



County of Fairfax, Virginia

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

September 29, 2010

Jane Kelsey
Jane Kelsey and Associates, Incorporated
4041 Autumn Court
Fairfax, VA 22030

RE: Rezoning Application RZ 2006-LE-010

Dear Ms. Kelsey:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 28, 2010, granting Rezoning Application RZ 2006-LE-010 in the name of Ramada Family, LLC. The Board's action rezones certain property in the Lee District from the C-5, R-1 and HC to C-2 and HC and permits commercial development with an overall Floor Area Ratio (FAR) of 0.22. The subject property is located on the west side of Grovedale Drive on approximately 43,554 square feet of land [Tax Map 81-3 ((5)) 10], and is subject to the proffers dated September 21, 2010.

The Board also:

- Modified the transitional screening requirement along the northern property line to allow a 10-foot wide planting area and a 6-foot high brick architectural wall, as shown on the Generalized Development Plan (GDP).
- Modified the transitional screening requirement and waiver of the barrier requirement along the eastern property line to that shown on the GDP.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Modified the transitional screening and barrier requirements along the western property line to allow the existing vegetation and supplemental planting, as shown on the GDP.

Sincerely,



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

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Regina Coyle, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Eric Tietelman, 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 28th day of September, 2010, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2006-LE-010**

WHEREAS, Ramada Family, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-5, R-1, and HC Districts to the C-2 and HC Districts, and

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

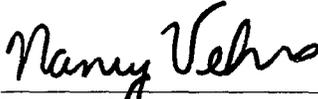
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the C-2 and HC Districts, and said property is subject to the use regulations of said C-2 and HC Districts, 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 28th day of September, 2010.



Nancy Vehr
Clerk to the Board of Supervisors



PROFFER STATEMENT

RZ 2006 LE-010

September 21, 2010

Pursuant to Section 2-2301(a) Code of Virginia, 1950 as amended, and subject to the Board of Supervisors approval of the requested Rezoning from the R-1 and C-5 Zoning District to the C-2 Zoning District, on property identified as Tax Map 81-3 ((5)) 10, Applicants and Owners for themselves, their successors and assigns proffer that the development of the property shall be subject to following proffers associated with this application. In the event this application is denied, these proffers shall be null and void immediately, and of no further force and effect.

1. **Rezoning Development Plan** Lot 10 shall be developed in substantial conformance with the General Development Plan titled "Franconia Hills, Section 2, Lot 10" prepared by *KJ & Associates* consisting of 9 sheets, dated December 17, 2009, revised through September 1, 2010.
2. **Minor Modifications.** Minor modifications from what is shown on the GDP plan and these proffers due to the final site design or engineering may be permitted pursuant to Section 16-403 (4) of the Zoning Ordinance. No building shall be located closer than 61.5 feet from the front lot line.
3. **Intensity.**
 - a. **Maximum Intensity** The square footage and FAR shall not exceed a maximum 8,991 square feet with a maximum FAR of 0.22. However, minor building addition(s) may be permitted in accordance with Sect. 16-403 of the Zoning Ordinance as determined by the Zoning Administrator.
 - b. **Density Credit**

The Applicant reserves density credit as maybe permitted by the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance for all dedications described herein and as may be reasonably required by Fairfax County or VDOT whether such dedications occur prior to or at time of site plan approval.
4. **Architectural Compliance.** The design of the building shall be in substantial conformance with the elevations shown on the attachment to these Proffers. The building materials shall consist of a combination of brick, glass, and architectural siding along the front and sides of the building.
5. **Uses.** The following uses are permitted: Offices with related accessory uses such as coffee shop, deli, or newsstand with no accessory use exceeding 1150 square feet.

6. **Signs.** The sign identifying the uses of the Application Property shall be a monument sign compatible with the signs for the adjacent office buildings. The sign(s) shall be in accordance with Article 12 of the Zoning Ordinance.

7. **Lighting.** All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.

8. **Energy Conservation/Green Building.**

As much as possible, the Applicant shall utilize green building practices guidelines, such as

(A) Consult a LEED accredited professional in the design of the building.

(B) Provide a building design in general consonance with LEED guidelines, such as

- Sustainable Sites - Construction Activity Pollution
- Site Selection
- Development Density and Community Connectivity
- Alternative Transportation - Public Transportation Access, such as bike storage, parking capacity.
- Stormwater Design - Quantity and Quality Control
- Heat Island Effect
- Light Pollution Reduction

Water Efficiency with methods, such as

- Water Use Reduction (water conserving fixtures, occupant sensors)
- Water Efficient Landscaping

Energy and Atmosphere, such as

- Minimum Energy Performance
- Fundamental Refrigerant Management
- optimizing energy performance by providing:
All appliances, fixtures, systems, and building components used in the project, as applicable, shall be ENERGY STAR® qualified: vending machines, clothes washers; dishwashers; refrigerators/freezers; ventilation fans (including kitchen and bathroom fans); light fixtures; exit signs; programmable thermostats; windows and doors and skylights.

Materials and Resources, such as

- Storage and Collection of Recyclables

- Construction Waste Management
- Rapidly Renewable Materials; Certified Wood

Indoor Environmental Quality, such as

- Minimum Indoor Air Quality Performance
- Environmental Tobacco Smoke (ETS) Control
- Increased Ventilation

Construction LAQ Management Plan - Before Occupancy, such as

- Low Emitting Materials - Adhesives, Sealants, Paints, Coatings, Flooring Systems, Composite Wood and Agrifiber Products
- Indoor Chemical and Pollutant Source Control
- Controllability of Systems - Lighting
- Controllability of Systems, Thermal Comfort
- Daylight and Views - Daylight

9. Tree Preservation Plan - Comprehensive

a. Information included in the EVM shall be utilized to provide a Tree Preservation Target level in accordance with PFM 12-0507. Tree Preservation Target Calculations and Statement shall be provided as shown in PFM Table 12.3. If the Tree Preservation Target cannot be met, a deviation will be sought from the Board of Supervisors and/or the Director of the Dept. of Public Works & Environmental Services (DPWES) based on PFM 12-0507.3.

b. The Applicant shall submit a Tree Preservation Plan and Narrative for the Application property as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a Certified Arborist or Registered Consulting Arborist and shall be subject to the review and approval of UFMD, DPWES.

The tree preservation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 8 inches in diameter and greater, and 25 feet to either side of the limits of clearing and grading shown on the GDP for the entire. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.

c. The limits of grading shall be adjusted in the western transitional screening yard to protect the trees shown to be preserved. Disturbance to the soil may be necessary if additional trees need to be planted. If such is needed, these trees shall be planted by hand so as not to disturb the existing trees. If needed, supplemental landscaping shall be provided as determined by the UFMD.

d. Motorized Equipment. The use of motorized equipment in tree preservation areas shall be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes, and shovels. Except as stated below, any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

e. Root Pruning and Mulching. The Applicants shall 1) root prune and 2) mulch as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets and demolition plan sheets of the site plan submission. The details for these treatments shall be reviewed and approved by Urban Forest Management, DPWES, and accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- (1) Prior to root pruning operations and installation of tree protection fence, an UFMD representative shall meet with the contractor performing these operations to ensure that root pruning and tree protection fence installation are understood and implemented in conformance with specifications.
- (2) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- (3) Root pruning shall take place prior to any land disturbance.
- (4) Root pruning shall be conducted with the supervision of a Certified Arborist or Registered Consulting Arborist;

f. Tree Preservation Walk-Through.

The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicant's Certified Arborist or Registered Consulting Arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated 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.

g. Tree Protection Fencing

All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing shall consist of four foot high, 14-gauge welded wire attached to six 6-foot steel posts driven 18 inches into the ground and placed no further than ten (10) feet apart or super silt fence as long as required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees, shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by these Proffers.

All tree protection fencing shall be installed after the tree preservation walk-through meeting and prior to any land disturbing activities. The installation of tree protection fence shall be performed under the supervision of a Certified Arborist or Registered Consulting Arborist and accomplished in a manner that does not harm existing vegetation that is to be preserved. At least ten (10) days prior to the commencement of any clearing, grading, or demolition activities adjacent to the tree preservation areas, but subsequent to the installation of the tree protection devices, UFMD, DPWES, and the Lee District Supervisor shall be notified and given the opportunity to inspect the site to assure that all tree protection devices have been correctly installed and no grading or construction activities shall occur until the fencing is installed correctly, as determined by Urban Forest Management, DPWES.

Tree protection fence shall be installed immediately after root pruning, and shall be positioned directly in the root pruning trench and backfilled for stability, or just outside the trench within the disturbed area, as determined by UFMD.

During any clearing or tree/vegetation/structure removal in the tree preservation area a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by UFMD. The Applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist to monitor all construction work and demolition and tree preservation efforts in order to ensure conformance with all tree preservation proffers and UFMD approvals. The monitoring schedule shall be described and detailed in the landscaping and/or tree preservation plan and reviewed and approved by UFMD. The Lee District Supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting described above.

h. Bonding. A professional with experience in plant appraisal, such as a Certified Arborist or Registered Consulting Arborist, shall be retained to determine

the replacement value of trees noted "to be saved" on the tree preservation plan on the Application Property. These trees and their value shall be identified on the tree preservation plan at the time of the first submission of the site plan. The replacement value shall take into consideration the age and size of the trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

The Applicant shall practice due diligence to preserve healthy trees determined worthy of saving by Urban Forestry Management. At the time of site plan approval, a cash bond or letter of credit payable to the County of Fairfax shall be posted to ensure preservation and/or replacement of the designated trees that die or are dying due to unauthorized construction activities. The letter of credit shall be equal to fifty percent (50%) of the replacement value of the bonded trees. The cash bond shall consist of thirty-three (33%) of the amount of the letter of credit. At the time of the issuance of the Non-RUP, the Applicant shall be entitled to request a release of any monies remaining in the cash bond and a reduction in the letter of credit to any amount up to twenty percent (20%) of the total amounts originally committed. The amount of funds to be released shall be determined by UFMD. Any funds remaining in the letter of credit or cash bond will be released concurrently with the site performance bond release, or sooner, if approved by UFMD.

If, at the time of final bond release, trees are found to be dead or dying despite adherence to approved construction activities by UFMD, the cash bond or letter of credit shall be used as necessary to plant similar size and species, or species appropriate to the site, in consultation with UFMD, and the Applicant's certified arborist. The cash bond or letter of credit shall not be used for the removal of the dead/dying trees normally required by the PFM. In addition to the replacement obligation, the Applicant shall also make a payment to Fairfax County equal to the value of any tree shown to be preserved on the GDP Plat that is determined by UFMD to be dead or dying due to unauthorized construction activities. This payment shall be based on the "Trunk Formula Method" noted above and be paid to a Tree Preservation and Planting Fund established by the County for furtherance of tree preservation objectives in the Lee District.

10. Landscaping. The first submission of the site plan and all subsequent Site Plan submissions shall include landscape plans in substantial conformance with the GDP.

11. Limits of Clearing and Grading shall in substantial conformance with that shown on the GDP to protect the off-site trees with minor modifications should the UFMD determine necessary at the time of the in-the-field inspection as outlined under the Proffer Tree Preservation. No clearing and grading will take place on the contiguous property to the south without written permission from the property owner.

12. Stormwater Management/Water Quality Low Impact Development

Due to the lack of adequate space onsite and the existence of adequate stormwater outfall from the subject property, the Applicant may apply for Waiver of stormwater quantity control, with the discretion of DPWES.

13. Transportation Demand Management Program (TDM).

The applicant shall provide the following TDM measure:

Make Metrorail and bus maps, schedules and forms, and other relevant transit option information available to employees and customers/clients.

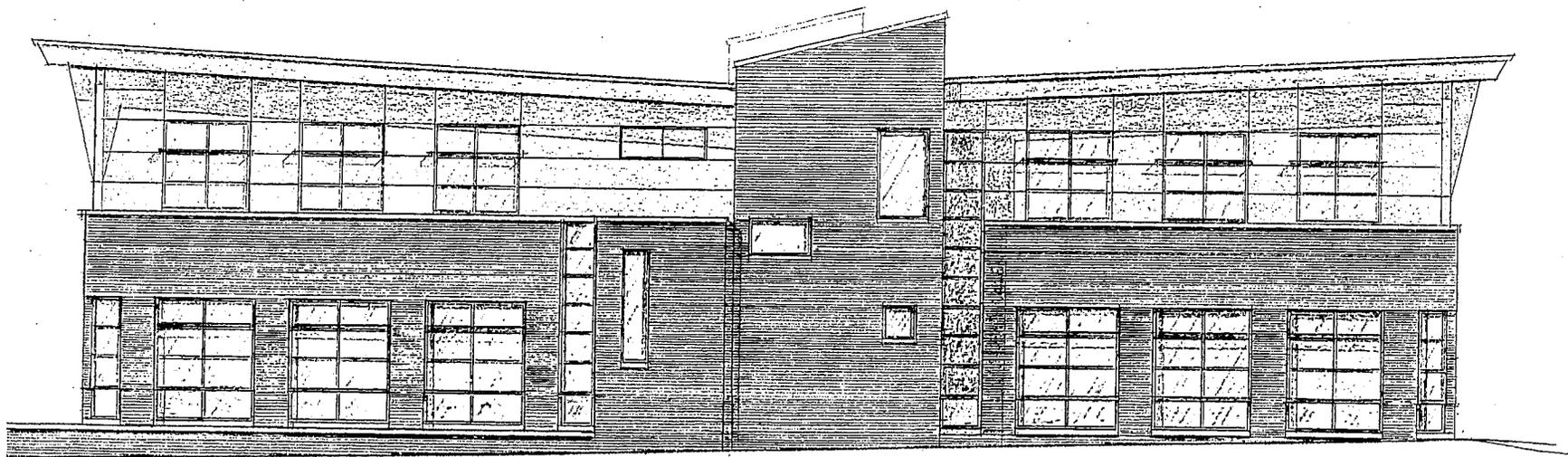
14. Transportation Proffer General

- Entrance: The entrance to the site along Grovedale Drive shall be designed in accordance with VDOT Minimum Standards of Entrances to State Highways, as determined by VDOT.
- Dedication: 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 35 feet from the centerline along the Application Property's Grovedale Drive frontage as shown on the GDP. Dedication shall be made at time of site plan or upon demand of either Fairfax County or VDOT, which shall first occur.
- Improvements: Ultimate frontage improvements shall be provided along the frontage of the property for two (2) through lanes, curb and gutter, and a 5 foot sidewalk as shown on the GDP.
- Future Access: In the future the existing direct access from the Application Property to Grovedale Drive shall be closed when and if the service drive over the contiguous church property located on Tax Map 81-3 ((5)) Lot 10A is improved to provide public street access via a fully dedicated and accepted public access from the Application Property to Grovedale Drive as determined by VDOT in Fairfax County Dept. of Transportation,. The foregoing notwithstanding, at no time shall the Application Property be without dedicated and fully improved public access to Grovedale Drive. The Applicant shall work with the owner of Lot 10A in an effort to obtain the necessary construction and/or access easements to accomplish the aforesaid improvements.

15. Retaining walls shall be permitted only as shown on the GDP and shall be a maximum of 5 feet in height and consist of architectural grade concrete imprinted with a striated, wood board or other pattern consistent with the building design and may have a color tint to be determined by the applicant. Along the northern lot line, a modified "Type 1" transitional screening (Six (6) foot brick or architectural retaining/screening block wall) shall be provided as shown on the GDP. The plans for these walls shall be included in the building plans along with a copy of these Proffers and shall be in accordance with this Proffer.

RAMADA FAMILY, LLC

By:  _____
Antonio (NMI) Ramada, Managing Member for
Ramada Family, LLC



S. E. ELEVATION

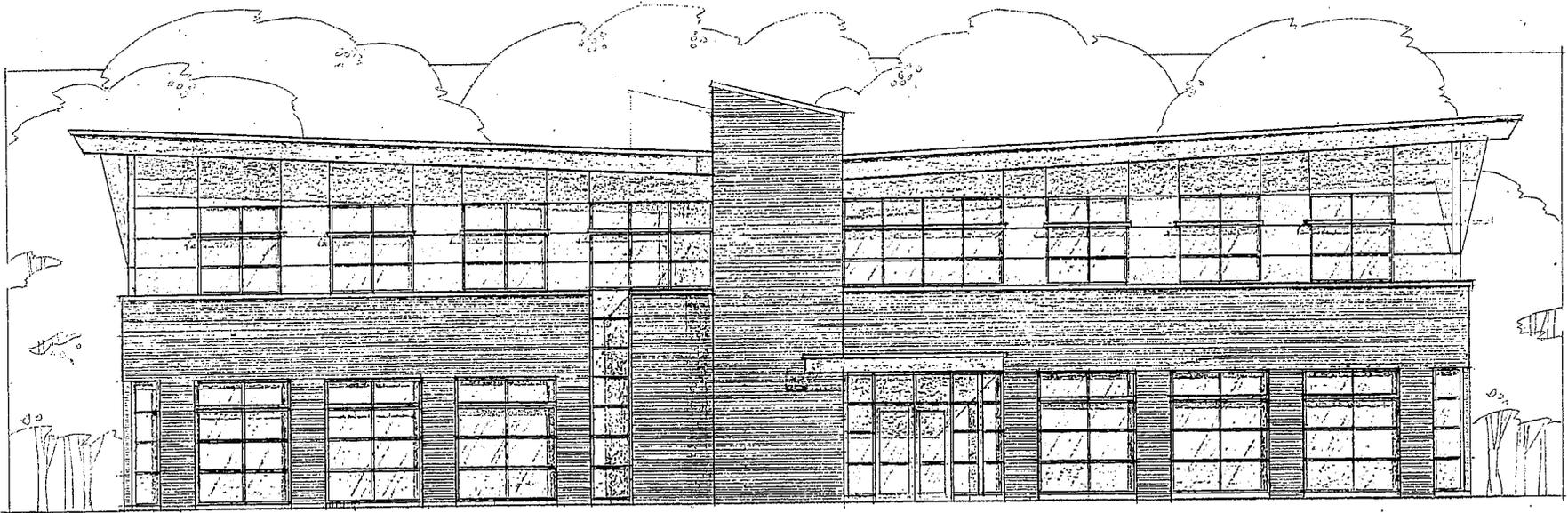
1/8" = 1'-0"

© 2007 JAMES HRICKO ARCHITECT LLC

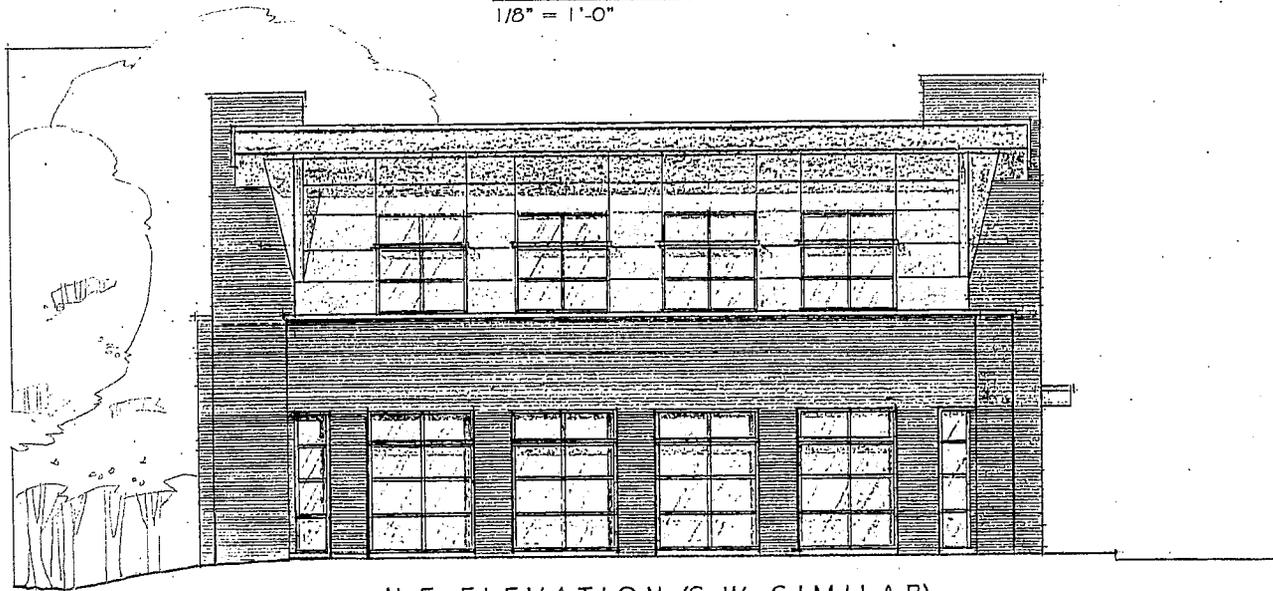
RAMADA FAMILY OFFICE BUILDING
520 GROVEDALE DRIVE
ALEXANDRIA, VIRGINIA

JAMES HRICKO ARCHITECT LLC
115 WATERLOO ST. HARRINGTON, VA 23169

02/07



N.W. ELEVATION
1/8" = 1'-0"

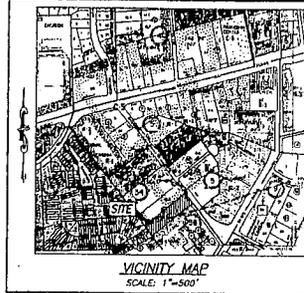


N.E. ELEVATION (S.W. SIMILAR)
1/8" = 1'-0"

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JAMES HRICKO ARCHITECT LLC
115 HATFIELD ST. MANASSAS VA 20108

RAMADA FAMILY OFFICE BUILDING
6920 GROVEDALE DRIVE
ALEXANDRIA, VIRGINIA



GENERALIZED DEVELOPMENT PLAN
RZ 2006-LE-010
FRANCONIA HILLS, SECTION 2, LOT 10
6320 GROVEDALE DRIVE
TM #0813-005-10
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

SHEET INDEX

- SHEET 1 - COVER SHEET
- SHEET 2 - GENERALIZED DEVELOPMENT PLAN
- SHEET 3 - ON-SITE DRAINAGE COMPUTATIONS/BMP DESIGN & DETAILS
- SHEET 4 - OUTFALL COMPUTATION & CORRESPONDENCE
- SHEET 5 - EXISTING OUTFALL STORM SEWER PLAN VIEW (FOR INFORMATION)
- SHEET 6 - EXISTING OUTFALL STORM SEWER PLAN VIEW (FOR INFORMATION)
- SHEET 7 - ADEQUATE OUTFALL NARRATIVE & BEULAH STREET STORM SEWER COMPUTATIONS (FOR INFORMATION)
- SHEET 8 - LANDSCAPE PLAN
- SHEET 9 - EXISTING VEGETATION MAP & EXISTING TREE CANOPY SAVE
- SHEET 10 - EXISTING TREE INVENTORY

1	12/17/09	COUNTY DP&Z COMMENTS	KJ
2	06/04/10	ADDRESS STAFF COMMENTS	KJ
3	09/01/10	ADDRESS UFWD COMMENTS	KJ
NO.	DATE	DESCRIPTION	BY



KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 15065 HAYS STREET, SUITE 302 (703) 448-1800
 FAIRFAX, VA 22030-1814 FAX (703) 448-1801
 e-mail: kjaborei@kjandassociates.com

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP 81-3-(15) PARCEL 10, RECORDED IN DEED BOOK 12492, PAGE 798.
2. OWNER: RAMONA FAMILY, LLC
3. PROPERTY ADDRESS: 8330 GROVEDALE DRIVE ALEXANDRIA, VA 22310
4. THE BOUNDARY INFORMATION SHOWN HEREON WAS TAKEN FROM INFORMATION OF RECORD AND DOES NOT REPRESENT A FIELD RUN BOUNDARY SURVEY.
5. TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON A FIELD RUN TOPOGRAPHIC SURVEY BY GALLIFANT, HAWES & JEFFERS, LTD. PERFORMED IN JANUARY 2003.
6. VERTICAL DATUM: U.S.G.C.S.
7. THE APPLICATION PROPERTY IS CURRENTLY ZONED R-1 AND C-5.
8. PROPOSED SITE ZONE: C-2.
9. THE PROPERTY IS LOCATED IN THE FAIRFAX PLANNING, LDC DISTRICT BUSINESS COMMUNITY SECTOR, THE ADOPTED COMPREHENSIVE PLAN RECOGNIZES COMMERCIAL USE. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE ADOPTED COMPREHENSIVE PLAN.
10. THERE ARE NO TRAILS PROPOSED OR REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY COMPREHENSIVE TRAIL PLAN.
11. PUBLIC WATER AND SANITARY SEWER SERVICES ARE AVAILABLE AND WILL BE EXTENDED TO SERVE THE DEVELOPMENT AS SHOWN ON THE G.O.P.
12. STORMWATER MANAGEMENT: THE ENTIRE SITE IS LOCATED IN ACCOTINK WATERSHED. A NUMBER OF ON-SITE STORMWATER MANAGEMENT WILL BE REQUESTED AT THE TIME OF DEVELOPMENT PLAN SUBMISSION BASED ON SITE CONDITIONS AND ADEQUATE OUTFALL.
13. ON-SITE WATER QUALITY MEASURES (BEST MANAGEMENT PRACTICES) REQUIREMENTS FOR THIS DEVELOPMENT WILL BE MET BY ACCORDANCE WITH THE FPM REQUIREMENT BY FILTERED STRUCTURES.
14. NO PERMANENT EASEMENT HAVING A WIDTH OF 25 FEET OR MORE ARE PRESENT ON THIS PROPERTY.
15. THERE IS NO EVIDENCE OF GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ON THE SUBJECT PROPERTY.
16. NO FLOOD PLAN OR EDC IS PRESENT ON THE SUBJECT PROPERTY. THERE ARE NO DELINEATED APN'S ON THIS SITE.
17. THERE IS ONE UNWARRANTABLE STRUCTURE LOCATED ON THE SUBJECT PROPERTY. THE SAID STRUCTURE WILL BE DEMOLISHED WITH THE FINAL DEVELOPMENT PLANS.
18. DEVELOPMENT WILL COMMENCE UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVAL.
19. TO THE BEST OF OUR KNOWLEDGE, NO STORAGE TANKS OR CONTAINERS WITH HAZARDOUS OR TOXIC SUBSTANCES ARE KNOWN TO EXIST ON THE SUBJECT PROPERTY.
20. DEVIATIONS TO THE SIZE, DIMENSION FOOTPRINTS AND LOCATIONS OF BUILDINGS, DRIVE ISLES, PARKING SPACES, AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN IN ACCORDANCE WITH THE C-2 ZONE BULK REGULATIONS AND SETBACKS.
21. THE PROPOSED DEVELOPMENT CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS.
22. THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES PRESENT OF THE PROPERTY WHICH WILL NEED TO BE PRESERVED AND PROTECTED.
23. TO THE BEST OF OUR KNOWLEDGE AND BELIEF, NO ADVERSE EFFECT IS PROMPTED UPON ANY OF THE ADJOINING OR NEIGHBORING PROPERTIES BY THE PROPOSED DEVELOPMENT IMPROVEMENTS SHOWN HEREON.
24. THE SUBJECT PROPERTY IS LOCATED IN HIGHWAY CORRIDOR OVERLAY DISTRICT.
25. THE APPLICANT WILL DEDICATE A 20' WIDE STRIP ALONG THE ENTIRE FRONTAGE OF THE SUBJECT PROPERTY FOR PUBLIC STREET AND ROW PURPOSES.
26. AT FINAL DEVELOPMENT, THE APPLICANT WILL CONSTRUCT 1/2 OF THE ULTIMATE ROADWAY SECTION (FROM CENTER LINE TO THE FACE OF CURB) ALONG THE PROPERTY FRONTAGE ON GROVEDALE DRIVE.
27. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE I TRANSITIONAL SCREENING AND BARRIER ALONG THE NORTHERN PROPERTY LINE TO A 10-FOOT WIDE PLANTING AREA WITH A 6-FOOT HIGH BRICK/ARCHITECTURAL RETAINING AND SCREENING WALL AS SHOWN ON G.O.P.
28. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE-I TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE EASTERN PROPERTY LINE DUE TO MINIMIZED IMPACT THROUGH THE COMBINATION OF BUILDING ARCHITECTURAL AND PROPOSED TREES AS SHOWN ON G.O.P. BASED ON THE FOLLOWING:
 - A. THE SUBJECT PROPERTY IS LOCATED ACROSS AN EXISTING 70-FOOT WIDE RIGHT-OF-WAY.
 - B. THE PARKING LOT OF THE PARCEL ACROSS THE SUBJECT SITE FRONTS EXISTING RIGHT-OF-WAY.
 - C. THE PROPOSED BUILDING IS SET BACK 61.5' FROM RIGHT-OF-WAY WITH OPEN SPACE WITH SUPPLEMENTAL TREES PROPOSED.
29. THE APPLICANT HEREBY PETITIONS THE BOARD TO MODIFY THE TYPE II TRANSITIONAL SCREENING AND BARRIER REQUIREMENTS ALONG THE WESTERN PROPERTY LINE TO ALLOW EXISTING VEGETATION WITH SUPPLEMENTAL PLANTING AS SHOWN ON G.O.P.

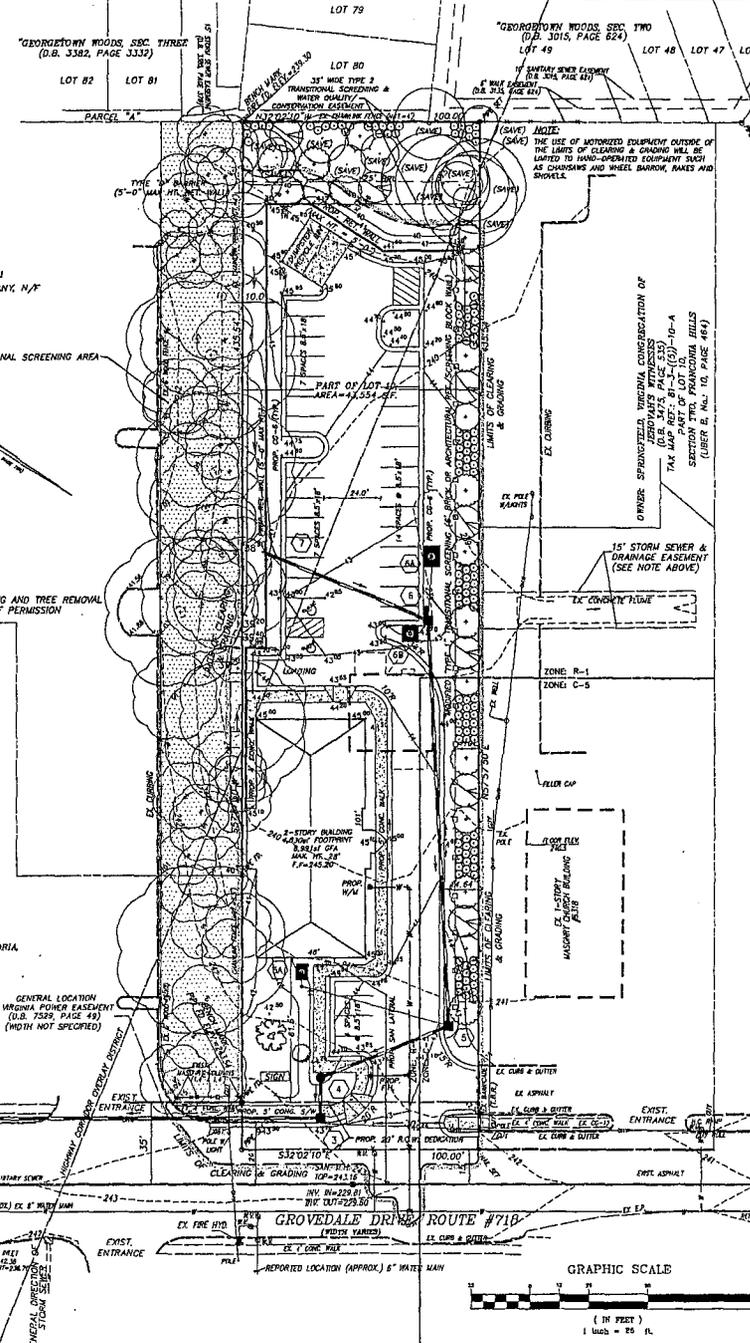
GROVEDALE OFFICE CENTER, LOT 1
OWNER: GHI GROVEDALE LIMITED COMPANY, N/P
(D.B. 12386, PAGE 126)

EXISTING OFFSITE TRANSITIONAL SCREENING AREA

NOTE:
OFFSITE GRADING AND TREE REMOVAL
WITH LETTER OF PERMISSION

THE COURTYARDS OF ALEXANDRIA
A CONDOMINIUM PHASE I
(D.B. 7800, PAGE 483)

GENERAL LOCATION
VIRGINIA POWER EASEMENT
(D.B. 7329, PAGE 49)
(WIDTH NOT SPECIFIED)



SITE TABULATIONS:
PRESENT ZONING: R-1 & C-5
PROPOSED ZONING: C-2
GROSS SITE AREA: 43,254 SF (0.9938 AC)
PROPOSED R.O.W. DEDICATION 2,000 SF
ADJUSTED SITE AREA: 41,254 SF (0.9384 AC)
PROPOSED BUILDING FOOTPRINT: 4,254 SF
PROPOSED BUILDING GFA: 8,991 SF
ALLOWABLE F.A.R.: 0.8 (80,777 SF)
PROPOSED F.A.R.: 0.218 (8,991 SF)
PROPOSED SITE IMPERVIOUS AREA: 23,329 SF
REQUIRED OPEN SPACE: 30% OR 12,462.2 SF
PROVIDED OPEN SPACE: 43,068 OR 10,225 SF

SETBACK REQUIREMENTS:
FRONT: 25'
REAR: 25'
SIDE: NO REQUIREMENTS

PARKING REQUIREMENTS:
REQUIRED PARKING: 3.6 SPACES/1,000 SF GROSS FLOOR AREA = 33 SPACES
PROVIDED PARKING: 32 STANDARD SPACES + 2 VAN ACCESSIBLE HC SPACES = 34 SPACES
REQUIRED LOADING SPACES: 1 SPACE
PROVIDED LOADING SPACES: 1 SPACE

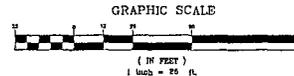
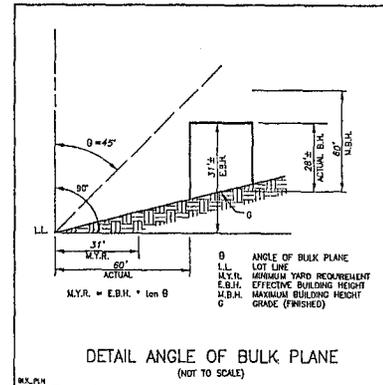
TRANSITIONAL SCREENING TREE LEGEND

- DECIDUOUS TREE
 - LARGE EVERGREEN TREE
 - MEDIUM EVERGREEN TREE
 - SHRUB
- OTHER TREE LEGEND**
- BETULA NIGRA/RIVER BIRCH (2" CALIPER)
 - ILEX ATTENUATA 'TOSTERI'/FOSTER'S HOLLEY (2" CALIPER)

NOTE:
SEE LANDSCAPE PLAN FOR TRANSITIONAL SCREENING TREES AND LANDSCAPE PLANTING.

NOTES

- 1 - T.B.R. INDICATES "TO BE REMOVED"
- 2 - THE LOCATION AND ORIENTATION OF SIGN IS APPROXIMATE



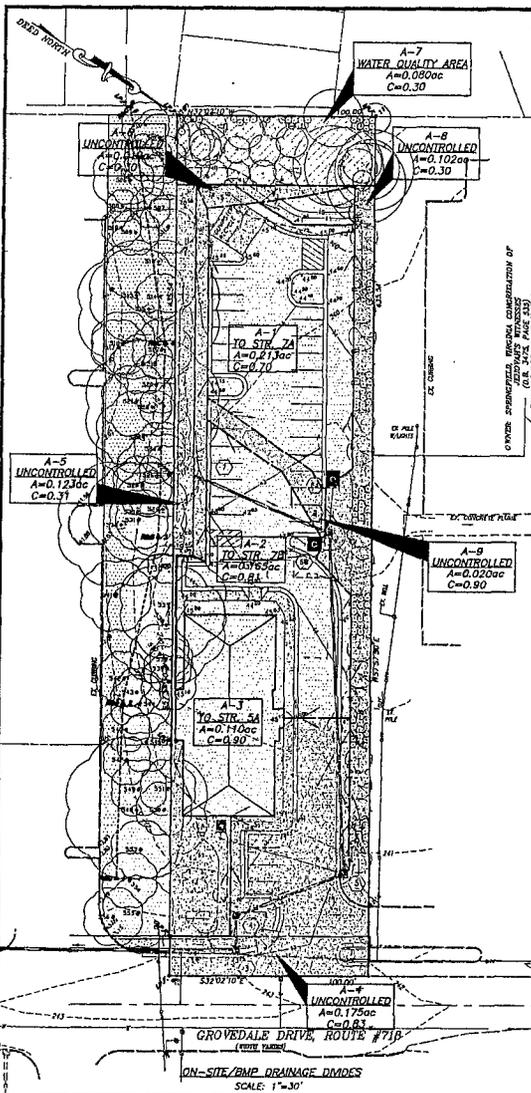
GENERALIZED DEVELOPMENT PLAN
FRANCONIA HILLS SECTION TWO
 PART OF LOT 10
 1/F DISTRICT

REVISION	DATE	APPROVED BY
1	02-007	

KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 1000 N. GARDNER STREET, SUITE 200
 FALLS CHURCH, VA 22044
 TEL: (703) 441-1000
 FAX: (703) 441-1001
 WWW.KJANDASSOCIATES.COM

DATE: 12/17/09
 SCALE: HORIZ. 1"=25'
 VERT. N/A
 SER. HEALTH ASSOCIATES
 KATHY HANCOCK
 L.S. No. 01845
 09/20/10

JOB: 02-007
 CAD: 2 OF 10
 SHEET: 2 OF 10



ON-SITE DRAINAGE COMPUTATIONS

GROSS SITE AREA: 43,554sf (0.9999ac)

EXISTING CONDITION

ADHIAL SURFACE: 475sf
 CONC. WALK: 155sf
 CONC. DECK: 125sf
 EX. SWELLING: 1130sf
 TOTAL EX. IMPERVIOUS AREA: 1,885sf @ 0.90
 TOTAL PERVIOUS AREA: 41,669sf @ 0.30

PROPOSED CONDITION

PARKING LOT AREA: 16,431sf
 BUILDING FOOT-PRINT: 4,755sf
 CONC. SIDEWALK: 1,624sf
 CONC. RETAINING WALL: 345sf
 E.G.W. IMPERVIOUS AREA: 1,810sf
 TOTAL IMPERVIOUS AREA: 25,005sf @ 0.90
 TOTAL PERVIOUS AREA: 18,549sf @ 0.30

Dw=0.33
 Tc=5 MIN.
 (2)=5.45 IN/HR
 (10)=7.27 IN/HR
 Q(2)=0.9999x0.33x5.45=1.80cfs
 Q(10)=0.9999x0.33x7.27=2.40cfs

INCREASE IN RUNOFF DUE TO DEVELOPMENT

2YR: 3.49-1.80=1.69cfs
 10YR: 4.65-2.40=2.25cfs

BMP FACILITY DESIGN CALCULATIONS

Grovedale Drive, Lot 10
 I. WATER QUALITY NARRATIVE: Controlled by roof drains and sheet flow to Filterra Structures. See design sheet sheet
 II. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUB-AREA AND "C" FACTOR USED IN THE BMP COMPUTATIONS

Sub-area	Description	"C"	Acres	Product
A-1	To Structure 6A	0.70	9280 sqft	0.21 ac
A-2	To Structure 6B	0.51	7167 sqft	0.16 ac
A-3	To Structure 6A	0.50	4781.2 sqft	0.11 ac
A-4	Uncontrolled Area	0.83	7815.1 sqft	0.17 ac
A-5	Uncontrolled Area	0.31	8339.9 sqft	0.12 ac
A-6	Uncontrolled Area	0.30	816.84 sqft	0.01 ac
A-7	Water Quality Area	0.30	3000 sqft	0.08 ac
A-8	Uncontrolled Area	0.30	4465.4 sqft	0.10 ac
A-9	Uncontrolled Area	0.80	875.06 sqft	0.02 ac
		0.00	0 sqft	0.00 ac
		0.00	0 sqft	0.00 ac

PART 2: COMPUTE THE WEIGHT AVERAGE "C" FACTOR FOR THE SITE

(A)	(B)	(C)	(d)
Sub-area Designation	"C"	Acres	Product
A-1	To Structure 6A	0.70	0.21
A-2	To Structure 6B	0.51	0.16
A-3	To Structure 6A	0.50	0.11
A-4	Uncontrolled Area	0.83	0.17
A-5	Uncontrolled Area	0.31	0.12
A-6	Uncontrolled Area	0.30	0.01
A-7	Water Quality Area	0.30	0.08
A-8	Uncontrolled Area	0.30	0.10
A-9	Uncontrolled Area	0.80	0.02
		0.00	0.00
		0.00	0.00
		1.00 (b) total	0.6412
			C = 0.8999 ac

(C) WEIGHTED AVERAGE "C" FACTOR

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE

Sub-area	BMP	Removal Area	"C" Factor	Product
Designation	Type	Eff.	Ratio	Ratio
(1)	(2)	(3)	(4)	(5)
A-1	Filterra Structure 6A	35	0.21	1,08178
A-2	Filterra Structure 6B	66	0.16	1,26339
A-3	Filterra Structure 6A	55	0.11	1,40372
A-4	Not controlled	0	0.17	1,29454
A-5	Not controlled	0	0.12	1,40791
A-6	Not controlled	0	0.01	1,40372
A-7	Water Quality Area	100	0.08	1
A-8	Not controlled	0	0.10	1,40791
A-9	Not controlled	0	0.02	1,40372
		0	0.00	0
		0	0.00	0
				TOTAL 40.8



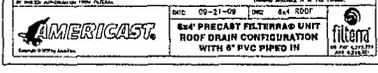
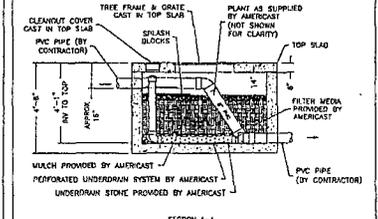
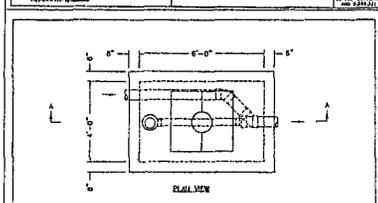
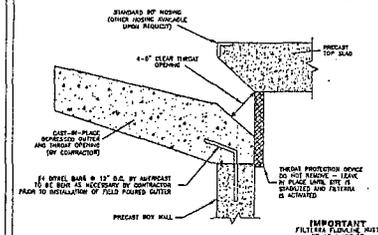
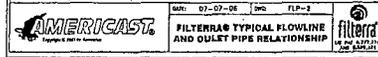
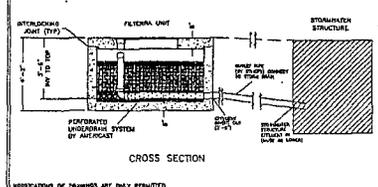
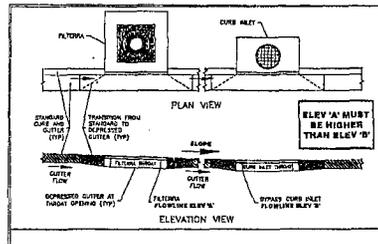
Available Filterra® Box Size (feet)	Maximum Drainage Area (acres)	Outlet Pipe
4x4 or 4x4	up to 0.11	4" SDR-35 PVC
4x8 or 8x4	0.12 to 0.16	4" SDR-35 PVC
Standoff 6x6	up to 0.16	4" SDR-35 PVC
8x8 or 8x8 or 4x12 or 12x4	0.17 to 0.23	4" SDR-35 PVC
6x10 or 10x6	0.24 to 0.28	6" SDR-35 PVC
8x12 or 12x8	0.29 to 0.34	6" SDR-35 PVC
7x13 or 13x7	0.35 to 0.44	6" SDR-35 PVC

- Notes:
- For projects with Virginia jurisdiction other than Fairfax County, see Filterra Quick Sizing Table for the Most Applicable Region or Contact Filterra at 800-838-3465.
 - Roof Collection ("C" Factor) is not allowed in Fairfax County for Filterra.
 - For projects with jurisdiction in Fairfax County ONLY, Filterra Total Phosphorus removal rate is 55%.
 - All boxes are a minimum 3.0 feet deep (36" to 42").
 - A standard SDR-35 PVC pipe coupling is used into the wall for any connection to discharge drain.
 - Dimensions shown are nominal. Please add 1/8" to each dimension (using 3/4" walls).

FILTERRA STRUCTURE SIZING

STR.	D.A. (AC)	BOX SIZE	OUTLET PIPE
6A	0.21	6'x6'	4" SDR-35 PVC
6B	0.16	STD. 6'x6'	4" SDR-35 PVC
5A	0.11	6'x4' ROOF-DRAIN	6" SDR-35 PVC

FILTERRA BOX



Filterra Standard Plan Notes

- Construction & Installation**
- Each unit shall be constructed at the locations and elevations according to the sizes shown on the approved drawings. Any modifications to the elevation or location shall be at the direction of and approved by the Engineer.
 - If the Filterra® is stored before installation, the top slab must be placed on the box using the 2x4 wood provided, to prevent any compression from the site. All internal fittings supplied (if any), must be left in place as per the delivery.
 - The unit shall be placed on a compacted sub-grade with a minimum 6-inch gravel base matching the final grade of the curb line in the area of the unit. The unit is to be placed such that the unit and top slab match the grade of the curb in the area of the unit. Compact undisturbed sub-grade materials to 95% of maximum density at 4-1/2% of optimum moisture. Unsuitable material below sub-grade shall be replaced to the site engineer's approval.
 - Outlet connections shall be aligned and sealed to meet the approved drawings with modifications necessary to meet site conditions and local regulations.
 - Once the unit is set, the internal wooden forms and protective mesh cover must be left in place. Remove only the temporary wooden shipping blocks between the box and top slab. The top lid should be sealed onto the box section before backfilling, using a non-shrinking grout, butyl rubber or similar waterproof seal. The boards on top of the lid and boards sealed in the unit's throat must NOT be removed. The Supplier (Americast or its authorized dealer) will remove these sections at the time of activation. Backfilling should be performed in a careful manner, bringing the appropriate fill material up in 6" lifts on all sides. Precast sections shall be set in a manner that will result in a weathertight joint in all instances. Installation of Filterra® units shall conform to ASTM specification C891 "Standard Practice for Installation of Underground Precast Utility Structures", unless directed otherwise in contract documents.
 - Curb and gutter construction (where present) shall ensure that the flow-line of the Filterra® unit is at a greater elevation than the flow-line of the bypass structure or relief (drop inlet, curb cut or similar). Failure to comply with this guideline may cause failure and/or damage to the Filterra® environmental device.
 - Each Filterra® unit must receive adequate irrigation to ensure survival of the living system during periods of winter weather. This may be achieved through a piped system, gutter flow or through the tree grate.

Activation

- Activation of the Filterra® unit is performed ONLY by the Supplier. Purchaser is responsible for Filterra® inlet protection and subsequent clean out costs. This process cannot commence until the project site is fully stabilized and cleared (full landscaping, grass cover, final paving and street sweeping completed), negating the chance of construction materials contaminating the Filterra® system. Care shall be taken during construction not to damage the protective throat and top plates.
- Activation includes installation of plant(s) and mulch layers as necessary.

Included Maintenance

- Each correctly installed Filterra® unit is to be maintained by the Supplier, or a Supplier approved contractor for a minimum period of 1 year. The cost of this service is to be included in the price of each Filterra® unit. Extended maintenance contracts are available at extra cost upon request.
- Annual included maintenance consists of a maximum of (2) scheduled visits. The visits are scheduled seasonally; the spring visit aims to clean up after winter loads that may include salts and sands. The fall visit helps the system by removing excessive leaf litter.
- Each Included Maintenance visit consists of the following tasks:
 - Filterra® unit inspection
 - Foreign debris, silt, mulch & trash removal
 - Filter media evaluation and recharge as necessary
 - Plant health evaluation and pruning or replacement as necessary
 - Replacement of mulch
 - Disposal of all maintenance refuse items
 - Maintenance records updated and stored (reports available upon request)
- The beginning and ending date of Supplier's obligation to maintain the installed system shall be determined by the Supplier at the time the system is activated. Owners must promptly notify the Supplier of any damage to the plant(s), which constitute(s) an integral part of the bioretention technology.

- NOTES:**
- SEE STORMWATER/OUTFALL NARRATIVE ON SHEET 4.
 - SEE ADEQUATE OUTFALL COMPUTATIONS ON SHEET 4.
 - SEE MINIMUM STORMWATER INFORMATION CHECKLIST ON SHEET 4.
 - SEE BUELA STREET EXISTING STORM SEWER OUTFALL COMPUTATIONS ON SHEET 7.

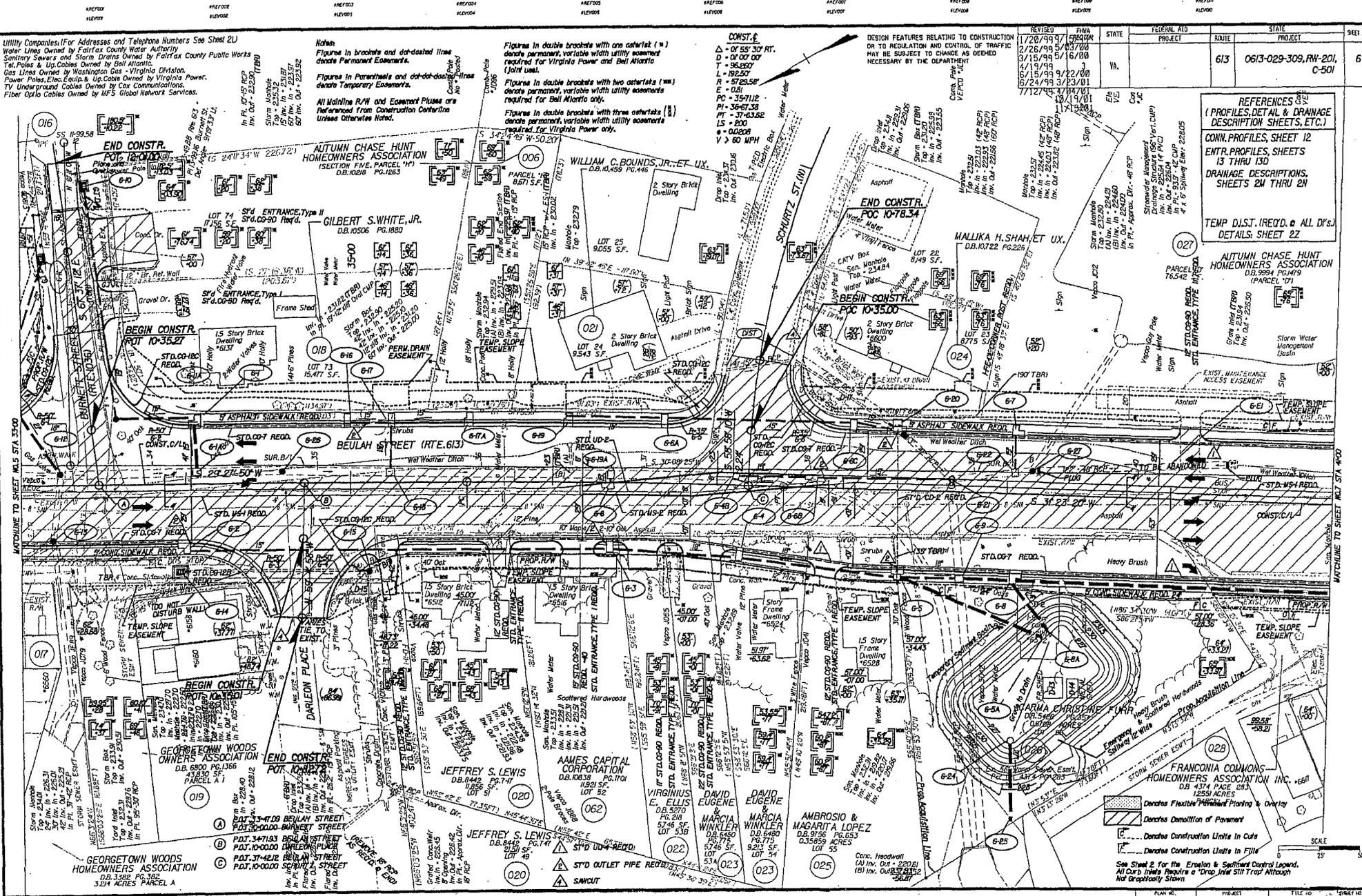
DATE: 12/17/09
 SCALE: WORK: AS NOTED
 VER: N/A
 SEAL: [Signature]
 PROJECT: FRANCONIA HILLS SECTION TWO
 PART OF LOT 10
 LEED DISTRICT
 ON-SITE DRAINAGE COMPUTATIONS & BMP DESIGN
 02-007
 SHEET 3 OF 10
 © COPYRIGHT 2008 BY AMERICAST

APPROVED AND CONSTRUCTED VDOT BEULAH STREET (ROUTE #613) PLAN
THIS SHEET FOR INFORMATION ONLY!!!

NOVA DISTRICT DESIGN UNIT

MACHINE TO SHEET M.S. STA. 3300

MACHINE TO SHEET M.S. STA. 400



Utility Companies: (For Addresses and Telephone Numbers See Sheet 2U)
 Water Lines Owned by Fairfax County Water Authority
 Sanitary Sewers and Storm Drains Owned by Fairfax County Public Works
 Tel. Poles & Up. Cables Owned by Bell Atlantic
 Gas Lines Owned by Washington Gas - Virginia Division
 Power Poles, Eas. Cables & Up. Cables Owned by Virginia Power.
 TV Underground Cables Owned by Cox Communications.
 Fiber Optic Cables Owned by HPS Global Network Services.

Notes
 Figures in brackets and dot-dashed lines denote Permanent Easements.
 Figures in Parentheses and dot-dashed lines denote Temporary Easements.
 All Utilities R/W and Easement Pluses are Referenced from Construction Centerlines Unless Otherwise Noted.

Figures in double brackets with one asterisk (*) denote permanent, variable width utility easement required for Virginia Power and Bell Atlantic (Joint Use).
 Figures in double brackets with two asterisks (**) denote permanent, variable width utility easement required for Bell Atlantic only.
 Figures in double brackets with three asterisks (***) denote permanent, variable width utility easement required for Virginia Power only.

CONST. &
 - OF 255' ST. RT.
 D - OF 00' 00"
 T - 96.850'
 L - 192.50'
 R - 5728.558'
 E - 0.81'
 PC - 357112'
 PT - 3647.38'
 PI - 37433.52'
 LS - 200'
 ● - 0.00200
 V > 60 MPH

DESIGN FEATURES RELATING TO CONSTRUCTION OR TO REGULATION AND CONTROL OF TRAFFIC MAY BE SUBJECT TO CHANGE AS DEEMED NECESSARY BY THE DEPARTMENT

REVISED	DATE	STATE	FEDERAL AID	ROUTE	PROJECT	SHEET NO.
1/26/99	7/16/00	VA.		613	0613-029-309, RW-201, C-501	6
2/26/99	5/16/00					
3/18/99	5/16/00					
4/19/99	9/22/00					
5/15/99	9/22/00					
5/24/99	3/23/01					
7/17/99	7/17/01					
11/21/99	11/21/01					

REFERENCES
 (PROFILES, DETAIL & DRAINAGE DESCRIPTION SHEETS, ETC.)
 CONN. PROFILES, SHEET 12
 ENTR. PROFILES, SHEETS 13 THRU 13D
 DRAINAGE DESCRIPTIONS, SHEETS 2M THRU 2N

TEMP. D.I.S.T. (REQ'D. @ ALL D.P.'s) DETAILS: SHEET 2Z

AUTUMN CHASE HUNT HOMEOWNERS ASSOCIATION (PARCEL 171)

TEMP. SLOPE EASEMENT

STANDARD SIDEWALK REPAIR

PLAN NO.	PROJECT	FILE NO.	SHEET NO.
	0613-029-309		6

See Sheet E for the Erection & Settlement Control Legend. All Cuts Inside Right-of-Way Must Have 5:1 Top Slope Although Not Graphically Shown

Scale: 1" = 20'

TRANSITIONAL SCREENING PLANTING REQUIREMENTS

**ALONG WESTERN BOUNDARY LINE:
35' WIDE TYPE-2 TRANSITIONAL SCREENING**

REQUIRED PLANTING:

1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVE A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE PERCENT OR GREATER;
2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND
3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

TRANSITION YARD LENGTH: 100 FEET

TRANSITION YARD WIDTH: 35 FEET

EXISTING TREE CANOPY SAVED IN TRANSITIONAL SCREENING AREA=2,363sf

REMAINING AREA TO BE PLANTED=1,174sf

MINIMUM 10-YR CANOPY COVER REQUIRED: 75% OR 833sf

EVERGREEN SHRUB REQUIRED: 3x(100/10)=30 SHRUBS

PROPOSED PLANTING:

TOTAL TREES PROPOSED: 7 TREES

- 3 LARGE EVERGREEN TREES @ 150sf CANOPY COVER = 450sf
- 2 MEDIUM EVERGREEN TREES @ 100sf CANOPY COVER = 200sf
- TOTAL: 5 EVERGREEN TREES OR 71,482.705'
- 2 LARGE DECIDUOUS TREES @ 150sf CANOPY COVER = 300sf
- TOTAL CANOPY COVER PROPOSED: 950sf
- PROPOSED TREE CANOPY SAVE: 2,363sf
- TOTAL CANOPY PROVIDED: 3,313sf > 3,032sf

EVERGREEN SHRUBS PROVIDED: 30 SHRUBS

**ALONG NORTHERN BOUNDARY LINE:
MODIFIED TYPE-1 TRANSITIONAL SCREENING (10' WIDE)**

REQUIRED PLANTING:

1. A MIXTURE OF LARGE AND MEDIUM EVERGREEN TREES AND LARGE DECIDUOUS TREES THAT ACHIEVE A MINIMUM TEN (10) YEAR TREE CANOPY OF SEVENTY-FIVE PERCENT OR GREATER;
2. A MIXTURE OF TREES CONSISTING OF AT LEAST SEVENTY (70) PERCENT EVERGREEN TREES, AND CONSISTING OF NO MORE THAN THIRTY-FIVE (35) PERCENT OF ANY SINGLE SPECIES OF EVERGREEN OR DECIDUOUS TREE; AND
3. A MIXTURE OF PREDOMINANTLY MEDIUM EVERGREEN SHRUBS AT A RATE OF THREE (3) SHRUBS FOR EVERY TEN (10) LINEAR FEET FOR THE LENGTH OF THE TRANSITION YARD AREA. THE SHRUBS SHALL GENERALLY BE LOCATED AWAY FROM BARRIER AND STAGGERED ALONG THE OUTER BOUNDARY OF THE TRANSITION YARD.

TRANSITION YARD LENGTH: 340 FEET

TRANSITION YARD WIDTH: 10 FEET

TRANSITION YARD AREA: 3,400sf > 3,400sf

MINIMUM 10-YR CANOPY COVER REQUIRED: 75% OR 2,550sf

EVERGREEN SHRUB REQUIRED: 3x(340/10)=102 SHRUBS

PROPOSED PLANTING:

TOTAL TREES PROPOSED: 19 TREES

- 8 LARGE EVERGREEN TREES @ 150sf CANOPY COVER = 1,200sf
- 6 MEDIUM EVERGREEN TREES @ 100sf CANOPY COVER = 600sf
- TOTAL: 14 EVERGREEN TREES OR 74,467.006'
- 5 LARGE DECIDUOUS TREES @ 150sf CANOPY COVER = 750sf
- TOTAL CANOPY COVER PROPOSED: 2,550sf

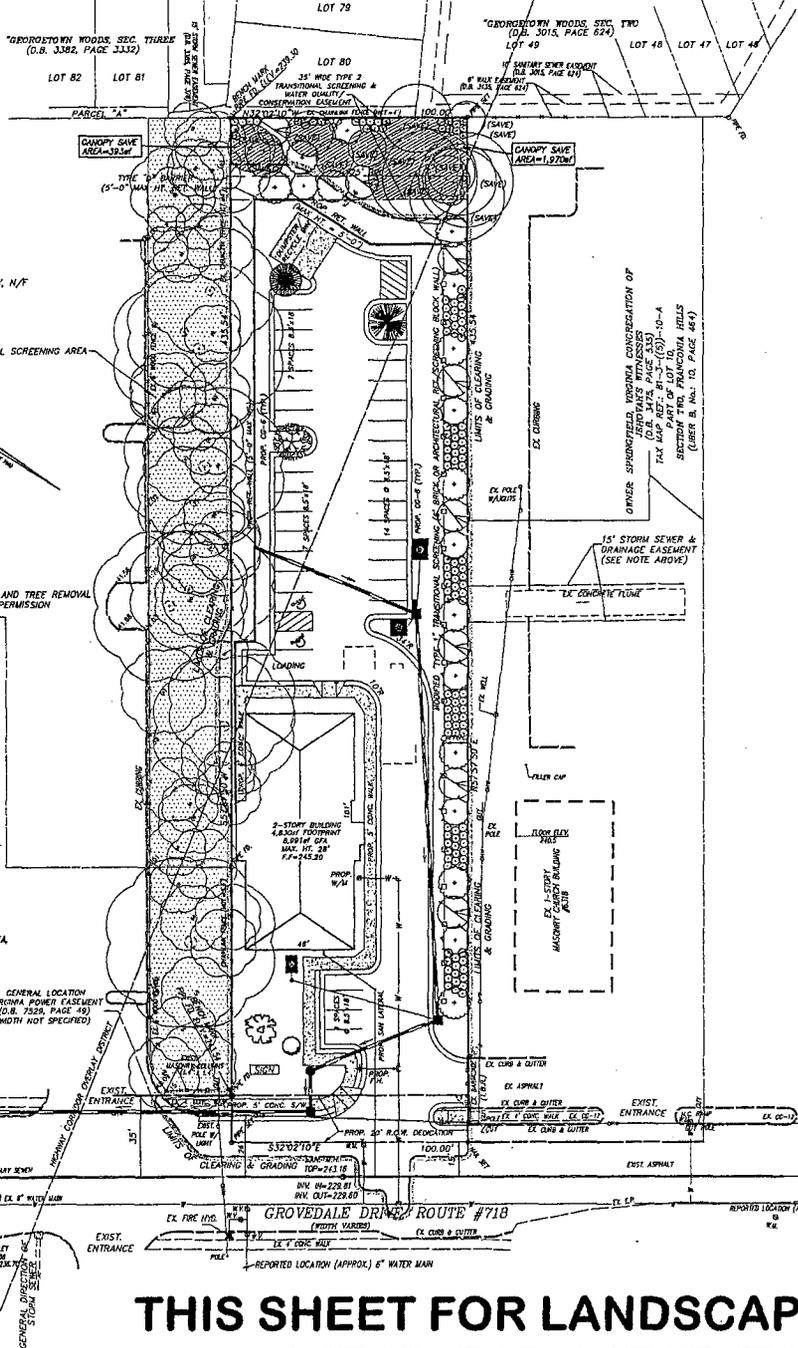
EVERGREEN SHRUBS PROVIDED: 102 SHRUBS

NOTE:
TRANSITIONAL SCREENING PLANTING TO BE COORDINATED AND WITH THE DESCENTION AND COORDINATION WITH THE URBAN FORESTRY MANAGEMENT DIVISION AT THE TIME OF SITE PLAN PROCESS.

GROVEDALE OFFICE CENTER, LOT 1
OWNER: OBI GROVEDALE LIMITED COMPANY, N/F
(D.B. 12,386, PAGE 126)

NOTE:
OFFSITE GRADING AND TREE REMOVAL WITH LETTER OF PERMISSION

THE COURTYARDS OF ALEXANDRIA
A CONDOMINIUM, PHASE I
(D.B. 7600, PAGE 463)



LEGEND

- EXISTING TREE CANOPY AREA SAVED
- EXISTING OFF-SITE TREES ON THE PROPERTY OF COURTYARDS OF ALEXANDRIA
- PROPOSED LARGE EVERGREEN TREE (10yr CANOPY, 150sf)
- PROPOSED MEDIUM EVERGREEN TREE (10yr CANOPY, 100sf)
- PROPOSED DECIDUOUS TREE (10yr CANOPY, 150sf)
- PROPOSED SHRUB
- BETULA NIGRA/RIVER BIRCH (2" CALIPER)
- ILEX ATTENUATA /FOSTERI/FOSTER'S HOLLEY (2" CALIPER)
- SOPHORA JAPONICA/JAPANESE PAGODA TREE (2" CALIPER)
- TILIA AMERICANA/AMERICAN LINDEN BASSWOOD (2" CALIPER)
- ACER RUBRUM/RED MAPLE (1" CALIPER)
- PROPOSED 6" BRICK OR ARCHITECTURAL WALL
- PROPOSED FILTERA STORM (BMP) STRUCTURE

NOTE:
THE USE OF MOTORIZED EQUIPMENT OUTSIDE OF THE LIMITS OF CLEARING & GRADING WILL BE LIMITED TO HAND-OPERATED EQUIPMENT SUCH AS CHAINSAWS AND WHEEL BARROW, RAKES AND SHOVELS.

TREE CANOPY COVER REQUIREMENTS
SITE AREA: 43,854sf
REQUIRED TREE CANOPY COVER: 10% OR 4,385sf

PROVIDED CANOPY COVER
TREE SAVE AREA: 12,379sf x 1.25 = 15,473sf
PROPOSED PLANTING CANOPY AREA= 6,889sf
TOTAL CANOPY COVER PROVIDED: 22,181sf

INTERIOR PARKING LOT LANDSCAPING REQUIREMENTS
TOTAL AREA OF TRAVEL ISLE AND PARKING, 16,327sf
REQUIRED PARKING LOT LANDSCAPING: 5% OR 816.4sf

PROVIDED INTERIOR PARKING LOT LANDSCAPING
PROPOSED PLANTING: 550sf
AIR POLLUTION CREDIT: 11.50
TOTAL PARKING LOT CANOPY PROVIDED: 825sf
TOTAL AREA REQUIRED: 816sf
TOTAL AREA PROVIDED: 825sf

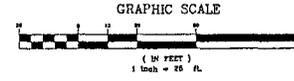


TABLE 12.3

ITEM	DESCRIPTION	VALUE
A	Pre-development area of existing tree canopy (From Existing Vegetation Map)	12,379sf
B	Percentage of gross site area covered by existing tree canopy	28.42%
C	Percentage of 10-year tree canopy required for site	10%
D	Percentage of 10-year tree canopy required that should be met through tree preservation	0.10 x 28.42 = 2.84%
E	Proposed percentage of canopy requirement that will be met through tree preservation	2.84%
F	Has the tree preservation target minimum been met?	YES

SITE AREA: 43,554sf

GENERAL LOCATION
VIRGINIA POWER EASEMENT (D.B. 7524, PAGE 49) (WIDTH NOT SPECIFIED)

THIS SHEET FOR LANDSCAPE PLANTING ONLY!

REVISION APPROVED BY: DIVISION OF DESIGN REVIEW

DATE: 12/17/09

SCALE: HORIZ: 1"=25'

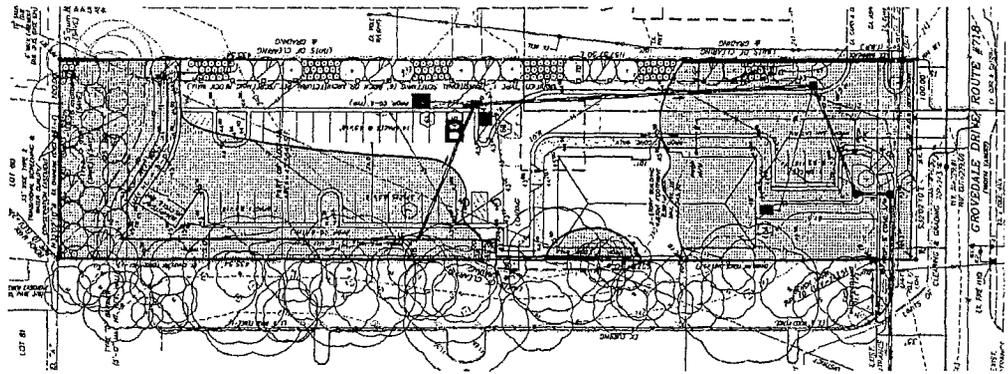
VERT: N/A

SEAL: KAYHAN JABORO, LIC. NO. 01895, 09/02/10

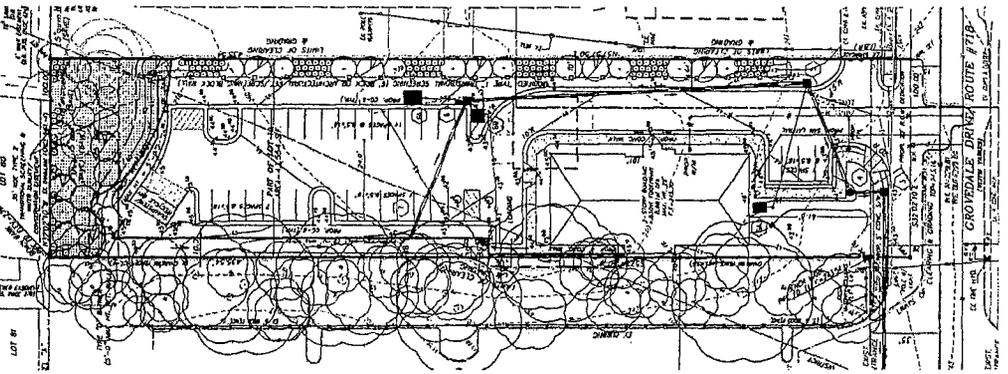
LANDSCAPE PLAN: FRANCONIA HILLS SECTION TWO PART OF LOT 10 LEE DISTRICT FAIRFAX COUNTY, VIRGINIA

02-007

8 OF 10



A  **EXISTING VEGETATION MAP**



canopy cover preserved  **POST DEVELOPMENT TREE CANOPY SAVE**

TreesPlease®
 P.O. Box 1025, Harrisonville, Missouri 64643-1025
<http://www.treesplease.com> - email: info@treesplease.com

Existing Vegetation Map Franconia Hills Section 2 Part of Lot 10

Cover Type	Primary Species	Understory Species	Comments	Successional Stage	Condition	Area
A Upland Forest	Quercus falcata, Pinus virginiana, Cornus alba	Taxocodium radicans	Suburban lawn and landscape, abandoned, remnants of Virginia oaks.	Sub-climax	Good	12,379sf
B Developed	N/A	Lonicera maackiantha grass, some brambles.	Lawn and landscape, hedges and hardscape, abandoned.	N/A	N/A	31,175sf
Total Area						43,554sf

COUNTY OF MISSOURI
 PROJECT NO. 02-007
 SHEET 9 OF 10
 DATE 09/02/10
 SCALE HORIZ: 1"=30'
 VERT: N/A
 SEA.

KJ & ASSOCIATES
 CIVIL AND LAND DEVELOPMENT ENGINEERING
 1000 W. STATE ST. SUITE 200
 PARKVILLE, MO 64151-3471
 PHONE: 816.224.1100
 FAX: (816) 494-1100
 E-MAIL: kjb@treesplease.com

PROJECT: EXISTING VEGETATION MAP & TREE CANOPY SAVE
 JOB: FRANCONIA HILLS SECTION TWO PART OF LOT 10
 DATE: 09/02/10
 SHEET: 9 OF 10

APPROVED: [Signature]
 DATE: 09/02/10

