County of Fairfax, Virginia

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

December 12, 2006

Lori Greenlief
McGuire Wood, LLP
1750 Tysons Boulevard, Suite 1800
McLean, VA 22102-4215

Re: Interpretation for RZ/FDP 1999-LE-036, Centex Homes-Hawthorne, Tax Map 99-2 ((1)) 24: Street Connections

Dear Ms. Greenlief,

This is in response to your letter of October 18, 2006, requesting an interpretation of the proffers and Conceptual Development Plan (CDP) accepted by the Board of Supervisors and the Final Development Plan (FDP) approved by the Planning Commission in conjunction with the approval of the above-referenced applications. As I understand it, the question is whether the proposed connection of Azalea Cove Terrace and Birch Branch Terrace to adjacent Lots 18 and 19 for a potential future residential development would be in substantial conformance with the proffers and development plan. This determination is based on the your letter and attachments including a Tax Map sheet, the proffers for RZ 1999-LE-036, a portion of the approved CDP/FDP for Hawthorne, Comprehensive Plan text for Lots 18 and 19, a portion of the record plat for Hawthorne, and, a sketch of a proposed development of Lots 18 and 19 entitled "Tavares/Cinder Bed Road" prepared by Dewberry and dated May 17, 2006. Copies of your letter and relevant exhibits are attached.

The approved CDP/FDP for the Hawthorne Subdivision shows Azalea Cove Terrace and Birch Branch Terrace terminating in the northeast portion of the site. North of the subdivision are Lots 18 and 19 that are currently zoned I-5. As I understand it, you are proposing to develop a residential community on Lots 18 and 19, based on Comprehensive Plan text which contains an option for residential use at 3-4 or 4-5 dwelling units per acre subject to consolidation with, and access through, the Hawthorne Subdivision. Specifically, you are proposing to pursue the higher density residential option and are asking for assurance that the existing stub streets in the Hawthorne Subdivision may be extended to provide access for the future development.

You state in your letter that the CDP/FDP shows Azalea Cove Terrace and Birch Branch Terrace as stub streets. However, the streets actually terminate in vehicle turnaround areas. Furthermore, the turnarounds are located south of the limits of clearing and grading and a tree save area. Your letter states that there are no trees in this area and that water and sanitary sewer easements were allowed in the tree save area

Department of Planning and Zoni
Zoning Evaluation Divis
12055 Government Center Parkway, Suite 8
Fairfax, Virginia 22035-55
Phone 703 324-12
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pursuant to Proffer #4 which allows modifications to the limits of clearing and grading for the "*necessary installation of trails, utility lines and stormwater management facilities as approved by DPWES and the installation of supplemental landscaping as provided in paragraph 5 hereinafter*". There are no proffers or notes on the CDP/FDP that allow for the future extension of Azalea Cove Terrace or Birch Branch Terrace. Beyond requires consolidation with the Hawthorne Subdivision, it does not eliminate the need for approval of an amendment to the proffers and development plan for the Hawthorne Subdivision in order to facilitate a consolidation.

As such, it is my determination that the extension of Azalea Cove Terrace and Birch Terrace as proposed is not in substantial conformance with the proffers or approved CDP/FDP.

This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator. If you have any questions regarding this interpretation, please feel free to contact Mary Ann Godfrey at (703) 324-1290.

Sincerely,

Barbara A. Byron, Director, Director
Zoning Evaluation Division, DPZ

O:\mgodfr\PI Interpretation\Hawthorne SD (RZ,FDP LE-036) street connection.doc

Attachments: A/S

cc: Dana Kaufman, Supervisor, Lee District
Rodney Lusk, Planning Commissioner, Lee District
Diane Johnson Quinn, Deputy Zoning Administrator, ZPRB, DPZ
Michelle Brickner, Assistant Director, Land Development Services, DPWES
Angela Rodeheaver, Chief, Site Analysis Section, DOT
Kevin J. Guinaw, Chief, Special Projects/Applications Management Branch, DPZ
File: SEA 00-Y-017/PCA 79-C-089, PI 0606 102, SEI 0606 042, Imaging, Reading File

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Lori Greenlief
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lgreenlief@mcguirewoods.com

RECEIVED
Department of Planning & Zoning
NOV 1 6 2006
Zoning Evaluation Division

October 18, 2006

Barbara A. Byron, Director
Zoning Evaluation Division, Department of Planning and Zoning
12055 Government Center Parkway
Suite 800
Fairfax, VA 22035

RE: Interpretation, RZ 1999-LE-036 and FPA 1999-LR-036

Dear Ms. Byron:

The purpose of this letter is to request an interpretation as to whether vehicular connection(s) (private street) between Lots 18 and 19 and the Hawthorne subdivision as generally shown in the attached sketch study is in conformance with the approval of the above referenced applications.

The rezoning of the Hawthorne subdivision was approved pursuant to the above applications in 2000. A tax map, a copy of the proffers and the appropriate portion of Sheet 1 of 4 of the approved CDP/FDP are attached for your reference. As you can see, Azalea Cove Terrace and Birch Branch Terrace are stub streets at one end of the subdivision. Lots 18 and 19, to the north of those stub streets, are currently zoned I-5 pursuant to a proffered rezoning approved in 2002. The Comprehensive Plan language for these lots includes a residential development option but only with a vehicular connection through Hawthorne subdivision. The Plan language is attached for your reference. Our client wishes to pursue the residential option, the first step of which is to obtain approval of the access points.

*The enclosed illustrative sketch shows the logical locations for road connections. This is an area of the Hawthorne subdivision which, although it is shown on the CDP/FDP as tree save, already contains both water and sanitary sewer easements (record plat for Hawthorne is also attached). Hence, trees will not and can not be provided in these areas anyway. Proffer #4 allowed for these modifications to the limits of clearing and grading.

The applicant has already conducted several meetings with the Hawthorne residents as part of the APR process for this site. The applicant will not go forward with a residential rezoning for Lots 18 and 19 without assurance from Hawthorne that ingress/egress easements can be obtained through the Hawthorne subdivision.

The provision of these road connections will have minimal impact on the open space calculations for the Hawthorne subdivision as the required open space was 18% and 60% was provided at the time of rezoning and will not change the density of the subdivision or add building area.

In accordance with Par. 4 of Sect. 16-403, minor modifications to an approved final development plan may be permitted when such are deemed in substantial conformance with the approved FDP and for reasons such as vehicular circulation or other requirements of Fairfax County. In order to comply with the conditions stipulated in the Comprehensive Plan for residential development on Lots 18 and 19, we respectfully request your favorable determination that these connections as proposed are in substantial conformance with the approved CDP/FDP. Please call me if you have any questions.

Best regards,

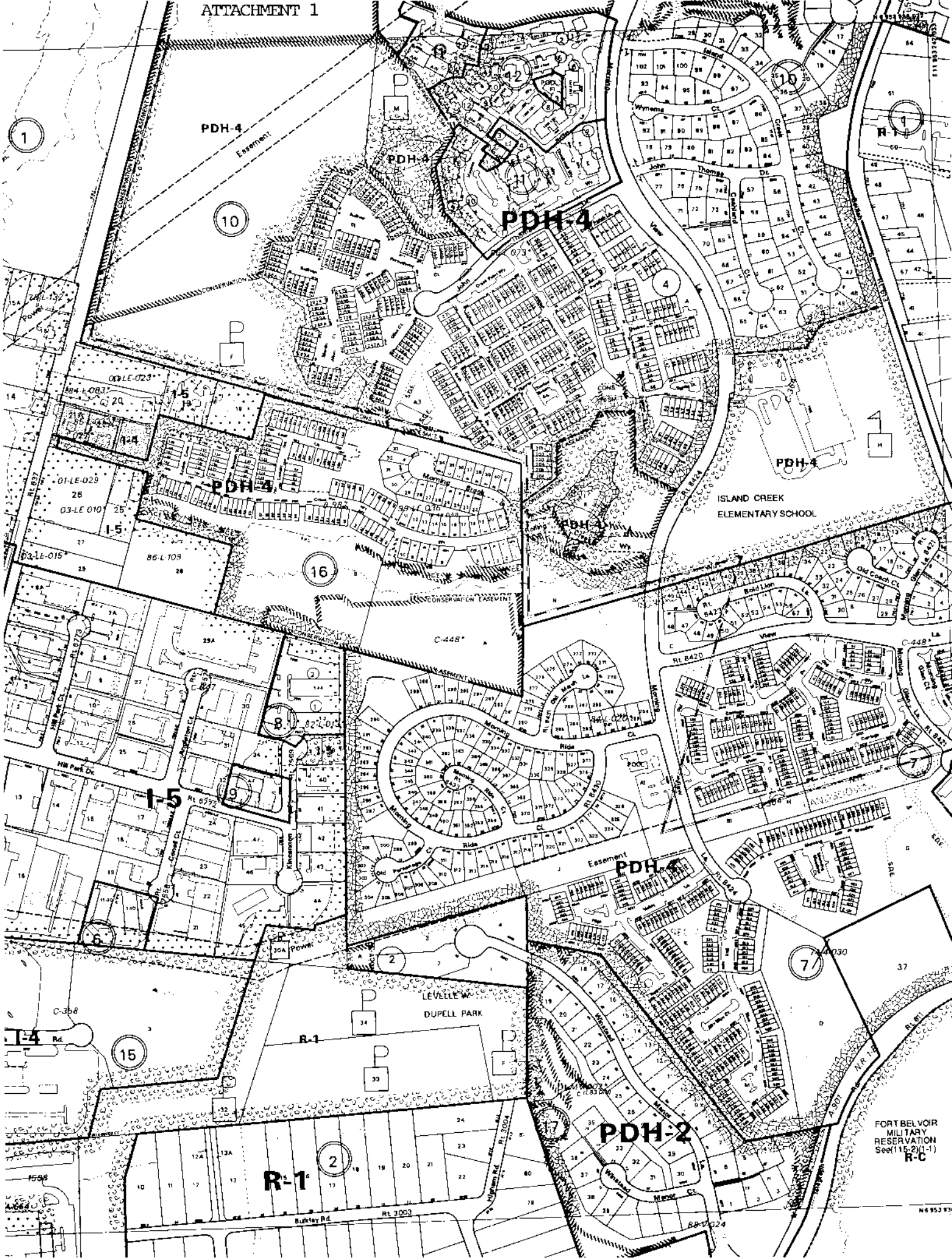
Lori Greenlief
McGuireWoods LLP

Attachments:

1. Tax Map
2. Proffers
3. Portion of approved CDP/FDP for Hawthorne subdivision
4. Comprehensive Plan Language
5. Portion of Record Plat for Hawthorne subdivision
6. Sketch Study

cc: Ken Betts, Tavares Concrete
Carol Delatorre, Hawthorne Subdivision
Rodney Lusk, Lee District Planning Commissioner
Greg Riegle, Esquire

ATTACHMENT 1



PROFFERS

RZ 1999-LE-036
Centex Homes - Hawthorne

February 10, 2000

Pursuant to Section 15.2-2303A of the Code of Virginia (1950 as amended), the applicant hereby proffers to develop the subject property in accordance with the following conditions, provided the Board of Supervisors rezones the subject property to the PDH-4 Zoning District as proffered. For the purpose of these proffers, the term "Applicant" refers to the applicant herein, its successors or assigns.

1. **Conceptual/Final Development Plan:** Development of the property shall be in conformance with the plan entitled "Conceptual/Final Development Plan, Hawthorne ('CDP/FDP')," prepared by Dewberry and Davis, revised as of January 10, 2000.

2. **Final Development Plan Amendment:** Notwithstanding, the CDP/FDP is presented on one sheet and said CDP/FDP is the subject of Proffer 1 above, the CDP shall constitute the entire plan relative to the points of access, the total number and types of units and general location of residential lots and common open space areas, and buffering adjacent to Island Creek Subdivision on the northern property line. The Applicant shall have the option to request Final Development Plan Amendments ("FDPA") from the Planning Commission for portions of the Plan in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance.

3. **Energy Saver:** All homes on the property shall meet the thermal guidelines of the Virginia Power Energy Saver Program for energy-efficient homes or its equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy systems, as applicable.

4. **Limits of Clearing:** The Applicant shall conform to the limits of clearing and grading shown on the CDP/FDP, subject to modifications for the necessary installation of trails, utility lines and stormwater management facilities

as approved by DPWES and the installation of supplemental landscaping as provided in paragraph 5 hereinafter. At the time of grading plan review, the Applicant shall designate limits of clearing and grading, in addition to those shown on the CDP/FDP, in areas where it is economically feasible to save additional trees without precluding construction of the project in accordance with the CDP/FDP, including but not limited to, the specific density and general development configuration shown thereon.

a. In order to preserve and protect the EQC, the limits of clearing and grading shall conform to the limits as shown on the CDP/FDP, subject to installation of utilities if necessary and, trails, if necessary, as approved by DPWES. If necessary, the trails and utilities outside the limits of clearing and grading will be located and installed in the least disruptive manner possible considering cost and engineering, as determined by the Urban Forester. A replanting plan in accordance with the Public Facilities Manual will be developed and implemented, as approved by the Urban Forester, for any areas outside the limits of clearing and grading that must be disturbed. In addition, as shown on the CDP/FDP, several areas where clearing and grading will occur will be restored with a woody seed mix and appropriate tree plantings to encourage vegetative growth that will restore a natural appearance, as approved by the Urban Forestry Branch. Further, the Applicant will utilize the woody seed mix to restore the clearing and grading areas occurring off-site to accommodate the road connection to Morning View Lane.

b. Prior to any clearing and grading on-site, the final limits of clearing shall be confirmed in the field during the pre-construction meeting with the Applicant's certified arborist and the County Urban Forester. On the borders contiguous to Island Creek, tree protection fencing shall be erected at the limits of clearing and grading as shown on the tree preservation/landscaping plan. Materials and installation of tree protection fencing shall constitute a four (4) foot high, orange plastic fence attached to six (6) foot steel posts, driven eighteen (18) inches into the ground and placed no further than six (6) feet apart. The tree protection fencing shall be made clearly visible to all construction personnel. This fencing shall be maintained by the Applicant throughout the period of construction activities on this portion of the site. The fencing shall be installed prior to the performance of any clearing and grading activities on the site, including the demolition of any existing structures. If any trails, utility lines, or stormwater management facilities are required to be located within the area protected by the

limits of clearing and grading, they shall be located and installed in the least disruptive manner feasible, considering cost and engineering, as determined by DPWES, and subject to County Urban Forester approval. If any trees within the area designated to be preserved are destroyed as a result of the Applicant's construction activities, the Applicant will provide appropriate replacement trees in terms of species, size and quantity as determined by the Urban Forestry Branch pursuant to Section 12-403 of the Public Facilities Manual.

c. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first site or subdivision plan submission, whichever comes first. The tree preservation plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees twelve (12) inches in diameter and greater twenty (20) feet to either side of the proposed limits of clearing and grading and within other areas designated by the Urban Forestry Branch as potential save areas. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching and fertilization. The installation of tree protection fencing shall be performed under the supervision of a certified arborist. Prior to commencement of any clearing, grading, or demolition activities, the project's certified arborist shall verify in writing that the tree protection fence referenced in paragraph b above, has been property installed. A certified arborist shall monitor all construction work and tree preservation efforts in order to ensure conformance with the tree preservation plan. The monitoring schedule shall be described and detailed in the tree preservation plan which includes the submission of written reports to the Office of Site Development Services documenting all site monitoring visits and specifying any concerns associated with tree preservation issues.

5. **Buffer Area:**

a. Landscaping/Tree Save: In the buffer areas on the northern property line adjacent to Island Creek, the Applicant shall install supplemental landscaping in accordance with the landscaping plan attached hereto as Exhibit "A" (page 1 of 2, dated December 10, 1999, and page 2 of 2, revised as of January

5, 2000) and incorporated herein by reference. The Applicant shall adhere to the tree save line shown on the CDP/FDP along the northern property line adjacent to Island Creek. However, in no event shall the tree save area width be less than fifteen feet (15') from the Island Creek property line.

b. Fence: A six (6) foot high board fence shall be installed within the buffer area as generally shown on page 2 of 2 (above). The fence material shall be equivalent to the fence currently enclosing Island Creek subdivision on Beulah Street. The fence will be maintained by the Applicant in good repair. The fence will be located generally on a line no closer than ten (10) feet from and parallel to the property line with Island Creek. However, the fence will deviate around a cluster of existing trees as generally depicted on page 2 of 2. Two (2) existing clumps of evergreen trees (Clump #1 and Clump #2 as shown on Exhibit A, page 2 of 2) shall be preserved. In addition, the Applicant shall meander the fence to avoid destruction of trees six (6) inches in diameter or greater. However, no deviation will cause the fence to be located closer than ten (10) feet to the property line with Island Creek. The Applicant stipulates that any proposal to remove or relocate the fence after installation will require a Proffer Condition Amendment.

6. **Regional Stormwater Management Pond:** The Applicant shall construct the on-site Regional Stormwater Management Pond. Plans for the Regional Stormwater Management Pond shall be approved by DPWES and the cost of construction of the Pond fully bonded with Fairfax County prior to the recordation of the first residential subdivision plan for the subject property. Further, subject to approval by DPWES, the Applicant shall provide revegetation in the area cleared for the Regional Stormwater Management Pond pursuant to the guidelines that were approved by the Board of Supervisors.

7. **Stream Bank Stabilization:** To protect against future stream bank erosion in the immediate vicinity of the Island Creek Section 4 stormwater management pond outfall and at all proposed concentrated storm sewer discharge locations on-site, the Applicant shall provide suitable bio-stabilization, or other protective measures, subject to coordination with the Northern Virginia Soil & Water Conservation District ("NVSWCD") and approval by DPWES.

8. **Archeological Survey:** The Applicant shall obtain a Phase I Archaeological Survey of the area of the subject property outlined on Exhibit "B" attached hereto. Said survey shall be provided to the County Archaeologist within

ninety (90) days after rezoning of the subject property. If said area is determined to contain potentially significant information after the initial testing phase, additional archeological work at the Phase II or Phase III level will be conducted if the site can not be avoided by the proposed construction. If the Fairfax County History Commission determines that this site is of historical significance and that installation of a historic marker is justified, the Applicant shall contribute up to $2,000 to be utilized for the acquisition and installation of this marker on the site at a location to be determined by the Applicant, in consultation with the Commission.

9. **Cinder Bed Road:** At the time of record plat approval, or upon demand by the Board of Supervisors, whichever event first occurs, the Applicant shall dedicate right-of-way forty-five (45) feet from centerline across the Cinder Bed Road frontage of the subject property.

10. **Construction Vehicles:** During the site development phase, and subject to Virginia Department of Transportation ("VDOT") and DPWES approval, the Applicant shall direct all subcontractors to utilize the Cinder Bed Road entrance to the site for their construction vehicles (i.e., heavy equipment, dump trucks, etc.).

11. **Public Access:** No public ingress and egress to the development from Cinder Bed Road shall be allowed except for temporary access for construction vehicles as set forth in paragraph 10 above and permanent access for public emergency vehicles only. All other vehicular access to the site will be limited to a connection at Morning View Lane (Route 8424).

12. **Recreational Facilities:** Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall provide recreational facilities based upon an expenditure of $955 per dwelling unit for the total number of dwelling units that will be developed, less and except affordable dwelling units. A portion of these funds may be used off-site for recreational facilities on land owned by the Island Creek Homeowners Association, if the application property is incorporated into the Island Creek Homeowners Association and residents on the application property obtain full membership rights in the association. Any surplus in these funds, after allowances for on-site recreational facilities and off-site facilities at Island Creek (if any) pursuant to Section 6-110, shall be contributed to the Fairfax County Park Authority for use on recreational facilities in the general vicinity. If

approved by the Park Authority and sufficient funds are available, the Applicant shall use these surplus funds to construct a dog run facility and a tot lot on Tax Map 99-2 ((10)) Parcel H and a trail and fence on Tax Map 99-2 ((10)) Parcel F as specified in paragraph 17 hereinafter.

13. **Traffic Signal:** At the time of the subdivision plan approval, the Applicant shall escrow with DPWES the sum of $35,000 toward the installation of a traffic signal at View Lane (Route 8420) and Beulah Street (Route 613).

14. **Left Turn Lane:** Subject to VDOT approval, the Applicant shall restripe the existing pavement on Morning View Lane to provide a left turn lane into the site and channelization for the left turn lane, all as shown on Exhibit C (attached). In addition, and subject to VDOT approval, the Applicant shall provide striping for a pedestrian crosswalk near this intersection, as determined by VDOT.

15. **Garages:** Garages will be used only for purposes which will not interfere with intended purposes of the garages, which are the parking of vehicles and the location of certain utilities. A restrictive covenant to that effect, approved by the County Attorney, and running to the Homeowners' Association and Fairfax County, shall be recorded among the land records of Fairfax County in conjunction with or prior to the recordation of the Deed of Dedication and Subdivision and this limitation on the use of garages shall be set out in the Homeowners' Association documents.

16. **Homeowners' Association:** The Applicant shall establish a Homeowners' Association for the proposed development to own, manage, and maintain the open space areas including any private streets, the recreational facilities and all other community-owned land and improvements. Prior to entering into a contract of sale, prospective purchasers of houses shall be notified in writing by the Applicant of the maintenance responsibility of the private streets and open space areas on the site and said purchasers shall be required to acknowledge receipt of this information in writing.

17. **Trail:** Provided sufficient surplus funds are available from the Applicant's recreational facilities expenditure requirements pursuant to Section 6-110 of the Zoning Ordinance and, pursuant to paragraph 12 above, and subject to receiving Fairfax County Park Authority approval, the Applicant shall provide a

six (6) foot wide trail off-site as shown on the CDP/FDP connecting to the existing trail on Tax Map 99-2 ((10)) Parcel 7 at its location near Cinder Bed Road. The exact location and configuration of the trail shall be determined in consultation with the Park Authority to minimize clearing and grading. If any refuse piles are located within the proposed trail bed, the Applicant shall clear and remove said refuse piles. The Applicant shall seek a waiver of the asphalt surface requirement for this trail from the Park Authority. If granted, the Applicant shall provide a natural surface trail. Further, if approved by the Park Authority, and provided sufficient surplus funds are available in the Section 6-110 fund, the Applicant will install a six (6) foot high fence along the southern boundary of Tax Map 99-2 ((10)) Parcel F, adjacent to the northern boundaries of Tax Map 99-2 ((1)) Parcels 17, 18 and 19.

18. **Conservation Easement:** The Applicant shall create conservation easements, as defined below, for the tree save areas delineated on the CDP/FDP, and the restoration replanting areas designated on the CDP/FDP as the woody seed mix areas (the "Conservation Areas"). The Conservation Areas shall be shown on the subdivision record plat. At the time of subdivision plat approval, the Applicant shall record the conservation easements among the land records of Fairfax County in a form approved by the County Attorney. These easements shall be recorded to the benefit of the Board of Supervisors of Fairfax County, or in the alternative, another public entity approved by the Lee District Supervisor. These conservation easements shall also be disclosed in the Homeowners' Association Documents for the development. These easements shall prohibit the removal of trees, except for dead or dying trees, hazardous trees or for the installation of trails, utility lines, sewer lines, and storm drainage facilities, if necessary, as determined by DPWES. The determination that a given tree is dead, dying, or hazardous, shall be made by the Urban Forestry Branch of DPWES. If any trails, utility lines, sewer lines or storm drainage facilities are required to be located within the Conservation Areas, they shall be located and installed in the least disruptive manner feasible, as determined by DPWES, and subject to approval by the Director of DPWES.

19. **Counterparts:** These proffers may be executed in one or more counter parts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[Signatures on the next page or counterparts]

Applicant/Contract Purchaser of Tax Map 99-2 ((1)) Parcel 24 (part):

Centex Homes, a Nevada General Partnership

By: Centex Real Estate Corporation
Managing General Partner

By: _____
Robert K. Davis, Division President

Owner of Tax Map Reference 99-2 ((1)) Parcel 24

_____
Kirshanan Suthanthiran, Trustee

Owner of Tax Map Reference 99-2 ((1)) Parcel 24

Trustee

Krishnan Suthanthiran, Trustee

Contract Purchaser of Tax Map Reference 99-2 ((1)) Parcel 24 (part):

The Porten Companies, Inc.

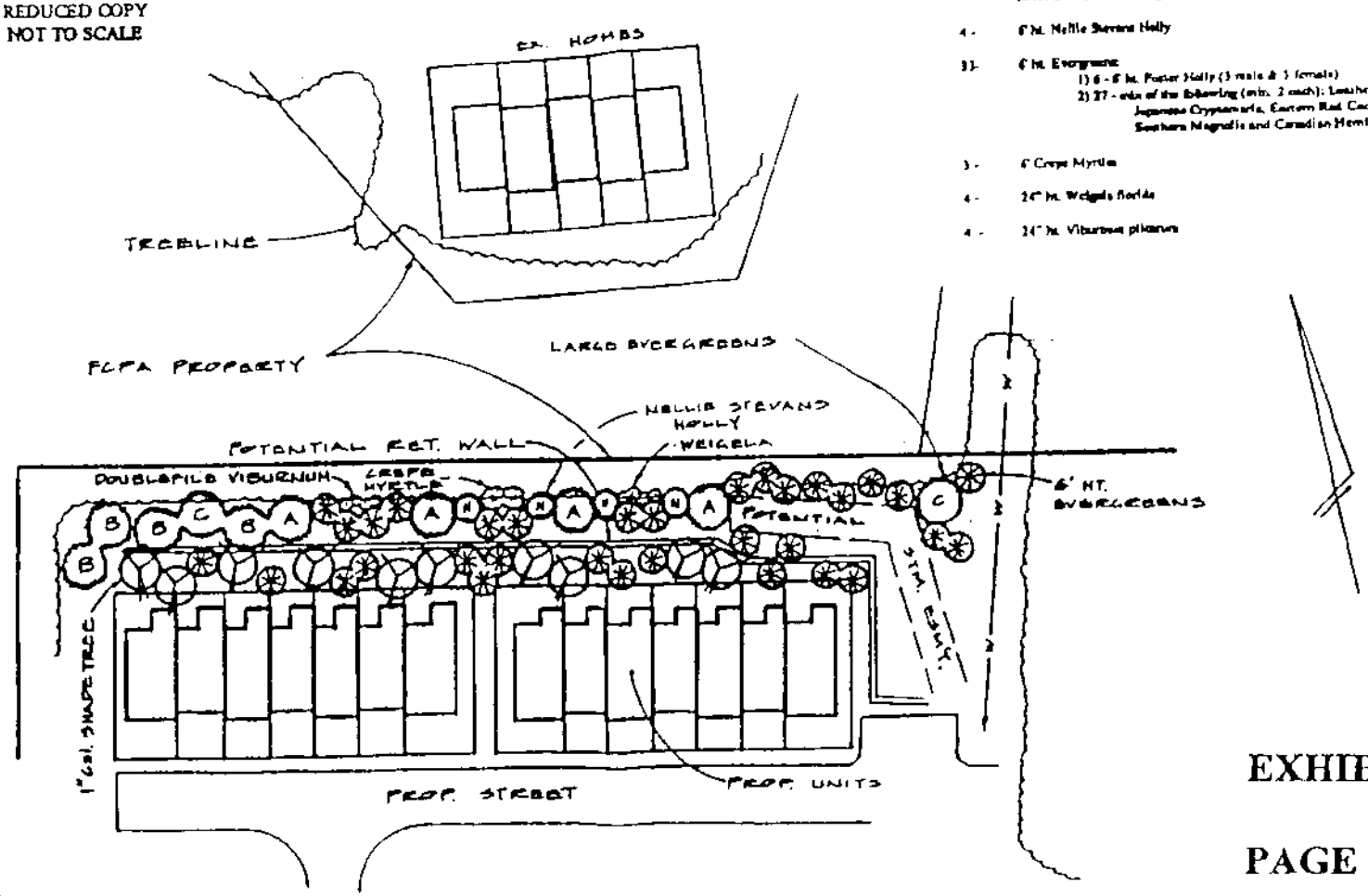
By: _____
Stephan E. Porten

Proposed Landscaping - Northwest Buffer

Hawthorne

November 26, 1999
(Rev. 12-10-99)

REDUCED COPY
NOT TO SCALE



Plant List

10 - Large Evergreens
4 - "A" = Norway Spruce @ 7' to 8' ht.
4 - "B" = White Pine @ 9' to 10' ht.
2 - "C" = Blue Spruce @ 7' to 8' ht.

10 - 1" caliper shade trees (min of 2 each):
River Birch, Male Ginkgo, Tulip Poplar, Red Oak & Red Maple

4 - 6' ht. Nellie Stevens Holly

33 - 6' ht. Evergreens
1) 6 - 8' ht. Foster Holly (3 male & 3 female)
2) 27 - min of the following (min. 2 each): Leatherleaf Viburnum, Japanese Cryptomeria, Eastern Red Cedar, Leyland Cypress, Southern Magnolia and Canadian Hemlock.

3 - 6' Crepe Myrtle

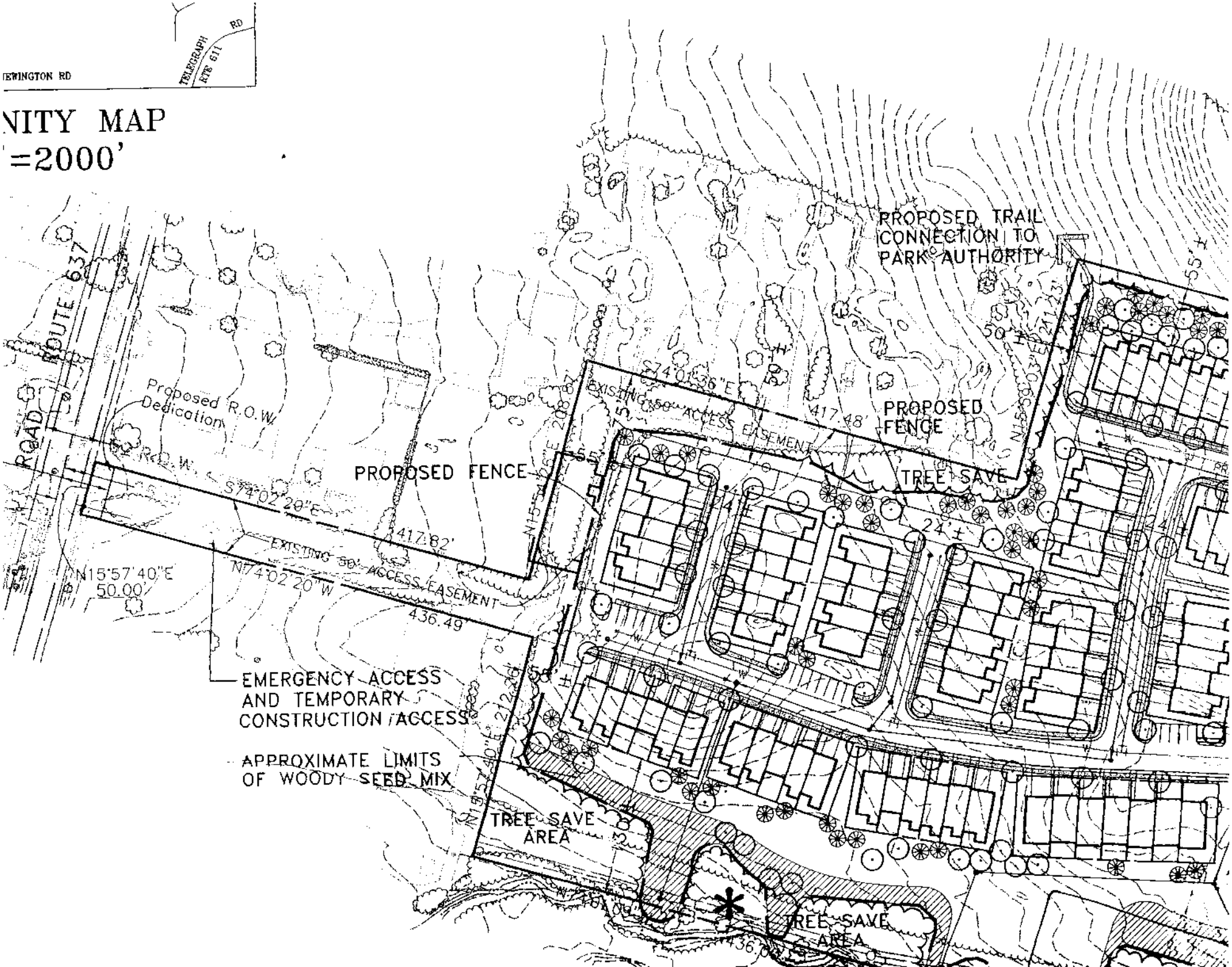
4 - 24" ht. Weigela florida

4 - 24" ht. Viburnum plicatum

EXHIBIT A

PAGE 1 OF 2

Planning Development Services, Inc.
Site Planning • Landscape Architecture • Field Development
• 10012 Grand Hog Court • Bristow, Virginia 20136 •
• Office 703.393.9531 • FAX 703.393.9951 •



ATTACHMENT 3

The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, Newington Community Planning Sector (S6), page 93, Land Use Recommendation #9:

"Two adjacent parcels, Tax Map 99-2((1))18 and 19 may be developed for single family attached residential use at 3-4 dwelling units per acre if they are consolidated and subdivided such that their development can be integrated with the approved single family residential development on Tax Map 99-2((1))24, and if all vehicular access can be obtained through parcel 24 to Morning View Lane. Development at this density would be subject to all of the applicable development conditions outlined for residential use on Parcel 24.

As an option, parcels 99-2((1)) 18, 19 may be appropriate for single-family attached residential use at a density of 4-5 du/ac. Some or all of the industrial zoned parcel 99-2((1)) 17 may also be considered under this option. The following conditions should be met:

- Consolidation of parcels 18, 19 is achieved, with any portion of parcel 17 that is included dedicated to open space. The open space should include amenities for passive recreation such as benches and trash receptacles, with trees and other vegetation located along the periphery to screen the adjacent industrial development;
- A 6 foot masonry wall is placed along any property line abutting industrial use;
- A commitment is made to restrict residential development to parcels 18 and 19 and the maximum number of units does not exceed 13;
- Sensitivity to environmental constraints of the property is demonstrated through appropriate measures to mitigate the presence of slippage prone soils;
- The residential development is integrated with the Hawthorne subdivision with access through the subdivision to Morning View Lane. Access to Cinder Bed Road is prohibited; and
- The architectural type, style and elements of the homes constructed are compatible with the existing homes in the Hawthorne subdivision.

If residential development is not achieved, Tax Map 99-2((1))18 and 19 may be developed for industrial use up to .25 FAR. Vehicular access to Parcels 18 and 19 should be provided through Parcels 17 or 20. It is recommended that Parcels 18 and 19 consolidate with Parcel 17. The existing 50-foot access easement for Parcel 24 to Cinder Bed Road should not be utilized. Substantial vegetated buffers and screening should be provided adjacent to parcels planned or developed for residential use or public park use."...

MODIFY:

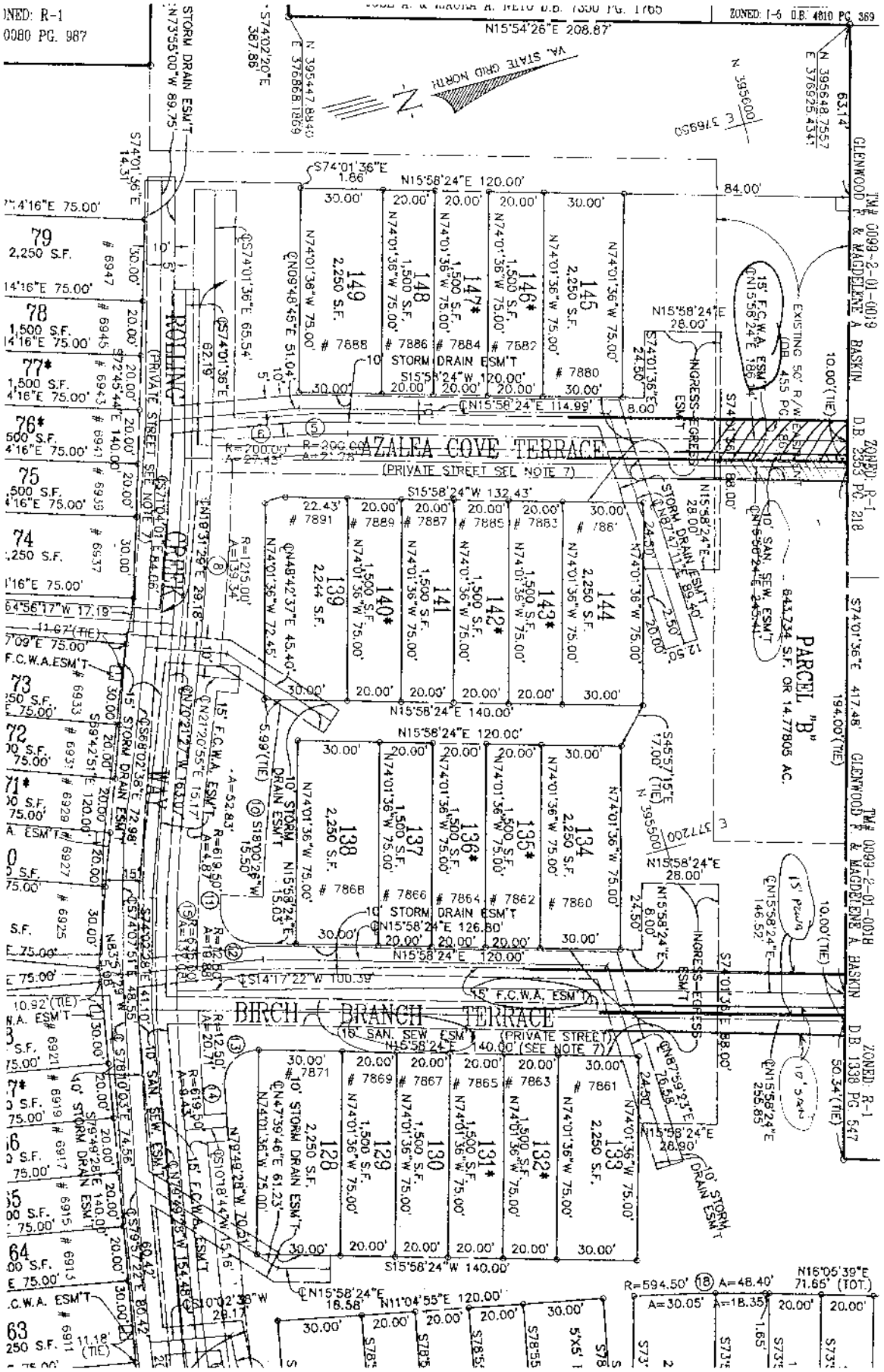
The Fairfax County Comprehensive Plan, 2003 Edition, Area IV, Springfield Planning District as amended through 12-6-2004, I-95 Industrial Corridor Area, Page 23, Land Use Recommendations, Land Unit I:

..." Tax Map 99-2((1)) parcels 17, 20-23 and 25-29 include areas with environmental constraints and opportunities, including slopes, poor soils and a tributary. These parcels are also planned for industrial use up to .35 FAR subject to the following:

- Substantial vegetated buffers and screening should be provided adjacent to parcels planned or developed for residential use or public park use;
- Outdoor storage and heavy industrial uses are prohibited; and
- Access should occur only to Cinder Bed Road.

<u>If parcels 99-2 ((1))18 and 19, which are addressed in the recommendations for S9 Newington Community Planning Sector, are proposed for residential use consistent with Plan guidance, some or all of parcel 99-2((1)) 17 should be consolidated with these parcels and used as open space with passive recreation facilities for the residential community."</u>...

The Plan Map would not change.


ZONED: R-1
0080 PG. 987
ZONED: I-5 D.B. 4810 PG. 369
N15°54'26"E 208.87'
VA. STATE GRID NORTH
N
STORM DRAIN ESM'T
N73°55'00"W 89.75'
S74°01'36"E 1.86'
N15°58'24"E 120.00'
84.00'
79
2,250 S.F.
78
1,500 S.F.
77*
1,500 S.F.
76*
75
74
73
72
71*
70
69
68
67
66
65
64
63
149
2,250 S.F.
148
1,500 S.F.
147*
1,500 S.F.
146*
1,500 S.F.
145
2,250 S.F.
7888
7886
7884
7882
7880
10' STORM DRAIN ESM'T
S15°58'24"W 120.00'
N15°58'24"E 114.99'
AZALEA COVE TERRACE
(PRIVATE STREET SEE NOTE 7)
S15°58'24"W 132.43'
139
2,244 S.F.
140*
1,500 S.F.
141
1,500 S.F.
142*
1,500 S.F.
143*
1,500 S.F.
144
2,250 S.F.
N15°58'24"E 140.00'
N15°58'24"E 120.00'
138
2,250 S.F.
137
1,500 S.F.
136*
1,500 S.F.
135*
1,500 S.F.
134
2,250 S.F.
7868
7866
7864
7862
7860
10' STORM DRAIN ESM'T
N15°58'24"E 126.80'
N15°58'24"E 120.00'
S14°17'22"W 100.39'
15' F.C.W.A. ESM'T
BIRCH BRANCH TERRACE
(PRIVATE STREET)
(SEE NOTE 7)
N15°58'24"E 140.00'
128
2,250 S.F.
129
1,500 S.F.
130
1,500 S.F.
131*
1,500 S.F.
132*
1,500 S.F.
133
2,250 S.F.
7871
7869
7867
7865
7863
7861
10' STORM DRAIN ESM'T
S15°58'24"W 140.00'
N11°04'55"E 120.00'
R=594.50'
A=48.40'
N16°05'39"E
71.65' (TOT.)
A=30.05'
A=18.35'
PARCEL "B"
643,734 S.F. OR 14.77805 AC.
ROLLING
OPEN
WAY
(PRIVATE STREET SEE NOTE 7)
EXISTING 50' R/W EASEMENT
INGRESS-EGRESS ESM'T
15' F.C.W.A. ESM'T
10' SAN. SEW. ESM'T
GLENWOOD F. & MAGDELENE A. BASKIN
TM# 0099-2-01-0019
D.B. 2353 PG. 218
ZONED: R-1
TM# 0099-2-01-0018
D.B. 1338 PG. 547
ZONED: R-1

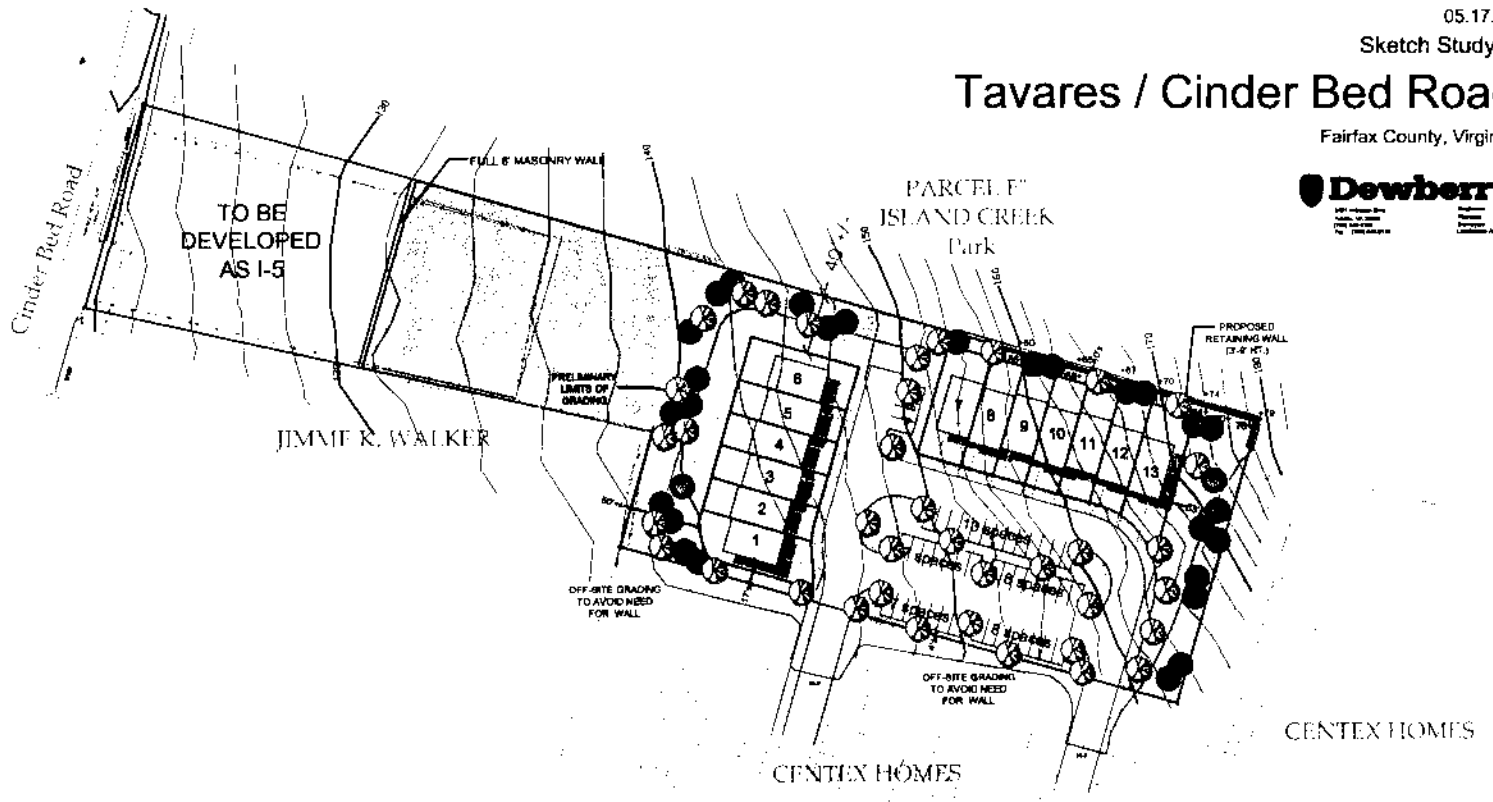
05.17.06

Sketch Study B

Tavares / Cinder Bed Road

Fairfax County, Virginia

Dewberry



SITE AREA	2.69±AC
EXISTING ZONING	I-5
NUMBER OF UNITS	13 DU
DENSITY	4.83±DU/AC
OPEN SPACE PROVIDED	1.44±AC (54%)
PARKING REQUIRED (2.3 SP/UNIT)	30 SPACES
PARKING PROVIDED (7.61SP/DU)	99 SPACES
GARAGE	26 SPACES
DRIVEWAY	26 SPACES
SURFACE	47 SPACES

Note: This study has been prepared for preliminary Client review and discussion only. It is subject to confirmation of base information , engineering and planning considerations and. depicted program/product distribution, dimensions and setbacks.

SCALE

0 40 80 160

Azalea Cove Ter
Birch Branch Ter
Locust Leaf Ln
7803 Cinderbed Rd, Lorton, VA 22079
© 2006 Europa Technologies
© 2006 Sanborn
© 2006 Navteq
N
W
E
S
Google
Pointer 38°44'44.05" N 77°10'38.59" W elev 145 ft
Streaming 100%
Eye alt 1333 ft