

PROFFERS

RZ 2016 SU-015

September 14, 2017

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Old Lee Road, LLC (hereinafter referred to as the “**Applicant**”), for itself, its successors and assigns in RZ 2016 SU-015, filed for property identified as Tax Map reference 43-2((1))2 (hereinafter referred to as the “**Application Property**”) hereby proffers the following subject to the Board of Supervisors rezoning the Application Property to the I-5 District:

1. GENERALIZED DEVELOPMENT PLAN

a. Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the “**Zoning Ordinance**”), development of the Application Property shall be in substantial conformance with the GDP, prepared by Santec, dated October, 2016, as revised through January, 2017.

b. Pursuant to Paragraph 5 of Section 18-204 of the Zoning Ordinance, minor modifications to the GDP may be permitted as determined by the Zoning Administrator. At the time of site plan approval, the Applicant shall have the flexibility to modify the improvements proposed by this Application on the GDP without requiring approval of an amended GDP, provided such changes are in substantial conformance with the GDP as determined by the Zoning Administrator and that they neither increase the total amount of gross floor area or increase the amount of clearing and grading shown on the GDP, decrease the amount of open space or the amount of provided parking shown on the GDP, nor adjust the points of access or setbacks shown on the GDP.

2. USES

Permitted uses in the I-5 District shall be limited to:

- a. New Vehicle Storage
- b. Vehicle major service, with Vehicle Light Service as ancillary use

3. TRANSPORTATION

a. Subject to Virginia Department of Transportation (VDOT) and Land Development Services (LDS) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors and reserve right-of-way up to a width of fifty-four (54) feet from the centerline along the Application Property’s Old Lee Road frontage as shown on the GDP.

Dedication/Reservation shall be made at time of site plan approval, or upon demand of either Fairfax County or VDOT, whichever should first occur.

b. Subject to VDOT and DPWES approval, the Applicant shall construct one westbound lane, curb, gutter, and a 5-foot wide concrete sidewalk along the Application Property's Old Lee Road frontage as shown on the GDP. Said frontage improvements shall be constructed concurrently with the development of the Application Property.

c. All vehicles shall be loaded and unloaded on-site only.

4. LANDSCAPING

The Applicant shall provide landscaping on the Application Property as generally shown on the GDP. All deciduous trees planted on the Application Property shall have a minimum of two (2) inch caliper and evergreens shall have a minimum height of six (6) to eight (8) feet at time of planting.

5. SIGNAGE

a. The property address shall be posted and clearly visible along the road frontage.

b. Dealer contact information shall be posted on the entry gate for arriving truck drivers.

6. TREE PRESERVATION

a. Tree Inventory and Condition Analysis: The Applicant shall submit a Tree Inventory and Condition Analysis as part of the first and all subsequent plan submissions. The Tree Inventory and Condition Analysis shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0507 deemed appropriate to the project site as determined by UFMD.

b. Tree Preservation Plan: The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent plan submissions. The Tree Preservation Plan and Narrative shall be prepared by a Certified Arborist or Registered Consulting Arborist, and shall include elements of PFM 12-0509 deemed appropriate to the project site as determined by UFMD.

c. Project Arborist/Pre-construction Meeting: Prior to the pre-construction meeting the Applicant shall have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist (Project Arborist) to attend the pre-construction meeting to review the limits of clearing and grading with an UFMD representative to determine where adjustments to the clearing limits can be made to increase the area of the tree preservation and/or to increase the survivability of trees at the limits of clearing and grading. Such adjustments shall be recorded by the Project Arborist and tree protection fencing shall be implemented under the Project Arborist's supervision based on these adjustments.

d. Tree Protection Fencing: The Applicant shall provide appropriate tree protection devices, based on site conditions and proposed construction activities as reviewed and approved by UFMD. Tree protection fence shall consist of four-foot high welded wire attached to six-foot steel posts driven 18 inches into the ground and spaced no further than 10 feet apart; or super silt fence.

e. Tree Preservation Measures: Tree preservation measures shall be clearly identified, labeled, and detailed on the Erosion and Sediment Control Plan sheets and Tree Preservation Plan. Tree preservation measures may include, but are not limited to the following: root pruning, crown pruning, mulching, watering, etc. Specifications shall be provided on the plan detailing how preservation measures shall be implemented. Tree preservation activities shall be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

f. Site Monitoring: The Applicant's Project Arborist shall be present on site during implementation of the Phase 1 Erosion and Sediment Control Plan and monitor any construction activities conducted within or adjacent to areas of trees to be preserved. Construction activities include, but may not be limited to clearing, root pruning, tree protection fence installation, vegetation/tree removal, and demolition activities. During implementation of Phase 2 Erosion and Sediment Control Plan, the Project Arborist shall visit the site on a regular basis to continue monitoring tree preservation measures and ensure that all activities are conducted as identified in the Tree Preservation Plan and approved by UFMD. Written reports shall be submitted to UFMD and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports shall be described and detailed in the Tree Preservation Plan.

g. Landscape Planting Pre-installation Meeting: Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer shall coordinate a pre-installation meeting on the site with the landscape contractor, UFMD staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan shall be reviewed and must be approved by UFMD staff prior to planting. The installation of plans not approved by UFMD may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

h. Landscape Planting Plan: As part of the first and all subsequent plan submissions, the Applicant shall include an landscape planting plan and specifications for review and approval by UFMD. The landscape planting plan and specifications shall incorporate sustainable landscape planting techniques designed to reduce maintenance requirements; and contribute to a cleaner and healthier environment with improved air quality, stormwater management, and resource conservation capabilities that can be provided by trees and other desirable vegetation.

i. 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 at least 8 x 8 feet. Where minimum planting areas cannot be met and planting spaces at least 8 feet wide cannot be provided, rooting zone width a minimum of 8 feet shall be provided beneath paved surfaces using structural cell technology or other solutions acceptable to UFMD that provide

uncompacted soil within the planting space, with planting sites meeting the following specifications:

- A minimum of 6 feet open surface width and 36 square feet open surface area.
- 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 four 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 are met. Paved surfaces over the specified rooting area shall not be dependent upon compacted soil for structural support.
- Soil volume for Category III or IV trees (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 1200 cubic feet shall be provided. For three trees or more planted in a contiguous area, the soil volume shall equal at least 500 cubic feet per tree. A contiguous area shall be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.
- Soil in planting sites shall be as specified in planting notes to be included in site plans reviewed and approved by UFMD.
- At least 3 days prior to any structural cell technology installation, the contractor or developer's representative shall contact the SDID site inspector and UFMD staff to coordinate observation of installation methods shown on the approved plan. Any proposed changes to the structural cell technology measures shall be reviewed and approved by UFMD staff prior to installation.

j. Urban Bio-retention: Urban bio-retention features that will be used for tree planting shall meet the following minimum specifications:

- The filter media used in the bio-retention feature shall be comprised of a ratio of 50% sand, 30% topsoil, and 20% leaf compost. Each component shall be further defined and specified at time of first and all subsequent site plan submissions. A complete narrative for testing, monitoring, reporting and installation of the soil mixture shall also be included on the site plan. This media shall be used throughout the entire bio-retention area.
- Invasive Plant Species Management: Forested areas containing plant species that are known to be invasive in quantities that threaten the long term health and survival of the existing vegetation present shall be the subject of an invasive plant species management plan in order for the area to be awarded full 10-year canopy credit. At the time of site plan submission the applicant shall provide a management plan for review and approval by UFMD

specifying the common and scientific name of invasive species proposed for management, the target area for management efforts, methods of control and disposal of invasive plants, timing of treatments and monitoring, duration of the management program, and potential reforestation as needed.

- k. Soil Profile Rebuilding. The applicant shall commit to Soil Profile Rebuilding to a depth as recommended by UFMD within the transitional screening yards, peripheral parking landscaping strips, and within interior parking lot landscaping tree islands. Soil rebuilding shall include a subsoiling procedure, the addition of organic matter in the form of compost, the replacement or addition of topsoil, and planting. Once soil rebuilding is complete, all traffic and equipment or materials storage on treated areas is prohibited, with the exception of foot traffic for the purposes of planting or mulching. Soil Profile Rebuilding specifications shall be provided at the site planning review stage as described within the specification from Susan Day of Virginia Tech, "Soil Profile Rebuilding," which is included in Exhibit "A", or similar techniques as reviewed and approved by UFMD.

7. VEHICLE PREPARATION

No washing of vehicles or vehicle service activities shall be allowed in the new vehicle storage area.

8. FENCING

A perimeter fence shall be installed in accordance with Sections 10-103.5.A and 10-104.D of the Zoning Ordinance. The black metal fencing with vertical bars with a quality and materials consistent with Exhibit "B" shall be installed along the Old Lee Road frontage and along the sides from the front edges to the beginning of the utility easements.

9. UTILITY EASEMENTS

Applicant has entered into agreements with Dominion Power and Colonial Pipeline on development over and adjacent to their easements. Gate access will be provided to both companies.

10. PERMEABLE PAVEMENT

a. Applicant commits to the biannual maintenance and cleaning of the permeable pavement in accordance with manufacturer instructions to ensure that pavement openings remain clear. Permeable paving systems may include porous asphalt, porous concrete, a modular paving system, or some other permeable pavement system as approved by LDS.

b. The rate of sediment deposition should be monitored and vacuum sweeping done once or twice a year. This frequency should be adjusted according to the intensity of use and

deposition rate on the permeable pavement surface. At least one sweeping pass should occur at the end of winter.

11. GREEN BUILDING ELEMENTS

Prior to the issuance of the building permit, the applicant will provide documentation from the assigned EarthCraft Light Commercial (ECLC) Project Manager demonstrating that the project has had both the ECLC Design and Planning Review and the ECLC Pre-Construction Meeting, and is meeting all requirements to obtain ECLC certification. Prior to the issuance of the non-RUP, the applicant will provide documentation from the assigned ECLC Project Manager demonstrating that the project has met all requirements pertaining to the ECLC Final Site Visit and has applied for the ECLC Certification.

APPLICANT/CONTRACT PURCHASER:

OLD LEE ROAD, LLC

By: _____

Name: Lawrence H. Pateros

Title: Manager

TITLE OWNERS:

Richard E. Lee

Kevin E. Downs

Jacqueline C. Downs

EXHIBIT "A"
SOIL PROFILE REBUILDING

EXHIBIT "B"
FENCE ILLUSTRATION