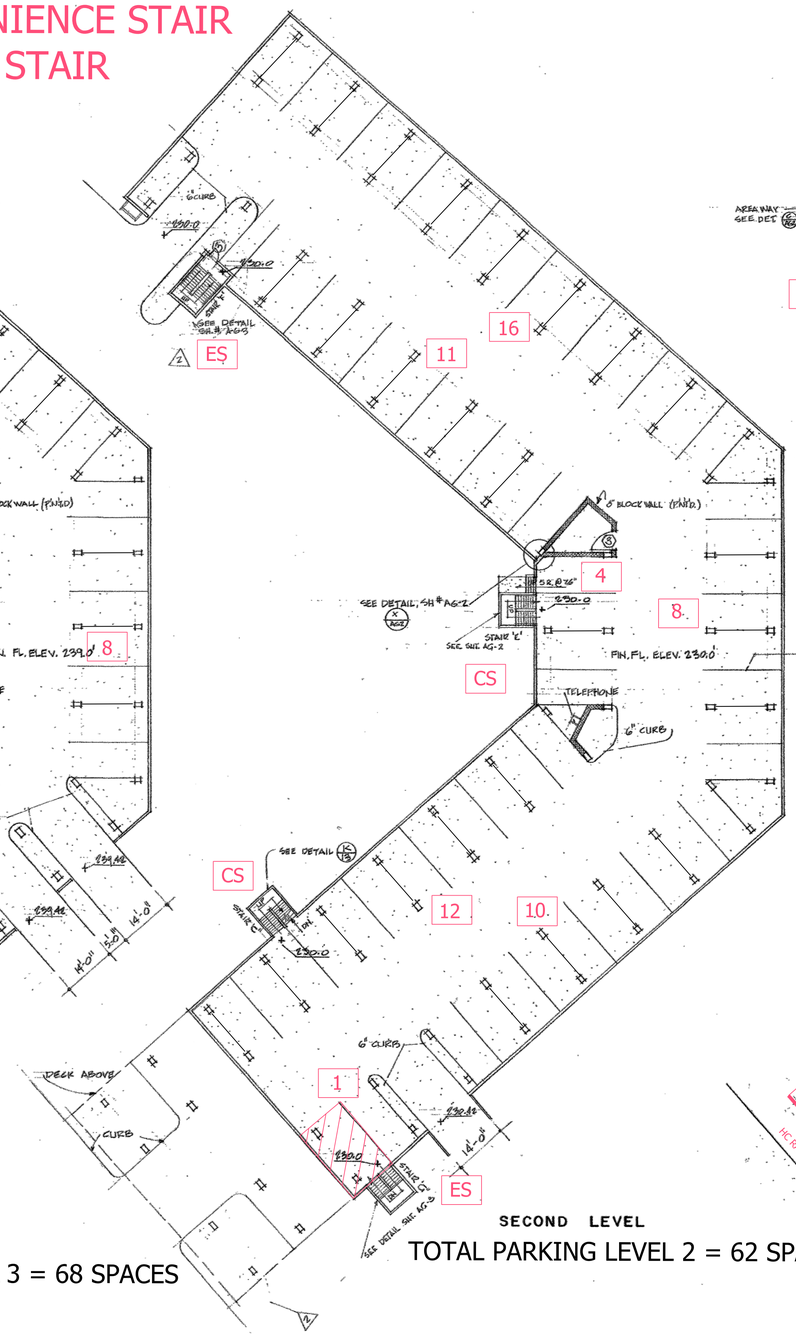
FILE: P:\projects\7665\7665B\CADD - P\PLANNING\PLANNING DRAWINGS\7665B-C-14 (SIGHTDISTANCE).dwg USER: Scottry DATE: October 31, 2016 TIME: 6:19:03 AM

CS = CONVENIENCE STAIR
ES = EGRESS STAIR



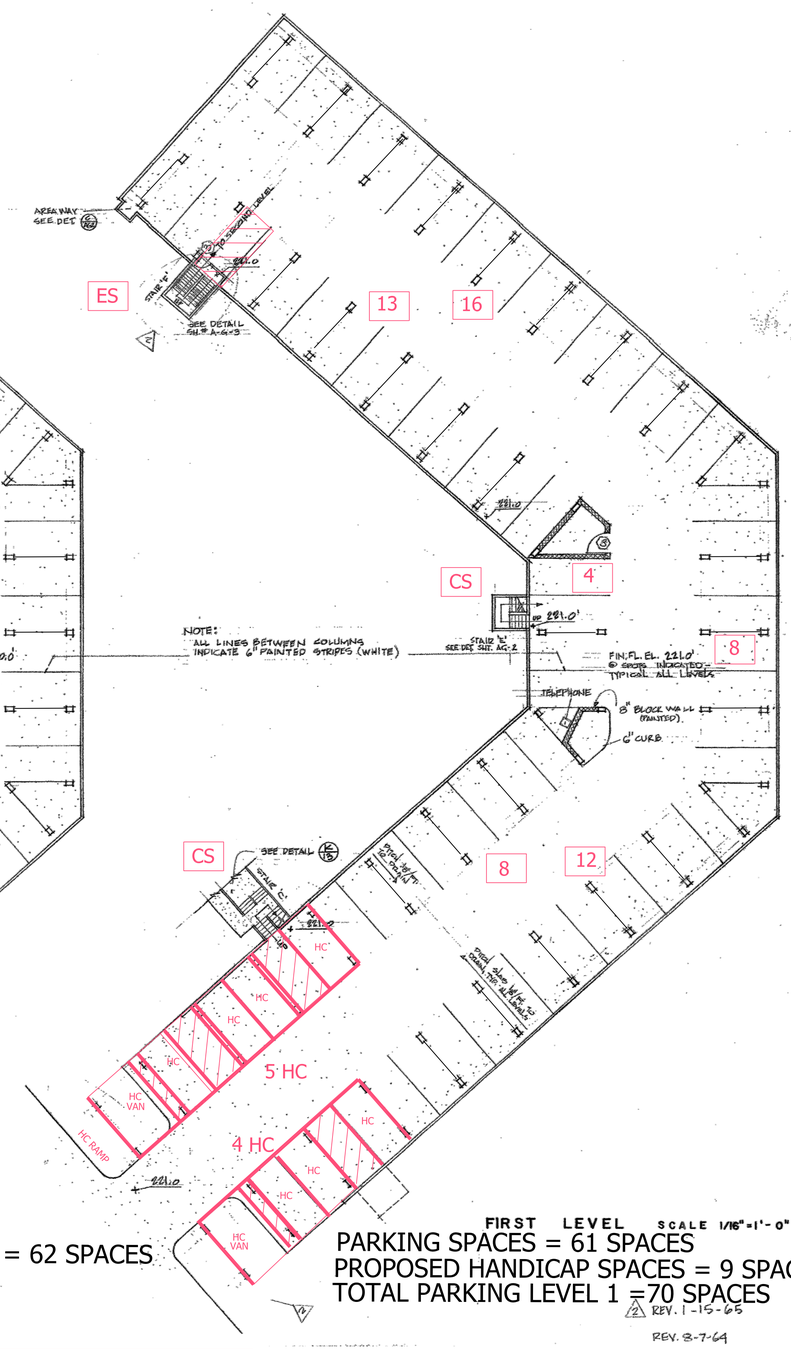
THIRD LEVEL

TOTAL PARKING LEVEL 3 = 68 SPACES



SECOND LEVEL

TOTAL PARKING LEVEL 2 = 62 SPACES



FIRST LEVEL SCALE 1/16"=1'-0"

PARKING SPACES = 61 SPACES
PROPOSED HANDICAP SPACES = 9 SPACES
TOTAL PARKING LEVEL 1 =70 SPACES

2 REV. 1-15-65

REV. 8-7-64

PARKING SPACES LEVELS 1 - 5 = 338 SPACES
HANDICAP SPACES LEVELS 1- 5 = 9 TOTAL INCLUDING VANS
(7 STANDARD HANDICAP + 2 VAN SPACES)
TOTAL GARAGE PARKING LEVELS 1 - 5 = 347

NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE A POSSIBLE PARKING LAYOUT OF THE GARAGE. ACTUAL SPECIFICS, INCLUDING COUNT, LOCATION AND DESIGNATION OF SPACES AND STAIRS MAY VARY.

NO.	DATE	DESCRIPTION

REVISIONS

VIKA
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VIKA VIRGINIA LLC
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5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

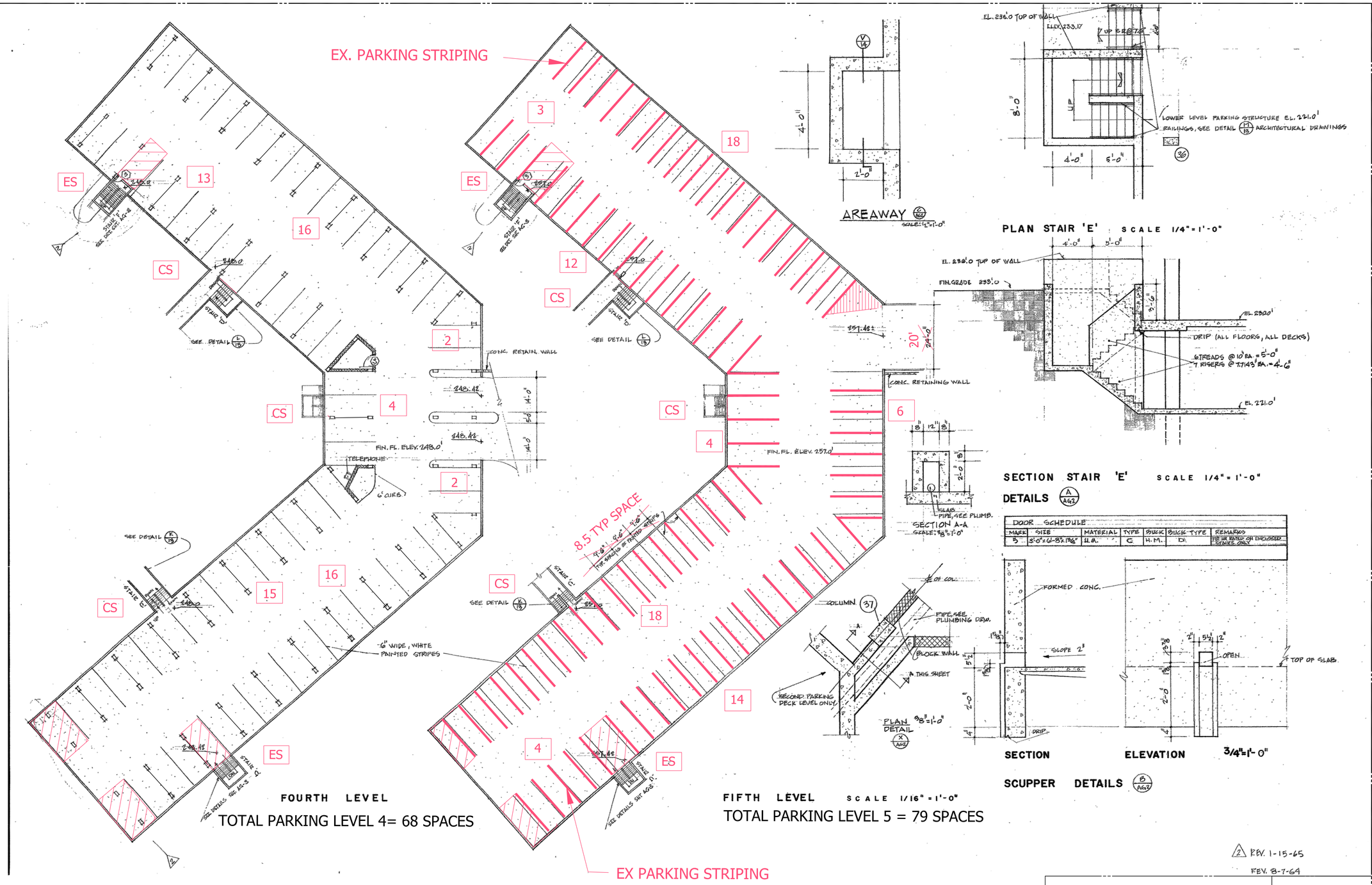
POSSIBLE GARAGE FLOOR PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016
DES. RCC
DWN. RMC
SCALE: N/A
PROJECT/FILE NO. VV7665B
SHEET NO. A–1.0

FILE: P:\projects\7665\7665B\CADD – P\PLANNING\PLANNING DRAWINGS\7665B-A1.0-A-1.1 GARAGE PLANS.dwg USER: Scottry DATE: Nov. 07 2016 TIME: 09:55 am



DOOR SCHEDULE						
MARK	SIZE	MATERIAL	TYPE	BUCK	BUCK TYPE	REMARKS
5	3'-0"x6'-8"x1 3/8"	H.M.	C	H.M.	D	FIRE RATED OR ENCLOSED STAIRS ONLY

CS = CONVENIENCE STAIR
ES = EGRESS STAIR

NOTE: THESE PLANS ARE FOR ILLUSTRATIVE PURPOSES ONLY TO DEMONSTRATE A POSSIBLE PARKING LAYOUT OF THE GARAGE. ACTUAL SPECIFICS, INCLUDING COUNT, LOCATION AND DESIGNATION OF SPACES AND STAIRS MAY VARY.

NO.	DATE	DESCRIPTION

REVISIONS

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

5600 COLUMBIA PIKE

MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

POSSIBLE GARAGE FLOOR PLAN

VIKA REVISIONS

MAY 24, 2016
JULY 29, 2016
AUGUST 19, 2016
OCTOBER 6, 2016
OCTOBER 19, 2016
NOVEMBER 4, 2016

DATE: MAY 9, 2016
DES. RCC
DWN. RMC
SCALE: N/A
PROJECT/FILE NO. VV7665B
SHEET NO. A-1.1

FILE: P:\projects\7665\7665B\CADD – P\PLANNING\PLANNING DRAWINGS\7665B-A1.0-A-1.1 GARAGE PLANS.dwg USER: Scottry DATE: Nov. 07 2016 TIME: 09:54 am

5600 Columbia Pike Park
Goals and Objectives

General Design Objectives

The over-arching design objective for the park at 5600 Columbia Pike is to create a cohesive, robust, interactive and authentic ecological park-like experience for the enjoyment for both the general public and private tenants and their guests. The proposed park will replace a currently inhospitable sea of asphalt at the corner of a very busy and noisy intersection. The design of the Park will establish a 'big-nature' arboreal experience within the city through the deployment across the site of significant collections of various canopy and understory tree species: robust and three dimensional.

The basic parti for the Park is that of a layered, parallel and overlapping series of vegetal and topographic waves that extend from one corner of the site to the other in a coordinated fashion, as a means to provide a range of diverse experiences and micro-climates. In turn, and in addition to providing context for active uses, these various micro climates will foster the establishment of discernible and diverse native plant communities and associated habitat and pollinator opportunities, presently absent in the general vicinity.

Character Zones

CZ 1: The Front Yard
The Front Yard is defined by active outdoor uses routinely associated with urban domestic bliss. Features that could include hammocks, croquet, bocce, Adirondack chairs, and swings play a role in providing ranging opportunities for the residents to visit and interact. The 'active' ground plane will consist of both pervious and impervious surfaces to reinforce use areas as well as the larger ecological story embedded within the park design. Other ground plane materials will consist of mown lawn areas as well as various ground covers, spring bulbs and small woody shrubs. Large canopy tree plantings will provide ample shade while contributing to the larger sense of nature, which defines the overall park character.

CZ 2: The Hillside
Formally, The Hillside sculpturally defines the center of the Park. Its meandering figure and varied height is meant to frame important long views both into and out from the site, provide an embrace of very localized public and private park experiences, and become a canvas onto which has been painted/ planted a diverse collection of ground covers and seasonal bulbs.

CZ 3: The Meander
The Meander is defined primarily by the insertion of an interactive public ecological walk (the term "meander" is a commonly used term in landscape design for a path form associated with nature, originating from the term for the sinuous trace of a stream channel as it flows across a floodplain). Urbanistically this eco walk serves to provide a third strand to the variety of pedestrian movement types along the street edge, in the form of a meander. From an experiential point of view, the Meander is where the combined organizational logic of topography, urban tree planting systems and a tactical water collection system merge with more traditional park elements of benches, walking surfaces, steps, and landscape feature elements to create a dynamic, cohesive, recognizable, four-season and sustainable user experience that will come to define the Park.

The Meander has been designed to provide a variety of 'outdoor' spaces of varying sizes for varying, flexible and adaptable uses. The overriding goal of the formal logic is to create rhythm and variation within a recognizably irregular and playful system of movement (different from the sidewalk). Embedded within the formal logic are four larger spaces that are framed in highly particular ways by the various other layers of the park. These four spaces will be defined by enhanced and sculptural seating opportunities, landscape feature elements, meaningful lighting strategies, special paving materials, and active connections to the functioning bio-garden component of the park itself. Intertreptive signage will not only draw users in but also identify plant communities and explain ecological processes. All of these elements coalesce to create an inviting urban oasis for area residents and passers-by to rest, explore and enjoy.

CZ 4: The Street Edge
By definition, the Street Edge is the most public area of the Park. The materials which compose this area of the project adhere most closely to design guidelines having jurisdiction over the site. However, the tree planting strategy of the park is meant to incorporate this more urbane system into the material and ecological nature of the park as a whole. The design of the Park considers the biker, the walker, those waiting for the bus, the stroller, the class group – all as equal participants within the Park, each bringing vitality and their particular interactions to the active ecology and park program which defines the entire park.

5600 Columbia Pike

Fairfax, VA

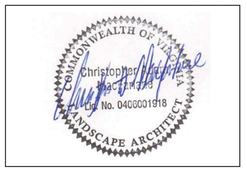
Novus Residences, LLC

1660 L Street, NW
Suite 600
Washington, DC 20036
P: 202.446.0670

landworks>studio inc.
112 Shawmut Avenue - Studio 6B
Boston, MA 02118
P: 617.426.3030
F: 617.426.3033
www.landworks-studio.com

LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/22/2016
	10/06/2016
	10/19/2016
	11/04/2016

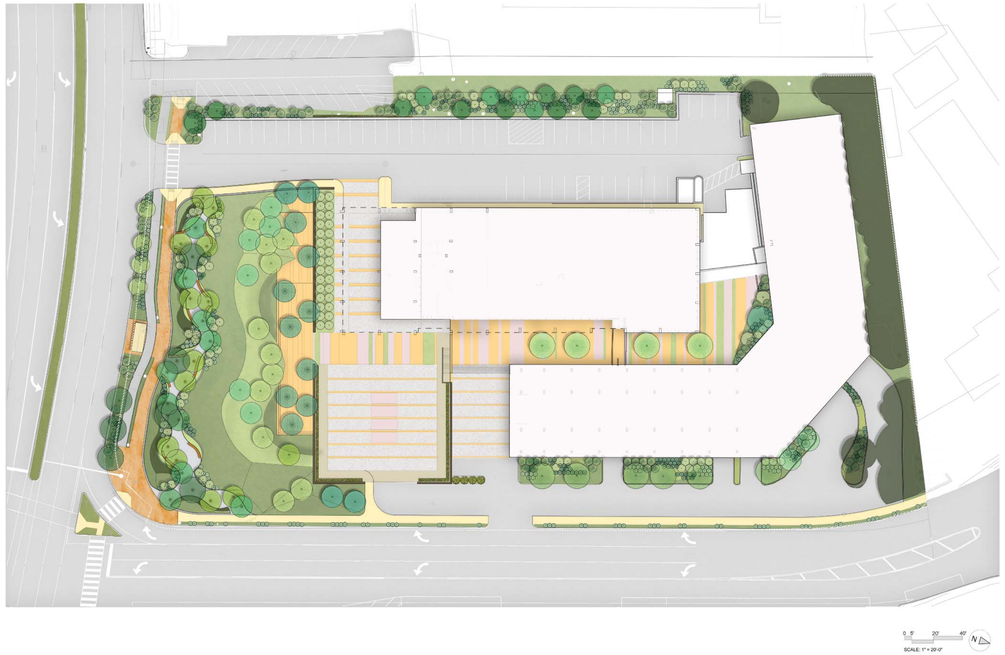
PROJECT NUMBER
0605

DRAWING NAME

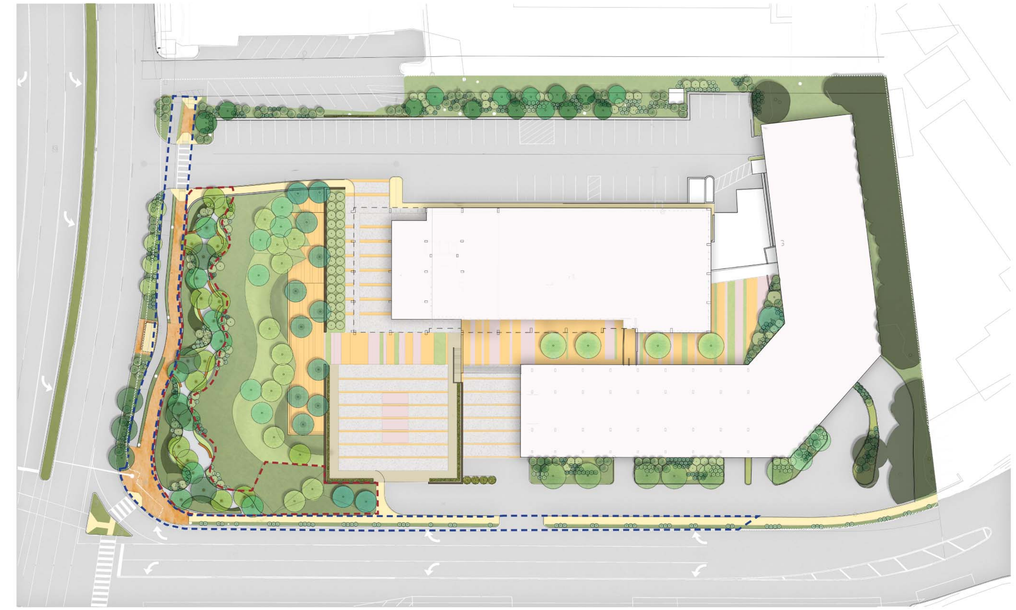
ILLUSTRATIVE DIAGRAMS

DRAWING NUMBER

L1.00



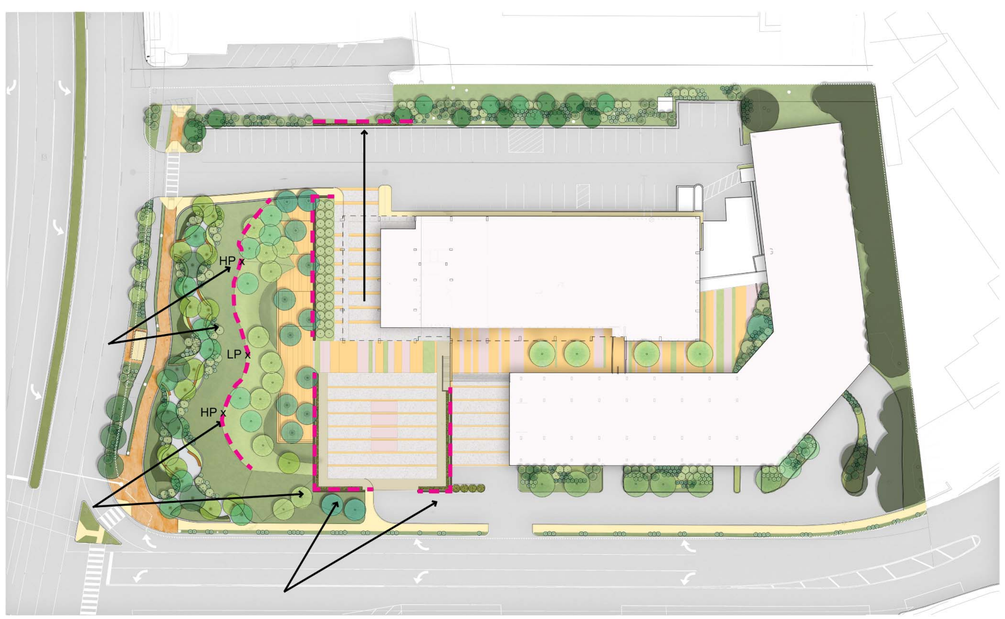
1 RENDERED PLAN



AREA OF FUTURE STREET DEDICATION

FUTURE PUBLIC ACCESS DEDICATION (0.23 ACRES)

2 PUBLIC ACCESS AREAS



VIEW SCREENS

3 VIEWS

PUBLIC CIRCULATION

PRIVATE CIRCULATION

4 PUBLIC VS PRIVATE CIRCULATION

5600 Columbia Pike

Fairfax, VA

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F: 617.426.3033

www.landworks-studio.com

LANDSCAPE ARCHITECT

STAMP

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/22/2016
	10/06/2016
	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

DRAWING NAME

ILLUSTRATIVE DIAGRAMS

DRAWING NUMBER

L1.01

1 SCREEN WALL

The intention of the screen wall is to screen views from the entry drive into the adjoining property. Image depicted above is one possible solution in the form of a vegetated screen wall. Other solutions could include a dense hedge or artificial vegetation screen wall.

2 SCULPTED LANDFORMS

The sculpted landfrom runs from the entry off of Columbia Pike east to Carlin Springs Road. The landform will host meadow plantings on the south side and trees over groundcover on the north side. The precedent images above are meant to illustrate the formal inspiration for the landform and not the plant community that will inhabit it.

3 STORMWATER INFILTRATION

Throughout The Meander recessed pockets at the base of sculpted landform, and adjacent to the walkway, will collect stormwater during intense rain events. These stormwater catchment areas will retain runoff so that it may infiltrate into the groundwater while providing habitat for appropriate plant communities. This feature will provide hydrologically performative while providing a teachable moment for urban water issues.

4 LANDSCAPE FEATURE ELEMENTS

Feature elements will occur throughout The Meander, providing the opportunity to showcase art, local history or ecological interpretation. The precedents shown above serve as inspiration, while the design process will result in something truly unique to this site.

5 SCULPTED SEATING AREAS

Sculptural seating in four gathering spaces of the meader will be custom designed and integrated with the other elements of the walk: slopes, feature walls and planted slopes. The precednts shown above solely serve as inspiration.

5600 Columbia Pike

Fairfax, VA

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Boston, MA 02118
P: 617.426.3030
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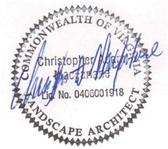
LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

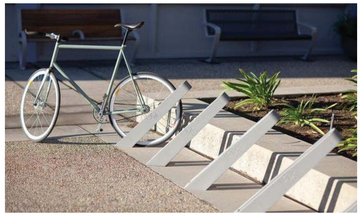
PROJECT NUMBER
0605

DRAWING NAME

LANDSCAPE PRECEDENTS

DRAWING NUMBER

L2.00



1 BIKE RACKS

Bike racks outside at the southwest and east sides of the building will accomodate short term bicycle parking.

BENCH

TRASH RECEPTACLE

STREET LIGHTING

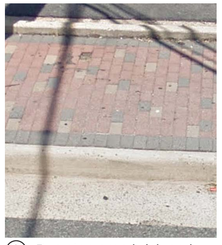
BANNER POLE

4 STREET FURNITURE (MANUFACTURER : VICTOR STANLEY)

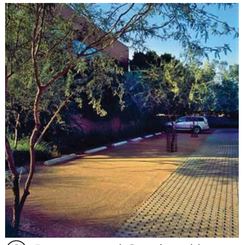
All street furniture will adhere to existing Columbia Pike standard.

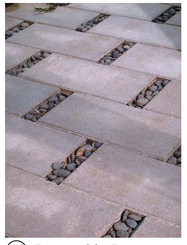
2 PEDESTRIAN SCALE LIGHTING (FRONT YARD, PRIVATE)

Appropriate pedestrian scale lighting will be provided thoughout the accessible spaces to make them usable and safe at night.


Ⓐ Bus stop area brick and pattern

Ⓑ Columbia Pike brick sidewalk


Ⓒ Decomposed Granite with Concrete Pavers


Ⓓ Permeable Pavers

5 PAVERS

Brick paving along Columbia Pike will adhere to existing Columbia Pike standard. Other paving materials used on site is intended to be aesthetically pleasing but also environmentally performative.

5600 Columbia Pike

Fairfax, VA

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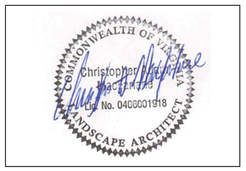
LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

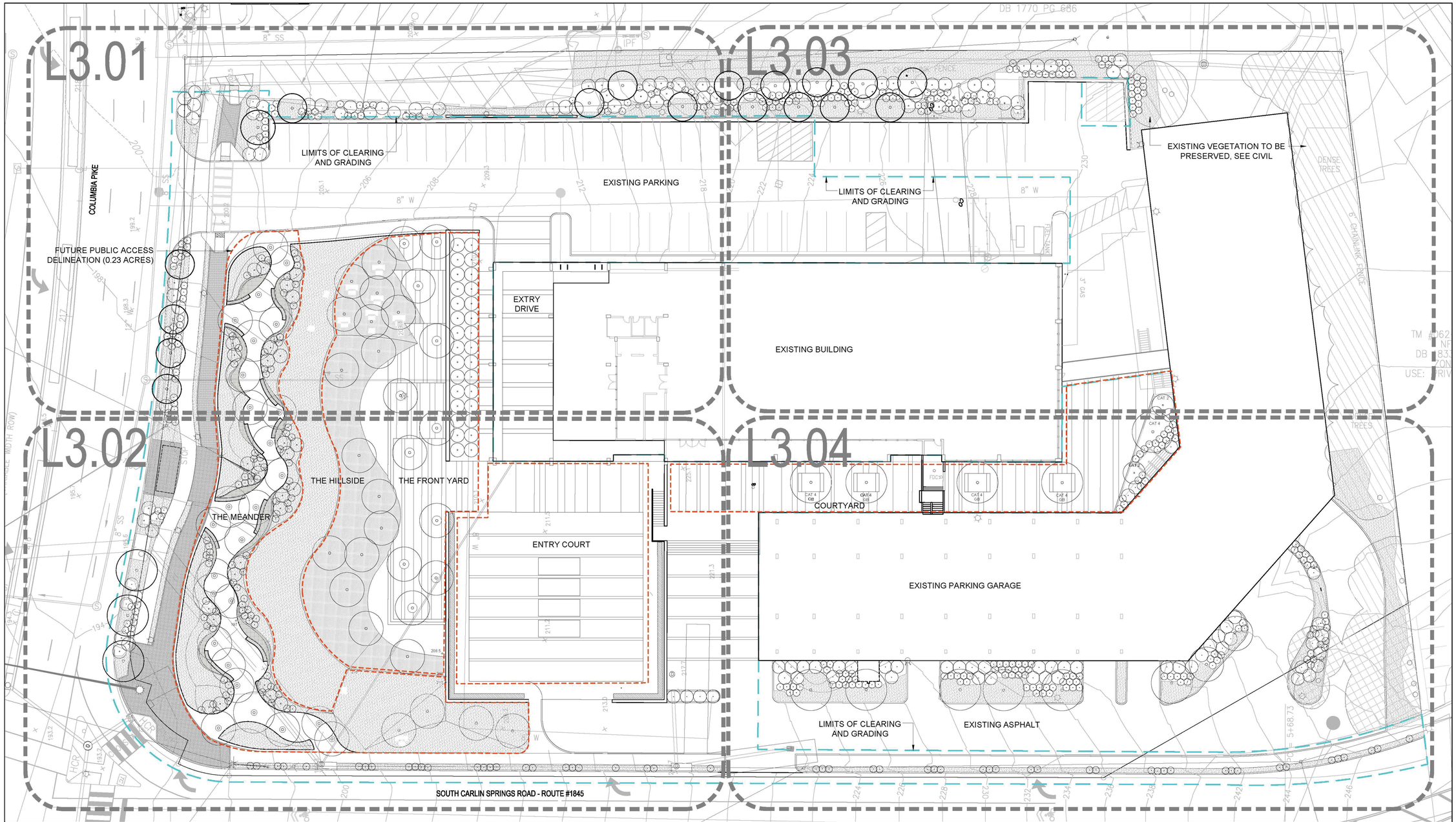
PROJECT NUMBER
0605

DRAWING NAME

LANDSCAPE PRECEDENTS

DRAWING NUMBER

L2.01



OPEN SPACE AREAS
Total designated area for recreational activities = 22,800 sf

1) 5600 Columbia Pike Park

a) The Front Yard
- For building residents use only
- Paved and lawn surface with loungers, tables and chairs
- Multiple seating areas for diverse uses (seat walls / hammocks/ benches, etc.)
- Ornamental trees and planting of seasonal interest

b) The Hillside
- Sculpturally defines the center of the park
- Frames important long views
- Embrace of a very localized private and public park experiences
- Diverse collection of ground covers and seasonal shrubs

c) The Meander
- Located along Columbia Pike, from the intersection at South Carlin Springs Road to the south parking lot access drive
- Multiple seating areas
- Ornamental trees and planting of seasonal interest
- Landscape Feature Elements
- Stormwater bioretention and infiltration capacity

d) The Streetscape
- The most public area of the park
- The design considers all equal participants within the park (the biker, the walker, those waiting for the bus, the stroller, the class group, etc.)

2) Entry Court
- For building tenants and their guests use only
- Gathering space for special events

3) Courtyard
- For building residents use only
- Grilling area with tables and chairs
- Multiple seating areas for diverse uses (tables and chairs / sofas, etc.)
- Ornamental trees and planting of seasonal interest

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LANDSCAPE ARCHITECT

LANDSCAPE NOTES
1. THE PROPOSED LANDSCAPE WILL BE USED TO MEET THE MINIMUM TREE COVER REQUIREMENTS.

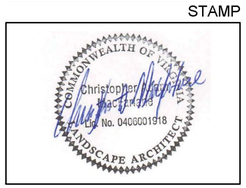
2. REFER TO SHEET L2.00 FOR PROPOSED PLANTING PALETTE.

3. PLANTING LOCATION, SPECIES AND QUANTITIES MAY BE ADJUSTED WITH FINAL DESIGN.

4. THE PLAN SHOWN MAY BE MODIFIED WITH FINAL ENGINEERING AND DESIGN, PROVIDED THAT THE GENERAL DESIGN QUALITY AND CHARACTERISTICS ARE IN SUBSTANTIAL CONFORMANCE WITH THAT SHOWN.

5. ALL PLANTING TO BE IRRIGATED. LANDSCAPE ARCHITECT WILL PROVIDE PERFORMANCE SPEC TO SUBCONTRACTOR WHOSE LAYOUT MUST BE APPROVED BY LANDSCAPE ARCHITECT.

STAMP



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	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

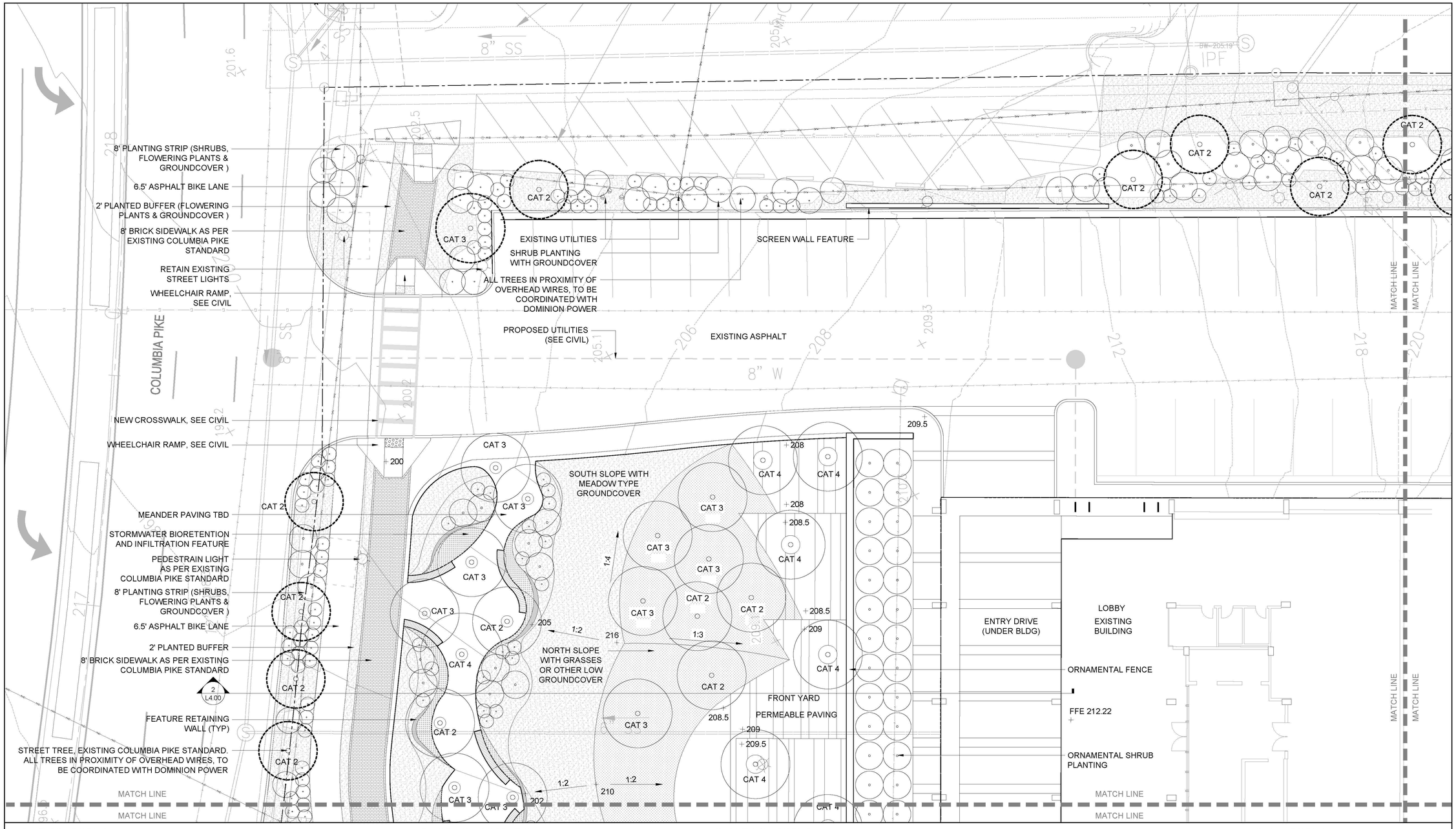
0 5' 20' 40'
SCALE: 1" = 20'-0"

DRAWING NAME

LANDSCAPE PLAN

DRAWING NUMBER

L3.00



UTILITIES LEGEND

- PROPERTY LINE
- EXISTING CONTOUR
- EXISTING STORM SEWER EASEMENT
- STORM SEWER
- STORM DRAIN MANHOLE
- SANITARY SEWER
- SANITARY SEWER MANHOLE
- ELECTRICAL LINE
- OVERHEAD WIRE
- UTILITY POLE
- LIGHT STANDARD
- GUY WIRE
- GAS LINE
- WATER LINE
- INGRESS- EGRESS AND UTILITIES EASEMENT
- DOMINION POWER EASEMENT

EXISTING VEGETATION

- EXISTING TREE CANOPY FAIRFAX TO BE AFFORDED 10 YR CANOPY CREDIT
- EXISTING TREE CANOPY ARLINGTON NO CANOPY CREDIT

PLANTING LEGEND

- CAT # — PROPOSED CANOPY TREE TO BE AFFORDED 10 YR CANOPY CREDIT (CATEGORY 2, 3, OR 4)
- CAT # — PROPOSED CANOPY TREE NO CANOPY CREDIT (CATEGORY 2, 3, OR 4)
- PROPOSED SHRUB
- GRASSES, FLOWERING PLANTS & GROUNDCOVER UPLAND PLANTING
- GRASSES, FLOWERING PLANTS & GROUNDCOVER STORMWATER CATCHMENT PLANTING

CIVIL LEGEND

- PROPOSED SEWER, SEE CIVIL
- PROPOSED WATER, SEE CIVIL

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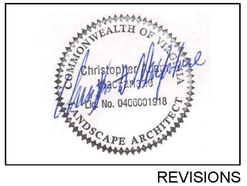

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CDP/FDP	05/25/2016
	07/29/2016
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	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

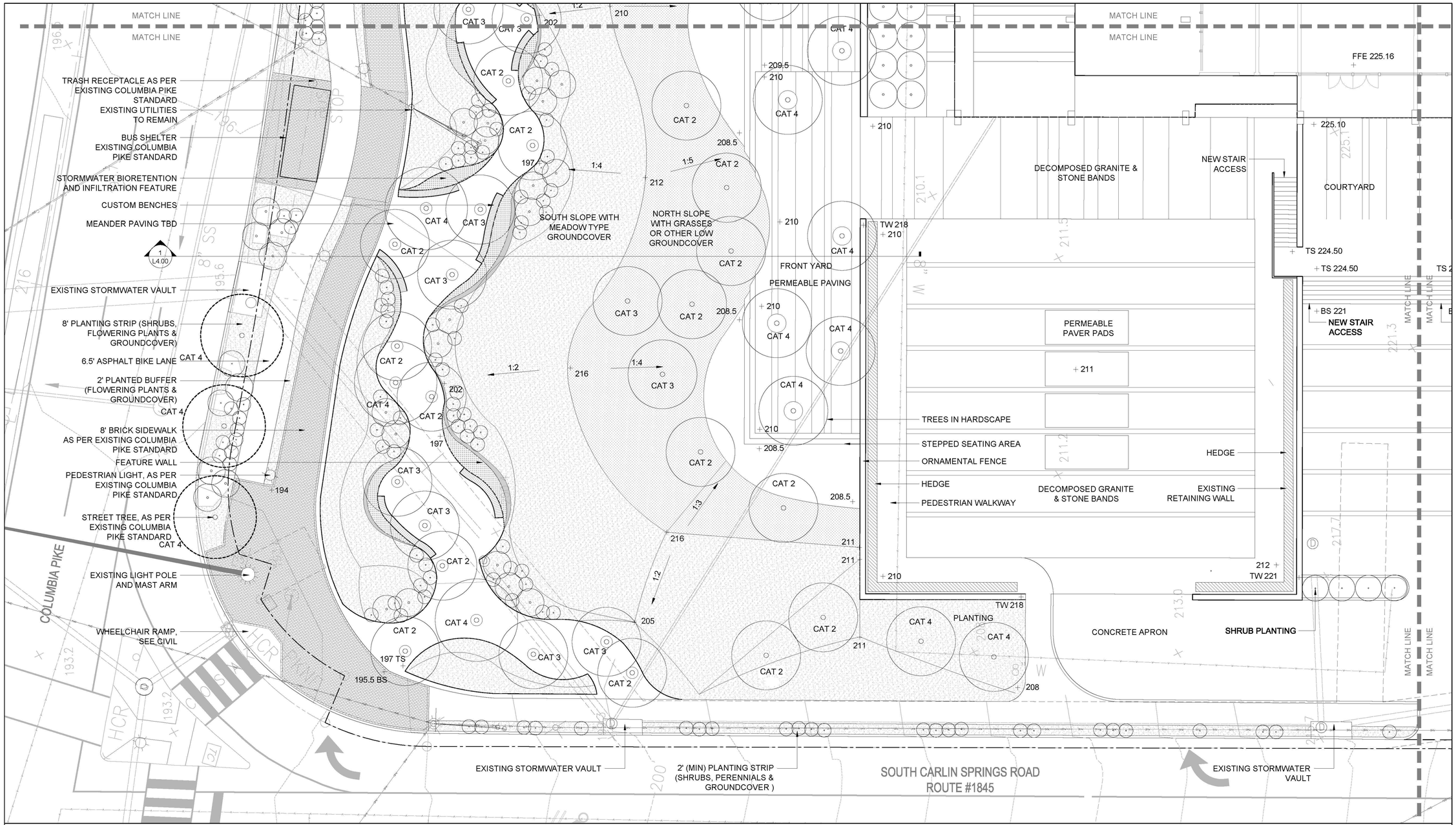
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.01



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EXISTING VEGETATION

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CIVIL LEGEND

- PROPOSED SEWER, SEE CIVIL
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COMMONWEALTH OF VIRGINIA
Christopher Mitchell Mace
Lic. No. 0406001918
LANDSCAPE ARCHITECT

REVISIONS

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PROJECT NUMBER
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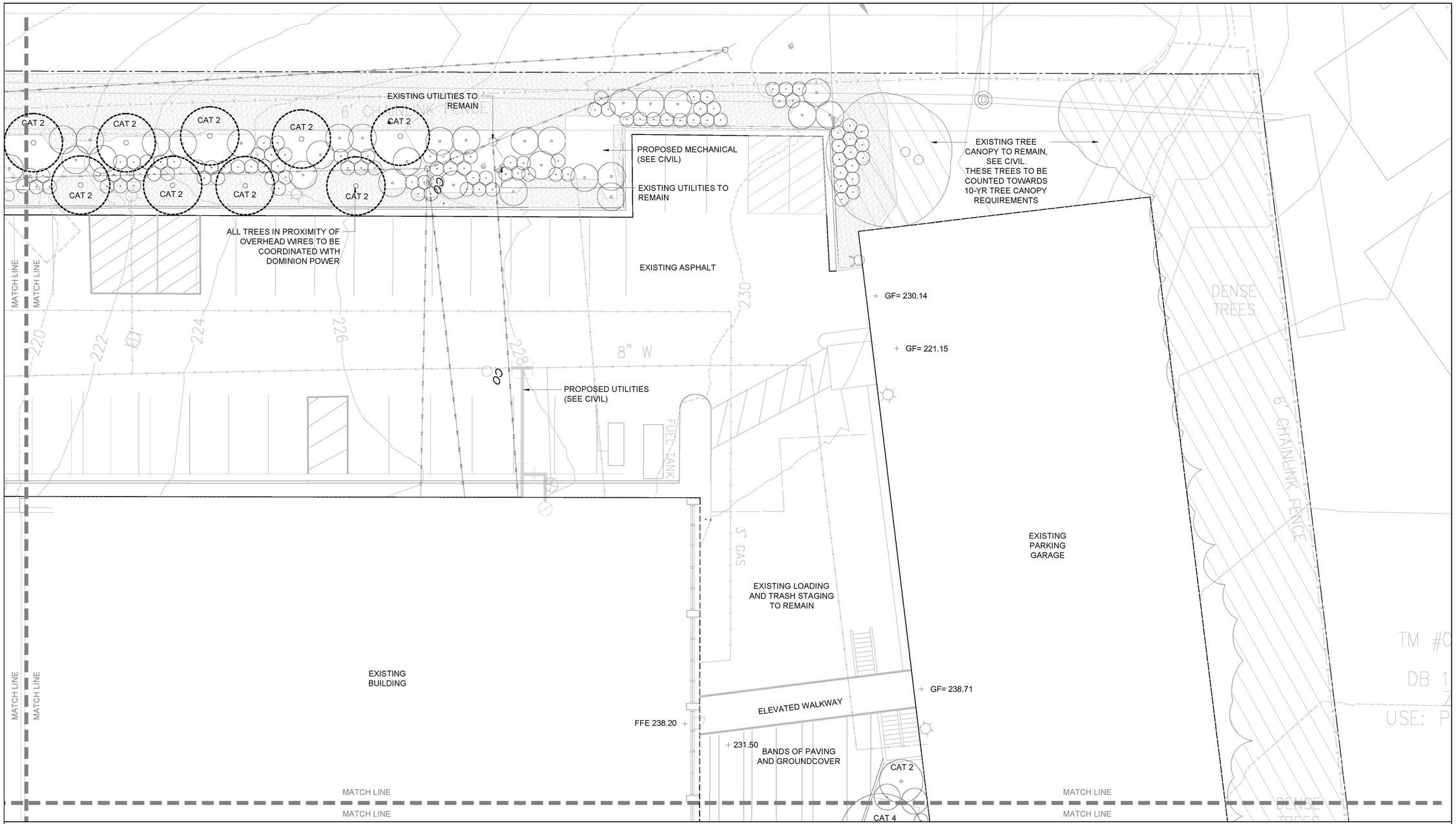
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.02



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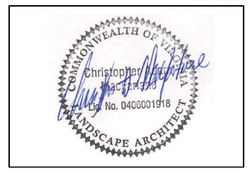

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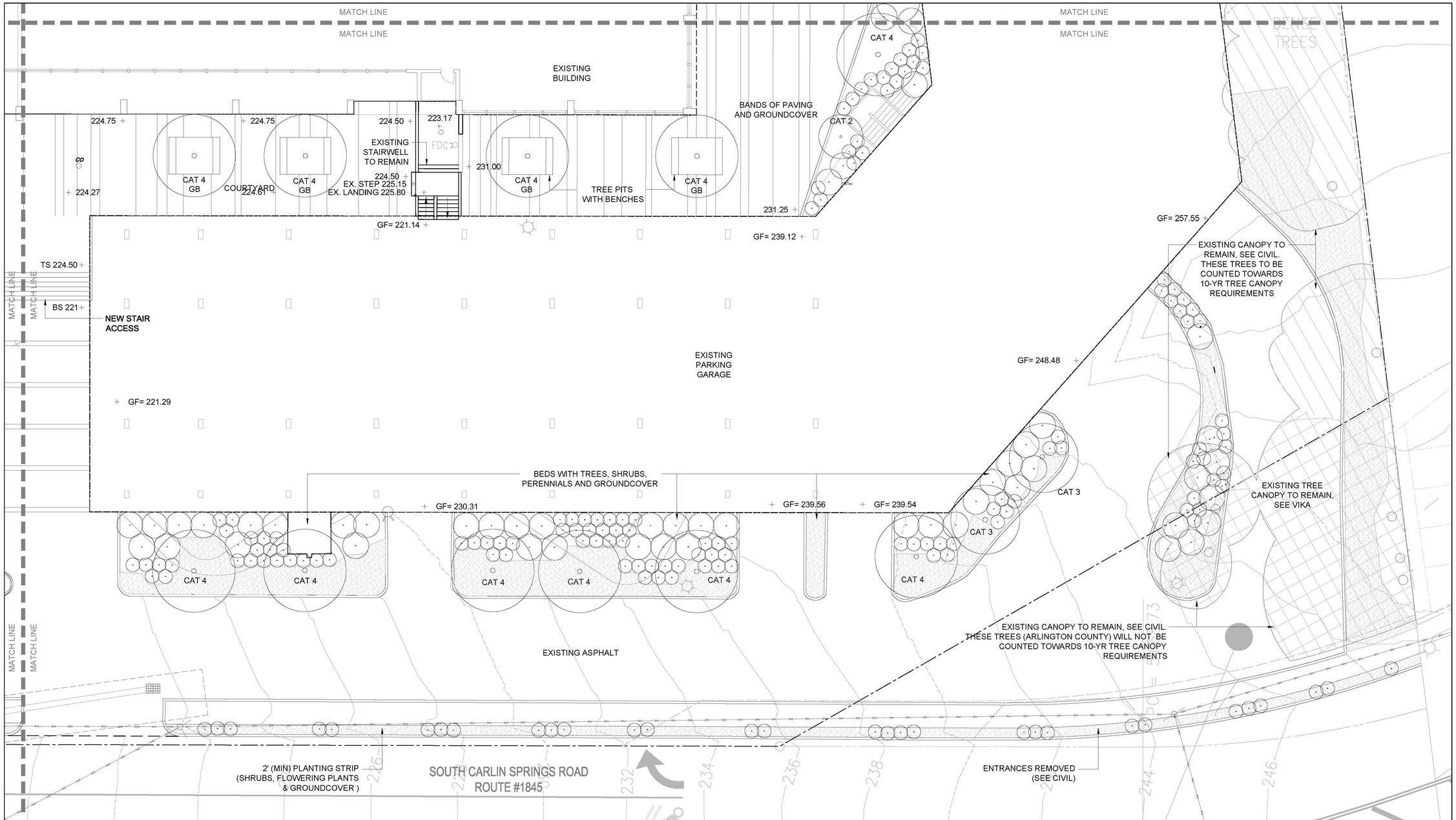
SCALE: 1" = 10'-0"

DRAWING NAME

ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.03



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CIVIL LEGEND

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LANDSCAPE ARCHITECT

STAMP

COMMONWEALTH OF MASSACHUSETTS
Christopher Mackie
No. 0406001918
LANDSCAPE ARCHITECT

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	07/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

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0605

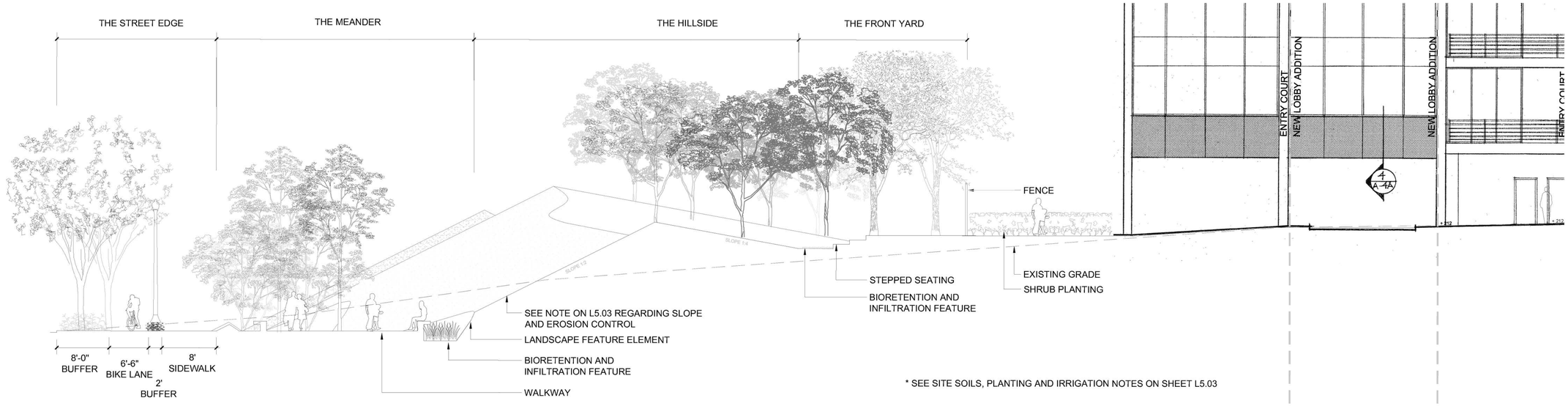
0 8' 16'
SCALE: 1" = 10'-0"

DRAWING NAME

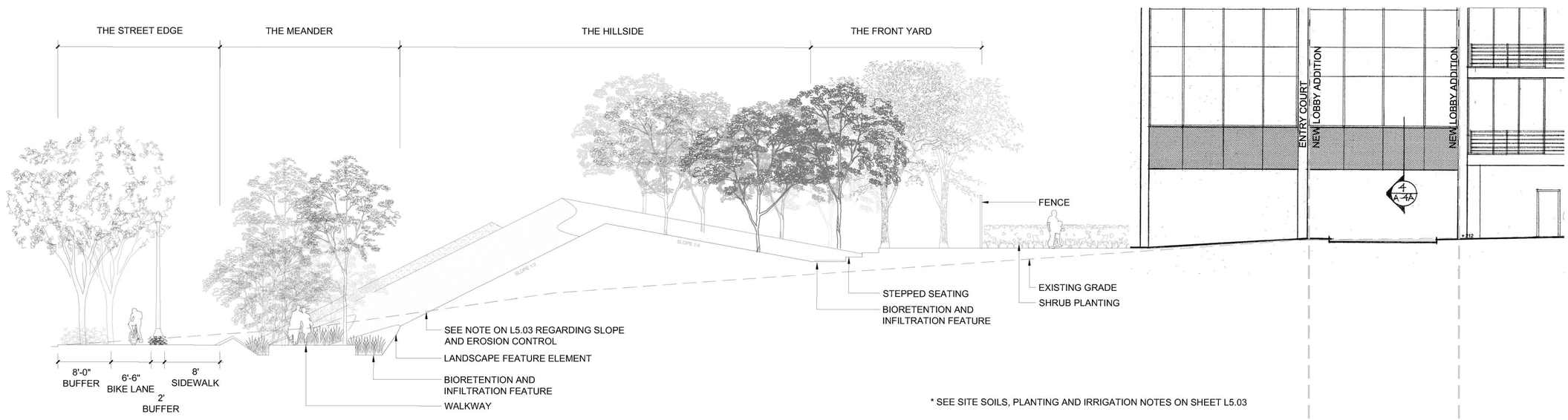
ENLARGED LANDSCAPE PLAN

DRAWING NUMBER

L3.04



1 ILLUSTRATIVE NORTH- SOUTH SECTION THROUGH GATHERING SPACE
SCALE: 1/8" = 1'-0"



2 ILLUSTRATIVE NORTH- SOUTH SECTION THROUGH THE MEANDER
SCALE: 1/8" = 1'-0"

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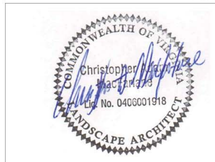

REVISIONS

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CDP/FDP	08/19/2016
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	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

0 8' 16'
SCALE

DRAWING NAME

SECTIONS

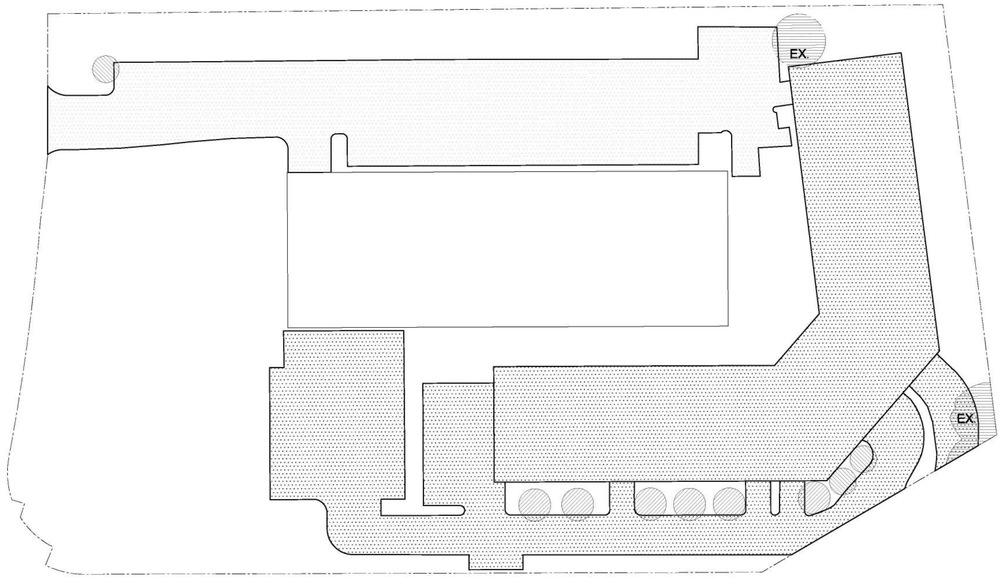
DRAWING NUMBER

L4.00

5600 Columbia Pike Table 12.3 Tree Preservation Target Calculations and Statement			October 17, 2016
A	Pre-development area of existing tree canopy (from Existing Vegetation Map)(SF) =	21,831	See § 12-0508.2 PFM
B	Percentage of gross site area covered by existing tree canopy =	13.6%	216,963 / 642,183 = 34%
C	Percentage of 10-year tree canopy required for site =	10%	See Table 12.4 PFM 216,963 (10%) = 21,696
D	Percentage of the 10-year tree canopy requirement that should be met through tree preservation =	13.6%	624,183 (10%) = 62,418 Therefore: 62,418 (0.35) = 21,846
E	Proposed percentage of canopy requirement that will be met through tree preservation =	51.8%	66.780 / 62,418 = 1.07%
F	Has the Tree Preservation Target minimum been met?	Yes	Provide Yes or No
G	If No for line A 6, then a request to deviate from the Tree Preservation Target shall be provided on the plan that states one or more of the justifications listed in § 12-0508.3 along with a narrative that provides a site-specific explanation of why the Tree Preservation Target cannot be met. Provide sheet number where deviation request is located.	–	Provide sheet number, See § 12-0508.3
H	If step A 7 requires a narrative, it shall be prepared in accordance with § 12-0508.4	–	See § 12-0508.4
I	Place this information prior to the 10-year Tree Canopy Calculations as per instructions in Table 12.10.	YES	See this sheet L 2.01 for 10-Yr Canopy Reqm't.

5600 Columbia Pike Table 12.10 10-Year Tree Canopy Calculation Worksheet			October 17, 2016
Step		Totals	Reference
A. Tree Preservation Target and Statement			
A 1	Place the Tree Preservation Target calculations and statement here preceeding the 10-year tree canopy		see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area (SF) =	160,166	§ 12-0511.1A (FFx Co Portion). See C-2
B2	Subtract area dedicated to parks, road frontage(SF) =	0	§ 12-0511.1B
B3	Subtract area of exemptions(SF) =	0	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1-B2,B3)(SF) =	160,166	Square feet
B5	Identify the site's zoning and/or use	PDC	
B6	Percentage of 10-year tree canopy required =	10.0%	§ 12-0510.1 and Table 12.4
B7	Area of 10-year Tree Canopy Required (B4 x B6)(SF) =	16,017	Square feet
B8	Modification of 10-year Tree Canopy Requirements requested?	No	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	–	Sheet number
C. Tree Preservation			
C 1	Tree Preservation Target Area(SF) =	2,183	Square Feet
C 2	Total canopy area meeting standards of § 12-0400 (SF) =	6,631	Square Feet
C 3	C 2 x 1.25(SF) =	8,289	§ 12-0510.3B
C 4	Total canopy area provided by unique or valuable forest or woodland communities(SF) =	0	Square Feet
C 5	C 4 x 1.5(SF) =	0	§ 12-0510.3B(1)
C 6	total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees (SF) =	0	Square Feet
C 7	C 6 x 1.5 to 3.0 (SF)=	0	§ 12-0510.3B(2)
C 8	Canopy area of trees within resource Protection Areas and 100-year floodplains (SF) =	0	Square Feet
C 9	C 8 x 1.0 (SF) =	0	§ 12-0510.3C(1)
C 10	Total of C 3, C 5, C 7 and C 9 =	8,289	If area of C 10 is less than B 7 remainder of requireent must be met through tree planting - go to D
D. Tree Planting			
D 1	Area of canopy to be met through tree planting (B 7-C10) =	7,728	Square feet
D 2	Area of canopy planted for air quality benefits =	0	Square feet
D 3	D 2 x 1.5 (SF) =	0	§ 12-0510.4B(1)
D 4	Area of canopy planted for energy conservation =	0	Square feet
D 5	D 4 x 1.5 (SF) =	0	§ 12-0510.4B(2)
D 6	Area of canopy planted for water quality benefits =	0	Square feet
D 7	D 6 x 1.25 (SF) =	0	§ 12-0510.4B(3)
D 8	Area of canopy planted for wildlife benefits =	0	Square feet
D 9	D 8 x 1.5 (SF) =	0	§ 12-0510.4B(4)
D 10	Area of canopy provided by native trees =	0	Square feet
D 11	D 10 x 1.5 (SF) =	0	§ 12-0510.4B(5)
D 12	Area of canopy provided by improved cultivars and varieties =	0	Square feet
D 13	D 12 x 1.25 (SF) =	0	§ 12-0510.4B(6)
D 14	Area of canopy provided through tree seedlings (SF) =	0	§ 12-0510.4D(1)
	D 14 x 1.0 =	0	Square feet
D 15	Area of canopy provided through native shrubs=	0	
	D15 x 1.0 =	0	
D 16	Percentage of D 14 represented by D 15 =		Must not exceed 33% of D 14
	Area of canopy to be planted with no benefit credits =		Square feet
D 17	Total of canopy area provided through tree planting =	13,550	Square feet
D 18	Is an offsite planting relief requested?	NO	Yes or No
D 19	Tree Bank or Tree Fund?	NO	Yes or No § 12-0512
D 20	Canopy area requested to be provided through offsite banking or tree fund =	0	Square Feet
D 21	Amount to be deposited into the Tree Preservation and Planting Fund =	0	
E. Total of 10-year Tree Canopy Provided			
E 1	Total of canopy area provided through tree preservation (C 10) =	8,289	Square Feet
E 2	Total of canopy area provided through tree planting (D 17) =	13,550	Square Feet
E 3	Total of canopy area provided through offsite mechanism (D 19) =	0	Square Feet
E 4	Total of 10-year Tree Canopy Provided (SF)= (E1+E2+E3)	21,839	Total of E 1 through E 3, area should meet or exceed area in B 7

INTERIOR PARKING LOT WITH SHADE TREES EXHIBIT



NOT TO SCALE

LEGEND

INTERIOR PARKING LOT

AREA= 67,227.5 SF

SHADE TREES AY INTERIOR PARKING LOTS

CATEGORY 4 TREE CANOPY

CATEGORY 3 TREE CANOPY

CATEGORY 2 TREE CANOPY

EX. EXISTING TREE CANOPY

Table 12.13 Interior Parking Lot Landscaping Calculations			
			Remarks
	Area to be counted (SF)=	67227.5	square feet
	Interior Landscaping Reqiurments (5%)=	3361.4	square feet
	Total Shade tree Canopy Provided		
	(6- Cat 4 Trees @ 250 SF)=	1500.0	Benefits TBD
	(3- Cat 3 Trees @ 175 SF)=	525.0	Benefits TBD
	Ex. Tree Canopy to be Preserved=	1629.0	
	Total Area Required (SF)=	3361.4	5.0%
	Total Area Provided (SF)=	4990.0	6.3%

Peripheral Parking Lot Landscape Requirements			
	Requirement: 1 tree every 50 ft		
	Western Parking Lot linear feet	417	linear feet
	Tree Required	9	
	Tree Provided	13	

5600 COLUMBIA PIKE
PRELIMINARY TREE & SHRUB PLANT LIST with CANOPY COVERAGE CREDIT

TREE PLANTING SCHEDULE

CATEGORY	QTY	TYPE	SIZE	ROOT	NOTE	10-TR TREE CANOPY FT2	TREE CANOPY SUBTOTAL FT2
TREES							
TREES TO BE COUNTED TOWARDS 10 YRS CANOPY REQUIREMENTS							
Category II	23	Deciduous	3" caliper	B&B	Mix of multi and single stem	125	2875
Category III	21	Deciduous	3" caliper	B&B	Mix of multi and single stem	175	3675
Category IV	28	Deciduous	3" caliper	B&B	Single stem deciduous	250	7000
					Total		13550
TREES NOT TO BE COUNTED TOWARDS 10 YRS CANOPY REQUIREMENTS							
Category II	17	Deciduous	3" caliper	B&B	Mix of multi and single stem	125	2125
Category III	1	Deciduous	3" caliper	B&B	Mix of multi and single stem	175	175
Category IV	3	Deciduous	3" caliper	B&B	Single stem deciduous	250	750
					Total		3050

October 17, 2016
5600 COLUMBIA PIKE
CDP / FDP Supplemental 10-Year Tree Canopy Coverage Summary
(See Tables 12.3 and 12.10 for detailed information and calculations)

1. Gross Site Area = 160,166 SF
2. Gross Site Area (within Fairfax County) = 160,166 SF
   a. Minus Road Dedication Area(s) = 0 SF
3. Adjusted Gross Site Area = 160,166 SF
4. Required 10-Year Tree Canopy Coverage (from Table 12.4) = 10% (Zoned PDC)
5. **Required 10-Year Tree Canopy Coverage = 16,017 SF** (#3 x #4 = 16,017 SF) = 21,831 SF
6. Area of Existing Tree Canopy (See EVM Sheet C-7) = 13.6302 % (#6 / #2 = 13.6302 %)
7. % of Gross Site Area covered by Existing Tree Canopy
8. **Target: Required 10-Year Tree Canopy that should be met through Preservation of Existing Trees = 2,054 SF (#5 x #7 = 2,054 SF)**
9. Area of Existing Tree Canopy to be Preserved = 6,631 SF
10. Additional Preserved Canopy Credit Multiplier =1.25
11. Total Preserved Canopy Credit with Multiplier = 8,289 SF (#9 X 1.25 = 8,289 SF)
12. **Tree Preservation Target Met? YES (8,289 SF > 2,054 SF)** A Target Deviation Not Required
13. Resultant Area of Required 10-Year Tree Canopy to be Provided Through Tree Planting = 6,631 SF (#5 minus #11 = 6,631 SF)
14. 10-Year Canopy Area of Proposed Tree Planting **= 13,550 SF = 21,839 (#11 + #14 = 21,839 SF)**
15. **Total Tree Canopy Provided = YES 21,839 SF > 16,017 SF (#15 > #5)**
16. **Required 10-Year Tree Canopy Coverage Met?**

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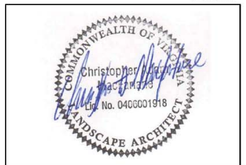

REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	8/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

DRAWING NAME

PLANTING TABULATIONS

DRAWING NUMBER

L5.00

PLANTING SCHEDULE
PLANTING PLAN WILL DRAW FROM PLANT SCHEDULE OF PLANTS NATIVE TO THE CHESAPEAKE BAY WATERSHED. NOT ALL OF THE PLANTS ON LIST WILL NECESSARILY BE USED.

TREES			
Category II			Notes
II	*Amenlachier arborea*	Downey Serviceberry	Edible fruit, food source/habitat, wildlife cover
II	*Amenlachier laevis*	Allegheny Serviceberry	Showy flower, fragrant
II	*Cercis Canadensis*	Eastern Redbud	Fixes nitrogen, wildfile cover
II	*Cornus florida*	Flowering dogwood	Food source/habitat, high wildlife value
Category III			
III	*Betula nigra*	River Birch	Attractive peeling bark, high wildlife value
III	*Gleditsia triacanthos inermis*	Thornless Honeylocust	Showy flower, drought tolerant
III	*Gymnocladus dioicus*	Kentucky coffeetree	Showy flower, fragrant
Category IV			
IV	*Ginkgo Biloba*	Ginkgo	Attractive leaves
IV	*Platanus acerifolia*	London Planetree	Showy fruit, winter interest
IV	*Quercus phellos*	Willow Oak	Food source/habitat, wildlife cover
IV	*Tilia americana*	American Linden, Basswood	

SHRUBS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Cephalanthus occidentalis	Buttonbush	Fragrant
	Clethra alnifolia	Sweet Pepperbush	Fragrant
	Cornus amomum	Silky Dogwood	High wildlife value
	Gaylussacia baccata	Black Huckleberry	Edible fruit
	Hypericum densiflorum	St. John's Wort	Wildlife cover
	Itea virginica	Virginia Sweetspire	Wildlife cover, tolerates flooding to 6 inches
	Kalmia latifolia	Mountain Laurel	Wildlife cover, evergreen
	Leucothoe racemosa	Fetterbush	Showy flower, fragant
	Lindera benzoin	Spicebush	Edible and fragrant
	Photinia melanocarpa	Balck Chokecherry	Wildlife cover, can be pruned as hedge
	Physicarpus opulifolius	Ninebark	Papery bark continually, Very drought tolerant, wildlife cover, adaptable
	Rhododendron maximum	Rosebay Rhododendron	Wildlife cover, evergreen
	Rubus allegheniensis	Alleghany Blackberry	Edible fruit
	Spirea alba v. latifolia	Broad-leaved Meadow-sweet	Wildlife cover
	Vaccinium corymbosum	Lowbush Blueberry	Edible fruit
	Viburnum dentatum	Southern Arrowwood	Winter interest
OPEN MEADOW CONDITION (HILLSIDE AND STREETEDGE)			
	Ceanothus americanus	New Jersey tea	Slope stabilization
	Clethra alnifolia 'Hummingbird'	Summersweet Clethra	Very fragrant, tolerates some flooding by partly salty water, wildlife cover
	Comptonia peregrina	Sweetfern	Slope stabilization, fragrant
	Cornus racemosa	Red- panicled Dogwood	Slope stabilization, winter interest
	Cornus staolonifera 'Arctic Fire'	Red Osier Twig Dogwood	Showy fragrant flower
	Rhus aromatica	Fragrant Sumac	Fragrant with edible berry clusters
	Rhus copallina	Dwarf Sumac	Winter food for wildlife
	Rosa carolina	Pasture Rose	Fragrant with edible fruit
	Rubus allegheniensis	Alleghany Blackberry	Edible fruit
	Viburnum acerfolium	Maple-leaved arrowwood	Edible fruit
SHADE UNDERSTORY (MEANDER)			
	Comptonia peregrina	Sweetfern	Fragrant, fixes nitrogen, wildlife cover
	Gaylussacia frondosa	Dangleberry	High wildlife value
	Hamamelis virginiana	Witch hazel	Fall/winter bloom, wildlife cover, medical uses
	Kalmia latifolia	Mountain Laurel	Wildlife cover, evergreen
	Morella pensylvanica	Northern Bayberry	Fragrant leaves
	Rhododendrom maximum	Rosebay Rhododendron	Wildlife cover, evergreen
	Vaccimium angustifolium	Lowbush Blueberry	Edible fruit
	Vaccimium stamineum	Deerberry	Edible fruit
	Viburnum acerfolium	Maple-leaved arrowwood	Edible fruit
	Viburnum prunifolium	Black Haw	Edible fruit

GRASSES AND GRASSLIKE PLANTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Carex lurida	Sallow Sedge	Wildlife cover, interesting seeds, wetland plant
	Carex stricta	Tussock Sedge	Wildlife cover, alternative to lawn, tolerates flooding to 6 inches
	Carex vulpinoidea	Fox Sedge	High wildlife value, tolerates saturation and flooding to 6 inches
OPEN MEADOW CONDITION (HILLSIDE AND STREET EDGE)			
	Andropogon gerardii	Big Bluestem	Winter interest
	Danthonia spicata	Poverty Oatgrass	
	Elymus virginicus	Virginia Wild Rye	Tolerates a wide range of conditions
	Schizachyrium scoparium	Little Bluestem	Winter interest and wildlife cover
	Sorghastrum nutans	Indiangrass	Tolerates drought, erosion
	Tridens flavus	Redtop	
FOREST UNDERSTORY (MEANDER)			
	Agrostis perennans	Autumn bentgrass	
	Carex crinita var. crinita	Long Hair Sedge	Wildlife cover
	Carex glaucodea	Blue Wood Sedge	
	Chasmnthium latifolium	Wild Oats	Winter interest
	Elymus hystrix	Bottlebrush Grass	Showy flower, tolerates drought and erosion
	Panicum virgatum	Switchgrass	Wildlife cover
	Saccharum giganteum	Giant Plumegrass	Very showy grass blooming in early fall
	Tripsacum dactyloides	Gama Grass	Excellent forage grass
FRONT YARD			
	Carex pensylvanica	Pensylania Sedge	Fine textured leaves less than 6 inches
	Festuca rubra	Red Fescue	Will tolerate shade

HERBACEOUS EMERGENTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Dulichium arundinaceum	Three-sided Sedge	Wildlife cover
	Iris virginica	Virginia Blue Flag	Wildlife cover
	Juncus effusus	Soft Rush	Wildlife cover, often grows in clumps
	Justicia americana	American Water-willow	Has underground stems and forms colonies
	Schoenoplectus validus	Great Bulrush	High wildlife value, spreads rapidly
	Sparganium americanum	American Bur-reed	Good for sediment stabilization
	Spartina pectinata	Freshwater Cordgrass	Shore stabilizer, low drought tolerance, wildlife cover

HERBACEOUS PLANTS			
STORMWATER CATCHMENT AREAS (MEANDER)			
	Asclepias incarnata	Swamp Milkweed	Wildlife cover, can tolerate drought
	Caltha palustris	March Marigold	Wildlife cover, tolerates flooding to 6 inches
	Chelone glabra	Turtlehead	Wildlife cover, herbal uses
	Conoclinium coelestinum	Mistflower	Wildlife cover
	Eupatorium dubium	Joe-Pye Weed	Wildlife cover
	Gentiana clausa	Closed gentian	Wildlife cover
	Helianthis angustifolius	Swamp Sunflower	Wildlife cover
	Impatiens capensis	Jewelweed	Wildlife cover
	Lobelia cardinalis	Cardinal Flower	Wildlife cover, long bloom time
	Martensia virginica	Virginia Bluebells	Showy flowers
	Mimulus ringens	Monkeyflower	Interesting flowers
	Monarda didyma	Beebalm	Showy flowers, aromatic, herbal uses, wildlife cover
	Packera aurea	Golden Ragwort	Wildlife cover, long bloom time
	Rudbeckia laciniata	Green-headed Coneflower	Wildlife cover, herbal uses
	Scutellaria virginiensis	Hyssop Skullcap	
	Sisyrinchium atlanticum	Eastern Blue-eyed Grass	Grasslike leaves
	Spiranthes cernua	Nodding Ladies Tresses	Orchid flowers, herbal uses
	Stachys tenuifolia	Hedge Nettle	Wildlife cover
	Thalictrum pubescens	Tall Meadow Rue	Showy flowers
	Verbena Hastata	Blue Vervain	Bright flowers, herbal uses
	Vernonia noveboracensis	New York Ironweed	Brilliant flowers, wildlife cover
	Viola conspersa	American Dog Violet	Edible flower, wildlife cover
OPEN MEADOW CONDITION (HILLSIDE AND STREET EDGE)			
	Ageratina altissima v. altissima	White Snakeroot	Wildlife cover
	Antennaria neglecta	Field Pussytoes	Wildlife cover
	Asclepias syriaca	Common Milkweed	Wildlife cover, fragrant flower
	Chamaecrista fasciculata	Patridge Pea	Wildlife cover
	Coreopsis tripteris	Tall Coreopsis	Wildlife cover
	Desmodium paniculatum	Narrow-leaf Tick-trefoil	Wildlife cover
	Dodecantheon meadia	Shooting Star	Showy flowers
	Erigeron pulchellus	Robin's Plantain	Showy flowers
	Heliopsis helianthoides	Oxeye Sunflower	Wildlife cover, long bloom time
	Ionactis linariifolius	Stiff-leaf Aster	Wildlife cover
	Lespedeza capitata	Round-head Bush Clover	Wildlife cover
	Liatris spicata	Blazingstar	Wildlife cover
	Lupinus perennis	Lupine	Wildlife cover
	Monarda bradburiana	Wild Bergamont	Wildlife cover, aromatic, herbal uses
	Nuttallanthus canadensis	Blue Toadflax	
	Oenothera biennis	Common Evening Primrose	Wildlife cover, flowers open in evening
	Penstemon digitalis	Beardtongue	Wildlife cover, tolerates poor drainage
	Phlox maculata	Phlox	Fragrant, showy flowers
	Pycnanthemum incanum	Hoary Mountain Mint	Wildlife cover
	Symphyotricchum novae-engliae	New England Aster	Showy flowers
	Rudbeckia hirta	Black-eyed Susan	Wildlife cover
	Solidago canadensis	Canada Goldenrod	Wildlife cover
	Symphyotrichum cordifolius	Heart-leaved Aster	Wildlife cover
FOREST UNDERSTORY (MEANDER)			
	Actaea pachypoda	Doll's Eyes	Interesting berries
	Aquilegia canadensis	Eastern Columbine	Wildlife cover
	Aralia nudicaulis	Wild Sarsaparilla	Aromatic
	Arisaema triphyllum	Jack-in-the-pulpit	Unusual flower, wildlife cover
	Aruncus dioicus	Goat's beard	Showy flowers
	Asarum canadensis	Wild ginger	Attractive leaves, semi-evergreen
	Doellingeria umbellanta var. umbellata	Flat-top White Aster	
	Campanulastrum americanum	American Bellflower	
	Cardamine concatenata	Toothwort	Showy flowers
	Caulophyllum thalictroides	Blue cohosh	Showy fruits
	Chimephila masulata	Striped Wintergreen	
	Chrysogonum virginianum	Green and Gold	Showy flowers
	Cimicifuga racemosa	Black snakeroot	Wildlife cover
	Claytonia virginica	Narrowleaf Spring	Showy flowers
	Delphinium tricorne	Dwarf Larkspur	
	Dicentra canadensis	Squirrel Corn	
	Erythronium americanum	Trout Lilly	Showy flowers, interesting leaves
	Geranium maculatum	Spotted Joe-Pye Weed	Wildlife cover, long bloom time, herbal uses
	Helianthus divaricatus	Woodland Sunflower	Wildlife cover
	Hepatica nobilis var. acuta	Sharp-lobed Hepatica	May bloom throughout year
	Heuchera americana	Alumroot	Long bloom time, semievergreem
	Hydrophyllum hirginianum	Virginia Waterleaf	
	Jeffersonia diphylla	Twinleaf	Showy flowers and fruits
	Liatris scariosa	Eastern Northern Blazingstar	Wildlife cover
	Maianthemum canadense	False Solomon's Seal	fragrant flowers, wildlife cover
	Medeola virginiana	Indian Cucumber	Edible rhizome
	Melanthium virginicum	Virginia Bunchflower	
	Mertensia virginica	Virginia Bluebells	Edible rhizome
	Mitchella repens	Patridgeberry	Edible berries, wildlife cover, evergreen
	Mitella diphylla	Twoleaf miterwort	
	Osmorhiza longistylis	Anise Root	
	Oxalis violacea	Violet Wood Sorrel	Wildlife cover
	Penstemon laevigatus	Eastern Beardtongue	
	Phlox carolina	Thick-leaved Phlox	Wildlife cover, evergreen
	Podophyllum peltatum	Mayapple	Edible fruit
	Polemonium reptans	Jacob's ladder	Attractive flower
	Polygonatum biflorum	Solomon's Seal	Flowers dangle along stalk
	Sanguinaria canadensis	Bloodroot	Showy flowers, herbal uses
	Sedum ternatum	Mountain Stonecrop	Used in rock gardens
	Silene virginica	Fire Pink	Wildlife cover
	Stellaria pubera	Star Chickweed	
	Thalictrum thalictroides	Rue Anemone	
	Tiarella cordifolia	Foamflower	Long-blooming
	Tradescantia virginiana	Virginia Spiderwort	Showy flowers
	Trillium grandiflorum	White Trillium	Showy flowers
	Uvularia grandiflora	Large-flowered Bellwort	Edible rhizome
	Viola hastata	Halberdleaf Yellow Violet	Wildlife cover

SOURCE: U.S. FISH AND WILDLIFE SERVICE. 2003. "Native Plants for Wildlife Habitat and Conservation Landscaping: Chesapeake Bay Watershed."

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LANDSCAPE ARCHITECT

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REVISIONS

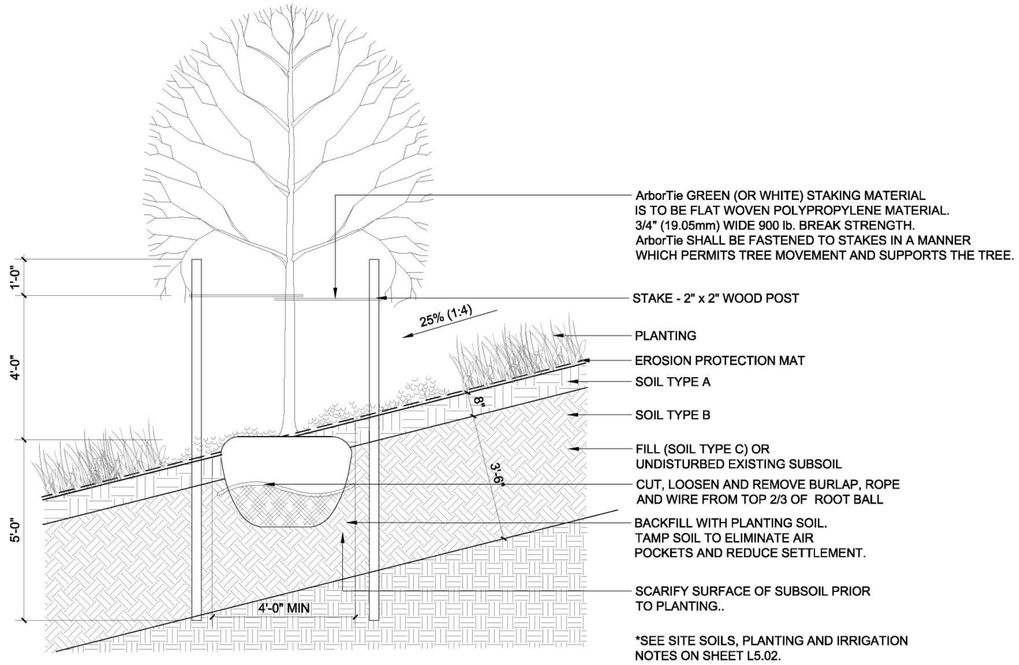
Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	8/19/2016
	10/06/2016
	10/19/2016
	11/04/2016
	PROJECT NUMBER 0605

DRAWING NAME

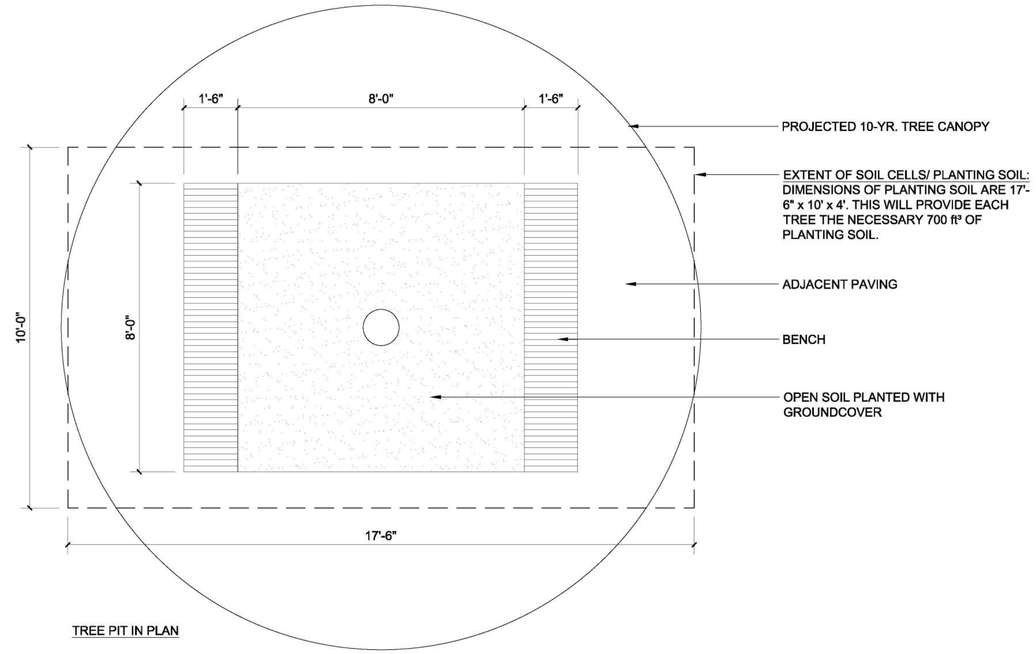
PLANTING SCHEDULE

DRAWING NUMBER

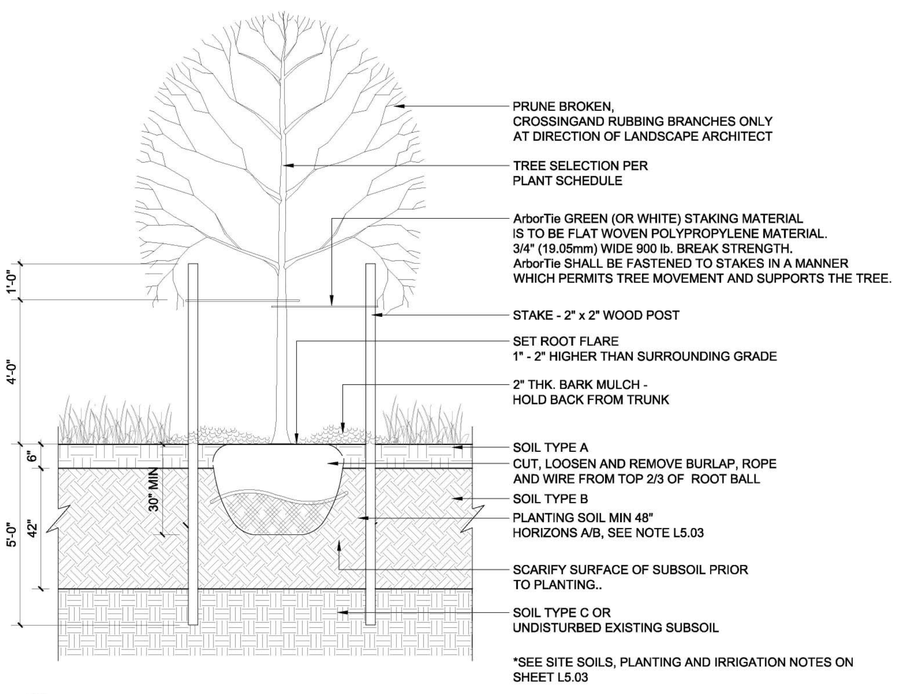
L5.01



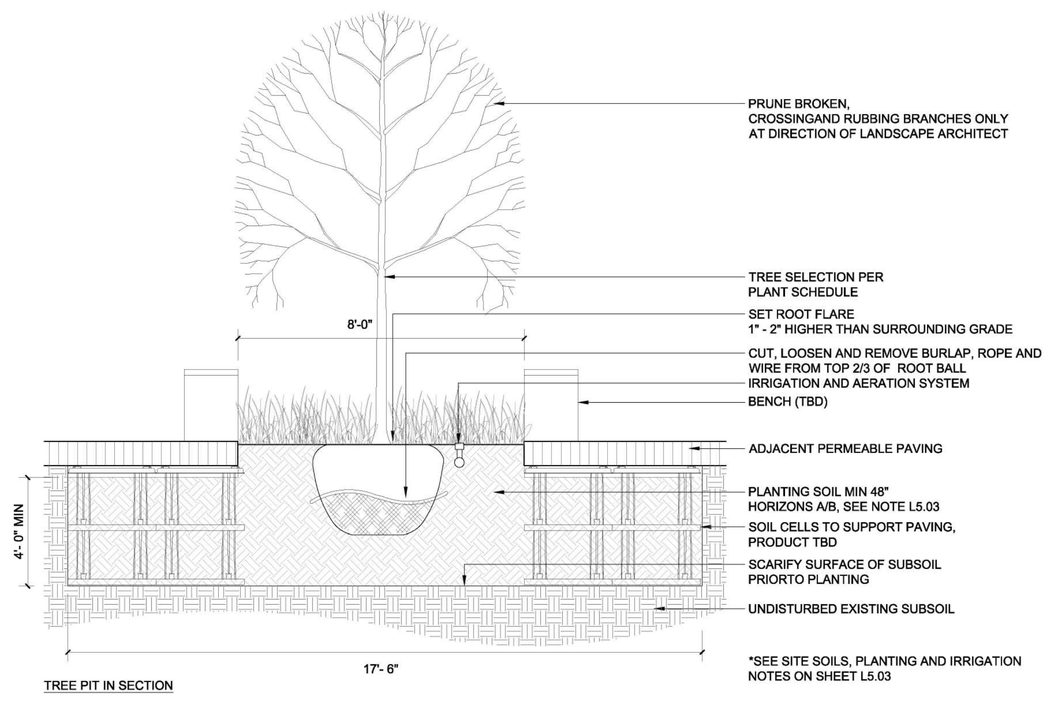
1 PLANTING ON SLOPE (1:4 OR LESS)
SCALE: 1/2" = 1'-0"



TREE PIT IN PLAN



2 TREE PLANTING IN LEVEL PLANTING BED
SCALE: 1/2" = 1'-0"



TREE PIT IN SECTION

3 TREE IN PERMEABLE PAVING- 8' OPENING: THE COURTYARD
SCALE: 1/2" = 1'-0"

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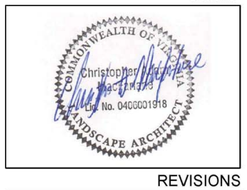


REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

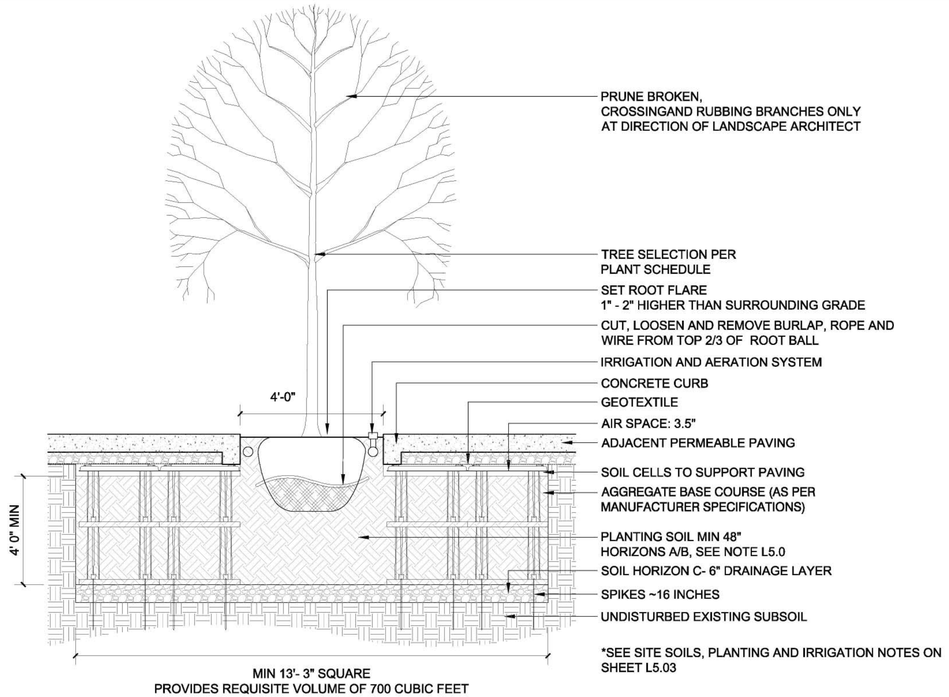
SCALE: AS NOTED

DRAWING NAME

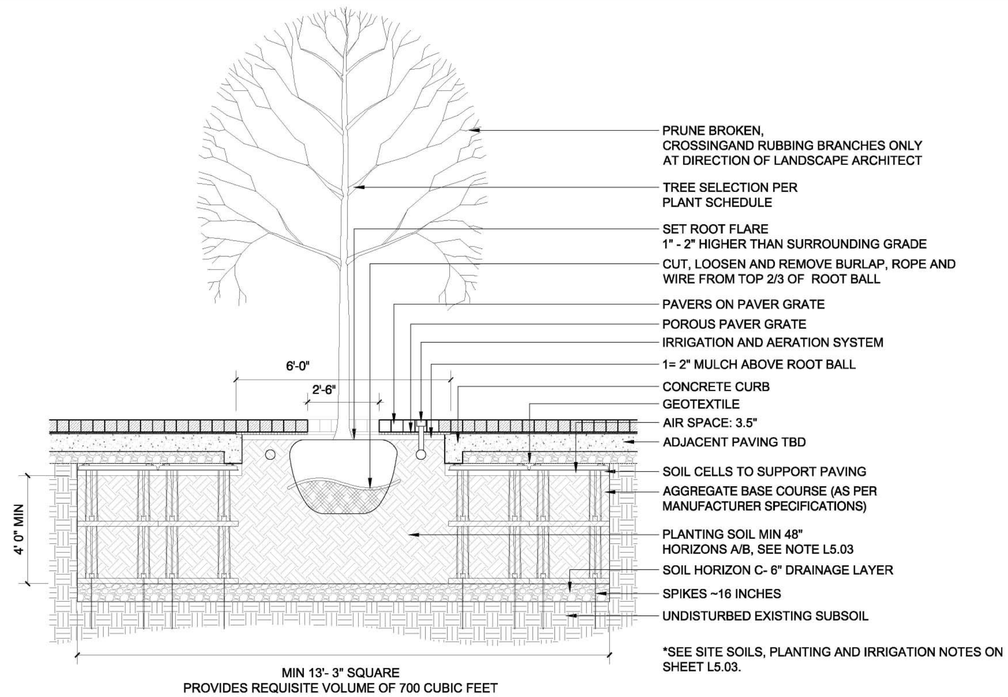
PLANTING DETAILS

DRAWING NUMBER

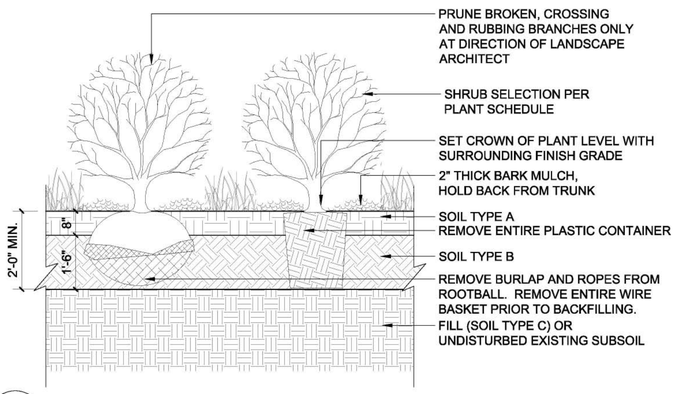
L5.02



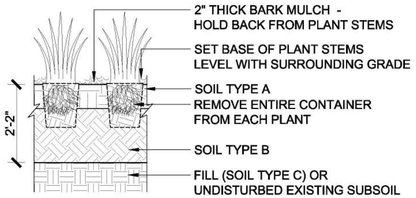
1 TREE IN PERMEABLE PAVING- 4' OPENING: THE FRONT YARD
SCALE: 1/2" = 1'-0"



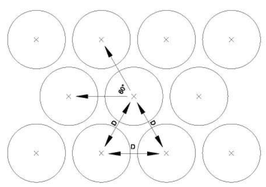
2 TREE IN HARDSCAPE- 6' OPENING WITH PAVER GRATE: THE MEANDER
SCALE: 1/2" = 1'-0"



3 SHRUB PLANTING
SCALE: 1/2" = 1'-0"



NOTES
SEE PLANT SCHEDULE FOR PLANT SELECTION AND SPACING (D).



4 GROUNDCOVER PLANTING
SCALE: 1/2" = 1'-0"

SITE SOILS, PLANTING & IRRIGATION NOTES:

1. Contractor shall locate and verify all existing and new utility line locations prior to planting, and shall report any conflicts to Landscape Architect.

2. Procedures and specifications of work shall conform to the "Landscape Specifications Guideline for the Baltimore-Washington Metropolitan Area" (Latest Edition, published jointly by the Landscape Contractors Association of Metropolitan Washington and the American Society of Landscape Architects, Potomac Chapter. All plant material shall conform to the guidelines established by "American Standard for Nursery Stock" published by American Society of Nurserymen, Inc. latest edition.

3. In lieu of more strenuous specifications, all landscape related work shall be installed and maintained in accordance with the current and most up-to-date edition (at time of construction) of Landscape Specification Guidelines as produced by the Landscape Contractors Association of Maryland, District of Colimbia and Virginia; Gaithersburg, Maryland; the American Society of Landscape Architects, the International Society of Arboriculture, and the American National Standards Institute.

4. Prior to commencement of landscape installation / planting operations, a pre-installation / construction meeting will be scheduled and held with the City's Arborist and Landscape Architects to review plant installation procedures and processes.

5. All protection and preservation measures for existing vegetation, including maintenance shall be approved by the City Arborist in-field prior to commencement of any site disturbing activity.

6. All plants shall be as tagged by Landscape Architect at approved nursery prior to digging. In lieu of nursery tagging, Landscape Contractor may bring material to site for Landscape Architect's inspection. Landscape Contractor assumes responsibility for all material on site until reviewed and approved by Landscape Architect. If Landscape Architect does approve condition of any material, Landscape Contractor shall be responsible for acquiring new material until approval is received.

7. Contractor shall stake locations of all proposed plant material for Landscape Architect's approval prior to planting. No plants shall be planted before acceptance of rough grading. Base of flare of all tree trunks shall be exposed, if necessary, and placed 2" above finish grade.

8. Any proposed substitutions of any plant species shall be plants with equivalent overall form, height, branching habit, flower color, leaf color, fruit color, and time of bloom, as approved by Landscape Architect. All remedial efforts shall, with prior approval by the city, be performed to the satisfaction of the Directors of Planning & Zoning, Recreation, Parks & Cultural Activities and Transportation & Environmental Services.

9. Contractor shall produce mechanical and chemical analysis of soil materials, including loam brought to site and existing loam already on site, as directed by Landscape Architect. Make tests for sieve size, pH, soluble salts, nitrate nitrogen, ammonium nitrogen, phosphorus, potassium, calcium, aluminum and all other important characteristics. Provide certified written reports and recommendations. Contractor shall employ at Contractor's expense one independent testing agency acceptable to Landscape Architect to perform tests and certifications indicated. Tests shall be made in strict compliance with the standards of Association of Official Agricultural Chemists.

10. Sequence of Planting: Plant trees before lawns and groundcover, unless otherwise specified by Landscape Architect. Restore damaged lawns and planting if tree planting is delayed.

11. Planting Seasons: Work only within seasonal limitations for proper planting as follows:

PLANT MATERIAL	SPRING SEASON	FALL SEASON	NOTE
Deciduous	March 1 to May 1	None	[not balled and burlapped]
Deciduous	March 1 to June 1	Sept 1 to Nov 1	[balled and burlapped]
Evergreens	March 1 to June 1	Aug 15 to Nov 1	
Lawn Seed or Sod	April 15 to June 1	Aug 15 to Sept 15	

Water: If on-site potable water is unavailable in sufficient quantities or if governing authorities do not permit use of local fire hydrants, Contractor shall provide, as needed, potable water from off-site sources. Provide all hoses and equipment as needed to distribute water to area of landscape work and areas needing watering. Provide water tank trucks as needed.

12. Contractor shall request Landscape Architect's inspection for acceptance.

13. Contractor shall provide complete maintenance and service as required to promote and maintain healthy growth for 60 days or until date of acceptance of project, whichever is later in time.

14. Contractor shall flood all plants during the maintenance period at least twice each week. At each watering, thoroughly saturate soil around each tree and shrub. If soil retains sufficient moisture as determined by Landscape Architect, amount of watering required may be reduced. Trees require minimum ten gallons of water for each watering.

15. Contractor shall provide written warranty agreeing to remove and replace work which exhibits defects in materials or workmanship for the specified periods.

16. Contractor shall provide partially decomposed minimum six month aged finely shredded pine bark mulch as approved by Landscape Architect.

17. Contractor shall set sufficient grade stakes for checking finished grades. All grading will insure drainage away from structures.

18. Irrigation: Contractor shall provide an automated drip irrigation system for all planting as follows: system shall be provided and installed by Contractor with minimum of five years experience in this type of work in this area of the country. System shall be fully automated. Contractor shall design system to water all plant material on site (new and existing) (unless noted otherwise) and handle volume of area in reasonable period of time. No valve boxes shall be located in any line of sight from commonly used areas. Provide shop drawing for Landscape Architect's review. LANDSCAPE CONTRACTOR SHALL DESIGN, PROVIDE AND INSTALL IRRIGATION SYSTEM SPECIFICALLY FOR THE PLANTING SHOWN ON THIS PLAN.

19. A certification letter for tree wells, tree trenches and plantings above structure shall be provided by the project's Landscape Architect. The letter shall certify that all below grade construction is in compliance with approved drawings and specifications. The letter shall be submitted to the City Arborist and approved prior to approval of the last and final Certificate of Occupancy for the project. The letter shall be submitted by the owner/applicant/successor and sealed and dated as approved by the project's Landscape Architect.

20.As-built drawings for this landscape and/or irrigation/water management system will be provided in compliance with City Guidelines. As-built drawings shall include clear identification of all variation(s) and changes from approved drawings including location, quantity and specification of all project elements.

21. Maintenance for this project shall be performed in perpetuity, in compliance with City Guidelines and/or as conditioned by project approval.

22. Landscape Architect will continue to work with Fairfax County Urban Forestry on planting details and tree species selection to ensure mutually agreeable conditions and quality of planting.

23. **Trees in hardscape:** Trees in paving to include tree management systems or otherwise to ensure sufficient aeration and irrigation of roots. Soil cells or structural soils will be employed to ensure minimum soil volume of 700 cubic feet per tree is attained and planting soil is not compacted.

24. **Slope stability and erosion control**: Site slopes will not exceed 1:2 (50%). These slopes will not require engineered reinforcing elements or compacted soil horizons. Slopes will be densely planted with perennial and groundcover plant material. An erosion protection mat will be installed upon construction to mitigate against erosion before plant material becomes established. the mat will be composed or biodegradable material that will breakdown with 2 years.

25. Composition of Soil Horizons: (pending approval by Fairfax County Urban Forestry)

A Horizon (6" min): A sandy loam modified with organic components to have at least 4% organic matter but not more than 10% organic matter, dry weight basis, infiltration rates of 2.5 cm/hour, ph range of 5.5 to 6.5 and no coarse fragments over 2.5 cm in size.

B Horizon (24- 48"): A variable thickness layer of sandy loam. the infiltration rate shall be above 2.5 cm/hour. there should be no coarse fragments over 2.5 cm in size, at least 1% organic matter but no more than 4% on a dry weight basis, and a ph range between 5.5- 6.5.

C Horizon (6"): Drainage layer. a 6 inch layer of coarse sand with a ph between 4.5- 7.0 and a coefficient of uniformity= 3.5 or larger and an estimated permeability of 30 cm/ hour. organic matter content shall be less then 1% by weight.

Complete soil spec available upon request.

5600 Columbia Pike

Fairfax, VA

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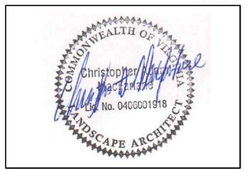
LANDSCAPE ARCHITECT

STAMP



REVISIONS

Revision Description	Date
CDP/FDP	05/25/2016
	7/29/2016
	08/19/2016
	10/06/2016
	10/19/2016
	11/04/2016

PROJECT NUMBER
0605

SCALE: AS NOTED

DRAWING NAME

PLANTING DETAILS & NOTES

DRAWING NUMBER

L5.03

PROFFERS

5600 Columbia Pike
RZ/FDP 2014-MA-014

July 29, 2016
August 19, 2016
September 30, 2016
October 11, 2016
October 20, 2016
October 28, 2016
November 4, 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 property owner and applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax maps as Tax Map 062-1-((01))-0007 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application RZ/FDP 2014-MA-014 is granted by the Board of Supervisors of Fairfax County, Virginia. In the event said application request is denied or the Board's approval is overturned by a court of competent jurisdiction, these proffers shall be null and void.

GENERAL

1. Conceptual/Final Development Plan. Any development of the Property shall be in substantial conformance with the Conceptual Development Plan ("CDP ") and Final Development Plan ("FDP ") entitled "5600 COLUMBIA PIKE" dated May 9, 2016 and revised through November 4, 2016, prepared by VIKA Virginia, LLC, consisting of 34 sheets.

2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, the elements that are components of the CDP are limited to the perimeter points of access, the location of the building, maximum gross floor area, maximum number of units, maximum building height, minimum setbacks from the peripheral lot lines, uses, the general location of proposed sidewalks and bike paths, public right-of-way delineation, the general quality and character of the streetscape, and general location and size of urban park land. Any modification to such elements which is not in substantial conformance with the CDP shall require a subsequent Conceptual Development Plan Amendment (CDPA) or Proffered Condition Amendment (PCA). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP elements from the Planning Commission for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated as part of final site design or engineering, pursuant to Section 16-403(4) of the Zoning Ordinance. Minor modifications of building footprints may be permitted and the number of units and corresponding adjustments in required parking may be made without requirement to amend this application, so long as (a) the provided open space is not reduced; (b) the building height is not increased; (c) the setbacks to the peripheral lot lines are not diminished; and (d) the development otherwise is in substantial conformance with the CDP/FDP as determined by the Zoning Administrator.

4. Construction Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 9:00 a.m. to 9:00 p.m. on Saturdays, Sundays, and Federal Holidays.

DENSITY, USE, AND HEIGHT

5. Proposed Development. Development on the Property shall include up to 173,000 square feet of gross floor area and a maximum of 157 individual units. The Applicant may construct fewer units in its sole discretion without the need for a proffer condition amendment ("PCA"), CDPA, FDPA, or proffer interpretation. Individual units may be utilized as offices, dwellings, live/work (i.e. residential and office) space or any combination of those uses, including any accessory uses, accessory service uses and home occupations as permitted by Article 10. The Applicant shall provide amenity space on the lower level and first floor to include a minimum 2,500 sf of space for a principal permitted use, which may include business service and supply service establishments, offices, personal service establishments, public uses, or any combination of those uses at all times. Telecommunication facilities are also permitted in accordance with Par. 1 of Sect. 2-514 of the Zoning Ordinance, provided such facilities are either in existing locations, flush mounted and/or otherwise designed to be visually unobtrusive.

6. Occupancy. The Applicant shall apply for occupancy permits to permit the building to be occupied at all times for the uses included in Proffer 5.

PARKING

7. Parking. The Applicant reserves the right to pursue future parking reductions and shared parking arrangements for the Property as may be permitted by the Fairfax County Zoning Ordinance without the need for an amendment to these Proffers or the CDP/FDP.

TRANSPORTATION

8. Bus Shelter. Except as otherwise provided in these proffers, the Applicant shall install a standard concrete bus pad and a bus shelter in the approximate location shown on the CDP/FDP, subject to approval by the Fairfax County Department of Transportation (FCDOT) or the Virginia Department of Transportation (VDOT) as applicable. The bus shelter shall be consistent with the standard Columbia Pike shelter at the time of this Rezoning approval, if such standard is still available. If approved by either VDOT or FCDOT (whichever has jurisdiction), the bus pad and shelter shall be installed prior to issuance of the first RUP and Non-RUP on the Property. Approval of the bus pad and shelter shall not be a condition precedent to receiving site plan or building permit approval or occupancy of the building. The identified bus shelter location shall be within the landscape amenity panel of the streetscape to the extent feasible. The Applicant reserves the right, in consultation with DPWES, to shift the location of street trees and other street furnishings to accommodate the bus shelter so long as such modifications are in substantial conformance with the quantity and quality of the street trees and furnishings shown on the CDP/FDP. If a bus shelter cannot be installed in the approximate location shown on the CDP/FDP or a comparable location near the proposed development after consultation with FCDOT or VDOT as applicable, the applicant shall escrow the cost of such improvement for the benefit of Fairfax County, prior to the issuance of the first RUP or new Non-RUP on the Property. The cost shall be determined

using the County's Comprehensive Unit Price Schedule in effect at the time of the escrow. The Applicant shall also install a trash receptical adjacent to the bus shelter and provide for cleaning of the shelter area and the removal of trash as needed.

9. Right-of-Way Dedication. Prior to site plan approval, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple to the Board, the right-of-way along the site frontage to Columbia Pike and Carlin Springs Road, as generally shown on Sheet C-13 of the CDP/FDP. The proposed right-of-way line shall be located one foot behind the proposed and/or existing sidewalk along Carlin Springs Road and Columbia Pike. On Carlin Springs, in locations where a dedication of right-of-way one foot behind the curb would result in a dedication of the existing drive aisle, such dedication shall be made to the outer edge of the drive aisle.

10. Carlin Springs Access. The Applicant shall consolidate the existing four access points on Carlin Springs Road into one full movement access point in the general location shown on the CDP/FDP. As part of this consolidation, the Applicant shall close three of the existing curb cuts on Carlin Springs Road. Two of the existing curb cuts are located within Arlington County and may require approval by Arlington County prior to their closure. The Applicant shall diligently pursue any required approvals or permits from Arlington County to permit closure of the existing curb cuts in Arlington County. Arlington County's approval of the curb cut closures shall not be a condition to approval of, or prevent the review and approval of, any site plan, building permit, RUP, Non-RUP, or other approval from Fairfax County that is necessary to implement the Rezoning. If Arlington County has not approved closure of the curb cuts prior to bond release, despite

diligent pursuit of all required approvals and permits by the Applicant, then the Applicant shall be relieved of its obligation to close the curb cuts in Arlington County. Obtaining approvals from Arlington County shall not be deemed a condition precedent to bond release.

11. Removal of On-Street Parking. Prior to site plan approval, the Applicant shall diligently pursue approval from the governmental authority having jurisdiction (either VDOT or Fairfax County) for removal of the on-street parking spaces identified on Sheet S-3 of the CDP/FDP as "Ex. Parallel Parking Spaces (To Be Removed)". If prior to site plan approval the agency having jurisdiction approves the removal of the on-street parking, the Applicant shall restripe Carlin Springs Road to remove the same prior to issuance of the first RUP or new Non-RUP. If prior to site plan approval the governmental authority having jurisdiction over removal of the on-street parking spaces has not approved removal of the on-street parking, despite diligent pursuit by the Applicant, the Applicant shall be relieved of the obligation to remove the on-street parking spaces. The failure of Fairfax County and/or VDOT to approve the removal of the spaces shall not limit the Applicant's ability to obtain site plan approval, building permit approval, obtain RUPs and Non-RUPs, or any other approvals necessary to carry out the rezoning.

12. Streetscape. Streetscape improvements and plantings, including sidewalks, shall be provided as generally shown on the CDP/FDP prior to issuance of the first RUP or new Non-RUP. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with DPWES, to shift the location of trees along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in substantial conformance the

quantity and quality of trees shown on the CDP/FDP. The Applicant shall enter into a maintenance agreement with VDOT for the maintenance or replacement, in-kind, by the Applicant of streetscape elements installed by the Applicant that are located in the public right-of-way. For purposes of maintenance and replacement, streetscape elements shall be limited to street furniture, trees, shrubs, flowers, groundcover, grasses, brick sidewalks, and any brick pavers installed in the bus shelter area. The Columbia Pike sidewalk shall be comprised of materials consistent in color, style, type, and pattern with the existing brick pavers present on the corridor at the time of this Rezoning approval. The Columbia Pike bus shelter area shall also be augmented with brick pavers and pattern consistent with the Columbia Pike standard for the bus stop area. If the bus shelter area brick pavers are not approved by either VDOT or FCDOT (whichever has jurisdiction), a concrete pad without brick pavers shall be installed.

13. Bike Lane. The Applicant shall construct the proposed bike lane in the location shown on the CDP/FDP prior to issuance of the first RUP or new Non-RUP on the Property. For purposes of this Proffer "construct" shall mean that the bike lane is open to use by the public for travel whether or not the improvement has been accepted for maintenance Fairfax County or VDOT as applicable.

14. Bicycle Parking. The Applicant shall install bicycle racks for at least 8 bicycles in the locations generally shown on the CDP/FDP, or in an alternative location determined in consultation with DPWES and FCDOT. The Applicant shall also provide secure bike parking/storage facilities within the building or parking structure. The storage facilities shall collectively accommodate parking for no fewer than 17 bikes. The final location and type of bicycle parking/storage spaces and racks shall be determined in consultation with

the Fairfax County Department of Transportation Bicycle Coordinator or his/her designee prior to site plan approval. The bicycle parking and storage room shall be installed prior to the issuance of the first RUP or Non-RUP for the proposed development.

15. Interparcel Access Location. If the property or properties west of the Property redevelop with principally office, hotel, or residential uses with an interparcel connection to the Property, an additional access point along the Western Property line at any location identified on the CDP/FDP as "Possible Future Inter Parcel Access" may be constructed without the need for a CDPA, FDPA, or PCA, even if such access point results in a removal of parking spaces, landscaping, or other improvements, subject to review and approval by the Zoning Administrator. The future connection is to be constructed and paid for by others.

    Providing the additional access shall be conditioned upon recording of an ingress and egress easement across the adjacent property running to the benefit of the Property in a form and substance acceptable to the Applicant and the County Attorney. Concurrent with or after recordation of the ingress and egress easement across the adjacent property, the Applicant shall convey an ingress and egress easement in a form and substance acceptable to the Applicant and County Attorney running to the benefit of the adjacent property within the location identified on the CDP/FDP as "Potential Future Interparcel Access". The Applicant may withhold its approval of the easements in this Proffer in its sole discretion if the proposed easements and access will impair the operation or access of the Property or impair its ability to obtain financing or insurance or stay in compliance therewith, or stay in conformance with all Zoning and administrative approvals. All

required plans, plats, and documents necessary for the conveyance of the ingress and egress easement on the Property shall be prepared, processed, and paid for by others.

16. Removal of Traffic Island. If within the first 45 days after submission of a site plan implementing the Rezoning, VDOT, Fairfax County, and Arlington County approve in writing the off-site improvements shown as an alternative on Sheet S-3 of the CDP/FDP, which include removal of the traffic island and free-flow right turn lane from southbound Carlin Springs Road to Columbia Pike, as well as the moving/adjusting of the pedestrian signal heads, and adjusting the lane and crosswalk striping (collectively the "Off-Site Improvements"), then the Applicant shall construct the Off-Site Improvements prior to bond release for the site plan implementing the Rezoning. The Applicant shall have no obligation to pursue approval of the Off-Site Improvements from VDOT, Fairfax County, and Arlington County prior to the 45 day deadline discussed above. If VDOT, Fairfax County, and Arlington County approve the Off-Site Improvements in writing within the time frames provided in this proffer, then the Applicant shall diligently pursue approval of necessary permits from Arlington County, Fairfax County, and VDOT to construct the Off-Site Improvements. For purposes of this Proffer "construct" shall mean that the committed road improvement is open to use by the public for travel whether or not the improvement has been accepted for maintenance by the state or Arlington County. Notwithstanding the above, if (1) the Off-Site Improvements approved by VDOT, Fairfax County, and Arlington County as provided in this proffer cost in excess of $50,000; or (2) VDOT, Fairfax County, and Arlington County do not support the immediate construction of the Off-Site Improvements; or (3) Arlington County, Fairfax County, and VDOT have not approved all permits required to implement this proffer prior to bond release; then the

Applicant shall escrow $50,000 with Fairfax County for future construction of the Off-Site Improvements by others and shall not be obligated to construct the Off-Site Improvements. If the Off-Site Improvements are not constructed by the Applicant, the Applicant shall diligently pursue approvals from VDOT for signage adjacent to the free-flow right turn lane providing that vehicles must yield to pedestrians, however, VDOT approval of such signage shall not be a condition precedent to obtaining site plan, building permit, or occupancy approval.

17. VDOT Approval. All public street improvements, streetscape, lane use designations, signal installations/modifications, crosswalks, bike lanes and/or other pavement markings proposed herein and reflected on the CDP/FDP are subject to VDOT review and approval at the time of site plan. Any changes to the same identified at time of site plan submission, shall be coordinated with the FCDOT, DPZ and the Office of Community Revitalization ("OCR"), and shall not require a PCA, CDPA or FDPA.

18. Transportation Demand Management. This Proffer sets forth the programmatic elements of a transportation demand management program that shall be implemented by the Applicant, and subsequently, as appropriate, the property owner or condominium owners association, to encourage the use of transit (Metrorail and bus), other high-occupant vehicle commuting modes, walking, biking and teleworking, all in order to reduce automobile trips generated by the residential and or commercial uses on the Property.

    a. Definitions. For purposes of this Proffer, "Stabilization" shall be deemed to occur one (1) year following issuance of the last initial RUP or Non-RUP for the

Property implementing the Rezoning. "Pre-stabilization" shall be deemed to occur any time prior to Stabilization.

b. Transportation Demand Management Plan. The Applicant shall be responsible for submitting the Transportation Demand Management Work Plan (the "TDM Plan") to FCDOT for approval prior to issuance of the first RUP or new Non-RUP for the Property. The proffered elements of the TDM Plan shall include:

   i. Dissemination of information regarding Metro rail, Metro bus, ridesharing, and other relevant transit options in tenant move-in packages;

   ii. Making Metro maps, schedules and forms, ridesharing and other relevant transit option information available to tenants in a common area; such as a central lobby, community room, or building management office;

   iii. Provision of a teleworking center wired with high capacity data/network connections available for the use of all tenants.

   iv. Implementation of other strategies found to be effective in reducing the number of single occupant vehicle trips as may be mutually agreed to by the Applicant and the FCDOT.

It is the intent of this Proffer that the TDM Plan will 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 in these Proffers. 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 modified TDM Plan continues to reflect the proffered elements of the TDM Plan as set forth herein.

c. Trip Reduction Goals. The objective of the TDM Plan shall be to reduce the number of weekday peak hour vehicle trips generated by the Property from today's ITE baseline through the use of mass transit, ridesharing, teleworking, and other strategies including but not limited to those outlined in the TDM Plan. In addition, the implementation of enhanced pedestrian and bicycle connections/facilities will provide safe and convenient access to nearby bus facilities thereby encouraging commuting options other than the automobile to tenants, employees and visitors to the Property.

   i. Baseline. The baseline number of weekday peak hour vehicle trips for the Property against which the TDM Goal (as defined in subparagraph C.ii) will be measured shall be derived upon the total gross floor area in the existing office building using the trip generation rates/equations applicable to such office uses as set forth in the Institute of Transportation Engineers, Trip Generation, 8th Edition for Land Use Code = 710.

   ii. TDM Goal. The TDM strategies shall be utilized to reduce the P.M. peak hour vehicular trips from the Baseline by a minimum of seventeen percent (17%) for the Property.

d. Process of Implementation. The TDM Plan shall be implemented as follows, provided that modifications, revisions, and supplements to the implementation

process as set forth herein as coordinated with FCDOT can be made without requiring a PCA.

i. TDM Program Manager. The applicant shall appoint and continuously employ, or cause to be employed, a TDM Program Manager (TPM) for Property. If not previously appointed, the TPM shall be appointed by no later than five (5) days after the issuance of the first RUP or new Non-RUP for the Property. The TPM duties may be part of other duties associated with the appointee. The TPM shall notify FCDOT in writing within 10 days of the appointment of the TPM.

ii. Annual Report and TDM Budget. For the first two years after Stabilization, and no later than May 15 each year, the TPM shall submit an Annual Report and TDM budget, based on a report template provided by FCDOT. Any changes to the TDM Plan shall be highlighted in this report. The TDM Budget is a budget for each expenditure related to the TDM Program. The TDM Budget is not required to exceed the fund available in the TDM Account.

The Annual Report and TDM Budget shall be reviewed by FCDOT. If FCDOT has not responded with any comments within sixty (60) days after submission, then the Annual Report and TDM Budget shall be deemed approved and the program elements shall be implemented. If FCDOT responds with comments on the Annual Report and TDM Budget, then the TPM will meet with FCDOT staff within thirty (30) days of receipt of the

County's comments. Thereafter, but in any event, no later than thirty (30) days after the meeting, the TPM shall submit such revisions to the program and TDM Budget as may be agreed to by the Applicant and FCDOT and begin implementation of the approved program.

iii. TDM Account. The TPM shall establish a separate interest bearing account with a bank or other financial institution qualified to do business in Virginia (the "TDM Account") within 30 days after approval of the TDM Plan. All interest earned on the principal shall remain in the TDM Account and shall be used by the TPM for TDM purposes. The Applicant, through the TPM, shall deposit contributions into the TDM Account to fund a multimodal incentive program for initial purchasers/lessees. Such contributions shall be made one time at the rate of $0.01 per gross square foot of gross floor area on the Property and provided prior to the issuance of the first RUP or new Non-RUP implementing the Rezoning. In addition to providing transit incentives, such contributions may also be used for enhancing/providing multimodal facilities within and proximate to the Property.

iv. Monitoring. In connection with the Annual Reports, the TPM shall verify that the proffered trip reduction goals are being met through the completion of Vehicular Traffic Counts or other such methods as may be reviewed and approved by FCDOT. The results of such Vehicular Traffic Counts shall be provided to FCDOT as part of the Annual Reporting process. Vehicular Traffic Counts shall be conducted for the Subject

Property beginning one year following Stabilization and continuing annually until the Property demonstrates achievement of the 17% reduction as outlined above or 10 years after stabilization, whichever is sooner.

e. Additional Trip Counts. If an Annual Report calls into question whether the applicable vehicle trip reduction goals will be met, or that the vehicle trip reduction goals are not being met, then the TPM shall meet with FCDOT to review the TDM strategies in place and to develop modifications to the TDM Plan to address the surplus of trips.

f. Continuing Implementation. The TPM shall bear sole responsibility for continuing implementation of the TDM Plan and compliance with this Proffer. The TPM shall continue to administer the TDM Plan in the ordinary course in accordance with this Proffer including submission of Annual Reports for the duration of the TDM program.

g. Notice to Owners. All owners of the Subject Property shall be advised of the TDM Plan set forth in this Proffer for the duration of this TDM program. If not completed earlier, the provisions of this proffer shall expire 10 years after Stabilization.

SITE DESIGN AND AMENITIES

19. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Property and detail sheets illustrating the plantings and other features to be provided. As part of each

site plan submission, the Applicant shall submit to the Park Authority and Urban Forest Management Division (UFMD) of DPWES for review and comment a detailed landscape plan (the "Landscape Plan"), which at a minimum shall provide an equivalent quantity and quality of plantings shown on the CDP/FDP. The Landscape Plan shall include a soil specification and a note that describes how the specification encourages the long-term health of vegetation planted therein. Additionally, the Applicant shall solicit the UFMD's input into the design any bio-retention tree pits about methods that encourage the long term health of vegetation planted therein. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings may be permitted by the Zoning Administrator in consultation with DPWES and OCR.

20. Amenities and Facilities for Tenants. Pursuant to Paragraph 2 of Section 6- 409 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities for the future tenants of the Property, which may include, but are not limited to an outdoor living room, gym, dog washing area, conference rooms, and music practice/production rooms. In the event it is demonstrated that the creditable facilities, pursuant to Article 6 of the Zoning Ordinance, do not have sufficient value, at the time of the issuance of the first RUP, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of $1,800.00 per unit to the Fairfax County Park Authority for off-site recreational facilities intended to serve the future tenants, as determined in consultation with the Supervisor for the Mason District and the Fairfax County Park Authority.

21. Publicly Accessible Open Space. Prior to bond release, a public on-site open space amenity area shall be provided at the intersection of Columbia Pike and Carlin Springs Road, as shown on Sheet C-13 CDP/FDP, to provide social, cultural and recreational

opportunities for future tenants and the larger Baileys Crossroads area. Final design of the open space area shall be completed at site plan, however, the open space area shall include, but not be limited to, special landscape treatments, pavement treatments, lighting, enhanced and sculptural outdoor seating, pathways, landscape feature elements, bio-retention areas, and other elements consistent with and in the general locations shown on the CDP/FDP. The Applicant shall also install trash receptacles in the publicly accessible open space and shall provide for cleaning the area around the trash cans and the removal of trash as needed. In the future, the design of this open space may be modified as deemed appropriate by the Applicant, in consultation with the Zoning Administrator and OCR, provided, at a minimum, an equivalent level of function and amenities are provided. The public open space shown on the CDP/FDP, while retained in private ownership, shall be subject to a public access easement in the general location shown on Sheet C-13 of the CDP/FDP. The area of the public access easement may be modified in the future if the design of the open space is modified as provided in this proffer; however, the total area of the public access easement shall not be decreased in size. The public access easement shall be in a form acceptable to the County Attorney and shall at a minimum require the public area be open to the general public from sunrise to sunset, provided the Applicant reserves the right to establish rules and regulations for the public area, and temporarily limit access for reasonable periods of time for the purpose of construction, maintenance, and/or public safety.

22. Off-Site Recreation. The Applicant shall contribute $121,448.00 to the Fairfax County Park Authority upon issuance of the first RUP or new Non-RUP to pay for improvements at Spring Lane Park.

ARCHITECTURE

23. Architectural Design. The architectural design and renovations to the existing building and parking structure shall be in general conformance with the illustrative elevations shown on Sheet C-1 of the CDP/FDP, but may be modified by the Applicant as part of final engineering and building design, provided that such modifications provide a similar quality of design.

24. Noise Mitigation. If exterior doors and windows are replaced, the replacement doors and windows should have a laboratory STC rating of at least 28.

ENVIRONMENT

25. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. Stormwater management facilities/Best Management Practices ("BMPs") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

26. Green Building. Additionally, the Applicant shall incorporate into the design and implement the green building technology and strategies listed below. Prior to building permit issuance the Applicant shall provide a certification statement from a LEED-AP who is also a professional engineer or licensed architect confirming that the green building elements listed below shall be incorporated into the design and construction of the project.

The Applicant shall repurpose the existing building and retain the current parking garage. The certification statement shall include the following:

A. Building

1. All LED lighting in the units, or other lighting source of similar energy efficiency;
2. Motion sensor faucets and flush valves and low-flow plumbing fixtures in all common area restroom facilities and maintenance facilities on the first floor and terrace level as outlined below and as applicable:
   a) Water Closet (gallons per flush, gpf) 1.6 or less;
   b) Urinal (gpf) 0.5 or less;
   c) Showerheads (gallons per minute, gpm (When measured at a flowing water pressure of 80 pounds per square inch (psi)) 2.0 or less;
   d) Lavatory faucets gpm (when measured at a flowing water pressure of 60 pounds per square inch (psi)) 1.5 or less; and
   e) Janitor sink faucets 2.20 gpm or less.
3. Units individually metered for electricity and water usage;
4. Programmable thermostats;
5. Separate lighting controls for each room in all units;
6. All unit heat pumps will be rated 15 SEER or better;
7. Unit dishwashers and clothes washer/dryers will be labeled energy star or equivalent home appliance energy rating system;
8. Kitchen hood exhaust to the building exterior;
9. Recycling program which allows tenants to deposit recyclable materials for pick up by a recycling provider;
10. The Applicant shall use low-emitting materials for all adhesives, sealants, paints, coatings, flooring systems, composite wood, and agrifiber products if commercially available;
11. LED lighting in the corridors, or other lighting source of similar energy efficiency;

12. LED lighting in the amenities, or other lighting source of similar energy efficiency;
13. Individual light switches and occupancy sensors in amenities;
14. A No Smoking policy covering at least all building interior spaces, including unit interiors; and
15. Recycling of construction waste to the extent possible.

B. Site and Building Program

1. Development Density and Community Connectivity: Renovating a building on a previously developed site.
2. Building Reuse: Reusing the structure of an existing building.
3. Mixed Use: The potential mix of uses in the same building (Live, Work, Live/Work)
4. Energy Efficiency: The units are generally attached, sharing common walls, floors and ceilings with others.

Following construction, the Applicant shall provide proof of installation and manufacturer's product data for required elements. Upon certification by the LEED-AP that the project has been constructed in conformance with the requirements outlined above, this proffer shall be deemed complete and no longer in force or effect. The Applicant reserves the right to modify this list of green building elements with equivalent qualitative green building elements, subject to approval by EDRB.

TREE PRESERVATION

27. Tree Preservation. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a Certified Arborist or a Registered Consulting 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 located

within the tree save area living or dead with trunks 10 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. All trees inventoried shall be tagged in the field so they can be easily identified. If permission is not allowed from the offsite property owner to tag trees, it shall be noted on the tree preservation plan by providing written documentation between the applicant and the offsite property owner. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the CDP/FDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, notes and details for asphalt removal around trees, and others as necessary, shall be included in the plan.

28. Tree Preservation Walk-Through. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made

to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump-grinding machine in a manner causing as little disturbance as possible to adjacent trees and associated understory vegetation and soil conditions.

29. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, 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/FDP, the location shall be determined in consultation with UFMD and they shall be replanted following installation as may be outlined in the landscape plan.

30. 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" condition 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. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by the UFMD, DPWES.

31. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

    - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
    - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
    - Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist.
    - An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

32. Site Monitoring. During any clearing or tree/vegetation on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant

shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all exterior construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD.

33. Landscape Pre Inspection Meeting. Prior to installation of plants to meet requirements of the approved landscape plan, the Contractor/Developer shall coordinate a pre-installation meeting on site with the landscape contractor and a representative of the County Urban Forest Management Division (UFMD). Any proposed changes to the location of planting, size of trees/shrubs, and any proposed plant substitutions for species specified on the approved plan shall be reviewed at this time and must be approved prior to planting. The installation of plants not specified on the approved plan, and not previously approved by UFMD, may require submission of a revision to the landscape plan or removal and replacement with approved material. Following construction and installation of the initial landscape plan, this proffer shall be considered complete.

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

34. Native Species Landscaping. All landscaping provided shall be native to the middle Atlantic region to the extent feasible and non-invasive as determined by UFMD. In addition, the quality and quantity of landscaping provided shall be in substantial conformance with the RZ/FDP.

35. Tree Space Requirements. Tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth shall provide a planter open surface area with permeable paving at least 4 x 4 feet. This shall not preclude the use of paver grates with a 6 x 6 foot soil opening below the grate with a 2.5 diameter or 2.5 x 2.5 foot opening in the paver grate for the tree trunk. Trees shall be planted directly in the center of the paver grate. Where minimum tree planting areas are less than 8 x 8 feet, a 8 x 8 foot rooting zoning beneath paved surfaces using structural cell technology or other solutions acceptable to the UFMD that provide uncompacted soil within the planting space shall be provided meeting the following specifications:

    a. A minimum 4 foot diameter or 4 foot wide open surface and a 12 square foot open surface area.

    b. Rooting area beneath paved surfaces a minimum of 8 feet wide, taking into consideration sloped sides as may be needed to support adjacent compacted soils for roadways and pedestrian walkways. Planting space depth shall be 4 feet within 4 feet of the tree on all sides. Soil depth in areas beyond four feet may be shallower or narrower as long as specified minimum soil volumes in subpart 3 below are met. Paved surfaces over the specified rooting area shall not be dependent upon compacted soil for structural support.

    c. Soil volume for Category III or IV trees (as indicated in Table 12.17 of the Public Facilities Manual) shall be a minimum of 700 cubic feet per tree for single trees. For two trees planted in a contiguous planting area, a total soil volume of at least 1,200 cubic feet

shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.

36. Invasive Species Management Plan: An invasive species management plan shall be submitted as part of site plan submission detailing how the invasive and undesirable vegetation will be removed and managed. The detailed invasive species management plan shall include the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive plant management plan, which shall be clearly identified on the landscape or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other.
- Identify potential impacts of recommended method(s) on surrounding trees and vegetation not targeted for suppression/management and identify how these trees and vegetation will be protected (for example, if mechanical equipment is proposed in save area, what will be the impacts to trees identified for preservation and how will these impacts be reduced).
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring reports provided to UFMD and SDID staff.
- The management program and all reporting requirements shall cease upon the earlier of (1) Bond release, (2) release of Conservation Deposit or (3) when target plant(s) appear to be eliminated based on documentation provided by the Project Arborist and an inspection by UFMD staff. This proffer shall not be a condition precedent to bond release or release of the conservation deposit.

SCHOOLS

37. Public School Contribution. The Applicant shall contribute $82,243 to the Board of Supervisors for transfer to FCPS for capital improvements at those schools within

the "pyramid" serving the Property. Such contributions shall be made prior to site plan approval for the Property and shall further be adjusted on a pro rata basis if the number of units actually built is less than the maximum allowed under this rezoning. The Applicant shall notify FCPS when it commences construction.

MISCELLANEOUS

38. Small Business Marketing. The Applicant shall prepare and submit to Fairfax County a marketing program for the Property targeted to small business owners and entrepreneurs having a household income that is no more than 120% of the Area Median Income ("AMI") for the currently defined Washington, D.C. Metropolitan Statistical Area as determined by the U.S. Department of Housing and Urban Development. The marketing program shall be submitted to Fairfax County prior to issuance of the first RUP or new Non-RUP. A draft of the marketing program shall be submitted to the Fairfax County Economic Development Authority and the Fairfax County Small Business Commission prior to the marketing program being submitted to Fairfax County.

    At a minimum, the marketing program shall include implementation of online marketing activities targeted toward existing and potential small businesses and attending at least two (2) events in Fairfax County targeting small businesses. These minimum components shall be completed within one (1) year after issuance of the first RUP or new Non-RUP and evidence of the same shall be provided to Fairfax County.

39. Escalation in Contribution Amounts. The amount specified in all proffers containing contribution amounts or budgets for operational expenses shall escalate on a yearly basis from the base year of 2017 and change effective each January 1 thereafter, based on

changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.

40. Advance Density Credit. Advanced density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

41. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control proffered improvements such as, but not limited to, transportation, publicly accessible park areas, bike lanes and offsite easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, VDOT or Arlington County approval for traffic signals, necessary easements and/or site plan approval, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

42. Performance. The Applicant shall provide information regarding the number of units leased by type (office, residential, or live/work) upon request by the Zoning Administrator, but in no case more than once in any 12 month periord.

43. Conformance. The uses included in these Proffers shall be additive to the existing permitted use of the Property. Any use of the Property permitted at the time of this rezoning may be established or continued on the Property until such time as the Property is redeveloped pursuant to these Proffers and the CDP/FDP.

44. 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 developer(s) of the site or any portion of the site.

45. 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.

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GOVERNMENT PROPERTIES INCOME TRUST LLC
Title Owner of the Property

By: _____

Name: David M. Blackman

Title: President and Chief Operating Officer

NOVUS PROPERTY HOLDINGS LLC
Applicant and Contract Purchaser of the Property

By: _____

Name: Robert M. Seldin

Title: Chief Executive Officer

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ATTACHMENT 3

PROPOSED DEVELOPMENT CONDITIONS

FDP 2014-MA-014

November 2, 2016

If it is the intent of the Board of Supervisors to approve FDP 2014-MA-014 for office and residential located at Tax Map 62-1 ((1)) 7 pursuant to Sect. 6-200 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions:

1. This approval is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Final Development Plan (FDP) approved with the application, as qualified by these development conditions.

2. This FDP is subject to the provisions of Article 17 of the Zoning Ordinance, Site Plans, as may be determined by the Director, Department of Public Works and Environmental Services (DPWES). Any site plan submitted pursuant to this FDP shall be in substantial conformance with the approved FDP titled "5600 Columbia Pike," prepared by VIKA Virginia, LLC and consisting of 34 sheets dated May 9, 2016, as revised through October 19, 2016, and these conditions. Minor modifications to the approved FDP may be permitted pursuant to Sect. 16-403 of the Zoning Ordinance.

3. There shall be a maximum of 173,000 square feet of gross floor area and a maximum of 157 units. The units shall not be converted to a permanent residential use whereby the building is managed in a manner which would no longer permit office and live/work uses, without approval of a rezoning to a district consistent with its revised purpose and intent, as expressed in the Zoning Ordinance.

4. All outdoor lighting fixtures shall be in accordance with the Performance Standards of Article 14 of the Zoning Ordinance.

5. All parking spaces shall conform to the provisions of Article 11 of the Zoning Ordinance and the geometric design standards in the Public Facilities Manual, as determined by DPWES.

6. Prior to site plan approval, the applicant shall demonstrate that line of sight and sight distance requirements are met at the intersection of Columbia Pike and Carlin Springs Road. Adjustments to the type and location of proposed landscaping may be permitted as approved by the Urban Forest Management Division (UFMD).

7. The paving adjacent to the bus shelter as shown on the FDP shall be adjusted as necessary at the time of site plan review to provide adequate paved pedestrian access to the shelter.

8. All barbed-wire and other fencing not in conformance with Sect. 10-103 of the Zoning Ordinance shall be removed prior to issuance of a RUP or Non-RUP. All new/replacement fencing shall be in conformance with the applicable provisions of the Zoning Ordinance.

9. Any existing streetscape furniture (e.g., trash cans, benches, banner pole) that is not reused by the Applicant within the Columbia Pike right-of-way shall be returned to Fairfax County. The Applicant shall contact the Maintenance and Stormwater Management Division, DPWES to arrange for the return of the streetscape furniture and have the items delivered to the Fairfax County Central Material Facility.

10. The Applicant shall install one or more educational/interpretive exhibits and/or signage along the eco-walk to assist the public with understanding the low-impact development measures installed within the public access area.

This approval, contingent on the above noted conditions, shall not relieve the Applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The 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.

The Applicant shall be responsible for obtaining the required Residential and Non-Residential Use Permits through established procedures.