



APPLICATION ACCEPTED: June 17, 2010
APPLICATION AMENDED: October 29, 2010
PLANNING COMMISSION: December 2, 2010
PLANNING COMMISSION DECISION: April 20, 2011
BOARD OF SUPERVISORS: Not yet Scheduled

County of Fairfax, Virginia

April 13, 2011

STAFF REPORT ADDENDUM

APPLICATION RZ 2010-HM-006

HUNTER MILL DISTRICT

APPLICANT: Sekas Homes, Ltd.

PRESENT ZONING: R-1

REQUESTED ZONING: R-3

PARCEL(S): 28-4 ((1)) 29

ACREAGE: 2.3 acres

DENSITY: 2.60 du/ac

PLAN MAP: Residential; 2-3 du/ac

PROPOSAL: To rezone from the R-1 District to the R-3 District to permit residential development consisting of six (6) single-family detached dwelling units.

WAIVERS/MODIFICATIONS: Modification of the Public Facilities Manual (PFM), 5-foot wide sidewalk and Comprehensive Plan, Countywide Trails Plan requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-HM-006, subject to the execution of proffers consistent with those contained in Attachment 1.

St.Clair Williams

Staff recommends approval of the modification of the Public Facilities Manual (PFM), 5-foot wide sidewalk requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.

Staff recommends approval of the modification of the of the Comprehensive Plan, Countywide Trails Plan requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.

Staff recommends approval of a deviation of the tree preservation target in favor of that shown on the GDP.

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

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

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

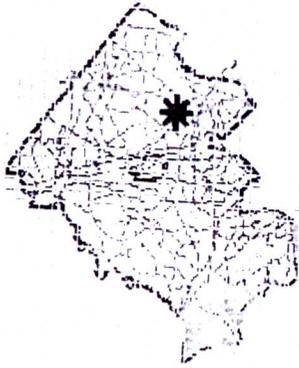
For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290.



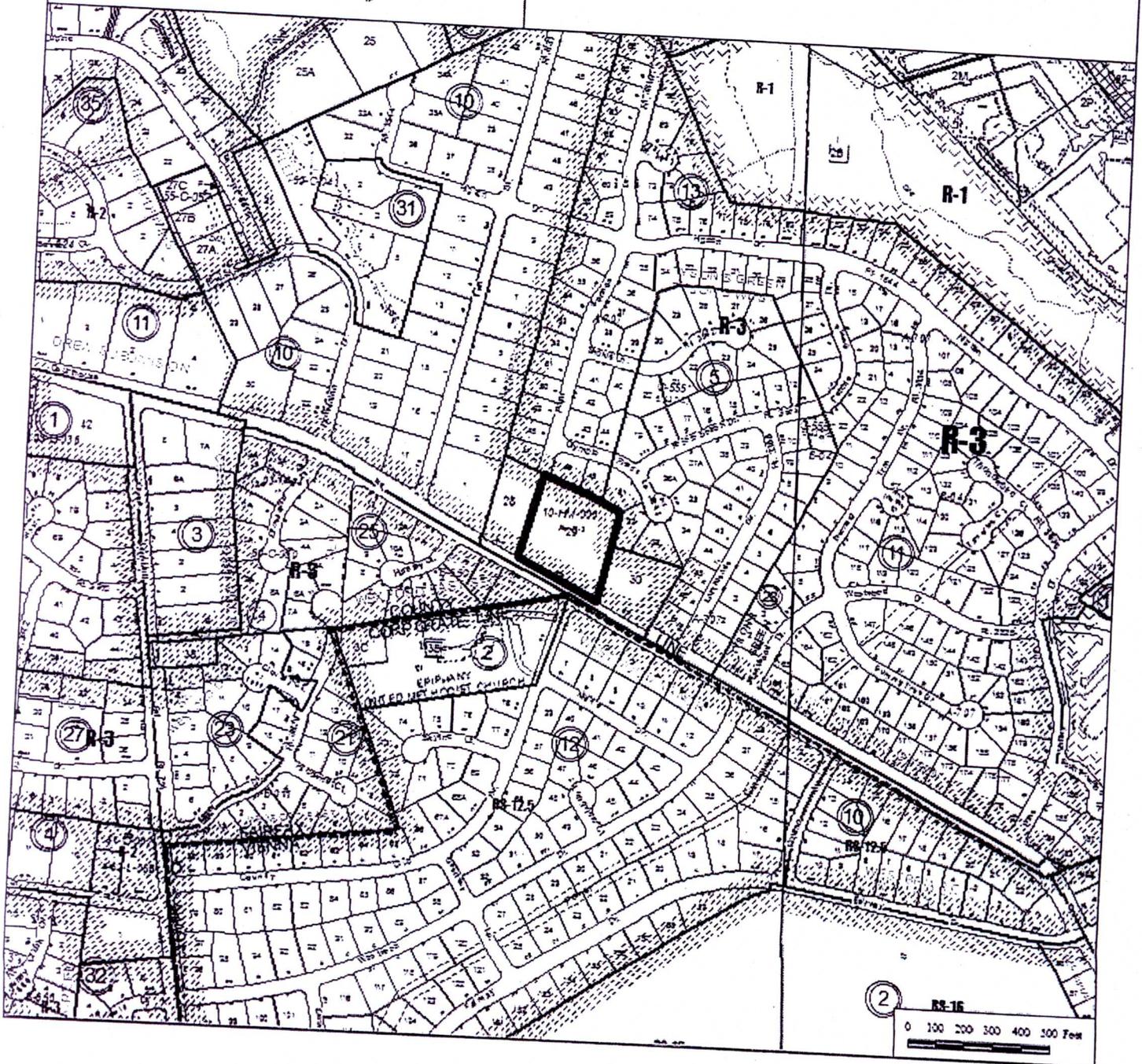
Americans with Disabilities Act (ADA): Reasonable accommodation is available upon 7 days advance notice. For additional information on ADA call (703) 324-1334 or TTY 711 (Virginia Relay Center).

Rezoning Application

RZ 2010-HM-006



Applicant: SEKAS HOMES, LTD.
Accepted: 06/17/2010
Proposed Area: RESIDENTIAL
Zoning Dist Sect: 2.3 AC OF LAND; DISTRICT - HUNTER MILL
Located: NORTH SIDE OLD COURTHOUSE ROAD
APPROXIMATELY 355 FEET WEST OF ITS
INTERSECTION WITH LARKMEADE DRIVE
Zoning: FROM R-1 TO R-3
Overlay Dist:
Map Ref Num: 028-4-/01/ /0029



BACKGROUND

The applicant, Sekas Homes, Ltd., requests approval of a rezoning of approximately 2.30 acres from the R-1 District to the R-3 District for development of six single-family detached dwelling units on the site, at an overall density of 2.60 dwelling units per acre (du/ac). The subject property is located on the north side of Old Courthouse Road approximately 355 feet west of its intersection with Larkmeade Drive and is bounded by the Tysons Green and Tysons West subdivisions to the north, which is zoned R-3 and developed with single family detached dwelling units. To the east and west are single-family detached lots which are zoned R-1. All existing structures on the site, including a single-family dwelling and barn constructed in 1925, and a detached garage, located in the central portion of the site are proposed to be demolished as a part of this application.

The applicant also seeks approval of the following waivers and modifications:

- Waiver of the Public Facilities Manual (PFM), 5-foot wide sidewalk requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.
- Modification of the of the Comprehensive Plan, Countywide Trails Plan requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.
- Deviation from the Tree Preservation Target requirements in accordance with Sect. 12-0507.3A (1) (2) (3).

DISCUSSION

On November 18, 2010, the original staff report for the subject application was published, recommending approval of the subject application. The published staff report noted that the applicant submitted a Secondary Street Acceptance Requirement (SSAR) waiver to VDOT, in order to allow the proposed public street within the proposed development to terminate in a cul-de-sac on the application property as shown on the GDP. In addition, the staff report noted that the applicant had also submitted an Access Management Exception request in order to permit the public street access to the site in the location shown on the GDP.

On December 2, 2010 the Planning Commission public hearing for the subject application was held, however the Virginia Department of Transportation (VDOT) had not made a determination on the applicant's SSAR waiver or Access Management Exception requests. Therefore the Planning Commission voted to defer the decision only for the subject application until determinations on the applicant's requests were provided by VDOT.

On March 11, 2011 VDOT approved the applicant's SSAR waiver request and Access Management Exception request (See Attachment 3 and 4). As a

condition of the SSAR waiver approval, the applicant has revised the GDP to depict a proposed right-of-way dedication area in the northeast portion of the site. The proposed right-of-way dedication would allow a connection to Palm Springs Drive to be provided in the future, if right-of-way dedication is provided by others (Lot #29) in the future. Therefore, with the determinations provided by VDOT and the revisions made to the GDP and proffers, the application is now ready to before the Planning Commission for a decision only.

CONCLUSION AND RECOMMENDATIONS

Staff Conclusions

In staff's evaluation, the proposal continues to be in harmony with the Comprehensive Plan and meet all applicable provisions of the Zoning Ordinance. Furthermore, staff believes that the application satisfactorily satisfies the Residential Development Criteria.

Recommendations

Staff recommends approval of RZ 2010-HM-006, subject to the execution of proffers consistent with those contained in Attachment 1.

Staff recommends approval of the waiver of the Public Facilities Manual (PFM), 5-foot wide sidewalk requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.

Staff recommends approval of the modification of the of the Comprehensive Plan, Countywide Trails Plan requirement along the Old Courthouse Road frontage of the property in order to provide a 10-foot wide trail.

Staff recommends approval of a deviation of the tree preservation target in favor of that shown on the GDP.

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

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

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

RZ 2007-HM-015

ATTACHMENTS

1. Draft Proffers
2. Generalized Development Plan
3. Approved Secondary Street Acceptance Requirement (SSAR) Waiver
4. Approved Access Management Exception Request

PROFFERS

Sekas Homes, Ltd.
Tysons Crest

RZ 2010-HM-006

March 14, 2011

Pursuant to Section 15.2-2303(A) of the 1950 Code of Virginia, as amended, the Applicant, for himself and his successors or assigns (herein collectively referred to as the "Applicant") in this rezoning application filed on property identified on the Fairfax County Tax Map 28-4 ((1)), Parcel 29 (hereinafter referred to as the "Application Property"), agrees to the following proffers, provided that the Fairfax County Board of Supervisors (hereinafter referred to as the "Board") approves the rezoning of the Application Property from the R-1 zoning district to the R-3 district.

1. Development Plan

- a) Subject to the provisions of Section 18-204 of the Fairfax County Zoning Ordinance ("the Ordinance"), development of the portion of the Application Property identified on the Fairfax County Tax Map 28-4 ((1)), Parcel 29 shall be in substantial conformance with the Generalized Development Plan ("GDP") entitled "Tysons Crest" containing eight sheets and prepared by Land Design Consultants, Inc., dated April, 2010 and revised through March 14, 2011.
- b) Pursuant to Paragraph 2 of Section 18-204 of the Zoning Ordinance, minor modifications from the GDP may be permitted as determined by the Zoning Administrator. These modifications may include the locations of utilities, minor adjustment of property lines, and the general location and size of dwellings on the proposed lots provided that the total area of open space is not decreased from that shown hereon, the minimum building setbacks outlined on the GDP are honored, and the limits of clearing and grading are adhered to.

2. Homeowners Association

The Applicant shall establish a Homeowner's Association (HOA) for the proposed development to own, manage and maintain all common elements as generally shown on Sheet 2. The maintenance responsibilities of the infiltration trench and Homeowner's Association shall be disclosed to all prospective homeowners in a disclosure memorandum recorded in the Land Records prior to entering into a contract of sale and included in the HOA documents.

3. Transportation

- a) Density credit shall be reserved as may be permitted by the provisions of Paragraph 4 of Section 2-308 of the Ordinance for all eligible dedications described herein.
- b) As a condition of subdivision plan approval or upon demand by Fairfax County or the Virginia Department of Transportation ("VDOT"), whichever occurs first, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way from the existing centerline along the subject property's frontage of Old Courthouse Road and construct improvements along the property's Old Courthouse Road frontage as generally shown on the GDP subject to the approval of VDOT and the Fairfax County Department of Public Works and Environmental Services ("DPWES"). The Applicant shall grant any necessary temporary grading and/or construction easements on the subdivision plan along the subject property's Old Courthouse Road frontage as determined by FCDOT and/or VDOT, where the Applicant does not propose frontage improvements. These easements shall be used for the future construction of improvements along the property's Old

Courthouse Road frontage by others. Further, the Applicant shall dedicate and convey, without encumbrances and in fee simple, to the Board of Supervisors, right-of-way as generally shown on the GDP to facilitate the future termination of Palm Springs Drive, subject to the approval of VDOT and the Fairfax County Department of Public Works and Environmental Services ("DPWES").

- c) Garages and Driveways. The Applicant shall place a covenant on each residential lot that prohibits the use of the garage for any purpose, which would preclude motor vehicle storage. This covenant shall be recorded among the land records of Fairfax County prior to the sale of lots and shall run to the benefit of the HOA and to the Board of Supervisors. Prior to recordation, the covenant shall be approved by the Fairfax County Attorney's office. The HOA documents shall expressly state this use restriction. The driveway provided for each unit shall be a minimum of eighteen (18) feet in width and length to permit the parking of two (2) vehicles without overhanging onto the sidewalk. Garages shall be designed to accommodate two (2) vehicles.
- d) Prior to issuance of the first residential use permit, the Applicant shall provide a 10' wide shared use path along the subject property's Old Courthouse Road frontage as generally shown on Sheet 2 of the GDP. The Shared Use Path shall be located within the existing/proposed right-of-way of Old Courthouse Road and shall be subject to approval by Fairfax County and the Virginia Department of Transportation (VDOT). In the event that VDOT or the County does not want the Shared Use Path at the time of final subdivision plan approval, the Applicant shall escrow with Fairfax County the cost of the path construction in accordance with the prices listed in the Fairfax County Unit Price List.
- e) In the event the Virginia Department of Transportation (VDOT) Secondary Street Acceptance Requirement (SSAR) and Access Management waivers are not approved, a Proffer Condition Amendment (PCA) will be required.
- f) There will be no construction or vehicular access from Palm Springs Drive onto the subject property.
- g) The Applicant will provide a 6' stone dust trail on the subject property, in the general location shown on Sheet 2 of the GDP and subject to final engineering. This trail will be maintained by the Homeowner's Association. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.

4. Landscaping

- a) The first submission of the subdivision plan and all subsequent plan submissions shall include a landscape plan and specifications, for review and approval by the Urban Forest Management Division (UFM). The landscape plan and specifications shall incorporate the following:
 - Reduce turf areas to minimize mowing operations and the resulting air pollution. Turf shall cover no more than 75% of the pervious area of each lot. Mulched planting beds incorporating groups of trees and other plants shall be used to provide a root zone environment more favorable to trees and shrubs. Areas proposed for turf and mulch beds shall be delineated on the landscape plan submitted with the subdivision plan.
 - Plant trees in areas to contribute to energy conservation for the dwelling on each lot where possible, as depicted in Plate 4-12 of the Public Facilities Manual (PFM), and as determined in consultation with Urban Forest Management Division (UFM).

- Provide a diverse selection of native and non-invasive plants to reduce the need for supplemental watering, and the use of chemical fertilizers, herbicides, and chemical control of insects and diseases.
- Landscaping implemented with the subdivision plan may be made up of groups of trees including larger, overstory type trees (Category III and IV, as listed in PFM Table 12.19) together with smaller understory type trees (Category II). The plan may show overlap of understory trees by overstory trees as might occur in a natural environment.
- Inspection of mulch beds for conformance with the approved subdivision plan shall be conducted at the time that the Residential Use Permit is issued for each dwelling. After mulch areas have been accepted, they shall become the responsibility of the homeowner who shall not be precluded from managing or planting these areas according to their preference.
- The Applicant shall reserve the right to modify the location and species of trees at time of final subdivision plan subject to final engineering and approval by UFM.

5. Tree Preservation

Existing Vegetation Map/Tree Preservation: The Applicant shall submit an Existing Vegetation Map/Tree Preservation Plan as part of the first and all subsequent subdivision plan submissions to identify the trees onsite and address the preservation of the trees, if any, as shown on the Generalized Development Plan. The Existing Vegetation Map/Tree Preservation Plan shall be prepared by a professional with experience in the preparation of these plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of Urban Forest Management (UFM), DPWES.

The Existing Vegetation Map/Tree Preservation Plan shall consist of tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 10 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 site. The tree preservation plan shall provide 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 and as determined by UFM. 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.

Limits of Clearing and Grading: The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances specified in these proffered conditions and for the installation of utilities as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary as determined by UFM, DPWES. A replanting plan shall be developed and implemented, subject to approval by UFM, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.

Site Protection: This proffer shall preclude the removal, disturbance, cutting, destroying, or otherwise harming of any trees, shrubs, or other vegetation on the subject property, except as necessary for (a) the control of invasive species of vines and other vegetation; (b) removal of dead or dying vegetation; (c) the routine maintenance of existing conditions, such a minor tree limbing or trimming, provided that such activity is consistent with the Tree Preservation Plan; or

(d) the removal of trees in order to prevent the endangerment of life or property, meet insurance requirements or damaged due to natural disasters beyond the control of the Applicant.

Site Monitoring: During any clearing or tree/vegetation/structure removal on the Application Property, 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 UFM.

The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work in order to ensure conformance with all tree preservation proffers, and UFM approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by UFM, DPWES.

6. Storm Water Management

- a) If approved by DPWES, Stormwater Management and Best Management Practices (BMP's) shall be accomplished through the provision of one infiltration trench or alternative Low Impact Development techniques, as generally shown on Sheet 2 of the GDP and in accordance with the requirements of the Fairfax County Public Facilities Manual (PFM) or any approved modifications. The Applicant is utilizing the Raintank unit in order to meet Stormwater Management/Best Management Practices. The size and location of the facility may be subject to final modifications based on final engineering provided it is in substantial conformance with the GDP.
- b) As a condition of final subdivision plan approval, the proposed infiltration trench shall be designed in accordance with the Fairfax County Public Facilities Manual or any approved modifications, as determined by DPWES.
- c) The Homeowner's Association shall be responsible for implementing the maintenance contract and funding mechanism to provide maintenance for the proposed infiltration trench. The maintenance responsibilities and funding mechanisms will be outlined in the Homeowner's Association documents as well as in a disclosure memorandum for any contract for sale.

7. Contributions

- a) Prior to bond release, the Applicant shall contribute \$12,502 to the Board of Supervisors for use by the Fairfax County Park Authority for its use in establishing and maintaining parks and recreational facilities in the Hunter Mill District of Fairfax County.
- b) At the time of issuance of the first Building Permit, Applicant shall contribute \$37,512 to the Board of Supervisors for capital improvements to the public schools served by the subdivision. Said contribution shall be deposited with DPWES for transfer to Fairfax County Public Schools. Following approval of this Application and prior to the Applicant's payment of the amounts set forth in this Proffer, if Fairfax County should increase the ratio of students per high rise multifamily unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then current ratio and/or contribution. If the County should decrease the ratio or contribution amount, the Applicant shall provide the greater of the two amounts.

- c) 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 (0.5%) of the value of all of the units approved on the property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with Fairfax County Department of Housing and Community Development (HCD) and shall be approved by HCD and DPWES.

8. **Architecture**

The design and architecture of the approved units shall be in substantial conformance with the illustrative elevations contained in the GDP, or of comparable quality as determined by the Zoning Administrator. The exterior facades of the new homes constructed on the site shall be covered with masonry (cultured stone, stone or brick) from finished grade to first floor on all four sides. Masonry and/or cementitious siding (e.g., HardiPlank by James Hardie Building Products), or a combination thereof shall be applied from the first floor to the roof line. All units shall be limited to a maximum of thirty-five (35) feet in height as measured in the Fairfax County Zoning Ordinance.

9. **Energy Saver Program**

All homes constructed on the property shall meet the guidelines of the Energy Star program and will be certified.

10. **Lighting and Signs**

- a) All exterior lighting shall be in conformance with Part 9 of Article 14 of the Zoning Ordinance.
- b) 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 home sales for the Property to adhere to this Proffer.

11. **Telecommuting**

All dwellings shall be pre-wired with broadband, high capacity data/network connections in multiple rooms, in addition to standard phone lines.

12. **Universal Design**

At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: step-less entry from the garage to house or into the front door, main doors on 1st floor level 36" wide, clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.

At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, first floor bedroom and 1st floor bathroom, curb less shower (or shower with a curb of less

than 4.5" high), five foot turning radius near 1st floor bathroom commode, grab bars in 1st floor bathroom that are ADA compliant, 1st floor bathroom console sink in lieu of cabinet style vanity,

13. Other

- a) During development of the subject site, the telephone number of the site superintendent that shall be present on-site during construction shall be provided to the Hunter Mill District Supervisor's Office.
- b) Outdoor construction activity shall be limited to between the hours of 7:00 a.m. and 7:00 p.m., Monday through Friday and 8:00 a.m. and 5:00 p.m. on Saturdays. No outdoor construction activities shall be permitted on Sundays or on federal holidays. The site superintendent shall notify all employees and subcontractors of these hours of operation and shall ensure that the hours of operation are respected by all employees and subcontractors. Construction hours shall be posted on-site in both English and Spanish. This proffer applies to the original construction only and not to future additions and renovations by homeowners.
- c) Any extension into the minimum required side and rear yards for covered and uncovered decks shall be permitted in accordance with Section 2-412 of the Fairfax County Zoning Ordinance. Any decks or patios on Lot 5 shall be restricted to a maximum encroachment of 8' into the minimum rear yard along the rear of the house. Restrictions placed on the location of covered and uncovered decks per Section 2-412 of the Zoning Ordinance shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision. In accordance with the Zoning Ordinance, any sunrooms or enclosed porches may not encroach into the minimum required setbacks as shown on Sheet 2 of the GDP. This shall be disclosed to all prospective homeowners as a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.
- d) No building additions may be constructed on the rear of the house on Lot 5 subsequent to the initial house construction. This restriction shall not preclude the construction of a deck or patio in accordance with proffer 13C.
- e) The Applicant shall include the Approved Landscaping Plan from the Subdivision Plan, any Maintenance Responsibilities for the proposed vegetation (to be prepared by a Certified Arborist) and information regarding the County's Tree Conservation Ordinance to all prospective homeowners. This shall be provided to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale, included in the Homeowner's Association documents, and included as a covenant in the deed of subdivision.

Signatures:

Sekas Homes, Ltd., Applicant, Tax Map 028- 4 ((1)) Parcel 29

By: _____

John P. Sekas, President

Hastings Estates, L.C., Title Owner of Tax Map 028- 4 ((1)) Parcel 29

By: _____

John P. Sekas, Manager

NOTES:

1. THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FAIRFAX COUNTY ASSESSMENT MAP No. 26-4 (11) 21 AND IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS R-3.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING: HASTINGS ESTATES, L.C. BY DEED RECORDED IN DEED BOOK 2044 AT PAGE 1074 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. DEVELOPER/CONTRACT PURCHASER:
NEVAS INTERIORS, LTD.
C/O JOHN P. MORAN, PRESIDENT
401-L CHURCH STREET, NE
VIENNA, VA 22180
(703) 540-2000
4. BOUNDARY INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS, INC. FEBRUARY, 2000.
5. THE TOPOGRAPHIC INFORMATION IS BASED UPON A FIELD RUN SURVEY BY LAND DESIGN CONSULTANTS FEBRUARY, 2000. THE VERTICAL DATUM IS BASED ON NAVD 83. THE CONTOUR INTERVAL IS 10.0 (2) FEET.
6. TITLE REPORT FURNISHED BY STEWART TITLE GUARANTEE COMPANY, FILE NO. 20V-0076, EFFECTIVE DATE JANUARY, 2000.
7. THE PLAT OF THE PROPERTY SHOWN HEREON IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983 AS COMPUTED FROM A FIELD SURVEY WHICH TIES THIS BOUNDARY TO THE FAIRFAX COUNTY GEOGRAPHIC INFORMATION SYSTEM FIRMPOINT GPS ON THE COORDINATE GRID AND ELEVATION FACTOR IS 0.999985.
8. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREON. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PVI DESIGN CRITERIA AT THE TIME OF SUBDIVISION / PLAT PREPARATION / SUBDIVISION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GCP.
9. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
10. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASIMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 25 FEET OR FEWER.
11. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LISTS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THESE SHOWN HEREON.
12. AIR QUALITY PERMITS SHALL BE OBTAINED IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
13. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
14. A RESOURCE PROTECTION AREA (RPA), AS DEFINED BY THE FAIRFAX COUNTY ZONING ORDINANCE, DOES NOT EXIST ON THE SUBJECT PROPERTY FOR THE FAIRFAX COUNTY RPA 190A. A RESOURCE MANAGEMENT AREA (RMA), AS DEFINED BY FAIRFAX COUNTY, DOES EXIST ON THE SUBJECT PROPERTY.
15. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE "C", AN AREA DETERMINED TO BE OUTSIDE A 100 YEAR FLOODPLAIN, AS DELINEATED ON FLOOD INSURANCE RATE MAPS, COMMUNITY PANEL NO. 8505 020 0, DATED MARCH 4, 1993.
16. THE COMPREHENSIVE PLAN RECOMMENDED DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2 TO 3 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 2.6 DW/AC MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING LINES AND PROPOSED PLANTINGS WILL BRING THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
17. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A 6' HALTER PAVED TRAIL AND IN ACCORDANCE WITH THE PVI, A 6' SIDEWALK IS REQUIRED ALONG THE SITES OLD COURTHOUSE ROAD FRONTAGE. THE APPLICANT IS PROPOSING A SHARED USE PATH IN ACCORDANCE WITH VDOT REQUIREMENTS. SEE SHEET 2. THE APPLICANT SHALL SUBMIT A MAJOR OF THE SIDEWALK REQUIREMENT ALONG OLD COURTHOUSE ROAD IN LIGHT OF THE PROPOSED TRAIL.
18. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
19. OLD COURTHOUSE ROAD IS NOT SHOWN ON THE VDOT 5 YEAR PLAN TO BE IMPROVED OR IMPROVED OLD COURTHOUSE ROAD IS NOT SHOWN ON THE COUNTY'S COMPREHENSIVE PLAN AND COUNTRYSIDE TRANSPORTATION MAP TO BE IMPROVED. HOWEVER THE APPLICANT IS PROPOSING ADDITIONAL DEDICATION FROM THE EXISTING CENTERLINE ALONG THE SUBJECT PROPERTY'S OLD COURTHOUSE ROAD FRONTAGE. PLEASE SEE SHEET 2.
20. AN ENVIRONMENTAL QUALITY CONSIDER (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A HAZARDOUS WASTE REDUCTION DO NOT EXIST ON SITE.
21. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND / OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
22. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER / DEVELOPER.
23. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.
24. THE SUBJECT PROPERTY WILL MEET EMPLOYMENT REQUIREMENTS THROUGH THE PROVISION OF ONE INFILTRATION TRENCH TO BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION AS DETERMINED BY OTHERS. A MAINTENANCE AGREEMENT WILL BE RECORDED IN THE LAND RECORDS OUTLINING MAINTENANCE RESPONSIBILITIES.
25. ALL DIMENSIONS ARE APPROPRIATE AND TYPICAL HOUSE FOOTPRINTS SHOWN ON THESE LOTS MAY BE REDUCED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE GCP, AND THE FRONT YARDS ARE PROVIDED.
26. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS. ADDITIONAL PLANTINGS AROUND THE PERIMETER OF THE PROPERTY WILL BE PROVIDED. THE APPLICANT WILL INSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
27. ADDITIONAL TREE PLANTINGS, AS SHOWN ON THE GCP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING.
28. OWNERSHIP AND MAINTENANCE OF OUTLET 'A' AS DEPICTED ON THE GCP, WITHIN THE SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE HOMEOWNERS ASSOCIATION.
29. FINER ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREON.
30. ALL EXISTING STRUCTURES CONSTRUCTED IN PMS AND REDEVELOPED IN PMS WILL BE REMOVED.
31. A MAJOR OF THE SUBDIVISION STREET ACCEPTANCE REQUIREMENTS (SSAR) AND ACCESS MANAGEMENT REQUIREMENTS HAVE BEEN SUBMITTED CONCURRENTLY WITH THIS REQUEST. ADDITIONAL RIGHT-OF-WAY DEDICATION IS SHOWN ADJACENT TO PALM SPRINGS DRIVE TO FACILITATE A FUTURE CL-DE-SAC FOR PALM SPRINGS DRIVE. THIS IS A REQUEST FROM VDOT AS A CONDITION OF APPROVING THE SSAR MAJOR.
32. LOCATION OF EXISTING STRUCTURES ON OPPOSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.

TABULATIONS

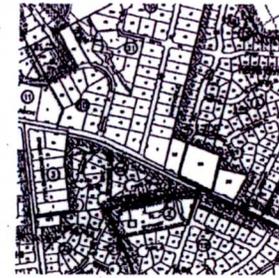
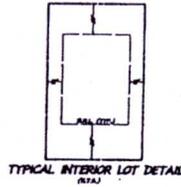
SITE AREA = 04,804 OR 2.91 ACRES
EXISTING ZONING = R-1
PROPOSED ZONING = R-3
PROPOSED USE = SINGLE FAMILY DETACHED
MINIMUM BUILDING HEIGHT REQD. = 35 FEET
MAXIMUM BUILDING HEIGHT PROVIDED = 35 FEET MAX.
AVERAGE LOT SIZE REQUIRED = 4,500 SF
AVERAGE LOT SIZE PROVIDED = 40,200 SF
MINIMUM LOT SIZE REQUIRED = 15,000 SF
MINIMUM LOT SIZE PROVIDED = 2,45,800 SF
MINIMUM LOT WIDTH REQUIRED/PROVIDED = 40' (INTERIOR), 60' (CORNER)
FRONT YARDS:
REQUIRED FRONT YARD 30'
SIDE YARD 25'
REAR YARD 25'
PROVIDED FRONT YARD 30'
SIDE YARD 25'
REAR YARD 25'
OPEN SPACE REQUIRED/PROVIDED NONE

PARKING:
REQUIRED (2 SPACES/UNIT) = 2 SPACES
PROVIDED (4 SPACES/UNIT) = 12 SPACES
TOTAL PARKING PROVIDED = 24 SPACES

DENSITY:
PERMITTED (4 UNITS) = 3.00 DW/AC
PROPOSED (6 UNITS) = 2.60 DW/AC

GENERAL STATEMENT

THE PROPERTY PROPOSED FOR THIS REZONING IS LOCATED ON FAIRFAX COUNTY TAX MAP 26-4(11) PARCELS 21 AND IS CURRENTLY ZONED R-1. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THIS APPLICATION IS 2.91 ACRES. THE APPLICANT REQUESTS A REZONING OF THE PROPERTY TO THE R-3 DISTRICT FOR THE PURPOSES OF CONSTRUCTING SIX NEW HOMES.



VICINITY MAP
SCALE = 1" = 500'



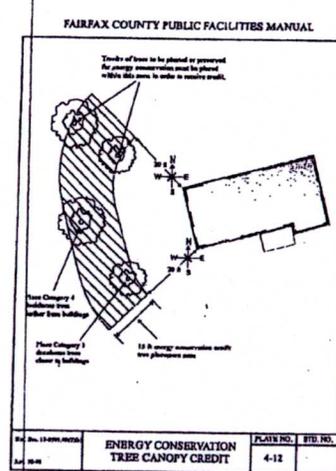
SOILS MAP
SCALE = 1" = 500'

SOIL #	SOIL NAME	PERMIT CLASS	FOUNDATION	DRAINAGE		EROSION POTENTIAL
				C	GOOD	
55	GLENNES	C	GOOD	GOOD	GOOD	HIGH

PLANTING SCHEDULE

SYMBOL	TREE TYPE	SIZE
⊙	LARGE EVERGREEN	6'-8" HT.
⊙	LARGE DECIDUOUS	3" CAL.
⊙	BURBS	18"-20" HT.

THE LANDSCAPE DEPICTED HEREON SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES WHICH INCLUDE BUT ARE NOT LIMITED TO EASTERN RED CEDAR, NORWAY SPRUCE, AMERICAN HEMLOCK, RED MAPLE, HOLLER OAK, RIVER BIRCH, BLACK OAK, DOGWOOD, JAPANESE MAPLE, AND CROTON. PLEASE NOTE THAT THE RED MAPLE, HOLLER OAK, RIVER BIRCH, AND BLACK OAK TREES QUALIFY FOR ENERGY CONSERVATION CREDIT IN ACCORDANCE WITH THE PVI PLATE 4-8 (SEE THIS SHEET). THE SPECIES TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREON AT THE TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY PVI.



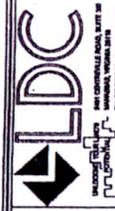
WAIVERS/MODIFICATIONS REQUESTED:

IN ACCORDANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE AND PUBLIC FACILITIES MANUAL, THE FOLLOWING WAIVERS/MODIFICATIONS ARE REQUESTED:

1. A MAJOR OF THE 6' SIDEWALK REQUIREMENT ALONG THE PROPERTY'S OLD COURTHOUSE ROAD FRONTAGE IN ACCORDANCE WITH CHAPTER 25 OF THE SUBDIVISION ORDINANCE AND THE PUBLIC FACILITIES MANUAL. A MODIFICATION OF THE HALTER PAVED TRAIL REQUIREMENT ALONG THE PROPERTY'S OLD COURTHOUSE ROAD FRONTAGE IN ACCORDANCE WITH CHAPTER 25 OF THE SUBDIVISION ORDINANCE AND THE PUBLIC FACILITIES MANUAL. THE APPLICANT WILL PROVIDE A SHARED USE PATH ALONG THE SUBJECT PROPERTY'S OLD COURTHOUSE ROAD FRONTAGE AS DEPICTED ON SHEET 2 AND IN ACCORDANCE WITH THE PVI AND VDOT REQUIREMENTS FOR VDOT MAINTAINED TRAILS. THIS SHARED USE PATH WILL PROVIDE ADEQUATE PEDESTRIAN MOVEMENT AND MAJOR MAINTENANCE RESPONSIBILITIES FOR THE PARALLEL FACILITIES.

SHEET INDEX

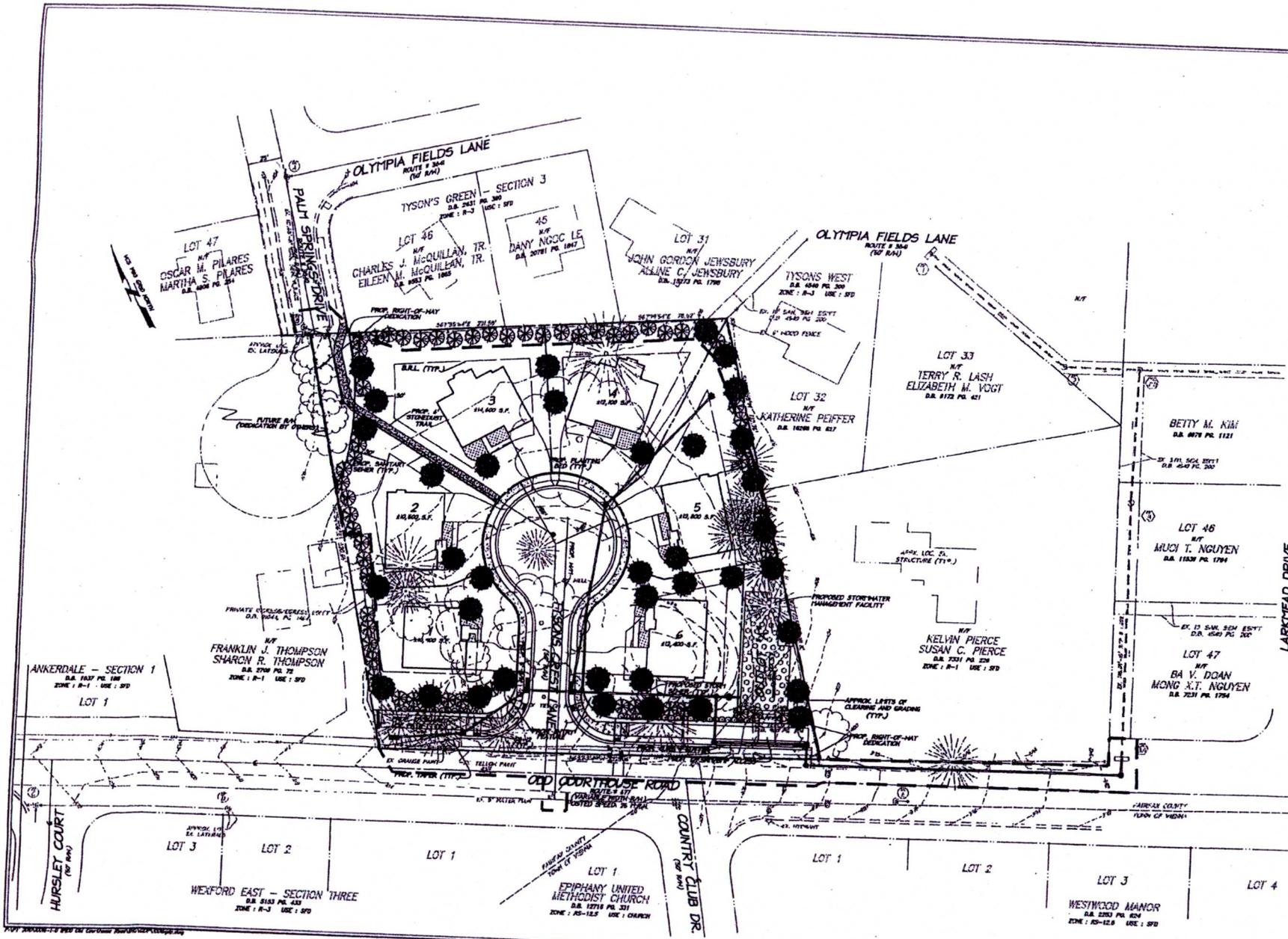
1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. DRAINAGE CONDITIONS PLAN
4. EXISTING VEGETATION MAP
5. TREE PRESERVATION & PROTECTION PLAN
6. ELEVATIONS
7. STORMWATER MANAGEMENT INFORMATION



COVER SHEET
RZ 2010-HM-014

TYSONS CREST

NO.	DATE	DESCRIPTION	BY	DATE
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129				



GENERALIZED DEVELOPMENT PLAN

TYSONS CREST

FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	APPROVED DATE
1	APRIL 2006	PRELIMINARY PLAN	
2	MAY 2006	GENERALIZED DEVELOPMENT PLAN	
3	JUNE 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
4	JULY 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
5	AUGUST 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
6	SEPTEMBER 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
7	OCTOBER 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
8	NOVEMBER 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
9	DECEMBER 2006	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
10	JANUARY 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
11	FEBRUARY 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
12	MARCH 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
13	APRIL 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
14	MAY 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
15	JUNE 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
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17	AUGUST 2007	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
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99	JUNE 2014	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	
100	JULY 2014	REVISIONS TO GENERALIZED DEVELOPMENT PLAN	



SCALE: 1" = 30'

SHEET 2 OF 6

DATE: APRIL 2010

DRAFT: CHECK: KLM: JTL

FILE NUMBER: 0504-1-0 310

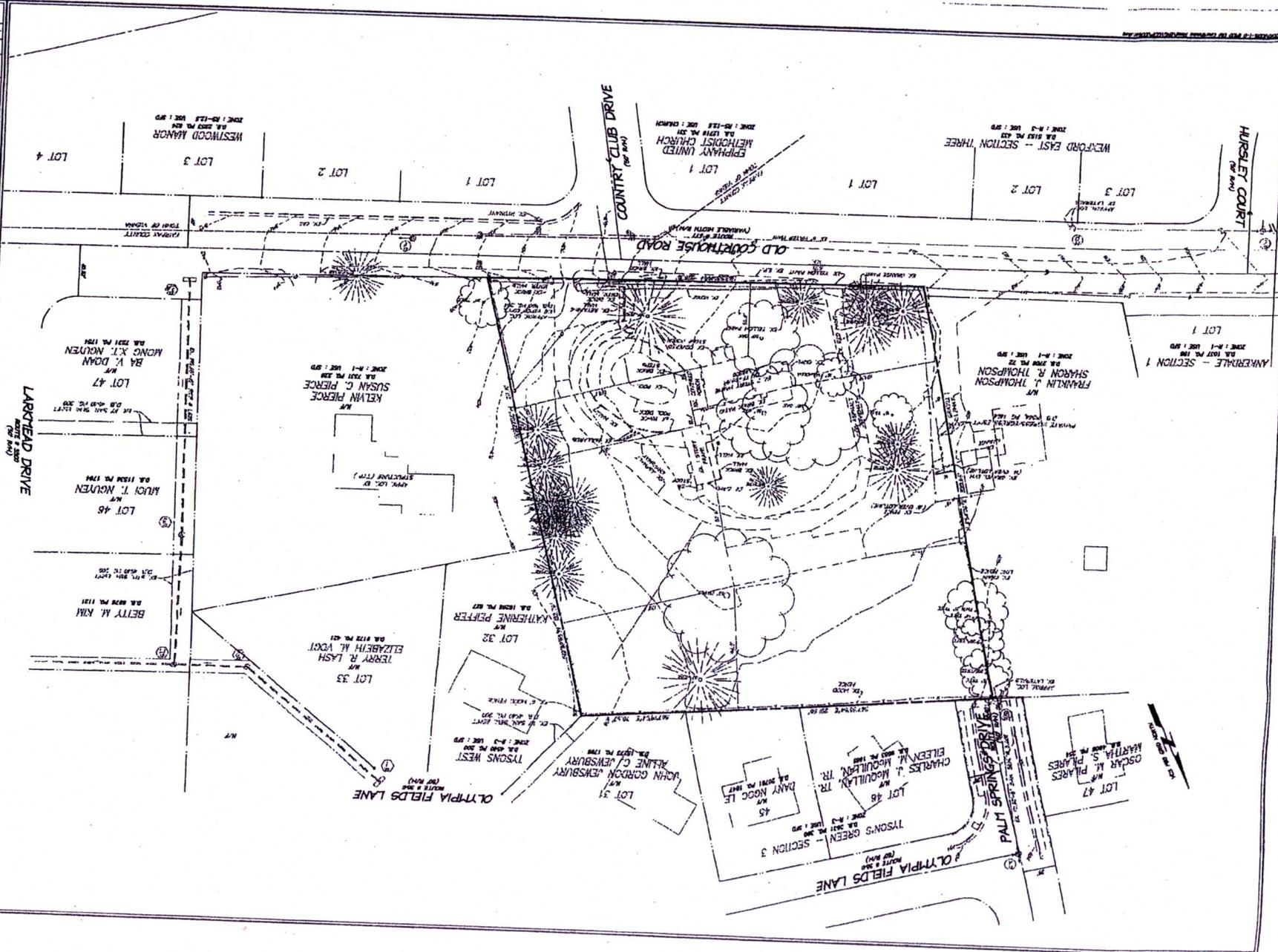
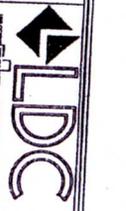
SHEET 3 OF 6
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 CHECKED BY: [Signature]
 SCALE: 1" = 20'
 ZONE: R-10-123 USE: RES
 DIST. 1000' PER 100'
 HESTWOOD MANOR
 LOT 1
 LOT 2
 LOT 3
 LOT 4

LIBRARY CENTER THAT CHANGES HAVE BEEN MADE SINCE THE REVISIONS. PLEASE REFER TO THESE REVISIONS FOR CORRECTIONS.

NO.	DATE	DESCRIPTION	BY
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TYSONS CREST
 HUNTERS HILL DISTRICT
 HUNTERS HILL COUNTY, TEXAS

EXISTING CONDITIONS
 PLAN





SPRINGS DRIVE
 10' SAN. SEW. ESM'T
 D.B. 4540 PG. 200

567°35'54"E 291.58'

567°19'54"E 78.52'

EX. 10' SAN. SEW. ESM'T
 D.B. 4540 PG. 200

EX. 6' WOOD FENCE

APPROX. LOC.
 EX. LATERAL

EX. CANOPY MORE THAN 25 FEET LOC.

EX. 1 STORY
 BLOCK & FRAME

PRIVATE INGRESS/EGRESS ESM'T
 D.B. _____ PG. _____

EX. CANOPY MORE THAN 25 FEET LOC.

EX. WELL

OLD COURTHOUSE ROAD

ROUTE 671
 (VARIABLE WIDTH R/W)
 POSTED SPEED: 25 M.P.H.

EX. HYDRANT

LEGEND

TREELINE

EXISTING CANOPY (2) UPLAND FOREST (442,545-SF)

CRITICAL ROOT ZONE (CRZ)

TREE LOCATION

Tree Number	Common Name	Stem Inches DBH	Critical Root Zone (feet)	Condition	Remove/Notes
1	Swallowtail	22.0	22.0	Fair	OK for tree - Portion tagged
2	Swallowtail	14.9	14.9	Good	OK for tree
3	White Pine	18.3	18.3	Good	OK for tree
4	Hickory	17.8	17.8	Fair	Inside LOC
5	White Pine	21.9	21.9	Fair	OK for tree
6	White Pine	17.8	17.8	Fair	OK for tree
7	White Pine	24.8	24.8	Fair	Inside LOC
8	White Pine	14.4	14.4	Fair	OK for tree
9	White Pine	17.4	17.4	Fair	OK for tree
10	White Pine	17.1	17.1	Fair	OK for tree
11	White Pine	20.7	20.7	Fair	OK for tree
12	Unknown Deciduous Tree	16.3	16.3	Poor	OK for tree
13	White Pine	21.9	21.9	Poor	OK for tree
14	Black Cherry	18.8	18.8	Poor	Poor condition - To be removed
15	Black Cherry	21.9	21.9	Poor	Poor condition - To be removed
16	Black Cherry	18.8	18.8	Poor	Poor condition - To be removed
17	Black Cherry	23.7	23.7	Fair	Inside LOC
18	Black Cherry	17.8	17.8	Fair	Inside LOC
19	Black Walnut	12.7	12.7	Fair	Inside LOC
20	Black Walnut	36.1	36.1	Fair	Inside LOC
21	White Pine	30.1	30.1	Fair	Inside LOC
22	White Pine	18.8	18.8	Fair	Inside LOC
23	White Pine	17.8	17.8	Good	Inside LOC
24	White Pine	24.8	24.8	Good	Inside LOC
25	White Pine	24.8	24.8	Good	Inside LOC
26	Hickory	18.3	18.3	Poor	Poor condition - To be removed
27	Hickory	18.3	18.3	Fair	Inside LOC
28	Hickory	28.2	28.2	Fair	Inside LOC

NOTES:
 1. ALL SHOWN TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
 2. THIS EXISTING VEGETATION MAP AND ASSOCIATED TREE PRESERVATION & PROTECTION PLAN WERE PREPARED BY AVE.A. SANEEN (CERTIFICATION: BA-07214).



LAND DESIGN CONSULTANTS
 941 CENTREVILLE ROAD, SUITE 300
 MANASSAS, VIRGINIA 20108
 PH: 703-257-0000 FAX: 703-257-0056

SCALE (IN FEET)
 0 10 20

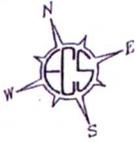
FOR INFORMATION ONLY
 THIS DOCUMENT IS NOT
 A CONTRACT AND DOES
 NOT REPRESENT THE
 PROFESSIONAL SEAL
 OF THE ENGINEER
 SETTING THE STANDARD FOR SERVICE

8900 OLD COURTHOUSE DR.
 VIENNA, VIRGINIA
 FAIRFAX COUNTY

EXISTING VEGETATION
 MAP
 SEKAS HOMES, LTD

EGS REVISIONS
 5/1/10 - AMM

DRAWN BY: AMM
 CHECKED BY: AMM
 SCALE: 1" = 20'
 PROJECT NO.: 16535
 SHEET: 4 OF 6
 DATE: 5/1/10



LAND DESIGN
CONSULTANTS
PLAN FOR SUCCESS
www.ldcva.com

ANKERDALE - SECTION 1
D.B. 1637 PG. 106
ZONE: R-1 USE: SPD
LOT 1

N/F
FRANKLIN J. THOMPSON
SHARON R. THOMPSON
D.B. 2706 PG. 72
ZONE: R-1 USE: SPD

OLYMPIA FIELDS LANE
ROUTE # 306
(TOP ROW)

TYSON'S GREEN - SECTION 3
D.B. 2631 PG. 200
ZONE: R-3 USE: SPD

LOT 47
N/F
OSCAR M. PILARES
MARTHA S. PILARES
D.B. 4006 PG. 354

LOT 48
N/F
CHARLES J. MCQUILLAN, TR.
EILEEN M. MCQUILLAN, TR.
D.B. 4063 PG. 1965

LOT 45
N/F
DANY NGCC LE
D.B. 20781 PG. 1847

LOT 31
N/F
JOHN GORDON JENSBURY
ALLINE C. JENSBURY
D.B. 19273 PG. 1708

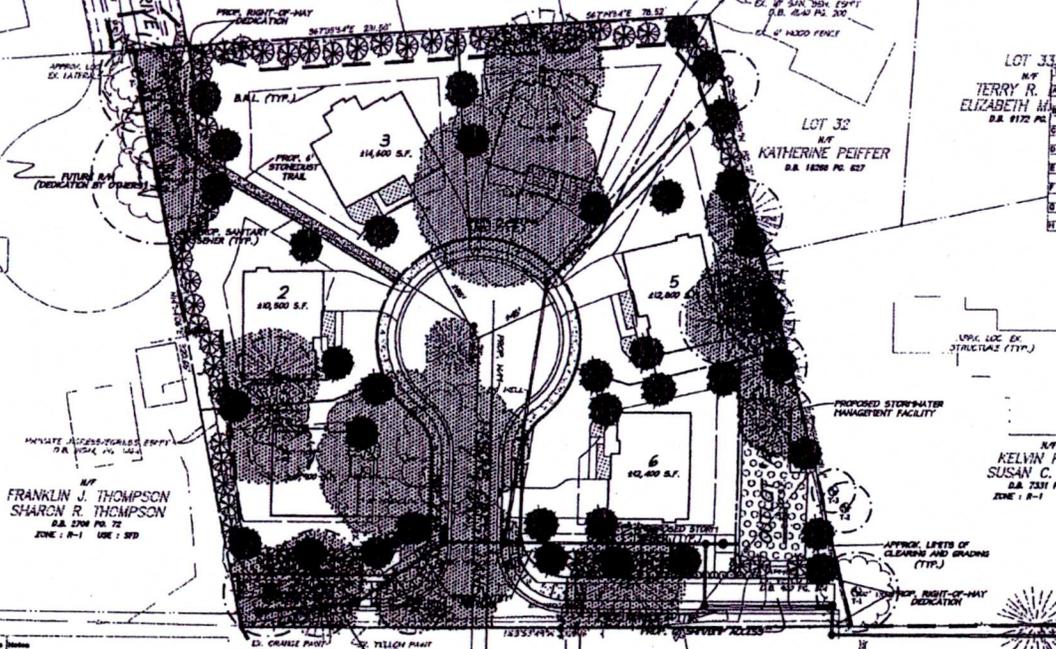
OLYMPIA FIELDS LANE
ROUTE # 306
(TOP ROW)

TYSONS WEST
D.B. 4810 PG. 200
ZONE: R-3 USE: SPD

LOT 32
N/F
KATHERINE PEIFFER
D.B. 18296 PG. 627

LOT 33
N/F
TERRY R.
ELIZABETH M.
D.B. 8172 PG. 84

N/F
KELVIN C. PIER
SUSAN C. PIER
D.B. 7341 PG. 207
ZONE: R-1 USE: SPD



LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (42,545-SF)
- CRITICAL ROOT ZONE (CRZ)
- N/F TREE LOCATION
- TREE PROTECTION FENCING & ROOT PRUNING

Table 12.3 - Tree Preservation Target Calculations & Statement

A	Per development area (2) of existing tree canopy (2) on existing vegetation (see 12.1.1)	42,545 SF
B	Percentage of area (2) that must be preserved (see 12.1.1)	48.0%
C	Percentage of 18-year tree canopy required for site per zoning	20,910 SF
D	Percentage of this 18-year tree canopy requirement that should be met through preservation	26.0%
E	Percentage of percentage of canopy requirement that can be met through tree preservation	1.25%
F	Is the Tree Preservation Target minimum being met?	NO
G	Is the Tree Preservation Target minimum being met?	NO
H	Is the Tree Preservation Target minimum being met?	NO
I	Is the Tree Preservation Target minimum being met?	NO
J	Is the Tree Preservation Target minimum being met?	NO

Table 12.18 - 10-Year Tree Canopy Calculation Worksheet

Tree Preservation Target Calculations & Statement		Feet
A	Tree Preservation Target Calculations & Statement	
B	Tree Canopy Requirement	20,910 SF
C	Existing Tree Canopy	42,545 SF
D	Tree Canopy to be Preserved	20,910 SF
E	Tree Canopy to be Preserved	20,910 SF
F	Tree Canopy to be Preserved	20,910 SF
G	Tree Canopy to be Preserved	20,910 SF
H	Tree Canopy to be Preserved	20,910 SF
I	Tree Canopy to be Preserved	20,910 SF
J	Tree Canopy to be Preserved	20,910 SF
K	Tree Canopy to be Preserved	20,910 SF
L	Tree Canopy to be Preserved	20,910 SF
M	Tree Canopy to be Preserved	20,910 SF
N	Tree Canopy to be Preserved	20,910 SF
O	Tree Canopy to be Preserved	20,910 SF
P	Tree Canopy to be Preserved	20,910 SF
Q	Tree Canopy to be Preserved	20,910 SF
R	Tree Canopy to be Preserved	20,910 SF
S	Tree Canopy to be Preserved	20,910 SF
T	Tree Canopy to be Preserved	20,910 SF
U	Tree Canopy to be Preserved	20,910 SF
V	Tree Canopy to be Preserved	20,910 SF
W	Tree Canopy to be Preserved	20,910 SF
X	Tree Canopy to be Preserved	20,910 SF
Y	Tree Canopy to be Preserved	20,910 SF
Z	Tree Canopy to be Preserved	20,910 SF

Tree Number	Common Name	Site #	DBH (in)	Height (ft)	Condition	Remove	Notes
1	Redwood	10.0	22.0	35.0	Good	NO	Open to be preserved - Potential hazard
2	Redwood	10.0	14.0	19.0	Good	NO	Open to be preserved
3	Redwood	10.0	12.0	17.0	Good	NO	Open to be preserved
4	White Pine	10.0	18.1	27.1	Good	NO	Open to be preserved
5	White Pine	10.0	21.0	31.5	Good	NO	Open to be preserved
6	White Pine	10.0	24.0	36.0	Good	NO	Open to be preserved
7	White Pine	10.0	14.4	21.6	Good	NO	Open to be preserved
8	White Pine	10.0	11.0	16.5	Good	NO	Open to be preserved
9	White Pine	10.0	17.0	25.5	Good	NO	Open to be preserved
10	White Pine	10.0	17.0	25.5	Good	NO	Open to be preserved
11	White Pine	10.0	20.0	30.0	Good	NO	Open to be preserved
12	White Pine	10.0	17.0	25.5	Good	NO	Open to be preserved
13	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
14	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
15	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
16	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
17	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
18	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
19	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
20	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
21	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
22	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
23	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
24	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
25	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
26	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
27	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
28	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
29	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved
30	White Pine	10.0	18.0	27.0	Good	NO	Open to be preserved

NOTES:
1. ALL SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.
2. THIS EXISTING VEGETATION MAP AND ASSOCIATED TREE PRESERVATION & PROTECTION PLAN WERE PREPARED BY AVE M. SAKEN (CERTIFICATION #A-47264).

TREE PRESERVATION & CANOPY CALCULATIONS

CROSS SITE AREA	0.300 AC	20,910 SF
EMPTIED AREA (STORMWATER BMP)		0.000 SF
ADJUSTED SITE AREA (CROSS - EMPTIED AREAS)		20,910 SF
MULTIPLY PERCENT REQUIRED (ZONED R1)		20%
EQUALS TREE COVER TO BE PROVIDED		20,910 SF
EXISTING TREES TO BE PRESERVED		0 SF
PROPOSED CREDIT REQUIRED BY PLANTING		20,910 SF
HAS THE TREE PRESERVATION TARGET BEEN MET?		NO
ADJUSTED CANOPY COVER PER SECTION 12-020		0 SF
TOTAL TREE COVER PROVIDED		20,910 SF



8900 OLD COURTHOUSE DR.
VIENNA, VIRGINIA
FAIRFAX COUNTY

TREE PRESERVATION PLAN & PROTECTION PLAN
SEKAS HOMES, LTD

EGS REVISIONS
DATE: 08/18/2023

ENGINEER: AIMS
DRAFTING: ANNA

SCALE: 1" = 30'

PROJECT NO.: 160535

SHEET: 2 OF 3

DATE: 08/18/2023

100 Department, Ltd. (DCL) completed a site investigation to determine the extent of contamination on the project site in May 2010. Detailed site investigation reports were prepared and submitted to the Fairfax County Department of Public Works and Environmental Services for review and approval.

Table 1: Surface Area Report

Area	Surface Area (sq. ft.)	Surface Area (sq. yds.)
Asphalt	1,200	0.03
Concrete	1,200	0.03
Gravel	1,200	0.03
Grass	1,200	0.03
Other	1,200	0.03
Total	5,000	0.12

Based on the site investigation, the applicant is requesting a Tree Preservation Target (TPT) for the project site. The TPT is a planimetric map showing the location and species of trees to be preserved. The TPT is prepared by the applicant and submitted to the applicant for review and approval. The TPT is prepared by the applicant and submitted to the applicant for review and approval. The TPT is prepared by the applicant and submitted to the applicant for review and approval.

Tree Preservation Narrative

1. The applicant has submitted a Tree Preservation Target (TPT) for the project site. The TPT is a planimetric map showing the location and species of trees to be preserved. The TPT is prepared by the applicant and submitted to the applicant for review and approval. The TPT is prepared by the applicant and submitted to the applicant for review and approval. The TPT is prepared by the applicant and submitted to the applicant for review and approval.

TARGET TREE PRESERVATION DESIGN

August 18, 2010

Mr. Mike Krump, Director
 Fairfax County Department of Public Works and Environmental Services
 8900 Old Courthouse Road (11), Parcel 28 and 29
 Courtyard Zoned R-3, Applicant ID: 34427/Name (Continued)
 Fairfax, VA 22031

Re: 8900 Old Courthouse Road (11), Parcel 28 and 29
 Courtyard Zoned R-3, Applicant ID: 34427/Name (Continued)
 LDC Project #10016-1-0

Dear Mr. Krump:

Land Design Consultants, Inc. (LDC) has submitted a Reasoning Application and Generalized Assessment Memorandum (RAM) for the proposed development of the subject property with 6 new single-family dwellings and accessory structures. The subject property currently has one single-family dwelling with various accessory structures.

The applicant has retained ECR, Ltd. to complete a Reasoning Application and Generalized Assessment Memorandum (RAM) for the proposed development of the subject property with 6 new single-family dwellings and accessory structures. The applicant has retained ECR, Ltd. to complete a Reasoning Application and Generalized Assessment Memorandum (RAM) for the proposed development of the subject property with 6 new single-family dwellings and accessory structures. The applicant has retained ECR, Ltd. to complete a Reasoning Application and Generalized Assessment Memorandum (RAM) for the proposed development of the subject property with 6 new single-family dwellings and accessory structures.

1. Of the trees shown on the site plan, the following are located on the subject property in accordance with the TPT. All but four are located on the subject property in accordance with the TPT. All but four are located on the subject property in accordance with the TPT. All but four are located on the subject property in accordance with the TPT. All but four are located on the subject property in accordance with the TPT.

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 Page 2 of 2

2. The subject property does not contain any "charismatic", "thriller", "sentinel", "remnant" or "tree" trees as designated in Chapter 720 of the County Code.

3. In order to meet Tree Canopy requirements, the applicant will plant quality native and exotic trees. The applicant will plant quality native and exotic trees. The applicant will plant quality native and exotic trees. The applicant will plant quality native and exotic trees. The applicant will plant quality native and exotic trees.

Shreyas
 Senior Planner



ED. INNOVATIONS	34427
PROJECT NO.	19135
SHEET	48 OF 6
DATE	8/18/10

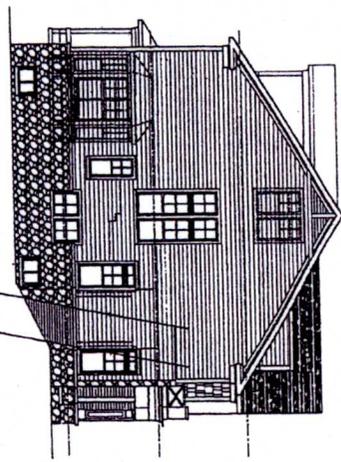
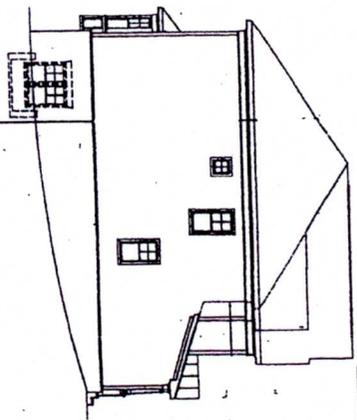
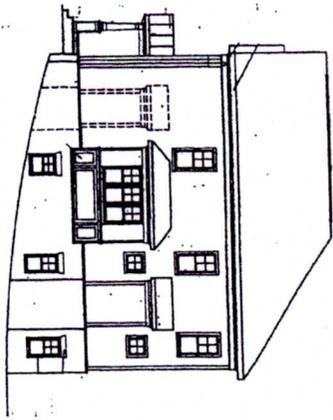
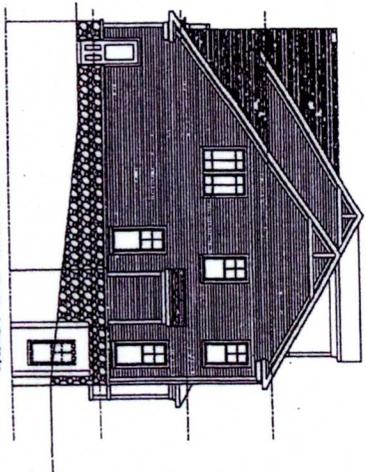
TREE PRESERVATION NARRATIVES
 SEKAS HOMES, LTD

8900 OLD COURTHOUSE DR.
VIENNA, VIRGINIA
 FAIRFAX COUNTY

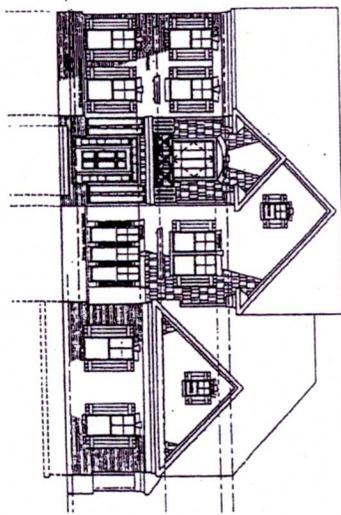
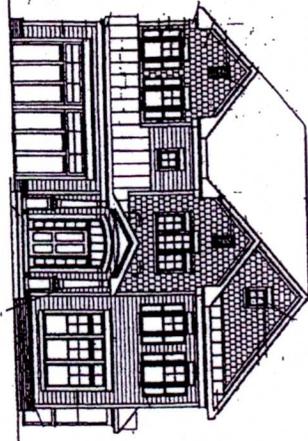
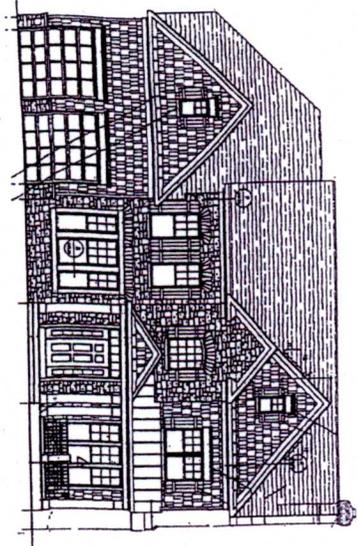
EST. 1984
 20 YEARS OF EXCELLENCE
 SETTING THE STANDARD FOR SERVICE

ALL DIMENSIONS TO FACE UNLESS OTHERWISE NOTED
 ALL FINISHES TO BE DETERMINED BY ARCHITECT

CONCEPTUAL SIDE ELEVATIONS
 FOR ILLUSTRATIVE PURPOSES ONLY



CONCEPTUAL FRONT ELEVATIONS



SHEET 5
 OF 6
 DATE: 10/15/2010
 DRAWN BY: J. GIBSON
 CHECKED BY: J. GIBSON
 SCALE: AS SHOWN



DATE	DESIGN NO.	DESCRIPTION	REVISION	APPROVED DATE

ENGINEER: [Signature] REVISION APPROVED BY: [Signature]

TYSONS CREST

HUNTER HILL DISTRICT
 FAIRFAX COUNTY, VIRGINIA

ELEVATIONS

LDC
 LANDSCAPE DESIGN CONSULTANTS
 8401 CENTREVILLE ROAD, SUITE 200
 FAIRFAX, VIRGINIA 22031
 PH: 703-251-2000 FX: 703-251-4888



**SECONDARY STREET ACCEPTANCE REQUIREMENTS
EXCEPTION REQUEST FORM**

Submitted by: Matt Marshall, L.S., Land Design Consultants, Inc.		Date: 1-31-2011
Email Address: mmarshall@ldc-va.com		Phone: 703-257-5600
Address: 9401 Centreville Road, Suite 300, Manassas, VA 20110		
Development or Subdivision Name: Vienna Crest (RZ 2010-HM-006)		
County: Fairfax	Connecting Route # : 677 Name: Old Courthouse Road	
Description of Proposed Project: Vienna Crest is a proposed six single family detached dwelling unit development along Old Courthouse Road. Direct access to the development will be Via Vienna Crest Lane, a proposed entrance to serve the six houses.		
Development's Area Type - Compact		

FOR VDOT USE ONLY

Date received by VDOT:	Initial review conducted by:
District Administrator's designee:	Is exception required to be determined by D.A.?
Deadline to finalize exception decision:	Date developer & locality notified of decision:

NOTES:

- (i) Attach additional information as necessary describing the reasons for the exception request.
(ii) Use the LD-440 Design Exception or the LD-448 Design Waiver forms for design related standards (e.g. design speed). See IM-LD-227 for additional instructions.

TYPE OF EXCEPTION

1. **Stub out connection to an adjacent, existing VDOT maintained stub out** (Section 60, C on page 21 of regulation)

Name, route number, and location of existing stub out: Palm Springs Dr., Rt. 3840

Reason for exception:

Specify reason: See attached justifications.

Attached documentation supporting reason for exception.

SSAR Exception Request Form (continued)

2. **Connectivity Index standard** (Section 60, C, 1. on page 22 of regulation)
Connectivity Index of proposed development: 1.5
Reason for exception:
Reason(s) why the required Connectivity Index can NOT be met.
 Specify reason: See attached justifications.
 Attached documentation supporting reason for exception.
3. **Multiple Connections in Multiple Directions** (Section 60, C, 1. on page 22 of regulation)
Number of connections and related directions being proposed: 1
Reason for exception:
Why multiple connections in multiple directions can NOT be met.
 Specify reason: See attached justifications.
 Attached documentation supporting reason for exception.
4. **Pedestrian Accommodation Requirements** (Section 120, I on page 44 of regulation)
Pedestrian accommodations required for this development:
Describe pedestrian accommodations being proposed for development:
Reason for exception:
 A. **Why can the required pedestrian accommodations NOT be constructed.**
 Specify reason: _____
 Attached documentation supporting reason for exception.
 B. **Is developer proposing to build equivalent pedestrian accommodations:**
If "yes," explain how the proposal is equivalent or better than the SSAR required facilities:

 Attached documentation supporting reason for exception, including plans.
5. **Public Service Requirement** (Section 60, B on page 19 of regulation)
For which Public Service criteria does the developer seek the exception:
Reason for exception:
Why is the Public Service exception being requested?
 Specify reason: _____
How does facility provide Public Service equivalent to the SSAR requirement?
 Provide specifics: _____



6. **Other SSAR Exception Request (insert information for each individual exception being requested which is not addressed in items #1 through #5 above)**

Exception the developer is requesting:

Related section of the SSAR regulation:

Reason for exception:

Why is this request being made?:

Specify reason: _____

Attached documentation supporting reason for exception.

SSAR Exception Request Form (continued)

Exception Request Recommendation: Approve <input checked="" type="checkbox"/> Deny <input type="checkbox"/>		Date: 3/10/2011
Person completing recommendation: Paul Braucunas		
Reasons for recommendation (required): The applicant has named many alternatives to better satisfy SSAR requirements, with all present construction of safety problems. Exhibit E, with sidewalk adjacent to Palm Springs Drive and future ROW for possible development is placed as appears to be the best fit. It and traffic density concerns.		
Exception Request Action: Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>		Date: 3/4/11
Action taken by District Administrator or Designee (name): [Signature]		
Reasons for action (required):		

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October 2010

**ACCESS MANAGEMENT EXCEPTION REQUEST: AM-2
MINOR ARTERIAL, COLLECTOR, & LOCAL STREET REGULATIONS 24 VAC 30-73
SECTION 120**

Submitted by: Cheryl L. Sharp, P.E.		Date: March 8, 2011
Email Address: Cheryl.Sharp@goroveslade.com		Phone: 571-248-0992
Address: Gorove/Slade Associates, 7001 Heritage Village Plaza, Ste 220, Gainesville, VA, 20155		
Project Name: Tysons Crest Rezoning Plan	Rte # 677	Locality: Fairfax County
Description of Project: Vienna Crest is a proposed 6 single family detached dwelling unit development along Old Courthouse Road. Direct access to the development will be via Vienna Crest Lane, a proposed entrance to serve the six houses. Old Courthouse Road is a two lane undivided roadway in an established neighborhood where currently unsignalized full access intersection spacing along a 0.75-mile corridor surrounding the subject intersection averages approximately 440 feet, and none of the existing roads or entrances would meet the current Access Management Standards. Aligning with Country Club Drive would not meet sight distance requirements, and the adjacent property owner will not allow extension of Palm Springs Drive.		
VDOT District: NOVA	VDOT Residency: NOVA	

NOTES:
 (1). See Section 120 of the Regulations for details on the requirements, exceptions, and exception request review process.
 (2). Attach additional information as necessary to justify the exception request(s).
 (3). If a traffic engineering study is required, the decision on the request will be based on VDOT engineering judgment.
 (4). Use the LD-440 Design Exception or the LD-448 Design Waiver forms for engineering related standards, e.g. sight distance (not the spacing standards). See IIM-LD-227 for additional instructions.

Check the boxes for: the Exception(s) being requested, the Reason for the exception, and to Verify that the required document or study is submitted with this form.

Exception to the shared entrance requirement.

Reason for exception:

- A. An agreement to share the entrance could not be reached with adjoining property owner.
 - Attached: Written evidence that adjoining property owner will not share the entrance.
- B. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.
 - Specify constraint: Inadequate sight distance due to topography
 - Attached: Documentation of constraint such as aerial photo or topographic map.

Exception to the vehicular connection to adjoining undeveloped property requirement.

Reason for exception:

- A. Physical constraints: topography, adjacent hazardous land use, stream, wetland, other.
 - Specify constraint below and attach documentation such as aerial photo or topographic map.

B. Will not provide or extend connection. Entrance to be restricted to right-in/right-out movements.

Exception to the requirement that an entrance shall not be located within the functional area of an intersection or interchange. (See Regulation Section 120 C; Appendix F, Rd Design Manual)

Attached: A traffic engineering study documenting that highway operation and safety will not be adversely impacted.



Exception to the spacing standards for entrances, intersections, and crossovers; for entrance/intersections near interchange ramps; or for corner clearance spacing.
Tables 2-1-3, 2-4 and Figure 4-4, Appendix F, Road Design Manual.

Reason for exception:

- A The specific location is identified on:**
 - A plan of development or in a written condition proffered as part of a rezoning that was approved by the locality prior to October 14, 2009.
 - Date of rezoning approval: _____
 - A site plan or preliminary/final subdivision plat received by VDOT prior to Oct. 14, 2009.
 - Date VDOT received the site plan or plat from locality: _____
 - Attached: The above land development document.
- B To be located within a new urbanism mixed use type development.**
 - Attached: The design of the development and compliance with intersection sight distance.

Provide the following information for the exceptions listed below

Type of entrance/intersection/crossover: Signalized <input type="checkbox"/> Unsignalized/Full Access <input checked="" type="checkbox"/> Partial Access <input type="checkbox"/>	
Posted speed limit: <u>25</u> mph.	Minor Arterial: Urban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Collector: Urban <input type="checkbox"/> Rural <input type="checkbox"/>
Required spacing distance <u>660</u> ft	Proposed spacing distance <u>367/104</u> ft
Request exception: Reduction in required spacing <u>293/556</u> ft	

- C. To be located on an older, established business section of an urban highway corridor where existing spacing did not meet the spacing standards prior to October 14, 2009.**
 - Attached: Dated aerial photo of corridor identifying proposed entrance/intersection location.
- D. The parcel does not have enough highway frontage due to parcel dimensions or a physical constraint and owner does not want the entrance limited to right-in/right-out movements.**
 - Attached: A traffic engineering study documenting that left turn movements at entrance will not adversely impact highway operation and safety.
- E. Proposed signalized entrance does not meet the spacing standard, applicant does not want a right-in/right out entrance.**
 - Attached: Traffic engineering study that (i) evaluates suitability of the location for a roundabout and (ii) documents that the proximity of the proposed signal to an adjacent signal will not adversely impact highway operation and safety.
- F. The development's 2nd or additional entrance does not meet the spacing standards but are necessary for the streets to be accepted into the secondary system.**
 - Attached: Information on the development that identifies the location of entrances.

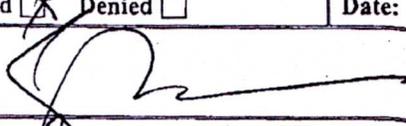
G. Meets VDOT/locality approved access management corridor plan spacing.

Attached: Copy of the access management corridor plan with location of entrance identified.



FOR VDOT USE ONLY

Recommendation on Exception Request: Approve <input checked="" type="checkbox"/> Deny <input type="checkbox"/>		Date: 3/10/2011
Area Land Use Engineer or _____		: Name Paul J. Hausman
Remarks: while offset intersections are not desired the existing intersection at County Club Drive is below below current standards for sight distance. The proposed intersection has appropriate sight distance for this roadway. TE reluctantly reluctantly agrees with this request		

Exception Request Action: Approved <input checked="" type="checkbox"/> Denied <input type="checkbox"/>		Date: 3/11/2011
District Administrator or Designee: Name (and position if Designee) 		
Remarks: Not preferred, but a low speed will work.		

District Staff: Please email copy to Paul.Grasewicz@VDOT.Virginia.Gov