County of Fairfax, Virginia

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

July 27, 2011

Steven M. Baldwin
WV/B Palisades Development LLC
13501 Cavanaugh Drive
Rockville, MD 20850

RE: Rezoning Application RZ 2010-LE-018

Dear Mr. Baldwin:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 26, 2011, granting Rezoning Application RZ 2010-LE-018 in the name of WV/B Palisades Development LLC. The Board's action rezones certain property in the Lee District from the R-1 District to the PDH-4 District and permits residential development and approval of the conceptual development plan. The subject property is located on the east side of Hayfield Road approximately 600 feet north of its intersection with Kingstowne Village Parkway on approximately 3.95 acres of land [Tax Map 91-3 ((1)) 73 and is subject to the proffers dated June 24, 2011.

Please note that at its public hearing on June 16, 2011, the Planning Commission previously approved Final Development Plan Application FDP 2010-LE-018, subject the Board of Supervisors approval of Rezoning Application RZ 2010-LE-018.

Sincerely,

Nancy Vehrs

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

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035
Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
http://www.fairfaxcounty.gov/bosclerk

Cc: Chairman Sharon Bulova
Supervisor Jeffrey McKay, Lee District
Janet Coldsmith, Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager. – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation. Planning Division
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 26th day of July, 2011, the following ordinance was adopted:

AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-LE-018

WHEREAS, WV/B Palisades Development LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-4 District, and

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

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

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

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

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

GIVEN under my hand this 26th day of July, 2011.

Nancy Vehrs

Nancy Vehrs
Clerk to the Board of Supervisors

PROFFERS

WV/B PALISADES DEVELOPMENT LLC

RICH PROPERTY
RZ 2010-LE-018
June 24, 2011

Pursuant to Section 15.2-2303(a) Code of Virginia, 1950, as amended, WV/B Palisades Development, LLC (hereinafter referred to as the Applicant"), for itself, successors and assigns in RZ 2010-LE-018, filed for property identified as Tax Map 09-13 ((1)) 73, (hereinafter referred to as the "Application Property") hereby proffers the following, provided that the Board of Supervisors approves a rezoning of the Application Property to the PDH-4 District in conjunction with a Conceptual/Final Development Plan (CDP/FDP) for residential development. These proffers shall replace and supersede any previous proffers approved on the Application Property.

1) **CONCEPTUAL/FINAL DEVELOPMENT PLAN**

a) Subject to the provisions of Section 16-204 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Application Property shall be in substantial conformance with the CDP/FDP, consisting of 13 Sheets prepared by Walter I. Phillips, Inc. dated April 8, 2011.

b) Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the CDP/FDP may be permitted as determined by the Zoning Administrator. The Applicant reserves the right to make minor adjustments to the layout, internal lot lines, and lot sizes of the proposed subdivision at time of subdivision plan submission based on final house locations, building footprints, and utility locations, provided that there is no decrease to the amount and location of open space, tree save, limits of clearing and grading, or distances to peripheral lot lines as dimensioned on the CDP/FDP.

2) **HOMEOWNERS ASSOCIATION**

a) The applicant shall establish a homeowner's association for the purpose of assuming ownership and maintenance responsibilities for common areas and elements within the residential community.

b) The applicant reserves the right to be annexed by the Kingstowne Residential Owners Corporation (KROC) and be incorporated into the Kingstowne Planned Community.

c) 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.

d) Overflow Parking – The applicant has received tentative permission from the adjoining property owner (First Baptist Church of Kingstowne) for the use of their parking lot as overflow parking for the benefit of the residents of the residential community. Conditions and rules governing such use shall be incorporated into the HOA covenants after receiving final approval by the adjoining property owner.

3) TRANSPORTATION

a) Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall construct the entrance onto Hayfield Road to serve the residential community as shown on the CDP/FDP.

b) The Applicant shall construct a private road to serve the residential community as shown on the CDP/FDP. This private road shall be owned and maintained by the homeowners association established for the Application Property. Said maintenance responsibilities shall be disclosed to initial prospective purchasers prior to entering into a contract of sale, and shall be disclosed in the homeowners association documents. Additionally, Applicant shall grant to Fairfax County a public access easement for the use and if necessary, the maintenance of the private road. In the event that the subject development is annexed by KROC, this requirement may be waived by Fairfax County.

c) The Applicant shall construct a sidewalk on one side of the private street within the residential community as shown on the CDP/FDP. All sidewalk construction shall be in conformance with the PFM and conform to ADA Standards. On Hayfield Road, where a four foot sidewalk exists, a five foot passing area shall be provided in a safe location near the curb ramp at the proposed development entrance.

4) LANDSCAPING AND OPEN SPACE

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).

a) Applicant shall provide landscaping on the Application Property as generally shown on the CDP/FDP. Said landscaping shall incorporate native species to the extent feasible based on site conditions and species availability. In the event that native species are not feasible or available, non-invasive species shall be used.

b) The tree save areas shown on the CDP/FDP shall remain as undisturbed open space, subject to a recorded conservation easement as shown on the CDP/FDP, which prohibits removal of trees except those which are dead, diseased, invasive, noxious or hazardous as approved by the Urban Forest Management Division, DPWES (UFMD). Parcel A shall be owned and maintained by the homeowners' association established for the residential community. The homeowners' association covenants shall contain clear language delineating the tree save areas subject to a conservation easement, the restrictions within those areas, and the responsibility of individual homeowners.

c) The subdivision plan submitted by the Applicant shall provide for the management and treatment of dead, diseased, invasive, noxious or hazardous plants that occur in the areas to be left undisturbed. The management plan shall be submitted for review and approved by UFMD and shall incorporate generally accepted industry standards for removal and management of invasive plants.

d) Any tree loss occurring outside the designated sewer easement traversing through the RPA shall be mitigated with replacement planting as required by the PFM.

e) Applicant shall strictly adhere within five feet to the limits of clearing and grading as shown on the CDP/FDP as amended by the tree designation plan, except for the installation of utilities, including water, as determined by final engineering. In order to preserve these limits, the Applicant shall implement a variety of techniques as reviewed and approved by DPWES. The design and placement of all utilities shall consider the tree

designation plan and protection of forested open space conservation easements, to the greatest extent possible. Retaining walls, if constructed, shall have a facade of stone or masonry as shown on the CDP/FDP. Retaining walls may be terraced and shall be landscaped. Retaining walls in excess of four (4) feet shall include handrails and guardrails as required by DPWES.

f) Easement for RPA/EQC – The area comprising the RPA/EQC shall be placed in a conservation easement. This conservation easement shall be granted to Fairfax County or to the Northern Virginia Conservation Trust, subject to DPWES approval.

5) <u>TREE DESIGNATION</u>

a) A tree preservation plan shall be submitted as part of the first and all subsequent subdivision submissions as follows:

b) Tree Designation Plan. The tree designation plan shall be prepared by a professional with experience in the preparation of tree designation plans, such as a certified arborist or landscape architect, and shall be subject to the review and approval of UFM. The tree designation plan shall consist of a tree survey that includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches in diameter and greater, located inside the area protected by and within 25 feet of the limits of clearing and grading (LCG) shown on the CDP/FDP, and within the area to be disturbed and 10 feet or less from the LCG. The tree designation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP, and those additional areas in which trees can be preserved as a result of final engineering. The condition analysis ratings shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities that will maximize the survivability of trees identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan. The use of motorized equipment in the forested portion that is protected by the limits of clearing and grading for each phase of the project shall be limited to hand-operated equipment such a chainsaws, wheel barrows, rakes, and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless previously approved in writing by UFMD.

c) Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist or landscape architect, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the pre-construction meeting. Before or during the pre-construction meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with a UFM representative to discuss where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified specifically by UFM in writing as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be removed using a chain saw and such removal shall be accomplished in a manner that avoids damage to surrounding trees and associated understory vegetation. If a stump must be removed, this shall be done using a stump grinding machine in a manner causing as little disturbance as possible to the adjacent trees and associated understory vegetation and soil conditions.

d) Tree Protection Fencing. All trees shown to be preserved on the tree designation plan shall be protected by the use of super silt fencing or tree protection fencing in the form of a 4 foot high, 14 gauge welded wire attached to 6 foot steel posts driven 18 inches into

the ground and placed no further than 10 feet apart, or other forms of tree protection fencing approved by UFM. Super Silt Fencing or Tree protection fencing shall be erected at the limits of clearing and grading as shown on the CDP/FDP. Trenching for the fence shall not sever or wound compression roots which can lead to structural failure and/or uprooting of trees.

e) All tree protection fencing shall be installed prior to any demolition, clearing, and grading activities. Tree protection fence shall be installed along the LCG as adjusted during the tree preservation walk-through. The installation of all tree protection fence types shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices, UFM shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFM.

6) <u>PARKS AND RECREATION</u>

a) Pursuant to Zoning Ordinance Sections 6-110 and 16-404 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall expend a minimum of Sixteen Thousand Dollars ($16,000) towards the construction of the recreation area and its features as depicted on the CDP/FDP. These features shall include as a minimum 2 picnic tables, 1 grill, 2 benches, and 1 climbing playset.

b) The Applicant shall with issuance of site plan approval, contribute $23,066 in a lump sum amount to the Park Authority for development of recreational facilities at a nearby park.

c) Archeology – 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.

d) Existing House – Prior to demolition, applicant shall document the existing house and provide documentation to the Fairfax County Park Authority.

7) <u>SCHOOL CONTRIBUTION</u>

a) The proposed subdivision is expected to generate 6 new students. Applicant shall contribute the sum of Fifty Six Thousand Two Hundred and Sixty Eight Dollars ($56,268.00) to the Fairfax County Board of Supervisors for capital improvements to Fairfax County Schools serving this development. Said contribution shall be payable at time of subdivision plan approval for the Application Property. Following approval of this Application and prior to the Applicant's payment of the amount(s) set forth in this Proffer, if Fairfax County should increase the ratio of students per single-family detached 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.

8) STORMWATER MANAGEMENT - BEST MANAGEMENT PRACTICES

a) The Applicant shall provide stormwater management (SWM) and Best Management Practices (BMP) via infiltration facilities in a location as generally shown on the CDP/FDP and in accordance with the requirements of the Public Facilities Manual and Chesapeake Bay Preservation Ordinance. In the event that DPWES suggests a different location for the facilities, a proffered condition amendment or an amendment to the CDP/FDP will not be required. Any open space resulting from any revision shall remain as open space. Said revisions shall not substantially alter the lot layout configuration or the location of the retaining wall and landscaping as shown on the CDP/FDP.

9) DESIGN

a) Applicant shall construct the residential dwellings as conceptually shown on the CDP/FDP. The fronts of the residential dwelling units shall include a majority of brick, masonry, stone or other comparable materials. Architectural features may include dormers, gables, bay windows and porches.

b) A minimum side yard of five (5) feet shall be provided for all proposed residential dwelling units, exclusive of Zoning Ordinance extensions permitted in Article 2 for bay windows, chimneys and similar features.

c) A minimum driveway of eighteen (18) feet from the property line to the garage door shall be provided for all proposed residential dwelling units.

d) All homes constructed on the property shall meet the guidelines of the Energy Star program and will be certified prior to issuance of the Residential Use Permit (RUP) for each home constructed on the site.

e) All residential dwellings shall be constructed with low volatile organic compound paint and carpet.

f) All proposed residential dwelling units shall have a maximum height of thirty-eight (38) feet as defined by the Zoning Ordinance

10) GEOTECHNICAL

a) Prior to subdivision plan approval, the Applicant shall submit a Geotechnical Report to DPWES for the Application Property as required by DPWES, for review and approval, and shall implement the recommendations outlined in the approved study, including additional measures recommended by DPWES.

11) NOISE ATTENUATION

a) For any units in proximity to Hayfield Road having levels between 65 through 70 dBA Ldn, Applicant shall utilize construction methods to achieve an interior noise level not to exceed 45 dBA Ldn. All units within this impacted area will have the following acoustical attributes as determined by DPWES:

i) Exterior walls shall have a laboratory Sound Transmission Classification (STC) of at least 39.

ii) Doors and windows shall have an STC of at least 28. If glazing constitutes more than 20 percent of any facade, they shall have the same laboratory STC ratings specified for exterior walls.

iii) Adequate measures to seal and caulk between surfaces shall be provided.

b) Nothing herein shall be construed to restrict or otherwise limit the use of balconies, patios or decks on residential units.

12) MISCELLANEOUS

a) These proffers shall bind and inure to the benefit of the Applicant and his or her successors and assigns.

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

c) All of the improvements described herein shall be constructed concurrent with development of the Application Property.

13) AFFORDABLE HOUSING

a) 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.

(Signatures on the next page)

APPLICANT/CONTRACT PURCHASER OF TAX MAP 09-13 ((1)) 73
WV/B PALISADES DEVELOPMENT, LLC

By: Steven M. Baldwin
Its: President

TITLE OWNER OF TAX MAP 09-13 ((1)) 73

DANIEL J. RICH, Owner

DEBORAH A. RICH, Owner

APPLICANT/CONTRACT PURCHASER OF TAX MAP 09-13 ((1)) 73
WV/B PALISADES DEVELOPMENT, LLC

_____
By: Steven M. Baldwin
Its: President

TITLE OWNER OF TAX MAP 09-13 ((1)) 73

_____
DANIEL J. RICH, Owner

_____
DEBORAH A. RICH, Owner

7309 HAYFIELD ROAD

LEE DISTRICT - FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL/FINAL DEVELOPMENT PLAN

NOTES

1. OWNER:
   RICH DANIEL J.
   12307 CHARLES LACEY DR.
   MANASSAS, VA 20112

   APPLICANT:
   STEVEN W. BALDWIN
   13501 CAYAHAUGH DRIVE
   ROCKVILLE, MD 20850

2. THE PROPERTY SHOWN ON THIS PLAN IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS 91-3-01-0031 AND IS ZONED R-1. THE PROPERTY IS APPROXIMATELY ±171,979 SQUARE FEET OR 3.9481 ACRES.
3. THE SITE IS CURRENTLY ZONED R-1, RESIDENTIAL DISTRICT. THIS REZONING APPLICATION REQUESTS THE SITE BE REZONED TO PDH-4, PLANNED DEVELOPMENT HOUSING DISTRICT, FOUR (4) DWELLING UNITS PER ACRE.
4. THE PROPOSED DEVELOPMENT WILL MEET THE PARKING REQUIREMENTS OF ARTICLE 11 OF THE ZONING ORDINANCE. PARKING WILL BE PROVIDED BY A COMBINATION OF PROPOSED GARAGE, DRIVEWAY, AND SURFACE SPACES.
5. THE BOUNDARY AND TOPOGRAPHIC INFORMATION IS FROM FIELD RUN AND AERIAL SURVEY BY WALTER L. PHILLIPS, INC. CONTOUR INTERVAL IS TWO (2) FEET.
6. THE PROPOSED DEVELOPMENT IS LOCATED ADJACENT TO AN EXISTING CHURCH PROPERTY ZONED R-1 TO THE EAST. ADJACENT PROPERTIES TO THE NORTH, SOUTH, AND WEST ARE ALL ZONED PDH-4. THE PROPOSED DEVELOPMENT IS COMPATIBLE WITH SURROUNDING LAND AND WILL NOT POSE ANY ADVERSE IMPACTS TO ADJACENT OR NEIGHBORING PROPERTIES.
7. IT IS ANTICIPATED THAT DEVELOPMENT OF THIS PROJECT WILL OCCUR IMMEDIATELY FOLLOWING COUNTY APPROVAL OF THE SITE PLAN.
8. AN AMENITY AREA IS PROPOSED WITH THIS DEVELOPMENT AS SHOWN ON THE DEVELOPMENT PLAN. THE AMENITY AREA SHALL INCLUDE A MINIMUM OF:
   - 2 PICNIC TABLES
   - 1 GRILL
   - 2 BENCHES
   - 1 CLIMBING PLAYSET
9. THE SITE IS SERVED BY PUBLIC WATER AND SEWER. PROPOSED SANITARY SEWER AND WATER IMPROVEMENTS WILL BE CONSTRUCTED WITH THE PROJECT.
10. THERE IS A RESOURCE PROTECTION AREA DELINEATED ON A PORTION OF THE PROPERTY. A SITE-SPECIFIC RPA DELINEATION HAS BEEN PERFORMED AND THE RESULTS ARE SHOWN ON THIS PLAN.
11. THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP FOR FAIRFAX COUNTY, VIRGINIA, MAP NUMBER 515525 0125 D, REVISED DATE MARCH 5, 1990 DESIGNATES THE PROPERTY AS BEING IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 500-YEAR FLOODPLAIN.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SITE.
13. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR MORE ON THE PROPERTY.
14. THIS PROPOSED DEVELOPMENT COMPLIES WITH THE CURRENT COMPREHENSIVE PLAN RECOMMENDATION.
15. THE PROPOSED APPLICATION CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS, EXCEPT AS NOTED WAIVERS/MODIFICATIONS SECTION.
16. ALL EXISTING STRUCTURES ONSITE ARE TO BE REMOVED.
17. THIS PLAN IS CONCEPTUAL AND IS INTENDED TO BE USED IN CONJUNCTION WITH THE LAND USE APPROVAL PROCESS ONLY. IT IS NOT AN ENGINEERING CONSTRUCTION DRAWING, AND MINOR DEVIATIONS AND ADJUSTMENTS MAY BE REQUIRED, AND ARE PERMITTED PURSUANT TO ZONING ORDINANCE SECTION 18-204(5), AS PART OF THE FINAL DESIGN AND SITE PLAN APPROVAL PROCESS; HOWEVER, THE FINAL CONSTRUCTION DRAWINGS SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THIS PLAN.
18. THERE WILL BE A MINIMUM OF 200 SQUARE FEET DESIGNATED AS A PRIVACY YARD ON EACH LOT.
19. ALL COMMON AREAS SHALL BE CONVEYED TO THE HOMEOWNERS ASSOCIATION, WHICH SHALL BE RESPONSIBLE FOR ITS MAINTENANCE.
20. ALL RETAINING WALLS SHALL HAVE A MAXIMUM HEIGHT OF 3-FEET.

ZONING TABULATION

EXISTING ZONE: R-1, RESIDENTIAL DISTRICT, 1 DU/AC
PROPOSED ZONE: PDH-4, PLANNED DEVELOPMENT HOUSING DISTRICT, 4 DWELLING UNITS PER ACRE
TOTAL SITE AREA: ±171,979 SF OR ±3.9481 AC

	REQUIRED	PROVIDED
MIN DISTRICT SIZE	2.0 AC	3.95 AC
MIN LOT AREA	NO REQUIREMENT	±4,110 SF OR ±0.095 AC
MIN LOT WIDTH	NO REQUIREMENT	±45 FT
MAX BLD HT	NO REQUIREMENT	MAX. 35 FT
MIN YARD REQUIREMENTS		
FRONT	NO REQUIREMENT	±18 FT (HOUSE)
SIDE	NO REQUIREMENT	N/A
REAR	NO REQUIREMENT	±11 FT (HOUSE) ±5 FT (DECK)
MAX FAR	4 DU/AC	±2.53 DU/AC
OPEN SPACE	20%	±25%

PARKING AND LOADING TABULATION

REQUIRED PARKING

USE: DWELLING, SINGLE FAMILY DETACHED (FRONTING PRIVATE STREET)
RATE: THREE (3) SPACES PER UNIT

10 UNITS = 30 SPACES

TOTAL PARKING REQUIRED = 30 SPACES

PROPOSED PARKING

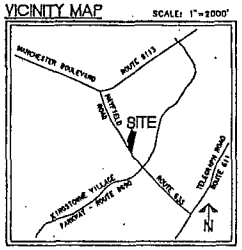
10 UNITS WITH 2 GARAGE SPACES = 20 SPACES
10 UNITS WITH 2 DRIVEWAY SPACES = 20 SPACES
10 VISITOR SPACES = 10 SPACES

PARKING PROVIDED = 50 PARKING SPACES (>30 REQUIRED)

NOTE: PER ZONING ORDINANCE SECTION 11-203, NO LOADING IS REQUIRED FOR SINGLE FAMILY DETACHED RESIDENTIAL.

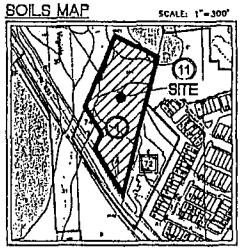
VICINITY MAP

SCALE: 1"=2000'



SOILS MAP

SCALE: 1"=300'



SOILS DATA TABLE

SOIL ID NUMBERS	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	ERODABILITY	GEOTECH REPORT REQ'D	PROBLEM CLASS
1A+	MIXED ALLUVIAL	POOR	POOR	GOOD	LOW	YES	A
6B+	HYATTSVILLE	FAIR	MARGINAL	GOOD	LOW	YES	B
49C2	LUNT (fsl)	MARGINAL	FAIR	MODERATE	MODERATE	YES	A
49D2	LUNT (fsl)	MARGINAL	FAIR	MODERATE	MODERATE	YES	A

SOIL INFORMATION WAS TAKEN FROM FAIRFAX COUNTY SOILS MAP.

SHEET INDEX

1. COVER SHEET
2. EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP
3. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3A. CONCEPTUAL/FINAL DEVELOPMENT PLAN SUPPLEMENTAL INFORMATION
3B. INFILTRATION TESTING INFORMATION (FOR INFORMATION ONLY)
4. CONCEPTUAL LANDSCAPE AND TREE PRESERVATION PLAN
4A. CONCEPTUAL LANDSCAPE ENLARGEMENTS
5. CONCEPTUAL LANDSCAPE NOTES AND TABULATIONS
6. TREE INVENTORY
7. TREE INVENTORY
8. TREE INVENTORY
9. PRELIMINARY STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES/OUTFALL ANALYSIS
10. ZONING PLAT

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1946
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1501
www.WLPINC.com

DATE REZONING REV. CONDITIONS SUBMITTED

SCALE: AS NOTED

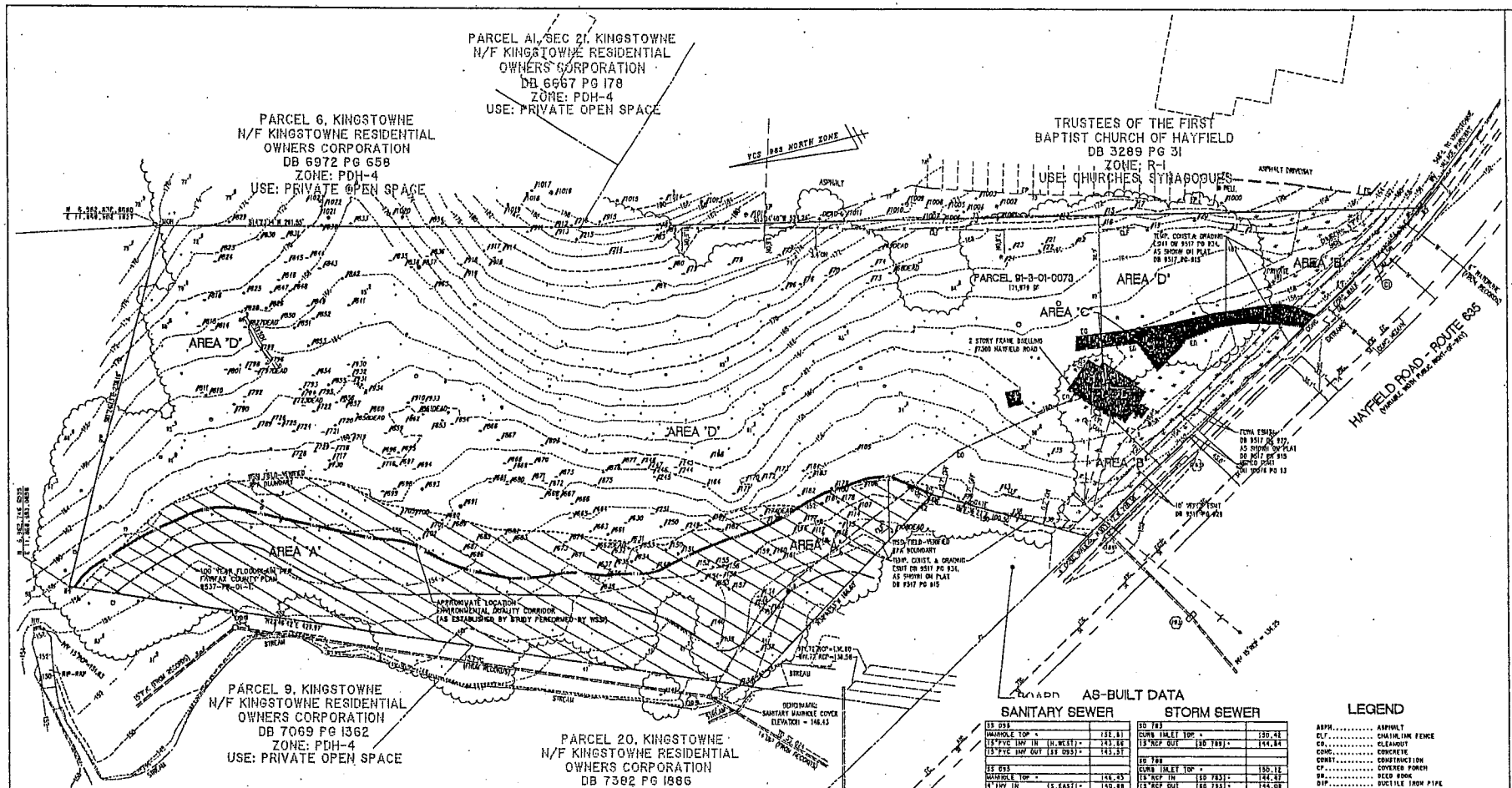
DRAWN BY

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV BY	APPROVED	DATE

COVER SHEET

7309 HAYFIELD ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA



AS-BUILT DATA

SANITARY SEWER

SS 054		
MANHOLE TOP *		152.81
15"PVC INV IN (N.WEST)*		143.64
15"PVC INV OUT (SS 053)*		143.57
SS 053		
MANHOLE TOP *		146.45
4" INV IN (S.EAST)*		140.88
15"PVC INV IN (SS 098)*		139.88
14"DIP INV OUT (SS 054)*		139.87
SS 054		
MANHOLE TOP (FROM RECORDS)		145.11
INVERT (FROM RECORDS)		137.49

STORM SEWER

SD 783		
CURB INLET TOP *		150.41
15"RCP OUT (SD 789)*		144.84
SD 789		
CURB INLET TOP *		150.12
15"RCP IN (SD 783)*		144.47
15"RCP OUT (SD 793)*		144.08
SD 793		
CURB INLET TOP *		150.03
15"RCP IN (SD 789)*		142.65
15"RCP OUT (SOUTH)*		141.75

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

LEGEND

ASPH..... ASPHALT
CLF..... CHAIN LINK FENCE
CO..... CLEANOUT
CONC..... CONCRETE
CONST..... CONSTRUCTION
CP..... COVERED PORCH
DB..... DEED BOOK
DIP..... DUCTILE IRON PIPE
EG..... EDGE OF GRAVEL
EP..... EDGE OF PAVEMENT
EASMT..... EASEMENT
FC..... HEADER CURB
HW..... HEADWALL
INV..... INVERT
IPF..... IRON PIPE FOUND (PROPERTY CORNER)
IPS..... IRON PIPE SET (PROPERTY CORNER)
LSW..... LANDSCAPING WALL
NR..... NAIL BOX
MON..... MONUMENT FOUND (PROPERTY CORNER)
N/F..... NOW OR FORMERLY
PG..... PAGE
PVC..... POLYVINYL CHLORIDE
RCP..... REINFORCED CONCRETE PIPE
RPA..... RESOURCE PROTECTION AREA
SD..... STORM SEWER STRUCTURE
SS..... SANITARY SEWER STRUCTURE
WF..... WIRE FENCE
WM..... WATER METER
WV..... WATER VALVE
..... FIRE HYDRANT
..... DOORWAY/ENTRANCE
..... UTILITY POLE
..... LIGHT POLE
..... FENCE
..... GUY WIRE
..... OVERHEAD WIRES
..... UNDERGROUND WATER LINE
..... TREE
..... LIMITS OF TREE CANOPY/VEGETATION
..... CURB AND GUTTER
..... WETLAND MARKER FLAG
..... SPOT ELEVATION
..... BENCHMARK

EXISTING VEGETATION MAP INFORMATION

LEGEND	COVER TYPE	PRIMARY SPECIES	SUCCESSIONAL STAGE	CONDITION	ACREAGE	COMMENTS
A	BOTTOMLAND FOREST	YELLOW POPLAR, SWEET GUM	EARLY SUCCESSIONAL TO SUBCLIMAX	FAIR TO GOOD	39,458 SF OR 0.91 AC	SOME INVASIVE VINES AND UNDERBRUSH
B	MAINTAINED GRASSLANDS	GRASS			11,349 SF OR 0.26 AC	
C	DEVELOPED LAND	BUILDINGS, DRIVE AISLES, PARKING			2,954 SF OR 0.07 AC	
D	UPLAND FOREST	OAK, HICKORY, YELLOW POPLAR, VIRGINIA PINE	EARLY SUCCESSIONAL TO SUBCLIMAX	FAIR TO GOOD	118,218 SF OR 2.71 AC	SOME INVASIVE VINES AND UNDERBRUSH
TOTAL SITE AREA					171,979 S.F. 3.95 AC	

NOTES

1. THE LOCATION OF THE FAIRFAX COUNTY MAPPED RPA BOUNDARY AND THE FIELD-VERIFIED RPA BOUNDARY OBTAINED IN DIGITAL FORMAT FROM A MATRIX OF THE U.S. DELINEATION MAP, PREPARED BY WETLAND STUDIES AND SOLUTIONS, INC., DATED AUGUST 19, 2010.
2. PER FAIRFAX COUNTY PUBLIC FACILITIES MANUAL, ONLY THOSE TAGGED TREES THAT ARE WITHIN 25' OF THE LIMITS OF CLEARING AND GRADING ARE SHOWN ON THIS PLAN. SEE SHEETS 6, 7 AND 8 FOR TREE INVENTORY DATA.

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

EXISTING CONDITIONS PLAN AND EXISTING VEGETATION MAP

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

PARCEL A1, SEC 21, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 6667 PG 178
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

PARCEL 6, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 6972 PG 658
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

TRUSTEES OF THE FIRST
BAPTIST CHURCH OF HAYFIELD
DB 3289 PG 31
ZONE: R-1
USE: CHURCHES, SYNAGOGUES

PARCEL 9, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 7069 PG 1362
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

PARCEL 20, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 7382 PG 1886
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

BOARD OF SUPERVISORS
OF FAIRFAX COUNTY
DB 9490 PG 1335
ZONE: R-1
USE: VACANT LAND

PRIVATE DRIVE

HAYFIELD ROAD - ROUTE 635

TYPICAL LOT LAYOUT

SCALE 1"=10'

PROPOSED HOUSE

LEGEND

PROPOSED	DESCRIPTION	EXISTING
EP	EDGE OF PAVEMENT	EP
MH	MANHOLE	MH
WV	WATER VALVE	WV
WM	WATER METER	WM
GM	GAS METER	GM
TCB	TRAFFIC CONTROL BOX	TCB
LP	LIGHT POLE	LP
LP/S	LIGHT POLE WITH SIGNALS	LP/S
	CURB & GUTTER CG-7	
	TRANSITION FROM CG-6 TO CG-8	
	SANITARY SEWER	S
SL	SANITARY LATERAL	SL
C.O.	CLEAN OUT	C.O.
	STORM SEWER	
	WATER MAIN	W
	FIRE HYDRANT	

PROPOSED	DESCRIPTION	EXISTING
	PLUG	
	OVERHEAD WIRES	
	UTILITY POLE	
UE	UNDERGROUND ELECTRIC	UE
T	TELEPHONE	T
G	GAS MAIN	G
E	ELECTRICAL	E
	TRANSFORMER	
	HANDICAP RAMP (CG-12)	
	GUARDRAIL	
	FENCE	
	TRAFFIC FLOW	
	LIGHT	
	DOOR	
	TREES	
	LIMITS OF CLEARING AND GRADING	

(IN FEET)
1 INCH = 30'

NOTES:

1) BUILDING FOOTPRINTS SHOWN ON THIS PLAN ARE COMPOSITE FOOTPRINTS THAT ACCOMMODATE ALL POSSIBLE OPTIONS, EXPANSIONS, OR OVERHANG. FINAL HOUSE FOOTPRINT IS SUBJECT TO ADJUSTMENT WITH FUTURE PLANS.
2) ALL LOTS WILL HAVE OPTION FOR BASEMENT LEVEL PATIO WITH MAIN LEVEL DECK ABOVE.
3) INFILTRATION TESTS PERFORMED IN ACCORDANCE WITH TECHNICAL MEMORANDUM 10-4 HAVE BEEN CONDUCTED IN LOCATION OF PROPOSED INFILTRATION FACILITIES #1 AND #2. TEST RESULTS INDICATE INFILTRATION RATES OF 2.0 IN/HR OR GREATER IN ALL LOCATIONS. SEE SHEET 3B FOR TEST RESULTS.
4) AS COORDINATED WITH COUNTY STAFF, INFILTRATION FACILITIES ARE PERMITTED IN THIS RESIDENTIAL DEVELOPMENT WITHOUT A WAIVER.

CONCEPTUAL/FINAL DEVELOPMENT PLAN

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1944
Engineers • Surveyors • Planners
Landscape Architects • Arborists
211 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1001
www.WLPINC.com

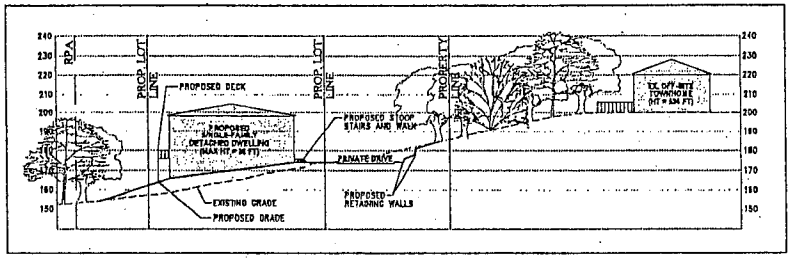
REVISIONS APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SCALE: AS NOTED

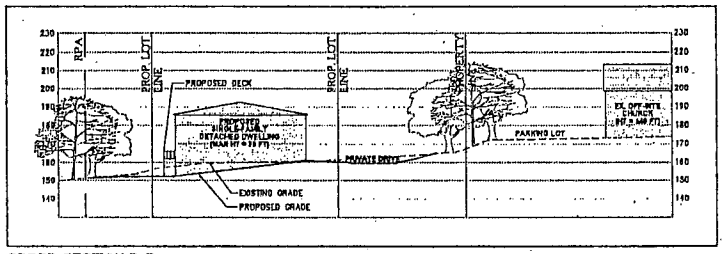
DATE: 5/27/11 REV. 06/04/11 REV. 08/29/11

DRAWN BY



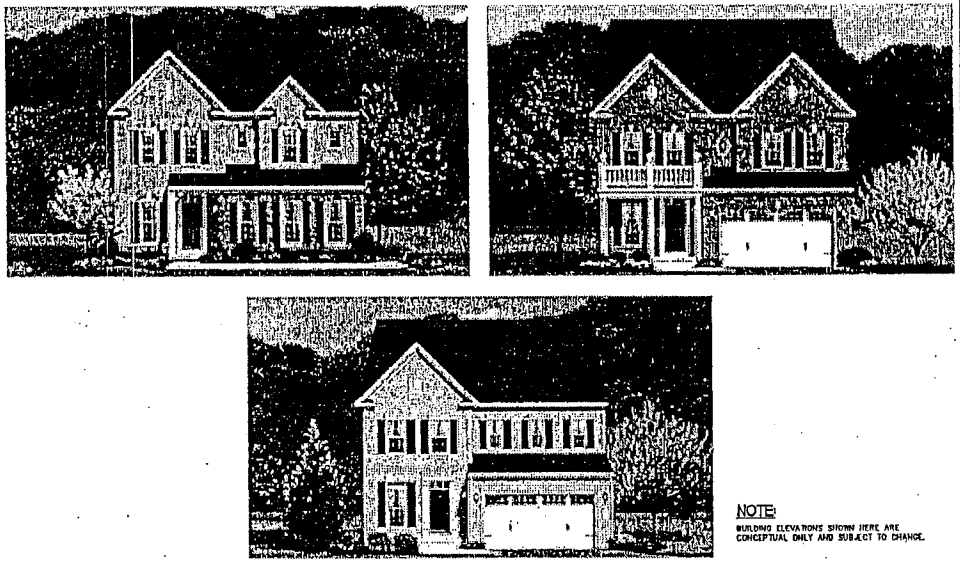
CROSS-SECTION A-A

SCALE: 1"=30'



CROSS-SECTION B-B

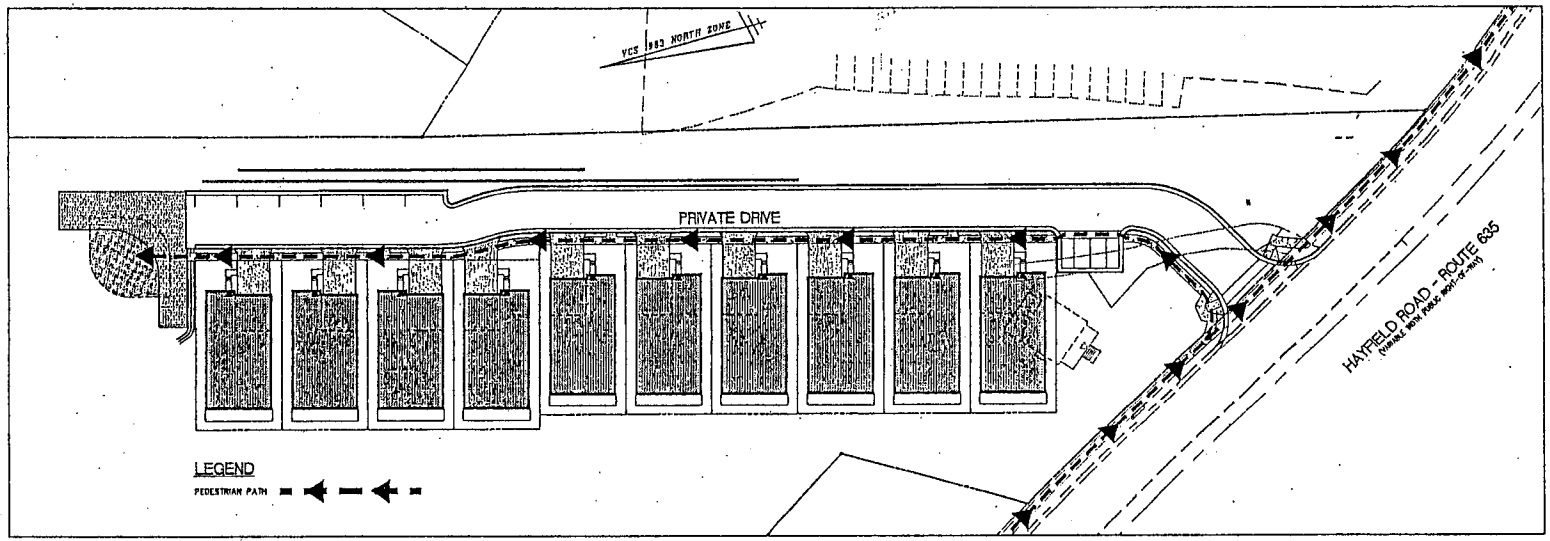
SCALE: 1"=30'



NOTE:
BUILDING ELEVATIONS SHOWN HERE ARE CONCEPTUAL ONLY AND SUBJECT TO CHANGE.

BUILDING ELEVATIONS

NOT TO SCALE



PEDESTRIAN CIRCULATION PLAN

SCALE: 1"=30'

CONCEPTUAL/FINAL DEVELOPMENT PLAN SUPPLEMENTAL INFORMATION

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Attorneys
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1501
www.WLPINC.com
ESTABLISHED 1964

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

JOHN W. WEBB
LICENSED
06/04/11

SCALE: AS NOTED

DATE: 02/02, 05/, 12/07/10, 02/14/11, 03/14/11

DRAWN BY

File No. FF-8 Tax Map No. 91-3 Job No. 10-065 Cadd Dwg. File: dwg\plans\rp\100665P-0301.dwg Xref: dwg\plans\rp\100665-0000.dwg

BORING LOCATION MAP

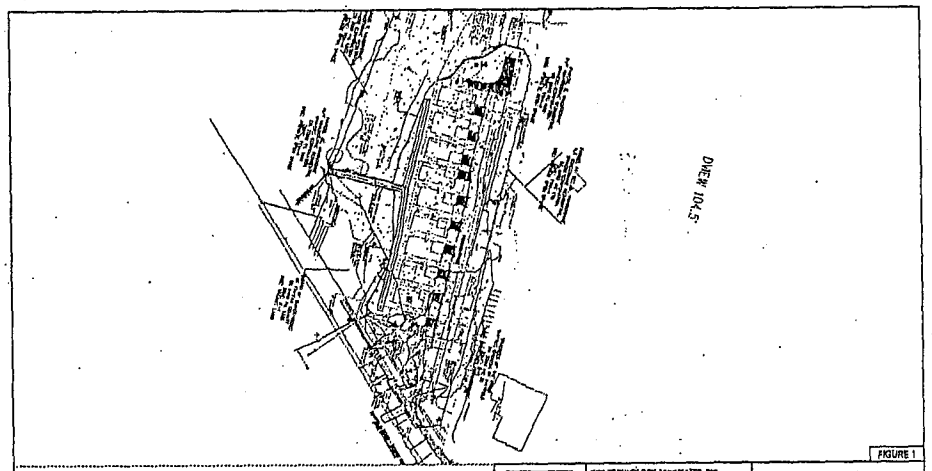


FIGURE 1

LEGEND:
- PREVIOUS TEST BORING LOCATION
- PROPOSED TEST BORING LOCATION

GEO-TECHNOLOGY ASSOCIATES, INC.
Geotechnical and Environmental Consultants
[illegible]
Sterling, Virginia 20166
(703) 478-0035
Fax (703) 478-0137

Rich Property
Boring Location Plan
Fairfax County, Virginia

SCALE	DATE	SOURCE	REVIEWED BY	PROJECT NO.
Approx. 1" = 100'	April 2011	WLP	AR	100960.V

INFILTRATION REPORT SUMMARY

GEO-TECHNOLOGY ASSOCIATES, INC.

GEOTECHNICAL AND ENVIRONMENTAL CONSULTANTS

A Practicing ASFE Member Firm

April 8, 2011

Palisades Development, LLC
13501 Cavanaugh Drive
Rockville, Maryland 20850

Attn.: Mr. Steven Baldwin

Re: Summary Letter – Infiltration
Rich Property
Fairfax County, Virginia

Gentlemen:

In accordance with your request, Geo-Technology Associates, Incorporated (GTA) has performed field infiltration tests at two infiltration facilities at the site. Four borings, two at each location, were drilled at the facility locations to depth of 15 feet from existing grade on October 26, 2010. Rock or groundwater was not encountered in any of the borings with the exception of one boring. Water was encountered at a depth of 12 feet from existing grade during drilling. Four-inch diameter standpipe was set to depths of 8 feet from existing grade at each location with 2-inch sand at the bottom. Each location was pre-soaked for 24 hours in accordance with "Testing Guidelines for Infiltration Facilities, Fairfax County, Virginia" dated March 2007, Revised June 2010. The test locations are shown on the attached figure.

Field tests were performed at each location on October 27, 2010 for a period of 4-hours with readings taken every hour. The tests indicate infiltration rates ranging from 2.5 in./hr. to 5.9 in./hr. The boring locations were surveyed by Walter L. Phillips (WLP), the civil engineer, and elevation provided at each locations.

In addition, 2 borings have been staked by WLP at a third infiltration facility location. The borings will be drilled next week and field infiltration test performed after 24-hour pre-soak at each location.

43780 Trade Center Place, Suite 110, Sterling, VA 20166 *(703) 478-0035* *Fax (703) 478-0137*

Abingdon, MD • Laurel, MD • Frederick, MD • Waldorf, MD • Sterling, VA • Somerset, NJ
New Castle, DE • Georgetown, DE • York, PA • Gaithersburg, PA • Charlotte, NC

Visit us on the web at www.wlpinc.com

Summary Letter – Infiltration *Rich Property*
April 2011 *GTA Project No. 100960*

Thank you for the opportunity to be of assistance on this project. Should you have any questions or require additional information, please do not hesitate to contact our office.

Very truly yours,
GEO-TECHNOLOGY ASSOCIATES, INC.

Amin Rahman, P.E.
Vice President

Cc: Mr. Charles Dunlap, L.S., Walter L. Phillips

CADM C:\Report\2010\100960_Rich Property Plan\Infiltration Letter.doc
Job No. 100960

FOR INFORMATION ONLY

INFILTRATION TESTING INFORMATION (FOR INFORMATION ONLY)

7309 HAYFIELD ROAD
LEE DISTRICT
FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

ESTABLISHED 1945

SCALE: NTS | DATE: 04/08/11 | DRAWN: BP

REVISION APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

File No. FF-9 Tax Map No. 81-3 Job No. 10-086 Cadd Dwg. File: dwg\planning\100960-0001.dwg Xref: dwg\planning\100960-0000.dwg

ZONE: PDH-4
USE: PRIVATE OPEN SPACE

USE: CHURCHES, SYNAGOGUES

PRIVATE DRIVE

PROPOSED CONCRETE V-DITCH

PROPOSED LIMITS OF CLEARING

HAYFIELD ROAD - ROUTE 635

VCS 1983 NORTH ZONE

FCWA ESMT DB 9517 PG 832, AS SHOWN ON PLAT DB 9517 PG 915 (SPCO ESMT) AND DB 10078 PG 13

10' VEPCO ESMT DB 9517 PG 929

TEMP. CONST. & GRADING ESMT DB 9517 PG 934, AS SHOWN ON PLAT DB 9517 PG 915

APPROXIMATE LOCATION ENVIRONMENTAL QUALITY CORRIDOR (AS ESTABLISHED BY STUDY PERFORMED BY WSSI)

ANY TREE LOSS OUTSIDE THE DESIGNATED SANITARY SEWER EASEMENT THAT RESULTS FROM DISTURBANCE DURING SEWER INSTALLATION SHALL BE MITIGATED WITH REPLACEMENT PLANTING AS REQUIRED BY PFM 12-0514.4 AND CHAPTER 118 OF THE CODE.

REPLANTING OF SHRUBS AND GROUND COVER WITHIN SANITARY SEWER EASEMENT WILL BE PROVIDED AS PERMITTED BY PFM REQUIREMENTS.

PARCEL 9, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL

BOARD OF SUPERVISORS

TREE INVENTORY AND PRESERVATION PLAN

LEGEND

- EXISTING TREE CRITICAL ROOT ZONE SEE TREE INVENTORY ON SHEETS 6, 7 AND 8 FOR TREE CLASSIFICATION
- PROPOSED CATEGORY IV DECIDUOUS TREES (8 PROPOSED) 2-2.5" CAL. (CANOPY COVERAGE = AVG. 200 SF PER TREE) SPECIES TO BE DETERMINED AT TIME OF SITE PLAN
- PROPOSED CATEGORY I-II EVERGREEN TREES (61 PROPOSED) 6' HT (CANOPY COVERAGE = AVG. 50 SF PER TREE) SPECIES TO BE DETERMINED AT TIME OF SITE PLAN
- EXISTING TREES OUTSIDE OF RPA PRESERVED AND COUNTED TOWARDS TREE COVER
- EXISTING TREES WITHIN RPA PRESERVED AND COUNTED TOWARDS TREE COVER

NOTES: 1. ALL PROPOSED PLANTS WILL BE NATIVE SPECIES WHEREVER POSSIBLE
2. SEE SHEET 4A FOR PROPOSED TYPICAL LOT PLANTING

PRIVATE DRIVE

REFER TO SHEET 3A FOR CROSS-SECTIONS

HAYFIELD ROAD - ROUTE 635

VCS 1983 NORTH ZONE

2.41 AC. (OUTSIDE OF RPA)

SSAES-ST (WITHIN RPA)

APPROXIMATE LOCATION ENVIRONMENTAL QUALITY CORRIDOR (AS ESTABLISHED BY STUDY PERFORMED BY WSSI)

TEMP. CONST. & GRADING ESMT DB 9517 PG 934, AS SHOWN ON PLAT DB 9517 PG 915

PARCEL 9, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL

BOARD OF SUPERVISORS OF FAIRFAX COUNTY

(IN FEET) 1 INCH = 30'

LANDSCAPE PLAN

CONCEPTUAL LANDSCAPE AND TREE PRESERVATION PLAN

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

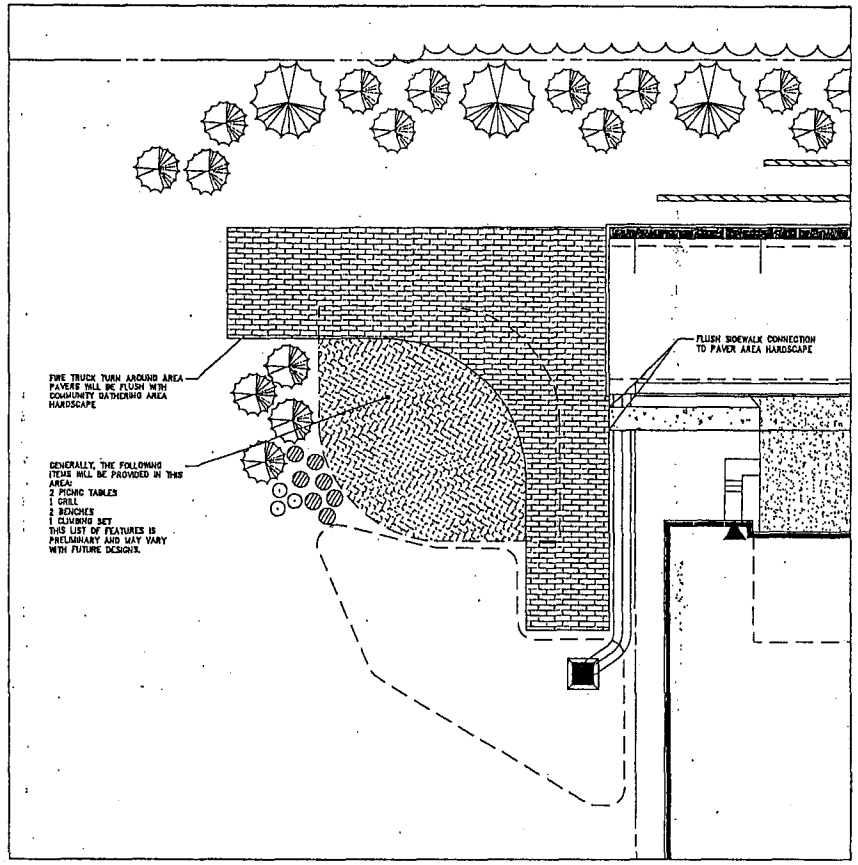
REVISIONS/APPROVED BY				
NO.	DESCRIPTION	DATE	REV. BY	APPROVED

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6183 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1948

SCALE 1"=30' DATE: SEPTEMBER, CHARTER COMMITTEE COMMENTS

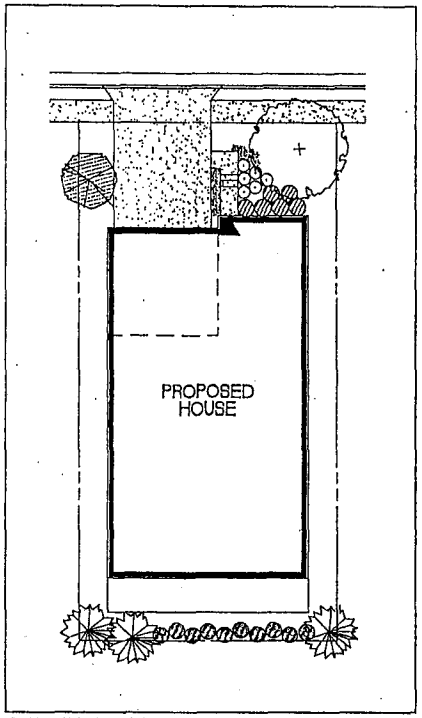
DRAWN BY

File No. FF-6 Tax Map No. 91-3 Job No. 18-088 Cadd Dwg. File: dwg\plansdwg\100088-0421.dwg Xref: dwg\plansdwg\100088-0000L.dwg



COMMUNITY GATHERING AREA CONCEPTUAL DETAIL

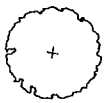
SCALE: 1"=10'



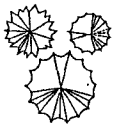
SCHEMATIC LOT LANDSCAPE CONCEPT

SCALE: 1"=10'

LEGEND



PROPOSED CATEGORY IV DECIDUOUS TREES (8 PROPOSED) (EXAMPLES: QUERCUS PHELLOS, ACER RUBRUM, TILIA AMERICANA)



PROPOSED CATEGORY I-II EVERGREEN TREES (61 PROPOSED) 5' HT (CANOPY COVERAGE - AVG. 30 SF PER TREE) SPECIES TO BE DETERMINED AT TIME OF SITE PLAN

PROPOSED SHRUBS

NOTES:

1) CONCEPTUAL LANDSCAPE PLANS ON THIS SHEET ARE SCHEMATIC IN NATURE AND ARE SUBJECT TO CHANGE WITH FUTURE PLANS.
2) CONCEPTUAL PLANS FOR COMMUNITY GATHERING AREA ARE SCHEMATIC IN NATURE AND SUBJECT TO ADJUSTMENT WITH FUTURE PLANS.

CONCEPTUAL LANDSACPE ENLARGEMENTS

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers · Surveyors · Planners
Landscape Architects · Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-4163 Fax (703) 533-1301
www.WLPINC.com

SCALE AS NOTED

DATE EDITED: MON, CHAPTER CLEANER

DRAWN BY

ANDY K. WEBB
LIC. NO. 14481
09/09/11

SHEET: 4A of 10

File No. FP-4 Tax Map No. 51-3 Job No. 10-066 Cadd Dwg. File: dwg\plans\dwg\100668P-0401.dwg Xref: dwg\plans\dwg\100668-0001.dwg

URBAN FOREST MANAGEMENT
POLICY ON LANDSCAPE IMPLEMENTATION
November 17, 2010

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

Tree Species and Size

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

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

Species Substitutions

3. Species substitutions within the tree categories listed in Table 12.17 are generally accepted unless otherwise specified by proffered conditions, development conditions, special exceptions, or special permits. Any tree substitution shall also be in conformance with the following. (PFM 12-0705.1C)
   a. *Plant Diversity* - The use of substitutions shall not result in any species making up more than 10 percent, and shall not result in any one genus making up more than 33 percent, of the total number of trees required to be planted on the site. (PFM 12-0515.1L)
   b. *Authorization* - A letter signed by the permittee shall be provided to UFMD acknowledging any proposed substitutions to trees and shrubs shown on the approved plans. (PFM 12-0705.1C(2))
   c. *Substitutions Outside of Tree Category* - Substitution of a tree shown on the approved plan from one tree category, as listed in PFM Table 12.17, with a tree from a different category shall require a revision to the approved plan. (PFM 12-0705.1C(3))
   d. *Species Suitability* - Substituted species must be suited to the post-development conditions of the planting location for which it is intended. (PFM 12-0601.1E)
   e. *Additional Tree Cover Credit* - In cases where additional tree cover credit has been given, no tree substitutions shall be made except as approved by the Urban Forest Management. Examples of additional credit include the following:
      Air Quality, PFM 12-0510.4B(1)
      Energy Conservation, PFM 12-0510.4B(2)
      Water Quality, PFM 12-0510.4B(3)
      Wildlife Benefits, PFM 12-0510.4B(4)
      Native Trees, PFM 12-0510.4B(5)

Planting Locations

4. Planting locations of all trees on the site shall be in substantial conformance with the approved plan. UFMD acknowledges that not all trees may be optimally located, as shown on the plan, and encourage input from Permittees and their landscape professionals regarding proposed improvements that might be implemented. Any substantive deviations from the approved plan that are made in the field must be approved by UFMD and shall be in conformance with the following:
   a. *Planting Area* - At least the minimum size planting area shall be provided for each tree according to its projected 10-year tree cover area as found in Table 12.7. (PFM 12-0601.1B)
   b. *Environmental Conditions* - Light, moisture, and other conditions affecting the health and viability of the tree at the field location shall be suitable for the species. (PFM 12-0601.1E)
   c. *Compacted Soil* – If planting in areas that have been previously compacted, the soil shall be properly prepared (tilled and amended as needed based on soil samples) to a depth of 12 inches, prior to installation of landscape material. Soil within individual planting holes shall not be amended. (PFM 12-0705.3D)
   d. *Restrictive Barriers* - Trees shall be planted no closer than four feet from any restrictive barrier. (PFM 12-0510.4E(5)
   d. *Spacing* - Trees shall be spaced so that the outer limit of their projected 10-year tree cover area, as indicated in Table 12.19, does not significantly overlap, or as determined appropriate by UFMD for site conditions and to promote long-term survival. (PFM 12-0510.4E(6))
   e. *Easements* - Trees for tree cover credit shall not be planted within any existing or proposed public utility easement or within five feet of storm drainage easements that contain pipes. In addition, trees shall not be planted in an area that will interfere with existing or proposed utilities or with maintenance of the utility, as determined by the Director of DPWES. (PFM 12-0515.6B)

Staking and Guying

5. Staking and guying should only be implemented where site conditions warrant their use. Planted trees should be assessed individually and staking and guying installed only as required. Conditions where staking and guying may be necessary to ensure stability include: windy locations, steep slopes, or where vandalism may be a concern. All staking and guying material must be removed within one year of plant installation (PFM 12-0705.3C)

Seasonal Landscape Deferrals

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

7. The party responsible for the placement of the performance bond and conservation deposit for the project shall act as the Applicant for this seasonal deferral. Seasonal Landscape Deferral request forms can be obtained from the Environmental and Facilities Inspections Division or the Urban Forest Management.

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

Requirements Prior to Approval of RUP/Non-RUP

9. The landscaping and screening requirements of Article 13 or of any approved proffered condition, special permit, special exception or variance must be completed prior to approval of any Residential or Non-Residential Use Permit; provided, however, that completion of the requirements may be delayed when justification satisfactory to the Director is provided; such justification shall include an agreement and bond with surety satisfactory to the Director for completion in accordance with a firm schedule for timely completion. (ZO 13-704.3) See Seasonal Landscape Deferrals above.

NOTE:
ALL NOTES AND DETAILS PROVIDED ON THIS SHEET ARE CURRENT AT TIME OF PLAN PREPARATION. CONTRACTOR IS RESPONSIBLE FOR USING CURRENT DETAILS AT TIME OF CONSTRUCTION.

INVASIVE PLANT NARRATIVE:

INVASIVE PLANT MATERIAL WILL BE REMOVED UNDER SUPERVISION OF THE PROJECT ARBORIST. ALL INVASIVE PLANTS ARE TO BE REMOVED BY HAND TO MINIMIZE SITE DISTURBANCE WITHIN LIMITS OF TREE SAVE AREAS.

INVASIVE PLANTS IDENTIFIED TO BE REMOVED:

1. WISTERIA

REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. IN THE GROWING SEASON, AN APPLICATION OF AN ENVIRONMENTALLY SENSITIVE APPROVED HERBICIDE MAY BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. THIS TREATMENT MUST BE REPEATED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. FOR THIS PROJECT, APPLICATION AND MONITORING WILL BE FOR TWO COMPLETE GROWING SEASONS.

2. POISON IVY – WITHIN 50' OF LIMITS OF CLEARING AND GRADING

REMOVE BY HAND TO MINIMIZE SITE DISTURBANCE. USE A SYSTEMIC HERBICIDE DURING THE GROWING SEASON (LIKE GLYPHOSATE) FOR UPLAND AREAS AND FOR WETLAND APPLICATIONS TO BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR. THIS TREATMENT MUST BE REPEATED 3-6 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. FOR THIS PROJECT, APPLICATION AND MONITORING WILL BE FOR TWO COMPLETE GROWING SEASONS.

TREE PRESERVATION NARRATIVE:

THIS INFORMATION IS RELATIVE TO THE DEVELOPMENT KNOWN AS THE RICH PROPERTY AT 7309 HAYFIELD ROAD, FAIRFAX COUNTY, VA. IT DESCRIBES THE CURRENT CONDITION AND SUITABILITY FOR PRESERVATION FOR THE GROUPS OF TREES LOCATED ON THE SUBJECT PROPERTY, AS WELL AS PROPOSED GENERAL MEANS FOR PRESERVATION. THE EXISTING TREE COVER IS A TYPICAL MIX OF HARDWOODS DOMINATED BY MATURE OAKS, BEECH, MAPLES AND TULIP POPLARS. THE EXISTING TREES ARE IN GENERALLY GOOD TO FAIR CONDITION WITH SOME INVASIVE PLANT MATERIAL, ESPECIALLY IN THE FLOODPLAIN AREAS. (SEE INVASIVE NARRATIVE) ALL ONSITE TREES WITHIN THE LIMITS OF CLEARING AND GRADING TO BE REMOVED.

THE CONSTRUCTION LIMITS SHOWN INDICATE A RANGE OF CUT WITHIN THE CRZ OF SEVERAL LARGE TREES TO BE PRESERVED DUE TO THE INSTALLATION OF A WALL TO PROVIDE ADDITIONAL PARKING. ANY TREE THE CRZ OF WHICH IS AFFECTED BY THE CONSTRUCTION PROCESS SHOULD BE FERTILIZED AND WATERED THOROUGHLY AS THE LIMITS OF DISTURBANCE ARE STABILIZED AND ALL CONSTRUCTION MATERIALS AND EQUIPMENT ARE REMOVED. A 3-4" LAYER OF MULCH SHOULD BE APPLIED USING NON-MOTORIZED EQUIPMENT (BY HAND USING WHEELBARROWS) TO TREES WITHIN 10 FEET OF THE LIMITS OF DISTURBANCE. NO MOTORIZED EQUIPMENT WILL BE USED TO DISTRIBUTE MULCH WITHIN TREE PRESERVATION AREAS. MANUAL METHODS WILL INCLUDE USING WHEELBARROWS AND MANUAL LABOR TO DISTRIBUTE MULCH WITHIN THESE AREAS.

NO TREES OUTSIDE THE LIMITS OF CLEARING AND GRADING ARE TO BE REMOVED UNLESS INDICATED ON PLAN. TREES WITH MORE THAN 25% OF THEIR CRZ IMPACTED BY CONSTRUCTION SHALL BE WATERED REGULARLY DURING CONSTRUCTION ACTIVITY.

DURING ANY CLEARING OR TREE/VEGETATION REMOVAL IN THE AREAS 10' ADJACENT TO OR IN THE TREE PRESERVATION AREAS, THE PROJECT ARBORIST SHALL BE PRESENT TO MONITOR THE PROCESS AND ENSURE THAT THE ACTIVITIES ARE CONDUCTED AS PROFFERED AND AS APPROVED BY URBAN FOREST MANAGEMENT.

THE INSTALLATION OF TREE PROTECTION FENCING, INCLUDING SUPER SILT FENCE IF IT IS TO BE USED AS TREE PROTECTION FENCE, SHALL BE INSTALLED UNDER THE DIRECT SUPERVISION OF THE PROJECT ARBORIST, WHO SHALL BE A CERTIFIED ARBORIST, AND ACCOMPLISHED IN A MANNER THAT DOES NOT HARM EXISTING VEGETATION THAT IS TO BE PRESERVED. AFTER ALL CONSTRUCTION ACTIVITY IS COMPLETE, THE TREE PROTECTION FENCE/SUPER SILT FENCE SHALL BE CAREFULLY REMOVED AND THE MULCH LAID DOWN FOR THE TREE PROTECTION FENCE SPREAD OUT TO A THICKNESS OF APPROX. 2", TAKING CARE TO MINIMIZE DAMAGE TO THE EXISTING NATIVE ORGANIC LAYER.

TREES IN PRESERVATION AREAS INDICATED ON PLAN TO BE REMOVED SHALL BE REMOVED USING HAND-OPERATED EQUIPMENT (SAW CUT) UNDER THE DIRECTION OF THE PROJECT ARBORIST. TREE AND SHRUB UNDERSTORY RETENTION MUST BE MAXIMIZED. THESE METHODS SHALL INCLUDE THE FOLLOWING:
1. ALL HAND-OPERATED POWER TOOLS USED WITHIN TREE SAVE AREAS MUST BE IN GOOD OPERATING CONDITION, (POWER WASHED), FREE OF LEAKS OR EXCESS OIL AND GREASE.
2. NO EQUIPMENT REFUELING OR SERVICING SHOULD BE UNDERTAKEN WITHIN 100 FEET OF ANY WATERCOURSE OR SURFACE WATER DRAINAGE.
3. NO DEBRIS FROM TREE REMOVAL OUTSIDE PROTECTED AREAS SHALL ENCROACH WITHIN THE TREE PRESERVATION AREAS.
4. A SPILL CONTAINMENT KIT MUST BE KEPT READILY ACCESSIBLE ONSITE IN THE EVENT OF A RELEASE OF A DELETERIOUS SUBSTANCE TO THE ENVIRONMENT.
5. TREES MUST BE FELLED IN SECTIONS/AND/OR/CRANE ASSISTED REMOVALS ARE TO BE CONSIDERED FIRST. NO DEBRIS IS TO BE FELLED FROM TREES OUTSIDE THE LOC INTO TREE PRESERVATION AREAS.
6. ALL NON-TARGET TREES AND VEGETATION TO BE RETAINED.
7. IN THE EVENT CONSTRUCTION ACTIVITY BECOMES NECESSARY WITHIN ANY TREE PRESERVATION AREA, PROTECTION FOR VEGETATION AND NATIVE ORGANIC GROUND COVER SHALL BE PROVIDED. ANY WORK WITHIN TREE PRESERVATION AREAS AND MEASURES TO MITIGATE IMPACTS TO TREES TO BE PRESERVED SHALL BE SUBMITTED TO URBAN FOREST MANAGEMENT FOR REVIEW AND APPROVAL PRIOR TO COMMENCEMENT OF THE WORK.

TREES WITHIN 10' OF THE LOC WILL BE REMOVED USING HAND-OPERATED EQUIPMENT (SAW CUT) TO LIMIT DISTURBANCE TO THE ADJACENT SITE AREA. THEY SHALL NOT BE RIPPED OUT WHOLE WITH EQUIPMENT. STUMPS MAY BE GROUND OUTSIDE THE LOC. NO STUMP WITHIN THE TREE PRESERVATION AREAS MAY BE GROUND OUT.

A WEEKLY MONITORING REPORT WILL BE SENT TO UFMD BY THE PROJECT ARBORIST DURING THE INSTALLATION OF THE TREE PROTECTION FENCING AND INSTALLATION OF E&S CONTROL MEASURES. THE PROJECT ARBORIST WILL BE ON SITE DURING THE INSTALLATION OF THE TREE PROTECTION FENCING. DURING CONSTRUCTION, A MONTLY STATUS REPORT WILL BE SENT TO THE UFMD BY THE PROJECT ARBORIST.

NOTE:

ALL PRUNING SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITION AMERICAN NATIONAL STANDARDS INSTITUTE (ANSI) A300 PRUNING STANDARDS. PRUNING SHALL BE DONE BY PERSONNEL WHO, THROUGH TRAINING AND ON-THE-JOB EXPERIENCE, UNDERSTAND THE TECHNIQUES AND HAZARDS OF TREE CARE WORK AND UNDERSTAND THE SAFETY REQUIREMENTS OUTLINED IN THE LATEST EDITION OF THE ANSI Z133.1 STANDARDS. REFER TO THE ANSI STANDARDS LISTED ABOVE, AND PLATE 9-12(9M-12) IN THE FAIRFAX COUNTY PFM FOR A GRAPHICAL DEPICTION OF PROPER PRUNING TECHNIQUE. 12-0706.4A(1)

NO TREE SHALL BE TOPPED UNDER ANY CIRCUMSTANCE. NO PRUNING CUTS SHALL BE PAINTED, COATED OR OTHERWISE TREATED UNLESS SPECIFICALLY REQUIRED BY THE ATTENDING ARBORIST AND JURISDICTIONAL ARBORIST IN THE FIELD.

TABLE 12.3

TABLE 12.3 TREE PRESERVATION TARGET CALCULATIONS AND STATEMENT

A. PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EVM): 157,676 SF

B. PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY: 91.7 %
(157,676 / 171,978)

C. PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE: 25% (42,995 SF)

D. PERCENTAGE OF 10 YEAR TREE CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION: (42,995 x 91.7%) = 39,426 SF

E. PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION: ±82,462 SF > 39,426 SF = 100% OF REQUIREMENT
(NOT INCLUDING EXISTING PARKING LOT LANDSCAPE AND PLANTED TREES FROM SITE PLAN)

F. HAS THE TREE PRESERVATION TARGET MINIMUM BEEN MET? YES

TABLE 12.10 - 10-YEAR CANOPY CALCULATION WORKSHEET

Step		Totals	Reference
A. Tree Preservation Target and Statement			
A1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy calculations	SEE TABLE 12.3	see § 12-0508.2 for list of required elements and worksheet
B. Tree Canopy Requirement			
B1	Identify gross site area =	171,978	§ 12-0511.1A
B2	Subtract area dedicated to parks, road frontage, and	-0-	§ 12-0511.1B
B3	Subtract area of exemptions =	-0-	§ 12-0511.1C(1) through § 12-0511.1C(6)
B4	Adjusted gross site area (B1 – B2) =	171,978	
B5	Identify site's zoning and/or use		
B6	Percentage of 10-year tree canopy required =	25%	§ 12-510.1 and Table 12.4
B7	Area of 10-year tree canopy required (B4 x B_) =	42,995	
B8	Modification of 10-year Tree Canopy Requirements requested?	NO	Yes or No
B9	If B8 is yes, then list plan sheet where modification request is located		Sheet number
C. Tree Preservation			
C1	Tree Preservation Target Area =	±39,426	SEE TABLE 12.3, THIS SHEET
C2	Total canopy area meeting standards of § 12-0400 =	±21,447	
C3	C2 x 1.25 =	±26,809	§ 12-0510.3B
C4	Total canopy area provided by unique or valuable forest or woodland communities =	-0-	
C5	C4 x 1.5 =	-0-	§ 12-0510.3B(1)
C6	Total of canopy area provided by "Heritage," "Memorial," "Specimen," or "Street" trees =	-0-	
C7	C6 x 1.5 to 3.0 =	-0-	§ 12-0510.3B(2)
C8	Canopy area of trees within Resource Protection Areas (CONSERVATION EASEMENT) and 100-year floodplains =	±35,653	
C9	C8 x 1.0 =	±35,653	§ 12-0510.3C(1)
C10	Total of C3, C5, C7 and C9 =	±82,462	If area of C10 is less than B7 THEN REMAINDER requirement must be met through tree planting - go to D
D. Tree Planting			
D1	Area of canopy to be met through tree planting (B7-C10) =	5,850*	
D2	Area of canopy Planted for air quality benefits =		
D3	x 1.5 =		§ 12-0510.4B(1)
D4	Area of canopy planted for energy conservation =		
D5	x 1.5 =		§ 12-0510.4B(2)
D6	Area of canopy planted for water quality benefits =		
D7	x 1.25 =		§ 12-0510.4B(3
D8	Area of canopy planted for wildlife benefits =		
D9	x 1.5 =		§ 12-0510.4B(4)
D10	Area of canopy provide by native trees =		
D11	x 1.5 =		§ 12-0510.4B(5)
D12	Area of canopy provided by improved cultivars and varieties =		
D13	1.25		§ 12-0510.4B(6)
D14	Area of canopy provided through tree seedlings =		§ 12-0510.4D(1)
	x1.0		
D15	Area of canopy provided through native shrubs or woody seed mix =		
	x1.0		§ 12-0510.4D(1)
D16	Percentage of D14 represented by D15 =		Must not exceed 33% of D14
D17	Total of canopy area provided through tree planting =	±5,850 *	
D18	Is an offsite planting relief requested?	NO	Yes or No
D19	Tree Bank or Tree Fund?	NONE	§ 12-0512
D20	Canopy area requested to be provided through offsite banking or tree fund	NONE	
D21	Amount to be deposited into the Tree Preservation and Planting Fund	NONE	
E. Total of 10-year Tree Canopy Provided			
E1	Total of canopy area provided through tree preservation (C10) =	±82,462	
E2	Total of canopy area provided through tree planting (D17) =	±5,850	
E3	Total of canopy area provided through offsite mechanism (D19) =	0	
E4	Total of 10-year Tree Canopy Provided = (E1+E2+E3)	±88,112	Total of E1 through E3. Area should meet or exceed area required by B7

* 81 EVERGREEN TREES
● ±50 SF PER EVERGREEN
8 DECIDUOUS TREES
● ±200 SF PER DECIDUOUS

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers · Surveyors · Planners
Landscape Architects · Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

COMMONWEALTH OF VIRGINIA — JACK K. WISON, Lic. No. 041181, 04/08/11 — PROFESSIONAL ENGINEER

DATE: 02/22/10; REV. 12/03/10; REV. 04/08/11
SCALE: NA
DRAWN BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

CONCEPTUAL LANDSCAPE NOTES AND TABULATIONS

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

SHEET: 6 of 10

File No. FF-8 Tax Map No. 91-3 Job No. 10-098 Cadd Dwg. File: dwg\planning\10089-0401.dwg Xref: dwg\planning\10089-0000.dwg

TREE INVENTORY

Tree #	Botanical Name (Genus - Species)	Common Name	DBH	Critical Root Zone (CRZ) Radius (ft)	Species Rating	Condition Rating	Remove	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Notes
2	Acer rubrum	Red maple	8"	8'	80%	75%	X								X	
3	Acer rubrum	Red maple	25"	25'	80%	65%	X								X	
12	Prunus serotina	Black cherry	15"	15'	70%	40%	X									
13	Nyssa sylvatica	Blackgum	11"	11'	70%	60%	X									
15	Diospyros virginiana	Common persimmon	12"	12'	70%	45%										Co-Owned
16	Acer rubrum	Red maple	8"	8'	80%	45%	X									
17	Prunus serotina	Black cherry	27"	27'	70%	60%		X				X				Offsite
19	Acer rubrum	Red maple	22"	22'	80%	65%	X									
20	Acer rubrum	Red maple	20"	20'	80%	60%		X	X		X	X	X			
21	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	70%	X									
22	Liriodendron tulipifera	Yellow-poplar	26"	26'	75%	80%	X									
23	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	65%	X									
24	Liriodendron tulipifera	Yellow-poplar	23"	23'	75%	70%	X									
35	Acer rubrum	Red maple	21"	21'	80%	75%	X									
36	Juniperus virginiana	Eastern redcedar	12"	12'	85%	60%		X	X							
37	Ailanthus altissima	Tree-of-heaven	8"	8'	55%	70%		X	X				X			
38	Juniperus virginiana	Eastern redcedar	13"	13'	85%	25%	X								X	
39	Catalpa speciosa	Northern catalpa	16"	16'	55%	55%		X	X		X	X	X			
40	Acer rubrum	Red maple	17"	17'	80%	40%		X	X		X	X	X			
41	Acer rubrum	Red maple	12"	12'	80%	65%		X	X				X			
42	Prunus serotina	Black cherry	7"	8'	70%	50%		X	X				X			
43	Albizia julibrissin	Mimosa	7"	8'	45%	70%	X								X	
68	Dead		9"	9'	0%	0%	X									
69	Dead		9"	9'	0%	0%	X									
70	Pinus virginiana	Virginia Pine	10"	10'	80%	60%	X									
73	Pinus virginiana	Virginia Pine	9"	9'	80%	50%	X									
74	Pinus virginiana	Virginia Pine	8"	8'	80%	45%	X									
76	Pinus virginiana	Virginia Pine	14"	14'	80%	60%	X									
77	Catalpa speciosa	Northern catalpa	13"	13'	80%	60%	X									
78	Catalpa speciosa	Northern catalpa	13"	13'	80%	55%	X									
79	Quercus rubra	Northern red oak	10"	10'	80%	60%	X									
80	Quercus macrocarpa	Bur Oak	10"	10'	80%	30%	X									
81	Quercus prinus	Chestnut Oak	6"	8'	80%	55%	X								X	
82	Pinus virginiana	Virginia Pine	14"	14'	80%	65%	X								X	
83	Quercus rubra	Northern red oak	9"	9'	85%	60%	X								X	
84		na					X									
96	Pinus virginiana	Virginia Pine	12"	12'	80%	65%	X									
105	Albizia julibrissin	Mimosa	10"	10'	45%	60%	X									
106	Acer rubrum	Red maple	15"	15'	80%	30%	X								X	
107	Acer rubrum	Red maple	9"	9'	80%	50%		X	X			X	X			
108	dead		20"	0'	0%	0%	X								X	Retain as tree snag - remove top and leave large stump.
114	Acer rubrum	Red maple	14"	14'	80%	50%		X	X							
115	Acer rubrum	Red maple	13"	13'	80%	50%		X	X		X		X			
116	Liriodendron tulipifera	Yellow-poplar	19"	19'	75%	50%		X	X							
117	Liriodendron tulipifera	Yellow-poplar	24"	24'	75%	60%		X	X		X		X			
118	Liriodendron tulipifera	Yellow-poplar	24"	24'	75%	60%		X	X		X					
133	Acer rubrum	Red maple	31"	47'	80%	45%		X	X			X				
134	Acer rubrum	Red maple	16"	16'	80%	40%	X								X	Leave stumps as tree snags
135	Acer rubrum	Red maple	16"	16'	80%	70%		X	X		X		X			
137	Magnolia virginiana	Sweetbay magnolia	7"	8'	75%	40%		X	X				X	X		
138	Acer rubrum	Red maple	9"	9'	80%	40%		X	X		X					Exposed roots at streambed
139	Liriodendron tulipifera	Yellow-poplar	20"	20'	75%	65%	X									
140	Acer rubrum	Red maple	20"	20'	80%	55%	X									
141	Liquidambar styraciflua	Sweetgum	10"	10'	75%	70%		X								Offsite - IN SAN SEW EASEMENT
149	Liquidambar styraciflua	Sweetgum	9"	9'	75%	50%		X	X							
150	Liriodendron tulipifera	Yellow-poplar	19"	20'	75%	65%		X	X		X	X				

Tree #	Botanical Name (Genus - Species)	Common Name	DBH	Critical Root Zone (CRZ) Radius (ft)	Species Rating	Condition Rating	Remove	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	Notes
151	Liriodendron tulipifera	Yellow-poplar	22"	22'	75%	65%		X	X		X	X		X		
152	Liriodendron tulipifera	Yellow-poplar	15"	15'	75%	40%	X								X	
153	Liriodendron tulipifera	Yellow-poplar	19"	19'	75%	60%	X								X	
154	Liquidambar styraciflua	Sweetgum	6"	8'	75%	60%	X								X	
155/156	Liriodendron tulipifera	Yellow-poplar	42"	63'	75%	70%	X								X	
157	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	50%		X	X		X	X				
158	Acer rubrum	Red maple	13"	13'	80%	40%	X								X	
159	Liriodendron tulipifera	Yellow-poplar	39"	59'	75%	40%	X								X	
160	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	40%		X	X							
161	Acer rubrum	Red maple	11"	11'	80%	65%		X	X							
162	Fagus grandifolia	American beech	11"	11'	85%	80%		X	X		X	X				Over 40% of root zone impacted by construction, monitor and not counted for tree cover credit
163	Quercus rubra	Northern red oak	19"	19'	85%	70%	X								X	
164	Fagus grandifolia	American beech	9"	9'	85%	65%	X									
166							X									
170	Carya glabra	Pignut hickory	8"	8'	80%	60%	X									
171	Quercus rubra	Northern red oak	10"	10'	85%	65%	X									
172	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	55%	X									
173	Liriodendron tulipifera	Yellow-poplar	25"	25'	75%	50%	X									
174	Dead		11"	0'	0%	0%	X									
175	Fagus grandifolia	American beech	13"	13'	85%	65%		X	X			X				
176	Acer rubrum	Red maple	9"	9'	80%	60%		X	X			X				
177	Acer rubrum	Red maple	13"	13'	80%	50%		X	X			X	X			
178	Acer rubrum	Red maple	18"	18'	80%	75%		X	X			X				
179	Acer rubrum	Red maple	15"	15'	80%	60%		X	X			X				
180	Acer rubrum	Red maple	7"	8'	80%	45%		X	X			X	X			
181	Acer rubrum	Red maple	18"	18'	80%	45%		X	X			X				
182	Acer rubrum	Red maple	12"	12'	80%	60%		X	X			X				
183	Acer rubrum	Red maple	17"	17'	80%	60%	X									
184	Liriodendron tulipifera	Yellow-poplar	42"	63'	75%	60%	X									
214	Fagus grandifolia	American beech	7"	8'	85%	70%	X									
215	Quercus rubra	Northern red oak	22"	22'	85%	70%	X									
216	Pinus virginiana	Virginia Pine	16"	16'	80%	60%		X	X			X				
243	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	60%	X									
244	Fagus grandifolia	American beech	12"	12'	85%	70%	X									
245	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	70%	X									
246	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	60%	X									
247	Liriodendron tulipifera	Yellow-poplar	11"	11'	75%	70%	X									
248	Liriodendron tulipifera	Yellow-poplar	7"	8'	75%	60%	X									
249	Carya glabra	Pignut hickory	8"	8'	80%	65%		X	X			X				
250	Fagus grandifolia	American beech	13"	13'	85%	80%		X	X			X				
251	Fagus grandifolia	American beech	8"	8'	85%	75%	X									
630	Fagus grandifolia	American beech	9"	9'	85%	80%		X	X			X				
631	Fagus grandifolia	American beech	7"	8'	85%	70%		X	X							
632	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	65%		X	X							
633	Fagus grandifolia	American beech	7"	8'	85%	65%		X	X							
634	Liriodendron tulipifera	Yellow-poplar	19"	19'	75%	45%		X	X							
635	Acer rubrum	Red maple	10"	10'	80%	60%		X	X							
636	Liriodendron tulipifera	Yellow-poplar	11"	11'	75%	60%		X	X							
637	Acer rubrum	Red maple	10"	10'	80%	65%		X	X			X				
661	Quercus rubra	Red Oak	20"	20'	75%	70%		X	X			X				
662	Dead		8"	8'	0%	0%	X								X	Retain as tree snag - remove top and leave large stump.
663	Pinus virginiana	Virginia Pine	16"	16'	80%	55%		X	X			X				
664	Pinus virginiana	Virginia Pine	10"	10'	0%	0%	X								X	
665	Acer rubrum	Red maple	9"	9'	80%	60%		X	X			X				
666	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	60%	X								X	
667	Liriodendron tulipifera	Yellow-poplar	14"	14'	75%	60%	X								X	
668	Liquidambar styraciflua	Sweetgum	7"	8'	75%	65%	X								X	

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com
ESTABLISHED 1945

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

TREE INVENTORY

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Tree #	Botanical Name (Genus - Species)	Common Name	Size DBH	Critical Root Zone (CRZ) Radius (ft)	Species Rating	Condition %	Removal	Tree Protection	Mulch	Fertilize	Crown Cleaning (dead and diseased limbs)	Root Prune	Remove Vines	Tree [illegible]	[illegible] Removal	Notes
669	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	70%		X	X			X				
670	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	60%		X	X							
671	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	50%		X	X							
673	Carya glabra	Pignut hickory	9"	9'	80%	40%		X	X							
674	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	55%		X	X			X				
675	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	60%		X	X			X				
676	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	60%		X	X			X				
677	Acer rubrum	Red maple	9"	9'	80%	65%		X	X			X				
678	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	55%	X									
679	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	50%		X	X			X				
680	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	45%	X									
681	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	45%	X									
682	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	50%		X	X			X				
683	Acer rubrum	Red maple	15"	15'	80%	60%		X	X							
684	Acer rubrum	Red maple	7"	8'	80%	60%		X	X							
685	Liriodendron tulipifera	Yellow-poplar	7"	8'	75%	50%		X	X							
686	Liriodendron tulipifera	Yellow-poplar	11"	11'	75%			X	X							
687	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	65%		X	X							
689	Acer rubrum	Red maple	9"	9'	80%	60%		X	X							
690	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	30%	X								X	Retain as tree snag - remove top and leave large stump. Dead at top, sucker growth only.
691	Liriodendron tulipifera	Yellow-poplar	28"	28'	75%	55%		X	X		X	X				
692	Acer rubrum	Red maple	7"	8'	80%	60%		X	X			X				
693	Pinus virginiana	Virginia pine	23"	23'	65%	50%	X								X	
694	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	50%	X									
695	Liriodendron tulipifera	Yellow-poplar	19"	19'	75%	70%	X									
696	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	55%	X								X	
697	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	75%	X								X	
698	Acer rubrum	Red maple	12"	12'	80%	50%		X	X		X	X				
699	Liriodendron tulipifera	Yellow-poplar	14"	14'	75%	40%		X	X			X				
700	Acer rubrum	Red maple	8"	8'	80%	60%		X	X			X				
701	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	70%		X	X							
702	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	70%		X	X							
705	Pinus virginiana	Virginia pine	20"	20'	65%	65%		X	X		X					
716	Dead		7"				X								X	
717	Liriodendron tulipifera	Yellow-poplar	15"	15'	75%	70%		X	X							
718	Pinus virginiana	Virginia pine	10"	10'	65%	60%		X	X							
719	Acer rubrum	Red maple	7"	8'	80%	70%		X	X							
720	Pinus virginiana	Virginia pine	16"	16'	65%	60%		X	X		X	X				
721	Pinus virginiana	Virginia pine	11"	11'	65%	60%		X	X							
722	Pinus virginiana	Virginia pine	10"	10'	65%	50%	X								X	
723	Pinus virginiana	Virginia pine	17"	17'	0%	0%	X								X	
724	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	55%		X	X							
725	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	45%		X	X							
726	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	10%		X	X							
728	Carya glabra	Pignut hickory	8"	8'	80%	60%		X	X							
729	Liriodendron tulipifera	Yellow-poplar	14"	14'	75%	50%		X	X							
730	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	50%		X	X							
789	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	80%		X	X							
790	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	65%		X	X							
791			11"	11'				X	X			X				
792	Liriodendron tulipifera	Yellow-poplar	9"		75%	50%		X	X			X				
793	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	65%	X								X	
794	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	65%	X								X	
795	Liriodendron tulipifera	Yellow-poplar	7"	8'	75%	65%	X								X	
796	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	65%		X	X			X				
797	Dead		6"	0'	75%		X									
798	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	70%		X	X			X				
799	Liriodendron tulipifera	Yellow-poplar	15"	15'	75%	65%		X	X			X				
801	Quercus rubra	Red Oak	7"	8'	75%	55%		X	X			X				

Tree #	Botanical Name (Genus - Species)	Common Name	Size DBH	Critical Root Zone (CRZ) Radius (ft)	Species Rating	Condition %	Removal	Tree Protection	Mulch	Fertilize	Crown Cleaning (dead and diseased limbs)	Root Prune	Remove Vines	Tree [illegible]	[illegible] Removal	Notes
810	Carya ovata	Shagbark hickory	15"	15'	75%	65%		X	X			X				
811	Carya ovata	Shagbark hickory	23"	23'	75%	65%		X	X			X				
814	Nyssa sylvatica	Blackgum	8"	8'	75%	45%		X	X			X				
815	Fagus grandifolia	American beech	11"	11'	75%	55%		X	X			X				
818	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	70%		X	X			X				
823	Liquidambar styraciflua	Sweetgum	12"	12'	75%	70%		X	X			X				
824	Carya glabra	Pignut hickory	9"	9'	80%	70%		X	X			X				
825	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	65%		X	X		X	X				
826	Liriodendron tulipifera	Yellow-poplar	18"	18'	75%	70%		X	X			X				
827	Dead		10"	10'	0%	0%	X								X	Retain as tree snag - remove top and leave large stump.
828	Quercus rubra	Northern red oak	10"	10'	75%	70%		X	X		X	X				
829	Nyssa sylvatica	Blackgum	8"	8'	75%	45%		X								Offsite
830	Fagus grandifolia	American beech	13"	13'	85%	80%		X			X	X				
831	Quercus alba	White Oak	8"	8'	85%	70%	X								X	
832	Carya glabra	Pignut hickory	11"	11'	80%	65%		X				X				Offsite
833	Carya glabra	Pignut hickory	9"	9'	80%	60%		X				X				Offsite
834	Nyssa sylvatica	Blackgum	10"	10'	70%	70%		X				X				Offsite
835	Liquidambar styraciflua	Sweetgum	9"	9'	70%	70%	X									
836	Liquidambar styraciflua	Sweetgum	7"	8'	70%	70%	X									
837	Quercus rubra	Northern red oak	30"	45'	70%	50%	X									
838	Fagus grandifolia	American beech	10"	10'	70%	50%	X									
841	Liriodendron tulipifera	Yellow-poplar	14"	14'	75%	70%	X									
842	Liriodendron tulipifera	Yellow-poplar	18"	18'	75%	70%	X									
843	Fagus grandifolia	American beech	8"	8'	85%	70%	X									
844	Pinus virginiana	Virginia pine	10"	10'	65%	20%	X									
845	Pinus virginiana	Virginia pine	13"	13'	65%	50%	X									
846	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	70%	X									
847	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	65%	X									
848	Liriodendron tulipifera	Yellow-poplar	12"	12'	75%	40%	X									
849	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	55%	X									
850	Fagus grandifolia	American beech	9"	9'	85%	65%	X									
851	Liriodendron tulipifera	Yellow-poplar	17"	17'	75%	60%	X									
852	Liriodendron tulipifera	Yellow-poplar	15"	15'	75%	70%	X									
853	Liriodendron tulipifera	Yellow-poplar	18"	18'	75%	45%	X									
854	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	70%	X									
855	Pinus virginiana	Virginia pine	19"	19'	65%	70%	X									
856	Pinus virginiana	Virginia pine	15"	15'	65%	70%	X									
857	Acer rubrum	Red maple	8"	8'	80%	50%	X									
858	Pinus virginiana	Virginia pine	18"	18'	65%	10%	X									
859	Acer rubrum	Red maple	8"	8'	80%	55%	X									
860	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	50%	X									
861	Pinus virginiana	Virginia pine	12"	12'	0%	0%	X									
862	Acer rubrum	Red maple	15"	15'	80%	60%	X									
863	Pinus virginiana	Virginia pine	17"	17'	65%	60%	X									
866	Liriodendron tulipifera	Yellow-poplar	14"	14'	75%	70%	X									
867	Liriodendron tulipifera	Yellow-poplar	11"	11'	75%	60%	X									
868	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	65%	X									
869	Acer rubrum	Red maple	13"	13'	80%	60%	X									
870	Liriodendron tulipifera	Yellow-poplar	7"	8'	75%	55%	X									
871	Liriodendron tulipifera	Yellow-poplar	19"	19'	75%	45%	X									
872	Liriodendron tulipifera	Yellow-poplar	8"	8'	75%	45%	X									
873	Acer rubrum	Red maple	9"	9'	80%	50%	X									
875	Liriodendron tulipifera	Yellow-poplar	9"	9'	75%	60%	X									
876	Liriodendron tulipifera	Yellow-poplar	10"	10'	75%	55%	X									
893	Liquidambar styraciflua	Sweetgum	13"	13'	75%	60%	X									
911	Pinus virginiana	Virginia pine	12"	12'	75%	60%	X									
912	Pinus virginiana	Virginia pine	11"	11'	75%	60%		X				X				Offsite
913	Fagus grandifolia	American beech	7"	8'	75%	65%	X									
914	Fagus grandifolia	American beech	7"	8'	75%	65%	X									

Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945

SCALE: NA

DATE: [illegible]

COMMONWEALTH OF VIRGINIA
ANDY M. YMSON
Lic. No. 041851
04/08/11
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

REVISION APPROVED BY

DRAWN BY

TREE INVENTORY

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

Tree #	Botanical Name	Common Name	DBH	CRZ Rad. (CRZ)	Species Rating	Condition %	Remarks	Tree Protection Fence	Walks	Utilities	Grade Changes	Building Footprint	Drives	Parking	Stormwater Facility	Location
	Genus / Species		DBH	Radius (ft)												
915	Pinus virginiana	Virginia pine	17"	17'	75%	70%		X				X				Offsite
916	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	65%	X									
917	Pinus virginiana	Virginia pine	18"	18'	75%	65%	X									
918	Liriodendron tulipifera	Yellow-poplar	13"	13'	75%	70%	X									
919	Fagus grandifolia	American beech	7"	8'	75%	70%	X									
930	Liriodendron tulipifera	Yellow-poplar	12"	12'	70%	60%	X									
931	Liriodendron tulipifera	Yellow-poplar	12"	12'	70%	60%	X									
932	Liriodendron tulipifera	Yellow-poplar	12"	12'	70%	60%	X									
934	Liriodendron tulipifera	Yellow-poplar	21"	21'	75%	60%	X									
935	Liriodendron tulipifera	Yellow-poplar	29"	29'	75%	75%	X									
1000	Acer rubrum	Red maple	15"	15'	60%	45%		X				X				Offsite
1001	Prunus serotina	Black cherry	18	18	70	30	X									
1002	Fagus grandifolia	American beech	22"	22'	75%	75%		X				X				Offsite
1003	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	65%		X				X				Offsite
1004	Liriodendron tulipifera	Yellow-poplar	16"	16'	75%	70%		X				X				Offsite
1005	Acer rubrum	Red maple	9"	9"	60%	50%		X				X				Offsite
1006	Quercus alba	White Oak	10"	10'	65%	70%		X				X				Offsite
1007	Acer rubrum	Red maple	8"	8"	60%	50%		X				X				Offsite
1008	Acer rubrum	Red maple	11"	11"	60%	70%		X				X				Offsite
1009	Quercus rubra	Northern red oak	30	45	65%	60%		X				X				Offsite
1010	Acer rubrum	Red maple	14"	14"	60%	45%		X				X				Offsite
1011	Quercus alba	White Oak	10"	10'	65%	70%		X				X				Offsite
1012	Quercus alba	White Oak	33"	50'	65%	40%		X				X				Offsite
1013	Quercus prinus	Chestnut oak	24"	24'	65%	70%		X				X				Offsite
1014	Quercus prinus	Chestnut oak	6"	6'	65%	75%		X				X				Offsite
1015	Quercus prinus	Chestnut oak	21"	21'	65%	75%		X				X				Offsite
1016	Quercus prinus	Chestnut oak	31"	47'	65%	60%		X				X				Offsite
1017	Quercus prinus	Chestnut oak	18"	18'	65%	70%		X				X				Offsite
1018	Quercus prinus	Chestnut oak	22"	22'	65%	70%		X				X				Offsite
1019	Quercus alba	White Oak	24"	24'	65%	60%		X				X				Offsite
1020	Quercus alba	White Oak	24"	24'	65%	70%		X				X				Offsite
1021	Liriodendron tulipifera	Yellow-poplar	25"	25'	75%	60%		X				X				Offsite
1022	Carya glabra	Pignut hickory	15	15	60%	50%		X				X				Offsite
1023	Carya glabra	Pignut hickory	15	15	60%	50%		X				X				Offsite

TREE INVENTORY

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1948
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

SCALE: NA

DATE: REVISE REV. DRAWING UPDATE SHEET

DRAWN BY

DESIGNED BY

REVISIONS APPROVED BY

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

SHEET: 8 of 10

File No. 77-9 Tax Map No. 91-3 Job No. 19-066 Cadd Dwg. File: dwg/planning/100899-0491.dwg Xref: dwg/planning/100899-0003.dwg

STORMWATER MANAGEMENT SUMMARY

1. TOTAL PRE-DEVELOPMENT
   - A. TOTAL SITE AREA = 3.95 AC
   - B. WEIGHTED "C2" = 0.21 AND "C10" = 0.31

     PERVIOUS AREA (LANDSCAPED AREA)= 3.87 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.03 AC
     SEMI-PERVIOUS AREA (GRAVEL) = 0.04 AC
     AVG C2 = [(3.87x0.2) + (0.03x0.9) + (0.04x0.9)] / 3.95 = 0.21
     AVG C10 = [(3.87x0.3) + (0.03x0.9) + (0.04x0.9)] / 3.95 = 0.31
   - C. TIME OF CONCENTRATION = 5 MIN
   - D. RUNOFF: Q2 = 3.95 x 5.45 x 0.21 = 4.52 CFS; Q10 = 3.95 x 7.27 x 0.31 = 8.90 CFS

2. TOTAL POST-DEVELOPMENT (NO DETENTION/INFILTRATION)
   - A. TOTAL SITE AREA = 3.95 AC
   - B. WEIGHTED "C" = 0.47

     PERVIOUS AREA (LANDSCAPED AREA)= 2.96 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.99 AC
     AVG C = [(2.96x0.3) + (0.99x0.9)] / 3.95 = 0.45
   - C. TIME OF CONCENTRATION = 5 MIN
   - D. RUNOFF: Q2 = 3.95 x 5.45 x 0.45 = 9.69 CFS; Q10 = 3.95 x 7.27 x 0.45 = 12.92 CFS

2A. POST-DEVELOPMENT, ON-SITE UNDETAINED
   - A. TOTAL SITE AREA = 2.48 AC
   - B. WEIGHTED "C" = 0.33

     PERVIOUS AREA (LANDSCAPED AREA)= 2.34 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.14 AC
     AVG C = [(2.34x0.3) + (0.14x0.9)] / 2.48 = 0.33
   - C. TIME OF CONCENTRATION = 5 MIN
   - D. RUNOFF: Q2 = 2.48 x 5.45 x 0.33 = 4.46 CFS; Q10 = 2.48 x 7.27 x 0.33 = 5.95 CFS

2B. POST-DEVELOPMENT, ON-SITE DETAINED FACILITY #1
   - A. TOTAL SITE AREA = 0.39 AC
   - B. WEIGHTED "C" = 0.70

     PERVIOUS AREA (LANDSCAPED AREA)= 0.13 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.28 AC
     AVG C = [(0.13x0.3) + (0.26x0.9)] / 0.39 = 0.70
   - C. TIME OF CONCENTRATION = 5 MIN
   - D. RUNOFF: Q2 = 0.39 x 5.45 x 0.70 = 1.49 CFS; Q10 = 0.39 x 7.27 x 0.70 = 1.98 CFS

2C. POST-DEVELOPMENT, OFF-SITE DETAINED FACILITY #1
   - A. TOTAL SITE AREA = 0.05 AC
   - B. WEIGHTED "C" = 0.30

     PERVIOUS AREA (LANDSCAPED AREA)= 0.05 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.00 AC
     AVG C = [(0.05x0.3) + (0.00x0.9)] / 0.05 = 0.30
   - C. TIME OF CONCENTRATION = 5 MIN
   - D. RUNOFF: Q2 = 0.05 x 5.45 x 0.30 = 0.08 CFS; Q10 = 0.05 x 7.27 x 0.30 = 0.11 CFS

2D. POST-DEVELOPMENT, ON-SITE DETAINED FACILITY #2
   - A. TOTAL SITE AREA = 1.08 AC
   - B. WEIGHTED "C" = 0.63

     PERVIOUS AREA (LANDSCAPED AREA)= 0.49 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.59 AC
     AVG C = [(0.49x0.3) + (0.59x0.9)] / 1.08 = 0.63
   - C. TIME OF CONCENTRATION = 5 MIN

     Q2 = 1.08 x 5.45 x 0.63 = 3.71 CFS; Q10 = 1.08 x 7.27 x 0.63 = 4.95 CFS

2E. POST-DEVELOPMENT, OFF-SITE DETAINED FACILITY #2
   - A. TOTAL SITE AREA = 1.41 AC
   - B. WEIGHTED "C" = 0.47

     PERVIOUS AREA (LANDSCAPED AREA)= 1.01 AC
     IMPERVIOUS AREA (ROOF, SIDEWALK, PAVEMENT) = 0.40 AC
     AVG C = [(1.01x0.3) + (0.40x0.9)] / 1.41 = 0.47
   - C. TIME OF CONCENTRATION = 5 MIN

     Q2 = 1.41 x 5.45 x 0.47 = 3.61 CFS; Q10 = 1.41 x 7.27 x 0.47 = 4.82 CFS

3. TOTAL DRAINAGE TO FACILITY #1
   - A. RUNOFF: Q2 = 1.49 + 0.08 = 1.57 CFS; Q10 = 1.98 + 0.11 = 2.09 CFS

4. TOTAL DRAINAGE TO FACILITY #2
   - A. RUNOFF: Q2 = 3.71 + 3.61 = 7.32 CFS; Q10 = 4.95 + 4.82 = 9.77 CFS

5. ALLOWABLE MAX RELEASE RATE FROM SITE
   - A. QMAX REL. = QPRE – Q(POST UNDETAINED)
     Q2 = 4.52 CFS – 4.46 CFS = 0.06 CFS
     Q10 = 8.90 CFS – 5.95 CFS = 2.95 CFS

UNDERGROUND DETENTION WILL BE PROVIDED VIA INFILTRATION FACILITIES #1 AND #2 TO REDUCE POST-DEVELOPMENT RUNOFF TO PRE-DEVELOPMENT LEVELS. APPLICATION RESERVES RIGHT TO USE STRUCTURAL SYSTEM SUCH AS RAINTANK OR SIMILAR IN LIEU OF GRAVEL INFILTRATION.

BEST MANAGEMENT PRACTICES COMPUTATIONS

I. WATERSHED INFORMATION

PART 1: LIST ALL OF THE SUBAREAS AND "C" FACTORS USED IN THE BMP COMPUTATIONS

SUBAREA DESIGNATION AND DESCRIPTION (1)		"C"	ACRES (3)
A_1 ON-SITE UNDETAINED	[0.97(0.30)+0.14(0.90)] / 1.11 =	0.38	1.11
A_2 ON-SITE DETAINED FACILITY 1	[0.13(0.30)+0.26(0.90)] / 0.39 =	0.70	0.39
A_3 OFF-SITE DETAINED FACILITY 1	[0.05(0.30)+0.00(0.90)] / 0.05 =	0.30	0.05(x0.2)
A_4 ON-SITE DETAINED FACILITY 2	[0.49(0.30)+0.59(0.90)] / 1.08 =	0.63	1.08
A_5 OFF-SITE DETAINED FACILITY 2	[1.01(0.30)+0.40(0.90)] / 1.41 =	0.47	1.41(x0.2)
A_6 ON-SITE OPEN SPACE FOR BMP CREDIT	[1.37(.30)+0.00(.90)] / 1.37 =	0.30	1.37
	(a) TOTAL		4.24 *

*4.24 AC TO BE USED FOR OFF-SITE AREAS. 3.95 AC TO BE USED FOR ON-SITE AREAS.

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

(A) AREA OF THE SITE (a) 4.24 ACRES

(B)

SUBAREA DESIGNATION (1)	"C" (2)		ACRES (3)	PRODUCT (4)
A_1 ON-SITE UNDETAINED	0.38	x	1.11	= 0.42
A_2 ON-SITE DETAINED FACILITY 1	0.70	x	0.39	= 0.27
A_3 OFF-SITE DETAINED FACILITY 1	0.30	x	0.05(x0.2)	= 0.01
A_4 ON-SITE DETAINED FACILITY 2	0.63	x	1.08	= 0.68
A_5 OFF-SITE DETAINED FACILITY 2	0.47	x	1.41(x0.2)	= 0.13
A_6 ON-SITE OPEN SPACE FOR BMP CREDIT	0.30	x	1.37	= 0.41
			(b) TOTAL	= 1.92

(C) WEIGHTED AVERAGE "C" FACTOR (b)/(a) = 0.45

PART 3: COMPUTE THE TOTAL PHOSPHORUS REMOVAL FOR THE SITE *

SUBAREA DESIGNATION (1)	BMP TYPE (2)	REMOVAL EFF. (%) (3)	AREA RATIO (4)		"C" FACTOR RATIO (5)	PRODUCT (6)
A_2	ON-SITE DETAINED FACILITY #1	50	x 0.39/3.95	x	0.70/0.45	= 7.68%
A_3	OFF-SITE DETAINED FACILITY #1	50	x 0.05(x0.2)/4.24	x	0.30/0.45	= 0.08% **
A_4	ON-SITE DETAINED FACILITY #2	50	x 1.08/3.95	x	0.63/0.45	= 19.14%
A_6	ON-SITE OPEN SPACE FOR BMP CREDIT	100	x 1.37/3.95	x	0.30/0.45	= 23.12%
					(a) TOTAL	= 50.02% ***

**APPLICANT RESERVES RIGHT TO NOT TREAT OFFSITE AREAS
***CALCULATIONS ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN

PART 4: DETERMINE COMPLIANCE WITH PHOSPHORUS REMOVAL REQUIREMENT

(A) SELECT REQUIREMENT (a) 40%

* CHESAPEAKE BAY PRESERVATION AREA (NEW DEVELOPMENT) =	40%

(B) IF LINE 3(a) 50.02% ≥ LINE 4(a) 40% THEN PHOSPHORUS REMOVAL REQUIREMENT IS SATISFIED.
NOTE: PHOSPHORUS REMOVAL ABOVE MINIMUM REQUIREMENTS IS PROVIDED WITH THIS APPLICATION IN RECOGNITION OF THE DOGUE CREEK WATERSHED PLAN, WHICH RECOMMENDS INCREASED LEVELS OF PHOSPHORUS REMOVAL.

STORMWATER MANAGEMENT CHECKLIST

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirement with justification shall be attached. Note: Waivers will be acted upon separately. Failure to adequately address the required submission information may result in a delay in processing this application.

This information is required under the following Zoning Ordinance paragraphs:
Special Permits (8-011 2J & 2L) — Special Exceptions (9-011 2J & 2L)
Cluster Subdivision (9-615 1G & 1N) — Commercial Revitalization Districts (9-622 2A (12) & (14))
Development Plans PRC District (16-302 3 & 4L) — PRC Plan (16-303 1E & 1O)
FDP P Districts (except PRC) (16-502 1F & 1Q) — Amendments (18-202 10F & 10I)

☑ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☑ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate 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 3.

☑ 3. Provide:

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
INFILTRATION #1	0.39	0.05	0.44	1,351	7,431	N/A
INFILTRATION #2	1.08	1.41	2.49	2,839	17,034	N/A
Totals						

☑ 4. Onsite drainage channels, outfalls and pipe systems are shown on Sheet 3.
Pond inlet and outlet pipe systems are shown on Sheet N/A.

☑ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A.
Type of maintenance access road surface noted on the plat is N/A (asphalt, geoblock, gravel, etc.).

☑ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 4-6.

☑ 7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 9.

☑ 8. 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 9.

☑ 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 9.

☑ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 2.

☑ 11. A submission waiver is requested for N/A

☑ 12. Stormwater management is not required because N/A

OUTFALL ANALYSIS MAP

SCALE: 1" = 400'

OUTFALL ANALYSIS NARRATIVE

AS IT EXISTS TODAY, THE SITE IS PRIMARILY WOODED WITH ONE SINGLE FAMILY HOME AND SOME LAWN AREA. A SIGNIFICANT AMOUNT OF STORMWATER RUNOFF SHEET FLOWS WEST TO AN EXISTING STREAM. THE REMAINING STORMWATER RUNOFF LEAVES THE SITE VIA OVERLAND FLOW TO HAYFIELD ROAD, WHERE IT DRAINS TO AN EXISTING INLET WHICH DISCHARGES INTO DEAD RUN.

THE PROPOSED DEVELOPMENT WILL HONOR EXISTING DRAINAGE DIVIDES AND WILL CONNECT TO THE SAME EXISTING INLET IN HAYFIELD ROAD. STORMWATER DETENTION WILL BE PROVIDED TO MITIGATE FOR INCREASE IN IMPERVIOUS AREA; THEREFORE THE PEAK VOLUME OF STORMWATER RUNOFF LEAVING THE SITE WILL BE AT OR BELOW PRE-DEVELOPMENT LEVELS.

THE DEVELOPMENT AREA OF THE SITE IS APPROXIMATELY 2.52 ACRES. THE TOTAL CONTRIBUTING DRAINAGE AREA AT THE ANTICIPATED POINT OF DISCHARGE IS APPROXIMATELY 264 ACRES. AT THE POINT OF DISCHARGE, THE EXISTING DEAD RUN CHANNEL CONTAINS DEFINED BED AND BANKS. IN ACCORDANCE WITH SECTION 3-0203.2B OF THE PUBLIC FACILITIES MANUAL, THIS IS THE EXTENT OF REVIEW.

IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THIS PROJECT IS SERVED BY AN ADEQUATE OUTFALL BECAUSE THE CONTRIBUTING DRAINAGE AREA IS 100 TIMES THE DEVELOPMENT AREA, AND A CHANNEL WITH DEFINED BED AND BANKS EXISTS AT THE ANTICIPATED DISCHARGE POINT. NO ADVERSE IMPACTS TO DOWNSTREAM STRUCTURES IS ANTICIPATED AS A RESULT OF THIS DEVELOPMENT.

OVERLAND RELIEF NARRATIVE

IN THE EVENT THAT STORM SEWERS OR OTHER STORMWATER CONVEYANCES BECOME BLOCKED OR THE AMOUNT OF RUNOFF EXCEEDS CAPACITY, RUNOFF WILL LEAVE THE SITE VIA SHEET FLOW IN TWO PRIMARY ROUTES. THE MAJORITY OF THE SITE WILL DRAIN OVERLAND TO DEAD RUN, WHICH RUNS NORTH TO SOUTH ALONG THE REAR OF THE PROPERTY. PORTIONS OF THE SITE WILL DRAIN OVERLAND INTO HAYFIELD ROAD, WHERE IT WILL DRAIN TO STORM SEWER INLETS OR POND UNTIL IT FLOWS OVER THE CURB AND THEN FLOWS OVERLAND INTO DEAD RUN.

IT IS THE OPINION OF THE SUBMITTING ENGINEER THAT THE OVERLAND RELIEF PATH FOR THIS PROPERTY IS ADEQUATE AND NO ADVERSE IMPACT TO DOWNSTREAM STRUCTURES IS ANTICIPATED.

STORMWATER MANAGEMENT NARRATIVE

TODAY THE EXISTING SITE IS PRIMARILY WOODED WITH SMALL AREAS OF LAWN AND DEVELOPED AREA, AS SHOWN ON THIS SHEET. THE PRE-DEVELOPMENT IMPERVIOUS AREA IS APPROXIMATELY 0.07 ACRES, RESULTING IN A WEIGHTED C-FACTOR OF 0.21 FOR 2-YEAR STORM AND 0.31 FOR 10-YEAR STORM. THE PRE-DEVELOPMENT RUNOFF FOR THE SITE IS 4.52 CFS FOR THE 2-YEAR STORM AND 8.80 CFS FOR THE 10-YEAR STORM.

THE PROPOSED DEVELOPMENT WILL ADD ROAD, DRIVEWAYS, SIDEWALKS, HOUSES, AND OTHER IMPERVIOUS SURFACES, RESULTING IN AN INCREASE IN IMPERVIOUS AREA FROM 0.07 ACRES TO APPROXIMATELY 0.99 ACRES. THE POST-DEVELOPMENT WEIGHTED C-FACTOR WILL BE APPROXIMATELY 0.45. THE POST-DEVELOPMENT RUNOFF FOR THE SITE WILL BE APPROXIMATELY 9.69 CFS FOR THE 2-YEAR STORM AND 12.92 CFS FOR THE 10-YEAR STORM.

IN ORDER TO REDUCE POST-DEVELOPMENT STORMWATER RUNOFF TO PRE-DEVELOPMENT LEVELS, DETENTION WILL BE PROVIDED IN THE FORM OF INFILTRATION FACILITIES. INFILTRATION FACILITY #1 WILL BE LOCATED AT THE NORTH END OF THE DEVELOPMENT; INFILTRATION FACILITY #2 WILL BE LOCATED AT THE SOUTH END OF THE DEVELOPMENT ALONG THE SITE'S HAYFIELD ROAD FRONTAGE. APPROXIMATE SIZE AND LOCATION OF THESE FACILITIES IS SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN ON SHEET 3. RUNOFF WILL ENTER INFILTRATION FACILITY #1 VIA A STORM SEWER YARD INLET. RUNOFF WILL ENTER INFILTRATION FACILITY #2 VIA OVERLAND FLOW AND STORM SEWER PIPE. THE SOILS FOR THE SITE AS SHOWN ON THE FAIRFAX COUNTY SOILS MAP ARE CONSIDERED FAIR TO MARGINAL FOR INFILTRATION. SOIL TESTS PERFORMED ON THE SITE PREVIOUSLY INDICATE THAT INFILTRATION IS SUITABLE. UPDATED PERCOLATION TESTS HAVE BEEN CONDUCTED IN ACCORDANCE WITH TECHNICAL MEMO 10-4. THE TESTS HAVE CONFIRMED THAT INFILTRATION REMAINS SUITABLE. THE PROPOSED FACILITIES HAVE BEEN PRELIMINARILY SIZED TO DETAIN THE ENTIRE 10 YEAR STORM. LOCATION AND SIZES OF THESE FACILITIES ARE PRELIMINARY AND SUBJECT TO ADJUSTMENT AT TIME OF SITE PLAN. THE APPLICANT RESERVES THE RIGHT TO USE STRUCTURAL INFILTRATION FACILITIES SUCH AS RAINTANK OR SIMILAR IN LIEU OF GRAVEL INFILTRATION.

BEST MANAGEMENT PRACTICES NARRATIVE

THIS PROJECT WILL BE CONSIDERED DEVELOPMENT AND IS NOT LOCATED IN THE OCCOQUAN WATERSHED. AS SUCH, THE PHOSPHORUS REMOVAL REQUIREMENT FOR THIS DEVELOPMENT IS 40%. THIS REQUIREMENT WILL BE MET THROUGH THE USE OF A CONSERVATION EASEMENT ON THE WEST AND NORTH SIDES OF THE SITE AND TWO INFILTRATION FACILITIES. AS DEMONSTRATED BY THE BMP COMPUTATIONS PROVIDED ON THIS SHEET, THE COMBINATION OF THOSE FACILITIES WILL PROVIDE PHOSPHORUS REMOVAL IN EXCESS OF THE MINIMUM REQUIREMENT.

PRELIMINARY STORMWATER MANAGEMENT / BEST MANAGEMENT PRACTICES / OUTFALL ANALYSIS

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

NO.	DESCRIPTION	DATE	REV. BY	APPROVED	DATE

WALTER L. PHILLIPS INCORPORATED
ESTABLISHED 1945
Engineers · Surveyors · Planners
Landscape Architects · Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1301
www.WLPINC.com

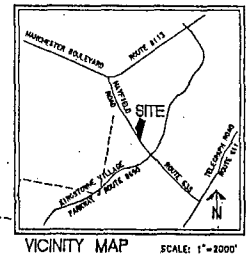
PARCEL 6, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 6972 PG 658
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

PARCEL A1, SEC 21, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 6667 PG 178
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

VCS 1983 NORTH ZONE

TRUSTEES OF THE FIRST
BAPTIST CHURCH OF HAYFIELD
DB 3289 PG 31
ZONE: R-1
USE: CHURCHES, SYNAGOGUES

VICINITY MAP SCALE: 1"=2000'



DANIEL J. RICH AND DEBORAH A. RICH
TAX MAP: 91-3-01-0073
EX. ZONE: R-1 (171,979 SF OR 3.9481 AC)
PROP. ZONE: PDH-4 (171,979 SF OR 3.9481 AC)

HAYFIELD ROAD - ROUTE 635
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)

PARCEL 9, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 7069 PG 1362
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

PARCEL 20, KINGSTOWNE
N/F KINGSTOWNE RESIDENTIAL
OWNERS CORPORATION
DB 7382 PG 1866
ZONE: PDH-4
USE: PRIVATE OPEN SPACE

BOARD OF SUPERVISORS
OF FAIRFAX COUNTY
DB 9490 PG 1335
ZONE: R-1
USE: VACANT LAND

NOTES

1. THE PROPERTY IS DESIGNATED BY FAIRFAX COUNTY, VIRGINIA, AS TAX ASSESSMENT MAP NUMBER 91-3-01-0073, AND IS ZONED R-1
2. THE PROPERTY IS NOW IN THE NAME OF DANIEL J. RICH AND DEBORAH A. RICH, AS RECORDED IN DEED BOOK 10950 AT PAGE 1216, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. TOTAL AREA OF THE PROPERTY IS 171,979 SQUARE FEET OR 3.9481 ACRES.
4. THIS PLAT IS BASED ON A CURRENT FIELD SURVEY BY THIS FIRM.
5. THIS PLAT DOES NOT SHOW ALL DEDICATIONS, EASEMENTS, COVENANTS, OR RESTRICTIONS THAT EXIST IN THE CHAIN OF TITLE
6. THIS PLAT OF THE PROPERTY IS REFERENCED TO THE VIRGINIA COORDINATE SYSTEM OF 1983, [NAD 83(CORS96)(EPOCH:2002.0000)] COMPUTED FROM A FIELD SURVEY WHICH TIES THIS SUBDIVISION BOUNDARY TO MONUMENT A17403; USNO U.S. NAVAL OBSERVATORY CORS ARP. THE GRID FACTOR (ELEVATION FACTOR X SCALE FACTOR) WHICH HAS BEEN APPLIED TO THE FIELD DISTANCES TO DERIVE THE REFERENCED COORDINATES IS 0.99995144. THE FOOT DEFINITION USED FOR CONVERSION OF THE MONUMENT COORDINATES IS THE U.S. SURVEY FOOT.
7. THE RECORD DESCRIPTION DOES NOT FORM A MATHEMATICALLY CLOSED FIGURE.

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	TANGENT	CHORD	CHORD BEARING
C1	755.00'	67.48'	5°07'15"	33.76'	67.46'	N32°17'19"E

30 0 15 30 60 120
(IN FEET)
1 INCH = 30'

WALTER L. PHILLIPS INCORPORATED
Engineers • Surveyors • Planners
Landscape Architects • Arborists
207 PARK AVENUE
FALLS CHURCH, VIRGINIA 22046
(703) 532-6163 Fax (703) 533-1501
www.WLPINC.com
ESTABLISHED 1940

SCALE: 1"=30' | DATE: 02/26/2002 | DRAWN BY

REVISIONS APPROVED BY

NO.	DESCRIPTION	DATE	BY	APPROVED	DATE

ZONING PLAT

7309 HAYFIELD ROAD

LEE DISTRICT

FAIRFAX COUNTY, VIRGINIA

File No. 77-6 Tax Map No. 91-3 Job No. 19-086 Cadd Dwg. File: dwg\plans\rlp\100869-0001.dwg Xref: dwg\plans\rlp\100869-0005.dwg