



County of Fairfax, Virginia

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

March 9, 2011

Robert A. Lawrence
Reed Smyth LLP
3110 Fairview Park Drive, Suite 1400
Falls Church, VA 22042

RE: Proffered Condition Amendment Application PCA 2006-LE-018
(Concurrent with Rezoning Application RZ 2010-LE-007)

Dear Mr. Lawrence:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on March 8, 2011, approving Proffered Condition Amendment Application PCA 2006-LE-018 in the name of Fleet Drive, LLC. The Board's action amends the proffers for Rezoning Application RZ 2006-LE-018, previously approved for residential development to permit deletion of land area with associated modifications to proffers and site design. The subject property is located west side of Beulah Street on the east side of Fleet Drive at its intersection with Gravel Avenue on approximately 3.68 acres of land [Tax Map 91-1((1)) 59A, 59B, 60; 91-1 ((5)) 2, 3 and 4.], in the Springfield District.

The Board also:

- Approval of Proffered Condition Amendment Application PCA 2006-LE-018, subject to the proffers dated March 4, 2011.

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

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Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Approved a deviation from the tree preservation target in favor of that shown on the Generalized Development Plan.

Sincerely,



Nancy Vehrs
Clerk to the Board of Supervisors
NV/ph

Cc: Chairman Sharon Bulova
Supervisor Jeff McKay, Lee District
Janet Coldsmith, Director, Real Estate Division. Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
Ellen Gallagher, Capital Projects and Operations Div., Dept. of Transportation
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
District Planning Commissioner
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 8th day of March, 2011, the following ordinance was adopted.

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROFFERED CONDITION AMENDMENT PCA 2006-LE-018
(Concurrent with Rezoning Application RZ 2010-LE-007)**

WHEREAS, Fleet Drive, LLC filed in the proper form an application to amend the proffers for RZ 2006-LE-018 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 Lee 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 8th day of March, 2011.

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERS

RZ 2010-LE-007/PCA 2006-LE-018 FLEET DRIVE, LLC

March 4, 2011

Pursuant to Section 15.2-2303A of the Code of Virginia, as amended, and subject to the Board of Supervisors approval of RZ 2010-LE-007 and PCA 2006-LE-018, Fleet Drive Associates LLC (the "Applicant") and the undersigned owners of the approximately 4.328 acres (known as Fairfax County Tax Map 91-1((5)), Parcels 2, 3, 4 7 and 91-1((1), Parcels 59A, 59B and 60) included in this application (the "Property"), hereby proffer for themselves and their successors and assigns that development of the Property shall be in conformance with the proffer conditions contained herein, provided the Property is rezoned to the R-12 District as proffered herein. In the event this application is denied, these proffers shall immediately be null and void. (Note: These proffers shall supersede the Proffers in RZ 2006-LE-018 as they relate to Tax Map 91-1((5)) Parcels 2, 3 and 4 and 91-1 ((5)) Parcels 59A, 59B and 60. (Tax Map 91-1((5)) Parcel 7 was not included in RZ 2006-LE-018.) However, these proffers do not apply to Fairfax County Tax Map Parcels 91-1 ((5)) Parcels 5 and 6 and 91-1 ((1)) Parcel 58, as those parcels remain subject to the proffers in RZ 2006-LE-018. These three parcels are hereinafter collectively referred to as the "RZ 2006 Property".)

1. **Generalized Development Plan.** Development of the Property shall be in substantial conformance with the plan entitled "Generalized Development Plan Fosters Crest" ("GDP"), prepared by Charles P. Johnson & Associates, Inc. (Sheets 1 through 8), revised through January 21, 2010. Outlots 1, 2 and 3 as depicted on the GDP are hereby reserved to provide side yard setbacks for the contiguous single-family attached lots on the RZ 2006 Property to be developed pursuant to RZ 2006-LE-018, as generally depicted on the proffered GDP in RZ 2006-LE-018. The Applicant shall authorize the Developer of the RZ 2006 Property to include said outlots in a site plan submitted to Fairfax County. Upon site plan approval, the Applicant shall convey said outlots to the owner of the RZ 2006 Property.
2. **Energy Efficiency.** All homes constructed on the Property shall meet the thermal standards of the CABO Model Energy Program for energy qualified Star homes, or the equivalent, as determined by the Department of Public Works and Environmental Services ("DPWES") for either electric or gas energy homes, as applicable. All homes constructed on the property shall meet the guidelines of the Energy Star program and will be so certified.
3. **Recreational Facilities.** The recreational equipment provided on the Property shall be IPEMA certified and installed in conformance with ASTM standards, or the equivalent, as determined by DPWES.
4. **Road Dedication/Construction.** At the time of subdivision plat approval, or upon demand by Fairfax County, whichever occurs first, right-of-way up to forty-five feet (45') from centerline along the Fleet Drive road frontage, necessary for

public street purposes and as shown on the GDP, shall be dedicated and conveyed to the Board of Supervisors in fee simple without encumbrances. Upon site plan approval, the Applicant shall also construct road widening, with curb gutter and sidewalk thirty-five feet (35') from centerline along the Fleet Drive frontage of the Property as shown on the GDP, subject to the approval of the Fairfax County Department of Transportation and the Virginia Department of Transportation. The applicant shall also construct a concrete pad behind the sidewalk on Fleet Drive for bus stop pedestrians at the location delineated on the GDP.

5. **Stormwater Management Pond Landscaping.** Subject to DPWES approval, the Applicant shall provide an enhanced detention stormwater management pond on the Property. In order to restore a natural appearance to the proposed stormwater management pond and to plant water-tolerant plants in the bed of the pond, if determined feasible by DPWES, the landscape plan to be submitted as part of the first submission of the site plan shall show the maximum feasible amount of landscaping that will be allowed in the planting areas of the pond, in keeping with the planting policies of Fairfax County. In the event that the developer of the RZ 2006 Property develops first, the Applicant shall convey the stormwater management area to the homeowners association (HOA) responsible for the common areas of the subdivision.
6. **Homeowners' Association.**
 - a. The Applicant shall establish a Homeowners' Association ("HOA") for the proposed development to own, manage and maintain the open space areas, private streets, common parking areas, and all other community-owned land and improvements. The HOA documents shall be designed to include the lot owners of the RZ 2006 Property within the HOA upon the development of that subdivision.
 - b. The HOA shall also maintain the acoustical wall on the Property, as shown on the GDP. In cases where the wall is installed on a lot, the conveyance of that lot shall be subject to an easement to the benefit of the HOA permitting the HOA access to maintain the acoustic wall on that lot. This easement shall be a covenant running with the land and recorded in the County's land records. The HOA documents shall disclose these maintenance responsibilities.
 - c. The Applicant shall deposit the sum of \$10,000 into a maintenance account that will be available for utilization by the HOA for street maintenance after the Applicant turns over control of the HOA to the homeowners.
 - d. At such time as the Applicant is prepared to turn over full control of the HOA to the homeowners, the Applicant shall host a meeting with the HOA board and invite representatives of the Franconia Commons Board of Directors to attend. The purpose of the meeting will be to allow the HOA to determine whether it would be advantageous or desirable for the

residents of the subject property to participate in the use and maintenance of the common facilities within Franconia Commons, if Franconia Commons is amenable to such participation. However, the final determination shall be made solely by the HOA for the Property.

7. **Private Streets.** The on-site private streets shall be constructed in conformance with the Public Facilities Manual ("PFM"). Said streets shall be constructed of materials and depth of pavement consistent with the PFM for public streets. Initial purchasers shall be advised in writing, prior to entering into a contract of sale, that the HOA shall be responsible for the maintenance of all the private streets in the development. The HOA documents shall specify that the HOA is responsible for the maintenance of the private streets.
8. **Affordable Housing Contribution.** Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund a sum equal to one half of one percent (.5%) of the aggregate sales price of all the units on the Property subject to the contribution as if all of those units were sold at the time of the issuance of the first building permit and as estimated through comparable sales of similar type units, as determined by the Department of Housing and Community Development and DPWES in consultation with the Applicant to assist the County in its goal to provide affordable dwellings elsewhere in the County.
9. **Density.** All density and intensity of use attributable to land areas dedicated and conveyed to the Board of Supervisors pursuant to these proffers shall be subject to the provisions of Paragraph 4 of Section 2-308 of the Zoning Ordinance and density is hereby reserved to be applied to the residue of the Property.
10. **Noise Attenuation.** With reference to Beulah Street, the Applicant shall provide the following noise attenuation measures:
 - a. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, the Applicant proffers that all residential units located between 82 feet and 148 feet from the centerline of Beulah Street, impacted by highway noise having levels between 65 and 70 dBA Ldn as depicted on the GDP, shall have the following acoustical attributes:
 - (1) Exterior walls shall have a laboratory sound transmission class ("STC") of at least 39.
 - (2) Doors and glazing shall have a laboratory STC of at least 28. If glazing constitutes more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.

- b. In order to achieve a maximum interior noise level of approximately 45 dBA Ldn, the Applicant proffers that all residential units located within 82 feet from the centerline of Beulah Street, impacted by highway noise having levels between 70 and 75 dBA Ldn as depicted on the GDP, shall have the following acoustical attributes:
- (1) Exterior walls shall have a laboratory sound transmission class ("STC") of at least 45.
 - (2) Doors and glazing shall have a laboratory STC of at least 37. If glazing constitutes more than twenty percent (20%) of any facade, they shall have the same laboratory STC rating as walls.
 - (3) Measures to seal and caulk between surfaces shall follow methods approved by the American Society for Testing and Materials to minimize sound transmission.
- c. A brick acoustical wall shall be constructed in lieu of the vinyl wall shown in the Acoustical Barrier Detail on Sheet 2 of the GDP. In order to achieve a maximum exterior noise level of 65 dBA Ldn, a six (6') to eight foot (8') high acoustical wall shall be provided as shown on the GDP for rear yard, ground level areas, unshielded by topography or built structures. Where necessary, utilities or drainage lines may cross under the noise wall. The HOA shall be responsible for the maintenance of the acoustical wall as provided in proffer number 6 hereinabove.
- d. Prior to site plan approval, the Applicant shall conduct a refined acoustical analysis based upon the final grading of the site to verify or amend the noise levels and impact areas set forth above to revise interior noise attenuation measures as prescribed above and/or to revise exterior noise mitigation in order to determine if the height of the acoustical wall may be reduced to six feet (6'). The refined acoustical analysis and revisions to noise attenuation measures is subject to the approval of DPWES and the Department of Planning and Zoning. Any refined acoustical analysis shall also be forwarded to the Lee District Planning Commissioner at the time of filing with the County.
11. **School Contribution.** Prior to the issuance of the first building permit, the Applicant shall contribute \$107,548 to the Board of Supervisors ("Board") to be utilized for the provision of capital facilities within the Fairfax County schools serving this development. In the event that the approved final site plan yields less than thirty (30) market rate units on the Property, this contribution amount shall be reduced proportionately based upon a ratio of thirty (30) units to \$107,548.
12. **Landscaping.** Landscaping for the site shall be in substantial conformance with the landscaping shown on Sheet 6 of 7 of the GDP, subject to minor adjustments approved by UFM.

13. **Interparcel Access.** As a part of the subdivision plat approval, the Applicant shall convey access easements allowing interparcel access between the subject property and the RZ 2006 Property over the area so designated on the GDP. Said easements shall be subject to a requirement that the residents of the RZ 2006 Property pay their pro rata share for the ongoing maintenance of the private streets on the Property providing access from Fleet Drive to the RZ 2006 Property. In addition, the Applicant shall place conspicuous signs at these locations stating that these areas will be the site of future construction of the road extensions by others to provide interparcel connections. All prospective new home purchasers shall be advised of these future extensions prior to entering into a contract of sale and notice of the interparcel connections shall also be placed within the HOA documents. The signs shall remain in place until the future road connections are made. The HOA shall maintain the signs in good repair. In the event that the developer of the RZ 2006 Property develops first, the Applicant shall convey said interparcel access easements upon the written request of that developer provided a covenant is recorded among the land records of Fairfax County requiring all lot owners within the RZ 2006 Property to make pro rata payments to the HOA for the maintenance of the private streets on the Property.
14. **Temporary Signage.** No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject property to adhere to this proffer.
15. **Heritage Resources.** At least thirty (30) days prior to any land disturbing activities on the Property, Applicant shall conduct a Phase I archaeological study on those areas of the Property identified by CRMPS of the Fairfax County Park Authority ("CRMPS") and provide the results of such study for the review and approval of CRMPS. The study shall be conducted by a qualified archaeological professional. No land disturbance activities shall be conducted until this study is approved by CRMPS. If the Phase I study concludes that an additional Phase II study of the Property is warranted, the Applicant shall complete said study and provide the results to CRMPS; however, submission of the Phase II study to CRMPS shall not be a pre-condition of site plan approval. If the Phase II study concludes that additional Phase III evaluation and/or recovery is warranted, the Applicant shall also complete said work in consultation and coordination with CRMPS; however, any such Phase III work shall not be a pre-condition of site plan approval.
16. **Garage Conversion.** A covenant shall be recorded which provides that garages shall not be used for any purpose that will interfere with the parking of vehicles in the garage. The covenant shall be recorded among the land records of Fairfax County, in a form approved by the County Attorney, prior to the sale of any lots, and shall run to the benefit of the HOA, and to Fairfax County. Purchasers shall

be advised of the use restriction prior to entering into a contract of sale; this restriction shall also be included in the HOA documents. Driveways on all lots shall be a minimum of 18 feet in length.

17. **Geotechnical Investigation.** Prior to site plan approval, the Applicant shall submit a geotechnical investigation of the site for the review and approval of DPWES and implement such measures as determined by the investigation, subject to the satisfaction of DPWES.
18. **VDOT Parcel.** Subject to approval by the Virginia Department of Transportation (VDOT), the applicant shall construct an emergency access road over the parcel owned by VDOT as depicted on the GDP. In addition, subject to approval by VDOT, the Applicant shall clear, fine grade and vegetate the balance of this parcel. The HOA shall maintain the new vegetation on this parcel, if permitted to do so by VDOT.
19. **Architectural Treatment.** The rear of all façades that are visible from Beulah Street (i.e., the rear facades of units 21 through 30) shall incorporate the use of shutters or decorative trim and related accent materials on windows on portions of the rear façade that are not visually screened by the noise attenuation wall required by these proffers along Beulah Street (generally the second and third stories). Such shutters, trim or other accent materials shall be complementary in terms of type and color to those items or materials used on other portions of the façade.
20. **Tree Preservation Plan.** The Applicant shall contract with a certified arborist to prepare a tree preservation plan to be submitted as part of the first and all subsequent subdivision plan submissions. The plan shall be reviewed and approved by the Urban Forestry Division in accordance with all applicable PFM and Zoning Ordinance requirements, as such may be modified by appropriate approvals. The certified arborist responsible for the preparation of the tree preservation plan shall be referred to as the "Project Arborist." Said tree preservation plan shall provide for preservation of specific quality trees or stands of trees within the tree save areas depicted on the GDP to the maximum extent reasonably feasible, subject to the potential installation of utilities, and to the maximum extent reasonably feasible without precluding the development of a single family home typical to this project on each of the building envelopes and lots shown on the GDP. The Urban Forester may require reasonable modifications of such plan to the extent these modifications do not alter the number of dwelling units shown on the GDP, reduce the size of the proposed units, significantly move their location on the lot, or require the installation of retaining walls. The tree preservation plan shall consist of a tree survey which includes the locations, species, size, crown spread, and condition rating percent of all trees measuring twelve (12) inch diameter at breast height ("dbh") or greater located within ten feet (10) inside and twenty-five (25) feet outside the limits of clearing areas depicted on the GDP. Additionally, included in the tree preservation plan shall be a condition analysis and rating for all trees measuring twelve (12) inch dbh or greater located within ten (10) feet of the inside and

twenty-five (25) feet outside of the limits of clearing and grading for all tree buffer areas shown to be preserved on the GDP. The condition analysis shall be prepared using methods outlined in the latest edition of "The Guide for Plant Appraisal." Specific tree preservation activities shall be incorporated into the tree preservation plan. Activities should include, but not be limited to, crown pruning, root pruning, mulching and fertilization.

21. **Lot 20 Restriction.** A covenant shall be recorded which prohibits plantings or fencing within that portion of Lot 20 that is located within the line of site area depicted on sheet 5 of the GDP. The covenant shall be recorded among the land records of Fairfax County, in a form approved by the County Attorney, prior to the sale of any lots, and shall run to the benefit of the HOA, which shall be established, and to Fairfax County. Purchasers shall be advised of the use restriction prior to entering into a contract of sale for Lot 20; this restriction shall also be included in the HOA documents.
22. **Environment.** As a supplement to the environmental development drainage system, the Developer shall construct a "Permeable Open Joint Pavement Block" area at the location described herein. The construction method and design shall be in accordance with the Fairfax County Public Facilities Manual, Plate 79-6, except modified as follows: Prior to commencing work, a percolation test at the location shall be taken to determine the acceptance of storm water runoff absorption. If the percolation test is determined to be acceptable, the construction detail (Plate 79-6) shall eliminate the filter fabric and 4 inch diameter perforated underdrain. Otherwise, the detail shall be constructed as specified. The precise area location of the open joint block shall be in the Emergency Turnaround on Royal Crest Lane at station 12+50. The area of coverage is approximately eighteen by twenty feet, the dimensions of which are to be determined at time of construction.
23. **Bus Stop.** Prior to subdivision plan approval, the Applicant shall contribute \$5,000 to Fairfax County to be utilized for a bus stop shelter in the general vicinity of the subject property.
24. **Park Authority Contribution.** At the time of site plan approval, the Applicant shall contribute the sum of \$51,000.00 to the Fairfax County Park Authority for recreational facilities and/or resource management at Manchester Lakes Public Park, as determined by the Park Authority, subject, however to a credit for expenditures on-site for a tot lot, as depicted on the GDP.

**APPLICANT/CONTRACT PURCHASER OF TAX
MAP 91-5 ((5)) Parcels 2, 3, 4 and 7; 91-1 ((1)), Parcels
59A and 59B; Owner of Tax Map 91-1 ((1)) Parcel 60**

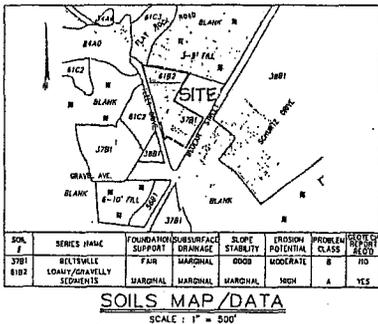
FLEET DRIVE, LLC

By: Ray E. Smith, III, Managing Member
Ray E. Smith, III, Managing Member

GENERALIZED DEVELOPMENT PLAN FOSTERS CREST

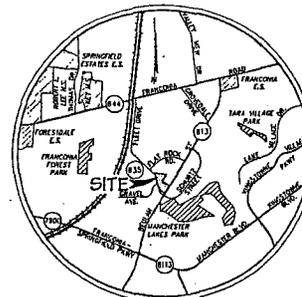
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2010-LE-007
PCA 2006-LE-018



- NOTES**
- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 81-1(1)594, 598 & 60 AND 81-1(5)12 - A & 7. THE SITE IS CURRENTLY ZONED R-1 & R-12. THE PROPOSED ZONING IS R-12.
 - THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF:
 - 81-1(1)594 - KM SUNG SOO AND COH LAH-FONG IN DEED BOOK 13660 AT PAGE 1751
 - 81-1(1)598 - KM SUNG WON IN DEED BOOK 13661 AT PAGE 131
 - 81-1(1)180 - FLEET DRIVE, LLC IN DEED BOOK 17383 AT PAGE 1255
 - 81-1(5)12 - DARLAS H. AND RUTH W. SMITH IN DEED BOOK 3085 AT PAGE 392
 - 81-1(5)13 - JULIO C. GONZALEZ IN DEED BOOK 10041 AT PAGE 247
 - 81-1(5)14 - ERIC B. MCGEE AND GLORIA CARRUANCHIO IN DEED BOOK 11033 AT PAGE 1454
 - 81-1(5)17 - AHMAD NAJIB IN DEED BOOK 12848 AT PAGE 904
 - BOUNDARY INFORMATION BASED ON A FIELD SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED MARCH 24, 2006. EXISTING TOPOGRAPHIC INFORMATION IS BASED ON A FIELD SURVEY BY CHARLES P. JOHNSON & ASSOCIATES, DATED APRIL, 2006, UPDATED APRIL 2010. CONTOUR INTERVAL EQUALS TWO FEET NGVD 1928.
 - THERE ARE NO 100-YEAR FLOODPLANS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
 - THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
 - TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
 - ALL EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
 - SEE SHEET 4 FOR A DESCRIPTION OF EXISTING VEGETATION.
 - EXISTING STRUCTURES ARE TO BE REMOVED. DATES OF CONSTRUCTION FOR THE EXISTING DWELLINGS:

81-1(1)594 - 1946	81-1(5)12 - 1958
81-1(1)598 - 1948	81-1(5)13 - 1958
81-1(1)180 - 1928	81-1(5)17 - 1958
 - THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.
 - THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
 - NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
 - TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 305. ALL HAZARDOUS WASTE ARE SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 46, CODE OF FEDERAL REGULATIONS PART 200. TO BE GENERATED, TREATED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
 - IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 7.8 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
 - A WAIVER OF THE 800' MAXIMUM PRIVATE STREET LENGTH IS HEREBY REQUESTED
 - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 81-1(1)598 AND 81-1(5)12 & 8 IS HEREBY REQUESTED, AS ALLOWED UNDER Z.O.813-303.9
 - A WAIVER OF THE BARRIER REQUIREMENT IS HEREBY REQUESTED, AS ALLOWED UNDER Z.O.813-303.12
 - A WAIVER TO CONSTRUCT A 3-FOOT CONCRETE SIDEWALK IN LIEU OF THE REQUIRED MAJOR PAVED TRAIL ALONG FLEET DRIVE IS HEREBY REQUESTED
 - PROPOSED PUBLIC IMPROVEMENTS:
 - WATER SERVICE TO BE PROVIDED BY AN EXISTING 11" MAIN LOCATED IN FLEET DRIVE
 - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED OFF-SITE
 - PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE GENERALIZED DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
 - A RECREATIONAL FACILITY IS PROPOSED WITH THIS DEVELOPMENT (101 LOT).
 - A SPECIAL AVENUE IS PROPOSED WITH THIS DEVELOPMENT (LANDSCAPED SITING AREA WITH BENCHES).
 - A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
 - ARCHITECTURAL ELEVATIONS ARE NOT AVAILABLE AT THIS TIME.
 - A MAJOR PAVED TRAIL IS REQUIRED ALONG FLEET DRIVE, FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN. (SEE NOTE 16)
 - PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
 - THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-B08 OF THE ZONING ORDINANCE.
 - MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE GDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-204 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'



MINIMUM STORMWATER INFORMATION FOR REZONING, SPECIAL EXCEPTION, SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS

- Map is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of disturbing one grading accommodates the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 1.
- Provide:

Facility Name/Type & No.	Drainage Area (Acres)	Div. Area (Acres)	Drainage Area (Acres)	Footprint (Sq. Ft.)	Storage Volume (Cu. Ft.)	Height (Ft.)
Impervious Stormwater Pond	3.528	2.288	0.872	12,720	13,500	8.54
- Overlays drainage channels, outfalls, and pipe systems are shown on Sheet 1. Pond inlet and outlet pipe systems are shown on Sheet 1.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 1. Type of maintenance access road surface noted on the plan is asphalt.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 1.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 1.
- A description of how the outlet requirements, including known changes in contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 1.
- Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is on an survey or field run is provided on Sheets 1 & 2.
- A submission waiver is requested for N/A.
- Stormwater management is not required because N/A.

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(2) REVISED SITE TABULATIONS (3) ADDED EXISTING SEPTIC AND (4) ADDED SOFT LINES & UTILITY EASEMENTS (5) REVISED LANDSCAPING & TREE COVER CALC (6) REVISED ACROSTIC BARRIER DETAIL, REMOVED 4" FENCE (7) NEW WOOD FENCE LAYED OUT AS A SPUR, ADDED EX TREES TO BE SAVED	8-4-10
2.	(8) NEW LEGEND, ADDED PARKING LOT LANDSCAPING (9) ADDED MOVED TREES & JUST FROM OBSTRUCTIONS (10) REVISED NOTES (11) REVISED SITE TABULATIONS, ADDED PRIVATE FENCE DETAIL (12) REVISED AREA OF REZONING (13) REVISED LAYOUT & UTILITIES (14) REVISED LANDSCAPING (15) REVISED DRAINAGE AREA AND TABULATIONS (16) NEW SHEET	8-15-10
3.	(17) REVISED SITE TABULATIONS, ADDED PRIVATE FENCE DETAIL (18) REVISED AREA OF REZONING (19) REVISED LAYOUT & UTILITIES (20) REVISED LANDSCAPING (21) REVISED DRAINAGE AREA AND TABULATIONS (22) NEW SHEET	12-17-10
4.	(23) REVISED SITE INFORMATION CHART (24) ADDED DIMENSIONS, BUS STOP, SIGN LINE NOTE & REMOVED POND (25) REVISED LANDSCAPING	1-21-11

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM THAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

DEVELOPER
FLEET DRIVE, LLC
115 BELLAIR ROAD NE
SUITE 2008
VENNA, VIRGINIA 22180
(703) 281-1703

TABLE OF CONTENTS

- COVER SHEET
- SITE TABULATIONS
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- GENERALIZED DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- OUTFALL ANALYSIS
- POTENTIAL LAYOUT FOR ADJACENT PARCELS

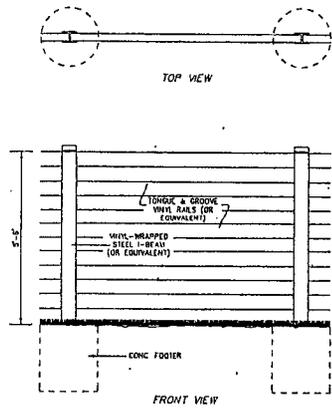
CPJ Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
380 PUGER DRIVE SUITE 218 FARMVALE, VIRGINIA 22031-7338
TEL: 703-281-0158 FAX: 703-281-0158

DATE: JUNE 9, 2010
REVISED: AUGUST 4, 2010
SEPTEMBER 15, 2010
DECEMBER 17, 2010
JANUARY 21, 2011

SHEET 1 OF 8

FOSTERS CREST

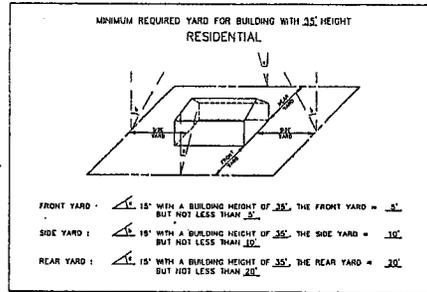
FILE # 03-591



ACOUSTICAL BARRIER DETAIL

SCALE: 1" = 2'

(OR AS SPECIFIED WITH AN APPROVED NOISE STUDY)

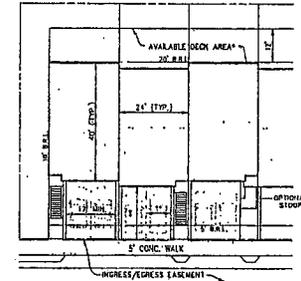


MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT RESIDENTIAL

FRONT YARD: \triangleleft 15' WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 35' BUT NOT LESS THAN 20'

SIDE YARD: \triangleleft 15' WITH A BUILDING HEIGHT OF 35', THE SIDE YARD = 35' BUT NOT LESS THAN 10'

REAR YARD: \triangleleft 15' WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 30' BUT NOT LESS THAN 20'



TYPICAL LOT LAYOUT

SCALE: 1" = 20'

* DECKS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412, WHICH ALLOWS A 12" EXTENSION INTO THE REQUIRED MINIMUM YARD

** EACH UNIT TO HAVE TWO(2) 8.5'x10' PARKING SPACES IN THE DRIVEWAY

DENSITY TABULATIONS

FOR FIRST ADDITION TO FRANCONIA

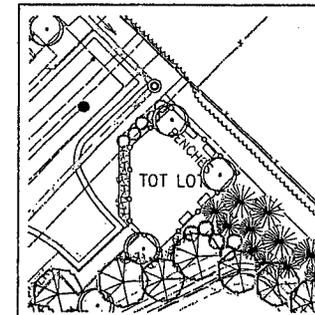
	# LOTS	AREA	DENSITY
CURRENT CONFIGURATION*	6	3.29 Ac	1.83 DU/AC
LOTS 5 AND 8 RESIDUAL	2	1.36 Ac	1.47 DU/AC

* LOT AREAS HAVE BEEN REDUCED BY PREVIOUS BEULAH STREET IMPROVEMENTS

SITE TABULATIONS

PROPOSED	REQUIRED	PROVIDED
LOT AREA	68,996 ϕ	(1,584 Ac)
AREA OF OUTLOTS	2,844 ϕ	(0.658 Ac)
PARCEL "A"	97,112 ϕ	(2,228 Ac)
RIGHT-OF-WAY DEDICATION	16,484 ϕ	(0.447 Ac)
TOTAL R-12 AREA	186,536 ϕ	(4,328 Ac)

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	30 SINGLE-FAMILY ATTACHED
MAXIMUM DENSITY	12 DU/AC	6.9 DU/AC
MINIMUM DISTRICT SIZE	4 Ac	4,328 Ac
MINIMUM LOT AREA	N/A	1,960 ϕ \pm
AVERAGE LOT AREA	N/A	2,280 ϕ \pm
MINIMUM LOT WIDTH	18'	24'
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS:		
FRONT	15'/3'	15'/5'
SIDE	15'/10'	15'/10'
REAR	30'/20'	30'/20'
OPEN SPACE	25% (1.08 Ac)	26% (1.21 Ac)
PARKING	2.7 SPACES/UNIT (81 TOTAL SPACES)	3.1 SPACES/UNIT (84 TOTAL SPACES)

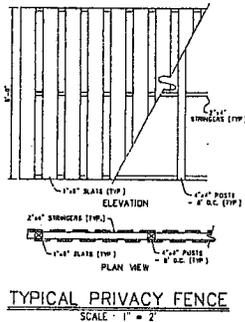


TOT LOT LANDSCAPING

SCALE: 1" = 20'

LEGEND

- CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED BAYLE, YELLOW OAK, SWEET GUM, BEECH)
- CAT. I & II EVERGREEN TREE (8" HGT.) (E.G. ANGIOPLUM, JAPANESE MAPLE, CEDAR)
- CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SPYRACER, SPYRACER, HAWKBIT)
- SMALL DECIDUOUS SHRUB
- MEDIUM EVERGREEN SHRUB



TYPICAL PRIVACY FENCE

SCALE: 1" = 2'

DETAILS & SITE TABULATIONS

FOSTERS CREST

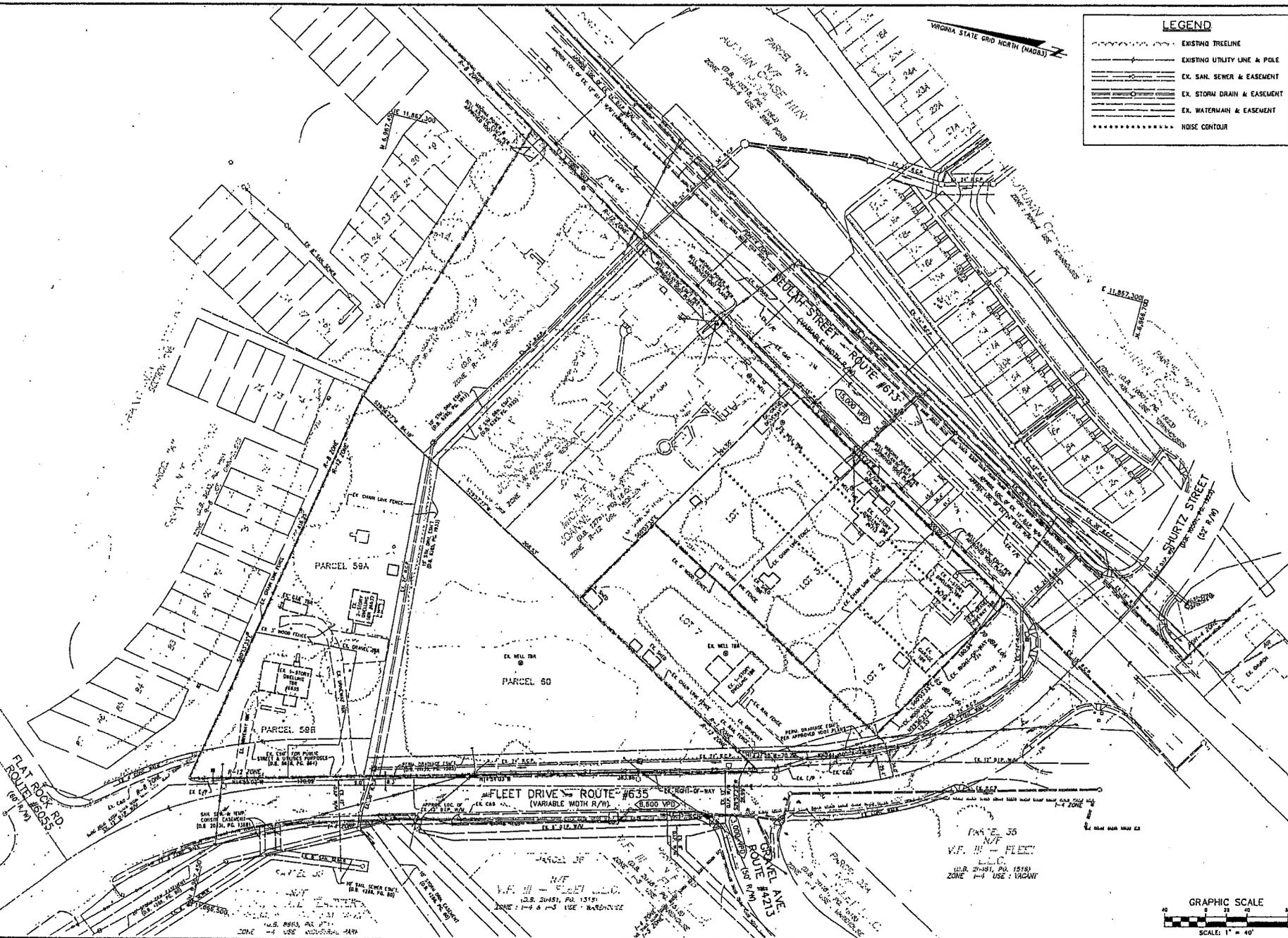
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



CPJ
Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS
10000 WOODBURN ROAD, SUITE 200, FARMINGTON, MARYLAND 21051
410-326-1100

RZ 2010-LE-007

PROJECT NAME	FOSTERS CREST
DATE	12/17/2010
PROJECT NO.	03-591
SHEET NO.	2
TOTAL SHEETS	8
DATE	12/17/2010
TYPE	GDP



LEGEND

- EXISTING TREE LINE
- EXISTING UTILITY LINE & POLE
- EX. SAN. SEWER & EASEMENT
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAN & EASEMENT
- NOISE CONTOUR

EXISTING CONDITIONS PLAN

FOSTERS CREST

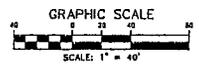
LEE DISTRICT
FAREFAK COUNTY, VIRGINIA

RZ 2010-LE-007

PLANNED BY: CHARLES P. JOHNSON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
11277-10 BELLEVILLE AVENUE, SUITE 100, FALLS CHURCH, VA 22044
PHONE: (703) 441-1100 FAX: (703) 441-1101
WWW.CPJASOCIATES.COM

PLANNED BY: CHARLES P. JOHNSON & ASSOCIATES, INC.
REGISTERED PROFESSIONAL ENGINEERS
11277-10 BELLEVILLE AVENUE, SUITE 100, FALLS CHURCH, VA 22044
PHONE: (703) 441-1100 FAX: (703) 441-1101
WWW.CPJASOCIATES.COM

NO.	DATE	BY	DESCRIPTION
1	08/11/10	CPJ	PRELIMINARY
2	08/11/10	CPJ	REVISED
3	08/11/10	CPJ	REVISED
4	08/11/10	CPJ	REVISED
5	08/11/10	CPJ	REVISED
6	08/11/10	CPJ	REVISED
7	08/11/10	CPJ	REVISED
8	08/11/10	CPJ	REVISED
9	08/11/10	CPJ	REVISED
10	08/11/10	CPJ	REVISED



December 17, 2010

Fairfax County
 Urban Forest Management Division
 11855 Government Center Parkway
 Fairfax, Virginia 22030

Reference: 14-1106-0000

Re: Fosters Crest

Dear Mr. Prange:

The purpose of this letter is to request a deviation from the Tree Preservation Target Area requirement of PFC §15.6-0201. A quantity of the site was previously approved under plan number RZ-2109-LE-018. Some of the trees have decided to be removed from the previous planting while a previous resident has joined with the request.

It is our belief that the deviation request meets the conditions allowed under PFC § 15-2004.2A (1), but meeting the Target would preclude the circulation alternatives allowed by the zoning Ordinance. Even taking into account the deviation, the density of the proposed development is less than the existing development on the site, and the number of trees to be planted is more than the number of trees to be removed.

The only area on the site with any significant existing trees is located where an ENHANCED SWM BMP POND is being proposed, since this area is close to the front of the site. Some of the proposed open space areas, especially along Lots 1-8, are located where there is little existing tree cover. Because of this factor, the only way to address a significant reduction in the site to be cleared would be to reduce the number of trees, decreasing the overall tree canopy below what is allowed.

The deficit on the Tree Preservation Target Area will be made up with tree planting on-site to reach the required 18% tree cover.

If you have any questions please don't hesitate to contact me at cpj@cpja.com or 703-365-7855.

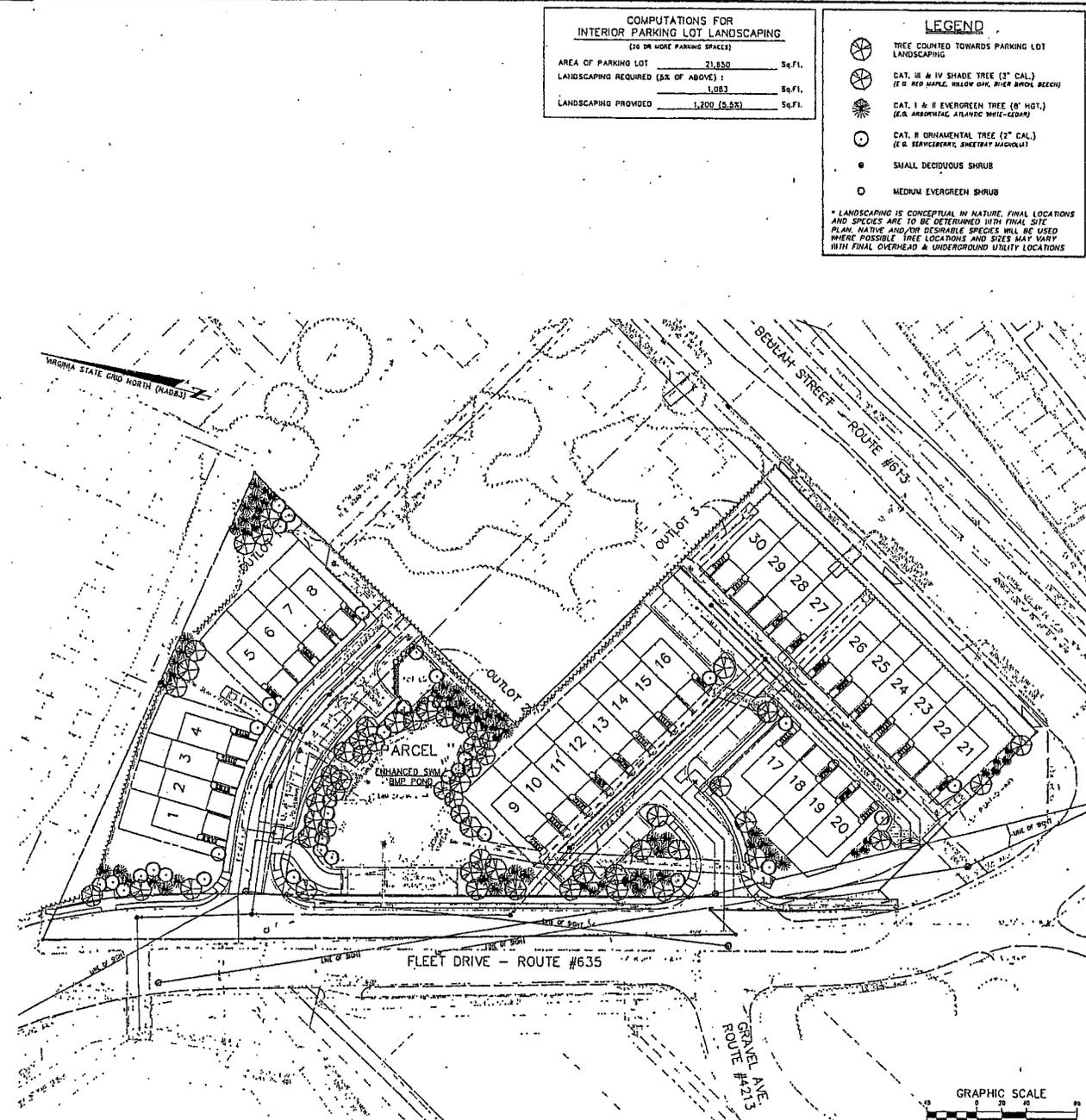
Sincerely,

Charles P. Johnson
 Kenneth J. Vassil, L.A.

MEMBERSHIP INFORMATION: Silver Spring, MD • Calhoun, MD • Frederick, MD • Eastern Shore, MD • Fairfax, VA

Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Removal Area (Square Feet)		Area of canopy to be removed	21,830 SF
1	Area of canopy to be removed	21,830 SF	21%
2	Area of canopy to be planted to meet 18% target	10,915 SF	18%
3	Area of canopy to be planted to meet 18% target	10,915 SF	18%
4	Area of canopy to be planted to meet 18% target	10,915 SF	18%
5	Area of canopy to be planted to meet 18% target	10,915 SF	18%
6	Area of canopy to be planted to meet 18% target	10,915 SF	18%
7	Area of canopy to be planted to meet 18% target	10,915 SF	18%
8	Area of canopy to be planted to meet 18% target	10,915 SF	18%
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97	Area of canopy to be planted to meet 18% target	10,915 SF	18%
98	Area of canopy to be planted to meet 18% target	10,915 SF	18%
99	Area of canopy to be planted to meet 18% target	10,915 SF	18%
100	Area of canopy to be planted to meet 18% target	10,915 SF	18%



COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING (20 OR MORE PARKING SPACES)

AREA OF PARKING LOT	21,830	Sq.Ft.
LANDSCAPING REQUIRED (5% OF ABOVE)	1,092	Sq.Ft.
LANDSCAPING PROVIDED	1,200 (8.9%)	Sq.Ft.

LEGEND

- TREE COUNTED TOWARDS PARKING LOT LANDSCAPING
- CAT. III & IV SHADE TREE (1" CAL.) (E.G. RED MAPLE, BLOW OAK, RIVER BIRCH, BEECH)
- CAT. I & II EVERGREEN TREE (1" HGT.) (E.G. ARBORVITAE, ATLANTIC WHITE CEDAR)
- CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SEVINGERT, SHEETZAY MAGNOLIA)
- SMALL DECIDUOUS SHRUB
- MEDIUM EVERGREEN SHRUB

* LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

CONCEPTUAL LANDSCAPE PLAN

FOSTERS CREST

LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CPJ Charles P. Johnson & Associates, Inc.
 PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS ENVIRONMENTAL SERVICES
 2557 FENDER DRIVE, SUITE 210, FAIRFAX, VA 22030
 703-365-7855

GRAPHIC SCALE
 SCALE: 1" = 40'

DATE: 12/17/10
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 APPROVED BY: [Name]

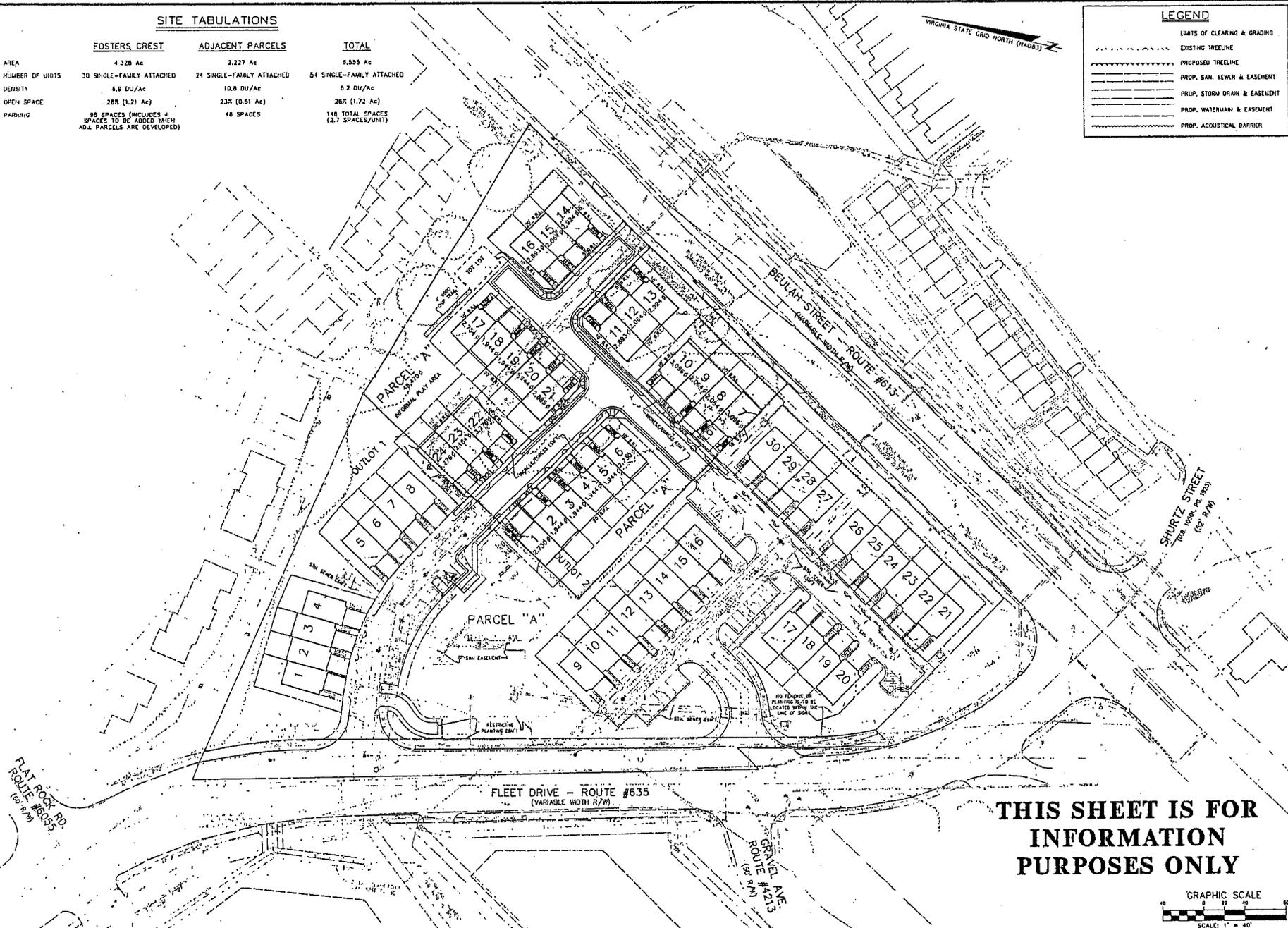
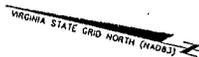
SHEET 6 OF 8
 PROJ NO: 03-551
 TYPE: COP

SITE TABULATIONS

	FOSTERS CREST	ADJACENT PARCELS	TOTAL
AREA	4.328 Ac	2.227 Ac	6.555 Ac
NUMBER OF UNITS	30 SINGLE-FAMILY ATTACHED	24 SINGLE-FAMILY ATTACHED	54 SINGLE-FAMILY ATTACHED
DENSITY	6.9 DU/Ac	10.8 DU/Ac	8.2 DU/Ac
OPEN SPACE	28% (1.21 Ac)	23% (0.51 Ac)	26% (1.72 Ac)
PARKING	88 SPACES (INCLUDES 4 SPACES TO BE ADDED WHEN ADJ. PARCELS ARE DEVELOPED)	48 SPACES	148 TOTAL SPACES (2.7 SPACES/UNIT)

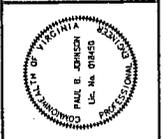
LEGEND

- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- PROP. SAN. SEWER & EASEMENT
- PROP. STORM DRAIN & EASEMENT
- PROP. WATERMAIN & EASEMENT
- PROP. ACoustICAL BARRIER



REVISION PROGRAM APPROVAL
 SHEET NO. DATE
 CHARLES P. JOHNSON & ASSOCIATES, INC.
 1000 W. MARKET STREET, SUITE 100, FARMINGTON, MISSISSIPPI 39075
 CPJ ASSOCIATES
 2000 W. MARKET STREET, SUITE 100, FARMINGTON, MISSISSIPPI 39075

POTENTIAL LAYOUT FOR ADJACENT PARCELS
 BASED ON APPROVED PLAN RZ 2006-LE-018
FOSTERS CREST
 LEE DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISIONS
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THIS SHEET IS FOR INFORMATION PURPOSES ONLY

