



# FAIRFAX COUNTY

OFFICE OF THE CLERK  
BOARD OF SUPERVISORS  
12000 Government Center Parkway, Suite 533  
Fairfax, Virginia 22035-0072

V I R G I N I A

Telephone: 703-324-3151  
FAX: 703-324-3926  
TTY: 703-324-3903

April 27, 1999

Lynne J. Strobel, Esquire  
Walsh, Colucci, Stackhouse,  
Emrich and Lubeley  
2200 Clarendon Boulevard  
Arlington, Virginia 22201-3359

RE: Rezoning Application  
Number RZ 1998-PR-051

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 5, 1999 granting Rezoning Application Number RZ 1998-PR-051 in the name of J.A. Loveless Homes, Incorporated, to rezone certain property in the Providence District from the R-1 District to the PDH-4 District subject to the proffers dated March 31, 1999, on subject parcel 39-1 ((9)) 36, 37 and 38 consisting of approximately 3.77 acres.

The Conceptual Development Plan was approved; the Planning Commission having previously approved FDP1998-PR-051 on March 18, 1999, subject the Board's approval of RZ 1998-PR-051.

Sincerely,

Nancy Vehrs  
Clerk to the Board of Supervisors

NV/ns

RZ 1998-PR-051  
April 27, 1999

- 2 -

cc: Chairman Katherine K. Hanley  
Supervisor - Providence District  
Janet Coldsmith, Director, Real Estate Div., Dept. of Tax Administration  
Michael R. Congleton, Deputy Zoning Administrator  
Barbara A. Byron, Director, Zoning Evaluation Div., DPZ  
Fred R. Beales, Supervisor Base Property, Mapping/Overlay  
Robert Moore, Trnsprt'n. Planning Div., Dept. of Transportation  
Ellen Gallagher, Project Planning Section, Dept. of Transportation  
Michelle Brickner, Deputy Director, DPW&ES  
DPW&ES - Bonds & Agreements  
Frank Edwards, Department of Highways - VDOT  
Land Acq. & Planning Div., Park Authority  
District Planning Commissioner  
Thomas Dorman, Director, Facilities Mgmt. Div., DPW&ES  
Barbara J. Lippa, Executive Director, Planning Commission

RECEIVED  
DEPARTMENT OF PLANNING AND ZONING  
APR 30 1999  
ZONING EVALUATION DIVISION

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 5<sup>th</sup> day of April, 1999, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 1998-PR-051

WHEREAS J. A. Loveless Homes, Incorporated filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-4 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

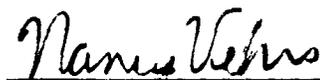
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-4 District and said property is subject to the use regulations of said PDH-4 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., §15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

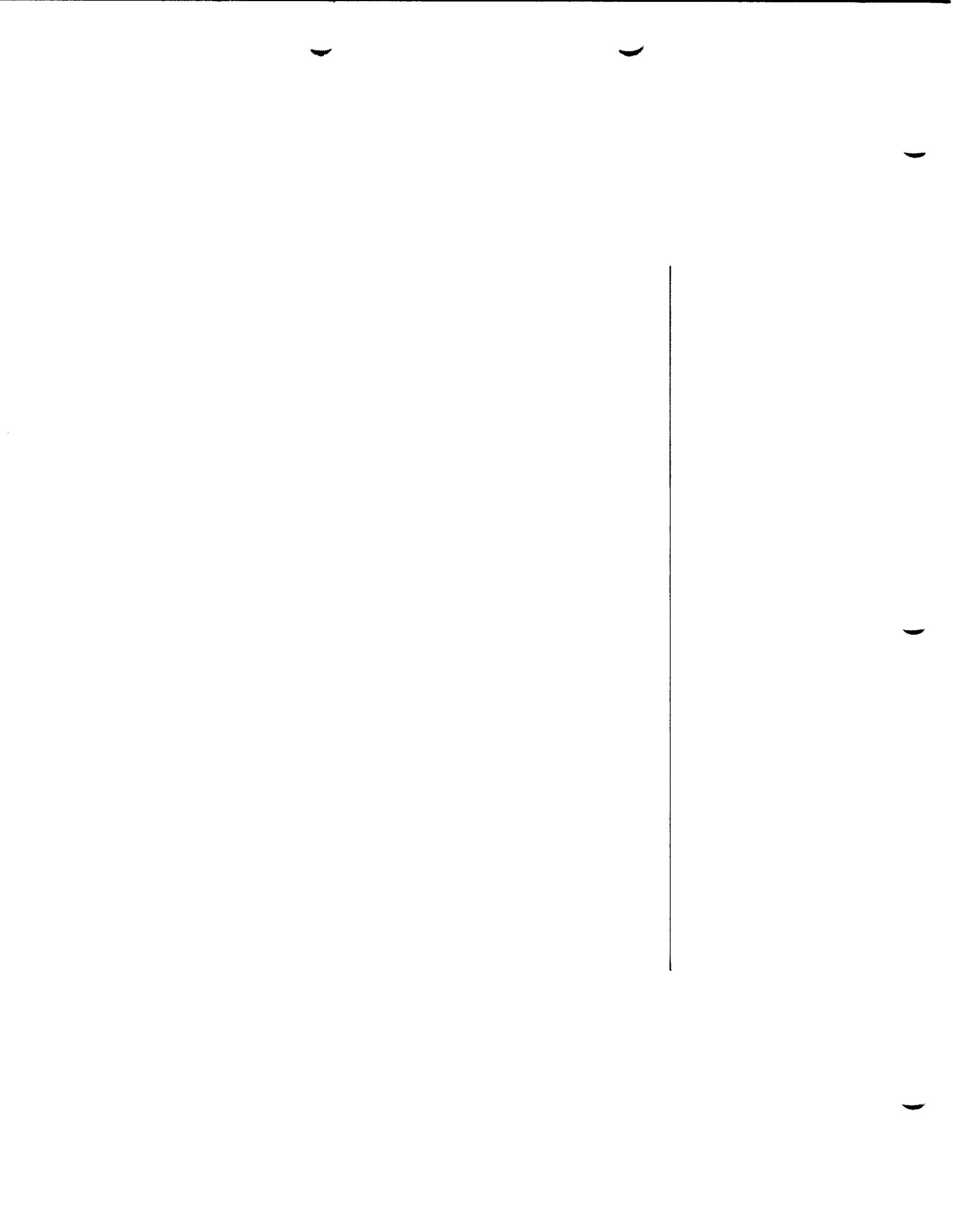
BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 5th day of April, 1999.



Nancy Veltz

Clerk to the Board of Supervisors



## **PROFFERS**

**J. A. LOVELESS HOMES, INC.**

**RZ 1998-PR-051**

**March 31, 1999**

Pursuant to Section 15.2-2303(a), Code of Virginia, 1950 as amended, J.A. Loveless Homes, Inc., (hereinafter referred to as the "Applicant") for the owners, themselves, successors and assigns in RZ 1998-PR-051, filed for property identified as Tax Map 39-1 ((9)) 36, 37 and 38, (hereinafter referred to as the "Application Property"), proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development.

### **1. CONCEPTUAL/FINAL DEVELOPMENT PLAN -**

- a. Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of two sheets prepared by Walter L. Phillips, Inc., dated September 10, 1998 and revised through March 30, 1999.
- b. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the internal lot lines of the proposed subdivision at time of subdivision plan submission based on final house locations and building footprints provided such changes are in accordance with the CDP/FDP. The Applicant shall have the flexibility to modify the layout shown on the CDP/FDP without requiring approval of an amended CDP/FDP provided such changes are in substantial conformance with the CDP/FDP as determined by the Zoning Administrator, agents or assigns, and neither increase the total number of lots nor decrease the following: open space (except as described herein should a waiver or modification of stormwater management be granted), parking, tree preservation, common open space areas, and distances to peripheral lot lines. Such changes may include, but not be limited to, revising lot lines, building footprints, and access to individual lots.
- c. Notwithstanding that the CDP/FDP is presented on two sheets and said CDP/FDP is the subject of Proffer 1a. above, it shall be understood that the CDP shall be the entire plan shown on Sheet 1 relative to the points of access, the total number and general location of units and type of units, amount of open space, the general location of the passive recreational facilities, location of common open space areas (as may be modified as described herein) and buffers, and limits of clearing and grading. The Applicant has the option to request a Final Development Plan Amendment ("FDPA") for elements other than CDP elements from the Planning Commission for all of or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance, if in conformance with the approved CDP and proffers.

2. TRANSPORTATION -

- a. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way up to a width of twenty-six (26) feet from the centerline along the frontage of George Washington Road as shown on the CDP/FDP. Dedication shall be made at time of recordation of the final subdivision plat or upon demand from either Fairfax County or VDOT whichever shall first occur.
- b. Subject to VDOT and DPWES approval, the Applicant shall construct frontage improvements to George Washington Road measuring nineteen (19) feet from centerline within the dedicated right-of-way, as shown on the CDP/FDP.
- c. The Applicant shall construct a four (4) foot wide concrete sidewalk along George Washington Road, as shown on the CDP/FDP. Sidewalks shall be constructed to meet ADA standards.
- d. All of the improvements described herein shall be constructed concurrent with development of the Application Property.
- e. Applicant reserves density as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein or as may be reasonably required by Fairfax County or VDOT at time of subdivision plan approval.

3. LANDSCAPING AND OPEN SPACE -

- a. Applicant shall provide landscaping on the Application Property as shown on Sheet 2 of the CDP/FDP in consultation with the Urban Forestry Branch of DPWES.
- b. The Applicant shall install street trees within the dedicated right-of-way of George Washington Road as shown on the CDP/FDP and as approved by the DPWES and VDOT. Any street trees not approved by DPWES and/or VDOT shall be installed elsewhere on the Application Property in consultation with the Urban Forestry Branch of DPWES.
- c. Should on-site stormwater management be waived by DPWES as described herein, the area shown as a proposed stormwater management pond shall remain as open space, however, its area may be decreased to allow the Applicant to increase the lot sizes of proposed Lots 10 through 14, inclusive. This

modification may be made without the necessity of an amendment to these proffers or the CDP/FDP.

- d. Applicant shall use reasonable efforts to transplant four American Hollies, a Southern Magnolia and a red oak from Lot 36 to the perimeter of the Application Property in coordination with the Urban Forester. Such efforts shall include the following:
- i. the use of a large tree spade (90" +/-),
  - ii. trimming and tying of branches,
  - iii. clearing suitable locations for the trees,
  - iv. filling voids between root ball and receiving holes,
  - v. fertilization and application of bio-stimulant,
  - vi. mulching to a depth of four inches,
  - vii. watering on a regular and recommended basis for a minimum of two inches of water per week,
  - viii. properly staking trees,
  - ix. monitoring and treating for insects and disease and,
  - x. the erection of tree save and silt fence around the transplanted trees.
- e. A tree preservation plan shall be coordinated with, and approved by the Urban Forestry Branch concurrent with subdivision plan approval. The tree preservation plan shall include a tree survey which describes the location, species, size, dripline and condition of all trees 12 inches or greater in diameter on the north, west and south property lines, or on the Application Property within 15 feet of these property lines. The condition analysis shall be prepared by a certified arborist using the eighth edition of The Guide for Plant Appraisal. Specific trees preservation activities shall be incorporated into the tree preservation plan, including but not limited to, tree pruning, root pruning, mulching, fertilization, etc.

All trees shown to be preserved on the tree preservation plan shall be protected by fencing a minimum of four feet in height, placed a minimum of 12 to 15 feet from the trunk of the trees to be preserved as shown on the CDP/FDP. The tree protection fencing shall be made clearly visible to all construction personnel. The fencing shall be installed subsequent or concurrent with the transplanting of trees on the Application Property, but prior to any construction work being conducted on the Application Property, including the demolition of any existing structures or fences. The certified arborist shall monitor the installation of the tree protection fencing and verify in writing that it has been installed prior to the demolition of existing structures. In addition, the project's certified arborist shall monitor the construction work and tree preservation efforts in order to ensure that the commitments made on the tree preservation plan are fulfilled.

The demolition of existing features and structures shall be conducted in such a manner as to minimize the impact on individual trees and groups of trees to be preserved. These methods are to be included in the tree preservation plan.

The Applicant shall have the limits of clearing and grading flagged prior to construction. Prior to the pre-construction meeting, the Applicant shall walk the limits of clearing and grading with an Urban Forestry Branch representative and the Applicant's certified arborist to determine where minor adjustments to the clearing limits can be made, if necessary, and where practical, to protect save area and property line trees, without reducing the size of a house, adversely affecting surfacing drainage and/or the preclusion of the installation of site utilities on an efficient basis.

Subject to the review and approval of the Urban Forester, the Applicant may trim or remove weeds, undesirable or unsafe vegetation in the tree save areas. Such trimming and/or removal shall not include removal of small native trees in good condition and shall be carried out using methods that will not adversely affect the health of the remaining trees in the tree preservation areas.

Any substitution of nursery stock trees shown on the landscape plan with transplanted trees from other areas of the Application Property must meet the applicable standards referenced in the American Standard for Nursery Stock, American Association of Nurserymen, and be approved by the project's certified arborist.

4. PARKS AND RECREATION -

Pursuant to Paragraph 2 of Section 6-110 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend the sum of nine hundred fifty-five dollars (\$955.00) per approved lot for on-site passive recreation facilities consisting of a common courtyard with gazebo as shown on the CDP/FDP. Should the stormwater management pond shown on the CDP/FDP be waived by DPWES, the Applicant may elect to provide benches in the resulting open space area as additional passive recreation facilities. The balance of any funds not expended on-site shall be contributed to the Fairfax County Park Authority.

5. STORMWATER MANAGEMENT -

The Applicant shall provide stormwater management (SWM) in the location as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance, unless waived or modified by DPWES. In the event that on-site stormwater management is waived by DPWES, that area shown as a proposed stormwater management pond shall

Proffers

\Z 1998-PR-051

Page 5

remain as open space as described in Proffer 3 above. Removal of the SWM pond shown on the CDP/FDP shall not require the approval of a proffered condition amendment or an amendment to the CDP/FDP.

6. AFFORDABLE HOUSING -

At the time of final subdivision plan approval, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one percent (1%) of the projected sales price of the house to be built on each approved lot to assist Fairfax County's low and moderate income housing goals. The projected sales price shall be determined by the Applicant in consultation with the staff of the Fairfax County Department of Housing and Community Development (HCD) and the DPWES.

7. DESIGN -

- a. The Applicant shall construct a forty-two (42) inch high fence with masonry piers along the Application Property's George Washington Road frontage as shown on the CDP/FDP.
- b. The Applicant shall construct the proposed residential dwelling units with masonry fronts. The sides of dwelling units abutting George Washington Road shall also have masonry facades.
- c. The Applicant shall construct a four (4) foot wide sidewalk on both sides of the internal street within the proposed residential development as shown on the CDP/FDP as approved by DPWES.
- d. Homes constructed on the Application Property shall meet thermal guidelines of the Virginia Power Energy Saver Program for the energy-efficient homes or its equivalent, as determined by DPWES, for either electrical or gas energy systems.
- e. The Applicant shall provide a five (5) foot high board-on-board fence along the north property line at the rear of proposed Lots 12-14, inclusive.

8. MISCELLANEOUS -

- a. These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.
- b. 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.
- c. The Applicant shall establish a homeowners' association for the proposed development to own, manage and maintain the open space including the tree save

areas, the recreational facilities and all other community owned land and improvements. Homeowners association documents shall be in a form submitted for review and approval by the Fairfax County Attorney's Office.

- d. At time of final subdivision plan approval, the Applicant shall contribute the sum of Two Hundred Dollars (\$200.00) per approved residential lot to be equally divided between Freedom Hill Elementary School and Kilmer Intermediate School for technology programs.

**[SIGNATURES BEGIN ON THE FOLLOWING PAGE]**

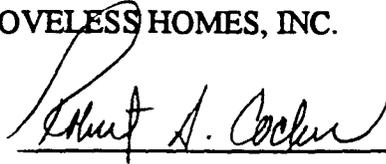
APPLICANT

OWNER: Tax Map 39-1 ((9)) 36

CONTRACT PURCHASER: Tax Map 39-1 ((9)) 37 and 38

J.A. LOVELESS HOMES, INC.

By:



Name:

ROBERT A. COKER

Title:

EXECUTIVE VICE PRESIDENT

Proffers  
Z 1998-PR-051  
Page 8

OWNERS:

Tax Map 39-1 ((9)) 37 and 38

Andrew Maloney, trustee  
Andrew Maloney, Trustee

---

Betty Jean Posner, Trustee

Proffers  
Z 1998-PR-051  
Page 8

OWNERS:

Tax Map 39-1 ((9)) 37 and 38

---

Andrew Maloney, Trustee

*Betty Jean Posner, Trustee*  
Betty Jean Posner, Trustee



## PLANNING COMMISSION APPROVED DEVELOPMENT CONDITIONS

### FDP 1998-PR-051

February 3, 1999

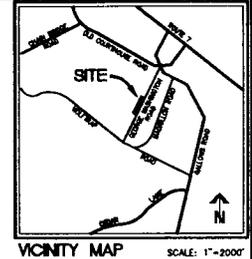
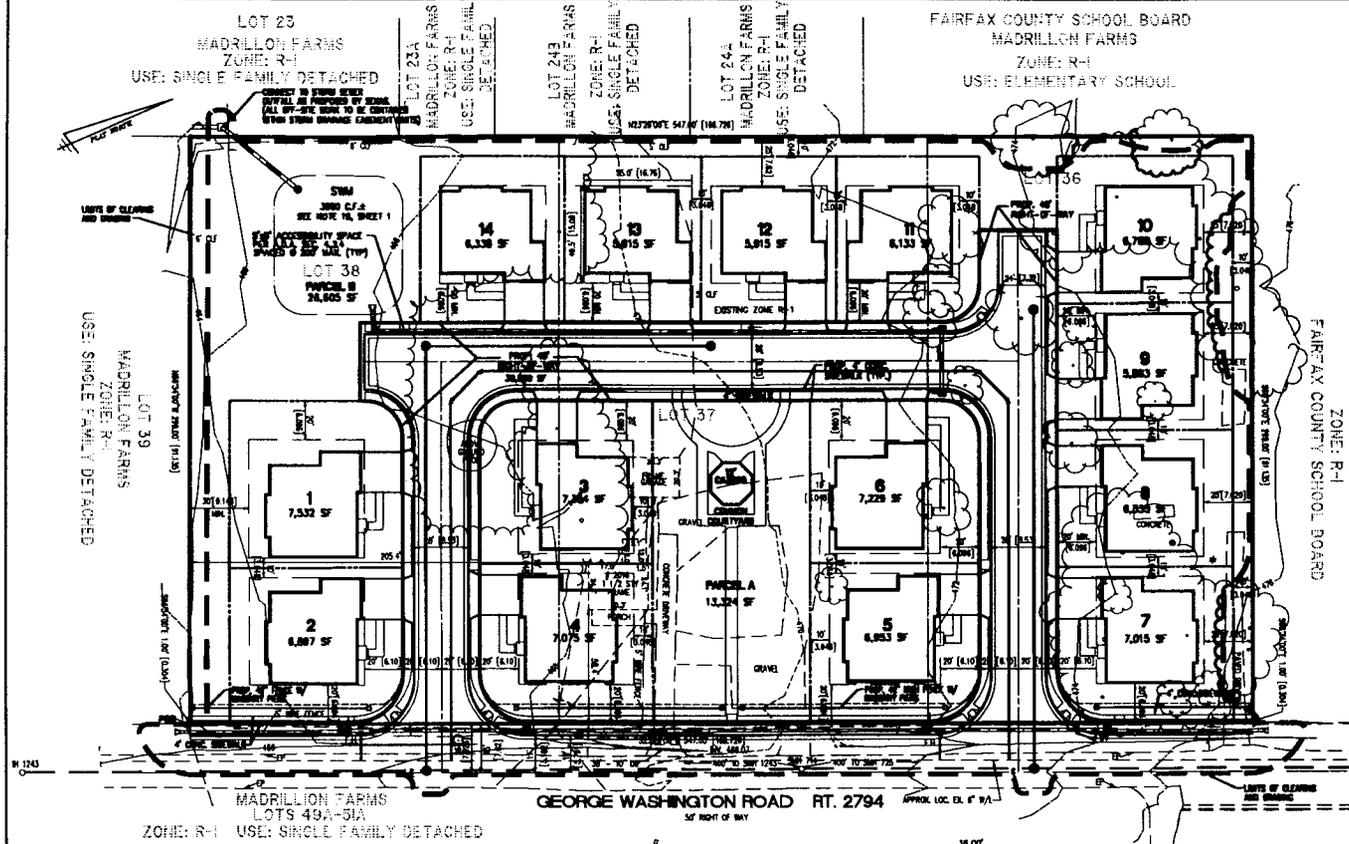
1. A wooden fence, or comparable barrier, a minimum of five (5) feet in height, shall be provided along the portion of the western site boundary which is adjacent to lots identified as Tax Parcels 23, 23A, 24B, and 24A on the applicant's CDP/FDP to provide increased buffering between the applicant's development and the adjacent R-4 zoned development to the west, as approved by DPWES. The installation of this fence shall be subject to and shall not conflict with the requirements of DPWES, including the Urban Forester, where it adjoins any stormwater management facility or easement, and it shall not impair the Applicant's efforts to preserve trees along the boundary of the application property.
2. Any tree(s) identified on the applicant's CDP/FDP to be saved which fails to survive construction shall be replaced with one (1) to three (3) trees of a similar species, as recommended by the Urban Forester.
3. No lot shall have direct access to George Washington Road.
4. The large deciduous trees shown to be planted adjacent to the sidewalk along George Washington Road shall be planted a minimum of 4 to 6 feet behind the sidewalk to allow tree growth and to prevent interference with pedestrians' use of the sidewalk.

**WALTER L. PHILLIPS**  
 ARCHITECT AND  
 LANDSCAPE ARCHITECT  
 1015 FALLOON CREEK DRIVE  
 FALLS CHURCH, VIRGINIA 22034  
 TEL: 703-271-1234  
 FAX: 703-271-1235



NO.	DESCRIPTION	DATE	BY	APPROVED

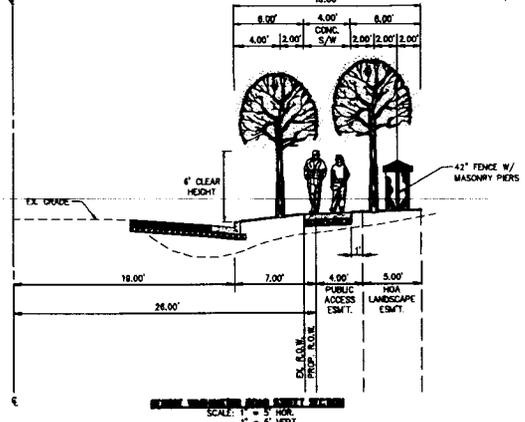
**CONCEPTUAL / FINAL DEVELOPMENT PLAN**  
 LOTS 36-38  
**MADRILLON FARMS**  
 PROVIDENCE  
 FAIRFAX, VIRGINIA



- NOTES:**
- AREA OF REZONING APPLICATION = 164,100 SQUARE FEET OR 3.7472 ACRES.
  - CURRENT PROPERTY OWNERS:  
 LOT 36 - J.A. LOWLESS HOMES, INC.  
 LOT 37 - ANDREW MALONEY TRUSTEE ET AL.  
 LOT 38 - ANDREW MALONEY TRUSTEE ET AL.
  - CONTRACT/  
 PURCHASER: J.A. LOWLESS HOMES, INC.  
 410 PINE STREET S.E.  
 SUITE 300  
 WENONA, VA 22180  
 TEL: #842-1100
  - THE PROPERTY DELINEATED HEREON IS LOCATED ON TAX ASSESSMENT MAP 38-1-009-38.72.38 AND IS CURRENTLY ZONED R-1.
  - BOUNDARY AND TOPOGRAPHY IS A RESULT OF FIELD SURVEY BY THE FINAL CONTOUR INTERVAL IS AT TWO FEET. NO TITLE REPORT FURNISHED. THIS PLAN DOES NOT NECESSARILY SHOW ALL COVENANTS, RESTRICTIONS AND EASEMENTS WHICH MAY AFFECT THE PROPERTY.
  - THIS PLAN CONFORMS TO THE FAIRFAX COUNTY COMPREHENSIVE PLAN RECOMMENDED DEVELOPMENT AT 3-4 O.U. PER ACRE.
  - THIS PROPERTY SHALL BE SERVED BY PUBLIC WATER AND SEWER FACILITIES.
  - BUILDING LOT CONFIGURATION AND UTILITY LOCATIONS ARE SUBJECT TO FINAL ENGINEERING CONSIDERATIONS. PROPOSED TREE LOCATIONS, LIMITS OF CLEARING AND GRADING AND AREA OF EXISTING VEGETATION TO BE PRESERVED ARE SUBJECT TO ADJUSTMENT DUE TO FINAL ENGINEERING. FINAL BUILDING FOOTPRINT CONFIGURATION TO BE DETERMINED DURING SITE PLAN REVIEW, BUT SHALL REMAIN IN SUBSTANTIAL ACCORD AS DEPICTED.
  - NO TRAILS ARE REQUIRED ALONG THE FRONTAGE THIS SITE PER THE COUNTYWIDE TRAILS PLAN.
  - FOR FEMA MAPPING FOR FAIRFAX COUNTY, THIS PROPERTY IS NOT LOCATED IN A FLOOD PLAIN AND IS CURRENTLY ZONED R-1.
  - NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ARE KNOWN TO EXIST ON THIS PROPERTY.
  - THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION OR PRESERVATION ON THIS PROPERTY.
  - NO BURIAL PLACES ARE KNOWN TO BE ON-SITE.
  - PROPOSED APPROPRIATE DEVELOPMENT SCHEDULE: (SUBJECT TO MARKET CONDITIONS) SITE PLAN PROCESS THROUGH SPRING, 1999  
 BREAK GROUND, ROUGH GRADE AND UTILITY INSTALLATION - SUMMER/FALL, 1999  
 BUILDING CONSTRUCTION - FALL, 1999
  - ALL EXISTING BUILDINGS TO BE REMOVED. ASSESSMENT RECORDS SHOW EXISTING STRUCTURE ON LOT 37 WAS CONSTRUCTED IN 1940.
  - ADDITIONAL SITE FEATURES SUCH AS TRELISES, ENTRANCE SIGNS, GAZEBOS AND/OR WALLS NOT SHOWN ON THIS PLAN MAY BE PROVIDED.
  - THE PROPOSED DEVELOPMENT WILL NOT ADVERSELY AFFECT ADJACENT AND NEIGHBORING PROPERTIES.
  - NO SETBACKS ARE REQUIRED BETWEEN INDIVIDUAL DWELLING UNITS OR BETWEEN DWELLING UNITS AND LOT LINES IN THE PDH-4 DISTRICT.
  - STORM WATER DETENTION WILL BE PROVIDED IN ACCORDANCE WITH FAIRFAX COUNTY ORDINANCES UNLESS MODIFIED BY PROFFERED CONDITIONS AND/OR WAIVER. AT THIS TIME, AN APPROXIMATE LOCATION OF PROPOSED ON-SITE STORM WATER MANAGEMENT FACILITY IS PROVIDED BY ONE DRY POND AS SHOWN HEREON IF REQUIRED. IT IS THE INTENTION OF THE APPLICANT TO UTILIZE THE REGIONAL WOLF TRAP STORM WATER MANAGEMENT FACILITY TO MEET ALL RFP 7 SWM REQUIREMENTS, SUBJECT TO F.A.C. PUBLIC WORKS APPROVAL. IN THE EVENT NO ON-SITE FACILITY IS REQUIRED, THE PROPOSED ON-SITE FACILITY AREA IS TO BE SELECTIVELY CLEARED AND MULCHED. A STORM SEWER CROSSING WILL BE REQUIRED TO CONNECT TO THE SEAS' OUTFALL.
  - THIS PROPOSED DEVELOPMENT WILL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS.
  - TO THE BEST OF OUR KNOWLEDGE NO HAZARDOUS SUBSTANCES OR TOXIC SUBSTANCES HAVE BEEN IDENTIFIED ON THIS SITE.

**ORDINANCE TABULATION - PROPOSED ZONING PDH-4**

TOTAL AREA	164,100 S.F. = 3.7472 AC
APPROXIMATE PUBLIC STREET DEDICATION	30,809 S.F. = 0.7072 AC
NET SITE AREA	133,291 S.F. = 3.0599 AC
6-107 LOT SIZE REQUIREMENTS	REQUIRED/DEMITTED / PROVIDED
1. MINIMUM DISTRICT SIZE:	2.00 AC / 3.7472 ACRES
2. LOT AREA:	MINIMUM: NO REQUIREMENT / 5,860 S.F.
	MAXIMUM: NO REQUIREMENT / 7,530 S.F.
	AVERAGE: NO REQUIREMENT / 6,501 S.F.
3. MINIMUM LOT WIDTH:	NO REQUIREMENT / 65'
INDIVIDUAL LOT SIZE MAY VARY DUE TO FINAL ENGINEERING AND WILL BE DETERMINED AT TIME OF FINAL SITE PLAN SUBMITTAL. IN THE EVENT ON-SITE S.W.M. IS WAIVED ADJUSTMENT TO INCREASE INDIVIDUAL LOT SIZES WITH A RESULTING DECREASE IN SWM POND PORTION OF PARCEL A AREA SHALL BE PERMITTED.	
6-108 BALK REGULATIONS:	AS SET FORTH IN PART I OF ARTICLE 16 -
6-109 MAXIMUM DENSITY UNITS:	
1. MAXIMUM DWELLING UNITS:	15 (4 DU/AC) / 14 (3.73 DU/AC)
6-110 OPEN SPACE:	
1. MINIMUM OPEN SPACE:	32,820 S.F. (20%) / 39,929 S.F. (30%)
11-100 PARKING:	2 SPACES/UNIT (28)SP / 28 SPACES GARAGE - 2 SP/UNIT (28) ADDITIONAL STACKED SPACES PROVIDED IN D/W (28 MINIMUM TO MEET MINIMUM REQUIREMENT)
13-200, 13-300 & 101-2-2.15 LANDSCAPING AND SCREENING	
1. TRANSITIONAL SCREENING AND BARRIERS:	NO REQUIREMENT



PROPOSED GEORGE WASHINGTON ROAD STREETSCAPE TREATMENT SUBJECT TO APPROVAL BY VDOT AND UPM & ES. IN THE EVENT AN ALTERNATE TREATMENT IS REQUIRED THE PROPOSED SIDEWALK SHALL BE PLACED WITHIN THE R.O.W. LIMITS. MASONRY PIERS CONSTRUCTED 1' BEHIND BACK OF WALK AND TREES PLACED 3' OFF BACK OF WALK. IN THE EVENT THIS ALTERNATIVE IS REQUIRED BY REVIEWING AUTHORITIES NO SEPARATE INTERPRETATION SHALL BE REQUIRED.

