



County of Fairfax, Virginia

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

November 17, 2009

Lori Greenlief
1750 Tysons Boulevard, Suite 1800
McLean, Virginia 22102

RE: Proffered Condition Amendment Application PCA 2000-LE-023 (Concurrent with Rezoning Application RZ 2009-LE-001 and Proffered Condition Amendment Application PCA 1999-LE-036)

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on November 16, 2009, approving Proffered Condition Amendment Application PCA 2000-LE-023 in the name of Tavares Concrete Company, Incorporated. The Board's action amends the proffers for Rezoning Application RZ 2000-LE-023, previously approved for industrial development at a .20 FAR to permit a reduction in land area, an increase in FAR up to 0.34 and associated modifications to proffers and site design. The subject property is located on the east side of Cinder Bed Road approximately 1300 feet north of its intersection with Hill Park Drive on approximately 3.37 acres of land zoned I-5 [Tax Map 99-2 ((1)) 17, 18, and 19], in the Lee District and is subject to the proffers dated September 11, 2009.

On October 15, 2009, the Planning Commission approved Final Development Plan Application FDP 2009-LE-001 and Final Development Plan Amendment Application FDPA 1999-LE-036.

The Board also:

- Directed the Director of the Department of Public Works and Environmental Services to permit deviation from the tree preservation target percentage, for Proffered Condition Amendment Application PCA 2000-LE-023 and Rezoning/Final Development Plan Application RZ/FDP 2009-LE-001, in favor of the proposed landscaping shown on the proffered plan.

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
<http://www.fairfaxcounty.gov/bosclerk>

- Modified the transitional screening requirements along the eastern and northern lot lines of PCA 2000-LE-023 to that shown on the plan.

Sincerely,



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

Cc: Chairman Sharon Bulova
Supervisor Jeffrey 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
Angela K. Rodeheaver, 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
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 16th day of November, 2009, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2000-LE-023
(Concurrent with Rezoning Application RZ 2009-LE-001 and Proffered Condition
Amendment Application PCA 1999-LE-036)**

WHEREAS, Tavares Concrete Company, Inc., filed in the proper form an application to amend the proffers for RZ 2000-LE-023 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), 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

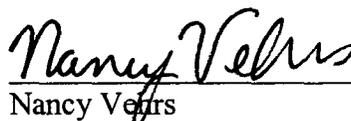
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 further restricted by the amended conditions proffered and accepted pursuant to Virginia Code Ann., 15.2-2303(a), which conditions are incorporated into the Zoning Ordinance as it affects 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 parcels.

GIVEN under my hand this 16th day of November, 2009.



Nancy Veirs
Clerk to the Board of Supervisors

**ZAPS USER GENERATED REPORTS
ZONING APPLICATION SUMMARY REPORT
APPLICATION NUMBER: PCA 2000-LE-023**

DECISION DATE: 11-16-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME TAVARES CONCRETE COMPANY, INC.

STAFF COORDINATOR: BCHO00

ACTION: APPROVE

DECISION SUMMARY:

ON NOVEMBER 16, 2009, THE BOARD UNANIMOUSLY APPROVED PC
A 2000-LE-023, ON A MOTION BY SUPERVISOR MCKAY, SUBJECT
TO PROFFERS DATED SEPTEMBER 11, 2009.

ZONING INFORMATION

EXISTING ZONING		APPROVED AREA	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
PDH- 5	3.36 ACRES	PDH- 5	3.36 ACRES
TOTAL	3.36 ACRES	TOTAL	3.36 ACRES

TAX MAP NUMBERS

099-2- /01/ /0017-

099-2- /01/ /0018-

099-2- /01/ /0019-

APPROVED ZONING DISTRICT DATA

ZONING DISTRICT: PDH- 5

LAND USE	APPROVED RESIDENTIAL DEVELOPMENT				APPROVED NON-RESIDENTIAL DEVELOPMENT				
	<u>DWELLING</u> UNITS	<u>LAND</u> AREA	<u>UNIT OF</u> MEASURE	<u>NO.</u> OF ADU'S	<u>FLOOR AREA</u>	<u>UNIT OF</u> MEASURE	<u>LAND</u> AREA	<u>UNIT OF</u> MEASURE	<u>FAR</u>
SFA		3.36	ACRES						
TOTAL	0	3.36	ACRES						

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-11-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
BARRIER (ARTICLE 13)	01-01-0001	0	N/A	\$	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (01-01-0001	0	N/A	\$	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$	01-01-0001
HEIGHT - BUILDING / STRUCTURE	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001

PROFFER INFORMATION

PROFFER STATEMENT DATE: 09-11-2009

<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

WAIVERS/MODIFICATIONS

APPROVED WAIVERS/MODIFICATIONS

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
MODIFY TRANSITIONAL SCREENING REQUIREMENT

SUPPLEMENTAL MOTIONS

SUPPLEMENTAL MOTIONS APPROVED



COUNTY OF FAIRFAX
 Department of Planning and Zoning
 Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

PCA 2000-LE-023 CONCURRENT WITH
 PCA/FDP 2009-LE-001 RZ/FDP 2009-LE-001
 FDPA 1999-LE-036

RECEIVED
 Department of Planning & Zoning
 NOV 07 2008
 Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Tavares Concrete Company, Inc., the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the T-5 District to the T-5 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

Lot 17		Accotink Station	09533	0937
Lot 18, 19		Accotink Station	17687	0077
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

99-2	1		17, 18, 19	3.36 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

Lot 17 - 7719 Cinder Bed Rd., Lot 18 - 7715 Cinder Bed Rd., Lot 19 - 7717 Cinder Bed Rd.

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

East side of Cinder Bed Rd., approx. 1,300 feet north of its intersection w/Hill Park Dr.

PRESENT USE: Vacant	PROPOSED USE: warehouse
MAGISTERIAL DISTRICT: Lee	OVERLAY DISTRICT (S): N/A

The name(s) and address(s) of owner(s) of record shall 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 representative on official business to enter on the subject property as necessary to process the application.

Lori Greenlief, McGuireWoods LP
 Type or Print Name

Signature of Applicant or Agent

1750 Tysons Blvd., Ste 1800, McLean VA
 Address 22102

(Work) 703/712/5433 (Mobile)
 Telephone Number

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

PCA 2008-0314 and 11619

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 11/18/09

Fee Paid \$ 5,590.00

December 19, 2008

**DESCRIPTION
OF THE PROPERTIES OF
TAVARES CONCRETE CO., INC.
AND
TAVARES FAMILY LIMITED PARTNERSHIP**

**LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the easterly right-of-way line of Cinder Bed Road (Route 637), said point marking the northwesterly corner of Jimmie K. and Margie L. Walker, Trustees; thence with the easterly right-of-way line of Cinder Bed Road and continuing with the southerly line of Parcel "F", Island Creek N16°01'18"E, 153.16 feet and S73°55'47"E, 834.06 feet to a point marking the northwesterly corner of Parcel "B", Section 2, Hawthorne; thence with the westerly line of Parcel "B" S15°58'24"W, 211.03 feet and N74°04'54"W, 417.38 feet to a point on the easterly line of Jimmie K. and Margie L. Walker, Trustees; thence with the easterly and northerly line of Jimmie K. and Margie L. Walker, Trustees N15°53'10"E, 84.72 feet and N77°27'57"W, 417.43 feet to the point of beginning, containing 3.37 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.

Proffers

PCA 2000-LE-023

Tavares Concrete Company, Inc.

September 11, 2009

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Applicant/Owner, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 99-2((1))17 part and 19 part (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said proffered condition amendment request for is granted. In the event said proffered condition amendment request is denied, these Proffered Conditions shall be null and void. The Owner/Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The following Proffered Conditions shall supersede all previously approved proffered conditions applicable to the property.

I. General

1. Generalized Development Plan. Subject to the provisions of Article 18 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Proffered Condition Amendment Plan (the "Plan") prepared by Dewberry & Davis LLC, consisting of 8 sheets, dated December 18, 2008, revised through September 11, 2009.

2. Minor Modifications. Minor modifications from what is shown on the Plan and these Proffers, which may become occasioned as a part of final architectural and/or engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in the Zoning Ordinance.
3. Floor Area Ratio. Floor area ratio on the Property shall not exceed 0.34.
4. Lighting. All outdoor lighting, if installed, shall be designed and located in accordance with the glare standards as set forth in Part 9 of Article 14 of the Zoning Ordinance. No freestanding lighting shall have poles that exceed 20 feet in height. All lighting shall have full cut-off fixtures that direct light downward onto the Property.
5. Landscaping. Landscaping on the Property shall be generally consistent with that shown on the Plan.
6. Masonry Wall. A masonry wall, six (6) feet in height shall be constructed as shown on the Plan, approximately sixteen (16) feet east of the proposed building.
7. Building. The building shall be constructed to have exterior facades that are at least 50% brick, architectural block, architectural precast concrete, glass, job cast architectural concrete or other similar quality material (collectively, "Architectural Block"). The eastern (rear) side of the building shall be constructed of Architectural Block and shall

not have any windows or doors. The maximum height of the building shall be thirty (30) feet.

8. Use. No heavy industrial uses shall be permitted. The application property shall only be developed with one or more of the following principal uses within a completely enclosed structure:

- a. Accessory uses and accessory service uses as permitted by Article 10;
- b. Contractor's offices and shops;
- c. Establishments for printing of any size, production, processing, assembly, manufacturing, compounding, preparation, cleaning, servicing, testing, repair or storage of materials, goods or products, and associated retail sales; except bulk storage of flammable materials for resale, and those particular heavy industrial uses set forth in Par. 13 of Sect. 9-501.
- c. Warehousing and associated retail establishments;
- d. Wholesale trade establishments.
- e. Office
- f. light public utility uses

9. Storage.

- a. No outdoor storage shall be permitted.
- b. Storage shall only be permitted inside the structure depicted on the GDP. In no event shall storage include the storage of items commonly found in junk yards (e.g. abandoned vehicles and discarded appliances).

- c. The restrictions and conditions applicable to storage use, as outlined above, shall not be applicable to parking of vehicles on the application property. Vehicles licensed for roadway use, which are used in conjunction with the principal uses operated on the Subject Property, may be stored outdoors provided these vehicles are parked in spaces designated on the approved GDP or approved site plan.

II. Transportation

7. Cinder Bed Road. At the time of site plan approval, the Applicant shall dedicate and convey in fee simple to the Fairfax County Board of Supervisors right-of-way measuring thirty-five (35) feet from the existing centerline along the Property's Cinder Bed Road frontage, as shown on the Plan with density reserved subject to the provisions of Par. 4 of Sect. 2-308 of the Zoning Ordinance. The Applicant shall construct Cinder Bed Road as a one-half section up to 26 feet from the centerline. The entrance to the Property shall be constructed pursuant to Virginia Department of Transportation standards. A five (5) foot wide concrete sidewalk and curb and gutter shall be constructed along the site's frontage as part of these frontage improvements.

III. Successors and Assigns

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

IV. Counterparts

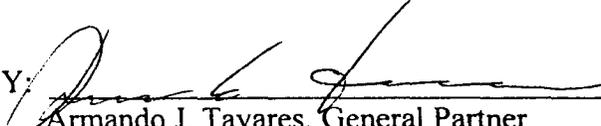
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one and the same instrument.

TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

TITLE OWNER OF

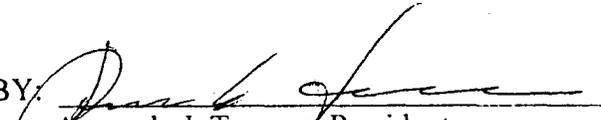
TM 99-2((1))19

TAVARES FAMILY LIMITED PARTNERSHIP

BY: 
Armando J. Tavares, General Partner

APPLICANT/TITLE OWNER OF
TM 99-2((1))17

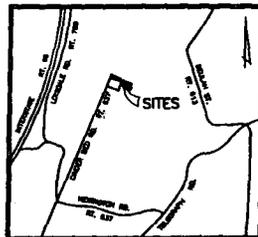
TAVARES CONCRETE COMPANY, INC.

BY: 
Armando J. Tavares, President

TAVARES CONCRETE COMPANY, INC.

Lee District Fairfax County, Virginia

**Partial Proffered Condition Amendment/Final Development Plan Amendment -
PCA/FDPA 1999-LE-036 (Existing PDH-4)
Proffered Condition Amendment - PCA 2000-LE-023 (I-5)
Rezoning/Final Development Plan - RZ/FDP 2009-LE-001 (PDH-5)**



VICINITY MAP
SCALE: 1" = 2,000'

**Applicant: (Proposed PDH-5 Portion)
Tavares Family Limited Partnership
8000 Cinder Bed Road
Lorton, VA 22079**

**Applicant: (Remaining I-5 Portion)
Tavares Concrete Company, Inc.
8000 Cinder Bed Road
Lorton, VA 22079**

Sheet Index

1. COVER SHEET
2. REZONING / FINAL DEVELOPMENT PLAN / PROFFERED CONDITION AMENDMENT - APPROVED AND PROPOSED DEVELOPMENT PLANS
3. REZONING / FINAL DEVELOPMENT PLAN / PROFFERED CONDITION AMENDMENT
4. NOTES AND TABLES
5. STORMWATER MANAGEMENT - DETENTION AND OUTFALL
6. STORMWATER MANAGEMENT - BMP CALCULATIONS: TAVARES & HAWTHORNE
7. FOR INFORMATION ONLY
8. EXISTING VEGETATION MAP

Tavares Concrete Company, Inc.

**Partial Proffered Condition Amendment/Final Development Plan Amendment -
PCA/FDPA 1999-LE-036 (Existing PDH-4) /
Proffered Condition Amendment - PCA 2000-LE-023 (I-5) /
Rezoning/Final Development Plan - RZ/FDP 2009-LE-001 (PDH-5)**

Dewberry

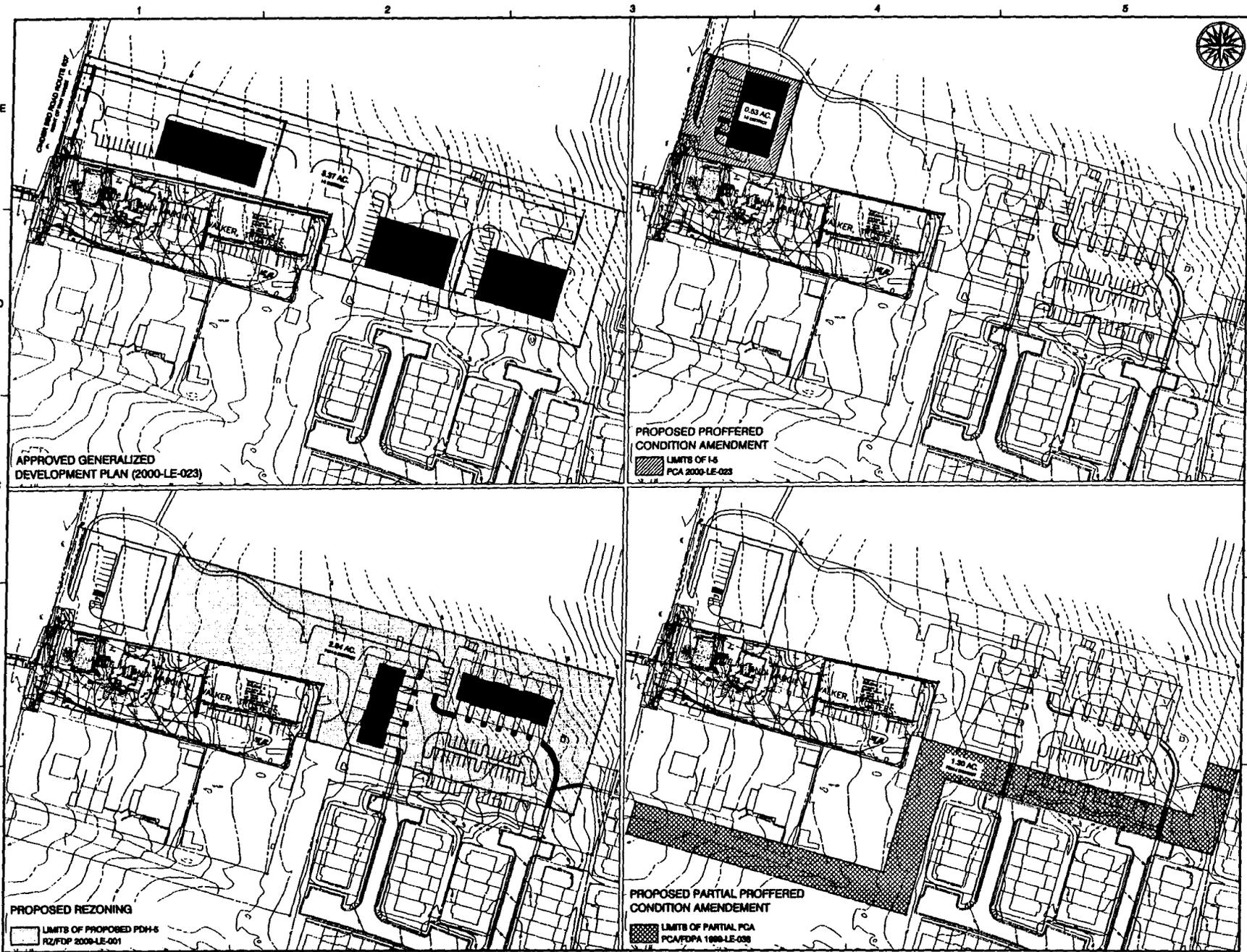
Dewberry & Davis LLC
10000 WOODBURN RD
SUITE 200
FAIRFAX, VA 22033
TEL: 703-261-1100
WWW.DDBERRY.COM



Revised September 11, 2008
Revised August 11, 2008
Revised May 22, 2008
Revised April 10, 2008

December 18, 2008

M-10728



Dewberry & Davis LLC
 10000 North Central Expressway, Suite 200
 Dallas, Texas 75243
 Phone: 972.343.7000
 Fax: 972.343.7001
 www.dewberry.com

TAVARES CONCRETE COMPANY, INC.
 REZONING /
 FINAL DEVELOPMENT PLAN /
 PROFFERED CONDITION AMENDMENT
 LE DISTRICT
 HANFORD COUNTY, VIRGINIA



KEY PLAN
 SCALE
 0 50 100

No.	DATE	BY	Description
1	08.11.09	AWP	
2	08.11.09	AWP	
3	08.22.09	AWP	
4	04.10.09	AWP	

DESIGNED BY: AWP
 APPROVED BY: JEC
 CHECKED BY: JEC
 DATE: December 18, 2009
 TITLE: TAVARES CONCRETE COMPANY, INC. RZ / FDP / PCA Approved and Proposed Development Plans
 PROJECT NO.:

Dewberry & Davis LLC
 10000 W. Highway 100
 Suite 100
 Fairfax, VA 22030
 Tel: 703.261.1200
 Fax: 703.261.1201
 www.dewberry.com

TAVARES CONCRETE COMPANY, INC.
 REZONING /
 FINAL DEVELOPMENT PLAN /
 PROPOSED CONDITION AMENDMENT
 LEE COUNTY, VIRGINIA



NET PLAN

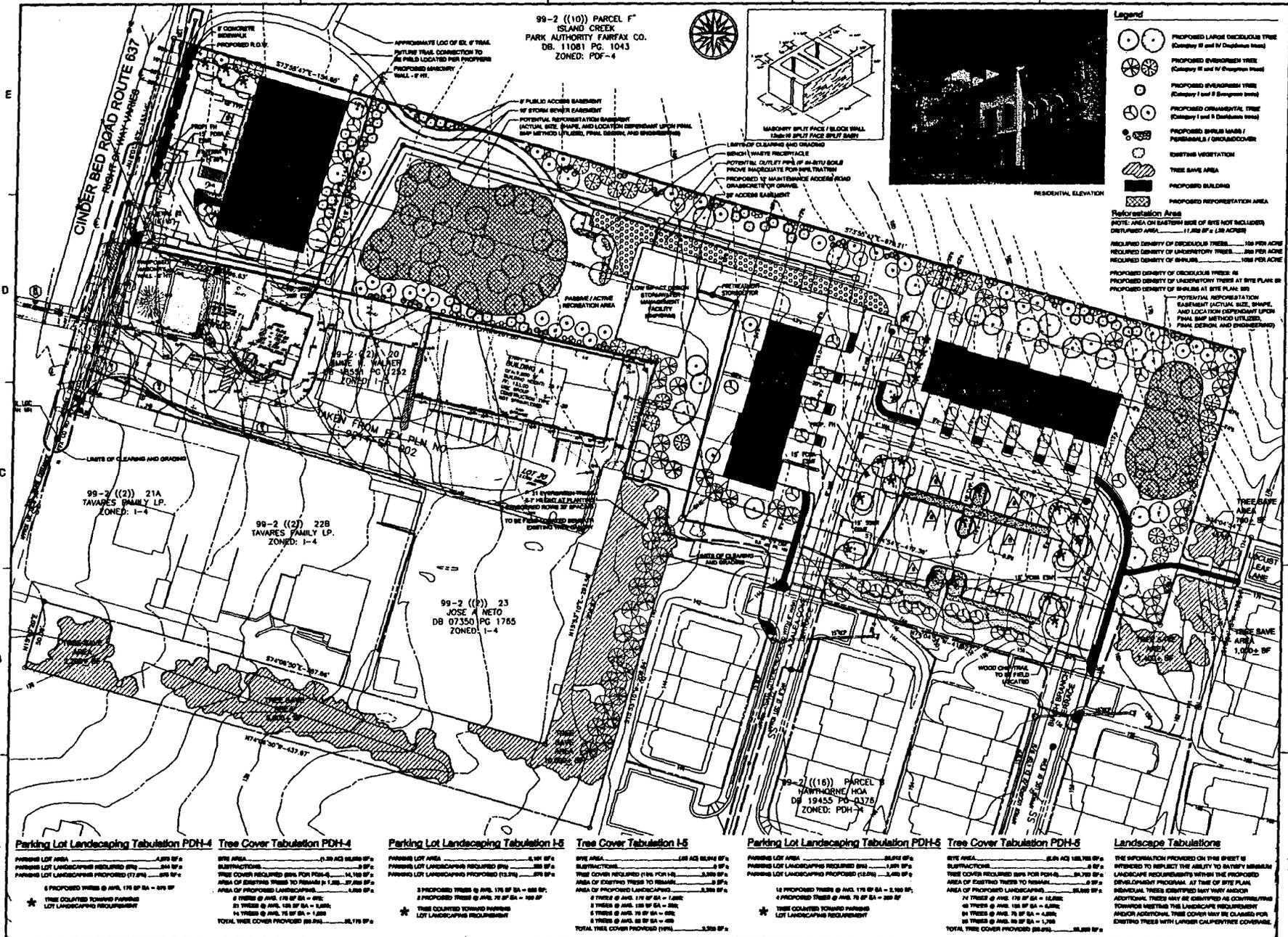


NO.	DATE	BY	Description
4	06.11.09	AWW	
3	03.11.09	AWW	
2	02.22.09	AWW	
1	04.10.08	AWW	

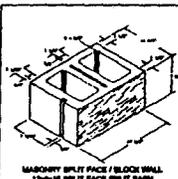
DESIGNED BY: AWW
 APPROVED BY: JWR
 CHECKED BY: JWR
 DATE: December 18, 2009

FIELD
TAVARES CONCRETE COMPANY, INC.
 RZ / FDP / PCA

PROJECT NO.



99-2 ((10)) PARCEL F
 ISLAND CREEK
 PARK AUTHORITY FAIRFAX CO.
 DB. 11081 PG. 1043
 ZONED: PDV-4



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category III and IV (Dedman trees))
 - PROPOSED EVERGREEN TREE (Category III and IV (Dedman trees))
 - PROPOSED EVERGREEN TREE (Category I and II (Burgundy trees))
 - PROPOSED ORNAMENTAL TREE (Category I and II (Dedman trees))
 - PROPOSED SHRUB MASS / PERENNIALS / GROUNDCOVER
 - EXISTING VEGETATION
 - TREE SAVE AREA
 - PROPOSED BUILDING
 - PROPOSED REPLANTATION AREA
- Replantation Area**
 NOTE: AREA ON EASTERN SIDE OF RYS NOT INCLUDED
 DEVELOPED AREA: 17,280 SF ± 1.28 ACRES
- INCLUDED DENSITY OF DECIDUOUS TREES: 120 PER ACRE
 REQUIRED DENSITY OF LANDSCAPY TREES: 200 PER ACRE
 REQUIRED DENSITY OF SHRUBS: 1,000 PER ACRE
- PROPOSED DENSITY OF DECIDUOUS TREES: AS PROPOSED DENSITY OF LANDSCAPY TREES AT SITE PLAN IS
- PROPOSED DENSITY OF SHRUBS AT SITE PLAN IS: AS PROPOSED
- REPLANTATION ACTUAL SIZE, SHAPE, AND LOCATION (CORRESPONDING TO TREE BMP METHOD UTILIZED) FINAL DESIGN AND ENGINEERING

Area	Tree Cover Tabulation	Tree Cover Produced
A Parking Lot Landscaping Tabulation PDH-4	Tree Cover Tabulation PDH-4	3,176 SF ±
B Parking Lot Landscaping Tabulation I-5	Tree Cover Tabulation I-5	3,376 SF ±
C Parking Lot Landscaping Tabulation PDH-5	Tree Cover Tabulation PDH-5	3,376 SF ±
D Landscape Tabulations	Tree Cover Tabulation PDH-5	3,376 SF ±

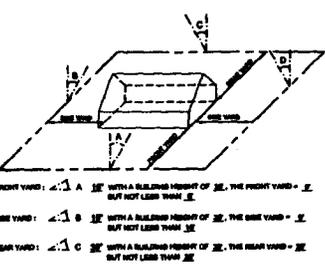
NOTES - GENERAL:

- THE PROPERTY THAT IS THE SUBJECT OF THIS RESIDENTIAL / FORMAL DEVELOPMENT PLAN (FORMAL) IS A PARTIAL, PROPOSED CONDOMINIUM DEVELOPMENT (PCD) AND A PCD AND IS SHOWN ON THE PARCEL COUNTY TAX MAP AS 84-0131 (7), 18 AND 19, AND 84-0131 (8) PART - A PORTION OF THE EXISTING HAWTHORNE COMMUNITY.

THE LAND AREA OF THE DEVELOPMENT:

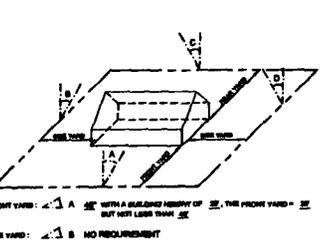
AREA OF PARTIAL PCD 1.38 AC
 AREA OF PCD 0.83 AC
 AREA OF RZFPD 2.21 AC

- THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES WITH THE EXACT SCHEDULE BEING DICTATED BY MARKET CONDITIONS.

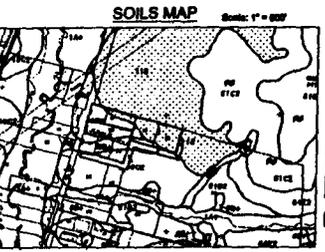


ANGLE OF BULK PLANE - PDH DISTRICT
 MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT

NOTE: NO 10 FLOODPLAIN, RESIDUAL PROTECTION AREA (RPA) OR RELATED ENVIRONMENTAL QUALITY CONTROL (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.



ANGLE OF BULK PLANE - I DISTRICT
 MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT



SOILS MAP SOURCE: □ COUNTY MAP, □ PRIVATE SOILS (SOURCE FOR UNMAPPED SECS)

SOIL NO.	SOIL NAME	FOUNDATION SUPPORT	SUBSTRATE	SLIP/STABILITY	EROSIBILITY	PROBLEMS/CLUES
10	SHALE CLAY	POOR/MP	UNSATURATED	POOR/MP	MODERATE	A
20	LIME	MODERATE-BC	GOOD	GOOD	MODERATE	AB
30	SHALE CLAY	POOR-SP	UNSATURATED	POOR-SP	MODERATE	AB
40	LIME	MODERATE-BC	GOOD	GOOD	MODERATE	AB

NOTES - PDH PORTION (PARTIAL PCD) (FORMAL DEVELOPMENT PLAN):

- THE PROPERTY THAT IS THE SUBJECT OF THE PARTIAL PCD CONSISTS OF 1.38 ACRES. THE PROPERTY IS SHOWN ON THE PARCEL COUNTY TAX MAP AS 84-0131 (7), 18 AND 19.
- THIS PARTIAL PCD ACCOMPANIES AN APPLICATION THAT REFLECTS THE PRIMARY BARRIERS AND BARRIERS TO THE TRANSFER PROPERTY, THE PROVISION OF FOURTEEN (14) PARKING SPACES AND BARRIERS AND PROVISIONS TRAIL FROM THE EXISTING HAWTHORNE COMMUNITY TO THE PROPERTY WHICH IS SUBJECT TO THIS APPLICATION.
- THE BARRIERS INFORMATION SHOWN HEREON IS A FIELD SURVEY BY DEWBERRY & DAVIS LLC, DATED OCTOBER 2001.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH COMPRISES THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- ZONING/MANAGEMENT (ZM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (PWS).
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE APPLICANT RECEIVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF THE DEVELOPMENT PROGRESSES.
- THERE ARE NO UTILITY BARRIERS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET OR ANY UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- THE MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT ARE AS FOLLOWS:
 FRONT YARD: 40' FEET
 SIDE YARD: NONE
 REAR YARD: NONE
- THERE IS NO FLOODPLAIN, RESIDUAL PROTECTION AREA (RPA) OR RELATED ENVIRONMENTAL QUALITY CONTROL (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE IS BOTH ZONED AND USED FOR RESIDENTIAL PURPOSES AND THERE IS SIGNIFICANT VEGETATION THAT HAS BEEN PRESERVED AND PROTECTED AS PART OF THAT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO DRIVERS LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT 1 OF AREA W, 84 HENNINGTON COMMUNITY PLANNED SECTION OF THE SPONSORED PLANNING DISTRICT. PARCELS 18 AND 19 AS WELL AS A PORTION OF 17 IS PLANNED FOR A SINGLE FAMILY ATTACHED RESIDENTIAL USE AT 44 DWELLING UNITS PER ACRE. A SIX FOOT MASONRY WALL SHOULD BE PLACED BETWEEN THE PROPOSED RESIDENTIAL AREAS AND THE REMAINING INDUSTRIAL LAND. FURTHER, THE COMPROMISE PLAN RECOMMENDS A MINIMUM OF TWENTY (20) DWELLING UNITS. THE DEVELOPMENT, AS PROPOSED, IS IN CONFORMANCE WITH THE COMPROMISE PLAN.
- GIVEN THE SMALL SIZE OF THE PARCELS, THERE IS LITTLE OPPORTUNITY FOR PROVIDING ADDITIONAL, NEEDED, HOWEVER, A SMALL TRAIL, SYSTEM IS BEING PROVIDED AS WELL AS A PORTION OF THE HAWTHORNE COMMUNITY'S TRAIL SYSTEM.
- GIVEN THE SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE REQUIRED WITH THIS DEVELOPMENT PROGRAM OTHER THAN THOSE SPECIFIED ABOVE.
- THE DEVELOPMENT WILL BE CONSTRUCTED IN PHASES. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TERMS OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROPOSAL.
- SAFETY BARRIERS AND PUBLIC WATER ARE CURRENTLY AVAILABLE IN THE HAWTHORNE COMMUNITY.
- TO THE BEST OF OUR KNOWLEDGE, THE EXISTING AND PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46 CODE OF FEDERAL REGULATIONS PARTS 116.1, 302.4 AND 302.6, ANY HAZARDOUS WASTE AS SET FORTH IN CONCOMPLIANCE WITH VIRGINIA DEPARTMENT OF WASTE MANAGEMENT (VDM) 615-1-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 46 CODE OF FEDERAL REGULATIONS PART 116.1, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE USES WILL BE IN ACCORDANCE WITH BAA REGULATIONS.
- THE EXACT LOCATION OF THE PROPOSED ACCESS POINT TO THE HAWTHORNE COMMUNITY THROUGH THE HAWTHORNE COMMUNITY IS SUBJECT TO LATER MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). HOWEVER, DURING CONSTRUCTION, THERE SHALL BE NO ACCESS TO THE RESIDENTIAL UNITS OR INDUSTRIAL UNITS, PROPOSED ON THE SUBJECT PROPERTY, THROUGH THE EXISTING HAWTHORNE COMMUNITY.
- OPEN SPACE ON THE APPROVED HAWTHORNE CONCEPT AND SITE PLAN IS 6% AFTER A RECALCULATION BY THE SITE PLAN ENGINEER IT WAS DETERMINED THAT THERE WAS MORE OPEN SPACE THAN REPRESENTED ON THE APPROVED DOCUMENTS. ALTHOUGH THERE IS AN INCORPORATION OF OPEN SPACE DUE TO THE PROPOSED ADDITIONAL PARKING SPACES AND PORTS OF ENTRY, THERE IS STILL MORE OPEN SPACE THAN SHOWN ON THE APPROVED DOCUMENTS. SPECIFICALLY, THE REVISIONS BEING PROPOSED VIA THE PARTIAL PCD RESULTS IN 14.2% OPEN SPACE ON THE HAWTHORNE PROPERTY (SEE ADDRESS IN THE TABULATION BELOW).
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ON THE SUBJECT PROPERTY, HOWEVER A DOUBLE ROW OF 5'-7' EVERGREEN TREES ARE PROPOSED ALONG A PORTION OF THE WESTERN BOUNDARY OF THE HAWTHORNE PROPERTY AS SHOWN ON THE PARTIAL PCD.
- IF AN AMENDMENT TO ANY PORTION OF THIS PARTIAL PCD BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RECEIVES THE RIGHT TO SUBMIT ONLY THAT PORTION OF SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL, BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE PDH-1

TOTAL LAND AREA	1.38 AC
DEVELOPABLE EXCESS	PDH-1
PROPOSED PARKING	14.2 SP
OPEN SPACE PROVIDED WITH THE PARTIAL PCD AREA	1.11 AC

MAXIMUM PROPERTY

EXISTING ZONING	PDH-1
TOTAL SITE AREA	23.38 AC
PROPOSED NUMBER OF DWELLING UNITS	14
SINGLE FAMILY ATTACHED	14
SINGLE FAMILY DETACHED	0
PROPOSED DENSITY PER ACRE	0.60 DPM
PROPOSED DENSITY WITH ADJ'S	0.48 DPM
PARKING REQUIRED	14 SP
MINIMUM REQUIRED	14 SP
PROPOSED NUMBER OF ATTACHED	14 SP
PROPOSED NUMBER OF DETACHED	0 SP
MAXIMUM BARRIERS HEIGHT	6' 0"
OPEN SPACE REQUIRED (MIN)	1.11 AC
OPEN SPACE PROVIDED (MIN)	1.11 AC

*BASED ON A RECALCULATION BY THE ENGINEER OF 6% OPEN SPACE FOR THE SITE PLAN, IT WAS DETERMINED THAT THERE WAS ACTUALLY 14.2% OF OPEN SPACE. THEREFORE, THE REDUCTION IN OPEN SPACE DUE TO THE PROPOSED ADDITION OF 14 PARKING SPACES AND PORTS OF ENTRY TO THE SITE PLAN IS 0.08 AC. THE TOTAL OPEN SPACE ON THE HAWTHORNE PROPERTY IS 14.2% OPEN SPACE ON THE APPROVED CONCEPT AS WELL AS THE SITE PLAN.

NOTES - I DISTRICT PORTION (PARTIAL PCD) (FORMAL DEVELOPMENT PLAN):

- THE PROPERTY THAT IS THE SUBJECT OF THIS PARTIAL PCD CONSISTS OF 0.83 ACRES. THE PROPERTY IS SHOWN ON THE PARCEL COUNTY TAX MAP AS 84-0131 (7), 18 AND 19.
- THIS PARTIAL PCD ACCOMPANIES AN APPLICATION THAT REFLECTS A SUBSTANTIAL REDUCTION IN LAND AREA AND A REDUCTION IN THE SIZE AND NUMBER OF BUILDINGS AS WELL AS THE GENERAL LAYOUT OF THE SITE.
- THE BARRIERS INFORMATION SHOWN HEREON IS A FIELD SURVEY BY DEWBERRY & DAVIS LLC, DATED OCTOBER 2001.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH COMPRISES THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- ZONING/MANAGEMENT (ZM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (PWS).
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE APPLICANT RECEIVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF THE DEVELOPMENT PROGRESSES.
- THERE ARE NO UTILITY BARRIERS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET OR ANY UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- THE MINIMUM REQUIRED YARD FOR BUILDING WITH 32' HEIGHT ARE AS FOLLOWS:
 FRONT YARD: 40' FEET
 SIDE YARD: NONE
 REAR YARD: NONE
- THERE IS NO FLOODPLAIN, RESIDUAL PROTECTION AREA (RPA) OR RELATED ENVIRONMENTAL QUALITY CONTROL (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE IS BOTH ZONED AND USED FOR RESIDENTIAL PURPOSES IN THE PAST AND THERE IS NO OPPORTUNITY FOR PROTECTION NORTH OF PROTECTION AND PRESERVATION ON THE PROPERTY, HOWEVER, THE IMPROVEMENTS OF THE PROPERTY IS PLANNED FOR A RESIDENTIAL USE WHICH CAN BE VIEWED AN IMPROVEMENT OVER THE EXISTING INDUSTRIAL LAND USE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO DRIVERS LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT 1 OF AREA W, 84 HENNINGTON COMMUNITY PLANNED SECTION OF THE SPONSORED PLANNING DISTRICT. PARCELS 18 AND 19 AS WELL AS A PORTION OF 17 IS PLANNED FOR A SINGLE FAMILY ATTACHED RESIDENTIAL USE AT 44 DWELLING UNITS PER ACRE. A SIX FOOT MASONRY WALL SHOULD BE PLACED BETWEEN THE PROPOSED RESIDENTIAL AREAS AND THE REMAINING INDUSTRIAL LAND. FURTHER, THE COMPROMISE PLAN RECOMMENDS A MINIMUM OF TWENTY (20) DWELLING UNITS. THE DEVELOPMENT, AS PROPOSED, IS IN CONFORMANCE WITH THE COMPROMISE PLAN.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TERMS OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROPOSAL.
- SAFETY BARRIERS AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46 CODE OF FEDERAL REGULATIONS PARTS 116.1, 302.4 AND 302.6, ANY HAZARDOUS WASTE AS SET FORTH IN CONCOMPLIANCE WITH VIRGINIA DEPARTMENT OF WASTE MANAGEMENT (VDM) 615-1-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 46 CODE OF FEDERAL REGULATIONS PART 116.1, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE USES WILL BE IN ACCORDANCE WITH BAA REGULATIONS.
- IT IS UNDERSTOOD THAT THE EXACT LOCATION OF THE PROPOSED ACCESS POINT FROM CROSS BLD ROAD IS SUBJECT TO LATER MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING, AND THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT).
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE WESTERN AND SOUTHERN PROPERTY LINES. A DOUBLE ROW OF 5'-7' EVERGREEN TREES ARE PROPOSED FOR THE SOUTHERN PROPERTY LINE. FURTHER TO THE 7' FEET, 3'-6" A MODIFICATION OF THE BARRIERS AND SCREENING REQUIREMENTS ARE HEREBY REQUESTED FOR THE PROPERTY'S NORTHERN PROPERTY LINE IN FAVOR OF THAT WHICH VDOTS.
- IF AN AMENDMENT TO ANY PORTION OF THIS PCD BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RECEIVES THE RIGHT TO SUBMIT ONLY THAT PORTION OF SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL, BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE I-1

TOTAL LAND AREA	0.83 AC
DEVELOPABLE EXCESS	I-1
PROPOSED PARKING	14.2 SP
OPEN SPACE PROVIDED WITH THE PARTIAL PCD AREA	1.11 AC

MAXIMUM PROPERTY

EXISTING ZONING	PDH-1
TOTAL SITE AREA	23.38 AC
PROPOSED NUMBER OF DWELLING UNITS	14
SINGLE FAMILY ATTACHED	14
SINGLE FAMILY DETACHED	0
PROPOSED DENSITY PER ACRE	0.60 DPM
PROPOSED DENSITY WITH ADJ'S	0.48 DPM
PARKING REQUIRED	14 SP
MINIMUM REQUIRED	14 SP
PROPOSED NUMBER OF ATTACHED	14 SP
PROPOSED NUMBER OF DETACHED	0 SP
MAXIMUM BARRIERS HEIGHT	6' 0"
OPEN SPACE REQUIRED (MIN)	1.11 AC
OPEN SPACE PROVIDED (MIN)	1.11 AC

*BASED ON A RECALCULATION BY THE ENGINEER OF 6% OPEN SPACE FOR THE SITE PLAN, IT WAS DETERMINED THAT THERE WAS ACTUALLY 14.2% OF OPEN SPACE. THEREFORE, THE REDUCTION IN OPEN SPACE DUE TO THE PROPOSED ADDITION OF 14 PARKING SPACES AND PORTS OF ENTRY TO THE SITE PLAN IS 0.08 AC. THE TOTAL OPEN SPACE ON THE HAWTHORNE PROPERTY IS 14.2% OPEN SPACE ON THE APPROVED CONCEPT AS WELL AS THE SITE PLAN.

NOTES - FORMAL PORTION (RZ / FDP) (FORMAL DEVELOPMENT PLAN):

- THE PROPERTY THAT IS THE SUBJECT OF THIS CONCEPTUAL DEVELOPMENT PLANNING DEVELOPMENT PLAN (CDP) CONSISTS OF 2.21 ACRES AND IS SHOWN ON THE PARCEL COUNTY TAX MAP AS 84-0131 (7) PARTS 18 AND 19.
- THIS CONCEPT ACCOMPANIES AN APPLICATION TO RETURN THE PROPERTY FROM THE I-1 DISTRICT TO PERMIT THE ESTABLISHMENT OF ELEVEN (11) SINGLE FAMILY ATTACHED DWELLING UNITS.
- THE BARRIERS INFORMATION SHOWN HEREON IS A FIELD SURVEY BY DEWBERRY & DAVIS LLC, DATED OCTOBER 2001.
- THE TOPOGRAPHY SHOWN HEREON IS AT A CONTOUR INTERVAL OF TWO FEET BY DEWBERRY & DAVIS LLC, DATED AUGUST 27, 2001.
- A STATEMENT WHICH COMPRISES THE OWNERSHIP OF THE SUBJECT PROPERTY AND THE NATURE OF APPLICANT'S INTEREST IN SAME IS PROVIDED IN A SEPARATE ASSOCIATED DOCUMENT.
- ZONING/MANAGEMENT (ZM) WILL BE PROVIDED AND WILL COMPLY WITH THE REQUIREMENTS OF THE PUBLIC FACILITIES MANUAL AS DETERMINED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (PWS).
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- AT A MINIMUM, PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE APPLICANT RECEIVES THE RIGHT TO PROVIDE MORE THAN THE MINIMUM REQUIRED NUMBER OF PARKING SPACES AS LONG AS THE NUMBER OF OPEN SPACES REPRESENTED HEREON IS NOT DIMINISHED. FURTHER, THE NUMBER OF PARKING SPACES WHICH IS SATISFIED THE NUMBER AND LOCATION OF ACCESSIBLE PARKING SPACES AND LOADING SPACES WILL BE DETERMINED AT THE TIME OF SITE PLAN SUBMISSION AND WILL BE IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THE APPLICANT RECEIVES THE RIGHT TO PROVIDE INTERIM PARKING IN AREAS RESERVED FOR FUTURE DEVELOPMENT AS THE PHASING OF THE DEVELOPMENT PROGRESSES.
- THERE ARE NO UTILITY BARRIERS HAVING A WIDTH GREATER THAN TWENTY-FIVE (25) FEET OR ANY UNDERGROUND UTILITIES ON THE SUBJECT PROPERTY.
- THERE IS NO FLOODPLAIN, RESIDUAL PROTECTION AREA (RPA) OR RELATED ENVIRONMENTAL QUALITY CONTROL (EQC) LOCATED ON THE SUBJECT PROPERTY. A GEOTECHNICAL STUDY HAS BEEN CONDUCTED BY SOILS TECH, INC. AND THEIR CONCLUSION WAS, IN PART, THAT MARINE CLAYS DO EXIST ON THE SUBJECT PROPERTY AS REPRESENTED ON THE ADJACENT SOILS MAP.
- THE SITE HAS BEEN BOTH ZONED AND USED FOR INDUSTRIAL PURPOSES IN THE PAST AND THERE IS NO OPPORTUNITY FOR PROTECTION NORTH OF PROTECTION AND PRESERVATION ON THE PROPERTY, HOWEVER, THE IMPROVEMENTS OF THE PROPERTY IS PLANNED FOR A RESIDENTIAL USE WHICH CAN BE VIEWED AN IMPROVEMENT OVER THE EXISTING INDUSTRIAL LAND USE.
- TO THE BEST OF OUR KNOWLEDGE THERE ARE NO DRIVERS LOCATED ON THE SUBJECT PROPERTY.
- THE PROPOSED DEVELOPMENT IS LOCATED IN LAND UNIT 1 OF AREA W, 84 HENNINGTON COMMUNITY PLANNED SECTION OF THE SPONSORED PLANNING DISTRICT. PARCELS 18 AND 19 AS WELL AS A PORTION OF 17 IS PLANNED FOR A SINGLE FAMILY ATTACHED RESIDENTIAL USE AT 44 DWELLING UNITS PER ACRE. A SIX FOOT MASONRY WALL SHOULD BE PLACED BETWEEN THE PROPOSED RESIDENTIAL AREAS AND THE REMAINING INDUSTRIAL LAND. FURTHER, THE COMPROMISE PLAN RECOMMENDS A MINIMUM OF TWENTY (20) DWELLING UNITS. THE DEVELOPMENT, AS PROPOSED, IS IN CONFORMANCE WITH THE COMPROMISE PLAN.
- SPECIAL AGREEMENTS PROPOSED WITH THIS DEVELOPMENT PROGRAM INCLUDE THE PRESERVATION OF THE EXISTING OPEN SPACE WHICH WILL INCLUDE PINEAPPLES SUCH AS A BARRIERS, BARRIERS, TRAIL RECEPTILES AND THE PLANTING OF TREES ON A PORTION OF THE SOUTHERN PROPERTY BOUNDARY OF THE ADJACENT HAWTHORNE COMMUNITY, AS WELL AS A EASTERN RECEPTILES TRAIL ALONG THE PROPERTY'S PERIMETER.
- GIVEN THE SIZE OF THE PROPOSED DEVELOPMENT, NO COMMUNITY OR PUBLIC FACILITIES ARE REQUIRED WITH THIS DEVELOPMENT PROGRAM OTHER THAN THOSE SPECIFIED ABOVE. THE EXACT PHASING SCHEDULE WILL BE DICTATED BY MARKET CONDITIONS.
- A STATEMENT OF THE PUBLIC IMPROVEMENTS PROPOSED AND THE TERMS OF SUCH IMPROVEMENTS WILL BE INCLUDED IN THE PROPOSAL.
- SAFETY BARRIERS AND PUBLIC WATER ARE CURRENTLY AVAILABLE AND WILL BE EXTENDED TO THE SITE AS NEEDED.
- TO THE BEST OF OUR KNOWLEDGE, THE PROPOSED USES WILL NOT GENERATE, UTILIZE, STORE, TREAT AND/OR DISPOSE OF ANY HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 46 CODE OF FEDERAL REGULATIONS PARTS 116.1, 302.4 AND 302.6, ANY HAZARDOUS WASTE AS SET FORTH IN CONCOMPLIANCE WITH VIRGINIA DEPARTMENT OF WASTE MANAGEMENT (VDM) 615-1-1, VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS AND/OR ANY PETROLEUM PRODUCTS AS DEFINED IN TITLE 46 CODE OF FEDERAL REGULATIONS PART 116.1, HOWEVER, ANY SUCH SUBSTANCES THAT MAY BE UTILIZED, STORED AND/OR DISPOSED OF IN CONNECTION WITH THE USES WILL BE IN ACCORDANCE WITH BAA REGULATIONS.
- THE EXACT LOCATION OF THE PROPOSED ACCESS POINT IS SUBJECT TO LATER MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING AS WELL AS THE APPROVAL OF THE VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT). HOWEVER, IT IS NOTED THAT THE SUBJECT PROPERTY WILL NOT BE USED FOR CONSTRUCTION ACCESS WHILE THE PROPOSED RESIDENTIAL UNITS TO THE NORTH OF THE HAWTHORNE COMMUNITY ARE BEING CONSTRUCTED.
- TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED ALONG THE NORTHERN, EASTERN, WESTERN AND A PORTION OF THE SOUTHERN PROPERTY LINES.
- IF AN AMENDMENT TO ANY PORTION OF THIS CONCEPT BECOMES NECESSARY AT A LATER DATE, THE APPLICANT RECEIVES THE RIGHT TO SUBMIT ONLY THAT PORTION OF SPECIFIC SITE WHICH IS AFFECTED BY THE AMENDMENT FOR REVIEW AND APPROVAL, BY THE BOARD OF SUPERVISORS AND/OR THE PLANNING COMMISSION, WHICH EVER IS APPROPRIATE.
- ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT CONFORMS TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES AND ADOPTED STANDARDS.

TABULATION FOR AREA OF THE FORMAL

TOTAL LAND AREA	2.21 AC
DEVELOPABLE EXCESS	FORMAL
PROPOSED PARKING	14.2 SP
OPEN SPACE PROVIDED WITH THE PARTIAL PCD AREA	1.11 AC

MAXIMUM PROPERTY

EXISTING ZONING	PDH-1
TOTAL SITE AREA	23.38 AC
PROPOSED NUMBER OF DWELLING UNITS	14
SINGLE FAMILY ATTACHED	14
SINGLE FAMILY DETACHED	0
PROPOSED DENSITY PER ACRE	0.60 DPM
PROPOSED DENSITY WITH ADJ'S	0.48 DPM
PARKING REQUIRED	14 SP
MINIMUM REQUIRED	14 SP
PROPOSED NUMBER OF ATTACHED	14 SP
PROPOSED NUMBER OF DETACHED	0 SP
MAXIMUM BARRIERS HEIGHT	6' 0"
OPEN SPACE REQUIRED (MIN)	1.11 AC
OPEN SPACE PROVIDED (MIN)	1.11 AC

*MARINE CLAYS ARE LOCATED ON 0.28 ACRES OR 12% OF THE TOTAL SITE AREA (2.21 ACRES) AS SHOWN ON THE SOILS MAP. THE DENSITY LIMITS FOR THE PDH-1 DISTRICT ARE 0.60 DWELLING UNITS PER ACRE. THE DENSITY LIMITS FOR THE I-1 DISTRICT ARE 0.48 DWELLING UNITS PER ACRE. THE DENSITY LIMITS FOR THE FORMAL DISTRICT ARE 0.60 DWELLING UNITS PER ACRE. THE DENSITY LIMITS FOR THE PDH-1 DISTRICT ARE 0.60 DWELLING UNITS PER ACRE. THE DENSITY LIMITS FOR THE I-1 DISTRICT ARE 0.48 DWELLING UNITS PER ACRE. THE DENSITY LIMITS FOR THE FORMAL DISTRICT ARE 0.60 DWELLING UNITS PER ACRE.

Dewberry

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TAVARES CONCRETE COMPANY, INC.
 REZONING / PDH DISTRICT
 FINAL DEVELOPMENT PLAN / PROPOSED CONDITION AMENDMENT
 LINDSEY COUNTY, VIRGINIA

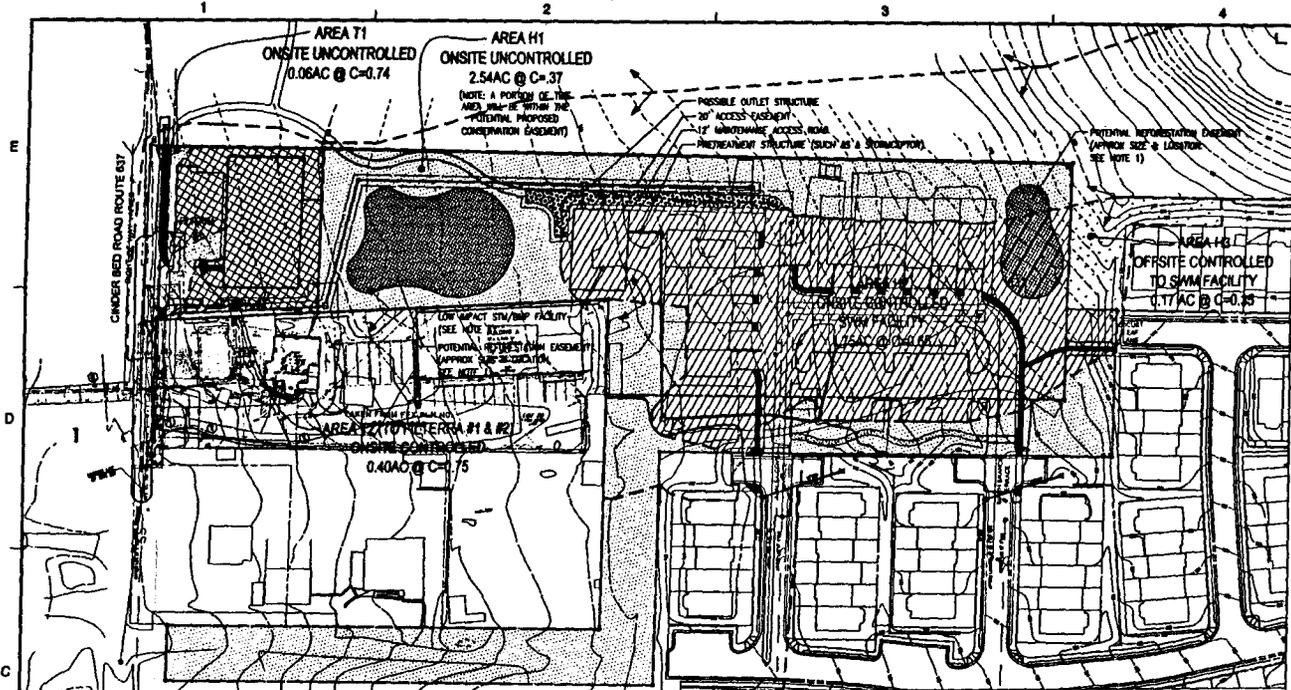
SCALE

DATE: December 18, 2008

APPROVED BY: JAE
 CHECKED BY: JAE
 DATE: December 18, 2008

TAVARES CONCRETE COMPANY, INC.
 RZ / FDP / PCA
 Notes and Tabulation

PROJECT NO. 4 of 8
 M-10728



SWM NARRATIVE - QUALITY REQUIREMENTS

QUALITY REQUIREMENTS FOR THE SWMS AND HAWTHORNE PROPERTIES WILL BE HANDLED INDIVIDUALLY. OWNERS WILL MEET THE REQUIREMENTS WITH TWO FILTERS WHICH WILL PICK UP FROM THE RESTORATION DOWNSTREAM AND SURFACE COLLECT FLOW.

HAWTHORNE WILL USE THE PROPOSED LOW-IMPACT DESIGN SWM FACILITY SUCH AS A PERCOLATION TRENCH (OPTION A) OR A RESTORATION FILTER (OPTION B). SWM OUPUTS WILL ALSO UTILIZE RESTORATION CASEMENTS FOR ADDITIONAL SWP.

THESE METHODS MEET THE REQUIRED NON-PHOSPHORUS REGION, FOR THE SITE AND THEREFORE MEET THE SWP REQUIREMENTS FOR THE PROPOSED IMPROVEMENTS AS SHOWN BY THE CALCULATIONS ON THIS SHEET.

NOTES

1.) EXACT SIZES AND LOCATION OF THE LOW IMPACT DESIGN SWM/IMP FACILITY AND THE RESTORATION FACILITY ARE SUBJECT TO MODIFICATION BASED ON FINAL DESIGN AND ENGINEERING.

2.) THE TOTAL PHOSPHORUS REDUCED AS CALCULATED ON THIS SHEET IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND ENGINEERING, HOWEVER THE HUMAN AQL REQUIREMENT SHALL BE MAINTAINED.

LEGEND

	HAWTHORNE PROP - CONTROLLED
	HAWTHORNE PROP - UNCONTROLLED
	TAVARES PROP - CONTROLLED
	TAVARES PROP - UNCONTROLLED
	OTHER PROP - CONTROLLED

HAWTHORNE (OPTION A):
 PERCOLATION TRENCH FOR EFFICIENCY
 SIZE: 10' x 30' x 14.5" (SEE NOTE 1)
 RESTORATION FACILITY FOR EFFICIENCY
 SIZE: 5,000 SF (0.12 ACRES) (AS SHOWN ON THIS SHEET, SEE NOTE 1)

BMP Facility Design Calculations

Area	Runoff Coefficient (C)	Runoff (in)	Runoff (ft)
Area 1	0.37	0.24	0.008
Area 2	0.37	0.24	0.008
Area 3	0.37	0.24	0.008
Area 4	0.37	0.24	0.008
Area 5	0.37	0.24	0.008
Area 6	0.37	0.24	0.008
Area 7	0.37	0.24	0.008
Area 8	0.37	0.24	0.008
Area 9	0.37	0.24	0.008
Area 10	0.37	0.24	0.008
Area 11	0.37	0.24	0.008
Area 12	0.37	0.24	0.008
Area 13	0.37	0.24	0.008
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Area 27	0.37	0.24	0.008
Area 28	0.37	0.24	0.008
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Area 37	0.37	0.24	0.008
Area 38	0.37	0.24	0.008
Area 39	0.37	0.24	0.008
Area 40	0.37	0.24	0.008
Area 41	0.37	0.24	0.008
Area 42	0.37	0.24	0.008
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Area 70	0.37	0.24	0.008
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Area 90	0.37	0.24	0.008
Area 91	0.37	0.24	0.008
Area 92	0.37	0.24	0.008
Area 93	0.37	0.24	0.008
Area 94	0.37	0.24	0.008
Area 95	0.37	0.24	0.008
Area 96	0.37	0.24	0.008
Area 97	0.37	0.24	0.008
Area 98	0.37	0.24	0.008
Area 99	0.37	0.24	0.008
Area 100	0.37	0.24	0.008

HAWTHORNE (OPTION B):
 RESTORATION FACILITY WITH SURFACE COLLECT FOR EFFICIENCY
 SIZE: 10' x 30' x 14.5" (AS SHOWN ON THIS SHEET, SEE NOTE 1)
 RESTORATION FACILITY FOR EFFICIENCY
 SIZE: 15,000 SF (0.34 ACRES) (AS SHOWN ON SHEET 3 WOULD BECOME CONDUITWAY EASTWARD)

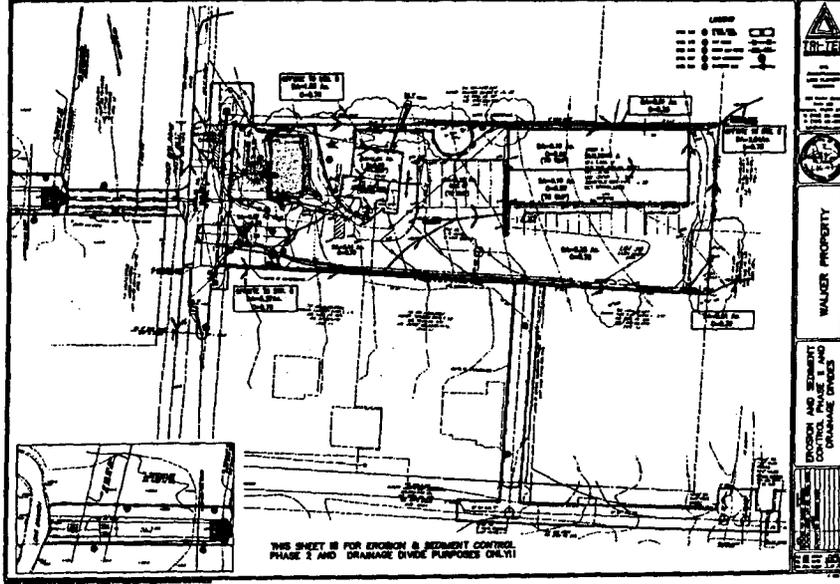
BMP Facility Design Calculations

Area	Runoff Coefficient (C)	Runoff (in)	Runoff (ft)
Area 1	0.37	0.24	0.008
Area 2	0.37	0.24	0.008
Area 3	0.37	0.24	0.008
Area 4	0.37	0.24	0.008
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Area 7	0.37	0.24	0.008
Area 8	0.37	0.24	0.008
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Area 11	0.37	0.24	0.008
Area 12	0.37	0.24	0.008
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Area 30	0.37	0.24	0.008
Area 31	0.37	0.24	0.008
Area 32	0.37	0.24	0.008
Area 33	0.37	0.24	0.008
Area 34	0.37	0.24	0.008
Area 35	0.37	0.24	0.008
Area 36	0.37	0.24	0.008
Area 37	0.37	0.24	0.008
Area 38	0.37	0.24	0.008
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Area 50	0.37	0.24	0.008
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Area 95	0.37	0.24	0.008
Area 96	0.37	0.24	0.008
Area 97	0.37	0.24	0.008
Area 98	0.37	0.24	0.008
Area 99	0.37	0.24	0.008
Area 100	0.37	0.24	0.008

TAVARES:
 2 FILTERS

BMP Facility Design Calculations

Area	Runoff Coefficient (C)	Runoff (in)	Runoff (ft)
Area 1	0.35	0.23	0.008
Area 2	0.35	0.23	0.008
Area 3	0.35	0.23	0.008
Area 4	0.35	0.23	0.008
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Area 22	0.35	0.23	0.008
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Area 27	0.35	0.23	0.008
Area 28	0.35	0.23	0.008
Area 29	0.35	0.23	0.008
Area 30	0.35	0.23	0.008
Area 31	0.35	0.23	0.008
Area 32	0.35	0.23	



THIS SHEET IS FOR EROSION & SEDIMENT CONTROL PHASE 1 AND DRAINAGE DIVIDE PURPOSES ONLY.

NO.	DESCRIPTION	DATE	BY
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FOR INFORMATION PURPOSES ONLY
RELEVANT SHEETS FROM THE WALKER PROPERTY SITE PLAN/FAIRFAX COUNTY PLAN NUMBER 9214-SP-002

DEVIATION REQUEST LETTER - PCA 2000-LE-023

Dewberry

May 22, 2009

James D. Jenkins, Director
Public Works and Environmental Services
1385 Government Center Parkway
Suite 600
Purcellville, VA 22085

RE: Request for a Two-Phase/Target Designation
The May 19-2 (17) 17

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Two-Phase/Target as provided for in the provisions set forth in Subj. 15.0207 of the Public Facilities Manual (PFM). The proposed development program of issue is located on the property referenced on PFD-2 (17) 17. It is located on the east side of Chester Road (Route 677). It is the subject of a pending zoning application - Planned Community Amendment PCA 2000-LE-023.

The property is currently zoned in the I-4 District and is subject to a unified development plan. The pending PCA application has been filed to amend the proposed development plan for the various portions of the site. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Subj. 15.0207 of the PFM and more particularly the subsection set forth in Table 12.1, my attached, 25 square foot in the applicable Two-Phase/Target.

A deviation from the Two-Phase/Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of suitable loading and parking spaces for the development program, will provide the characteristics of the Two-Phase/Target. It is my judgment that the proposed development program is a reasonable development program for the subject property which is to be reviewed in the I-4 District. It is to be further noted that the current unified development program for the subject property, which was approved on April 6, 2005, could not satisfy the Two-Phase/Target. In addition to this request, it is noted that the 10-year Two-Phase/Target will be met through the phasing of issue on site.

We trust that this statement is sufficient to request our request for a deviation from the Two-Phase/Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-640-6226 or andrew@edwards.com.

Sincerely,
Andrew Williams
Landmarks Architect
Attachment: A/B

DEVIATION REQUEST LETTER - RZ/FDP 2009-LE-001

Dewberry

May 22, 2009

James D. Jenkins, Director
Public Works and Environmental Services
1385 Government Center Parkway
Suite 600
Purcellville, VA 22085

RE: Request for a Two-Phase/Target Designation
The May 19-2 (17) 17 (PART) 16, and 19 (PART)

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Two-Phase/Target as provided for in the provisions set forth in Subj. 15.0207 of the Public Facilities Manual (PFM). The proposed development program of issue is located on the property referenced on PFD-2 (17) 17 (PART) 16, and 19 (PART). It is located on the east side of Chester Road (Route 677). It is the subject of a pending zoning application - Rezoning/Planned Development Plan - RZ/FDP 2009-LE-001.

The property is currently zoned in the I-4 District and is subject to a unified development plan. The pending RZ/FDP application has been filed to amend the current portion of the site to PFD-2. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Subj. 15.0207 of the PFM and more particularly the subsection set forth in Table 12.1, my attached, 4,101 square foot in the applicable Two-Phase/Target.

A deviation from the Two-Phase/Target requirement is requested, for as demonstrated by the attached copy of the proposed development program, the clearing and grading, provision of utilities, and the provision of suitable loading and parking spaces for the development program will provide the characteristics of the Two-Phase/Target. It is my judgment that the proposed development program is a reasonable development program for the subject property which is to be reviewed in the PFD-2 District. It is to be further noted that the current unified development program for the subject property, which was approved on April 6, 2005, could not satisfy the Two-Phase/Target. In addition to this request, it is noted that the 10-year Two-Phase/Target will be met through the phasing of issue on site.

We trust that this statement is sufficient to request our request for a deviation from the Two-Phase/Target for the development program proposed for the subject property. Should you have any questions or the need for additional information, please contact me at 703-640-6226 or andrew@edwards.com.

Sincerely,
Andrew Williams
Landmarks Architect
Attachment: A/B



Dewberry & Davis LLC
10000 Lakeside Drive
Suite 100
Purcellville, VA 22085
www.dewberry.com

TAVARES CONCRETE COMPANY, INC.
CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN / PROPOSED CONDITION AMENDMENT
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



REV PLAN

SCALE

No.	DATE	BY	Description
1	09.11.08	AWJ	
2	08.11.08	AWJ	
3	08.23.08	AWJ	
4	09.11.08	AWJ	
5	04.10.08	AWJ	

REVISIONS

DESIGNED BY: AWJ
APPROVED BY: JRE
CHECKED BY: JRE
DATE: December 16, 2008

TITLE
TAVARES CONCRETE COMPANY, INC.
ODP / FDP / PCA
INFORMATION ONLY

PROJECT NO.



EXISTING VEGETATION INVENTORY: PDH-4

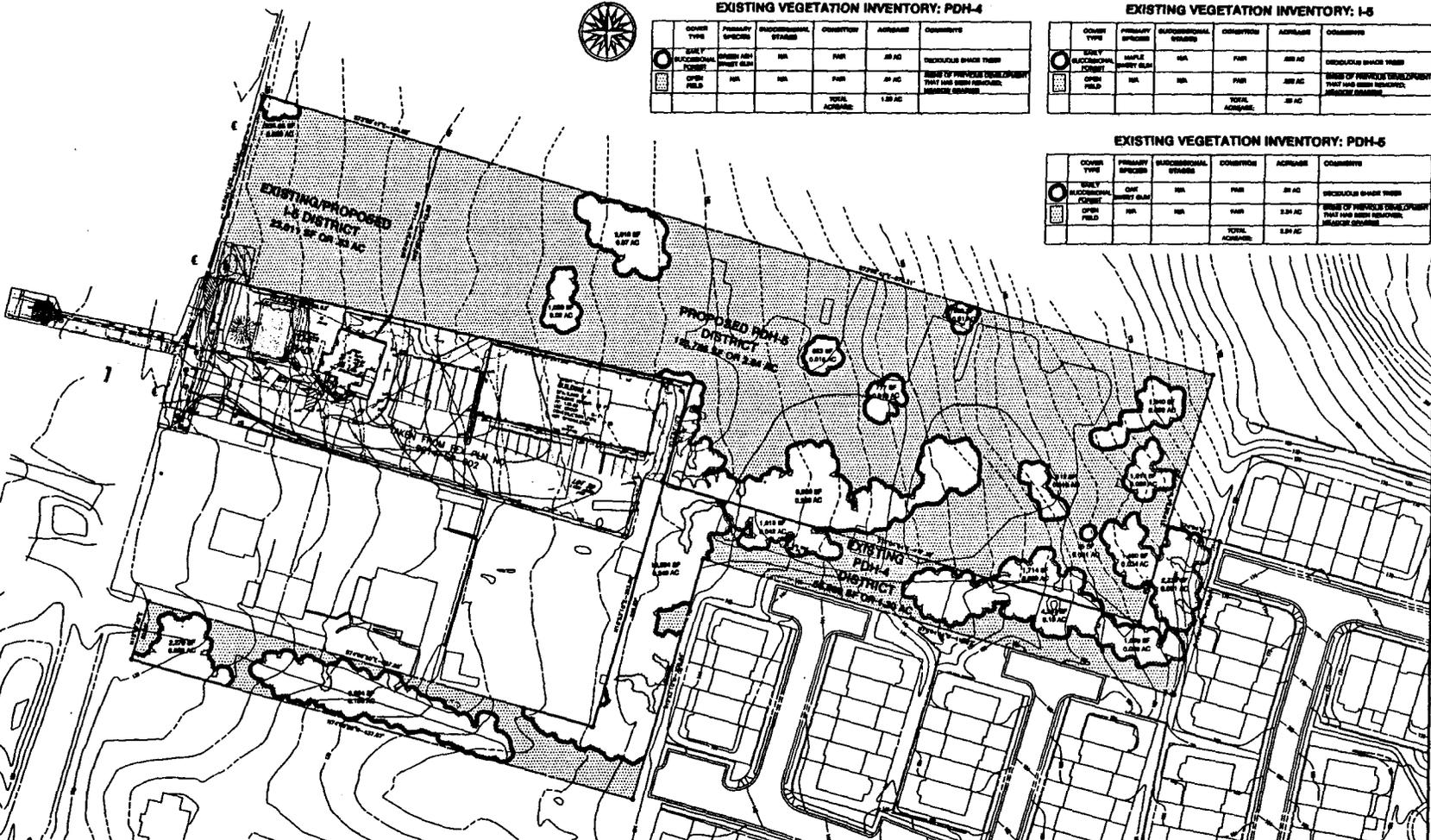
COVER TYPE	PRIMARY SPECIES	SECONDARY SPECIES	COMPOSITION	ACREAGE	COMMENTS
OPEN FIELD	MAPLE	ASH	PO	20 AC	INDICULOUS SHADE TREES
OPEN FIELD	MAPLE	ASH	PO	20 AC	SEMI TO PREDOMINANT TREES THAT HAVE BEEN REMOVED; REMAINS REMAINING
			TOTAL ACREAGE:	1.80 AC	

EXISTING VEGETATION INVENTORY: I-5

COVER TYPE	PRIMARY SPECIES	SECONDARY SPECIES	COMPOSITION	ACREAGE	COMMENTS
OPEN FIELD	MAPLE	ASH	PO	20 AC	INDICULOUS SHADE TREES
OPEN FIELD	MAPLE	ASH	PO	20 AC	SEMI TO PREDOMINANT TREES THAT HAVE BEEN REMOVED; REMAINS REMAINING
			TOTAL ACREAGE:	20 AC	

EXISTING VEGETATION INVENTORY: PDH-5

COVER TYPE	PRIMARY SPECIES	SECONDARY SPECIES	COMPOSITION	ACREAGE	COMMENTS
OPEN FIELD	MAPLE	ASH	PO	20 AC	INDICULOUS SHADE TREES
OPEN FIELD	MAPLE	ASH	PO	20 AC	SEMI TO PREDOMINANT TREES THAT HAVE BEEN REMOVED; REMAINS REMAINING
			TOTAL ACREAGE:	20 AC	



Dewberry & Davis LLC
 10000 DEWBERRY BLVD
 SUITE 100
 FORT WORTH, TX 76133
 TEL: 817.339.2200
 WWW.DWBERRY.COM

TAVARES CONCRETE COMPANY, INC.
 REZONING / FINAL DEVELOPMENT PLAN / PROPOSED CONDITION AMENDMENT
 LAW OFFICE
 HANCOCK COUNTY, VIRGINIA



REV. PLAN
 SCALE
 0 30 60

No.	DATE	BY	Description
4	08.11.09	AWP	
3	08.11.09	AWP	
2	08.22.09	AWP	
1	04.10.09	AWP	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: PDH-4

REQUIREMENTS	RESULTS
A PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	26,261 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	26,261 SF OF 104,800 = 25.0%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 3) =	14,180 SF
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	92.8% = 7,471 SF
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	97.89% = 87,892 SF
F HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	YES
G IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THIS PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 19-2007.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	
H IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 19-2007.4	
I PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.3	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: I-5

REQUIREMENTS	RESULTS
A PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	20,000 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	20,000 SF OF 104,800 = 19.1%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 3) =	10,000 SF
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	1.0% = 20 SF
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	0 SF
F HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THIS PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 19-2007.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	SHEET 7
H IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 19-2007.4	
I PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.3	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: PDH-5

REQUIREMENTS	RESULTS
A PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	20,000 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	20,000 SF OF 104,800 = 19.1%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 3) =	10,000 SF
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	18.2% = 4,000 SF
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 3 =	0 SF
F HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET?	NO
G IF NO FOR LINE F, THEN A REQUEST TO DEVIATE FROM THE TREE PRESERVATION TARGET SHALL BE PROVIDED ON THIS PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 19-2007.3 ALONG WITH A NARRATIVE THAT PROVIDES A SITE-SPECIFIC EXPLANATION OF WHY THE TREE PRESERVATION TARGET CANNOT BE MET. PROVIDE A SHEET NUMBER WHERE THE DEVIATION REQUEST IS LOCATED.	SHEET 7
H IF STEP G REQUIRES A NARRATIVE, IT SHALL BE PREPARED IN ACCORDANCE WITH 19-2007.4	
I PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.3	

DESIGN BY: AWP
 APPROVED BY: JWC
 CHECKED BY: JWC
 DATE: December 18, 2009
 TAVARES CONCRETE COMPANY, INC.
 REZ / FDP / PCA
 EXISTING VEGETATION MAP
 PROJECT NO.
 8
 SHEET NO. 8 OF 8