



APPLICATION ACCEPTED: March 24, 2008
PLANNING COMMISSION: January 28, 2010
BOARD OF SUPERVISORS: Not Yet Scheduled

County of Fairfax, Virginia

January 21, 2010

STAFF REPORT ADDENDUM

APPLICATION SE 2008-HM-010

HUNTER MILL DISTRICT

APPLICANT: George B. and Carolyn L.E. Sagatov

PRESENT ZONING: R-E

PARCEL: 27-4 ((1)) 14C1

ACREAGE: 4.54 acres

DENSITY: 0.44 du/acre

PLAN MAP: Residential; 0.2 -0.5 du/ac

PROPOSAL: To permit a waiver of the minimum lot width requirement in order to subdivide a 4.54 acre lot into two lots, with lot widths of 2 ft. and 232.03 ft.

STAFF RECOMMENDATION:

Staff recommends denial of SE 2008-HM-010; however, if it is the intent of the Board of Supervisors to approve SE 2008-HM-010, staff recommends that the approval be subject to the draft development conditions contained in Appendix 1.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicant/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

Kelli Goddard-Sobers

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

The approval of this special exception does not interfere with, abrogate or annul any easement, covenants, or other agreements between parties, as they may apply to the property subject to this application.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 80, Fairfax, Virginia 22035-5505, (703) 324-1290.

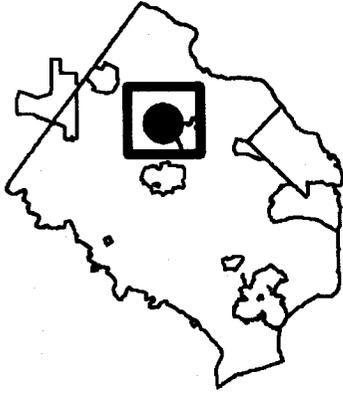
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Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Special Exception

SE 2008-HM-010



Applicant: GEORGE B. AND CAROLYN L.E. SAGATOV
Accepted: 03/24/2008
Proposed: WAIVER OF THE MINIMUM LOT WIDTH REQUIREMENTS

Area: 4.54 AC OF LAND; DISTRICT - HUNTER MILL

Zoning Dist Sect: 09-0610

Art 9 Group and Use: 6-6

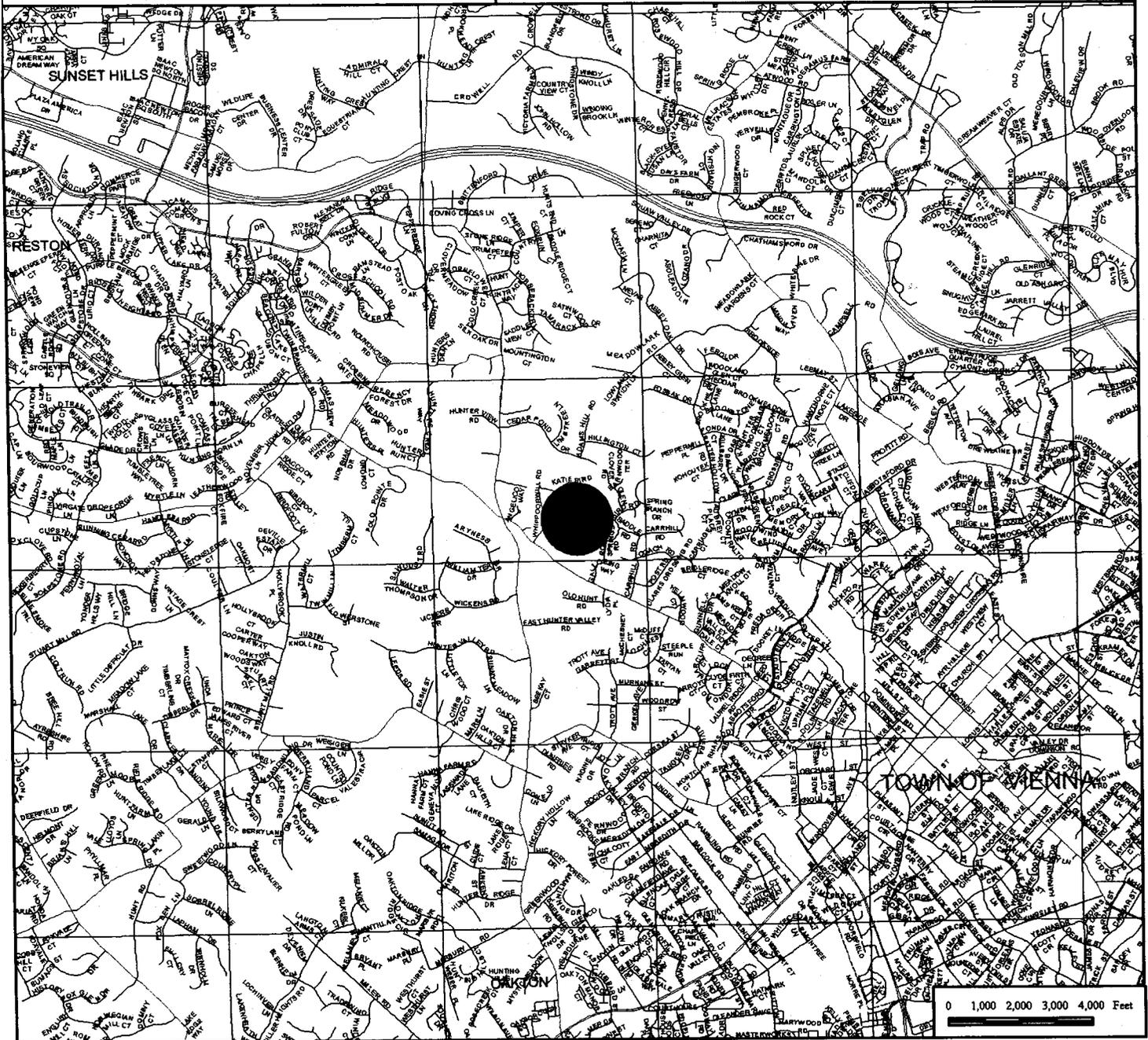
Located: 10120 WENDOVER DRIVE

Zoning: R- E

Plan Area: 2,

Overlay Dist:

Map Ref Num: 027-4 /01/ /0014C1



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SE 2008-HM-010

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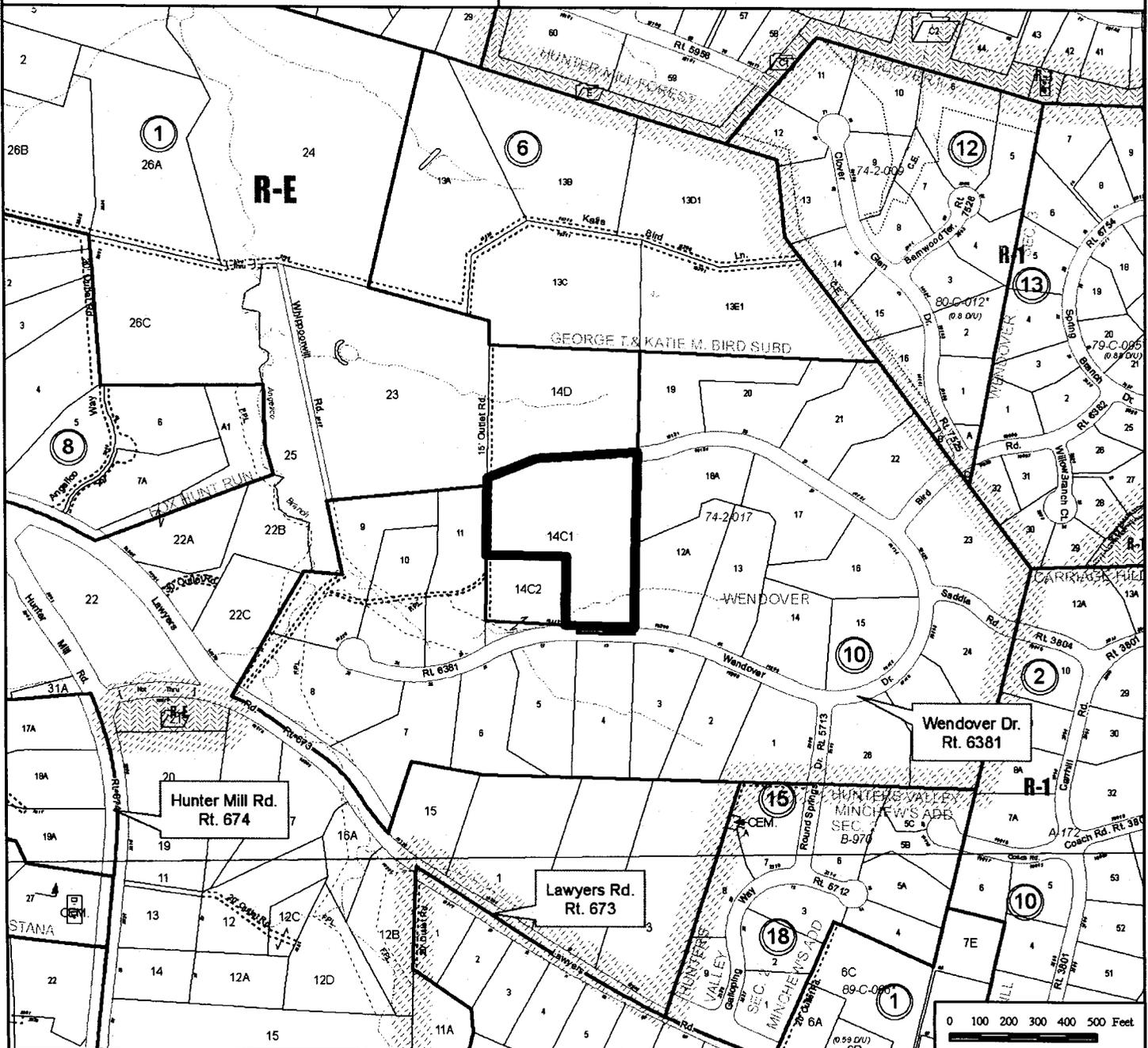
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**A GLOSSARY OF TERMS FREQUENTLY
USED IN STAFF REPORTS WILL BE
FOUND AT THE BACK OF THIS REPORT**

BACKGROUND

The applicants, George B. and Carolyn L. E. Sagatov, seek a Category 6 Special Exception (SE) to permit a waiver of the R-E Residential District minimum lot width requirement in order to subdivide a 4.54 acre lot into two lots, with lot widths of 2 feet (Lot 1B1) and 232.03 feet (Lot 1B2). The R-E District requires that the lot width for an interior lot be a minimum of 200 feet. The applicants' request would represent a reduction of 198 feet from the minimum requirement for one of the proposed lots (Lot 1B1).

The staff report for SE 2008-HM-010 was published on November 18, 2009. Staff recommended denial of the Special Exception (SE) application for several reasons. First, staff felt that the applicants failed to demonstrate that the waiver would result in a development which preserves existing vegetation, topography, and/or other environmental features because of the extensive clearing and grading which would take place in the Environmental Quality Corridor (EQC) located at the southern end of the property to accommodate the proposed development. Furthermore, staff could not conclude that the proposed waiver would result in reduced impervious surface, since one of the lots that would be necessary for developing the subject site by-right (Parcel 14C2, the adjacent parcel to the west of the subject site) was not included within the special exception. Without the inclusion of Parcel 14C2 in the special exception, there would be no way to control whether and how this lot might be developed in the future. Finally, under the applicants' proposed layout, there would be significant disturbance to the EQC for the construction of the new home. Staff believed that there were several ways to minimize this disturbance.

On November 20, 2009, a revised SE Plat was submitted which addresses some other unresolved issues cited in the staff report. The revised SE Plat includes:

- The depiction of several proposed Water Quality Management Areas (WQMAs) on-site and a note requesting a partial waiver of the structural Best Management Practices (BMP) requirements due to the inclusion of the WQMAs;
- The removal and the replacement of the three proposed infiltration trenches and the bio-retention filter with bio-retention basins;

- A shorter pipe extending from the proposed bio-retention basin into the EQC on proposed Lot 1B2;
- A note stating porous materials will be used for construction of the proposed driveway; and
- A note stating that the maximum building height of 35 feet for the proposed dwelling on Lot 1B2 would be 35 feet.

Subsequently, on December 3, 2009, a revised statement of justification was submitted to clarify the applicants' following statement:

- *Their preference would be to leave Parcel 14C2 as it is and to subdivide Parcel 14C1 into two lots as shown on the special exception plat.*

On January 20, 2010, the applicants submitted a revised SE Plat which contained a minor correction to a note. Sheets 1, 2, 3, 4, 6A, 6B, 7 and 8 are dated August 20, 2009 and Sheet 5 is dated September 21, 2009. While the revision dates of each sheet differ, all have been certified by Reid M. Dudley (Cert. No. 09548) on January 19, 2010.

ANALYSIS/STAFF REPORT ISSUES

Stormwater Management/Best Management Practices

There are no existing stormwater management (SWM) and/or best management practices (BMP) facilities on the subject site. In order to meet both stormwater detention and BMP water quality requirements, the applicants had proposed to install three infiltration trenches on proposed Lot 1B1 and a bioretention filter with a pipe extending into the existing storm drainage easement on proposed Lot 1B2.

DPWES staff advised the applicants that proposed Infiltration Trench #1 appeared to be too close to an approved alternate drainfield and proposed Infiltration Trench # 2 appeared to be too close to the existing drainfield and a reserve drainfield. Staff also advised the applicants that a bioretention basin could be used instead of the proposed bioretention filter on proposed Lot 1B2, so that the applicants would not have to apply for a full stormwater detention waiver. A note was added to the SE Plat which stated that infiltration would be used in the bioretention facility if possible, to avoid construction of an outlet pipe in the EQC.

Finally, staff noted that the SE Plat included land use credits in the BMP calculations which are not allowed on lots with single-family detached dwellings.

Once these credits are taken out of the BMP calculations, it appeared to staff that a partial BMP waiver would be required.

On November 20, 2009, a revised SE Plat was submitted. The applicant is now proposing to construct four bio-retention basins instead of the three infiltration trenches and the bio-retention filter. The bio-retention basins replacing Infiltration Trenches #1 and #2 have been moved further away from the affected drainfields. Additionally, the applicant is now proposing to extend a shorter pipe from the bio-retention basin that is replacing the bio-retention filter on proposed Lot 1B2; however, the pipe is still encroaching into the EQC. It would be staff's desire that there be no encroachment into the EQC at all.

The SE Plat has also been revised to depict several proposed WQMAS (Water Quality Management Areas) on-site and a note has also been added requesting a partial waiver of the structural Best Management Practices (BMP) requirements due to the inclusion of these WQMAS.

Driveway

The SE Plat, as revised through October 7, 2009, had depicted a 12-foot wide driveway accessing the site from the southerly portion of Wendover Drive, which cut across the EQC on proposed Lot 1B2. Extensive grading had also been shown in the EQC to accommodate the construction of the driveway and the large turnaround area at the driveway's end in front of the proposed three-car garage.

A note has now been added to the updated SE Plat, stating that porous materials such as pervious pavement and/or porous pavers will be used for construction of the proposed driveway as approved by the Department of Public Works and Environmental Services (DPWES).

However, staff still finds the proposed grading for the site to be excessive and believes that the applicants could reduce the amount of clearing and grading needed for the driveway and three-car garage by reducing the width of the driveway and turnaround area. Furthermore, staff continues to urge the applicants to provide a driveway which can also be utilized by Parcel 14C2 (which is owned by the applicants but not included in this application) so that when Parcel 14C2 develops in the future (which the applicants have confirmed it will, as discussed below), there will be only one crossing of the EQC at a narrower point.

Parcel 14C2

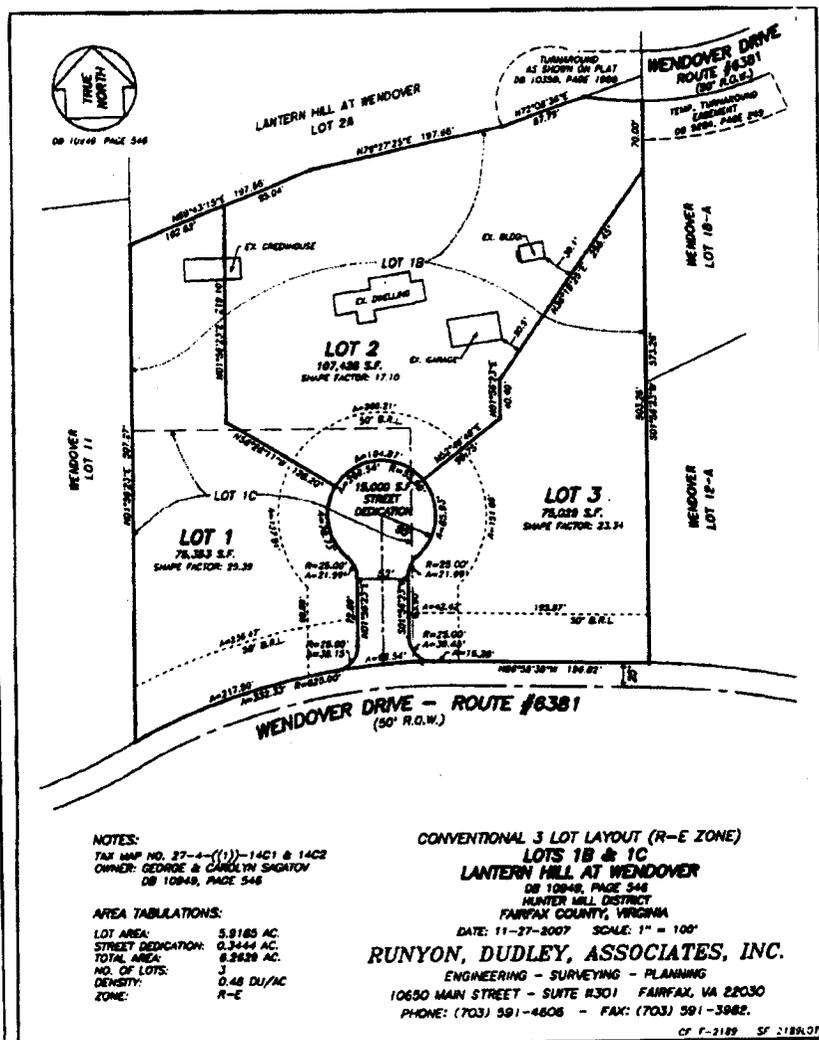
The applicants own the adjacent lot to the west (Parcel 14C2); however, this parcel is not included in the SE application. The applicants noted that they could subdivide Parcels 14C1 and 14C2 into three lots by-right by constructing a public street (cul-de-sac) off of the southerly portion of Wendover Drive, which would cross over

the EQC and provide access to the three lots (see following exhibit). The originally-submitted statement of justification declared:

Rather than go the by-right subdivision route, Applicants would greatly prefer a lot layout that would be more in keeping with the character of their lovely, heavily wooded, large lot neighborhood. Their preference would be to leave Parcel 14C2 as it is and to subdivide Parcel 14C1 into two lots as shown on the special exception plat.

The statement then concluded that the proposed special exception would "result in less impervious surface than the by-right subdivision..."

Subdivision Exhibit



This statement lead staff to believe that the applicants did not wish to develop Parcel 14C2. However, on December 3, 2009, after publication of the staff report, a revised statement of justification was submitted by the applicants clarifying that it was never their intention to leave this parcel vacant, but to develop it at some time in the future. The statement has been revised to state the following:

Their preference would be to subdivide Parcel 14C1 into two lots as shown on the special exception plat and to develop Parcel 14C2 as it is currently configured.

Cul-de-sac

The northerly portion of Wendover Drive, which is a public road, ends in a temporary cul-de-sac. While the Virginia Department of Transportation (VDOT) determined that the cul-de-sac issue does not need to be addressed at this time, staff believes that it would be desirable for the applicant to provide a permanent cul-de-sac for this portion of Wendover Drive so that maintenance of the entire cul-de-sac can be turned over to VDOT. Presently, the outer edges of the cul-de-sac, which are located on Tax Map Parcels 27-4 ((10)) 18A and 19 of the Wendover subdivision, are under temporary easements. These easements permit vehicles to drive across this area of the cul-de-sac. VDOT does not maintain this portion of the cul-de-sac. In order for VDOT to maintain this area of the cul-de-sac, the land currently within the temporary easements would have to be dedicated. Because the proposed development would preclude the construction of a future permanent cul-de-sac, staff recommends a development condition which would require that:

Prior to recordation of the final record plat, and subject to approval of the owners of Tax Map Parcels 27-4 ((10)) 18A and 19, a deed and/or plat of dedication shall be prepared by the applicant to provide for dedication, by those property owners and at no cost to those property owners for instrument preparations, review, approval or recordation, of the portion of the existing cul-de-sac located within a temporary easement on Tax Map Parcels 24-4 ((10)) 18A and 19, in fee simple to VDOT or the Fairfax County Board of Supervisors, as determined by DPWES.

With the implementation of this condition, the temporary cul-de-sac will become permanent and be included in the VDOT maintenance system.

Dwelling Height

Under the Zoning Ordinance requirements section of the staff report, it was noted that the applicants did not provide the height of the proposed dwelling on proposed Lot 1B2. As a result of this lack of information, staff could not determine if the Special Exception Standards as listed under Par. 4 of Sect. 9-610 and Par. 2 of Sect. 9-006 had been met. A note has now been added to the revised SE Plat stating that the maximum building height of the

proposed dwelling will be 35 feet, which complies with the Zoning Ordinance bulk standards. Therefore, staff can now conclude that all Zoning Ordinance provisions (other than the minimum lot width requirement) have been met and that the proposed use is in harmony with the purpose and intent of the applicable zoning district regulations.

Greenhouse

After the publication of the staff report, the applicants noted that the staff report discussed the existence of three greenhouses on the site, all of which were associated with the ongoing plant nursery operation on the site. In fact, since the application was originally filed and staff conducted its first site visit, two of the three greenhouses have been removed. Only one greenhouse, which is depicted on the SE Plat as an "existing temporary structure", remains. Under the staff proposed development conditions, this temporary structure will have to be removed at the time of the discontinuance of the nursery operation.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

As previously discussed, this application is a request for a Category 6 Special Exception to permit a waiver of minimum lot width requirement in order to subdivide a 4.54 acre lot zoned R-E, into two lots, with lot widths of 2 feet and 232.03 feet.

The applicants propose to keep the subject property's existing one-and-a-half story single-family detached dwelling on proposed Lot 1B1 and to develop a new single-family detached dwelling upon Lot 1B2. Despite the revisions that have been made to the SE Plat and to the statement of justification, staff continues to recommend denial of the proposed lot width waiver for the following reasons:

- 1) The proposed lot width waiver will not result in a development that preserves existing vegetation, topography, and/or other environmental features because of the extensive clearing and grading which would take place in the EQC to accommodate the proposed development;
- 2) It has not been demonstrated that the proposed waiver will result in less impervious surface than it would if it were to be subdivided by-right. Since one of the lots that would be necessary for developing the subject site by-right (Parcel 14C2 with shared access) has not been included within the special exception, there is no way to control whether and how it might be developed in the future; and
- 3) The proposed waiver will result in significant disturbance to the EQC, which is in conflict with the Comprehensive Plan.

Staff Recommendations

Staff recommends denial of SE 2008-HM-010. However, if it is the intent of the Board of Supervisors to approve SE 2008-HM-010, staff recommends that the approval be subject to the draft development conditions contained in Attachment 1 of the staff report.

It should be noted that it is not the intent of staff to recommend that the Board, in adopting any conditions proffered by the owner, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

ATTACHMENTS

1. Proposed Development Conditions
2. Statement of Justification
3. Reduction of the SE Plat

PROPOSED DEVELOPMENT CONDITIONS**SE 2008-HM-010****January 21, 2010**

If it is the intent of the Board of Supervisors to approve SE 2008-HM-010, located at 10120 Wendover Drive [Tax Map 27-4 ((1)) 14C1], to permit a waiver of the minimum lot width requirement, pursuant to Sect. 9-610 of the Fairfax County Zoning Ordinance, staff recommends that the Board condition the approval by requiring conformance with the following development conditions.

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception Plat (SE Plat) entitled "Special Exception Plat for Minimum Lot Width Lot 1B, Lantern Hill at Wendover" prepared by Runyon, Dudley, Associates, Inc., dated August 20, 2009 (Sheets 1, 2, 3, 4, 6A, 6B, 7 and 8) and September 21, 2009 (Sheet 5) and certified by Reid M. Dudley (Cert. No. 09548) on January 19, 2010, and these conditions.
4. The Environmental Quality Corridor ("EQC") shall be as delineated on the SE Plat and, except as qualified herein, shall remain as undisturbed open space. In the EQC area, except as otherwise provided herein, there shall be no clearing of any vegetation, except for dead or dying trees or shrubs; and there shall be no structures, except for the driveway crossing and the outfall pipe from the bio-retention basin, as depicted on the SE Plat. Any additional disturbance areas which are determined by the Department of Public Works and Environmental Services (DPWES) to be necessary shall be minimized to the maximum extent feasible and shall be re-vegetated with indigenous species, subject to the approval by the Urban Forest Management Division.
5. Stormwater Management (SWM) or Best Management Practices (BMP) measures may be provided as bioretention basins as shown on the SE Plat, as determined by DPWES, and shall be privately maintained. If a modification of the Public Facilities Manual (PFM) to permit the proposed SWM/BMP facilities as shown on the SE Plat is not granted by DPWES and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.

6. Prior to record plat approval, the necessary residential covenants shall be established governing the maintenance of the bioretention facilities on the proposed lots as shown on the SE Plat. Residential covenants shall be recorded which disclose to the existing and all subsequent property owners the maintenance obligations of the bioretention facilities.
7. The existing plant nursery operation on site shall be discontinued at time of subdivision plan approval. The greenhouse labeled as existing temporary structure on the SE plat shall be removed from site.
8. Trees and shrubs grown on the site shall be used as listed on the approved SE Plat. A transplanting plan shall be provided as part of the first and all subsequent submissions of the subdivision plan for review and approval by the Urban Forest Management Division (UFM), DPWES and shall implement the plan as approved and as field verified by UFM. The plan shall be prepared by a certified arborist or landscape architect with experience in the preparation of tree transplanting plans. Depending upon site constraints, the plan shall address one or all of the following items, as determined in writing by UFM.
 - the species and sizes to be transplanted;
 - the existing locations of the trees;
 - any proposed interim and the ultimate planting locations of the plant material;
 - the proposed time of year when the plant material will be moved;
 - the transplant methods to be used, including tree spade size if applicable;
 - details regarding on-site storage of plant material until transplanting can be completed;
 - details regarding after-transplant care, including mulching and watering, and, if necessary, support measures such as guying or staking.
 - details regarding equipment to be used to transport plant materials, and (if the transplantation area in which the trees will be located is in a preservation area) the routing of such equipment.
9. The subdivision plan shall conform to the limits of clearing and grading shown on the SE Plat, as determined by Urban Forest Management Division (UFM), of Fairfax County Department of Public Works and Environmental Services (DPWES). Minor modifications may be permitted by UFM to the extent that these do not change the designations of individual trees, or result in significant physical impacts to the areas designated to be left undisturbed.

At the time of subdivision plan submission, a Tree Designation Plan shall be submitted for review and approval by the Urban Forest Management Division that identifies the trunk location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the GDP to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and

greater (measured at 4 ½ -feet from existing grade at the base of the tree or as otherwise allowed in the 9th edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 of the approved limits of clearing and grading. The Tree Designation Plan shall also specify maintenance activities to increase the survivability of trees to be preserved, given the anticipated impacts from proposed construction. Such maintenance activities include, but are not limited to root pruning, crown pruning, mulching, and treatments designed to enhance the root zones of trees and their ability to recover and avoid stress.

10. Trees to be preserved: The necessary steps and actions shall be taken to ensure the long-term survival, and continuing structural integrity and health of trees designated on the Tree Designation Plan to be preserved. If any of these trees is found to be dead, dying, diseased, or hazardous (as determined by UFM, at or prior to, the final release of the project bond) and that such was not the result of unapproved construction practices, the applicant shall provide for restoration and remuneration by:

- providing for the removal of the above ground portions of trees.
- restoring understory plants and/or soil conditions damaged during tree removal activities (as determined by UFM).
- restoring the associated loss in canopy coverage in accordance with the tree cover guidance found in the Public Facilities Manual.
- paying a sum equal to the monetary value of that tree or trees identified in the approved Tree Preservation Plan into the Hunter Mill District's Tree Preservation and Planting Fund for use by the County within the Hunter Mill Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor.
- In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Special Exception Amendment may be required if any proposed remedies are not in substantial conformance with the development conditions, as determined by the Zoning Administrator.

If wrongful or negligent acts on the part of the applicant or the applicant's agents caused in whole or in part, these trees to be found to be dead, dying, diseased, or hazardous, as determined by UFM at, or prior to, the final release of the project bond, in addition to the removal and restoration requirements identified above, the applicant shall provide remuneration by paying a sum equal to the monetary value of that tree or trees as identified in the approved Tree Designation Plan into the Hunter Mill District's Tree Preservation and Planting Fund for use by the within the Hunter Mill Magisterial District on or off the subject property as determined by UFM after consultation with the District Supervisor. In addition, the County may use other legal remedies at its disposal related to non-compliance, including, but not limited to the fact that a Special Exception Amendment be required if any proposed remedies are not in substantial conformance with the development conditions, as determined by the Zoning Administrator.

11. Trees to be removed: Trees specified on the Tree Designation Plan to be removed shall be removed during initial clearing and grading activities in a manner approved by the Urban Forest Management Division. Trees to be removed that are located in the area protected by limits of clearing and grading shall be removed by hand with a chain saw and felled into the cleared area. No heavy equipment shall operate from a position within the area protected by limits of clearing and grading. Any work within the protected area shall be performed only under the direct supervision of the Project Arborist.
12. Tree Preservation Walk-Through: The services of a certified arborist or landscape architect shall be retained and the limits of clearing and grading shall be marked with a continuous line of flagging prior to the pre-construction meeting. Prior to commencement of any land disturbing activities, the applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a representative from the Urban Forest Management Division (UFM), Fairfax County Department of Public Works and Environmental Services ("DPWES") to determine where adjustments to the clearing limits can be made to increase the size of the area to be left undisturbed, and to increase the survivability of trees to be conserved or preserved that occur along the edge of the limits of clearing and grading, and/or identify hazardous trees that need to be removed. Any adjustments agreed to by the applicant and UFM shall be agreed upon and memorialized in writing by both the applicant and UFM before any such adjustments are implemented, and such adjustments shall be implemented. Trees to be removed shall be tagged in the field. Trees that are identified in writing by an authorized representative of UFM as dead or dying may be removed as part of the clearing operation. Any tree that is so identified shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.
13. Areas to be Left Undisturbed and Adherence to Limits of Clearing and Grading: The subdivision plan and the grading plan shall clearly identify the limits of clearing and grading as shown on the Special Exception Plat. As part of the subdivision plan, management practices shall be provided for the protection of understory plant materials, leaf litter and soil conditions found in areas to be left undisturbed, subject to the approval of the Urban Forest Management Division. The site shall be actively monitored by the applicant to ensure that inappropriate activities such as the storage of construction materials, dumping of construction debris, and traffic by construction equipment and personnel do not occur within these areas. Understory plant materials shall be restored, leaf litter and soil conditions to the satisfaction of UFM if these are found to be damaged, removed or altered in manner not allowed in writing by the Urban Forest Management Division.

If it becomes necessary to install utilities determined necessary by DPWES within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible as determined by UFM in coordination with the Environmental and Site Review Division, DPWES. In addition, the applicant shall develop and implement a replanting plan for the portions of protected areas disturbed for utility installation taking into account planting restrictions imposed by utility easement agreements.

Any work occurring in or adjacent to the areas to be left undisturbed, such as root pruning, installation of tree protection fencing and silt control devices, removal of trash, or plant debris, or extraction of trees designated to be removed shall be performed in a manner that minimizes damage to any tree, shrub, herbaceous, or vine plant species that grows in the lower canopy environment; and minimizes impacts to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation, all as approved by UFM. The use of power equipment in these areas shall be limited to small hand-operated equipment such as chainsaws. Any work that requires the use of larger motorized equipment such as, but not limited to, tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, or any accessory or attachment connected to such equipment shall not occur unless reviewed and approved in writing by UFM.

14. Root Pruning and Mulching: (1) The roots of trees to be preserved that may be damaged during clearing, demolition, grade changes, utility installation and/or the installation of retaining walls shall be pruned; (2) mulch to a minimum depth of 3 inches within the areas to be left undisturbed where soil conditions are poor, lacking leaf litter or prone to soil erosion. The areas that will be root pruned and mulched shall be clearly identified on the Tree Designation Plan. All treatments for such trees and vegetation shall be clearly specified, labeled, and detailed on the erosion and sediment control sheets and demolition plan, if required, sheets of the subdivision plan submission. The details for these treatments shall be included in the Tree Designation Plan and shall be subject to the review and approved of UFM.

All root pruning and mulching work shall be performed in a manner that protects adjacent trees and vegetation that are required to be preserved and may include, but not be limited to, the following:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading and/or demolition of structures.
- Root pruning shall not sever or significantly damage structural or compression roots in a manner that may compromise the structural integrity of trees or the ability of the root system to provide anchorage for the above ground portions of the trees.

- Root pruning trench shall be back filled within 24 hours
- Root pruning shall be conducted with the on-site supervision of a certified arborist.
- Tree protection fencing shall be installed immediately after root pruning, and shall be positioned just outside the trench within the disturbed area.
- Immediately after the phase II E&S activities are complete, mulch shall be applied at a depth of 3 inches within designated areas without the use of motorized equipment
- Mulch shall consist of (specify mulch type) wood chips, shredded hardwood and/or pine bark mulch. Hay or straw mulch shall not be used within tree preservation areas.
- UFM, DPWES shall be informed in writing when all root pruning and tree protection fence installation is complete.

15. Tree Protection Fencing and Signage: All individual trees to be preserved and all areas designated to be left undisturbed shall be protected by tree protection fencing and signage as set forth below. Tree protection fencing shall be four-foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into the ground and placed no further than 10 feet apart; or super silt fence as may be approved by UFM to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees. Tree protection fencing shall be erected at the drip line of individual trees to be preserved and at the limits of clearing and grading, and shall be shown on the demolition and phase I and II erosion and sediment control sheets.

All tree protection fencing shall be installed prior to Phase II clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist or landscape architect and accomplished in a manner that does not harm existing vegetation that is required to be preserved. At least three days prior to the commencement of any clearing, grading, or demolition activities and prior to the installation of tree protection fencing, UFM and the District Supervisor shall be notified in writing and given the opportunity to inspect the site to assure that all individual trees to be preserved and all areas to be left undisturbed have been correctly delineated. UFM shall provide written notice to the applicant as to whether or not the areas have been delineated correctly. If it is determined by UFM that the areas are not delineated correctly, no grading or construction activities shall occur on the subject property until the delineation is corrected and field verified by UFM.

Signs that identify and help protect all areas to be left undisturbed shall be erected. These signs will be highly visible, posted in appropriate locations along the limits of clearing and grading, and attached to the tree protection fencing. Under no circumstances will the signs be nailed or in any manner attached to the trees or vegetation within the areas to left undisturbed.

16. Site Monitoring: At all times during root pruning operations or trenching for the installation of super silt fence to function as tree protection fencing; and during any clearing or removal of trees, vegetation, or structures, or transplanting of trees or vegetation on the site, or other similar activities within or adjacent to areas of trees to be preserved, a representative of the applicant who is a certified arborist or landscape architect shall be present to monitor the process and ensure that the activities are conducted in accordance with the development conditions and as approved by UFM. In addition, the services of a certified arborist or landscape architect shall be retained by the applicant to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation requirements and UFM approvals. The monitoring schedule shall be described and detailed in the Tree Designation Plan and shall be reviewed and approved by UFM.

17. Dedication of Right of Way for Wendover Drive Cul-de-Sac: Prior to recordation of the final record plat for the proposed lots, and subject to approval of the owners of Tax Map Parcels 27-4 ((10)) 18A and 19, a deed and/or plat of dedication shall be prepared by the applicant to provide for dedication, by those property owners and at no cost to those property owners for instrument preparations, review, approval or recordation, of the portion of the existing cul-de-sac located within a temporary easement on Tax Map Parcels 27-4 ((10)) 18A and 19, in fee simple to VDOT or the Fairfax County Board of Supervisors, as determined by DPWES.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established as evidenced by recordation of the subdivision plat. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

DEC 03 2009

Zoning Evaluation Division

STATEMENT OF JUSTIFICATION

Applicants George and Carolyn Sagatov own two contiguous properties in the Wendover area north of Lawyers Road, just west of the Town of Vienna. The properties are TM 27-4 ((1)) 14C1 ("Parcel 14C1"), the property on which they live, and TM 27-4 ((1)) 14C2 ("Parcel 14C2"), an undeveloped property. The areas of these properties are 4.54 acres and 1.72 acres (75,000 square feet), respectively. Each lot is in full conformance with the requirements of the RE District in which they lie. Applicants could, by right, subdivide their property into three lots, each in conformance with all of the RE requirements. Attached as an exhibit is a plat showing the by right subdivision. As illustrated on the plat, by right subdivision would require constructing a new 52 foot wide public road into the property. It would terminate in a cul-de-sac with a radius of 55 feet.

Rather than go the by right subdivision route, Applicants would greatly prefer a lot layout that would be more in keeping with the character of their lovely, heavily wooded, large lot neighborhood. Their preference would be to subdivide Parcel 14C1 into two lots as shown on the special exception plat and to develop Parcel 14C2 as it is currently configured. The two new lots would conform to all of the requirements of the R-E district save one -- the larger lot, Lot 1B1 on the special exception plat, would have a lot width of 2 feet rather than the required 200 feet. While the house on that lot would continue to have its sole access from the northern portion of Wendover Drive, it has been determined by Fairfax County that the width of Lot 1B1 could not be measured from that terminus of Wendover Drive. Consequently, Applicants seek a special exception under Section 9-610 of the Zoning Ordinance to modify the lot width requirement for Lot 1B1 as measured from the southern portion of Wendover Drive.

The proposed special exception meets all of the requirements of Section 9-610 and all of the requirements applicable to all special exceptions. With regard to the Section 9-610 requirements:

1. The width of Parcel 14C1, the property to be subdivided, is 234.02 feet, in full compliance with the 200 foot lot width minimum.
2. The requested waiver of the lot width requirement is essential to preserve existing vegetation. As noted above, without the waiver, it would be necessary to construct a public street and cul-de-sac which would result in the loss of a significant wooded area. With the waiver, no public road and cul-de-sac will be necessary. The house on Lot 1B1 will continue to be accessed by the existing driveway to the northern branch of Wendover Drive, and Lot 1B2 will be accessed directly to the southern branch of Wendover Drive. (Parcel 14C2 will also access directly to the southern branch of Wendover Drive.) Although the driveway into Lot 1B2 will cross the EQC, it has been sited to preserve as many trees as possible, and its 10 foot width will be dramatically less than the

width of the public road and cul-de-sac which the by right subdivision would entail. In addition to preserving landscaping, the proposed subdivision would result in less impervious surface than the by right subdivision and would improve water quality through the location of biofilters on each lot.

3. The development of the property as shown on the special exception plat will not have any deleterious effect on the existing or planned development of adjacent properties or on area roadways. In fact, the modification of the minimum lot width requirement would permit the property to be subdivided in a way more in keeping with the surrounding neighborhood than if Applicants' property were subdivided by right into three lots. The effect on area roadways will be negligible, and this effect would be the same whether the property were subdivided by right or as shown on the special exception plat since the resulting number of lots in either case would be three.
4. All of the provisions of the Zoning Ordinance other than the minimum lot width requirement applicable to Lot 1B1 will be satisfied.

The application also conforms to the general standards for special exceptions set out in Section 9-006. The proposed subdivision will be in harmony with the Comprehensive Plan. The Plan emphasizes the rural character of the western third of the Vienna Planning District and the need for tree preservation in this area. The proposed subdivision will maintain that character and, as noted above, existing vegetation, and Applicants will restore the EQC, thus further enhancing the rural character of the area. The Piney Branch Community Planning Sector (V4) recommends residential use at .2-.5 dwelling units per acre for the area between Lawyers Road and the W&OD Railroad Regional Park northwest of the Carriage Hill subdivision. With its proposed .44 dwelling units per acre, the subdivision shown on the special exception plat is consistent with this recommendation. As noted above, unlike the by right subdivision option, the proposed layout will be harmonious with and will not adversely affect the use or development of neighboring properties. The pedestrian and vehicular traffic associated with the subdivision as proposed will not be hazardous or conflict with existing traffic in the neighborhood. The ITE estimates of daily trips generated by a single family detached dwelling of the type which would be located on the property is ten (10) trips per day. The proposed subdivision of Parcel 14C1 would result in one additional lot and thus approximately ten (10) additional vehicular trips per day. Because the waiver of the minimum lot width requirement would result in no more residential lots than could be achieved with a by right subdivision of Applicants' property, the traffic impact of the layout shown on the special exception plat would be identical to that of the by right three lot subdivision.

The house to be constructed on Lot 1B2 will be consistent in scale and quality of those in the vicinity.

To the best of Applicants' knowledge, there are no hazardous or toxic substances or hazardous wastes on the property.

With the exception of the lot width of proposed Lot 1B1, the lot layout shown on the special exception plat will conform to all applicable ordinances, regulations, adopted standards, and applicable conditions. Applicant will request a waiver for the stormwater detention requirement.

U:\Land Use & Development\SEH\SAGATOV, George & Carolyn\Statement Of Justification Clean 12-1-09.Doc

WINDY HILLS, LLC
DB 10841, PAGE 1004



DB 10840, PAGE 546

LANTERN HILL AT WENDOVER
LOT 2A

WENDOVER DRIVE
ROUTE #6381

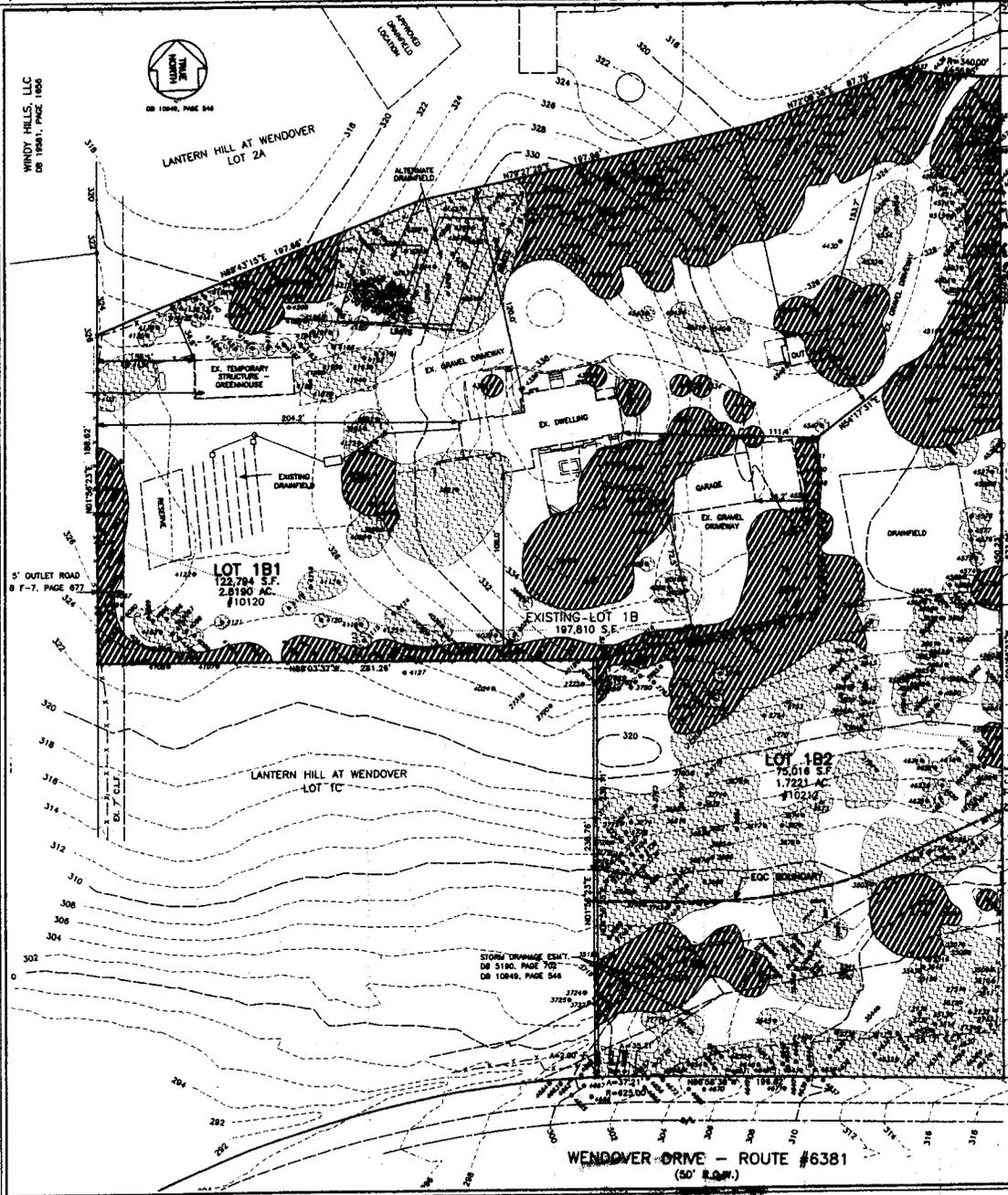
TEAM TURNAROUND
EASING
DB 5284, PAGE 249

Ed Millhouse
Registered Consulting Arborist #350
Certified Arborist #1C-00043

TreesPlease
P.O. BOX 1025 Highlanders, Virginia 20188 703-827-2048
http://www.TreesPlease.com e-mail: Ed@TreesPlease.com

VEGETATIVE MAP

LEGEND	COVER TYPE	UNDERSTORY SPECIES	PRIMARY SPECIES	COMMENTS	SUCCESSIONAL STAGE	CONDITION	AREA
	SUBURBAN LANDSCAPE TYPICAL HILL REGION	Humulus and other... habitat preservation	Turpinus and groundcover	Suburban lawn and landscape, which often thin due to natural mortality, will remain after development.	N/A	Good	54,981 S.F.
	MATURE WOOD MAY BE REMOVED	Impatiens, rugosa, dwarf Aster, spruce, sycamore, Magnolia, oak	Turpinus and groundcover	Primary forest, some in for sale, and some will be cleared during development phase. Depending on final site plan, some may be preserved.	N/A	Good	54,283 S.F.
	MATURE GRASSLAND			Impatiens and landscape, which often thin or other grass areas should of natural regrowth.			88,946 S.F.



LOT 181
122,784 S.F.
2.8180 AC.
#10120

EXISTING LOT 18
187,810 S.F.

LOT 182
75,016 S.F.
1.7221 AC.
#10214

LANTERN HILL AT WENDOVER
LOT 1C

STORM DRAINAGE ESENT.
DB 5180, PAGE 707
DB 10849, PAGE 546

WENDOVER DRIVE - ROUTE #6381
(50' R.O.W.)

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FAIRFAX, VIRGINIA 22030
PHONE: 703-981-4808 FAX: 703-981-1802

SPECIAL EXCEPTION PLAT
VEGETATIVE MAP AND EXISTING CONDITIONS
LOT 18
LANTERN HILL AT WENDOVER
FAIRFAX COUNTY, VIRGINIA
HUNTER HILL DISTRICT



DATE: 8-20-2008
SCALE: 1" = 30'
DRAWN BY: TML/DMC
FILE # F-2180 SE
CD #
REGISTERED: 118-2-1116
STATE: VA-REG-0000070

SHEET 8 OF 8

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(INCONT) - IN CONTAINERS

RUNYON, DUDLEY, ASSOCIATES, INC.
 ENGINEERING - SURVEYING - PLANNING
 10650 MAY STREET - SUITE 301
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 PHONE 703-891-4000 FAX 703-891-3882

REVISIONS
 10-7-2009

SPECIAL EXCEPTION PLAT
TREE LIST
LOT 1B
LANTERN HILL AT WENDOVER
 HUNTER HILL DISTRICT FAIRFAX COUNTY, VIRGINIA



DATE: 8-26-2009
 SCALE: AS NOTED
 DRAWN BY: RDL/DAC
 FILE # 7-5100 2L
 SHEET 3 OF 8



DB 10844, PAGE 848

WINDY HILLS, LLC
DB 10861, PAGE 1808

LANTERN HILL AT WENDOVER
LOT 2A

WENDOVER DRIVE
ROUTE #6381

TEMP. SURROUNDING
EASEMENT
DB 5254, PAGE 249

EX. E.O.P.



TREE CONSERVATION PLAN NOTES

- The developer will provide a Landscape Plan as part of the Subdivision Plan and House Grading Plan on Lot 182 for review and approval by the Urban Forest Management Division (UFM) Fairfax County of Public Works and Environmental Services (PWEES). The plan will be prepared by a certified Arborist or Landscape Architect. The plan will be made up of the following: the species of trees transplanted from the existing trees within the limits of the EOC and area disturbed; description of interim action; the recommendation of time of year when plant material will be moved; the transplant methods to be used, including the recommended site of tree space; details regarding after-transplant care, including shading and watering, and any support measure such as guying or staking. The plan will show new trees and proposed tree locations. Native plant species will be used for areas of EOC restoration as much as possible. At the time of Subdivision Plan submission, the applicant shall submit a Tree Designation Plan for review and approval by the UFM that identifies the tree location, species, size, crown spread and condition analysis rating for all individual and groups of trees shown on the Special Exception Plat. The Tree Designation Plan will also specify maintenance activities to increase the survivability of trees to be preserved. Such maintenance activities include, but not limited to root pruning, crown pruning, mulch, and treatments designated to enhance the root zones of trees and their ability to recover and avoid stress.
- At the time of Subdivision Plan submission, Tree Notes will be developed by a certified arborist covering all aspects of tree removal, tree planting and maintenance. The Tree Notes will describe methods of all treatments for such trees and vegetation. The Tree Notes will detail Root Pruning and Mulching, Tree Protection Fencing and Signage, and site landscaping. The Tree Notes will be subject to the review and approval of the UFM.
- Evaluation of the area will be reviewed and final landscape plan will be under the supervision of a certified Arborist.
- Prior to commencement of any land disturbance activities, the developer's certified arborist or landscape architect will walk the limits of clearing and grading, that have been flagged with continuous line of flagging, with a representative from the UFM to determine where adjustments to the clearing limits and the changes must be agreed and memorialized in writing by all parties.
- Super Silt Fence is proposed along the subject clearing and grading limits to ensure sediment laden is not deposited upon the lower lying lots.
- No more land has been disturbed than is necessary to proceed for with the new construction of the single family dwelling.
- If it becomes necessary to install utilities determined necessary by UFM within areas to be left undisturbed, they shall be located and installed in the least disruptive manner possible.

SPECIAL EXCEPTION PLAT
TREE CONSERVATION PLAN

LOT 1B
LANTERN HILL AT WENDOVER
HUNTER HILL DISTRICT
FAIRFAX COUNTY, VIRGINIA

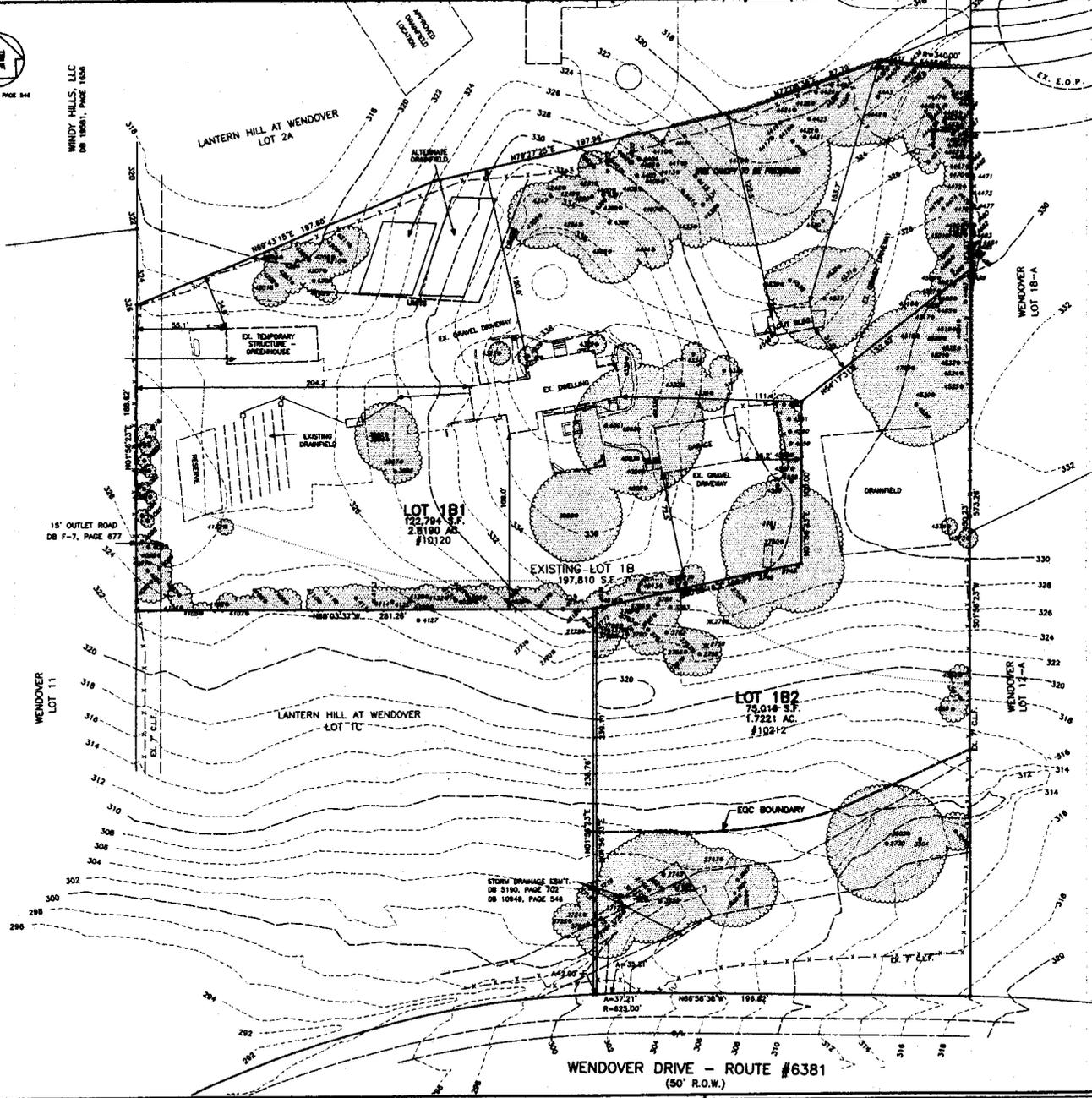


DATE: 6-20-2009
SCALE: 1" = 30'
DRAWN BY: AMB/DMC
FILE # P-3189 SE
DR. P.
DATE: 6-20-2009
SHEET 4 OF 8

SE 2008-HM-010

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PHONE: 703-921-4688 FAX: 703-921-9882



WENDOVER DRIVE - ROUTE #6381
(50' R.O.W.)

LANTERN HILL AT WENDOVER
DRAINAGE AREA MAP

1-A	C X I X A = Q	Q 2yr = 0.46 X 6.48 X 0.47 = 1.58 cfs	Q 10yr = 0.48 X 7.27 X 0.47 = 1.58 cfs
1-B	C X I X A = Q	Q 2yr = 0.36 X 6.48 X 0.34 = 0.80 cfs	Q 10yr = 0.36 X 7.27 X 0.34 = 0.80 cfs
2-A	C X I X A = Q	Q 2yr = 0.36 X 6.48 X 0.29 = 0.69 cfs	Q 10yr = 0.36 X 7.27 X 0.29 = 0.78 cfs
2-B	C X I X A = Q	Q 2yr = 0.36 X 6.48 X 0.36 = 0.87 cfs	Q 10yr = 0.36 X 7.27 X 0.36 = 0.97 cfs
3-A	C X I X A = Q	Q 2yr = 0.87 X 6.48 X 0.19 = 0.98 cfs	Q 10yr = 0.87 X 7.27 X 0.19 = 0.98 cfs
3-B	C X I X A = Q	Q 2yr = 0.86 X 6.48 X 1.02 = 2.88 cfs	Q 10yr = 0.86 X 7.27 X 1.02 = 3.54 cfs
3-C	C X I X A = Q	Q 2yr = 0.36 X 6.48 X 0.24 = 0.60 cfs	Q 10yr = 0.36 X 7.27 X 0.24 = 0.80 cfs
4	C X I X A = Q	Q 2yr = 0.33 X 6.48 X 0.17 = 0.31 cfs	Q 10yr = 0.33 X 7.27 X 0.17 = 0.41 cfs
4-A	C X I X A = Q	Q 2yr = 0.68 X 6.48 X 0.82 = 1.88 cfs	Q 10yr = 0.68 X 7.27 X 0.82 = 1.73 cfs
4-B	C X I X A = Q	Q 2yr = 0.38 X 6.48 X 0.28 = 0.73 cfs	Q 10yr = 0.38 X 7.27 X 0.28 = 0.97 cfs
4-C	C X I X A = Q	Q 2yr = 0.38 X 6.48 X 0.81 = 1.98 cfs	Q 10yr = 0.38 X 7.27 X 0.81 = 1.93 cfs

CONTROLLED BY INFILTRATION FOR DETENTION AND BMP

CONTROLLED BY INFILTRATION FOR DETENTION AND BMP

CONTROLLED BY INFILTRATION FOR DETENTION AND BMP

CONTROLLED BY INFILTRATION FILTER FOR BMP

PRE-DEVELOPMENT RUNOFF

C X I X A = Q
Q 2yr = 0.387 X 6.48 X 4.84 = 9.82 cfs
Q 10yr = 0.387 X 7.27 X 4.84 = 12.10 cfs

POST-DEVELOPMENT RUNOFF W/O DETENTION

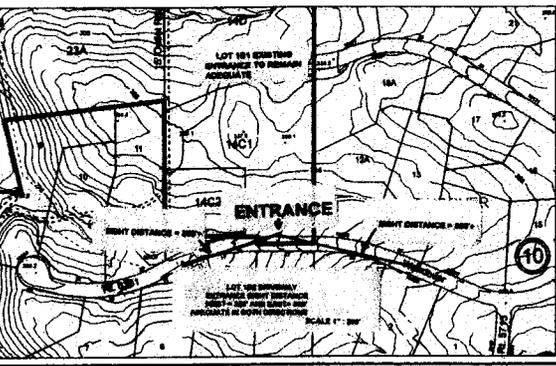
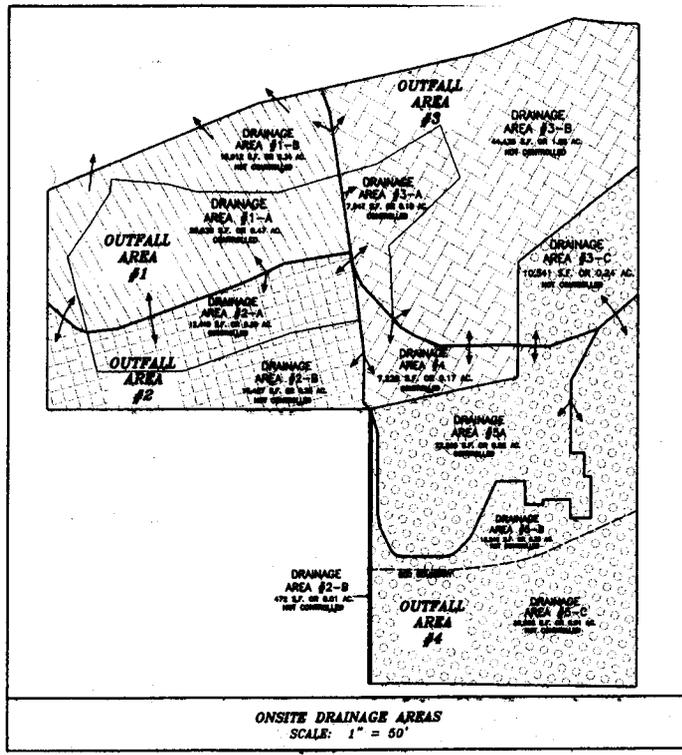
C X I X A = Q
Q 2yr = 0.400 X 6.48 X 4.84 = 9.90 cfs
Q 10yr = 0.400 X 7.27 X 4.84 = 12.20 cfs

POST-DEVELOPMENT RUNOFF W DETENTION

Q 2yr = 0.388 X 6.48 X 4.84 = 9.81 cfs
Q 10yr = 0.388 X 7.27 X 4.84 = 11.76 cfs

POST DEVELOPMENT OVERALL REDUCTION IN RUNOFF

PRE-DEVELOPMENT	POST DEVELOPMENT	REDUCTION
Q 2yr 9.82 cfs	8.81 cfs	1.01 cfs reduction
Q 10yr 12.10 cfs	11.76 cfs	1.36 cfs reduction



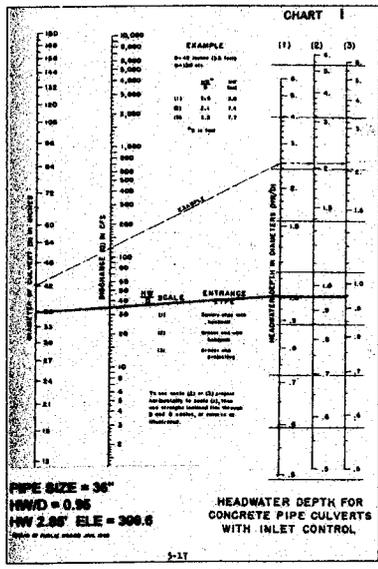
LANTERN HILL C-FACTOR

TOTAL SITE AREA = 197,810 SQ FT / 4.54 AC

AREA #	C	SF	Q	QFT	Q
1-A	0.47	5,627	0.8	16,803	0.46
1-B	0	0	0.8	16,812	0.26
2-A	0.29	1,836	0.8	19,728	0.23
2-B	0	0	0.8	16,827	0.26
3-A	0.19	3,482	0.8	4,106	0.87
3-B	0	11,382	0.8	33,133	0.23
3-C	0	0	0.8	16,841	0.23
4	0.17	416	0.8	8,210	0.23
4-A	0.82	6,106	0.8	16,362	0.46
4-B	0	3,886	0.8	12,168	0.42
4-C	0	1,347	0.8	26,318	0.23
					TOTAL 197,810 / 4.54 AC

DRIVEWAY CULVERT DESIGN LOT 182 - 19YR STORM LANTERN HILL AT WENDOVER

ITEM NO.	DESCRIPTION	UNIT	QTY	PRICE	TOTAL
1	CONCRETE PIPE	LINEAL FT	120	1.10	132.00
2	CONCRETE MANHOLE	NO. 1	2	120.00	240.00
3	CONCRETE INLET	NO. 1	2	120.00	240.00
4	CONCRETE CURB	LINEAL FT	120	1.10	132.00
5	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
6	CONCRETE FINISH	SQ YD	120	1.10	132.00
7	CONCRETE CURB	LINEAL FT	120	1.10	132.00
8	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
9	CONCRETE FINISH	SQ YD	120	1.10	132.00
10	CONCRETE CURB	LINEAL FT	120	1.10	132.00
11	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
12	CONCRETE FINISH	SQ YD	120	1.10	132.00
13	CONCRETE CURB	LINEAL FT	120	1.10	132.00
14	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
15	CONCRETE FINISH	SQ YD	120	1.10	132.00
16	CONCRETE CURB	LINEAL FT	120	1.10	132.00
17	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
18	CONCRETE FINISH	SQ YD	120	1.10	132.00
19	CONCRETE CURB	LINEAL FT	120	1.10	132.00
20	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
21	CONCRETE FINISH	SQ YD	120	1.10	132.00
22	CONCRETE CURB	LINEAL FT	120	1.10	132.00
23	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
24	CONCRETE FINISH	SQ YD	120	1.10	132.00
25	CONCRETE CURB	LINEAL FT	120	1.10	132.00
26	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
27	CONCRETE FINISH	SQ YD	120	1.10	132.00
28	CONCRETE CURB	LINEAL FT	120	1.10	132.00
29	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
30	CONCRETE FINISH	SQ YD	120	1.10	132.00
31	CONCRETE CURB	LINEAL FT	120	1.10	132.00
32	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
33	CONCRETE FINISH	SQ YD	120	1.10	132.00
34	CONCRETE CURB	LINEAL FT	120	1.10	132.00
35	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
36	CONCRETE FINISH	SQ YD	120	1.10	132.00
37	CONCRETE CURB	LINEAL FT	120	1.10	132.00
38	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
39	CONCRETE FINISH	SQ YD	120	1.10	132.00
40	CONCRETE CURB	LINEAL FT	120	1.10	132.00
41	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
42	CONCRETE FINISH	SQ YD	120	1.10	132.00
43	CONCRETE CURB	LINEAL FT	120	1.10	132.00
44	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
45	CONCRETE FINISH	SQ YD	120	1.10	132.00
46	CONCRETE CURB	LINEAL FT	120	1.10	132.00
47	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
48	CONCRETE FINISH	SQ YD	120	1.10	132.00
49	CONCRETE CURB	LINEAL FT	120	1.10	132.00
50	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
51	CONCRETE FINISH	SQ YD	120	1.10	132.00
52	CONCRETE CURB	LINEAL FT	120	1.10	132.00
53	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
54	CONCRETE FINISH	SQ YD	120	1.10	132.00
55	CONCRETE CURB	LINEAL FT	120	1.10	132.00
56	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
57	CONCRETE FINISH	SQ YD	120	1.10	132.00
58	CONCRETE CURB	LINEAL FT	120	1.10	132.00
59	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
60	CONCRETE FINISH	SQ YD	120	1.10	132.00
61	CONCRETE CURB	LINEAL FT	120	1.10	132.00
62	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
63	CONCRETE FINISH	SQ YD	120	1.10	132.00
64	CONCRETE CURB	LINEAL FT	120	1.10	132.00
65	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
66	CONCRETE FINISH	SQ YD	120	1.10	132.00
67	CONCRETE CURB	LINEAL FT	120	1.10	132.00
68	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
69	CONCRETE FINISH	SQ YD	120	1.10	132.00
70	CONCRETE CURB	LINEAL FT	120	1.10	132.00
71	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
72	CONCRETE FINISH	SQ YD	120	1.10	132.00
73	CONCRETE CURB	LINEAL FT	120	1.10	132.00
74	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
75	CONCRETE FINISH	SQ YD	120	1.10	132.00
76	CONCRETE CURB	LINEAL FT	120	1.10	132.00
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79	CONCRETE CURB	LINEAL FT	120	1.10	132.00
80	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
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93	CONCRETE FINISH	SQ YD	120	1.10	132.00
94	CONCRETE CURB	LINEAL FT	120	1.10	132.00
95	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
96	CONCRETE FINISH	SQ YD	120	1.10	132.00
97	CONCRETE CURB	LINEAL FT	120	1.10	132.00
98	CONCRETE WALKWAY	SQ YD	120	1.10	132.00
99	CONCRETE FINISH	SQ YD	120	1.10	132.00
100	CONCRETE CURB	LINEAL FT	120	1.10	132.00



PIPE SIZE = 36"
HWD = 0.95
HW 2.08' ELEV = 306.6

HEADWATER DEPTH FOR CONCRETE PIPE CULVERTS WITH INLET CONTROL

RUNYON, DUDLEY, ASSOCIATES, INC.
ENGINEERING - SURVEYING - PLANNING
10850 MAIN STREET - SUITE 301
FAIRFAX, VIRGINIA 22030
PHONE: 703-591-4808 FAX: 703-591-3882

SPECIAL EXCEPTION PLAT
ONSITE/OFFSITE DRAINAGE DIVIDES & CHARTS
LOT 18
LANTERN HILL AT WENDOVER
FAIRFAX COUNTY, VIRGINIA

CONSULTANTS OF VIRGINIA
100 N. DUDLEY
CORP. BUILDING
1/19/10
PROFESSIONAL SEAL

DATE: 6-22-2009
SCALE: AS NOTED
DRAFTED BY: RMD/DAC
FILE # 17-2186 SE
CD: P
SHEET 7 OF 8

