County of Fairfax, Virginia
Planning Commission Meeting
July 8, 2026
Planning Commission Action

RZ/FDP-2025-DR-00012 CONCURRENT WITH PCA-85-C-008-04 (RZPA-2025-DR-00087) – CPA COPPERMINE 3 LENDER, LLC
(Dranesville District)

PLANNING COMMISSION RECOMMENDATIONS:
On July 8, 2026, the Planning Commission voted 10-0 (Commissioners Hancock and Thomas were absent from the meeting) to recommend to the Board of Supervisors approval of the following actions:

- PCA-85-C-008-04; and

- RZ-2025-DR-00012 and the associated conceptual development plan, subject to the proffers consistent with those dated July 2, 2026.

In a related action, the Planning Commission voted 10-0 (Commissioners Hancock and Thomas were absent from the meeting) to approve FDP-2025-DR-00012, subject to the Board's approval of the concurrent rezoning application.

ATTACHED DOCUMENTS:
Proffers dated July 2, 2026

CD

County of Fairfax, Virginia

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

MEMORANDUM

July 7, 2026

TO: Fairfax County Planning Commission

FROM: Carl Shumate, Zoning Evaluation Division, DPD

SUBJECT: Revised Proffers and CDP/FDP
RZ/FDP-2025-DR-00012 and PCA-85-C-008-04 (RZPA-2025-DR-00087)
CPA Coppermine 3 Lender, LLC
(Coppermine Commons)

PC HEARING: July 8, 2026

Attached are revised proffers dated July 2nd, 2026 with changes highlighted from those published in the June 11th, 2026 Staff Report. Additionally, attached is a revised CDP/FDP addressing concerns discussed at Planning Commission on June 24th, 2026 regarding pedestrian circulation and sidewalk ADA compliance.

Revised Proffers (Attachment 1 and 2)

- **New Date of July 2nd, 2026**

- **Revised Proffer 54**

  Notifications. The Applicant will notify potential ~~tenants or~~ purchasers of ~~individual~~ residential units with balconies, ~~either~~ in their ~~leases or~~ sales contracts~~, as applicable~~, if exterior noise levels may exceed DNL 65 dBA. Rooftop decks will not be constructed in areas where the noise level is projected to exceed DNL 65 dBA unless notification is provided to these prospective ~~and~~ future residents.

  Prior to entering into a contract of sale, prospective purchasers must be notified in writing by the Applicant of the proximity of Dulles International Airport, including distance to the airport, and that residential units are located within an area that may be impacted by aircraft overflights and aircraft noise.

- **New Proffer 29**

  Pedestrian Connection Improvements. During site plan review, the Applicant will work with FCDOT to improve pedestrian connectivity, including missing sidewalk links and ADA compliant curb ramps and crosswalks both on-site and within the public right-of-way.

PLANNING & DEVELOPMENT

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Zoning Evaluation Division
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Fairfax, Virginia, 22035-5509
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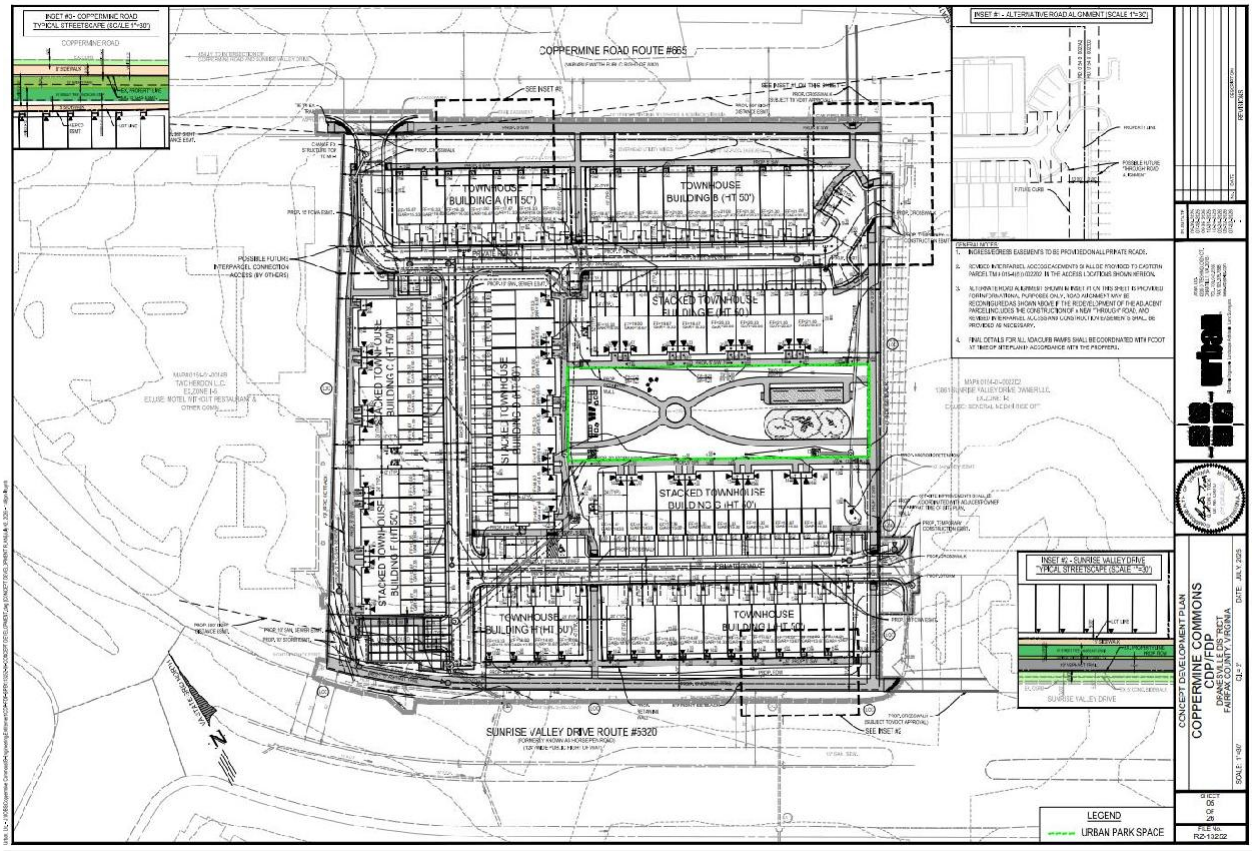
www.fairfaxcounty.gov/planning-development/

Revised CDP/FDP (Attachment 3)

- **New Date of July 2nd, 2026**
- **Sidewalk curb ramps and crosswalks on Sheet 5 were refined to improve pedestrian circulation and address ADA design standards.**



Sheet 5 of the Revised CDP/FDP. The full set of plans can be accessed via PLUS here.

Overall these revisions address concerns discussed during the Planning Commission hearing on June 24th, 2026. No other substantive changes were made. Staff supports the revisions and continue to recommend approval of subject applications.

Attachments

1. Revised Proffers (Redlined)
2. Revised Proffers (Clean)
3. Revised CDP/FDP (Sheet 5)

ATTACHMENT 1

PROFFERS

RZ 2025-DR-00027
COPPERMINE COMMONS

~~June 09~~July 02, 2026

PREAMBLE

Pursuant to Section 15.2-2303(a) of the Code of Virginia (1950, as amended) and Article 8-8100.2.D of the Zoning Ordinance of Fairfax County (2021, as amended), the property owner and the Applicant, for themselves and their successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax map as Tax Map Number 015-4 ((01)) 0022A2 (the "Property") must be in accordance with the following conditions if, and only if, Rezoning application RZ 2025-DR-00027 (this "Rezoning") is granted. Upon approval, these Proffers will supersede any and all previously approved proffers and development conditions associated with RZ-85-C-0008 and subsequent amendments, as they apply to the Property. In the event this application is denied, these proffers will be immediately null and void and of no further force or effect.

GENERAL

1. Conceptual/ Final Development Plan. Any development of the Property must be in substantial conformance with the Conceptual Development Plan ("CDP") and Final Development Plan ("FDP") entitled "Coppermine Commons", prepared by Urban, LTD. dated October 24, 2025 and revised through ~~June 03~~July 02, 2026.

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's general points of access, the general location of the buildings, the proposed uses, the maximum number of dwelling units, dwelling type, amount, general location and character of urban parkland, minimum amount of open space, the maximum building heights, build-to lines, the grid of streets, and general character and quality of streetscape, and only a future amendment to such elements will require a subsequent Conceptual Development Plan Amendment ("CDPA") and/or Proffered Condition Amendment ("PCA").

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by final site design or engineering, pursuant to Article 8 of the Zoning Ordinance.

4. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment ("CDPA"), Final Development Plan Amendment ("FDPA"), Proffered Condition Amendment ("PCA"), Rezoning ("RZ"), Special Exception ("SE"), Special Exception Amendment ("SEA"), Special Permit ("SP"), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Section 8100.2 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application will remain in full force and effect.

5. Model Home Sales Office. The Applicant will be permitted under 4102.8.G of the Zoning Ordinance to use any part, or all, of any unit, as a model home with a sales office, until these units are sold.

6. Retaining Walls. The Applicant reserves the right to install additional retaining walls under three feet in height and to modify existing retaining walls on the Application Property, subject to the approval of LDS, without the need for a PCA or CDPA/FDPA if determined necessary at the time of site plan, so long as those existing retaining walls do not become taller in height. The maximum permitted retaining wall height is depicted on the CDP/FDP and must be of high-quality materials to complement the architecture depicted on the CDP/FDP.

7. Maximum Unit Count. The maximum number of units must not exceed 68 stacked townhomes and 30 single family attached for a total of 98 residential units as stated on the CDP/FDP tabulations sheet.

8. Establishment of Common Owners Association (COA). Prior to issuance of the first Residential Use Permit ("RUP") for the Property, the Applicant will establish a common association in accordance with Virginia law to govern the Property. The COA will include all of the reciprocal easement agreements, or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property (collectively referred to as the "Governance Documents"). At a minimum, the COA and the owners of each townhouse unit must be members of the Common Association. The respective Governance Documents (including budgets provided in any offering or sale materials) must specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, retaining walls, stormwater facilities, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible onsite recreation areas. The Governance Documents must disclose that the community open space areas are open to the general public.

9. Disclosure. Prior to entering into a contract of sale, prospective purchasers of any residential units must be provided with a disclosure package that will include a detailed description of how the Project is governed, and the maintenance responsibility for the private roadways, walkways, stormwater management facilities, retaining walls, common area landscaping and any other open space amenities. The package must also contain a disclosure explaining that the community open space areas are open to the general public.

10. Architecture. At the time of site plan, it will be demonstrated to Land Development Services (LDS) that the architectural design of the proposed buildings must be in substantial conformance with the bulk, mass, proportion and type and quality of materials shown on the CDP/FDP. The primary building material of all facades of all units, including any ADU units (defined below), exclusive of trim, will include primarily high quality materials such as brick, stone, horizontal or vertical cementitious siding or other similar materials. In addition, any side or rear façade will also be constructed primarily of such high-quality materials as depicted in the CDP/FDP. The location and number of building exterior entrances/stoops are illustrative and will be finalized at the time of final site plan approval. The maximum permitted building height is 55' feet for the stacked townhomes, and 50' for the townhomes as depicted on the CDP/FDP. Final design of building architecture, landscape design, and public spaces may be permitted, so long as in substantial conformance with the CDP/FDP as described above. Prior to the issuance of the building permit, it will be demonstrated to the satisfaction of Land Development Services (LDS) that the final architectural design is in substantial conformance with the general type, quality and proportion of materials depicted in building perspectives shown on the

CDP/FDP and that the colors of the front, side and rear of the units are varied as shown on the CDP/FDP

11. Universal Design.

    A. At the time of initial purchase of the units, where construction has not yet started, the Applicant will make available upon request to each purchaser the following Universal Design options at no additional cost:

        i. Blocking for reinforcement of grab bars in accordance with the Fair Housing Accessibility Guidelines.

        ii. Front entrance doors that are a minimum of 36 inches wide.

        iii. Light switches and thermostats a maximum of 48 inches high, as measured from the floor to the bottom of the fixture.

        iv. Lever door handles and faucets instead of knobs.

        v. Electrical outlets a minimum of 18 inches high, as measured from the floor to the bottom of the fixture.

    B. At the time of initial purchase of the units, where construction has not yet started, the Applicant must make available upon request to each purchaser additional Universal Design options at the purchaser's sole cost. These additional options may include, but are not limited to:

        i. A shower with a maximum curb of 2 inches high.

        ii. Clear knee space of 27 inches under the kitchen sink.

        iii. A bathroom on the entry level (for ground level units) which meets the accessibility specifications for a Type A bathroom under the Fair Housing Accessibility Guidelines. This will not be construed to require step-less entry from the exterior into the house.

        iv. Grab bars in the bathrooms that are ADA compliant.

        v. Strobe lights as smoke alarms for hearing-impaired residents.

        vi. If shown on the approved site plan, step-less entry from the garage to the house to the extent permitted by the then current edition of the Virginia Statewide Building Code and to the extent lot and site grading conditions allow.

12. Streetscapes. Streetscapes will be installed on the Property in front of townhouse buildings A, B, H, and I, as generally depicted on Sheet 5 of the development plans. Streetscape elements will include: a landscape buffer immediately behind the face of curb; a clear pedestrian sidewalk/trail behind the landscape buffer, a variable width landscape amenity panel, a 10' street tree landscape strip, a 5' sidewalk, and a building zone between the sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses. Streetscaping

elements may be adjusted at the time of site plan approval provided the quality of the streetscape and dimensions of the sidewalks are in substantial conformance with the FDP.

OPEN SPACE, PARKS, ACTIVE RECREATION FACILITIES

13. Amenity Areas. The amenity areas will include elements consistent with the type and quality depicted on the CDP/FDP, which will include, but are not limited to, at least one of the following elements: community lawn and play sculpture, community seating areas and game tables, picnic tables, and a community activity lawn offering space for games such as bocce ball, landscaping, and other amenities reflected on the CDP/FDP. These recreation elements may be revised at Site Plan subject to LDS approval. If such elements in substantial conformance with the CPD/FDP are not permitted by the existing utility easements, a PCA application will be required to offer alternative locations on the site.

14. Publicly Accessible Parks. Parks, sidewalks, trails, and open space shown as publicly accessible on the CDP/FDP for the Property must be located within a public access easement in a form approved by the County Attorney, and recorded among the land records of Fairfax County at the time of record plat recordation, and will be subject to the review and approval of the Fairfax County Park Authority at the time of site plan review. Such public access easement must provide for perpetual private maintenance of the publicly accessible outdoor recreation facilities. The applicant reserves the right to set reasonable rules, regulations, and hours of operation for use of all outdoor recreation areas. Park spaces that are open to the public will be open for periods of time consistent with traditional County parks and subject to usual and customary rules and regulations. Signage directing the public to the publicly accessible park space will be provided at both the Sunrise Valley Drive public sidewalk, and the Coppermine Road public sidewalk and will state that such areas are open to the public. Signage will also be provided at the park itself, identifying the park space. All signage will be consistent with County POPs Signage Guidelines.

    Publicly accessible open space will be provided in the areas identified delineated and identified as Urban Park on the CDP/FDP and as described below:

15. Urban Park A. (Family Park) This park will be a community oriented space located central to the site, but visibly and physically connected to public sidewalks along both Sunrise Valley Drive and Coppermine Road featuring a large community lawn and play sculpture, tree shaded community seating areas, picnic tables, and a community activity lawn offering space for games such as bocce ball, landscaping,. The urban park space will be approximately 13,657 square feet. The Applicant will complete Urban Park A prior to the issuance of the first RUP for any residential unit.

16. Private Active Recreation Facilities. Pursuant to the Zoning Ordinance regarding developed recreational facilities, the Applicant must provide the recreational facilities to serve the Property as shown on the CDP/FDP. At the time of site plan review, the Applicant must demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of $2,400 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, prior to the first RUP, the Applicant must contribute funds in the amount needed to achieve the overall proffered amount of $2,400 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Dranesville District.

TRANSPORTATION

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

18. Sunrise Valley Drive Frontage. Frontage improvements will be constructed along this property frontage as generally depicted in the CDP/FDP, in accordance with VDOT standards. This includes a public right-of-way dedication as noted on CDP/FDP plan Sheet 02 and as depicted on Sheet 05.

19. Coppermine Road Frontage. Frontage improvements will be constructed along this property frontage as generally depicted in the CDP/FDP, in accordance with VDOT standards.

20. Transit Stop. The Applicant will consult with FCDOT at site plan to determine whether a transit stop should be provided along either of the site's frontages and, if deemed feasible, to construct an ADA bus pad and bench seating prior to the issuance of the first RUP for the Property, subject to FCDOT approval.

21. Bikeshare Station. The Applicant will consult with FCDOT at site plan to determine whether a bikeshare station can be accommodated on the Property, or along the Property's public road frontage, and, if deemed feasible, to construct a 22-foot-long by 6-foot-long concrete pad at that location to host a bikeshare station to be installed by others, as well as provide any access easements as needed for maintenance purposes, prior to first issuance of a RUP. The Applicant will also contribute $23,00.00 to Fairfax County to be used for costs associated with purchasing, installing, and/or maintaining a bikeshare station, whether on-site or within the Dulles Suburban Center Area, prior to first issuance of a RUP.

22. Parking Adjustment. A Parking Adjustment may be requested per Section 6100.6 of the Zoning Ordinance without the need for a PCA/CDPA/FDPA.

23. Public Access Easements. At the time of record plat recordation, the Applicant must cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over all the private streets, sidewalks, trails and open space as shown on the CDP/FDP. Such facilities must be maintained by the COA. This public access will include all sidewalks, trails and open space areas on common property, subject to reasonable rules and regulations provided by the COA. Such public access also includes emergency vehicle access, in a form acceptable to the County Attorney.

24. Bicycle Parking. The Applicant will provide short term bicycle parking within the parks spaces, in accordance with Fairfax County Bicycle Parking Guidelines. The final location, quantity, and type of bicycle racks will be determined in consultation with the Fairfax County Department of Transportation Bicycle Coordinator or his/her designee prior to site plan approval.

25. Construction Access. The staging and parking of construction vehicles must occur on the Property, including personal vehicles utilized by construction workers. The hours of outdoor construction must

be posted in English and in Spanish. The Applicant must provide the Dranesville District Supervisor's office with a point of contact for construction related issues. The Applicant must provide an initial response to construction related issues within 24 hours of receiving notice.

26. Garages. Garages will only be used for a purpose that will not interfere with parking vehicles. This restriction must be disclosed in the COA documents. Prospective purchasers will be advised of this use restriction, in writing, prior to entering into a contract of sale. Additionally, information regarding the exact dimensions of the garages with a graphic depicting the area available for the parking will also be disclosed per the parameters in this proffer. The initial deeds of conveyance and COA governing documents will expressly contain these disclosures. A covenant setting forth these restrictions will be recorded among the land records of Fairfax County in a form approved by the Office of the County Attorney prior to the sale of any lots and will run to the benefit of the COA and the Board of Supervisors. Notwithstanding the above, the Applicant will be entitled to use these garage spaces for temporary sales offices until these units are sold. Prior to the occupancy of these residential units, the garage spaces must be converted to garage space and will be subject to this proffer.

27. Driveways. All driveways counting towards the parking requirement must be a minimum of 18 feet in length as measured outward from the face of the garage door to the edge of the alleyway to ensure that no vehicles will overhang the alleys.

28. Crosswalks and ADA Curb Ramps. Along both public streets, prior to the issuance of the first RUP on the Property, the Applicant will construct crosswalks as shown on the CDP/FDP, in accordance with VDOT standards. Crosswalks will include ADA-compliant curb ramps. These improvements are subject to VDOT review and approval at site plan.

    On the Property, the Applicant will construct crosswalks as shown on the CDP/FDP. Crosswalks will include ADA-compliant curb ramps.

29. Pedestrian Connection Improvements. During site plan review, the Applicant will work with FCDOT to improve pedestrian connectivity, including missing sidewalk links and ADA compliant curb ramps and crosswalks both on-site and within the public right-of-way.

~~29.~~30. Interparcel Connections to the East.

A. Southeast Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will construct the onsite vehicular interparcel connection as generally shown on the CDP/FDP and will make a good faith effort to coordinate with the adjacent parcel owner(s) to the east (Tax Map 015-4 ((1)) 0022D2) on its ultimate design and location as well as record any easements required to construct the connections and to provide access between the adjacent properties, along with securing a shared maintenance agreement for this connection.

B. Northeast Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will construct the onsite vehicular interparcel connection as generally shown on the CDP/FDP and will make a good faith effort to coordinate with the adjacent parcel owner(s) to the east (Tax Map 015-4 ((1)) 0022D2) on its ultimate design and location as well as record any easements required to construct the connections and to provide access between the adjacent properties, along with securing a shared maintenance agreement for this connection.

In addition, the Applicant will grant temporary construction easements to the adjacent parcel owner(s) to the east, as generally shown on the CDP/FDP. These construction and access easements will also allow potential changes to the Site, by others, in the event the eastern parcel redevelops.

~~30.~~31. Future Shared Entrance on Coppermine Road. Prior to the issuance of the first RUP, the Applicant will provide interparcel access easements, and temporary construction easements to the adjacent parcel to the east (Tax Map 015-4 ((1)) 0022D2) as generally shown on the CDP/FDP. These easements are to allow potential changes to the Site, by others, such as a new vehicular entrance off of Coppermine Road, opposite Bronze Stone Place, in the event the eastern parcel redevelops.

~~31.~~32. Future Western Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will provide interparcel access easements and temporary construction easements to the adjacent parcel to the west (Tax Map 015-4 ((01)) 0014B as generally shown on the CDP/FDP. These easements are to allow a potential future interparcel connection, by others, in the event the western parcel redevelops.

~~32.~~33. Sight Distance Easement. The Applicant will provide necessary sight distance easements for the Property as shown on the CDP/FDP.

~~33.~~34. Electric Vehicle Charging. The Applicant must offer initial purchasers of all residential units the option, at the purchaser's cost, to install the required electrical panels for electric vehicle ready charging, which means the provision of space, conduit banks, conduits and access points allowing for the easy installation of an electric vehicle charging station in the future, and does not include the installation of transformers, switches, wiring or charging.

ENVIRONMENTAL

34.35. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Application Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant must submit to Forest Conservation Division (FCON) of LDS for review and approval a detailed landscape plan (the "Landscape Plan), which must be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings may be permitted to avoid conflicts with utilities and other site engineering considerations in consultation with the Department of Planning and Department ("DPD"), and as approved by FCON. All landscaping within a public access easement must be installed prior to the issuance of the first RUP on the Application Property, or if within any of the publicly accessible parks, as specified in proffer #~~13~~14 "Publicly Accessible Parks" above, or as determined by FCON for this specific project.

A. Sustainable Elements. To the extent practicable and consistent with the design of the CDP/FDP, the landscape planting plan and specifications must incorporate sustainable techniques that reduce maintenance needs and promote a cleaner, healthier environment. These techniques should enhance air quality, improve stormwater management, and support resource conservation through the use of trees and other beneficial vegetation. Sustainable methods include:

(1) Reduce turf areas to minimize mowing and the associated air pollution. Turf must not cover more than 75 percent of the pervious area of each lot (site). Mulched planting beds with grouped trees and vegetation should be incorporated to create a root zone environment that supports healthy tree and plant growth.

(2) Plant trees in strategic locations to enhance energy conservation for buildings, following the guidelines outlined in Plate 4-12 of the Public Facilities Manual (PFM).

(3) Use a diverse selection of native and non-invasive plants to support native pollinators and minimize the need for supplemental watering, chemical fertilizers, salt, herbicides, and chemical pest or disease control.

(4) Sustainable landscape planting, implemented with the subdivision/site plan should consist of grouped plantings that include larger overstory trees (Category III and IV, as listed in PFM Table 12.14), smaller understory trees (Category II), shrubs, and groundcovers. In this approach, it is acceptable for the 10-year projected canopies of overstory trees to overlap with the canopies of understory trees, shrubs, native grasses, and groundcovers, mimicking a natural, multi-layered wooded environment.

(5) Mulch beds must be inspected for compliance with the approved subdivision/site plan prior to the issuance of the RUP/Non-RUP for each building or phase of the project. Once mulch areas are approved, their maintenance becomes the responsibility of the property owner, who may manage or plant these areas according to their preference.

B. Native Landscaping. The Landscape Plan must be generally consistent with the quality, quantity and the locations shown on the CDP/FDP and must be non-invasive. The landscaping will be predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and subject to the approval of FCON, to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

C. Tree Space Requirements. For trees counting towards tree cover credit, tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth must provide a planter open surface area at least 6 x 6 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 must be provided beneath paved surfaces using structural cell technology or other solutions –acceptable to FCON that provide

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

i. A minimum of 6 feet open surface width and 36 square feet open surface area.

ii. 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 must 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 must not be dependent upon compacted soil for structural support.

iii. Soil volume for Category III or IV trees (as indicated in Table 12.14 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 must be provided. For three trees or more planted in a contiguous area, the soil volume must equal at least 500 cubic feet per tree. A contiguous area must be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.

iv. Soil in planting sites must be as specified in planting notes to be included in site plans reviewed and approved by FCON.

v. The Applicant must contact FCON (703-324-1720) at least 3 business days prior to installation of trees and provide an opportunity for FCON staff to verify conformance with these requirements.

~~35.~~36. Soil Remediation. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 24 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. The Applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

~~36.~~37. Limits of Clearing and Grading. The Applicant must conform to the limits of clearing and grading generally as shown on the CDP/FDP, as may be modified by final engineering and the tree preservation walk-through. Allowances must be made for encroachments specified in the proffers and for the installation of utilities and/or trails. Utilities and/or trails in areas protected by the limits of clearing and grading must be located in the least disruptive manner necessary as determined by LDS in consultation with the FCON, LDS.

~~37.~~38. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

~~38.~~39. Stormwater. The Applicant must 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, Stormwater Ordinance, and Virginia Department of Environmental Quality (DEQ), as approved by LDS. Stormwater management facilities/Best Management Practices ("BMPs"), as well as Low Impact Development (LID) facilities, to include, but not limited to, a micro bioretention facility, or equivalent measures such as, bioretention facilities, permeable pavers, filtered strips, or tree box filters, soil conditions permitting must be provided as 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. However, these alternative measures must not include the purchase of off-site nutrient credit. At the time of site plan the Applicant must demonstrate adequate outfall in accordance with applicable County ordinances. All BMPs must be provided onsite.

The Applicant will incorporate supplementary on-site water quality strategies including but not limited to manufactured treatment devices such as Jellyfish filters, and micro-bioretention to treat Landscaped areas of the Property. The final locations of said strategies will be determined at the final site plan, including potentially being located beneath the central common area, if necessary Such a facility, if located underneath the central common area, must not detract from the overall quality of said open space/park facility.

The Applicant will meet the Dulles Suburban Center stormwater guidance as detailed in the CDP/FDP Sheet 9.0-16.0

~~39.~~40. Salt Management. To reduce negative impacts to the watershed health, surface treatment for proposed roads will include a salt pre-treatment with brine or use a salt alternative in accordance with the recommendations of the VDEQ Salt Management Strategy (SaMS) and will be included in the HOA convenances or Property Management contract specifications. Spreader equipment will be properly calibrated to reduce excessive application rates. Salt will only be applied during freezing inclement weather only to paved surfaces where and when needed for safety. When no longer needed, excess or leftover salt will be removed for reuse or disposed properly. Residual salt will not be swept or shoveled into planted landscape areas, wet ponds, or bioretention facilities. When not in use, salt will be stored in a covered area to protect it from precipitation.

~~40.~~41. 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 must 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 must provide a management plan for review and approval by FCON 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 (related to bond release timing), and potential reforestation as needed. The Applicant must monitor the managed areas for a period of five (5) years upon substantial completion of the development.

~~41.~~42. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis at the time of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0307 as determined by Forest Conservation.

~~42.~~43. Tree Preservation. The Applicant must submit a Tree Preservation Plan and Narrative with each site plan submission. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or a Registered Consulting Arborist and must be consistent with PFM 12-0309 as determined by Forest Conservation.

~~43.~~44. Tree Preservation Measures. As part of site plan submission, tree preservation measures will 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 must be provided on the plan detailing how preservation measures will be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

~~44.~~45. Tree Preservation Walk-Through. The Applicant must schedule a walk-through meeting with FCON, LDS prior to any site clearing. The Applicant must retain a certified arborist or a Registered Consulting Arborist to flag the limits of clearing and grading prior to the meeting. The Applicant's certified arborist or landscape architect or designated representative must walk the limits of clearing and grading with FCON, LDS, representative to determine where adjustments to the clearing limits could be made to increase the area of tree preservation, and/or where alternative preservation efforts that could save more trees are more effective. Such agreed upon adjustments must be implemented without requiring revisions to the clearing plan, unless explicitly required because the field conditions do not permit the preservation as detailed.

Dead or dying trees within tree save areas may be removed by hand under the supervision of the project arborist and prior approval from FCON. Any tree so designated may be removed using a chain saw or other method that minimizes disturbance to surrounding live trees and understory vegetation.

~~45.~~46. Project Arborist/Pre-construction Meeting. Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must 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 FCON 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 must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

~~46.~~47. Site Monitoring. The Applicant's Project Arborist must 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 must 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 FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

~~47.~~48. Tree Protection Fencing. The Applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by Forest Conservation prior to the commencement of land disturbing activities.

~~48.~~49. Landscape Planting Pre-installation Meeting. Prior to installation of any plants to meet the requirements of the approved landscape planting plan, the contractor/developer must coordinate a pre-installation meeting on the site with the landscape contractor, FCON staff, and any additional appropriate parties. Any proposed changes to planting locations, tree/shrub planting sizes, and species substitutions shown on the approved plan must be reviewed and must be approved by FCON staff prior to planting. The installation of plants not approved by FCON may require the submission of a revision to the landscape plan or removal and replacement with approved trees/shrubs prior to bond release.

~~49.~~50. Species Confirmation. To verify compliance with 10-year tree canopy credit, the Applicant must submit a purchase order confirming that the tree species match those approved on the landscape plan. This documentation will be reviewed during the bond release inspection.

~~50.~~51. Green Building - The Applicant must seek certification for the development from one of the following programs.

A. EarthCraft. Certification in accordance with the EarthCraft House or Multifamily Program as demonstrated through documentation provided to LDS and DPD prior to the issuance of the residential use permit (RUP) for each dwelling unit. If certification is still in process at time of RUP issuance, the applicant must provide documentation from the EarthCraft project manager demonstrating that the project has been registered, completed final inspection, and has met the requirements to attain EarthCraft Certification prior to RUP issuance for each dwelling unit. The applicant must provide documentation to LDS and DPD demonstrating that certification for the Proposed Development has been attained prior to final bond release.

B. NGBS. Certification in accordance with the most current version of National Green Building Standard (NGBS), as demonstrated through documentation submitted to LDS and DPD from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling.

C. The Applicant reserves the right to utilize an equivalent program in consultation with and approved by the Environmental Branch of DPD prior to site plan approval.

~~51.~~52. Noise Attenuation. The Applicant must incorporate construction measures consistent with those found in [FELI-COPP-25-1900-1C] to ensure that interior noise in dwelling units will not be in excess of DNL 45 dBA, outdoor recreation areas will not exceed DNL 65 dBA. If mitigation measures are required, then site and building plans for each building/unit that is subject to noise mitigation must

depict the final noise contours as determined by the noise study; measures that will be incorporated must be included on site/building plans.

~~52.~~53. Refined Acoustical Analysis. A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted concurrent with the first site plan submission to LDS for review and approval, and distributed to the Public Facilities & Development Review Branch (PFDRB) of the Department of Planning and Development (DPD) for review and approval. Mitigation measures appropriate to reduce indoor noise for residential units to no more than DNL 45 dBA and outdoor recreation areas to DNL 65 dBA, consistent with the sound attenuation recommendations in the study must be incorporated into the development. The noise contours of DNL 65 dBA and greater affecting residential units must be shown on the site plan and will be identified on the building plans. All residential units must be outside of the DNL 75 dBA.

54. Notifications. The Applicant will notify potential ~~tenants or~~ purchasers of ~~individual~~ residential units with balconies, ~~either~~ in their ~~leases or~~ sales contracts~~, as applicable~~, if exterior noise levels may exceed DNL 65 dBA. Rooftop decks will not be constructed in areas where the noise level is projected to exceed DNL 65 dBA unless notification is provided to these prospective ~~and~~ future residents.

~~53.~~ Prior to entering into a contract of sale, prospective purchasers must be notified in writing by the Applicant of the proximity of Dulles International Airport, including distance to the airport, and that residential units are located within an area that may be impacted by aircraft overflights and aircraft noise

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~~54.~~55. Lighting. All on-site and outdoor lighting will not exceed that permitted under the Outdoor Lighting Standards of Section 5109 of the Zoning Ordinance, as may be amended, and will be energy efficient to the extent feasible. All light fixtures will be LED and fully cut off to minimize spillover light.

CONTRIBUTIONS

~~55.~~56. Recreation Contribution. Prior to the issuance of the first RUP, the Applicant must contribute a lump sum of $893 per resident estimated to be generated by the proposed development to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Dranesville District, as determined by the Fairfax County Park Authority in consultation with the Dranesville District Supervisor.

~~56.~~57. School Contribution. A contribution of $14,956 per projected student for the number of units constructed in each phase must be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements at the public schools serving the development. The contribution must be made at the time of the first building permit for the units in that phase. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant must pay the modified contribution amount for the development to reflect the then-current ratio and/or contribution. Concurrent with the submission to Fairfax County for the first site plan on the Property, the Applicant must notify Fairfax County Public Schools Office of Facilities Planning Services, in writing, that submission has occurred.

~~57.~~58. Land Unit A School Contribution. In addition to the contribution in ~~Proffer 54~~the above proffer, prior to the issuance of the first RUP for each new dwelling unit, the Applicant will contribute

$1,250.00 per dwelling unit to the Board of Supervisors for transfer to FCPS to be utilized for the acquisition of property and construction of new schools serving the Property.

~~58.~~59. Escalation in Contribution Amounts. All monetary contributions required by these proffers (except School-related proffer), must escalate on a yearly basis from the base year of 2026, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3. 3.

SIGNAGE

~~59.~~60. Signage. Signage for the Property will be provided in accordance with the requirements of the Zoning Ordinance or pursuant to a Special Exception approved by the Board of Supervisors in accordance with the Zoning Ordinance. The Applicant will install signage noting the public accessibility of specific open spaces and trails on the Property, in accordance with Article 7 of the Zoning Ordinance.

~~60.~~61. Wayfinding Park Signage. Wayfinding and signage will be developed in coordination with FCPA at the time of site plan approval or Special Exception approval and will be installed by the Applicant at the time of the development of the open space to ensure the public can easily identify and access all publicly-accessible parks. Temporary or interim signage will be provided prior to Special Exception approval, as necessary, and as permitted by the Zoning Ordinance, in consultation with FCPA.

AFFORDABLE DWELLINGS

~~61.~~62. Affordable Dwelling Units ("ADUs"). The applicant will provide Affordable Dwelling Units pursuant to Section 5101 of the Zoning Ordinance and the Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units, as amended, unless modified by the ADU Advisory Board, and to the satisfaction of the Department of Housing and Community Development.

OTHER

~~62.~~63. Route 28 Prepayment of Taxes. In accordance with Virginia Code Ann. § 15.2-4608(C)(Ch.770, 2002 Acts of Assembly; H. 735), the Applicant must prepay, in full, the taxes that would have been attributable to the residential portion of the Property in its current non-residential zoning district (that is, the special improvements taxes estimated by the County to be lost as a result of the change in zoning classification requested in this rezoning application), in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes must be made in full within sixty (60) days after the Board of Supervisors approves this Rezoning application, and the effective date of this rezoning must be deferred until such payment in full is made. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors' approval of this rezoning means that the rezoning will not become effective and that the ordinance rezoning the Property and the Board's rezoning decision must both be void in accordance with Virginia Code Ann. § 15.2-4608(C).

~~63.~~64. Phase II Dulles Rail Tax District Buyout for Multi-Family Units. At least sixty (60) days prior to recording for-sale residential condominium documents for any portion of the Property located within the Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), the Applicant will provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the Property and requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Phase II District attributable to that portion of the Property under its current I-5 zoning classification. Such amount will be determined in accordance with a formula approved by the Board of Supervisors. The Applicant will pay to Fairfax County such sum prior to recording the condominium documents for that portion of the Property. Any special improvement taxes paid in the year the Application is approved will be credited toward the on-time payment on a pro-rated basis.

~~64.~~65. Advanced 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.

~~65.~~66. 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, off site easements, have been delayed (due to, but not limited to, an inability to secure necessary permission for utility relocations, or any necessary easements and/or site plan approval approvals from non-County parties such as VDOT, MWAA, etc.) beyond the timeframes specified, the Zoning Administrator may agree to a later date for completion of these proffered improvement(s).

~~66.~~67. 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 must include within its meaning and must be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

~~67.~~68. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered must be deemed an original, and all of which taken together must constitute but one and the same instrument.

SIGNATURES TO FOLLOW ON NEXT PAGE

PROFFERS

RZ 2025-DR-00027
COPPERMINE COMMONS

July 02, 2026

PREAMBLE

Pursuant to Section 15.2-2303(a) of the Code of Virginia (1950, as amended) and Article 8-8100.2.D of the Zoning Ordinance of Fairfax County (2021, as amended), the property owner and the Applicant, for themselves and their successors and/or assigns (hereinafter referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County tax map as Tax Map Number 015-4 ((01)) 0022A2 (the "Property") must be in accordance with the following conditions if, and only if, Rezoning application RZ 2025-DR-00027 (this "Rezoning") is granted. Upon approval, these Proffers will supersede any and all previously approved proffers and development conditions associated with RZ-85-C-0008 and subsequent amendments, as they apply to the Property. In the event this application is denied, these proffers will be immediately null and void and of no further force or effect.

GENERAL

1. Conceptual/ Final Development Plan. Any development of the Property must be in substantial conformance with the Conceptual Development Plan (“CDP”) and Final Development Plan (“FDP”) entitled “Coppermine Commons”, prepared by Urban, LTD. dated October 24, 2025 and revised through July 02, 2026.

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’s general points of access, the general location of the buildings, the proposed uses, the maximum number of dwelling units, dwelling type, amount, general location and character of urban parkland, minimum amount of open space, the maximum building heights, build-to lines, the grid of streets, and general character and quality of streetscape, and only a future amendment to such elements will require a subsequent Conceptual Development Plan Amendment ("CDPA") and/or Proffered Condition Amendment ("PCA").

3. Minor Modifications. Minor modifications to the CDP/FDP may be permitted when necessitated by final site design or engineering, pursuant to Article 8 of the Zoning Ordinance.

4. Future Applications. Any portion of the Property may be the subject of a Conceptual Development Plan Amendment ("CDPA"), Final Development Plan Amendment (“FDPA”), Proffered Condition Amendment ("PCA"), Rezoning ("RZ"), Special Exception ("SE"), Special Exception Amendment (“SEA”), Special Permit ("SP"), Variance or other zoning action without the joinder and/or consent of the owner(s) of the other land area(s), provided that such application complies with Section 8100.2 of the Zoning Ordinance and Section 15.2-2302 of the Code of Virginia, as applicable. Previously approved proffered conditions or development conditions applicable to a particular portion of the Property that are not the subject of such an application will remain in full force and effect.

5. Model Home Sales Office. The Applicant will be permitted under 4102.8.G of the Zoning Ordinance to use any part, or all, of any unit, as a model home with a sales office, until these units are sold.

6. Retaining Walls. The Applicant reserves the right to install additional retaining walls under three feet in height and to modify existing retaining walls on the Application Property, subject to the approval of LDS, without the need for a PCA or CDPA/FDPA if determined necessary at the time of site plan, so long as those existing retaining walls do not become taller in height. The maximum permitted retaining wall height is depicted on the CDP/FDP and must be of high-quality materials to complement the architecture depicted on the CDP/FDP.

7. Maximum Unit Count. The maximum number of units must not exceed 68 stacked townhomes and 30 single family attached for a total of 98 residential units as stated on the CDP/FDP tabulations sheet.

8. Establishment of Common Owners Association (COA). Prior to issuance of the first Residential Use Permit ("RUP") for the Property, the Applicant will establish a common association in accordance with Virginia law to govern the Property. The COA will include all of the reciprocal easement agreements, or declarations of covenants and agreements dealing with the governance of maintenance and operation of the Property or other governance documents which will legally bind the Property (collectively referred to as the "Governance Documents"). At a minimum, the COA and the owners of each townhouse unit must be members of the Common Association. The respective Governance Documents (including budgets provided in any offering or sale materials) must specify the various proffer and maintenance obligations set forth in these Proffers, including the maintenance of certain streets, retaining walls, stormwater facilities, associated sidewalks and streetscapes, and site amenities such as, but not limited to, the publicly accessible onsite recreation areas. The Governance Documents must disclose that the community open space areas are open to the general public.

9. Disclosure. Prior to entering into a contract of sale, prospective purchasers of any residential units must be provided with a disclosure package that will include a detailed description of how the Project is governed, and the maintenance responsibility for the private roadways, walkways, stormwater management facilities, retaining walls, common area landscaping and any other open space amenities. The package must also contain a disclosure explaining that the community open space areas are open to the general public.

10. Architecture. At the time of site plan, it will be demonstrated to Land Development Services (LDS) that the architectural design of the proposed buildings must be in substantial conformance with the bulk, mass, proportion and type and quality of materials shown on the CDP/FDP. The primary building material of all facades of all units, including any ADU units (defined below), exclusive of trim, will include primarily high quality materials such as brick, stone, horizontal or vertical cementitious siding or other similar materials. In addition, any side or rear façade will also be constructed primarily of such high-quality materials as depicted in the CDP/FDP. The location and number of building exterior entrances/stoops are illustrative and will be finalized at the time of final site plan approval. The maximum permitted building height is 55' feet for the stacked townhomes, and 50' for the townhomes as depicted on the CDP/FDP. Final design of building architecture, landscape design, and public spaces may be permitted, so long as in substantial conformance with the CDP/FDP as described above. Prior to the issuance of the building permit, it will be demonstrated to the satisfaction of Land Development Services (LDS) that the final architectural design is in substantial conformance with the general type, quality and proportion of materials depicted in building perspectives shown on the

CDP/FDP and that the colors of the front, side and rear of the units are varied as shown on the CDP/FDP

11. Universal Design.

    A. At the time of initial purchase of the units, where construction has not yet started, the Applicant will make available upon request to each purchaser the following Universal Design options at no additional cost:

        i. Blocking for reinforcement of grab bars in accordance with the Fair Housing Accessibility Guidelines.

        ii. Front entrance doors that are a minimum of 36 inches wide.

        iii. Light switches and thermostats a maximum of 48 inches high, as measured from the floor to the bottom of the fixture.

        iv. Lever door handles and faucets instead of knobs.

        v. Electrical outlets a minimum of 18 inches high, as measured from the floor to the bottom of the fixture.

    B. At the time of initial purchase of the units, where construction has not yet started, the Applicant must make available upon request to each purchaser additional Universal Design options at the purchaser's sole cost. These additional options may include, but are not limited to:

        i. A shower with a maximum curb of 2 inches high.

        ii. Clear knee space of 27 inches under the kitchen sink.

        iii. A bathroom on the entry level (for ground level units) which meets the accessibility specifications for a Type A bathroom under the Fair Housing Accessibility Guidelines. This will not be construed to require step-less entry from the exterior into the house.

        iv. Grab bars in the bathrooms that are ADA compliant.

        v. Strobe lights as smoke alarms for hearing-impaired residents.

        vi. If shown on the approved site plan, step-less entry from the garage to the house to the extent permitted by the then current edition of the Virginia Statewide Building Code and to the extent lot and site grading conditions allow.

12. Streetscapes. Streetscapes will be installed on the Property in front of townhouse buildings A, B, H, and I, as generally depicted on Sheet 5 of the development plans. Streetscape elements will include: a landscape buffer immediately behind the face of curb; a clear pedestrian sidewalk/trail behind the landscape buffer, a variable width landscape amenity panel, a 10' street tree landscape strip, a 5' sidewalk, and a building zone between the sidewalk and the face of the building that is designed to allow access to the building and/or additional landscaping adjacent to residential uses. Streetscaping

elements may be adjusted at the time of site plan approval provided the quality of the streetscape and dimensions of the sidewalks are in substantial conformance with the FDP.

OPEN SPACE, PARKS, ACTIVE RECREATION FACILITIES

13. Amenity Areas. The amenity areas will include elements consistent with the type and quality depicted on the CDP/FDP, which will include, but are not limited to, at least one of the following elements: community lawn and play sculpture, community seating areas and game tables, picnic tables, and a community activity lawn offering space for games such as bocce ball, landscaping, and other amenities reflected on the CDP/FDP. These recreation elements may be revised at Site Plan subject to LDS approval. If such elements in substantial conformance with the CPD/FDP are not permitted by the existing utility easements, a PCA application will be required to offer alternative locations on the site.

14. Publicly Accessible Parks. Parks, sidewalks, trails, and open space shown as publicly accessible on the CDP/FDP for the Property must be located within a public access easement in a form approved by the County Attorney, and recorded among the land records of Fairfax County at the time of record plat recordation, and will be subject to the review and approval of the Fairfax County Park Authority at the time of site plan review. Such public access easement must provide for perpetual private maintenance of the publicly accessible outdoor recreation facilities. The applicant reserves the right to set reasonable rules, regulations, and hours of operation for use of all outdoor recreation areas. Park spaces that are open to the public will be open for periods of time consistent with traditional County parks and subject to usual and customary rules and regulations. Signage directing the public to the publicly accessible park space will be provided at both the Sunrise Valley Drive public sidewalk, and the Coppermine Road public sidewalk and will state that such areas are open to the public. Signage will also be provided at the park itself, identifying the park space. All signage will be consistent with County POPs Signage Guidelines.

    Publicly accessible open space will be provided in the areas identified delineated and identified as Urban Park on the CDP/FDP and as described below:

15. Urban Park A. (Family Park) This park will be a community oriented space located central to the site, but visibly and physically connected to public sidewalks along both Sunrise Valley Drive and Coppermine Road featuring a large community lawn and play sculpture, tree shaded community seating areas, picnic tables, and a community activity lawn offering space for games such as bocce ball, landscaping,. The urban park space will be approximately 13,657 square feet. The Applicant will complete Urban Park A prior to the issuance of the first RUP for any residential unit.

16. Private Active Recreation Facilities. Pursuant to the Zoning Ordinance regarding developed recreational facilities, the Applicant must provide the recreational facilities to serve the Property as shown on the CDP/FDP. At the time of site plan review, the Applicant must demonstrate that the value of any proposed recreational amenities are equivalent to a minimum of $2,400 per non-ADU residential unit. In the event it is demonstrated that the proposed facilities do not have sufficient value, prior to the first RUP, the Applicant must contribute funds in the amount needed to achieve the overall proffered amount of $2,400 per non-ADU residential unit to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities and/or athletic field improvements intended to serve the future residents within the Dranesville District.

TRANSPORTATION

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

18. Sunrise Valley Drive Frontage. Frontage improvements will be constructed along this property frontage as generally depicted in the CDP/FDP, in accordance with VDOT standards. This includes a public right-of-way dedication as noted on CDP/FDP plan Sheet 02 and as depicted on Sheet 05.

19. Coppermine Road Frontage. Frontage improvements will be constructed along this property frontage as generally depicted in the CDP/FDP, in accordance with VDOT standards.

20. Transit Stop. The Applicant will consult with FCDOT at site plan to determine whether a transit stop should be provided along either of the site's frontages and, if deemed feasible, to construct an ADA bus pad and bench seating prior to the issuance of the first RUP for the Property, subject to FCDOT approval.

21. Bikeshare Station. The Applicant will consult with FCDOT at site plan to determine whether a bikeshare station can be accommodated on the Property, or along the Property's public road frontage, and, if deemed feasible, to construct a 22-foot-long by 6-foot-long concrete pad at that location to host a bikeshare station to be installed by others, as well as provide any access easements as needed for maintenance purposes, prior to first issuance of a RUP. The Applicant will also contribute $23,00.00 to Fairfax County to be used for costs associated with purchasing, installing, and/or maintaining a bikeshare station, whether on-site or within the Dulles Suburban Center Area, prior to first issuance of a RUP.

22. Parking Adjustment. A Parking Adjustment may be requested per Section 6100.6 of the Zoning Ordinance without the need for a PCA/CDPA/FDPA.

23. Public Access Easements. At the time of record plat recordation, the Applicant must cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over all the private streets, sidewalks, trails and open space as shown on the CDP/FDP. Such facilities must be maintained by the COA. This public access will include all sidewalks, trails and open space areas on common property, subject to reasonable rules and regulations provided by the COA. Such public access also includes emergency vehicle access, in a form acceptable to the County Attorney.

24. Bicycle Parking. The Applicant will provide short term bicycle parking within the parks spaces, in accordance with Fairfax County Bicycle Parking Guidelines. The final location, quantity, and type of bicycle racks will be determined in consultation with the Fairfax County Department of Transportation Bicycle Coordinator or his/her designee prior to site plan approval.

25. Construction Access. The staging and parking of construction vehicles must occur on the Property, including personal vehicles utilized by construction workers. The hours of outdoor construction must

be posted in English and in Spanish. The Applicant must provide the Dranesville District Supervisor's office with a point of contact for construction related issues. The Applicant must provide an initial response to construction related issues within 24 hours of receiving notice.

26. Garages. Garages will only be used for a purpose that will not interfere with parking vehicles. This restriction must be disclosed in the COA documents. Prospective purchasers will be advised of this use restriction, in writing, prior to entering into a contract of sale. Additionally, information regarding the exact dimensions of the garages with a graphic depicting the area available for the parking will also be disclosed per the parameters in this proffer. The initial deeds of conveyance and COA governing documents will expressly contain these disclosures. A covenant setting forth these restrictions will be recorded among the land records of Fairfax County in a form approved by the Office of the County Attorney prior to the sale of any lots and will run to the benefit of the COA and the Board of Supervisors. Notwithstanding the above, the Applicant will be entitled to use these garage spaces for temporary sales offices until these units are sold. Prior to the occupancy of these residential units, the garage spaces must be converted to garage space and will be subject to this proffer.

27. Driveways. All driveways counting towards the parking requirement must be a minimum of 18 feet in length as measured outward from the face of the garage door to the edge of the alleyway to ensure that no vehicles will overhang the alleys.

28. Crosswalks and ADA Curb Ramps. Along both public streets, prior to the issuance of the first RUP on the Property, the Applicant will construct crosswalks as shown on the CDP/FDP, in accordance with VDOT standards. Crosswalks will include ADA-compliant curb ramps. These improvements are subject to VDOT review and approval at site plan.

    On the Property, the Applicant will construct crosswalks as shown on the CDP/FDP. Crosswalks will include ADA-compliant curb ramps.

29. Pedestrian Connection Improvements. During site plan review, the Applicant will work with FCDOT to improve pedestrian connectivity, including missing sidewalk links and ADA compliant curb ramps and crosswalks both on-site and within the public right-of-way.

30. Interparcel Connections to the East.

    A. Southeast Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will construct the onsite vehicular interparcel connection as generally shown on the CDP/FDP and will make a good faith effort to coordinate with the adjacent parcel owner(s) to the east (Tax Map 015-4 ((1)) 0022D2) on its ultimate design and location as well as record any easements required to construct the connections and to provide access between the adjacent properties, along with securing a shared maintenance agreement for this connection.

    B. Northeast Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will construct the onsite vehicular interparcel connection as generally shown on the CDP/FDP and will make a good faith effort to coordinate with the adjacent parcel owner(s) to the east (Tax Map 015-4 ((1)) 0022D2) on its ultimate design and location as well as record any easements required to construct the connections and to provide access between the adjacent properties, along with securing a shared maintenance agreement for this connection.

In addition, the Applicant will grant temporary construction easements to the adjacent parcel owner(s) to the east, as generally shown on the CDP/FDP. These construction and access easements will also allow potential changes to the Site, by others, in the event the eastern parcel redevelops.

31. Future Shared Entrance on Coppermine Road. Prior to the issuance of the first RUP, the Applicant will provide interparcel access easements, and temporary construction easements to the adjacent parcel to the east (Tax Map 015-4 ((1)) 0022D2) as generally shown on the CDP/FDP. These easements are to allow potential changes to the Site, by others, such as a new vehicular entrance off of Coppermine Road, opposite Bronze Stone Place, in the event the eastern parcel redevelops.

32. Future Western Interparcel Connection. Prior to the issuance of the first RUP, the Applicant will provide interparcel access easements and temporary construction easements to the adjacent parcel to the west (Tax Map 015-4 ((01)) 0014B as generally shown on the CDP/FDP. These easements are to allow a potential future interparcel connection, by others, in the event the western parcel redevelops.

33. Sight Distance Easement. The Applicant will provide necessary sight distance easements for the Property as shown on the CDP/FDP.

34. Electric Vehicle Charging. The Applicant must offer initial purchasers of all residential units the option, at the purchaser's cost, to install the required electrical panels for electric vehicle ready charging, which means the provision of space, conduit banks, conduits and access points allowing for the easy installation of an electric vehicle charging station in the future, and does not include the installation of transformers, switches, wiring or charging.

ENVIRONMENTAL

35. Landscape Plan. The CDP/FDP includes a conceptual landscape plan for the Application Property and detail sheets illustrating the plantings and other features to be provided. As part of each site plan submission, the Applicant must submit to Forest Conservation Division (FCON) of LDS for review and approval a detailed landscape plan (the "Landscape Plan), which must be consistent with the quality and quantity of plantings and materials shown on the CDP/FDP. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings may be permitted to avoid conflicts with utilities and other site engineering considerations in consultation with the Department of Planning and Department ("DPD"), and as approved by FCON. All landscaping within a public access easement must be installed prior to the issuance of the first RUP on the Application Property, or if within any of the publicly accessible parks, as specified in proffer #14 "Publicly Accessible Parks" above, or as determined by FCON for this specific project.

    A. Sustainable Elements. To the extent practicable and consistent with the design of the CDP/FDP, the landscape planting plan and specifications must incorporate sustainable techniques that reduce maintenance needs and promote a cleaner, healthier environment. These techniques should enhance air quality, improve stormwater management, and support resource conservation through the use of trees and other beneficial vegetation. Sustainable methods include:

(1) Reduce turf areas to minimize mowing and the associated air pollution. Turf must not cover more than 75 percent of the pervious area of each lot (site). Mulched planting beds with grouped trees and vegetation should be incorporated to create a root zone environment that supports healthy tree and plant growth.

(2) Plant trees in strategic locations to enhance energy conservation for buildings, following the guidelines outlined in Plate 4-12 of the Public Facilities Manual (PFM).

(3) Use a diverse selection of native and non-invasive plants to support native pollinators and minimize the need for supplemental watering, chemical fertilizers, salt, herbicides, and chemical pest or disease control.

(4) Sustainable landscape planting, implemented with the subdivision/site plan should consist of grouped plantings that include larger overstory trees (Category III and IV, as listed in PFM Table 12.14), smaller understory trees (Category II), shrubs, and groundcovers. In this approach, it is acceptable for the 10-year projected canopies of overstory trees to overlap with the canopies of understory trees, shrubs, native grasses, and groundcovers, mimicking a natural, multi-layered wooded environment.

(5) Mulch beds must be inspected for compliance with the approved subdivision/site plan prior to the issuance of the RUP/Non-RUP for each building or phase of the project. Once mulch areas are approved, their maintenance becomes the responsibility of the property owner, who may manage or plant these areas according to their preference.

B. Native Landscaping. The Landscape Plan must be generally consistent with the quality, quantity and the locations shown on the CDP/FDP and must be non-invasive. The landscaping will be predominantly native species and include a plant selection that includes species that will reduce the need for supplemental watering and the use of chemical fertilizers, herbicides and pesticides. All landscaping provided must be native to the to the mid-Atlantic region to the extent available and feasible, and must be non-invasive (meaning the Applicant must not use any plant species identified in the 2014, or latest version, of the Virginia Invasive Plant Species List published by the Virginia Department of Conservation and Recreation). The Applicant reserves the right, in consultation with and subject to the approval of FCON, to modify the exact species to be used, such as when plant materials are not available or have been deemed by FCON to no longer be appropriate.

C. Tree Space Requirements. For trees counting towards tree cover credit, tree planting spaces proposed in the streetscape and other areas restricted by barriers to root growth must provide a planter open surface area at least 6 x 6 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 must be provided beneath paved surfaces using structural cell technology or other solutions acceptable to FCON that provide

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

i. A minimum of 6 feet open surface width and 36 square feet open surface area.

ii. 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 must 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 must not be dependent upon compacted soil for structural support.

iii. Soil volume for Category III or IV trees (as indicated in Table 12.14 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 must be provided. For three trees or more planted in a contiguous area, the soil volume must equal at least 500 cubic feet per tree. A contiguous area must be defined as any area with a soil depth of 3-4 feet, within which lateral root growth is unrestricted.

iv. Soil in planting sites must be as specified in planting notes to be included in site plans reviewed and approved by FCON.

v. The Applicant must contact FCON (703-324-1720) at least 3 business days prior to installation of trees and provide an opportunity for FCON staff to verify conformance with these requirements.

36. Soil Remediation. Soil in all planting areas and under adjacent walkways must be the subject of remedial action to restore planting areas to satisfy the cultural requirements of trees, shrubs and groundcovers specified in the landscape planting plan, with attention to deep soil aeration, the addition of organic matter throughout the soil profile to at least 24 inches, and the addition of organic matter on top of the soil. Planting areas not used for walking or outdoor activities should be densely planted with native perennials to increase their habitat values and to avoid foot traffic and its attendant re-compaction of the amended soils. The Applicant will provide notes and details specifying how the soil will be restored for the establishment and long-term survival of landscape plants for review by FCON.

37. Limits of Clearing and Grading. The Applicant must conform to the limits of clearing and grading generally as shown on the CDP/FDP, as may be modified by final engineering and the tree preservation walk-through. Allowances must be made for encroachments specified in the proffers and for the installation of utilities and/or trails. Utilities and/or trails in areas protected by the limits of clearing and grading must be located in the least disruptive manner necessary as determined by LDS in consultation with the FCON, LDS.

38. Demolition. The demolition of all existing structures and site features within or adjacent to tree preservation areas must be accomplished in the least disruptive manner practical as reviewed and approved by FCON. All tree protection fencing must be in place and verified by a County representative prior to commencement of demolition activities.

39. Stormwater. The Applicant must 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, Stormwater Ordinance, and Virginia Department of Environmental Quality (DEQ), as approved by LDS. Stormwater management facilities/Best Management Practices ("BMPs"), as well as Low Impact Development (LID) facilities, to include, but not limited to, a micro bioretention facility, or equivalent measures such as, bioretention facilities, permeable pavers, filtered strips, or tree box filters, soil conditions permitting must be provided as 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. However, these alternative measures must not include the purchase of off-site nutrient credit. At the time of site plan the Applicant must demonstrate adequate outfall in accordance with applicable County ordinances. All BMPs must be provided onsite.

    The Applicant will incorporate supplementary on-site water quality strategies including but not limited to manufactured treatment devices such as Jellyfish filters, and micro-bioretention to treat Landscaped areas of the Property. The final locations of said strategies will be determined at the final site plan, including potentially being located beneath the central common area, if necessary Such a facility, if located underneath the central common area, must not detract from the overall quality of said open space/park facility.

    The Applicant will meet the Dulles Suburban Center stormwater guidance as detailed in the CDP/FDP Sheet 9.0-16.0

40. Salt Management. To reduce negative impacts to the watershed health, surface treatment for proposed roads will include a salt pre-treatment with brine or use a salt alternative in accordance with the recommendations of the VDEQ Salt Management Strategy (SaMS) and will be included in the HOA convenances or Property Management contract specifications. Spreader equipment will be properly calibrated to reduce excessive application rates. Salt will only be applied during freezing inclement weather only to paved surfaces where and when needed for safety. When no longer needed, excess or leftover salt will be removed for reuse or disposed properly. Residual salt will not be swept or shoveled into planted landscape areas, wet ponds, or bioretention facilities. When not in use, salt will be stored in a covered area to protect it from precipitation.

41. 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 must 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 must provide a management plan for review and approval by FCON 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 (related to bond release timing), and potential reforestation as needed. The Applicant must monitor the managed areas for a period of five (5) years upon substantial completion of the development.

42. Tree Inventory and Condition Analysis. The Applicant must submit a Tree Inventory and Condition Analysis at the time of the first and all subsequent site plan submissions. The Tree Inventory and Condition Analysis must be prepared by an International Society of Arboriculture (ISA) Certified Arborist or Registered Consulting Arborist and must be consistent with PFM 12-0307 as determined by Forest Conservation.

43. Tree Preservation. The Applicant must submit a Tree Preservation Plan and Narrative with each site plan submission. The Tree Preservation Plan and Narrative must be prepared by a Certified Arborist or a Registered Consulting Arborist and must be consistent with PFM 12-0309 as determined by Forest Conservation.

44. Tree Preservation Measures. As part of site plan submission, tree preservation measures will 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 must be provided on the plan detailing how preservation measures will be implemented. Tree preservation activities must be completed during implementation of Phase 1 of the Erosion and Sediment Control Plan.

45. Tree Preservation Walk-Through. The Applicant must schedule a walk-through meeting with FCON, LDS prior to any site clearing. The Applicant must retain a certified arborist or a Registered Consulting Arborist to flag the limits of clearing and grading prior to the meeting. The Applicant's certified arborist or landscape architect or designated representative must walk the limits of clearing and grading with FCON, LDS, representative to determine where adjustments to the clearing limits could be made to increase the area of tree preservation, and/or where alternative preservation efforts that could save more trees are more effective. Such agreed upon adjustments must be implemented without requiring revisions to the clearing plan, unless explicitly required because the field conditions do not permit the preservation as detailed.

    Dead or dying trees within tree save areas may be removed by hand under the supervision of the project arborist and prior approval from FCON. Any tree so designated may be removed using a chain saw or other method that minimizes disturbance to surrounding live trees and understory vegetation.

46. Project Arborist/Pre-construction Meeting. Prior to the pre-construction meeting the Applicant must have the approved limits of clearing and grading flagged with a continuous line of flagging. The Applicant must 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 FCON 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 must be recorded by the Project Arborist and tree protection fencing must be implemented under the Project Arborist's supervision based on these adjustments.

47. Site Monitoring. The Applicant's Project Arborist must 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 must 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 FCON. Written reports must be submitted to FCON and SDID site inspector detailing site visits. A monitoring schedule and Project Arborist reports must be described and detailed in the Tree Preservation Plan.

48. Tree Protection Fencing. The Applicant must install appropriate tree protection devices based on site conditions and proposed construction activities, as reviewed and approved by Forest Conservation prior to the commencement of land disturbing activities.

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

50. Species Confirmation. To verify compliance with 10-year tree canopy credit, the Applicant must submit a purchase order confirming that the tree species match those approved on the landscape plan. This documentation will be reviewed during the bond release inspection.

51. Green Building - The Applicant must seek certification for the development from one of the following programs.

    A. EarthCraft. Certification in accordance with the EarthCraft House or Multifamily Program as demonstrated through documentation provided to LDS and DPD prior to the issuance of the residential use permit (RUP) for each dwelling unit. If certification is still in process at time of RUP issuance, the applicant must provide documentation from the EarthCraft project manager demonstrating that the project has been registered, completed final inspection, and has met the requirements to attain EarthCraft Certification prior to RUP issuance for each dwelling unit. The applicant must provide documentation to LDS and DPD demonstrating that certification for the Proposed Development has been attained prior to final bond release.

    B. NGBS. Certification in accordance with the most current version of National Green Building Standard (NGBS), as demonstrated through documentation submitted to LDS and DPD from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling.

    C. The Applicant reserves the right to utilize an equivalent program in consultation with and approved by the Environmental Branch of DPD prior to site plan approval.

52. Noise Attenuation. The Applicant must incorporate construction measures consistent with those found in [FELI-COPP-25-1900-1C] to ensure that interior noise in dwelling units will not be in excess of DNL 45 dBA, outdoor recreation areas will not exceed DNL 65 dBA. If mitigation measures are required, then site and building plans for each building/unit that is subject to noise mitigation must

depict the final noise contours as determined by the noise study; measures that will be incorporated must be included on site/building plans.

53. Refined Acoustical Analysis. A refined acoustical analysis, to include a Building Shell and Barrier analysis, will be submitted concurrent with the first site plan submission to LDS for review and approval, and distributed to the Public Facilities & Development Review Branch (PFDRB) of the Department of Planning and Development (DPD) for review and approval. Mitigation measures appropriate to reduce indoor noise for residential units to no more than DNL 45 dBA and outdoor recreation areas to DNL 65 dBA, consistent with the sound attenuation recommendations in the study must be incorporated into the development. The noise contours of DNL 65 dBA and greater affecting residential units must be shown on the site plan and will be identified on the building plans. All residential units must be outside of the DNL 75 dBA.

54. Notifications. The Applicant will notify potential purchasers of residential units with balconies, in their sales contracts, if exterior noise levels may exceed DNL 65 dBA. Rooftop decks will not be constructed in areas where the noise level is projected to exceed DNL 65 dBA unless notification is provided to these prospective future residents.

    Prior to entering into a contract of sale, prospective purchasers must be notified in writing by the Applicant of the proximity of Dulles International Airport, including distance to the airport, and that residential units are located within an area that may be impacted by aircraft overflights and aircraft noise

55. Lighting. All on-site and outdoor lighting will not exceed that permitted under the Outdoor Lighting Standards of Section 5109 of the Zoning Ordinance, as may be amended, and will be energy efficient to the extent feasible. All light fixtures will be LED and fully cut off to minimize spillover light.

CONTRIBUTIONS

56. Recreation Contribution. Prior to the issuance of the first RUP, the Applicant must contribute a lump sum of $893 per resident estimated to be generated by the proposed development to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Dranesville District, as determined by the Fairfax County Park Authority in consultation with the Dranesville District Supervisor.

57. School Contribution. A contribution of $14,956 per projected student for the number of units constructed in each phase must be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements at the public schools serving the development. The contribution must be made at the time of the first building permit for the units in that phase. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should modify the ratio of students per unit or the amount of contribution per student, the Applicant must pay the modified contribution amount for the development to reflect the then-current ratio and/or contribution. Concurrent with the submission to Fairfax County for the first site plan on the Property, the Applicant must notify Fairfax County Public Schools Office of Facilities Planning Services, in writing, that submission has occurred.

58. Land Unit A School Contribution. In addition to the contribution in the above proffer, prior to the issuance of the first RUP for each new dwelling unit, the Applicant will contribute $1,250.00 per

dwelling unit to the Board of Supervisors for transfer to FCPS to be utilized for the acquisition of property and construction of new schools serving the Property.

59. Escalation in Contribution Amounts. All monetary contributions required by these proffers (except School-related proffer), must escalate on a yearly basis from the base year of 2026, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3. 3.

SIGNAGE

60. Signage. Signage for the Property will be provided in accordance with the requirements of the Zoning Ordinance or pursuant to a Special Exception approved by the Board of Supervisors in accordance with the Zoning Ordinance. The Applicant will install signage noting the public accessibility of specific open spaces and trails on the Property, in accordance with Article 7 of the Zoning Ordinance.

61. Wayfinding Park Signage. Wayfinding and signage will be developed in coordination with FCPA at the time of site plan approval or Special Exception approval and will be installed by the Applicant at the time of the development of the open space to ensure the public can easily identify and access all publicly-accessible parks. Temporary or interim signage will be provided prior to Special Exception approval, as necessary, and as permitted by the Zoning Ordinance, in consultation with FCPA.

AFFORDABLE DWELLINGS

62. Affordable Dwelling Units ("ADUs"). The applicant will provide Affordable Dwelling Units pursuant to Section 5101 of the Zoning Ordinance and the Administrative Regulations Concerning the Sale and Rental of Affordable Dwelling Units, as amended, unless modified by the ADU Advisory Board, and to the satisfaction of the Department of Housing and Community Development.

OTHER

63. Route 28 Prepayment of Taxes. In accordance with Virginia Code Ann. § 15.2-4608(C)(Ch.770, 2002 Acts of Assembly; H. 735), the Applicant must prepay, in full, the taxes that would have been attributable to the residential portion of the Property in its current non-residential zoning district (that is, the special improvements taxes estimated by the County to be lost as a result of the change in zoning classification requested in this rezoning application), in accordance with the formula and provisions adopted by the Board of Supervisors for optional residential development within the Route 28 Tax District. The prepayment of taxes must be made in full within sixty (60) days after the Board of Supervisors approves this Rezoning application, and the effective date of this rezoning must be deferred until such payment in full is made. The Applicant recognizes that failure to provide payment to the County in the full amount determined by the Board's formula within 60 days of the Board of Supervisors' approval of this rezoning means that the rezoning will not become effective and that the ordinance rezoning the Property and the Board's rezoning decision must both be void in accordance with Virginia Code Ann. § 15.2-4608(C).

64. Phase II Dulles Rail Tax District Buyout for Multi-Family Units. At least sixty (60) days prior to recording for-sale residential condominium documents for any portion of the Property located within the Phase II Dulles Rail Transportation Improvement District (the "Phase II District"), the Applicant will provide written notice to the Director of the Real Estate Division of the Fairfax County Department of Tax Administration advising that the Applicant intends to record condominium documents for that portion of the Property and requesting a lump sum payment amount that represents the then-present value of the future special improvement taxes that would have been payable to the Phase II District attributable to that portion of the Property under its current I-5 zoning classification. Such amount will be determined in accordance with a formula approved by the Board of Supervisors. The Applicant will pay to Fairfax County such sum prior to recording the condominium documents for that portion of the Property. Any special improvement taxes paid in the year the Application is approved will be credited toward the on-time payment on a pro-rated basis.

65. Advanced 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.

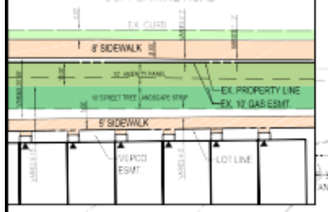
66. Zoning Administrator Consideration. Notwithstanding the foregoing, upon demonstration that despite diligent efforts or due to factors beyond the Applicant's control proffered improvements such as, but not limited to, transportation, publicly accessible park areas, off site easements, have been delayed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

67. 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 must include within its meaning and must be binding upon Applicant's successor(s) in interest and/or developer(s) of the site or any portion of the site.

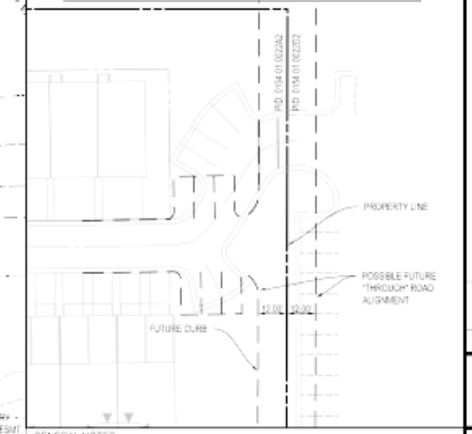
68. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered must be deemed an original, and all of which taken together must constitute but one and the same instrument.

SIGNATURES TO FOLLOW ON NEXT PAGE

INSET #3 - COPPERMINE ROAD
TYPICAL STREETSCAPE (SCALE 1"=30')



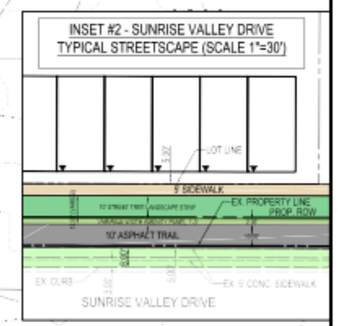
INSET #1 - ALTERNATIVE ROAD ALIGNMENT (SCALE 1"=30')



GENERAL NOTES:

1. INGRESS/EGRESS EASEMENTS TO BE PROVIDED ON ALL PRIVATE ROADS.
2. REVISED INTERPARCEL ACCESS EASEMENTS SHALL BE PROVIDED TO EASTERN PARCEL TM # 015-4(1)) 0022D2 IN THE ACCESS LOCATIONS SHOWN HEREON.
3. ALTERNATE ROAD ALIGNMENT SHOWN IN INSET #1 ON THIS SHEET IS PROVIDED FOR INFORMATIONAL PURPOSES ONLY. ROAD ALIGNMENT MAY BE RECONFIGURED AS SHOWN ABOVE IF THE REDEVELOPMENT OF THE ADJACENT PARCEL INCLUDES THE CONSTRUCTION OF A NEW "THROUGH" ROAD, AND REVISED INTERPARCEL ACCESS AND CONSTRUCTION EASEMENTS SHALL BE PROVIDED AS NECESSARY.
4. FINAL DETAILS FOR ALL ADA CURB RAMPS SHALL BE COORDINATED WITH FCDOT AT TIME OF SITE PLAN IN ACCORDANCE WITH THE PROFFERS.

INSET #2 - SUNRISE VALLEY DRIVE
TYPICAL STREETSCAPE (SCALE 1"=30')



LEGEND

URBAN PARK SPACE

REVISIONS		
NO.	DATE	DESCRIPTION
PLAN DATE		
1	05.09.2025	1ST SUBMISSION
2	07.16.2025	2ND SUBMISSION
3	09.05.2025	3RD SUBMISSION
4	10.24.2025	4TH SUBMISSION
5	03.24.2026	5TH SUBMISSION
6	05.12.2026	6TH SUBMISSION
7	07.02.2026	7TH SUBMISSION

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COMMONWEALTH OF VIRGINIA
CHANGLIE CHEN
LICENSE NO. 036700
PROFESSIONAL ENGINEER

CONCEPT DEVELOPMENT PLAN
COPPERMINE COMMONS
CDP/FDP
DRANESVILLE DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: JULY, 2025
SCALE: 1"=30' | 1" = 2'

SHEET

Plotted: - J:\JOBS\Coppermine Commons\B-Engineering\Entitlement\CDP-FDP-SPEX\13252-05-CONCEPT DEVELOPMENT.dwg [CONCEPT DEVELOPMENT PLAN] July 02, 2026 - 1:48pm lhuynh