



# County of Fairfax, Virginia

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

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November 17, 2009

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

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

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, granting Rezoning Application RZ 2009-LE-001 in the name of Tavares Family Limited Partnership. The Board's action rezones certain property in the Lee District from the I-5 District to the PDH-5 District and permits residential development at a density of 3.87 dwelling units per acre (du/ac). 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 2.84 acres of land [Tax Map 99-2 ((1)) 17 pt., 18, and 19 pt.], and is subject to the proffers dated November 13, 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:**

- Waived the 600-foot maximum length requirement for a private street for Rezoning/Final Development Application RZ/FDP 2009-LE-001.

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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>

- 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.

Sincerely,



Nancy Velms  
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  
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay  
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 16<sup>th</sup> day of November, 2009, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2009-LE-001  
(Concurrent with Proffered Condition Amendment Applications PCA 1999-LE-036 and  
PCA 2000-LE-023)**

**WHEREAS**, Tavares Family Limited Partnership, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the I-5 District to the PDH-5 District, 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 PDH-5 District, and said property is subject to the use regulations of said PDH-5 District, and further restricted by the conditions proffered and accepted pursuant to Virginia 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 16<sup>th</sup> day of November, 2009.

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Nancy Vehrs  
Clerk to the Board of Supervisors



**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

**RZ/FDP 2009-LE-001 Concurrent With  
 PCA 2000-LE-023  
 PCA/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 Family Limited Partnership, 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 PDH-5 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

APPLICATION TYPE(S):	PCA ( )	CDP (x)	FDP (x)	CDPA ( )	FDPA ( )
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**LEGAL DESCRIPTION:**

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

**TAX MAP DESCRIPTION:**

99-2	1		17, part, 18, 19 part	2.84 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 ft north of its intersection w/Hill Park Dr	
PRESENT USE: Vacant	PROPOSED USE: SFA
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]  
 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:

Jul 1-16-09  
BZ 2008-0312 / FDP 2008-0313

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 11/16/09 Virginia Ruffner Fee Paid \$ 10,125.00

**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: RZ 2009-LE-001**

DECISION DATE: 11-16-2009

HEARING BODY: BOS

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME TAVARES FAMILY LIMITED PARTNERSHIP

STAFF COORDINATOR: BCHO00

ACTION: APPROVE

**DECISION SUMMARY:**

ON NOVEMBER 16, 2009, THE BOARD UNANIMOUSLY APPROVED RZ  
2009-LE-001, ON A MOTION BY SUPERVISOR MCKAY, SUBJECT  
TO PROFFERS DATED NOVEMBER 13, 2009.

**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>
I-5	2.84 ACRES	PDH-5	2.84 ACRES	PDH-5	2.84 ACRES
<b>TOTAL</b>	<b>2.84 ACRES</b>	<b>TOTAL</b>	<b>2.84 ACRES</b>	<b>TOTAL</b>	<b>2.84 ACRES</b>

**TAX MAP NUMBERS**

099-2- /01/ /0017-

099-2- /01/ /0018-

099-2- /01/ /0019-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDH-5

**APPROVED RESIDENTIAL DEVELOPMENT**

LAND USE	<u>DWELLING</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>NO.</u>
	<u>UNITS</u>	<u>AREA</u>	<u>MEASURE</u>	<u>OF</u>
SFA	11	2.84	ACRES	ADU'S
<b>TOTAL</b>	<b>11</b>	<b>2.84</b>	<b>ACRES</b>	

**APPROVED NON-RESIDENTIAL DEVELOPMENT**

<u>FLOOR AREA</u>	<u>UNIT OF</u>	<u>LAND</u>	<u>UNIT OF</u>	<u>FAR</u>
	<u>MEASURE</u>	<u>AREA</u>	<u>MEASURE</u>	

**WAIVERS/MODIFICATIONS****APPROVED WAIVERS/MODIFICATIONS**

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE  
WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT

**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

**PROFFER INFORMATION**

PROFFER STATEMENT DATE: 11-13-2009

<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
CONSERVATION EASEMENT	01-01-0001	0	N/A	\$	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$	01-01-0001
CONTRIBUTION - FCPA / RECREATION	01-01-0001	1	RUP	\$26,445	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	1	RUP	\$46,192	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (	01-01-0001	0	N/A	\$	01-01-0001
DESIGN AMENITIES	01-01-0001	0	N/A	\$	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCE	01-01-0001	0	N/A	\$	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$	01-01-0001
ENVIRONMENTAL ASSESSMENT / REMEI	01-01-0001	0	N/A	\$	01-01-0001
GARAGES - CONVERSION RESTRICTION	01-01-0001	0	N/A	\$	01-01-0001
GEOTECHNICAL REVIEW	01-01-0001	0	N/A	\$	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	N/A	\$	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$	01-01-0001
HOA INCORPORATION INTO ADJACENT P	01-01-0001	0	N/A	\$	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$	01-01-0001
LIMITS OF CLEARING AND GRADING	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
OTHER - GENERAL	01-01-0001	0	N/A	\$	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$	01-01-0001
PARKING	01-01-0001	0	N/A	\$	01-01-0001
PRIVATE STREET - MAINTENANCE/NOTIC	01-01-0001	0	N/A	\$	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$	01-01-0001
RECREATION - TRAILS	01-01-0001	0	N/A	\$	01-01-0001
RESTORATION / REFORESTATION / REPI	01-01-0001	0	N/A	\$	01-01-0001
SETBACK	01-01-0001	0	N/A	\$	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$	01-01-0001
	01-01-0001	0	N/A	\$	01-01-0001
ALTERNATIVE SWM MEASURES	01-01-0001	0	N/A	\$	01-01-0001

**ZAPS USER GENERATED REPORTS  
ZONING APPLICATION SUMMARY REPORT  
APPLICATION NUMBER: FDP 2009-LE-001**

DECISION DATE: 10-15-2009

HEARING BODY: PC

CRD: NO

MAGISTERIAL DISTRICT: LEE

APPLICANT NAME TAVARES FAMILY LIMITED PARTNERSHIP

STAFF COORDINATOR: BCH000

ACTION: APPROVE

**DECISION SUMMARY:**

ON OCTOBER 15, 2009, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2009-LE-001, ON A MOTION BY COMMISSIONER LUSK AND TO THE BOARD'S APPROVAL OF THE REZONING. NO DEVELOPMENT CONDITIONS ARE ASSOCIATED WITH THIS APPLICATION.

**TAX MAP NUMBERS**

099-2- /01/ /0017-

099-2- /01/ /0018-

099-2- /01/ /0019-

**APPROVED ZONING DISTRICT DATA**

ZONING DISTRICT: PDH- 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>	
SFA	11	2.84	ACRES	ADU'S					
TOTAL	11	2.84	ACRES						

**WAIVERS/MODIFICATIONS****APPROVED WAIVERS/MODIFICATIONS**

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE

WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT

**SUPPLEMENTAL MOTIONS**

SUPPLEMENTAL MOTIONS APPROVED

**DEVELOPMENT CONDITION INFORMATION**

DEVELOPMENT CONDITION STATEMENT DATE: 11-25-2009

<u>ITEM</u>	<u>DUE DATE</u>	<u>TRIGGER NO.</u>	<u>TRIGGER EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIRATION DATE</u>
	01-01-0001	0	N/A	\$	01-01-0001

August 7, 2008

**DESCRIPTION  
OF PART OF THE PROPERTIES OF  
TAVARES CONCRETE CO., INC.  
AND  
TAVARES FAMILY LIMITED PARTNERSHIP  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA**

RECEIVED  
Department of Planning & Zoning

NOV 07 2008

Zoning Evaluation Division

19

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Beginning at a point marking the northeasterly corner of Jimmie K. and Margie L. Walker, Trustees; thence with the northerly line of Jimmie K. and Margie L. Walker, Trustees N77°27'57"W, 261.80 feet to a point; thence through the properties of Tavares Concrete Co., Inc. and Tavares Family Limited Partnership N15°49'24"E, 143.56 feet to a point on the southerly line of Parcel "F", Island Creek; thence with the southerly line of Parcel "F" S73°55'47"E, 679.21 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 line of Jimmie K. and Margie L. Walker, Trustees N15°53'10"E, 84.72 feet to the point of beginning, containing 2.84 acres of land.

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

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.

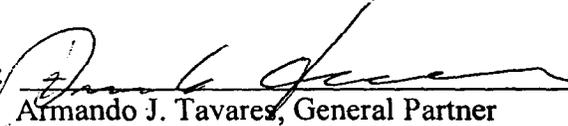
TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

APPLICANT/TITLE OWNER OF

TM 99-2((1))18,19, part

TAVARES FAMILY LIMITED PARTNERSHIP

BY:

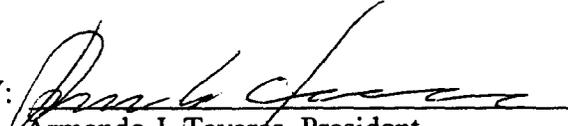
  
Armando J. Tavares, General Partner

TITLE OWNER OF

TM 99-2((1))17 part

TAVARES CONCRETE COMPANY, INC.

BY:

  
Armando J. Tavares, President

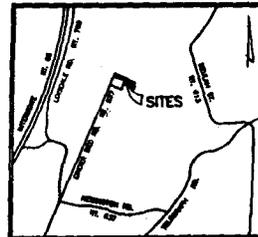
# TAVARES CONCRETE COMPANY, INC.

Lee District Fairfax County, Virginia

**Dewberry**

Dewberry & Davis, LLC  
10000 Lakeside Drive  
Suite 100  
Fairfax, VA 22033  
703.291.8800  
www.dewberry.com

**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**



Revised September 11, 2009  
Revised August 11, 2009  
Revised May 22, 2009  
Revised April 10, 2009

December 18, 2008

**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 TABULATION
- 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)

M-10728

Dewberry & Davis LLC  
 1100 North 1st Street  
 Suite 200  
 Portland, Oregon 97228  
 Phone: 503.251.1000  
 Fax: 503.251.1001  
 www.dewberry.com

**TAVARES CONCRETE COMPANY, INC.**  
 REZONING /  
 FINAL DEVELOPMENT PLAN /  
 PROFFERED CONDITION AMENDMENT  
 LUM DIVISION  
 TAVARES COUNTY, OREGON

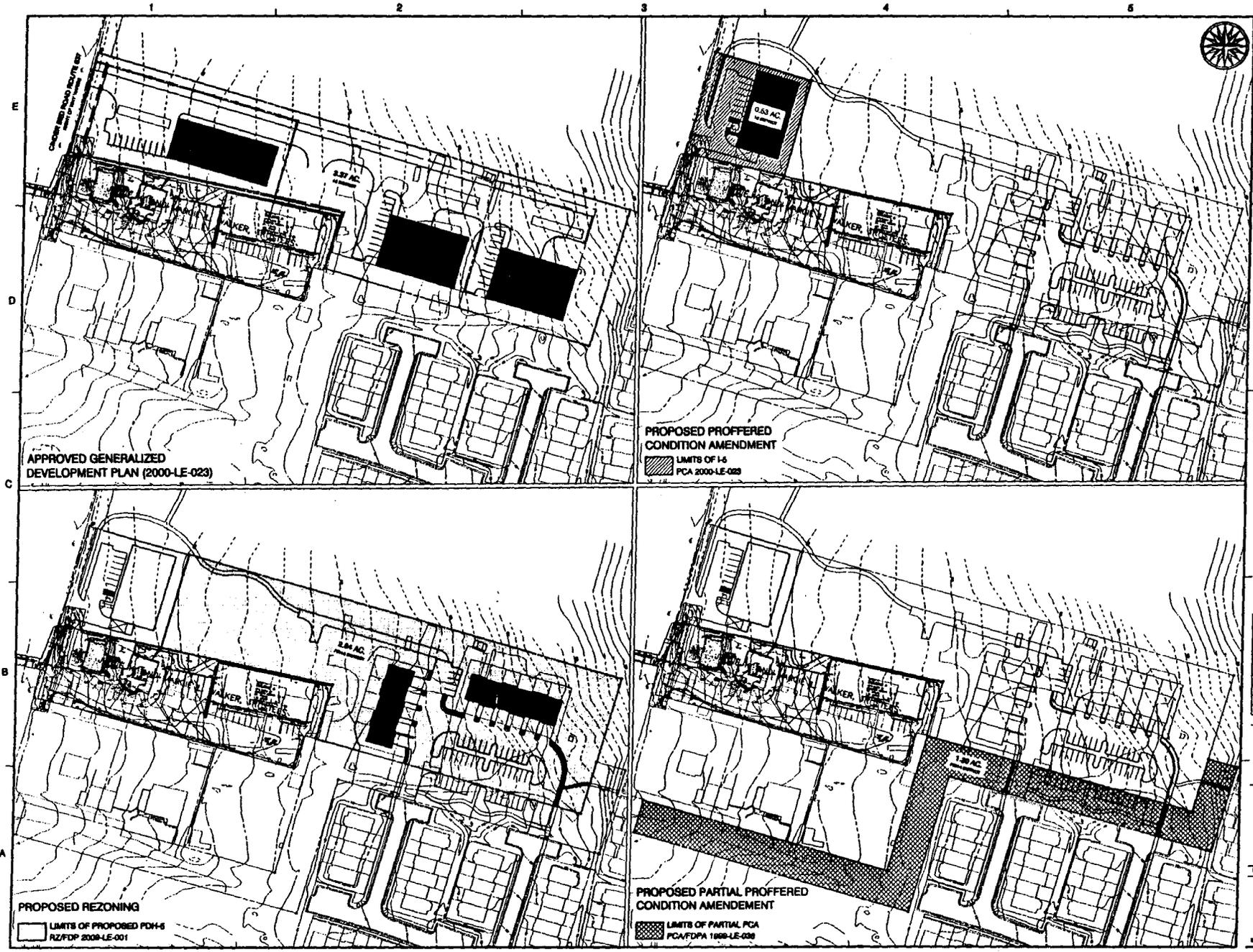


DATE: 12/15/2009  
 SCALE: 1" = 40'



NO.	DATE	BY	DESCRIPTION
4	08.11.09	JAC	
3	08.11.09	JAC	
2	03.22.09	JAC	
1	04.16.09	JAC	

DESIGNED BY: JAC  
 APPROVED BY: JAC  
 CHECKED BY: JAC  
 DATE: December 15, 2009  
 TITLE: TAVARES CONCRETE COMPANY, INC.  
 RZ / FDP / PCA  
 Approved and Proposed  
 Development Plans  
 PROJECT NO.:

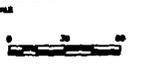


Dewberry & Davis LLC  
 1000 COMMONWEALTH BLVD  
 SUITE 200  
 FALLS CHURCH, VA 22044  
 PHONE: 703.441.1000  
 FAX: 703.441.1001  
 WWW.DDBERRY.COM

**TAVARES CONCRETE COMPANY, INC.**  
 RESIZING /  
 FINAL DEVELOPMENT PLAN /  
 PROFFERED CONDITION AMENDMENT  
 LAW CENTER  
 FAYETTE COUNTY, VIRGINIA



KEY PLAN

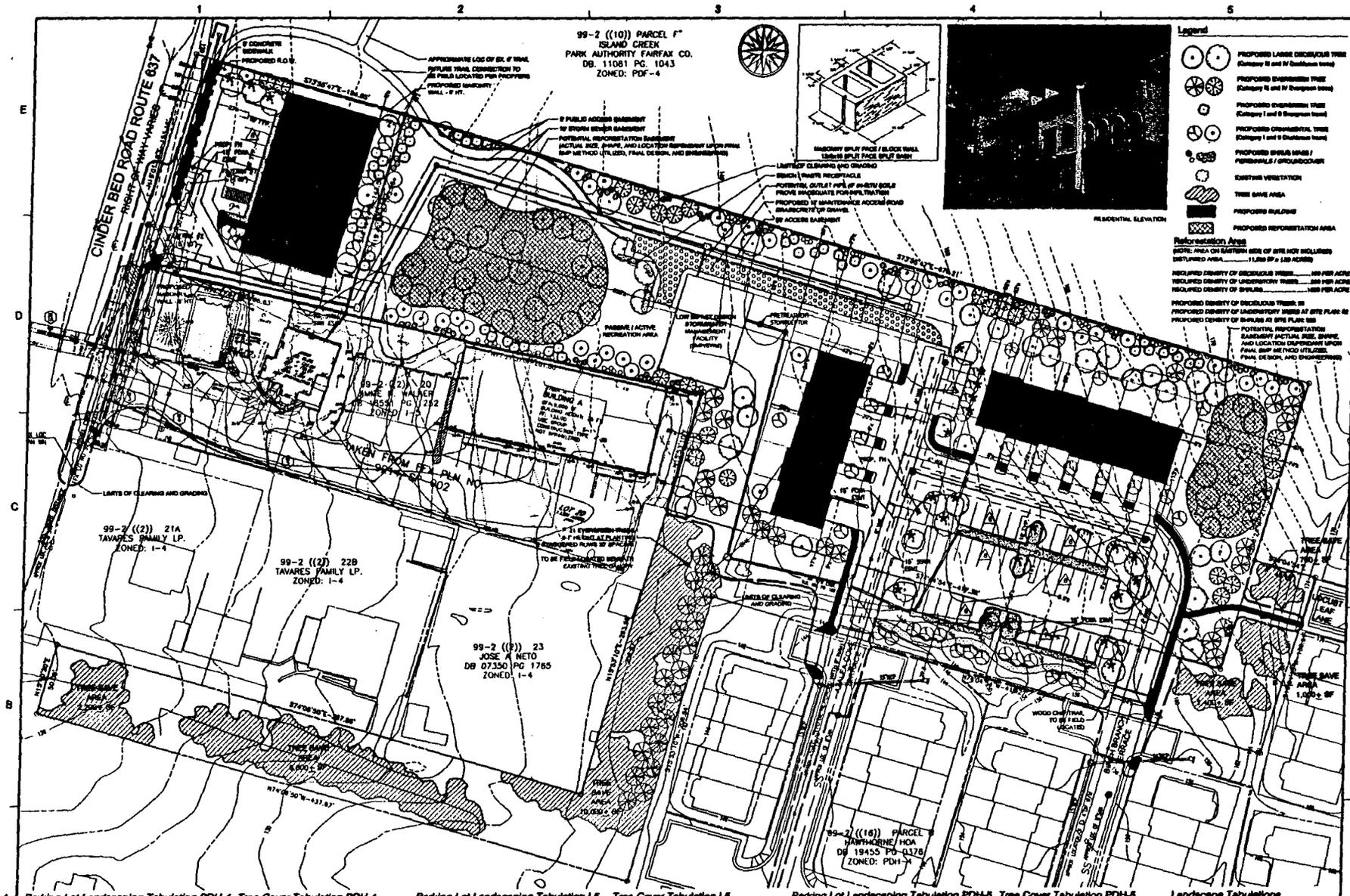


NO.	DATE	BY	DESCRIPTION
1	08.11.2010	AME	PRELIMINARY
2	08.11.2010	AME	REVISED
3	08.22.2010	AME	REVISED
4	04.10.2011	AME	REVISED

DESIGNED BY: AME  
 APPROVED BY: AME  
 CHECKED BY: AME  
 DATE: December 16, 2008

SCALE  
**TAVARES CONCRETE COMPANY, INC.**  
 RZ / FDP / PCA

PROJECT NO.



**Parking Lot Landscaping Tabulation PDH-4**

PARKING LOT AREA	4,873 SF ±
PARKING LOT LANDSCAPING REQUIRED (8%)	390 SF ±
PARKING LOT LANDSCAPING PROVIDED (13.7%)	668 SF ±
8 PROPOSED TREES @ AVG. 175 SF EA = 1,395 SF ±	
★ TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT	

**Tree Cover Tabulation PDH-4**

SITE AREA	11,301 AC ±
SUBTRACTIONS	2,800 SF ±
TREE COVER REQUIRED (8%) FOR PARKING	14,140 SF ±
AREA OF EXISTING TREES TO REMAIN	1,200 SF ±
AREA OF PROPOSED LANDSCAPING	1,400 SF ±
81 TREES @ AVG. 175 SF EA = 1,418 SF ±	
14 TREES @ AVG. 75 SF EA = 1,050 SF ±	
TOTAL TREE COVER PROVIDED (8%)	2,468 SF ±

**Parking Lot Landscaping Tabulation PDH-5**

PARKING LOT AREA	4,100 SF ±
PARKING LOT LANDSCAPING REQUIRED (8%)	328 SF ±
PARKING LOT LANDSCAPING PROVIDED (15.7%)	645 SF ±
8 PROPOSED TREES @ AVG. 175 SF EA = 1,395 SF ±	
★ TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT	

**Tree Cover Tabulation PDH-5**

SITE AREA	12,100 AC ±
SUBTRACTIONS	2,800 SF ±
TREE COVER REQUIRED (8%) FOR PARKING	14,140 SF ±
AREA OF EXISTING TREES TO REMAIN	1,200 SF ±
AREA OF PROPOSED LANDSCAPING	1,400 SF ±
8 TREES @ AVG. 175 SF EA = 1,418 SF ±	
8 TREES @ AVG. 75 SF EA = 600 SF ±	
8 TREES @ AVG. 10 SF EA = 80 SF ±	
TOTAL TREE COVER PROVIDED (8%)	2,098 SF ±

**Parking Lot Landscaping Tabulation PDH-6**

PARKING LOT AREA	3,100 SF ±
PARKING LOT LANDSCAPING REQUIRED (8%)	248 SF ±
PARKING LOT LANDSCAPING PROVIDED (15.7%)	487 SF ±
10 PROPOSED TREES @ AVG. 175 SF EA = 1,750 SF ±	
★ TREE COUNTED TOWARD PARKING LOT LANDSCAPING REQUIREMENT	

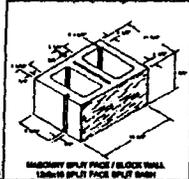
**Tree Cover Tabulation PDH-6**

SITE AREA	12,100 AC ±
SUBTRACTIONS	2,800 SF ±
TREE COVER REQUIRED (8%) FOR PARKING	14,140 SF ±
AREA OF EXISTING TREES TO REMAIN	1,200 SF ±
AREA OF PROPOSED LANDSCAPING	1,400 SF ±
14 TREES @ AVG. 175 SF EA = 2,450 SF ±	
10 TREES @ AVG. 10 SF EA = 100 SF ±	
8 TREES @ AVG. 75 SF EA = 600 SF ±	
8 TREES @ AVG. 10 SF EA = 80 SF ±	
TOTAL TREE COVER PROVIDED (8%)	3,130 SF ±

**Landscape Tabulations**

THE INFORMATION PROVIDED ON THIS SHEET IS INTENDED TO REFLECT THE ABILITY TO SATISFY MINIMUM LANDSCAPING REQUIREMENTS WITHIN THE PROPOSED DEVELOPMENT PROGRAM. AT THE TIME OF SITE PLAN, INDIVIDUAL TREES IDENTIFIED MAY VARY AND/OR ADDITIONAL TREES MAY BE IDENTIFIED AS CONSIDERED TOWARD MEETING THE LANDSCAPING REQUIREMENT. HOWEVER, THIS COVER MAY BE CLAIMED FOR EXISTING TREES WITH LANDSCAPING CONTRACT.

99-2 ((10)) PARCEL 1  
 ISLAND CREEK  
 PARK AUTHORITY FAYETTE CO.  
 DB 11081 PG. 1043  
 ZONED: PDH-4



- Legend**
- PROPOSED LARGE DECIDUOUS TREE (Category 8 and 9 (Oak/Maple))
  - PROPOSED MEDIUM TREE (Category 8 and 9 (Oak/Maple))
  - PROPOSED SMALL TREE (Category 1 and 2 (Oak/Maple))
  - PROPOSED ORNAMENTAL TREE (Category 1 and 2 (Oak/Maple))
  - PROPOSED SHRUBS AND PERENNIALS / GROUNDCOVER
  - EXISTING VEGETATION
  - TREE BANK AREA
  - PROPOSED BUILDING
  - PROPOSED REFORMATION AREA
- Reformation Area**  
 (SOLID AREA ON EASTERN SIDE OF SITE) NOT INCLUDING DISTURBED AREA: 1.100 SF ± 1.00 AC ±
- REQUIRED DENSITY OF DECIDUOUS TREES: 100 PER ACRE  
 REQUIRED DENSITY OF LANDSCAPING TREES: 100 PER ACRE  
 REQUIRED DENSITY OF SHRUBS: 100 PER ACRE
- PROPOSED DENSITY OF DECIDUOUS TREES: 100 PER ACRE  
 PROPOSED DENSITY OF LANDSCAPING TREES AT SITE PLACE: 100 PER ACRE  
 PROPOSED DENSITY OF SHRUBS AT SITE PLACE: 100 PER ACRE  
 PROPOSED DENSITY OF PERENNIALS AND GROUNDCOVER: 100 PER ACRE  
 PROPOSED DENSITY OF ORNAMENTAL TREES: 100 PER ACRE  
 PROPOSED DENSITY OF SHRUBS AND PERENNIALS: 100 PER ACRE  
 PROPOSED DENSITY OF GROUNDCOVER: 100 PER ACRE





Dowberry & Davis LLC  
 10000 1st Avenue  
 Suite 100  
 Everett, WA 98201  
 Phone: 425.336.8800  
 Fax: 425.336.8801  
 www.dowberry.com

**TAVARES CONCRETE COMPANY, INC.**  
 CONCEPTUAL DEVELOPMENT PLAN / FINAL DEVELOPMENT PLAN / PROPOSED CONCRETE AMENDMENT  
 LASE DISTRICT  
 HAVANA COUNTY, VIRGINIA



KEY PLAN



NO.	DATE	BY	DESCRIPTION
4	05.11.09	JMM	
3	05.11.09	JMM	
2	05.22.09	JMM	
1	04.16.09	JMM	

DESIGNED BY: JMM  
 APPROVED BY: JMM  
 CHECKED BY: JMM  
 DATE: December 14, 2009

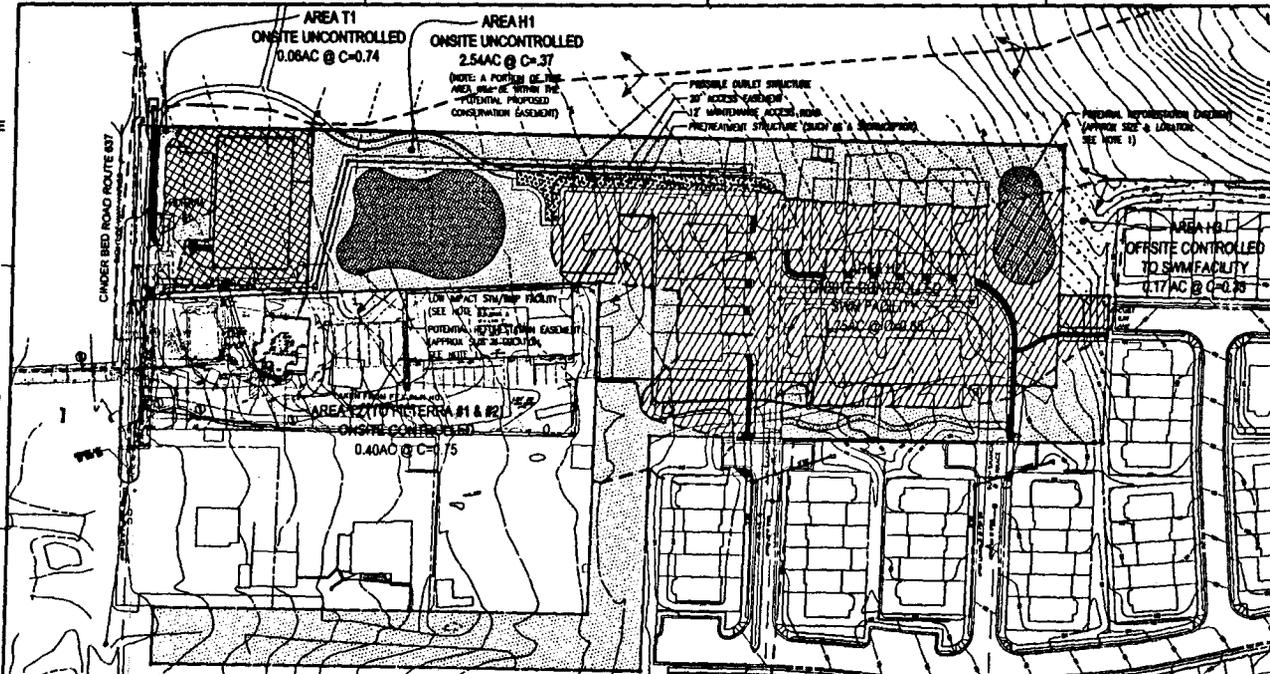
TVA  
**TAVARES CONCRETE COMPANY, INC.**  
 COP / FDP / PCA  
 STORMWATER MANAGEMENT  
 BMP CALCULATIONS - HAWTHORNE  
 PROJECT NO.

**SWM NARRATIVE - QUALITY REQUIREMENTS**  
 QUALITY REQUIREMENTS FOR THE TAVARES AND HAWTHORNE PROJECTS WILL BE HANDED INDIVIDUALLY. TAVARES WILL MEET THE REQUIREMENTS WITH TWO FILTERS WHICH WILL PICK UP FROM THE PROPOSED CONCEPTUAL AND SURFACE OUTFEED PLAN. HAWTHORNE WILL USE THE PROPOSED LOW-IMPACT DESIGN SWM FACILITY SUCH AS A PERCOLATION TRENCH (OPTION A) OR A BIORETENTION POND (OPTION B). BOTH OPTIONS WILL ALSO INCLUDE PERFORMANCE GUIDELINES FOR ADDITIONAL BMP.  
 THESE METHODS MEET THE REQUIRED AND PROPOSED DESIGN FOR THE SITE AND THEREFORE MEET THE BMP REQUIREMENTS FOR THE PROPOSED APPROXIMATIONS AS SHOWN BY THE CALCULATIONS ON THIS SHEET.

**NOTES**  
 1) CHECK SHEET AND LOCATIONS OF THE LOW IMPACT DESIGN SWM/FACILITY AND THE RETROFITMENT DESIGN ARE SUBJECT TO IMPROVEMENT BASED ON FINAL DESIGN AND EXPENSES.  
 2) THE TOTAL PERFORMANCE RANKING AS CALCULATED ON THIS SHEET IS SUBJECT TO CHANGE WITH THE FINAL DESIGN AND EXPENSES, HOWEVER THE GENERAL USE REQUIREMENT SHALL BE MAINTAINED.

**LEGEND**

	HAWTHORNE PMP - CONTROLLED
	HAWTHORNE PMP - UNCONTROLLED
	TAVARES PMP - CONTROLLED
	TAVARES PMP - UNCONTROLLED
	OFFSITE PMP - CONTROLLED



**HAWTHORNE (OPTION A):**  
 PERCOLATION TRENCH FOR EFFICIENCY  
 SIZE: 10' x 34' x 16.5" (SEE NOTE 1)  
 RETENTION BASIN FOR EFFICIENCY  
 SIZE: 3,000 SF (0.13 ACRES) (AS SHOWN ON THIS SHEET, SEE NOTE 1)

**BMP Quality Design Calculations**  
 Plan Name: Hawthorne Option A  
 Plan Number: 10728  
 Date: 12/14/09  
 Engineer: JMM

**BMP Narrative**  
 A. Storm Quality Retention  
 A detention basin and infiltration system are proposed to address the BMP requirements for the proposed site. The design provides and appropriate amount of detention which is intended to reduce peak runoff and the sediment content.

The best management practices for this site were identified as required by the regulations on this sheet. Areas H1 and H2 will meet the Performance Standard for runoff reduction of 0.05. The implementation of the proposed storm and detention will provide a performance standard of 0.05 which exceeds the minimum requirement. As a result, the proposed storm and detention practices will provide a performance standard of 0.05.

**B. Waterflow Infiltration**  
 Det. A. 100.00 @ 0.00 Infiltration and 0.00 @ 0.00 Infiltration

Area	Area	Area	Area
Area H1 Catchment	0.07	0.00	0.00
Area H2 Catchment	0.00	0.00	0.00
Area T1 Catchment	0.00	0.00	0.00
Area T2 Catchment	0.00	0.00	0.00

**Site Performance Summary - "Retention Standard"**  
 This section is for the use by the jurisdiction which is not within the jurisdiction of the authority for this project. The "Retention Standard" is a performance standard for runoff reduction. Please consult with your jurisdiction for appropriate runoff reduction to use.  
 Det. A. Compliance for Performance Standard: C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Area	Area	Area	Area
Area H1 Catchment	0.07	0.00	0.00
Area H2 Catchment	0.00	0.00	0.00
Area T1 Catchment	0.00	0.00	0.00
Area T2 Catchment	0.00	0.00	0.00

**Site Performance Summary - "Retention Standard"**  
 Det. A. Compliance for Performance Standard: C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Area	Area	Area	Area
Area H1 Catchment	0.07	0.00	0.00
Area H2 Catchment	0.00	0.00	0.00
Area T1 Catchment	0.00	0.00	0.00
Area T2 Catchment	0.00	0.00	0.00

Best Run going to the Facility = 1.00  
 Det. A. Compliance for Performance Standard: C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

**HAWTHORNE (OPTION B):**  
 BIOTREATMENT BASIN WITH OUTFEED STRUCTURE FOR EFFICIENCY  
 SIZE: 10' x 34' x 6.5" (AS SHOWN ON THIS SHEET, SEE NOTE 1)  
 RETENTION BASIN FOR EFFICIENCY  
 SIZE: 10,000 SF (0.23 ACRES) (NOTE: CHECK "RETAINED AREA" AS SHOWN ON SHEET 3 WOULD BECOME CONSERVATION EASEMENT)

**BMP Quality Design Calculations**  
 Plan Name: Hawthorne Option B  
 Plan Number: 10728  
 Date: 12/14/09  
 Engineer: JMM

**BMP Narrative**  
 A. Storm Quality Retention  
 A detention basin and infiltration system are proposed to address the BMP requirements for the proposed site. The design provides and appropriate amount of detention which is intended to reduce peak runoff and the sediment content.

The best management practices for this site were identified as required by the regulations on this sheet. Areas H1 and H2 will meet the Performance Standard for runoff reduction of 0.05. The implementation of the proposed storm and detention will provide a performance standard of 0.05 which exceeds the minimum requirement. As a result, the proposed storm and detention practices will provide a performance standard of 0.05.

**B. Waterflow Infiltration**  
 Det. A. 100.00 @ 0.00 Infiltration and 0.00 @ 0.00 Infiltration

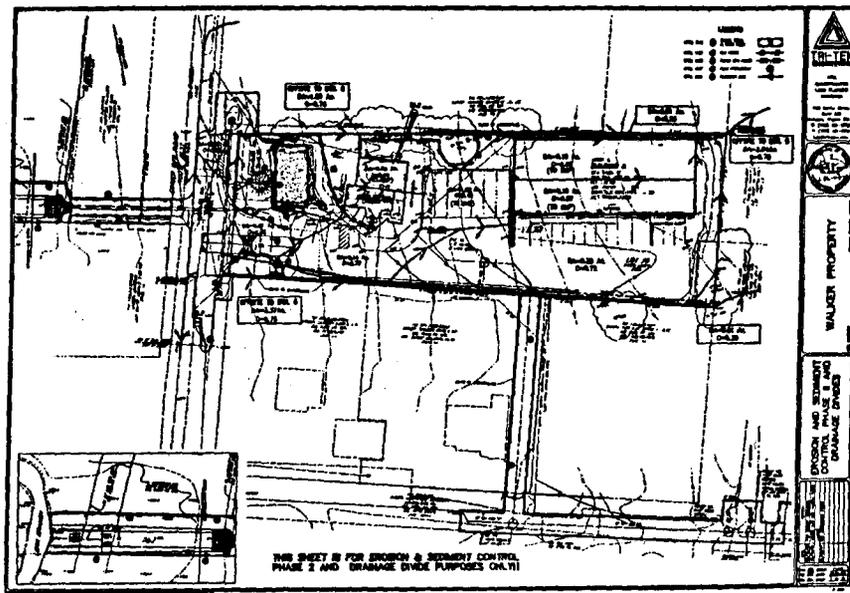
Area	Area	Area	Area
Area H1 Catchment	0.07	0.00	0.00
Area H2 Catchment	0.00	0.00	0.00
Area T1 Catchment	0.00	0.00	0.00
Area T2 Catchment	0.00	0.00	0.00

**Site Performance Summary - "Retention Standard"**  
 This section is for the use by the jurisdiction which is not within the jurisdiction of the authority for this project. The "Retention Standard" is a performance standard for runoff reduction. Please consult with your jurisdiction for appropriate runoff reduction to use.  
 Det. A. Compliance for Performance Standard: C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Area	Area	Area	Area
Area H1 Catchment	0.07	0.00	0.00
Area H2 Catchment	0.00	0.00	0.00
Area T1 Catchment	0.00	0.00	0.00
Area T2 Catchment	0.00	0.00	0.00

**Site Performance Summary - "Retention Standard"**  
 Det. A. Compliance for Performance Standard: C, D, E, F, G, H, I, J, K, L, M, N, O, P, Q, R, S, T, U, V, W, X, Y, Z, AA, AB, AC, AD, AE, AF, AG, AH, AI, AJ, AK, AL, AM, AN, AO, AP, AQ, AR, AS, AT, AU, AV, AW, AX, AY, AZ, BA, BB, BC, BD, BE, BF, BG, BH, BI, BJ, BK, BL, BM, BN, BO, BP, BQ, BR, BS, BT, BU, BV, BW, BX, BY, BZ, CA, CB, CC, CD, CE, CF, CG, CH, CI, CJ, CK, CL, CM, CN, CO, CP, CQ, CR, CS, CT, CU, CV, CW, CX, CY, CZ, DA, DB, DC, DD, DE, DF, DG, DH, DI, DJ, DK, DL, DM, DN, DO, DP, DQ, DR, DS, DT, DU, DV, DW, DX, DY, DZ, EA, EB, EC, ED, EE, EF, EG, EH, EI, EJ, EK, EL, EM, EN, EO, EP, EQ, ER, ES, ET, EU, EV, EW, EX, EY, EZ, FA, FB, FC, FD, FE, FF, FG, FH, FI, FJ, FK, FL, FM, FN, FO, FP, FQ, FR, FS, FT, FU, FV, FW, FX, FY, FZ, GA, GB, GC, GD, GE, GF, GG, GH, GI, GJ, GK, GL, GM, GN, GO, GP, GQ, GR, GS, GT, GU, GV, GW, GX, GY, GZ, HA, HB, HC, HD, HE, HF, HG, HH, HI, HJ, HK, HL, HM, HN, HO, HP, HQ, HR, HS, HT, HU, HV, HW, HX, HY, HZ, IA, IB, IC, ID, IE, IF, IG, IH, II, IJ, IK, IL, IM, IN, IO, IP, IQ, IR, IS, IT, IU, IV, IW, IX, IY, IZ, JA, JB, JC, JD, JE, JF, JG, JH, JI, JJ, JK, JL, JM, JN, JO, JP, JQ, JR, JS, JT, JU, JV, JW, JX, JY, JZ, KA, KB, KC, KD, KE, KF, KG, KH, KI, KJ, KK, KL, KM, KN, KO, KP, KQ, KR, KS, KT, KU, KV, KW, KX, KY, KZ, LA, LB, LC, LD, LE, LF, LG, LH, LI, LJ, LK, LL, LM, LN, LO, LP, LQ, LR, LS, LT, LU, LV, LW, LX, LY, LZ, MA, MB, MC, MD, ME, MF, MG, MH, MI, MJ, MK, ML, MM, MN, MO, MP, MQ, MR, MS, MT, MU, MV, MW, MX, MY, MZ, NA, NB, NC, ND, NE, NF, NG, NH, NI, NJ, NK, NL, NM, NN, NO, NP, NQ, NR, NS, NT, NU, NV, NW, NX, NY, NZ, OA, OB, OC, OD, OE, OF, OG, OH, OI, OJ, OK, OL, OM, ON, OO, OP, OQ, OR, OS, OT, OU, OV, OW, OX, OY, OZ, PA, PB, PC, PD, PE, PF, PG, PH, PI, PJ, PK, PL, PM, PN, PO, PP, PQ, PR, PS, PT, PU, PV, PW, PX, PY, PZ, QA, QB, QC, QD, QE, QF, QG, QH, QI, QJ, QK, QL, QM, QN, QO, QP, QQ, QR, QS, QT, QU, QV, QW, QX, QY, QZ, RA, RB, RC, RD, RE, RF, RG, RH, RI, RJ, RK, RL, RM, RN, RO, RP, RQ, RR, RS, RT, RU, RV, RW, RX, RY, RZ, SA, SB, SC, SD, SE, SF, SG, SH, SI, SJ, SK, SL, SM, SN, SO, SP, SQ, SR, SS, ST, SU, SV, SW, SX, SY, SZ, TA, TB, TC, TD, TE, TF, TG, TH, TI, TJ, TK, TL, TM, TN, TO, TP, TQ, TR, TS, TT, TU, TV, TW, TX, TY, TZ, UA, UB, UC, UD, UE, UF, UG, UH, UI, UJ, UK, UL, UM, UN, UO, UP, UQ, UR, US, UT, UY, UZ, VA, VB, VC, VD, VE, VF, VG, VH, VI, VJ, VK, VL, VM, VN, VO, VP, VQ, VR, VS, VT, VU, VV, VW, VX, VY, VZ, WA, WB, WC, WD, WE, WF, WG, WH, WI, WJ, WK, WL, WM, WN, WO, WP, WQ, WR, WS, WT, WU, WV, WW, WX, WY, WZ, XA, XB, XC, XD, XE, XF, XG, XH, XI, XJ, XK, XL, XM, XN, XO, XP, XQ, XR, XS, XT, XU, XV, XW, XX, XY, XZ, YA, YB, YC, YD, YE, YF, YG, YH, YI, YJ, YK, YL, YM, YN, YO, YP, YQ, YR, YS, YT, YU, YV, YW, YX, YY, YZ, ZA, ZB, ZC, ZD, ZE, ZF, ZG, ZH, ZI, ZJ, ZK, ZL, ZM, ZN, ZO, ZP, ZQ, ZR, ZS, ZT, ZU, ZV, ZW, ZX, ZY, ZZ.

Area	Area
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NO.	DESCRIPTION	DATE	BY	REVISIONS
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50	...	...	...	...

FOR INFORMATION PURPOSES ONLY  
 RELEVANT SHEETS FROM THE WALKER PROPERTY SITE PLAN/FAFAX COUNTY PLAN NUMBER 9214-SP-002

DEVIATION REQUEST LETTER - PCA 2000-LE-023

**Dewberry**  
 100 Arlington Boulevard  
 Fairfax, Virginia 22031-4400  
 Tel: 703.261.1000  
 Fax: 703.261.1001  
 www.dewberry.com

May 22, 2009

James W. Jenkins, Director  
 Fairfax County Department of Public Works and Environmental Services  
 12801 Government Center Parkway  
 Suite 400  
 Fairfax, VA 22035

RE: Request for a Tree Preservation Target Deviation  
 The Map 94-2 (1/13/07)

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Section 12.4B(2)(b) of the Public Facilities Ordinance (PFO). The proposed development program of use is based on the program referenced in 94-2 (1/13/07). It is located on the east side of Clarke Road (Route 427). It is the subject of a pending zoning application - Planned Detached Attachment PCA 2000-LE-023.

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

Based on the provisions set forth in Section 12.4B(2)(b) of the PFO and more particularly the subsections set forth in Table 12.1, my attached, 20 square feet in the updated Tree Preservation Target.

A deviation from the Tree Preservation 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 structural loading and parking spaces for the development program will provide the compensation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable development program for the subject property which is to be revised in the I-4 District. It is to be further noted that the current pre-approved development program for the subject property, which was approved on April 3, 2002, would not satisfy the Tree Preservation Target. In addition to this request, it is noted that the 10-year Tree Canopy Requirement will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or in need of additional information, please contact me at 703.261.0230 or jenkins@deberry.com.

Sincerely,  
 Andrew Williams  
 Landscape Architect  
 Attachment: A/B

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

**Dewberry**  
 100 Arlington Boulevard  
 Fairfax, Virginia 22031-4400  
 Tel: 703.261.1000  
 Fax: 703.261.1001  
 www.dewberry.com

May 22, 2009

James W. Jenkins, Director  
 Fairfax County Department of Public Works and Environmental Services  
 12801 Government Center Parkway  
 Suite 400  
 Fairfax, VA 22035

RE: Request for a Tree Preservation Target Deviation  
 The Map 94-2 (1/13/07) (PART), 10, and 19 (PART)

Dear Mr. Jenkins:

May this letter serve as a request for a deviation from the Tree Preservation Target as provided for in the provisions set forth in Section 12.4B(2)(b) of the Public Facilities Ordinance (PFO). The proposed development program of use is based on the program referenced in 94-2 (1/13/07) (PART), 10, and 19 (PART). It is located on the east side of Clarke Road (Route 427). It is the subject of a pending zoning application - Farming/Food Development Plan - RZ/FDP 2009-LE-001.

The property is currently zoned to the I-4 District and is subject to a pre-approved development plan. The pending RZ/FDP application has been filed to amend the eastern portion of the site to PDM-3 District. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Section 12.4B(2)(b) of the PFO and more particularly the subsections set forth in Table 12.1, my attached, 4,701 square feet in the updated Tree Preservation Target.

A deviation from the Tree Preservation 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 structural loading and parking spaces for the development program will provide the compensation of the Tree Preservation Target. It is our judgment that the proposed development program is a reasonable development program for the subject property which is to be revised in the PDM-3 District. It is to be further noted that the current pre-approved development program for the subject property, which was approved on April 3, 2002, would not satisfy the Tree Preservation Target. In addition to this request, it is noted that the 10-year Tree Canopy Requirement will be met through the planting of trees on site.

We trust that this statement is sufficient to support our request for a deviation from the Tree Preservation Target for the development program proposed for the subject property. Should you have any questions or in need of additional information, please contact me at 703.261.0230 or jenkins@deberry.com.

Sincerely,  
 Andrew Williams  
 Landscape Architect  
 Attachment: A/B



Dewberry & Davis LLC  
 1000 North 17th Street  
 Suite 200  
 Arlington, VA 22209  
 Tel: 703.261.1000  
 Fax: 703.261.1001  
 www.dewberry.com

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



NET PLAN

NOISE

NO.	DATE	BY	DESCRIPTION
1	04.16.09	JWW	...
2	05.22.09	JWW	...
3	05.11.09	JWW	...
4	05.11.09	JWW	...

REVISIONS

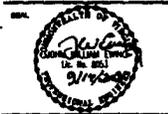
DESIGN BY: JWW  
 APPROVED BY: JWW  
 CHECKED BY: JWW  
 DATE: September 16, 2009

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

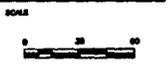
PROJECT NO.

Dewberry & Davis LLC  
 1000 Independence Blvd  
 Suite 200  
 Raleigh, NC 27601  
 Tel: 919.876.1000  
 Fax: 919.876.1001  
 www.dewberry.com

**TAVARES CONCRETE COMPANY, INC.**  
 REGISTRATION /  
 FINAL DEVELOPMENT PLAN /  
 PROPOSED CONDITION AMENDMENT  
 LANE DISTRICT  
 HANCOCK COUNTY, INDIANA



NET PLAN



No.	DATE	BY	Description
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3	08.11.08	JMM	
2	08.12.08	JMM	
1	04.10.08	JMM	

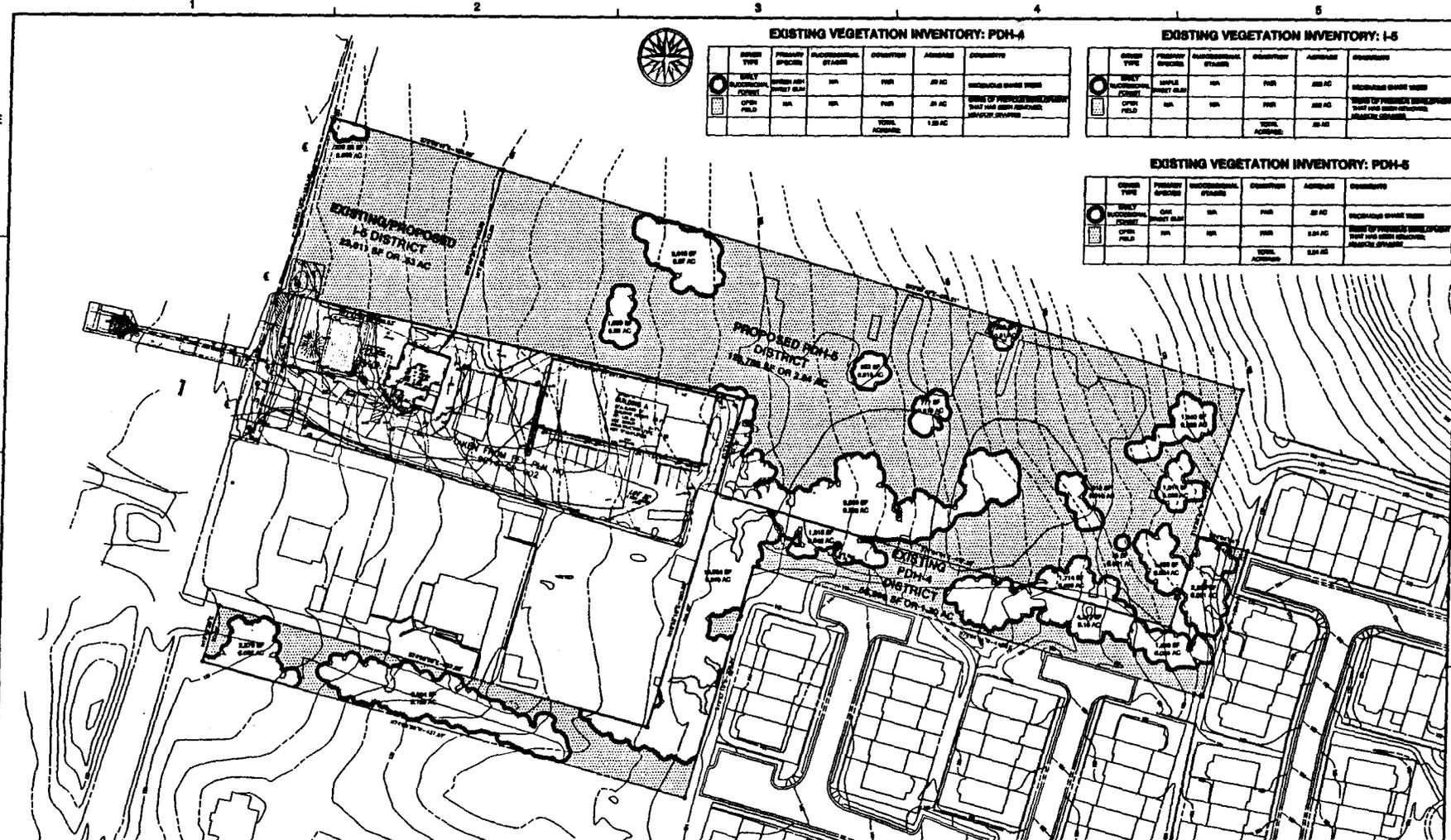
Drawn By: JMM  
 Approved By: JMM  
 Checked By: JMM  
 Date: December 16, 2008

TITLE  
**TAVARES CONCRETE COMPANY, INC.**  
 RZ / FDP / PCA  
 EXISTING VEGETATION MAP

PROJECT NO.

**8**

SHEET NO. 8 OF 8



**EXISTING VEGETATION INVENTORY: POH-4**

SHEET TYPE	PRIORITY SPECIES	PERCENTAGE STAGES	PERCENTAGE	ACRES	COMMENTS
EXISTING VEGETATION INVENTORY	WHITE OAK	10%	100%	20 AC	INDICATES WHITE OAK
EXISTING VEGETATION INVENTORY	OPEN FIELD	10%	100%	20 AC	AREA OF PRESERVED VEGETATION THAT HAS BEEN GRADUALLY DESTROYED
			TOTAL ACRES:	1.20 AC	

**EXISTING VEGETATION INVENTORY: I-5**

SHEET TYPE	PRIORITY SPECIES	PERCENTAGE STAGES	PERCENTAGE	ACRES	COMMENTS
EXISTING VEGETATION INVENTORY	WHITE OAK	10%	100%	20 AC	INDICATES WHITE OAK
EXISTING VEGETATION INVENTORY	OPEN FIELD	10%	100%	20 AC	AREA OF PRESERVED VEGETATION THAT HAS BEEN GRADUALLY DESTROYED
			TOTAL ACRES:	20 AC	

**EXISTING VEGETATION INVENTORY: POH-5**

SHEET TYPE	PRIORITY SPECIES	PERCENTAGE STAGES	PERCENTAGE	ACRES	COMMENTS
EXISTING VEGETATION INVENTORY	OPEN FIELD	10%	100%	2.24 AC	INDICATES WHITE OAK
			TOTAL ACRES:	2.24 AC	

**TABLE 12.3 TREE PRESERVATION TARGET CALCULATION: POH-4**

REQUIREMENTS	RESULTS
A PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	26,291 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	26,291 SF OF 24,962 = 105.3%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 8) =	14,180 SF
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	82.3%
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 8 =	97,282 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 THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 18-087.3 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 18-087.4	
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) =	223.69 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	223.69 SF OF 22,911 = 1.0%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 8) =	10%
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	1.2%
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 8 =	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 THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 18-087.3 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 18-087.4	
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: POH-5**

REQUIREMENTS	RESULTS
A PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	26,291 SF
B PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	26,291 SF OF 198,750 = 13.2%
C PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE (TABLE 12.4 - SEE SHEET 8) =	26%
D PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	18.3%
E PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION - SEE SHEET 8 =	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 THE PLAN THAT STATES ONE OF MORE OF THE JUSTIFICATIONS LISTED IN 18-087.3 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 18-087.4	
I PLACE THIS INFORMATION PRIOR TO THE 10-YEAR TREE CANOPY CALCULATIONS AS PER INSTRUCTIONS IN TABLE 12.3	

**Proffers for Proposed PDH-5 Rezoning**

**RZ 2009-LE-001**

**Tavares Family Limited Partnership**

**November 13, 2009**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Owner/Applicant, 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, 18, 19 part (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-5 Zoning District is granted. In the event said rezoning 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 Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), 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 CDP/FDP 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 Section 16-403 of the Zoning Ordinance. Additionally, except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance as long as such changes do not decrease the amount of open space, peripheral setbacks, access or parking spaces or the setbacks as further proffered in this document.
  
3. Maximum Lot Yield. The development shall consist of a maximum of 11 single family attached units.
  
4. Establishment of HOA. The Owner/Applicant shall file and pursue an application for incorporation of the subject Property into Hawthorne, so that the subject Property can be governed by the bylaws and covenants of Hawthorne, including, without limitation, the provisions of pro rata maintenance contributions for the common facilities (including private streets) of Hawthorne and the subject Property. In the event that the Owner/Applicant's application for incorporation into Hawthorne is not accepted, the Owner/Applicant shall establish a Homeowners' Association for the proposed development to own, manage and maintain the open space areas all other community owned land and improvements.

5. Dedication to HOA. In conjunction with the appropriate site plan review process, open space, common areas, private street and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same.
  
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the maintenance responsibility for the private street, sidewalks, stormwater management facilities, retaining wall, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The deeds of conveyance shall expressly contain these disclosures.
  
7. Garages/Driveways. A minimum of one (1) parking space shall be provided within the garage of each new dwelling unit. Any conversion of garages that will preclude the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the Board of Supervisors and the HOA and this restriction shall be included in the HOA documents. The minimum driveway length shall be 18 feet, measured from the front of the structure to the inside edge of the sidewalk, to permit the parking of vehicles without overhanging into the sidewalk.
  
8. Energy Conservation. All newly constructed dwellings on the Property shall meet the thermal guidelines of the CABO Model Energy Program for energy efficient homes, or

its equivalent as determined by DPWES for either gas or electric energy systems, as may be applicable. The appliances utilized, including dishwashers, refrigerators and freezers, and clothes washers, shall be Energy Star Certified or an equivalent rating.

9. Signs. No temporary signs (including "popsicle" style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant's direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.
  
10. Construction Access. There shall be no construction access through the Hawthorne subdivision. Construction access shall only be off of Cinder Bed Road, but shall not be via the existing emergency access between Lot 21A, 22A, 23 and Lot 26. For the purposes of this proffer, "construction" shall be deemed to mean construction of the initial approved dwellings and associated infrastructure. Construction contracts with all contractors and subcontractors associated with the initial construction of the project shall stipulate the restrictions of this proffer and copies of such contracts shall be made available to the DPZ upon request.
  
11. Construction Hours. Construction shall only occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 8:00 a.m. until 6:00 p.m. on Saturday and 9:00 a.m. until 6:00 p.m. on Sunday. Construction activities shall not occur on the holidays of Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas, Easter, and New Years

Day. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site. Prior to any construction activity on the property, a contact name and number for questions/issues regarding construction shall be provided to the Lee District Supervisor's office, the Hawthorne Community Association and the Island Creek Homeowners Association .

12. Architecture. Prior to site plan approval, the Applicant shall demonstrate with the submission of photographs and elevations to the satisfaction of the Zoning Evaluation Division of the Department of Planning and Zoning that the new dwelling units are designed to be compatible with the existing homes in the Hawthorne subdivision in terms of general architectural style, type and proportion of building materials and architectural elements as shown in the photograph on Sheet 3 of the CDP/FDP.
13. Street Lights. Street lights, a maximum of thirteen (13) feet in height, shall be provided in the parking lot areas and along the private drives in accordance with the provisions of Article 14 of the Zoning Ordinance.
14. Parking. Irrespective of whether the 11 dwellings are incorporated into the Hawthorne subdivision, the surface parking shown on the CDP/FDP shall be shared with the Hawthorne subdivision, the number and terms to be subject to an agreement with the Hawthorne Community Association. The shared parking arrangement shall be disclosed

to all future purchasers prior to the sale and shall be documented in the homeowners association documents for the new subdivision.

15. Setbacks. Any improvements including but not limited to decks, bay windows, patios, chimneys, stairs and stoops shall meet the setback regulations of the Zoning Ordinance. The requirement to meet these regulations for future additions to the dwellings shall be disclosed to future purchasers prior to sale and shall be included in the homeowners association documents.

## II. TRANSPORTATION

16. Private Street. The private street, as shown on the plan, shall be constructed by the Applicant with materials and to the pavement thickness standard of public streets as set forth in the Public Facilities Manual (PFM), subject to DPWES approval. Prior to entering into a contract of sale, prospective purchasers shall be notified of the existence of the private street and the associated maintenance obligations required by these Proffered Conditions and such information shall be included in the HOA documents.
17. Sidewalks/Open Space Amenities. Five (5) foot wide concrete sidewalks shall be constructed as shown on the CDP/FDP in accordance with the PFM standards. Prior to entering into a contract of sale, prospective purchasers shall be notified of the existence of the sidewalks and any amenities constructed with the open space areas such as

benches, gazebos and the associated maintenance obligations required by these Proffered Conditions and such information shall be included in the HOA documents.

18. Public Access Easements. A public access easement in a form approved by the County Attorney shall be placed on the private street and sidewalks within the approved development.

### **III. ENVIRONMENTAL**

19. Stormwater Management Facilities and Best Management Practices Techniques.  
Stormwater Management and Best Management Practices (BMP's) shall be provided through the use of an infiltration trench and filterras, as approved by DPWES, in the area shown on the CDP/FDP. An infiltration test shall be performed in the area of the proposed infiltration trench and shall be submitted for approval to DPWES at the time of site plan review. If this type of stormwater management/BMP facility is not approved by DPWES, then alternative means of SWM/BMP such as a bioretention basin with an outlet structure or other innovative low-impact design facility shall be provided and shall be landscaped to the maximum extent possible as determined by DPWES.  
If approved by DPWES, the infiltration trench facility shall be maintained by the applicant, its successors and assigns, in accordance with the regulations of Fairfax County.

20. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP
  
21. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 3 of the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval.
  
22. Geotechnical. Prior to site plan approval, if required by DPWES, and in accordance with the provisions of the Public Facilities Manual, a geotechnical study of the application Property shall be submitted to the Geotechnical Review Board through DPWES and shall incorporate appropriate engineering practices as recommended by the Geotechnical Review Board and DPWES to alleviate potential structural problems, to the satisfaction of DPWES. The recommendations of the Geotechnical Review Board shall be implemented.
  
23. Reforestation. A reforestation plan for the area as shown on the CDP/FDP shall be submitted concurrently with the first and all subsequent site plan submissions for review and approval in writing by the Urban Forest Management Division (UFM), Fairfax

County Department of Public Works and Environmental Services (DPWES), and shall be implemented as approved, and as field verified by UFM. The plan shall contain an appropriate size, quality and selection, of species based on existing and proposed site conditions to restore the area to a native forest cover type. The reforestation areas will have the following densities of plantings per acre: 100 deciduous trees, 200 understory trees, and 1089 shrubs. The reforestation plan shall include, but not be limited to, the following:

- Plant list detailing species, sizes, quantities and stock type of trees and other vegetation to be planted
- Soil treatments and amendment, if necessary
- Mulching specifications
- Methods of installation
- Maintenance
- Mortality threshold
- Monitoring
- Replacement schedule

24. Conservation or Reforestation Easement. The conservation or reforestation easement area shown on the CDP/FDP Plat shall remain as undisturbed open space with the exception of permitted trails, seating areas, and other passive recreational amenities and

shall be subject to a recorded conservation or reforestation easement as shown on the CDP/FDP plat running to the benefit of Fairfax County, in a form approved by the County Attorney, which prohibits the removal of trees except those which are dead, diseased, noxious/invasive or hazardous..

25. Phase I Environmental Assessment. Prior to site plan approval, the Applicant shall complete a Phase I Environmental Assessment, as approved by DPWES in consultation with the Department of Planning and Zoning (DPZ). If DPWES in consultation with DPZ determine that the findings of the Phase I Environmental Site Assessment indicate a need for remediation or further investigation, a Phase II Environmental Site Assessment shall be conducted prior to site plan approval. The notes contained within the approved Phase I and potentially Phase II report(s), as may be amended and approved by DPWES in consultation with DPZ, shall be incorporated into the plan of implementation required for approval by DPWES in consultation with DPZ.

#### **IV. RECREATION FACILITIES**

26. Recreation Contribution. Pursuant to Sect. 6-409 of the Zoning Ordinance, regarding developed recreational facilities, the Applicant shall provide recreational facilities to serve the property. Per Sect. 6-409, recreational facilities such as tot lots, fitness courses, gazebos and sitting areas, recreational trails, walking paths and similar features may be used to fulfill this requirement in addition to the proposed off-site trail connection as

shown on the CDP/FDP. In the event it is demonstrated that the proposed facilities do not have sufficient value, at the time of the issuance of the first Residential Use Permit, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$1,500.00 per unit to the Fairfax County Park Authority for off-site recreational facilities intended to serve the future residents, as determined by the Fairfax County Park Authority in consultation with the Supervisor for the Lee District.

27. Park Authority Contribution. In addition to Proffer 26 above, the Applicant shall contribute \$26,445 to the Fairfax County Park Authority prior to the issuance of the first Residential Use Permit for park purposes and/or facilities in the area.
  
28. Trail. Prior to the issuance of the first Residential Use Permit, the Applicant shall construct a six foot wide asphalt trail connecting the proposed development to the existing trail within Island Creek Park in two segments as shown on the CDP/FDP. If the required easements for the construction of the trail are not granted at no cost (excluding associated processing fees) to the Applicant by the Park Authority, within ninety (90) days of a written request, the Applicant shall escrow funds equivalent to that required for construction based on the Unit Price Schedule and as approved by DPWES and shall be relieved of the obligation to construct the trail. Regardless of whether the trail is constructed or the escrow option be utilized, such amount shall be credited to that total amount of contribution referenced in Proffer 26 and 27.

**V. SCHOOLS**

29. Contribution. Prior to the issuance of the first Residential Use Permit, a contribution of a total of \$46,192 shall be made to the Board of Supervisors with 50% to be used for athletic field improvements at the Hayfield High School and 50% to be used for athletic field improvements at Edison High School.

**VI. ESCALATION**

30. Escalation. All monetary contributions required by these proffers shall be adjusted upward or downward based on the percentage change in the annual rate of inflation as calculated by referring to the Consumer Price Index for all urban customers (CPI-U), (not seasonally adjusted) as reported by the United States Department of Labor, Bureau of Labor Statistics occurring subsequent to the date of rezoning approval and up to the date of payment. In no event shall an adjustment increase exceed the annual rate of inflation as calculated by the CPI-U.

**VII. ADDITIONAL**

31. Housing Trust Fund. The Applicant shall contribute to the Fairfax County Housing Trust Fund (HTF) the sum equal to one half of one percent (1/2%) of the projected sales price of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units