



# County of Fairfax, Virginia

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

March 12, 2009

Ronald J. Keller  
730 S. Washington Street  
Alexandria, Virginia 22314

RE: Rezoning Application RZ 2004-LE-042

Dear Mr. Keller:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 9, 2009, granting Rezoning Application RZ 2004-LE-042 in the name of James Puryear. The Board's action rezones certain property in the Lee District from the R-1, C-5, and HC Districts to the C-5 and HC Districts and permits commercial use with an overall Floor Area Ratio (FAR) of 0.24. The subject property is located on the east side of Grovedale Drive, approximately 260 feet south of Franconia Road, on approximately 1.18 acres of land [Tax Map 81-3 ((5)) 13], and is subject to the proffers dated February 17, 2009.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors  
NV/dms  
Enclosure

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**Office of the Clerk to the Board of Supervisors**  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903  
Email: [clerktothebos@fairfaxcounty.gov](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor Jeff C. McKay, Lee District  
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration  
Regina Coyle, Director. Zoning Evaluation Division. DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
Angela K. Rodcheaver, Section Chief, Transportation. Planning Division  
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation  
Ken Williams, Plans & Document Control, ESRD, DPWES  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
District Planning Commissioner  
Barbara J. Lippa, Executive Director, Planning Commission  
Denise James, Office of Capital Facilities/Fairfax County Public Schools  
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9<sup>th</sup> day of March, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2004-LE-042**

**WHEREAS**, James Puryear, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, C-5, and HC Districts to the C-5 and HC Districts, and

**WHEREAS**, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

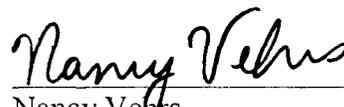
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

**NOW, THEREFORE, BE IT ORDAINED**, that that certain parcel of land situated in the Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the C-5 and the HC Districts, and said property is subject to the use regulations of said C-5 and HC Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

**BE IT FURTHER ENACTED**, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 9<sup>th</sup> day of March, 2009.



Nancy Veers

Clerk to the Board of Supervisors

ZAPS USER GENERATED REPORTS  
 ZONING APPLICATION SUMMARY REPORT  
 APPLICATION NUMBER: RZ 2004-LE-042

DECISION DATE: 3-9-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME JAMES PURYEAR

STAFF COORDINATOR: SWILLI

ACTION: APPROVE

## DECISION SUMMARY:

ON MARCH 9, 2009, THE BOARD OF SUPERVISORS UNANIMOUSLY  
 APPROVED RZ 2004-LE-042 SUBJECT TO PROFFERS DARED FEBRU  
 ARY 17, 2009, ON A MOTION BY SUPERVISOR MCKAY.

**ZONING INFORMATION**

## EXISTING ZONING

## PROPOSED ZONING

## APPROVED ZONING

<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
C- 5	0.88 ACRES	C- 5	1.18 ACRES	C- 5	1.18 ACRES
R- 1	0.30 ACRES	C- 5	1.18 ACRES	C- 5	1.18 ACRES
TOTAL	1.18 ACRES	TOTAL	1.18 ACRES	TOTAL	1.18 ACRES

**TAX MAP NUMBERS**

081-3- /05/ /0013-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: C- 5

## APPROVED RESIDENTIAL DEVELOPMENT

## APPROVED NON-RESIDENTIAL DEVELOPMENT

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>	<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>		<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	
RETAIL/EST				<u>ADU'S</u>	12,400.00	SQ FEET	1.18	ACRES	0.24
TOTAL					12,400.00	SQ FEET	1.18	ACRES	0.24

**WAIVERS/MODIFICATIONS**

APPROVED WAIVERS/MODIFICATIONS

**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

PROFFER INFORMATION

PROFFER STATEMENT DATE: 02-17-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
ARCHITECTURE / BUILDING MATERIALS	01-01-0001	0	N/A	\$	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$	01-01-0001
FLOOR AREA RATIO (FAR) / GROSS FLOOR AREA	01-01-0001	0	N/A	\$	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	SITE PLAN	\$	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
OPEN SPACE	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
PURSUE WAIVERS / MODIFICATIONS OF	01-01-0001	0	N/A	\$	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$	01-01-0001

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RECEIVED  
OR PARTIAL RECEIVED  
Department of Planning & Zoning

COMMONWEALTH OF VIRGINIA  
COUNTY OF FAIRFAX  
APPLICATION FOR ZONING MAP AMENDMENT

AUG 10 2004

APPLICATION NO. RZ 2004-LE-042  
(Assigned by Staff)

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA  
I (We), JAMES PURYEAR, the applicant(s),  
petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by  
reclassifying from the R-1, HC 05 District to the C-5, HC  
District the property described below and outlined in red on the Zoning Section Sheet(s)  
accompanying and made a part of this application.

PROPERTY DESCRIPTION

- LEGAL DESCRIPTION: 13 SEC. 2 FRANCONIA HILLS B-10 464
- TAX MAP DESCRIPTION: 081-3 005 0013 1.1836 AC.
- POSTAL ADDRESS OF PROPERTY: (If any)  
6309 GROVEDALE DRIVE
- ADVERTISING DESCRIPTION: (Ex. South of Rt. 236, 1000 feet west of Rt. 274)  
262 FEET SOUTH OF FRANCONIA ROAD RTE. # 644 ON THE EAST SIDE OF GROVEDALE DRIVE.
- PRESENT USE: VACANT
- PROPOSED USE: CARPET STORE
- SUPERVISOR DISTRICT: LEE

The name(s) and address(es) of owner(s) of record shall be provided on the affidavit form attached and made part of this application.

The undersigned has the power to authorize and does hereby authorize Fairfax County staff representatives on official business to enter on the subject property as necessary to process the application.

ROGER K. BOHR (R.C. FIELDS JR & ASSOC. P.C.) AGENT  
Type or Print Name of Applicant or Agent

Signature of Applicant or Agent

730 S. WASHINGTON ST. ALEX. VA. 22314  
Address

(703) 549-6422  
Telephone No.

(703) 549-6452 (fax)  
Work

Please provide name and telephone number of contact person if different from above.

DO NOT WRITE IN THIS SPACE

RZ 2004-0365

Date application received: \_\_\_\_\_

Application Fee Paid: \$ 6073

Date application accepted: 12/10/04

CR# 11080  
Virginia Kuffner

Form RZ (10/89)

**SITE DATA:**  
 NUMBER OF UNITS PROPOSED: 1 (RETAIL/SHOPPING CENTER)  
 SITE AREA: 31,500 SQ. FT. OR 1.1638 AC.  
 SITE AREA (AFTER DEDICATION): 47,500 SQ. FT. OR 1.0917 AC.  
 LANDSCAPE OPEN SPACE REQUIRED (20%): 6,511 SQ. FT. OR 0.2363 AC.  
 LANDSCAPE OPEN SPACE PROVIDED: 15,900 SQ. FT. OR 32.4% OF SITE

**BULK REGULATIONS (C-5 ZONE)**

MAXIMUM BUILDING HEIGHT: 40'  
 MINIMUM LOT WIDTH REQUIRED: 200'  
 MINIMUM LOT WIDTH PROVIDED: 200'  
 MINIMUM LOT AREA REQUIRED: 40,000 SQ. FT.  
 MINIMUM LOT AREA PROVIDED: 51,500 SQ. FT.  
 OPEN SPACE REQUIRED: 20% OR 6,211 SQ. FT.  
 OPEN SPACE PROVIDED: 32.4% OR 15,900 SQ. FT.  
 GROSS FLOOR AREA ALLOWED: 12,400 SQ. FT.  
 GROSS FLOOR AREA PROPOSED: 12,400 SQ. FT.  
 MAXIMUM F.A.R. ALLOWED: 0.25  
 MAXIMUM F.A.R. PROPOSED: 0.24

**MINIMUM YARD REQUIREMENTS (C-5 ZONE)**

FRONT: 45' ASP. NLT 40' 70' SEE ASP DETAIL  
 SIDE: NO REQUIREMENT 5' 20.0'  
 REAR: 20'

**NOTE:**  
 BUILDINGS IN ADJACENT PROPERTIES ARE APPROPRIATE. INFORMATION TAKEN FROM AVAILABLE RECORDS.

**STORMWATER MANAGEMENT REQUIREMENTS**

I. TOTAL SITE AREA 31,500 SQ. FT. OR 1.1638 AC.  
 EXISTING IMPERVIOUS AREA 0 SQ. FT. OR 0%  
 PROPOSED IMPERVIOUS AREA 30,365 SQ. FT. OR 0.8637 AC.  
 NOTE: DUE TO THE SIZE OF THIS SITE AND THE DRAINAGE AREA TO THE PROPOSED SWM/BMP SYSTEM THE RATIONAL METHOD WILL BE UTILIZED FOR STORMWATER RUNOFF ANALYSES.  
 II. WEIGHTED "C" FACTOR CALCULATIONS:  
 EXISTING IMPERVIOUS COVER 0 ACRES  
 PROPOSED IMPERVIOUS COVER 0.86 ACRES  
 $C^* PFE = (0 \times 0.00) + (1.18 \times 0.86) = 1.18 = 0.30$   
 $C^* PFE = (0.86 \times 0.00) + (1.22 \times 0.14) = 0.17$   
 III. PRE-DEVELOPMENT PEAK DISCHARGES: (TC = 5 MINUTES)  
 $Q2 = AQ = (1.18) (0.15) (5.40) = 0.96 \text{ cfs}$   
 $Q10 = AQ = (1.18) (0.30) (7.27) = 1.29 \text{ cfs}$   
 $Q100 = AQ = (1.18) (0.30) (8.84) (1.25) = 2.18 \text{ cfs}$   
 NOTE: CORRECTION FACTOR (CF) FOR THE 100 YR. STORM IS 1.25  
 IV. POST-DEVELOPMENT PEAK DISCHARGES: (TC = 5 MINUTES)  
 $Q2 = AQ = (1.18) (0.79) (5.40) = 1.29 \text{ cfs}$   
 $Q10 = AQ = (1.18) (0.79) (7.27) = 6.78 \text{ cfs}$   
 $Q100 = AQ = (1.18) (0.79) (8.84) (1.25) = 11.47 \text{ cfs}$   
 NOTE: CORRECTION FACTOR (CF) FOR THE 100-YR. STORM IS 1.25  
 DETENTION VOLUME ESTIMATES:  
 DETENTION REQUIRED (BASED ON HYDROGRAPH ESTIMATE) = 3,900 CU FT.  
 DETENTION PROVIDED = 3,900 CU FT.

**SWM/BMP NOTE:**

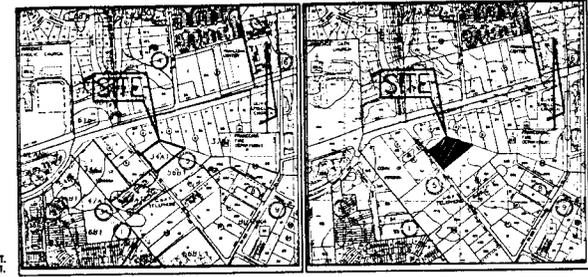
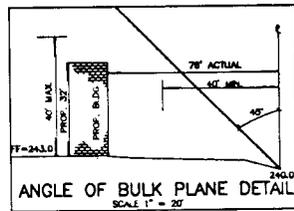
THE PROPOSED BMP FILTER AND DETENTION PIPES SHOWN ARE FOR DEMONSTRATIVE PURPOSES. FILTER TYPE AND FINAL LOCATION TO BE DETERMINED AT THE TIME OF FINAL SITE PLAN. FINAL COMPLETION WITH WATER QUALITY AND DETENTION REQUIREMENTS SHALL BE PROVIDED OR WAIVED WITH THE FINAL SITE PLAN. OTHER POSSIBLE STORMWATER MANAGEMENT SYSTEMS MAY BE UTILIZED IF DEEMED SUITABLE BY FAIRFAX COUNTY D.P.M. R. E.S.

**PARKING TABULATIONS:**

REQUIRED: SHOPPING CENTER:  
 100,000 SQ. FT. OF GROSS FLOOR AREA OR LESS FOUR (4) EXISTING ZONE C-5, R-1 & HC SPACES PER 1000 SQ. FT. OF GROSS FLOOR AREA  
 CALCULATIONS: SHOPPING CENTER: 12,400 SQ. FT. (GROSS FLOOR AREA)  
 12,400 / 1000 X 4.3 = 54  
 PROVIDED: 60 TOTAL SPACES, INCLUDING FOUR (4) HANDICAP SPACES (8' X 12', TWO 8' X 8' ASLE AND TWO 3' X 15' ASLE. VAN ACCESSIBLE)  
 FIFTY-SIX (56) 6.5' X 11' SPACES  
 NOTE: ONE AND A HALF-FOOT (1.5') VEHICLE OVERHANG ALLOWANCE IS TAKEN ON PARKING BAYS WHERE APPLICABLE.

**LOADING SPACE TABULATIONS:**

REQUIRED: RETAIL SALES ESTABLISHMENT: STANDARD "B", ONE SPACE FOR THE FIRST 10,000 SQ. FT. OF GROSS FLOOR AREA, PLUS ONE SPACE FOR EACH ADDITIONAL 15,000 SQ. FT. OR MAJOR TRUCK TRAILER.  
 CALCULATIONS: RETAIL SALES: 12,400 SQ. FT.  
 REQUIRED: 1 LOADING SPACE (15' X 25')  
 PROVIDED: 1 LOADING SPACE (15' X 25')



SOILS MAP SCALE 1"=500'

SOIL TYPES:  
 34: WOODSTON (CLASS B)  
 37: BELTSVILLE (CLASS B)  
 32: NEWPSVILLE (CLASS C)

**GENERAL NOTES:**

- TAX MAP (JRM-3-005-13)
- EXISTING ZONE: C-5, R-1 & HC  
 EXISTING R-1 ZONE & HC: 13,231 SQ. FT.  
 EXISTING C-5 ZONE & HC: 30,325 SQ. FT.  
 PROPOSED C-5 ZONE & HC: 47,500 SQ. FT.  
 PROPOSED R-1 ZONE & HC: 0 SQ. FT.  
 TOTAL AREA IN HC (HIGHWAY CORRIDOR): 47,500 SQ. FT.  
 PROPOSED STREET DEDICATION: 4,000 SQ. FT.
- EXISTING USE: VACANT PROPOSED USE: SHOPPING CENTER
- TITLE REPORT WAS NOT FURNISHED FOR THE PREPARATION OF THIS PLAN.
- PLAT SUBJECT TO RESTRICTIONS OF RECORD.
- THIS PLAN IS PROPOSING 32.4% OF OPEN SPACE.
- RIGHT-OF-WAY DEDICATION WILL BE PERFORMED DURING THE SITE PLAN PROCESS AND ROAD CONSTRUCTION AND FUTURE IMPROVEMENTS WILL BE INSTALLED PRIOR TO OCCUPANCY OF THE PROPOSED BUILDING.
- THE DEVELOPMENT SCHEDULE CONSISTS OF APPROVAL OF REZONING AND FINAL SITE PLAN WITHIN APPROXIMATELY 1 YEAR.
- TOPOGRAPHY FIELD RUN BY THIS FIRM.
- BOUNDARY SURVEY PERFORMED BY THIS FIRM.
- THERE ARE NO VISIBLE OR KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- THERE ARE NO KNOWN HAZARDOUS, TOXIC SUBSTANCES, OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- THIS DEVELOPMENT IS IN CONFORMANCE WITH THE CURRENT ADOPTED FAIRFAX COUNTY COMPREHENSIVE PLAN.
- THE SITE WILL HAVE THE REQUIRED MINIMUM NUMBER OF PARKING SPACES (SEE CALCS).
- OWNER: JENKINS, LLC  
 C/O JAMES PURYEAR  
 P.O. BOX 4278  
 ALEXANDRIA, VA 22303  
 (801 7407, PU 084)
- THIS DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY.
- PROPOSED UTILITIES TO BE UNDERGROUND.
- THIS DEVELOPMENT WILL BE SERVED BY PUBLIC SEWER AND WATER.
- SOLID WASTE WILL BE PICKED UP TWICE WEEKLY BY A PRIVATE SERVICE AND DISPOSED OF AT A COUNTY APPROVED LANDFILL.
- THIS LOT IS CURRENTLY VACANT, NO EXISTING BUILDINGS.
- THE PROPOSED BUILDING SHOWN ON THIS PLAN IS FOR REPRESENTATION ONLY. MINOR VARIATIONS TO BUILDINGS' FOOTPRINT SIZE AND LOCATION OF THE BUILDING REPRESENTED HEREON MAY RESULT FROM FINAL ENGINEERING AND DESIGN. ARCHITECTURAL FEATURES SUCH AS CORNICES, STAIRS AND STOPS ARE OPTIONAL AND MAY BE SPECIFIED ON THE PLANS REQUIRED TO ACCOMMODATE THE APPLICATIONS FOR BUILDING PERMITS. (MAXIMUM BUILDING FLOOR AREA AVAILABLE = 12,400 SQ. FT.)
- STORMWATER DETENTION AND BEST MANAGEMENT PRACTICES (BMP'S) WILL BE PROVIDED IN AREA AS SHOWN UNLESS OTHER COMPATIBLE METHODS ARE SELECTED OR OTHERWISE WAIVED BY THE FAIRFAX COUNTY D.P.M. R. E.S.
- THIS SITE WILL COMPLY WITH ALL STANDARDS & SPECIFICATIONS SET FORTH BY THE OESMACK BAY PRESERVATION ORDINANCE (OBPO), UNLESS WAIVED.
- UTILITY LOCATIONS ARE SUBJECT TO CHANGE AT THE TIME OF FINAL ENGINEERING.
- SOIL INFORMATION PROVIDED BY FAIRFAX COUNTY SOILS MAP.
- SITE IS COMPLETELY WOODED.
- THIS SITE DOES NOT CONTAIN ANY UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE. THIS SITE DOES NOT CONTAIN ANY MAJOR UTILITY EASEMENTS.
- FLOOR AREA TABULATION: SHOPPING CENTER: 12,400 SQ. FT. (GFA)

**RFC FIELDS, JR. & ASSOCIATES**  
 A PROFESSIONAL CORPORATION  
 LAND SURVEYING • SITE PLANNING • SUBDIVISION DESIGN  
 730 S. Washington Street, Pk. (703) 548-8422  
 Alexandria, Virginia 22314 (703) 548-8422



GENERALIZED DEVELOPMENT PLAN  
 SECTION 2  
 LOT 13  
**FRANCONIA HILLS**  
 (6309 GROVEDALE DRIVE)  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION
12/15/23	AS SHOWN

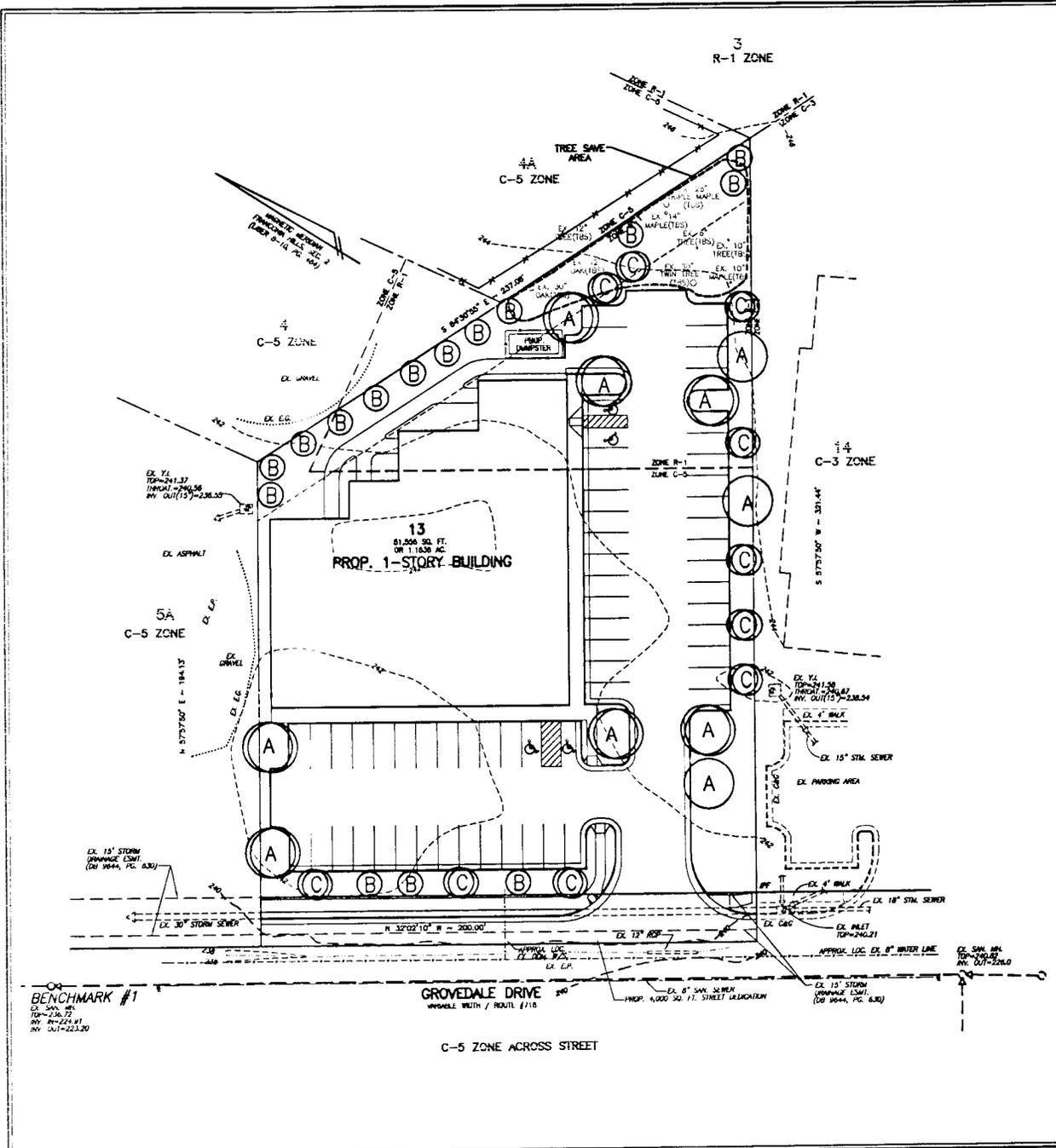
DESIGN: R.K.B.  
 DRAWN: R.K.B.  
 SCALE: 1" = 20'  
 DATE: JULY 23, 2004  
 SHEET 1 OF 6  
 FILE: 04-15

THIS DRAWING IS A SERVICE DOCUMENT OF R.C. FIELDS, JR. & ASSOC., P.C. AND MAY NOT BE USED OR REPRODUCED WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER AND/OR LAND SURVEYOR.  
 EXISTING UTILITIES SHOWN ON THIS PLAN WERE FROM AVAILABLE RECORDS AND/OR FROM FIELD OBSERVATIONS. FOR EXACT LOCATIONS OF EXISTING UNDERGROUND UTILITIES, NOTIFY "888 UTILITY" AT 1-800-367-7777, 12 HOURS BEFORE THE START OF ANY EXCAVATION OR CONSTRUCTION.  
 LOCATION AND DEPTH OF ALL EXISTING UNDERGROUND UTILITIES TO BE VERIFIED BY CONTRACTOR PRIOR TO CONSTRUCTION. INTERFERENCE OR DISRUPTION OF SAME WILL NOT BE THE RESPONSIBILITY OF THIS OFFICE.  
 ALL CONSTRUCTION SHALL CONFORM TO THE CURRENT STANDARDS AND SPECIFICATIONS OF FAIRFAX COUNTY, VIRGINIA. ©2004 R.C. FIELDS, JR. & ASSOC.

**BENCHMARK #1**  
 EX. 344.01  
 EX. 215.01  
 EX. 224.01  
 EX. 210.01  
 EX. 210.01

GROVEDALE DRIVE  
 200' 11" 200.00'  
 C-5 ZONE ACROSS STREET

PROPR. 1-STORY BUILDING SHOPPING CENTER  
 #6309 GROVEDALE DRIVE  
 BLDG. HEIGHT=32'  
 GFA=12,400 SQ. FT.  
 (BUILDING FOOTPRINT IS CONCEPTUAL AND SUBJECT TO FINAL ARCHITECTURAL DESIGN)



**TREE COVER CALCULATIONS:**

GROSS SITE AREA	81,006 SQ.FT.
SUBTRACT BUILDING FOOTPRINT AREA	12,400 SQ.FT.
PERCENTAGE OF TREE COVER REQUIRED	1.0%
TREE COVER REQUIRED = (81,006 SQ.FT. - 12,400 SQ.FT.) x 0.10	3,818 SQ.FT.
EXISTING TREE COVER CALCULATION	
EXISTING TREE COVER	51,008 SQ.FT.
TREES TO BE REMOVED	44,700 SQ.FT.
TREES TO BE PRESERVED x 10-YEAR GROWTH (x 1.25)	3,570 SQ.FT.
TREES TO BE PLANTED	
10 TREES @ 200 SQ.FT. EACH	2,000 SQ.FT.
10 TREES @ 125 SQ.FT. EACH	1,250 SQ.FT.
10 TREES @ 75 SQ.FT. EACH	1,125 SQ.FT.
TOTAL	4,375 SQ.FT.
CALCULATIONS:	
(51,008 - 12,400) 0.10 = 3,818 SQ.FT. < 7,840 SQ.FT.	
TREE COVER REQUIRED	3,818 SQ.FT.
TREE COVER PROVIDED	7,840 SQ.FT.

**ONSITE LANDSCAPE SCHEDULE**

LEGEND	NO.	COMMON NAME	USDA TREE COVER EACH	USDA TREE COVER TOTAL	ENERGY CONSERVATION (NITCA x 0.5) x # = LCIP	SIZE COMMENTS
A	10	NATIVE DECIDUOUS (WALNUT/OAK)	200	2,000	NO CREDIT TAKEN	2" CA B & B
B	15	SYCAMORE (ALTERNATE CYPRESS/LEMON)	75	1,125	NO CREDIT TAKEN	8" HI. B & B
C	10	SMALL DECIDUOUS (ALDER/DOGWOOD/CHESTNUT)	125	1,250	NO CREDIT TAKEN	1" CA B & B

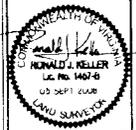
NOTE: TREE TYPES MAY BE SUBSTITUTED FOR TREES WITH EQUIVALENT COVER.

**INTERIOR PARKING LOT LANDSCAPING CALCULATIONS:**

AREA OF PARKING LOT	20,800 SQ.FT.
INTERIOR PARKING LOT LANDSCAPING REQUIRED (50%)	1,025 SQ.FT.
TOTAL SHADE TREE COVER PROVIDED	2,850 SQ.FT.
(7) DECIDUOUS TREES @ 200 SQ.FT., 10 DECIDUOUS TREES @ 125 SQ.FT.)	
TOTAL COVER REQUIRED	1,025 SQ.FT.
TOTAL COVER PROVIDED	2,850 SQ.FT.

- (A) DENOTES PROPOSED TREE
- (A) DENOTES PROPOSED TREE COUNTED FOR INTERIOR PARKING LOT CALCULATIONS

**R.C.F. FIELDS, JR. & ASSOCIATES**  
 PROFESSIONAL CORPORATION  
 LAND SURVEYING & SITE PLANNING  
 730 S. Washington Street, PH. (703) 549-6422  
 Alexandria, Virginia 22314 FAX (703) 549-6422

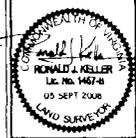


LANDSCAPE PLAN  
 LOT 13 SECTION 2  
**FRANCONIA HILLS**  
 (6009 GROVEDALE DRIVE)  
 (EAST DISTRICT)  
 FAIRFAX COUNTY, VIRGINIA

DATE	REVISION

DESIGN: R.K.B.  
 DRAWN: R.K.B.  
 SCALE: 1" = 20'  
 DATE: JULY 23, 2004  
 SHEET 2 OF 6  
 FILE: 04-15

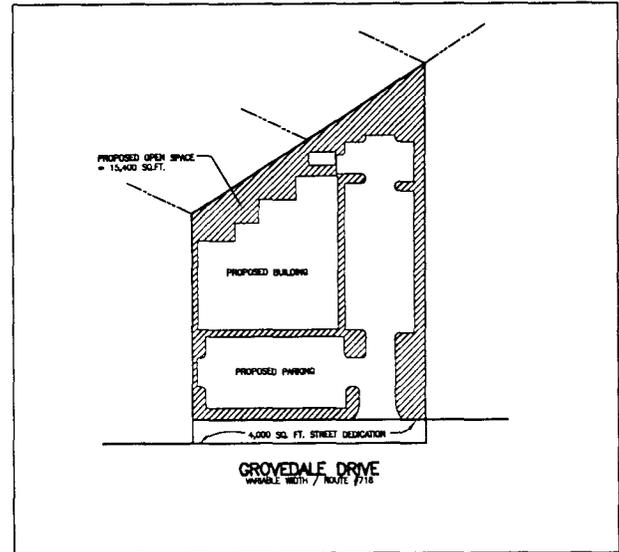
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EXISTING CONDITIONS PLAN  
 SECTION 2  
 LOT 13  
**FRANCONIA HILLS**  
 (6309 GROVEDALE DRIVE)  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

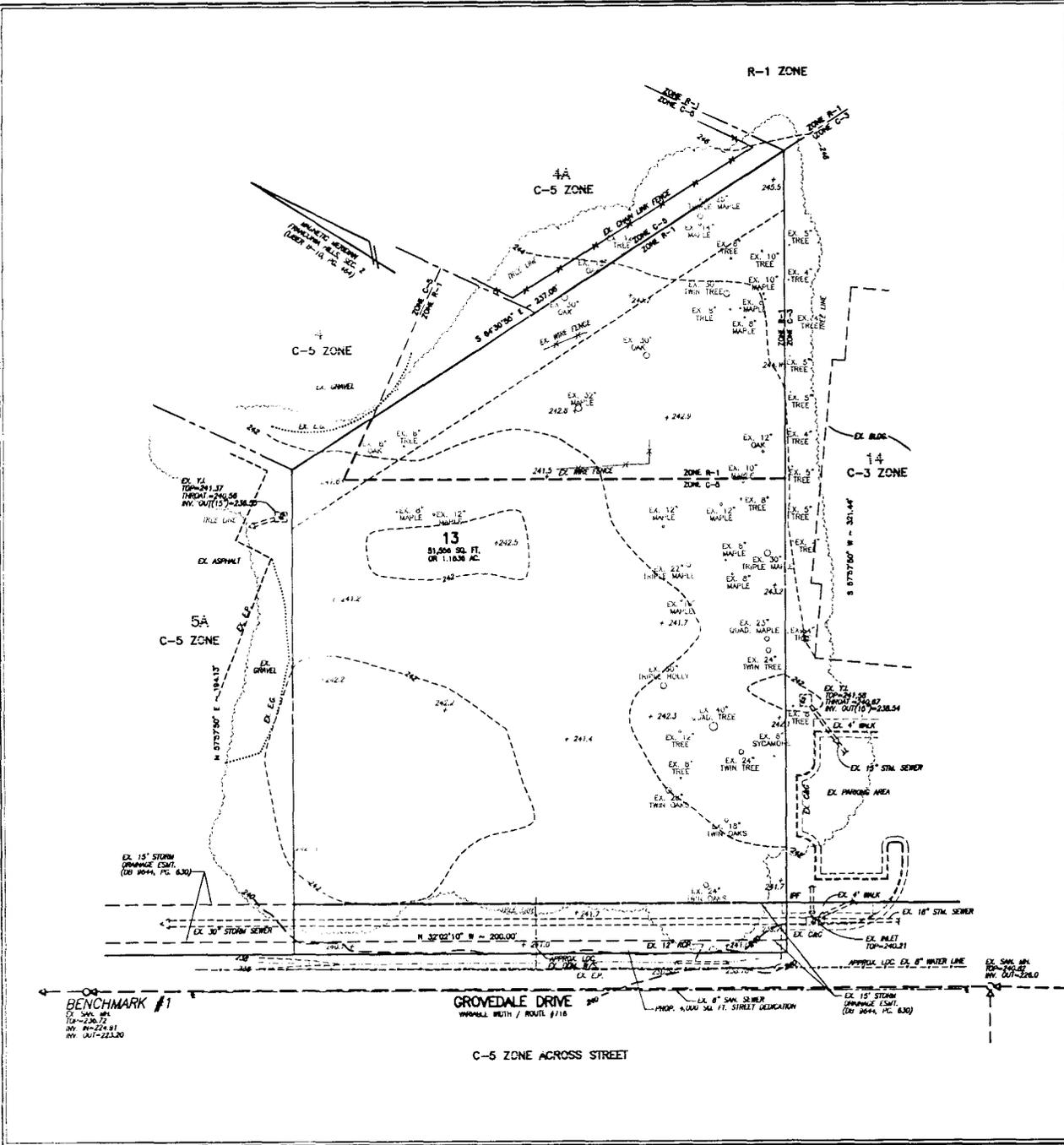
DATE	REVISION
07/23/04	AS PER BIDDING, ALIEN REVIEW
07/23/04	AS PER PLAN REVISION
07/23/04	ISSUED AS SHOWN UNDER SEAL
07/23/04	AS PER BIDDING
07/23/04	AS PER BIDDING
07/23/04	AS PER BIDDING

DESIGN: R.K.B.  
 DRAWN: R.K.B.  
 SCALE: 1" = 20'  
 DATE: JULY 23, 2004  
 SHEET 3 OF 6  
 FILE: 04-15



OPEN SPACE DETAIL  
 SCALE 1" = 50'

**SITE DATA:**  
 NUMBER OF UNITS PROPOSED: 1 (SHOPPING CENTER)  
 SITE AREA: 20,500 SQ. FT. OR 1.1639 AC.  
 SITE AREA (AFTER DEDICATION): 47,500 SQ. FT. OR 1.0817 AC.  
 LANDSCAPE OPEN SPACE REQUIRED (2004): 8,311 SQ. FT. OR 0.1913 AC.  
 LANDSCAPE OPEN SPACE PROVIDED: 15,400 SQ. FT. OR 0.348 AC. OF SITE



**BENCHMARK #1**  
 EX. SAN. MAN. TOP=230.72  
 INV. #=228.91  
 INV. 047-22520

**GROVEDALE DRIVE**  
 WINDMILL BIRTH / ROUTE #718

C-5 ZONE ACROSS STREET

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Franconia Shopping Center  
PROJECT LOCATION  
ELEVATIONS



1 STREET ELEVATION  
SCALE: 3/8" = 1'-0"  
0 2 4 6 12

DRAWINGS NOT FOR CONSTRUCTION

DATE	BY	CHKD BY	DESCRIPTION

PROFFERS

**Lot 13, Section 2, Franconia Hills**

**RZ 2004-LE-042**

February 17, 2009

Pursuant to Section 15.2-2303(a) of the 1950 Code of Virginia, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978), the property owners and Kingdom, LLC (the applicant) for themselves, their successors or assigns proffer as follows:

1. **Generalized Development Plan (GDP)**  
Development of the property that is subject to this rezoning (the "Property") shall be in substantial conformance with the plan entitled "*Generalized Development Plan, Lot 13, Section 2, Franconia Hills*" (GDP) consisting of five sheets, dated July 23, 2004 (revised through October 8, 2008), and prepared by R.C. Fields, Jr. & Associates, P.C.
2. **Minor Modifications**  
Pursuant to Par. 5 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator provided that such modifications are in substantial conformance with the GDP and still meet all the provisions of the C-5 Zoning District.
3. **Floor Area Ratio**  
The Floor Area Ratio (FAR) for the site will be limited to a maximum of 0.25.
4. **Shopping Center Use**  
The proposed shopping center building shall be utilized by a minimum of two (2) commercial retail uses. Typical uses to include, but are not limited to, retail sales establishments, eating establishments, fast food restaurants, financial institutions, personal service establishments, etc. The proposed building shall be designed to accommodate as many as nine (9) individual commercial uses. No single retail use may occupy more than six thousand (6,000) square feet of the available Floor Area in the proposed building. No fast food establishment shall occupy more than thirty five (35) percent of the available floor area. No drive-thru uses will be permitted on the site unless revisions are made to the GDP through the appropriate process with Fairfax County. No adult book stores; video/DVD stores primarily dealing with the sale, rental, or exhibition of adult oriented material; tattoo parlor/piercing establishments; psychic readers/fortune tellers; topless or

nude dancing/stripping establishments; adult mini-motion picture theaters, movie or "peep show" establishments.

5. **Grovedale Drive Dedication and Frontage Improvements**

Subject to DPWES approval, the applicant, shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of thirty-five (35) feet from the existing centerline of Grovedale Drive. Such dedication shall be made upon demand by Fairfax County or at the time of Site Plan review, whichever occurs first. All density related to such dedication is hereby reserved pursuant to Par. 5 of Section 2-308 of the Zoning Ordinance. At the time of dedication plat approval, the applicant shall construct full frontage improvements to twenty-six (26) feet from centerline with applicable VDOT transitions to existing adjacent properties along Grovedale Drive to include curb, gutter and a five foot (5') wide sidewalk, subject to DPWES and VDOT approval.

6. **Archaeological Site Assessment**

Prior to any land disturbing activities, the Applicant shall conduct and complete a Phase I archaeological survey of the site to identify potential historic resources on-site. Within 30 days of completion of said survey, the Applicant shall submit said survey to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority ("CRMPS") for review and approval. The Applicant shall also conduct and complete any Phase II or Phase III surveys on only those areas of the site identified for further study by CRMPS if determined necessary by CRMPS prior to any land disturbance activities. The studies shall be conducted by a qualified Archaeological professional approved by CRMPS and shall be reviewed and approved by CRMPS.

7. **Stormwater Detention**

Stormwater detention in accordance with the requirements of the Public Facilities Manual shall be provided on-site as determined by DPWES. A waiver of stormwater management detention may be sought at the time of final site plan review. If the detention waiver is approved by DPWES, the final site plan will be modified to delete the underground stormwater detention system depicted on the GDP. If a detention waiver is not applied for or is denied, a stormwater detention system will be provided on-site to the requirements of DPWES. Any stormwater management facilities will be privately owned and owner maintained. A maintenance agreement shall be executed at the time of site plan approval.

8. **Stormwater Quality (Best Management Practices, "BMP's")**

BMP's in accordance with the requirements of the Public Facilities Manual shall be provided on-site as determined by DPWES. The BMP requirements may be met, in whole or in part, by the stormwater filtration system depicted on the GDP. Alternative methods of providing BMP's may be provided to meet Fairfax County standards if they can be adequately implemented within the framework of the approved GDP. Other BMP methods include, but are not limited to, rain gardens, bio-retention basins, bio-retention filters, vegetated swales, or other low impact

development (LID) techniques that are acceptable to the Fairfax County DPWES. The alternative methods of providing BMP's shall be in substantial conformance with the proffered GDP; if the alternative methods are not in substantial conformance with the proffered GDP, the applicant recognizes that approval of a proffered condition amendment may be required. Soils testing shall be performed on site to determine if the subsurface soils can accommodate an infiltration facility. If soils are found to be suitable, an alternative stormwater management facility will be provided that will enhance groundwater recharge.

9. **Architectural Details**

Prior to Site Plan approval, the Applicant shall submit architectural details of the building to the Lee District Planning Commissioner for review and administrative approval to determine whether the designs meet the character of the existing neighborhood.

10. **Landscaping and Tree Preservation Plan**

A tree save area will be established on the site as depicted on the GDP. The site will be assessed to see if any additional existing indigenous hardwood trees can be saved and incorporated into the final design. The applicant shall prepare a tree survey and, if applicable, tree preservation plan as part of the final site development plans. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of the Urban Forest Management (UFM), DPWES. Any potential save trees and tree save areas will be coordinated with, and evaluated by Urban Forestry.

The proposed parking layout depicted on the GDP may be modified or re-worked to accommodate trees that are deemed worthy of retention and can be reasonably worked into the proposed design. The total number of parking spaces provided on the final site plans may be less than shown on the GDP in order to accommodate any additional tree save areas. However, the total number of parking spaces provided for the proposed shopping center use shall never be less than the minimum required by the Zoning Ordinance of Fairfax County.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 inches in diameter and greater, and 20 feet to either side of the limits of clearing and grading shown on the GDP for the entire site. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the

plan. The use of motorized equipment in the forested portion of Outlot B shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump grinders, etc. or any accessory or attachment connected to this type of equipment shall not occur unless previously approved by Urban Forestry Management.

#### Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas

1. All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved including any woody, herbaceous or vine plant species that occurs in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of Urban Forest Management, DPWES.
2. The use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by Urban Forest Management, DPWES.

#### Root Pruning and Mulching

1. The applicant shall 1) root prune, 2) mulch, and 3) provide tree protection fencing in the form of four foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by Urban Forest Management, DPWES for all tree preservation areas. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
  - Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
  - Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - Root pruning shall be conducted with the supervision of a certified arborist.

- Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 4 inches extending 10 feet inside the undisturbed area without the use of motorized equipment.
- Mulch shall consist of hardwood mulch or the approved equal.
- An Urban Forest Management, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

#### Tree Preservation Walk-Through

1. The applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an Urban Forest Management, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

#### Limits of Clearing and Grading:

1. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by UFM, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

#### Tree Protection Fencing

1. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of

four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I and II erosion and sediment control sheets.

2. All tree protection fencing shall be installed prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, Urban Forest Management, DPWES shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

11. **Urban Park**

An Urban Park area will be set aside on the property as depicted on the GDP. Typical amenities provided to include landscaping, a refuse container and a park bench or picnic table. The proposed park area will be maintained by the property owner. If an urban park is not desirable or deemed unnecessary by County review staff, an area will be established to accommodate existing tree save on the site.

12. **Interparcel Access**

In the future, if there is a need to connect the adjoining uses to the subject site, the owner of the property will agree to grant an access easement for interparcel connection. Upon request by Fairfax County, the applicant shall provide a public access easement in a form approved by the County Attorney, to be recorded over access aisles that parallel Grovedale Drive along the frontage of the property. This easement will be for the sole purpose of providing an interparcel access to the adjoining parcels to the North (Tax Map 081-3-005-5A) and the South (Tax Map 081-3-48-03-1 thru 10), if deemed necessary.

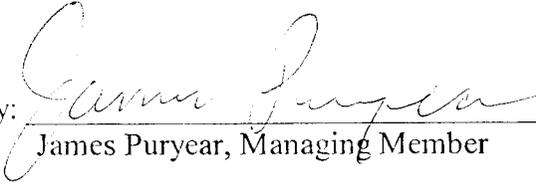
13. **Bicycle Racks**

The Applicant shall provide outdoor bicycle racks on-site for employees and visitors.

(SIGNATURE PAGE ATTACHED)

**(PROFFER SIGNATURE PAGE)**

KINGDOM, L.L.C., Title Owner of Tax Map 081-3-1((5)) Parcel 13

By:   
James Puryear, Managing Member

2-17-2009  
Date

RECEIVED  
Department of Planning & Zoning  
MAR 24 2009  
Zoning Evaluation Division

**METES AND BOUNDS DESCRIPTION**  
**Lot 13, Section 2, Franconia Hills**  
**DB B-10, PG 464**  
**FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the easterly side of Grovedale Drive located South 32 degrees 02 minutes 10 seconds East, 262.64 feet from Franconia Road; thence departing Grovedale Drive and running with Lot 5A, Section 2, Franconia Hills;

North 57 degrees 57 minutes 50 seconds East, 194.13 feet to a point in the line of Lot 4, Section 2, Franconia Hills, thence with lots 4 & 4A, Section 2, Franconia Hills;

South 64 degrees 30 minutes 55 seconds East, 237.08 feet to a corner common to Lots 3 & 14, Section 2, Franconia Hills, thence with Lot 14, Section 2, Franconia Hills;

South 57 degrees 57 minutes 50 seconds West, 321.44 feet to the easterly side of Grovedale Drive, thence with Grovedale Drive;

North 32 degrees 02 minutes 10 seconds West, 200.00 feet, to the place and point of beginning.

Containing 51,556 square feet or 1.1836 acres of land, more or less.