



County of Fairfax, Virginia

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

May 12, 2010

Lynne J. Strobel
Walsh, Colucci, Lubeley, Emrich and Walsh, PC
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Proffered Condition Amendment Application PCA 82-P-084-02

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 11, 2010, approving Proffered Condition Amendment Application PCA 82-P-084-02 in the name of Fathia H. Soliman D/B/A F.A.Z. Creative Education Center. The Board's action amends the proffers for Rezoning Application RZ 82-P-084, previously approved for industrial development to permit modifications to approved proffers and site design with no change in overall Floor Area Ratio (FAR) of 0.24. The subject property is located at 1776 Old Meadow Road on approximately 28,305 square feet of land of land zoned I-4 [Tax Map 29-4 ((6)) 94B] in the Providence District and is subject to the proffers dated May 7, 2010.

The Board also:

- Modified the barrier requirements along the eastern, southern, and western property boundaries to that shown on the plan.

- Waived the peripheral and interior parking lot landscaping requirements.
- Waived the trail requirement.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Linda Smyth, Providence District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation, Planning Division
Eric Teitelman, 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 11th day of May, 2010, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 82-P-084-02**

WHEREAS, Fathia H. Soliman D/B/A F.A.Z. Creative Education Center, filed in the proper form an application to amend the proffers for RZ 82-P-084 hereinafter described, by amending conditions proffered and accepted pursuant to Virginia Code Ann. 15.2-2303(a), and

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

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

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

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

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

GIVEN under my hand this 11th day of May, 2010.



Nancy Vehrs
Clerk to the Board of Supervisors



PROFFERS

FATHIA H. SOLIMAN D/B/A/ F.A.Z. CREATIVE EDUCATION CENTER

PCA 82-P-084-2

May 7, 2010

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, Fathia H. Soliman d/b/a F.A.Z. Creative Education Center (hereinafter referred to as the "Applicant") for the owners, herself, and successors and assigns, in PCA 82-P-084-2, filed on property identified as Fairfax County tax map reference 29-4 ((6)) 94B (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves this proffered condition amendment. These proffers shall be in addition to the previously approved proffers dated July 6, 2000, a copy of which is attached. Previously approved proffered conditions applicable to the Application Property that are not modified herein are hereby reaffirmed and shall otherwise remain in full force and effect.

1. GENERALIZED DEVELOPMENT PLAN

Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in conformance with the Generalized Development Plan ("GDP") containing one sheet and prepared by Gary D. Newlen of GDN Engineering Inc., dated July 26, 1999, and revised through November 15, 1999, and Proffer Condition Amendment Exhibit containing four (4) sheets and prepared by Walter L. Phillips, dated November 4, 2009 and revised January 11, 2010 (the "PCA Exhibit"). Minor modifications to the GDP may be permitted as determined by the Zoning Administrator.

2. USES

- a. The development and use of the Application Property shall be limited to: offices, establishments for scientific research, development and training, financial institutions, veterinary hospitals with no boarding facilities, except as accessory to the medical treatment of animals, private schools of general education, nursery schools, child care centers and accessory uses and accessory service uses as permitted by Article 10.
- b. The following limitations shall be placed on private schools of general education, nursery schools, and child care centers:
 - i. The maximum combined daily enrollment of the uses shall be limited to sixty-five (65) children.

- ii. The total number of staff shall be limited to fourteen (14) persons. There shall be no more than ten (10) staff members present at the Application Property at any one time.
- iii. No more than one class of children shall be permitted outdoors on the playground at any one time. A class is comprised of approximately ten (10) children.
- iv. Exclusive of infants (birth to 16 months), child care shall not be provided to any children who are not enrolled in the private school of general education or nursery school.
- v. Hours of operation shall be limited to 7:00 a.m. to 6:30 p.m., Monday through Friday. During the typical school year from September to June, one education enrichment program of no more than thirty (30) children (6 to 12 years of age) may be held between the hours of 10:00 a.m. and 12:30 p.m. on Sundays.
- vi. Arrival and departure of children shall be staggered by establishing a specific arrival and departure time for each child upon registration. Arrival and departure times shall be established in fifteen (15) minute increments and shall be sufficiently spaced to preclude no more than ten (10) children from arriving at any one time to minimize impacts on the surrounding road network. Should a concern arise regarding compliance with the staggered arrival and departure of children, records of scheduled arrival and departure times shall be made available to Fairfax County. The Applicant shall coordinate with Fairfax County to formulate a plan to ensure compliance.
- vii. The private school of general education shall be limited to kindergarten. The age of children in the child care center may range from infants to seven (7) years.
- viii. All parking for staff, visitors and parents shall be on-site. Staff shall be required to park in the lot located at the southern corner of the Application Property as shown on the PCA Exhibit. Carpooling shall be coordinated by the Applicant, and shall be encouraged as a mechanism to minimize daily vehicular trips.
- ix. The combined uses shall only be located within the existing one-story building, which contains approximately 5,334 square feet.
- x. A point of contact shall be designated for community operational and maintenance concerns. The name and telephone number of the

contact person shall be provided to the presidents of surrounding community associations and the office of the Providence District Supervisor.

3. Any dumpsters located on the Application Property shall be screened with a fence to limit visibility from Old Meadow Road. The fence shall be designed to ensure that trash is not visible from Old Meadow Road. Any landscaping installed in conjunction with the fence shall provide year-round screening, subject to review and approval by Urban Forest Management, DPWES.

Proffers 4. through 9. are hereby reaffirmed

10. Prior to site plan approval for the new addition as shown on the GDP and the PCA Exhibit, an RPA Exception shall be submitted for review and approval by DPWES.
11. In conjunction with the use of the Application Property as a private school of general education, nursery school and child care center, additional plantings shall be installed in proximity to the northern property line as shown on the PCA Exhibit. Said plantings shall be subject to review and approval by Urban Forest Management, DPWES, and the approved plantings shall be installed prior to the issuance of a Non-Residential Use Permit, or as soon as practical dependent upon weather conditions.
12. In conjunction with the use of the Application Property as a private school of general education, nursery school and child care center, within twelve (12) months of receipt of a Non-Residential Use Permit, the Applicant shall install plantings to improve water quality and runoff on the adjacent property identified among the Fairfax County tax assessment records as 29-4 ((8)) that is common property of the Regency of McLean Condominium. Plantings shall include one (1) deciduous tree, approximately one to one and one half (1-1½) inch caliper, two (2) evergreen trees, approximately six (6) feet in height, and a mix of approximately fifteen (15) shrubs and perennials in eighteen (18) to twenty-four (24) inch containers. Said plantings shall be similar in size and species as those shown on the PCA Exhibit to be planted in proximity to the northern property line. Installation of plantings shall be subject to the receipt of permission at no cost from the property owner. The location of plantings shall be coordinated with the Board of Directors of the Regency of McLean Condominium and a representative of Urban Forest Management, DPWES. The Applicant shall be under no obligation for future maintenance or replacement of plantings after expiration of the standard nursery warranty.

13. SUCCESSORS AND ASSIGNS

These proffers shall bind and inure to the benefit of the Applicant and its successors or assigns.

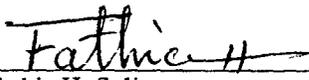
14. COUNTERPARTS

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

{A0192506.DOC / 1 Proffers 5-7-10 (cln) 006840 000002}

[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

APPLICANT/LESSEE OF TAX MAP 29-4 ((6)) 94B


By: Fathia H. Soliman

TITLE OWNER OF TAX MAP 29-4 ((6)) 94B

THE AMERICAN TURKISH FRIENDSHIP
ASSOCIATION, INC.



By: Mustafa Akpınar
Its: Executive Director

PROFFERS

PROFFER CONDITION AMENDMENT (PCA 82-P-084-1)

July 6, 2000

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, and Section 18-203 of the Zoning Ordinance of Fairfax County (1978 amended), the property owners and Applicant in this rezoning application proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference No. 29-4 ((6)), Parcel 94B (hereinafter referred to as the "Property") will be in accordance with the following conditions if, and only if, said Proffer Condition Amendment is granted. In the event said application request is denied, these proffers shall be null and void. These proffers shall supercede all previous proffers governing the development and use of the property. The Owners and Applicant ("Applicant"), for themselves, their successors and assigns, agree that these proffers 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:

1. Subject to the proffers and the provisions of Section 18-204 of the Zoning Ordinance under which minor modifications to an approved Generalized Development Plan (GDP) are permitted, the development shall be in substantial conformance with the Generalized Development Plan containing one (1) sheet and prepared by Gary D. Newlen of GDN Engineering Inc., dated July 26, 1999, and revised through November 15, 1999.

2. The development and use of the property shall be limited to: offices, establishments for scientific research, development and training, financial institutions, veterinary hospitals with no boarding facilities, except as accessory to the medical treatment of animals, and accessory uses and accessory service uses as permitted by Article 10.

3. Any dumpsters located on the property shall be screened with a fence or wall and landscaping to limit visibility from Old Meadow Road. Any landscaping installed pursuant to this proffer shall be designed to afford year-round screening and shall be subject to review and approval by the County Urban Forester.

4. The Applicant shall provide two (2) additional street trees generally along the site's frontage to Old Meadow Road. Trees installed required by this proffer shall have a minimum caliper of three inches (3") at the time of planting. The proposed specific species and location of such tree plantings shall be reviewed by the Urban Forester at the time of site plan approval. In the event it is determined by VDOT or DPWES that compliance with sight distance requirements, or the presence of utility easements, along the property's frontage to Old Meadow Road precludes the installation of additional street tree plantings or any landscaping shown on the GDP, the required trees and/or landscaping shall be relocated to alternative areas of the property, adjacent to the parking areas, subject to review and approval by the County Urban Forester. Along the western lot line, to provide additional understory planting, the Applicant shall provide eight (8) evergreen trees. The species, size and location of this understory planting shall be reviewed and approved by the County Urban Forester. All plantings required by this proffer and Proffers 5 and 6 below, shall be installed concurrent with the construction of the approved building addition.

5. Limits of clearing and grading around the new addition shall be in substantial conformance with that shown on the GDP and the approved Water Quality Impact Assessment for the property dated November 24, 1999, subject to minor modifications as determined necessary by DPWES at site plan review and approval to either enhance tree preservation opportunities or reflect final engineering. Once the limits of clearing and grading are

established, prior to any land disturbing activity, tree protection fencing consisting of a four foot (4') high 14 gauge welded wire fence shall be erected at the limits of clearing and grading as approved by the County Urban Forester. The Applicant shall retain a certified arborist to prepare a tree preservation plan to be reviewed by the Urban Forestry Branch as part of the first site plan submission. The tree preservation plan shall include the tree survey submitted as part of the GDP and condition ratings for all surveyed trees. The condition analysis shall be prepared using methods outlined in the latest edition of *The Guide for Plant Appraisal*. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to, crown pruning, root pruning, mulching and fertilization. In the event any tree shown to be preserved on the tree preservation plan should perish as a direct result of the construction activity, the Applicant shall provide replacement plantings that yield equivalent tree cover, subject to the review and approval by the County Urban Forester.

6. In the event a waiver of the requirement for interior parking lot landscaping is approved by the Board of Supervisors as part of this application, the Applicant shall provide those trees and landscaping that would have been required by Section 13-201 of the Zoning Ordinance or other equivalent landscaping as determined by the County Urban Forester within the landscaped area generally dividing the two (2) parking areas shown on the GDP.

7. The general design, architecture, and materials used in connection with the approved building addition shall be compatible with the existing structure as determined by DPWES.

8. Concurrent with the construction of the approved addition, the stormwater management system serving the property shall be designed and/or improved to achieve a

minimum phosphorous removal of 45 percent in accordance with the Water Quality Impact Assessment approved for the property dated November 24, 1999, or in accordance with other requirements or water quality measures reviewed and approved by DPWES.

9. Prior to final site plan approval for the approved addition, a contribution in the amount of \$3.02 per square foot of non-residential gross floor area for the proposed 1,606 square foot building addition shall be placed in a fund administered by the Office of Transportation to be used toward Tysons Corner area road improvements. The contribution shall be adjusted for inflation according to the Construction Cost Index as published in the *Engineering News Record* by McGraw-Hill at the time of payment.

A&R GENERAL PARTNERSHIP

By: Jacques Rebibo
Name: Jacques Rebibo
Date: 7/18/2000

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McGuire, Woods, Battle & Boothe LLP



Gregory A. Riegle, Agent for the Applicant

\\TYS5360\AUSTIN\STATEMENT OF JUSTIFICATION 6-2000.doc

Step	Details	Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0507.2 for list of required elements and worksheet
B. Tree Canopy Requirements			
B1	Identify gross site area =	28,305	§ 12-0510.1A
B2	Subtract area dedicated to paths, road frontage, and		§ 12-0510.1B
B3	Subtract area of easements =		§ 12-0510.1C(1) through § 12-0510.1C(6)
B4	Adjusted gross site area (B1 - B2) =	28,305	
B5	Identify site's zoning and/or use =	1-4	
B6	Percentage of 10-year tree canopy required =	10%	§ 12-509.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B5) =	2,830	
B8	Modification of 10-year Tree Canopy Requirements requested?	no	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located	N/A	Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	33	SEE TABLE 12.3 THIS SHEET
C2	Total canopy area meeting standards of § 12-0500 =	340	
C3	NO ALLOWABLE TREES	340	§ 12-0509.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	N/A	
C5	C4 x 1.5 =	N/A	§ 12-0509.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen" or "Street" trees =	N/A	
C7	C6 x 1.3 to 3.0 =	N/A	§ 12-0509.3B(2)
C8	Canopy area of trees within Resource Protection Area and 100-year floodplains =	22,880	
C9	C8 x 1.8 =	22,880	§ 12-0509.3C(1)
C10	Total of C3, C5, C7 and C9 =	23,320	If area of C10 is less than B7 remainder of requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	0	
D2	Area of canopy planted for air quality benefits =	0	
D3	Area of canopy planted for energy conservation =	0	§ 12-0509.4B(1)
D4	Area of canopy planted for water quality benefits =	0	§ 12-0509.4B(2)
D5	Area of canopy planted for wildlife benefits =	0	§ 12-0509.4B(3)
D6	Area of canopy provided by native trees =	846	§ 12-0509.4B(4)
D7	Area of canopy provided by improved outdoor and varieties =	0	§ 12-0509.4B(5)
D8	Area of canopy provided through tree seedlings =	0	§ 12-0509.4B(6)
D9	Area of canopy provided through native shrubs or woody seed mix =	0	§ 12-0509.4B(7)
D10	Percentages of D14 represented by D15 =	11.0	Must not exceed 33% of D14
D11	Total of canopy area provided through tree planting =	1,287.5	
D12	Is an offsite planting relief requested?	no	Yes or No
D13	Tree Bank or Tree Fund?	N/A	§ 12-0511
D14	Canopy area requested to be provided through offsite banking or tree fund	N/A	
D15	Amount to be deposited into the Tree Preservation and Planting Fund	N/A	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	23,320	
E2	Total of canopy area provided through tree planting (D11) =	1,287.5	
E3	Total of canopy area provided through offsite banking or tree fund (D14) =	0	
E4	Total of 10-year Tree Canopy Provided =	24,607.5	Total of E1 through E3. Area should meet or exceed goal in B6

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM DMS) 1,320 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY 11.7 %

C. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIRED FOR SITE 10% (2,830 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION 11.7% = 3,318 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION 340% GREATER THAN 11.7 %

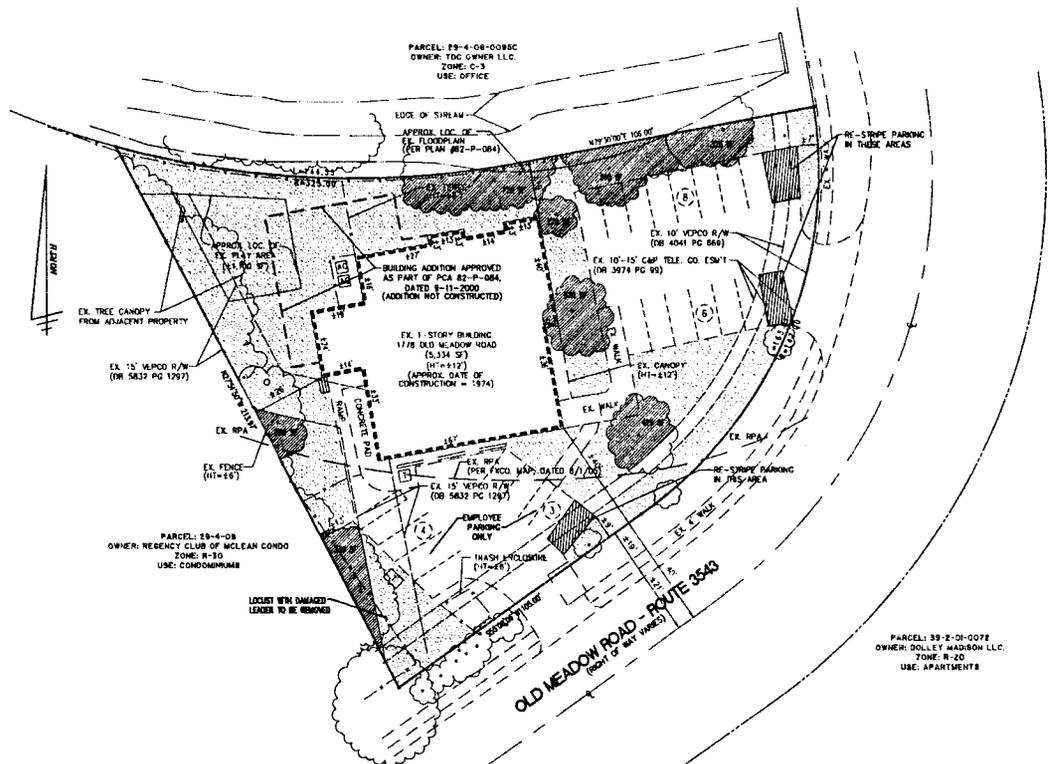
F. HAS THE TREE PRESERVATION TARGET BEEN MET? YES

NOTES:

NO TREES ON THIS SITE ARE BEING IMPACTED BY THE WORK, THE ENTIRETY OF WHICH ARE MODIFICATIONS ENTIRELY WITHIN THE BUILDING.

NO TREES ON THIS SITE ARE TO BE REMOVED, ALL EXISTING VEGETATION AND FENCE ARE TO REMAIN.

THIS INFORMATION WAS FIELD VERIFIED BY KATHY VON BREIDOW, ISA ARBORIST #IA-4729-A

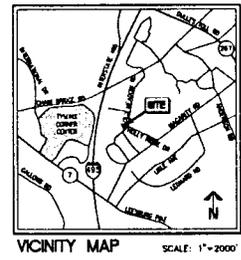


TREE COVER CALCULATIONS

TOTAL SITE AREA	28,305 SF.
RIGHT OF WAY DETACHMENT	1,320 SF.
ADJUSTED SITE AREA	26,985 SF.
PERCENT REQUIRED	10 %
TREE COVER REQUIRED	2,698 SF.
EXISTING TREE COVERAGE	1,320 SF.
TOTAL TREE COVERAGE PROVIDED	1,320 SF.
DEFICIT TREES	1,378 SF.
PROPOSED NEW PLANTING	1,378 SF.
TOTAL	2,706 SF.

EXISTING VEGETATION MAP INFORMATION

LEGEND	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
[Symbol]	UPLAND FOREST	MARPLE, RAUP, POPLAR, LOCUST, RIVER BIRCH	EARLY SUCCESSIONAL TO SUB-CLIMAX	FAIR	63,320 SF OR 2.08 AC	BLACK LOCUST TREE TO BE RECORDED NOT INCLUDED IN THE FIGURE AND TREE COVERAGE IN EASEMENTS INCLUDED IN CANOPY NUMBER.
[Symbol]	MAINTAINED GRASSLANDS		N/A	N/A	110,520 SF OR 3.24 AC	TRACKED PLAYGROUND, LEARN AREAS INCLUDING PROMIC AREAS
[Symbol]	DEVELOPED LAND	BUILDINGS, PARKING, DRIVEWAYS, WALKS	N/A	N/A	114,485 SF OR 3.33 AC	
TOTAL:					28,305 SF OR 0.80 AC	



EXISTING VEGETATION MAP/TREE CANOPY CALCULATIONS

1776 OLD MEADOW ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS
INCORPORATED
CIVIL ENGINEERS AND SURVEYORS PLANNERS LANDSCAPE ARCHITECTS
207 PARK AVENUE FALLS CHURCH, VIRGINIA 22046
(703) 552-0853 FAX (703) 552-0011 WWW.WLPINC.COM

REVISION APPROVED BY: [Signature]

NO.	DESCRIPTION	DATE	BY	APPROVED

SCALE: 1" = 200'

SHEET 2 OF 4

URBAN FOREST MANAGEMENT POLICY ON LANDSCAPE IMPLEMENTATION January 1, 2009

The completion of selected portions of the Public Facilities Manual is intended to harmonize and clarify regulations pertaining to the implementation of landscape plans on development sites subject to review and inspection by the County. Included are regulations governing the most common areas of municipalities experienced by staff in the course of conducting landscape inspections, and a brief summary of the policy regarding seasonal landscape features.

Tree Species and Size

1. Trees and shrubs that are placed shall be of the species and size specified on the approved plans. There shall be no deviations from the approved plans intended except as approved by Fairfax County Urban Forest Management (UFMD), (PFM 12-0705.1A)

2. All trees and shrubs shall meet the standards for stem and quality specified in the American Association of Nurserymen's American Standard for Nursery Stock, (ANSI Z60.1-1996). See attachment #1, (PFM 12-0705.1B)

Species Substitutions

3. Species substitutions within the tree category listed in Table 12.19 are generally accepted unless otherwise specified by special conditions, development conditions, special exceptions, or special permits. Any tree substitutions shall also be in accordance with the following, (PFM 12-0705.1C)

- a. Plant Diversity - The use of substitutions shall not result in any species making up more than 10 percent of the total number of trees required to be planted on the site. (PFM 12-0705.1C)
b. Aesthetic - A letter signed by the permittee shall be provided to UFMD substantiating any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C)(3)
c. Substitutions Outside of Tree Category - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.19, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0601.1C)(3)
d. Special Flexibility - Substantial species must be listed in the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
e. Additional Tree Cover Credit - In cases where additional tree cover credit has been given, no tree substitutions shall be made or kept as approved by the Urban Forest Management. Examples of additional credit include the following:
- Air Quality, PFM 12-0509.4B(1)
- Energy Conservation, PFM 12-0509.4B(2)
- Wildlife Benefits, PFM 12-0509.4B(4)
- Native Trees, PFM 12-0509.4B(5)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape architects regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
a. Planting Area - At least the minimum size planting area shall be provided for each tree according to its proposed 10-year tree cover area as found in Table 12.1. (PFM 12-0601.1B)
b. Developmental Considerations - Planting locations shall be in substantial conformance with the location and visibility of the tree at the field location shall be suitable for the species. (PFM 12-0601.1B)

- c. Compacted Soil - If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended or amended based on soil analysis) to a depth of 12 inches prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.1F)
d. Root Barriers - These shall be placed no closer than four feet from any root barrier. (PFM 12-0509.4B1)
e. Spacing - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap, or is determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0509.4B2)(1)
f. Elements - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, replacement of the utility, as determined by the Director of DPWR, (PFM 12-0614.8)

Staking and Grading

5. Staking and grading should only be implemented where site conditions warrant their use. Planted trees should be staked individually and shading and grading limited only as required. Conditions where staking and grading may be necessary to ensure stability include windy locations, steep slopes, or where vandalism may be a concern. All staking and grading material must be removed within one year of plant installation. (PFM 12-0705.1G)

Seasonal Landscape Deferrals

6. A Seasonal Landscape Deferral may be granted when seasonal or weather-related conditions, such as a severely wet soil, extended periods of drought, or frozen ground, substantially reduce the survivability of the plant material, as determined by the Urban Forest Management. A request for a landscape deferral will not be granted for landscaping required prior to the issuance of a RUP or Non-RUP when seasonal or weather-related conditions on the site plan do not prohibit planting. Lack of species availability may justify the approval of a Seasonal Landscape Deferral when special site plant species are required by permit or condition.

7. The party responsible for the placement of the performance bond and construction deposit for the project shall act as the Applicant for the Seasonal Deferral. Seasonal Landscape Deferral request forms may be obtained from the Environmental and Planning Inspection Division or the Urban Forest Management.

8. At the time of final inspection for release of performance bond and construction deposit, all of the plant material is inspected. Plant material previously reported, as part of the permit, to release any deferral deposit that may have retained, is not exempt from this final inspection. All plant material must be healthy and in good condition.

Requirements Prior to Acceptance of RUP/Non-RUP

9. The landscaping and staking requirements of Article 13 or of any approved special conditions, special permits, special exceptions or variances must be completed prior to approval of any final RUP or Non-RUP. The following information is provided, however, that completion of the requirements may be delayed when justifications satisfactory to the Director is provided, such justifications shall include an agreement and bond with every satisfactory to the Director for completion in accordance with a firm schedule for steady occupation. (2018-704.5) See Seasonal Landscape Deferral table.

Virginia Cooperative Extension Horticulture logo with tree icon

Tree and Shrub Planting Guidelines

Basics for Application and Basic Practices

Plant and Site Selection
- Select trees and shrubs well-adapted to conditions of individual planting sites.
- Do not plant trees and shrubs in areas where they will be damaged by utility lines, power lines, or other structures.

Planting and Site Preparation
- Dig holes 2-3 times root ball width.
- Dig holes 2-3 times root ball depth.

Site Preparation
- The shallow planting hole is to be three times as wide as the root ball.

Planting and Site Preparation
- Do not use soil from the hole to backfill the hole.

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WALTER L. PHILLIPS INCORPORATED
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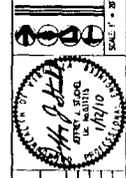


Table with columns: NO., DESCRIPTION, DATE, BY, APPROVED, DATE

LANDSCAPE NOTES AND DETAILS
1776 OLD MEADOW ROAD
PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA

