



# County of Fairfax, Virginia

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

**REVISED LETTER**  
(corrected FDP NUMBER)

October 5, 2011

Lori R. Greenlief  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
McLean, VA 22102

RE: Rezoning Application RZ 2010-SU-015

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on June 7, 2011, granting Rezoning Application RZ 2010-SU-015 in the name of LyLab Holdings, LLC. The Board's action rezones certain property in the Sully District from the R-1 and WS Districts to the PDH-8 and WS Districts and permits residential development and approval of the conceptual development plan. The subject property is located on south side of Dallas Street approximately 500 feet east of its intersection with Walney Road on approximately 21,806 square feet of land [Tax Map 44-2 ((2)) 7], and is subject to the proffers dated June 1, 2011.

Please note that on May 26, 2011, the Planning Commission approved Final Development Plan Application FDP 2010-SU-015.

**The Board also:**

- Waived the minimum district size of two acres for a PDH District.

---

**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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

- Waived the minimum open space requirement for the PDH-8 District.

Sincerely,



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

Cc: Chairman Sharon Bulova  
Supervisor Michael Frey, Sully 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 7th day of June, 2011, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2010-SU-015**

**WHEREAS**, Lylab Holdings, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and WS Districts to the PDH-8 and WS Districts, and

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

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

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

Be, and hereby is, zoned to the PDH-8 and WS Districts, and said property is subject to the use regulations of said PDH-8 and WS Districts, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

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

GIVEN under my hand this 7<sup>th</sup> day of June, 2011.

  
\_\_\_\_\_  
Nancy Velts

Clerk to the Board of Supervisors



**Proffers****LYLAB Holdings, LLC – Rockland Village****RZ 2010-SU-015****June 1, 2011**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Applicant and the Owner, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 44-2(2))7 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-8 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

**I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Charles P. Johnson & Associates, Inc., consisting of 6 sheets, dated November 16, 2010.

2. Maximum Lot Yield. The development shall consist of a maximum of 4 single family detached units. Except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Section 16-403 of the Zoning Ordinance.
3. Incorporation into HOA. Prior to subdivision plat approval, the Applicant shall incorporate the subject property into the existing Rockland Village HOA.
4. Dedication to HOA. In conjunction with the subdivision plan review process, the private drive shall be dedicated to the HOA and maintained by the same. A public access easement in a form approved by the County Attorney shall be placed on the private drive within the approved development.
5. Belle Ridge Court: Belle Ridge Court shall be constructed in conformance with the Public Facilities Manual standards, subject to Department of Public Works and Environmental Services (DPWES) approval.
6. Asbestos. Prior to site plan approval, the Applicant shall submit an environmental assessment of existing structures to be removed and their estimated asbestos content to DPWES for approval. The Applicant shall utilize measures and techniques as recommended by the assessment and DPWES before, during and after demolition activities.

7. Noise. All prospective purchasers shall be notified in writing by the Applicant of the potential for noise emanating from aircraft using Dulles International Airport.
  
8. Architectural Compatibility. The dwellings shall be similar in architectural style and character, including materials and colors, to the adjacent single family detached units to the west. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction 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 the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
  
9. Energy Conservation. The new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes could include features such as: Effective Insulation, High-Performance Windows, Tight Construction and Ducts, Efficient Heating and Cooling Equipment, Efficient Products, and Third Party Verification (Home Energy Rater). Prior to the issuance of the Residential Use Permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning (DPZ) from a home energy rater certified through the Residential Energy Services network (RESNET) program that demonstrates that the dwelling unit has attained the ENERGY STAR for homes qualification.

10. Signs. No temporary signs (including “popsicle” style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant’s direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.
  
11. Construction Hours. Construction shall only occur between the hours of 7:00 a.m. until 7:00 p.m. Monday through Friday, 8:00 a.m. until 6:00 p.m. on Saturday and 9:00 a.m. until 6:00 p.m. on Sunday. Construction activities shall not occur on the holidays of Memorial Day, July 4<sup>th</sup>, Labor Day, Thanksgiving, Christmas, Easter, and New Years Day. The construction hours shall be posted on the property. The allowable hours of construction as specified in this proffer shall be listed within any contract with future sub-contractors associated with construction on the site.
  
12. Setbacks. The minimum front, side and rear yards shall be consistent with that shown on the “Typical Lot Layout” depicted on Sheet 3 of 6 of the CDP/FDP. Decks, deck related “additions” such as pergolas, lattice, privacy screens, deck benches, and deck planters, bay windows, patios, chimneys, areaways, mechanical equipment and other similar appurtenances may encroach into the minimum rear yard as established on the “lot typical” generally described on the CDP/FDP and in this proffer provided such appurtenances meet the regulations of Sect. 2-412 and Article 10 of the Zoning Ordinance and in no instance shall they be closer than 5 feet to any lot line. The minimum setbacks and the restrictions of this proffer shall be disclosed to all

prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the HOA documents.

13. Length of Driveways. The driveway on each residential lot shall have a minimum of 18 feet of pavement available for parking without infringing into the right-of-way or sidewalk area and shall be a minimum of 18 feet in width.
  
14. Housing Trust Fund. At the time of the first building permit issuance, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if 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.
  
15. Landscaping. Landscaping shall be consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 of 6 of the CDP/FDP.
  
16. Recreation Contribution. At the time of subdivision approval, the Applicant shall contribute the sum of \$1600.00 per approved residential unit, to the Rockland Village Homeowners Association for improvements to recreational amenities in the community. Additionally, at the time of subdivision approval, the Applicant shall contribute the sum

of \$7,144 to the Sully Recreational Fund. The specific beneficiary of the contribution shall be determined in consultation with the Sully Magisterial District Supervisor.

17. Public Schools. Prior to the issuance of the first building permit, the Applicant shall contribute \$18,756 to the Fairfax County School Board to be utilized for the provision of capital facilities within the Fairfax County schools serving this development.
18. Escalation. All monetary contributions required in these Proffered Conditions shall be adjusted for inflation in conformance with the Consumer Price Index, occurring subsequent to the date of subject rezoning approval and up to the date of payment of the respective contribution.

#### **Successors and Assigns**

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

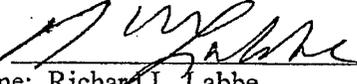
#### **Counterparts**

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

**TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:**

**LYLAB HOLDINGS, LLC**

Agent/Attorney-in-Fact for Karl C. Sallberg, Title  
Owner of Tax Map No. 44-2((2))parcel 7

By:   
Name: Richard L. Labbe  
Title: Chief Executive Manager

LYLAB HOLDINGS, LLC  
CONTRACT PURCHASER  
of TM 44-2((2) parcel 7

By: 

Name: Richard L. Labbe

Title: Chief Executive Manager

## FINAL DEVELOPMENT MAP CONDITIONS

### FDP 2010-SU-015

May 26, 2011

The Planning Commission approved FDP 2010-SU-015 for a single-family detached residential development located on Tax Map 44-2 ((2)) 7 subject to conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Rockland Village Lot 7", prepared by CPJ Associates and dated November 16, 2010, revised through May 6, 2011.
2. The single-family detached dwellings shall have a maximum height of 35 feet.
3. Prior to subdivision/site plan approval, the applicant shall provide a sight distance evaluation for the modified Bell Ridge Court/Dallas intersection confirming compliance with VDOT standards.
4. Prior to site plan approval, the applicant must obtain an approved off-site detention waiver from DPWES.
5. Prior to site plan approval, the applicant must execute a maintenance agreement with the owner of the off-site stormwater ponds.



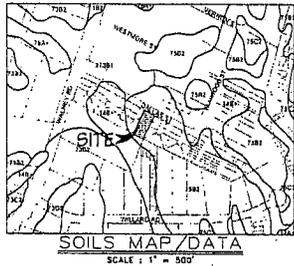
# CONCEPTUAL / FINAL DEVELOPMENT PLAN ROCKLAND VILLAGE

## LOT 7 SULLY DISTRICT

### FAIRFAX COUNTY, VIRGINIA

#### NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 44-2(2)77. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-8.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF KARL SALLBERG IN DEED BOOK 11204 AT PAGE 19 AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED SEPTEMBER, 2010. CONTOUR INTERVAL EQUALS TWO FEET HVD@ 1923.
- THERE ARE NO 100-YEAR FLOODPLANS ON-SITE. NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES WARRING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 2 FOR A DESCRIPTION OF EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1948.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 335. ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VS 872-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS, AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.
- THE SUBJECT SITE LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- THERE ARE NO AFFORDABLE DWELLING UNITS (ADUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 8.0 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW:
  - A WAIVER OF THE MINIMUM DISTRICT SIZE IS HEREBY REQUESTED.
  - A WAIVER OF THE ON-SITE STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES REQUIREMENTS IN LIEU OF OFF-SITE SW/SDP POND IS HEREBY REQUESTED.
  - A WAIVER OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED.
- THE SITE IS TO BE SERVICED BY PUBLIC WATER VIA AN EXISTING 4" MAIN LOCATED IN BELL ROGE COURT, AND BY PUBLIC SEWER VIA AN EXISTING 8" MAIN LOCATED IN BELL ROGE COURT.
- PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE CONCEPTUAL/FINAL DEVELOPMENT PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO RECREATIONAL FACILITIES PROPOSED WITH THIS DEVELOPMENT.
- SPECIAL AGREEMENTS ARE PROVIDED OFFSITE IN THE ROCKLAND VILLAGE DEVELOPMENT. THE SITE IS TO BE INCORPORATED INTO ROCKLAND VILLAGE.
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- THE PROPOSED ARCHITECTURE IS TO BE IN CONFORMANCE WITH ADJACENT PROPERTY TO THE WEST.
- A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN.
- PARCEL "1" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/POP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 18-403 OF THE ZONING ORDINANCE.



SOIL/LOT CALCULATIONS				
LOT NUMBER(S)	SOIL NUMBER	SOIL NAME	PROBLEM CLASS	
7	75B2	PEHN (1)	C	



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

- Plot is of a minimum size of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond setbacks, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet N/A.
- Provide:
 

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (±)	Faci/Prbl Volume (±)	Storage Volume (±)	Peak flow height (ft)
N/A	(---)	(---)	(---)	(---)	(---)	(---)
Totals	(---)	(---)	(---)	(---)	(---)	(---)
- Outlet drainage channels, outfalls, and pipe systems are shown on Sheet 1. Pond inlet and outlet pipe systems are shown on Sheet N/A.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet N/A. Type of maintenance access road surface noted on the plot is N/A.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet N/A.
- A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet 1.
- A description of the wetting conditions of each numbered site outlet 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 (±40 acres) is provided on Sheet 1.
- A description of how the outlet requirements, including stream changes to contributing drainage areas (i.e. drainage operations), or the Public Facilities Manual will be satisfied is provided on Sheet 1.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an on-survey or field run is provided on Sheets 1 & 2.
- A submission waiver is requested for small stormwater management and best management practices.
- Stormwater management is not required because offsite facilities already exist.

#### SITE TABULATIONS

SITE AREA:	
LOT AREA	20,445.0 (0.47 Ac)
PARCEL "1"	1,363.0 (0.03 Ac)
TOTAL	21,808.0 (0.50 Ac)

#### PDH-8 ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	4 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	8 DU/AC (MAX.)	8.0 DU/AC
MINIMUM LOT AREA	N/R	3,855.0
AVERAGE LOT AREA	N/R	5,109.0
MINIMUM LOT WIDTH	INTERIOR LOT = N/R CORNER LOT = N/R	INTERIOR LOT = N/R CORNER LOT = N/R
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS:		
FRONT	N/R	10' (DRIVEWAYS TO BE 16' MIN.)
SIDE	N/R	5'
REAR	N/R	12'
OPEN SPACE	25%	* SEE NOTE 16
PARKING	3 SPACES/UNIT	3 SPACES/UNIT



**DEVELOPER**  
LYLAB HOLDINGS, LLC  
3050 CHAIN BRIDGE ROAD  
SUITE 103  
FAIRFAX, VIRGINIA 22030  
(703) 383-8111

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- COVER SHEET
- EXISTING CONDITIONS & EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- TREE PRESERVATION PLAN
- OUTFALL ANALYSIS

**CPJ** Charles P. Johnson & Associates, Inc.  
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS  
3050 FORCE DRIVE SUITE 210 FARMAS VILLAGE 22030 (703) 383-7500  
WWW.CPJ.COM

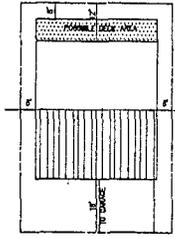
DATE: NOVEMBER 15, 2010

SHEET 1 OF 6

ROCKLAND VILLAGE LOT 7

FILE # 04-555-201





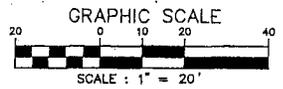
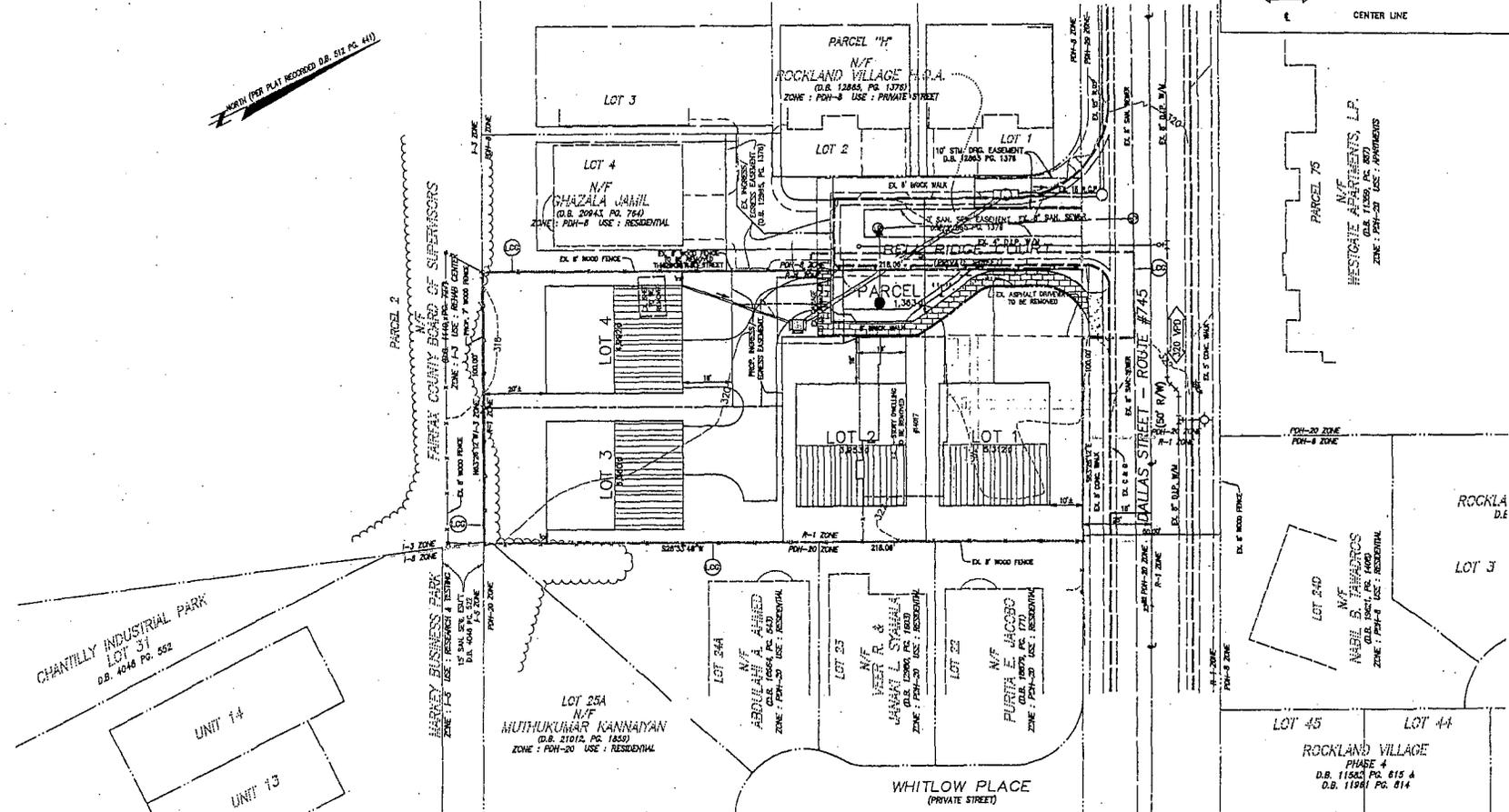
TYPICAL LOT LAYOUT  
(MINIMUM SETBACKS)

PERIMETER/AREA < 35

SHAPE FACTOR CALCULATIONS			
LOT #	LOT PERIMETER	LOT AREA	SHAPE FACTOR
1	225	5132	16
2	258	3943	17
3	432	8340	28
4	353	4922	25

**LEGEND**

- LIMITS OF CLEARING & GRADING
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. WATERMAIN & EASEMENT
- PROPOSED WATERMAIN
- EX. ZONING BOUNDARY
- VEHICLES PER DAY
- CENTER LINE



CONCEPTUAL / FINAL DEVELOPMENT PLAN

**ROCKLAND VILLAGE**

**LOT 7**

SULLY DISTRICT

Charles P. Johnson & Associates, Inc.  
JAMES BROWN LAMORE ARCHITECTS SHREVE  
200 FRONT ST. STE. 201 FORT WORTH, TEXAS 76102-1022

DATE: \_\_\_\_\_

REVISION: \_\_\_\_\_

APPROVAL: \_\_\_\_\_

PREPARED BY: \_\_\_\_\_

CHECKED BY: \_\_\_\_\_

DATE: \_\_\_\_\_

SHEET: 3 OF 3

PRJ NO: 04-35

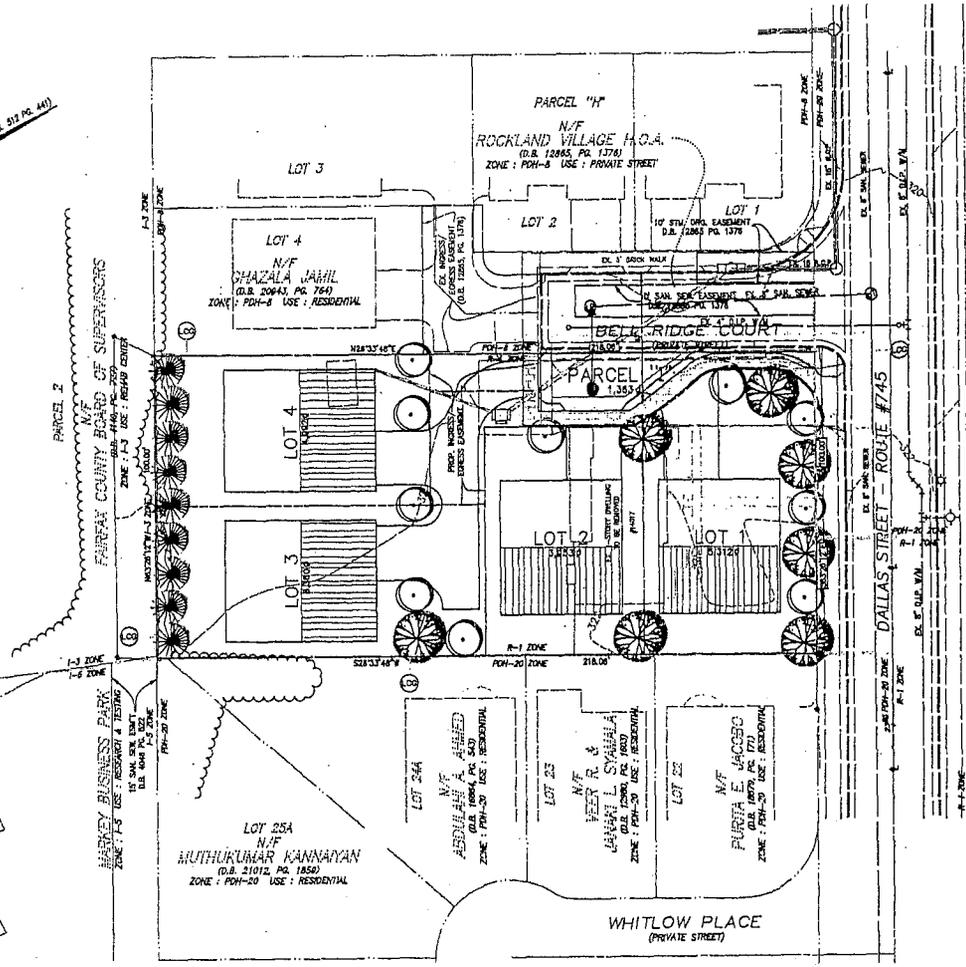
TYPE: CDP/FPD

10/11/2010

Table 12.12 19-YEAR TREE CANOPY CALCULATION WORK SHEET

Tree Preservation Target Calculations and 5-Year Old Tree (12.12)		
A	Percentage of gross site area covered by existing tree canopy	0.33
B	Percentage of 19-year canopy target to be met	0.30
C	Percentage of 19-year canopy requirement not achieved by end through tree preservation	0.03
D	Percent percentage of canopy requirement not achieved by end through tree preservation	0.03
E	Does the tree preservation target maximum meet?	YES
F	Is the project site owner who requires tree preservation?	NA
Tree Canopy Requirements		
1	Identify gross site area	21,404.51
2	Subtract area dedicated to roads, utilities and parking	0.51
3	Subtract area of stormwater	0.51
4	Adjusted gross site area (GSA) = 21,404.51	21,404.51
5	Identify site tree canopy and tree	POPH
6	Percentage of 19-year canopy requirement	0.30
7	Area of 19-year canopy requirement (A19)	4,141.51
8	Is the maximum of canopy requirements being implemented?	NO
9	19-year canopy area of 19-year canopy requirement	114
Canopy Calculation		
1	Tree Preservation Target Area	0.30
2	Total canopy area meeting standards of 12.12.12	0.51
3	Total canopy area of 19-year canopy requirement	0.51
4	Total canopy area of 19-year canopy requirement	0.51
5	Total canopy area of 19-year canopy requirement	0.51
6	Total canopy area of 19-year canopy requirement	0.51
7	Total canopy area of 19-year canopy requirement	0.51
8	Total canopy area of 19-year canopy requirement	0.51
9	Total canopy area of 19-year canopy requirement	0.51
Tree Planting		
1	Area of canopy to be gained through tree planting (C1)	4,141.51
2	Area of canopy to be gained through tree planting (C2)	1,000.51
3	Area of canopy to be gained through tree planting (C3)	1.20
4	Area of canopy to be gained through tree planting (C4)	1.20
5	Area of canopy to be gained through tree planting (C5)	1.20
6	Area of canopy to be gained through tree planting (C6)	1.20
7	Area of canopy to be gained through tree planting (C7)	1.20
8	Area of canopy to be gained through tree planting (C8)	1.20
9	Area of canopy to be gained through tree planting (C9)	1.20
10	Area of canopy to be gained through tree planting (C10)	1.20
11	Area of canopy to be gained through tree planting (C11)	1.20
12	Area of canopy to be gained through tree planting (C12)	1.20
13	Area of canopy to be gained through tree planting (C13)	1.20
14	Area of canopy to be gained through tree planting (C14)	1.20
15	Area of canopy to be gained through tree planting (C15)	1.20
16	Area of canopy to be gained through tree planting (C16)	1.20
17	Area of canopy to be gained through tree planting (C17)	1.20
18	Area of canopy to be gained through tree planting (C18)	1.20
19	Area of canopy to be gained through tree planting (C19)	1.20
20	Area of canopy to be gained through tree planting (C20)	1.20
21	Area of canopy to be gained through tree planting (C21)	1.20
22	Area of canopy to be gained through tree planting (C22)	1.20
23	Area of canopy to be gained through tree planting (C23)	1.20
24	Area of canopy to be gained through tree planting (C24)	1.20
25	Area of canopy to be gained through tree planting (C25)	1.20
26	Area of canopy to be gained through tree planting (C26)	1.20
27	Area of canopy to be gained through tree planting (C27)	1.20
28	Area of canopy to be gained through tree planting (C28)	1.20
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99	Area of canopy to be gained through tree planting (C99)	1.20
100	Area of canopy to be gained through tree planting (C100)	1.20

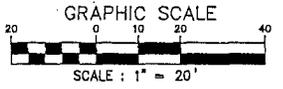
← NORTH (PER PLAN RECORDED D.B. 011 PG. 140)



**LEGEND**

- CAT. II & IV SHADE TREE (2" CAL.) (E.G. HLF POPLAR, BILLOW OAK, REDWOOD)
- CAT. I & II EVERGREEN TREE (8" NOT.) (E.G. ARBOREUS, ATLANTIC WHITE-OAK)
- CAT. III ORNAMENTAL TREE (2" CAL.) (E.G. BOURGEOIS, STAR MAGNOLIA)

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



CONCEPTUAL LANDSCAPE PLAN

# ROCKLAND VILLAGE

## LOT 7

SULLY DISTRICT

Charles P. Johnson & Associates, Inc.  
PLANNERS, ENGINEERS, LANDSCAPE ARCHITECTS, SURVEYORS  
300 PIONEER VIEW, SUITE 200, DALLAS, TEXAS 75201 (214) 343-7500

NO. DATE REVISION FROM TO APPROVAL

PALE S. JOHNSON  
L.L. NO. 018450  
REGISTERED PROFESSIONAL ARCHITECT

PREPARED BY: [ ]  
DRAWN BY: [ ]  
CHECKED BY: [ ]  
DATE: [ ]

SHEET 4 OF 6

PRJ NO: 04-05  
TYPE: CDP/FPD



