



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 2011-SU-003

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 2011-SU-003 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 northwest quadrant of the intersection of Elmwood Street and Dallas Street on approximately 21,914 square feet of land [Tax Map 44-2 ((2)) 21], and is subject to the proffers dated June 1, 2011.

Please note that on May 26, 2011, the Planning Commission approved Development Plan Application FDP 2011-SU-003.

The Board also:

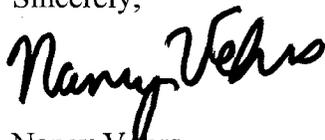
- Waived the minimum district size of two acres for the PDH District.

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
<http://www.fairfaxcounty.gov/bosclerk>

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

Sincerely,



Nancy Venrs
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
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 2011-SU-003**

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

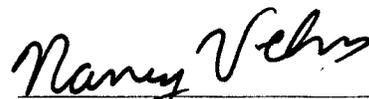
WHEREAS, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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 7th day of June, 2011.



Nancy Vehrs
Clerk to the Board of Supervisors

Proffers**LYLAB Holdings, LLC – Rockland Village****RZ 2011-SU-003****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))21 (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 January 11, 2011.

6. Noise. All prospective purchasers shall be notified in writing by the Applicant of the potential for noise emanating from aircraft using Dulles International Airport.

7. Energy Efficiency. 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.

8. 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.

9. 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.

12. 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.

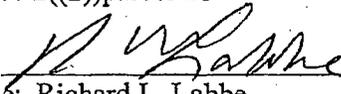
13. Landscaping. Landscaping shall be consistent with the quality, quantity and general location shown on the Landscape Plan on Sheet 4 of 6 of the CDP/FDP.

14. 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 of 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.

15. 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.

LYLAB HOLDINGS, LLC

Agent/Attorney-in-Fact for Dale G. Strawser and
Anita Huffinan-Strawser, Title Owners of Tax Map
No. 44-2((2))parcel 21

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

FINAL DEVELOPMENT MAP CONDITIONS

FDP 2011-SU-003

June 2, 2011

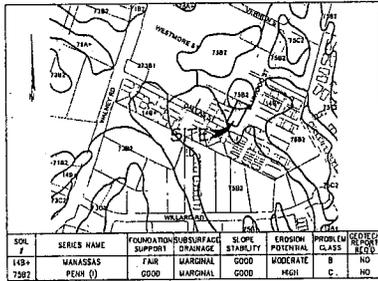
The Planning Commission approved FDP 2011-SU-003 for a single-family detached residential development located on Tax Map 44-2 ((2)) 21 subject to conformance with the following development conditions.

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Rockland Village Lot 21", prepared by CPJ Associates and dated January 11, 2011, revised through May 6, 2011.
2. The single-family detached dwellings shall have a maximum height of 35 feet.
3. Prior to site plan approval, the applicant must obtain an approved off-site detention waiver from DPWES, if applicable.
4. The final landscaping, including removal of all existing trees, shall be consistent with that shown on the Final Development Plan.
5. The property's septic system shall be abandoned in conformance with Health Department regulations. The existing well shall be abandoned in accordance with a permit to be issued by the Health Department, or it must be demonstrated that the well has already been properly abandoned. Both issues must be resolved prior to the Health Department signing off on a demolition permit for this property.

CONCEPTUAL / FINAL DEVELOPMENT PLAN ROCKLAND VILLAGE

LOT 21

SULLY DISTRICT FAIRFAX COUNTY, VIRGINIA



SOILS MAP / DATA
SCALE: 1" = 500'

OPEN SPACE TABULATIONS

AREA OF ADJACENT PDH-20 & PDH-B DEVELOPMENTS (ROCKLAND VILLAGE)	33.70 Ac
AREA OF SUBJECT PDH-B APPLICATION	0.50 Ac
COMBINED AREA	34.20 Ac
OPEN SPACE CURRENTLY PROVIDED WITHIN ROCKLAND VILLAGE	13.58 Ac (40.3%)
OPEN SPACE TO BE PROVIDED WITH THIS PLAN	0.04 Ac
TOTAL OPEN SPACE PROVIDED	13.62 Ac (39.8%)

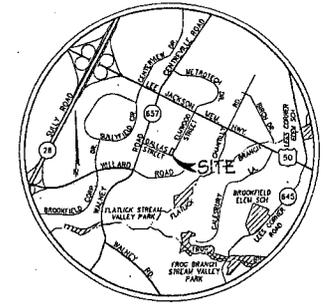
THE REQUIRED OPEN SPACE HAS BEEN PROVIDED PER FFX, CO. PROJECT #3597-SD-01, #3597-SD-05, #3597-SP-04, RZ 2000-SU-015

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

1. Plot 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 accommodates the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet NA.
3. Provide: Facility Name/ On-site area Off-site area Drainage Footprint Storage If pond, dam Type & No. served (acres) served (acres) area (sq) Volume (cf) Height (ft) Offsite Wet Pond 0.5 REFER TO APPROVED PLAN FOR ROCKLAND VILLAGE, FFX, CO. #3597-SP-03 Rockland Village Trench 0.5
4. Outlet drainage channels, outfalls, and pipe systems are shown on Sheet NA. Pond inlet and outlet pipe systems are shown on Sheet NA.
5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet NA. Type of maintenance access road surface noted on the plot is asphalt.
6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet NA.
7. A "stormwater management narrative" which contains a description of how detention and best management practices requirements will be met is provided on Sheet NA.
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 (630 acres) is provided on Sheet NA.
9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet NA.
10. Existing topography with minimum contour intervals of two (2) feet and a note as to whether it is on air survey or field run is provided on Sheets 1, 2, 3.
11. A submission waiver is requested for ON-SITE STORMWATER MANAGEMENT
12. Stormwater management is not required because ALREADY PROVIDED FOR SITE

NOTES

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 44-2(11)21. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-B.
2. THE PROPERTY HEREON IS CURRENTLY UNDER THE OWNERSHIP OF DALE G. STRANDBER AND ANITA HUFFMAN-STRANDBER IN DEED BOOK 18748 AT PAGE 28. LOT 21 WAS CREATED AS PART OF THE ROCKLAND VILLAGE SUBDIVISION AS PER A DEED OF DEDICATION DATED SEPTEMBER 20, 1948, AND DULY RECORDED IN DEED BOOK 512 AT PAGE 441, AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM A FIELD RUN SURVEY PREPARED BY CHARLES P. JOHNSON & ASSOCIATES, DATED OCTOBER 2010. CONTOUR INTERVAL EQUALS TWO FEET NVD 1929.
4. THERE ARE NO 100-YEAR FLOODPLAINS ON-SITE, NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
5. THERE ARE NO RESOURCE PROTECTION AREAS (RPA) OR ENVIRONMENTAL QUALITY CORRIDORS (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
8. 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.
9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
10. SEE SHEETS 2 & 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
11. EXISTING STRUCTURES ARE TO BE REMOVED. THE EXISTING DWELLING WAS CONSTRUCTED IN 1952.
12. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 118.4, 302.4, AND 353; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 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.
13. THE SUBJECT SITE LIES WITHIN THE WATER SUPPLY PROTECTION OVERLAY DISTRICT.
14. THERE ARE NO AFFORDABLE DWELLING UNITS (ADU) REQUIRED FOR THIS PROJECT.
15. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308.
16. 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 SWM/BMP PONDS IS HEREBY REQUESTED.
 - A WAIVER OF THE OPEN SPACE REQUIREMENT IS HEREBY REQUESTED. SEE OPEN SPACE TABULATIONS ON THIS SHEET.
17. THE SITE IS TO BE SERVICED BY PUBLIC WATER VIA AN EXISTING 8" MAIN LOCATED IN ELMWOOD STREET, AND BY PUBLIC SEWER VIA AN EXISTING 8" MAIN LOCATED IN ELMWOOD STREET.
18. 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.
19. RECREATIONAL FACILITIES AND SPECIAL AMENITIES HAVE BEEN PROVIDED OFF-SITE ELSEWHERE IN THE OVERALL ROCKLAND VILLAGE DEVELOPMENT, INTO WHICH THIS PROJECT WILL BE INCORPORATED.
20. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
21. THE PROPOSED ARCHITECTURE IS TO BE SIMILAR IN CHARACTER TO THE OTHER SINGLE-FAMILY PROPERTIES ELSEWHERE WITHIN ROCKLAND VILLAGE.
22. PARCEL "J" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
23. 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/TOP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.



VICINITY MAP
SCALE: 1" = 2000'

SITE TABULATIONS

SITE AREA	20,000.0 (0.459 Ac)
LOT AREA	1,914.6 (0.044 Ac)
PARCEL "J"	
TOTAL	21,914.6 (0.503 Ac)

PDH-B ZONE

	REQUIRED	PROVIDED
NUMBER OF UNITS	---	4 SINGLE-FAMILY DETACHED
MAXIMUM DENSITY	8 DU/AC	8.0 DU/AC
MINIMUM LOT AREA	N/A	5,000 sq ft
AVERAGE LOT AREA	N/A	5,000 sq ft
MAXIMUM BUILDING HEIGHT	35'	35'
MINIMUM YARDS	N/A	SEE DETAIL ON SHEET 3
OPEN SPACE	25%	8% (SEE NOTE 16)
PARKING	3 SPACES/UNIT (12 TOTAL SPACES)	4 SPACES/UNIT (16 TOTAL SPACES)



<p>DEVELOPER LYLAD HOLDINGS, LLC 3050 CHAIN BRIDGE ROAD SUITE 103 FAIRFAX, VIRGINIA 22033 (703)383-6111</p>	<p>TABLE OF CONTENTS</p> <ol style="list-style-type: none"> 1 COVER SHEET 2 EXISTING CONDITIONS PLAN & VEGETATION MAP 3 CONCEPTUAL / FINAL DEVELOPMENT PLAN 4 CONCEPTUAL LANDSCAPE PLAN 5 TREE PRESERVATION PLAN 6 OUTFALL ANALYSIS <p>CPJ Charles P. Johnson & Associates, Inc. PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS 3616 POWER DRIVE SUITE 214 FARMINGTON HILLS MICHIGAN 48334 800-333-3333</p>
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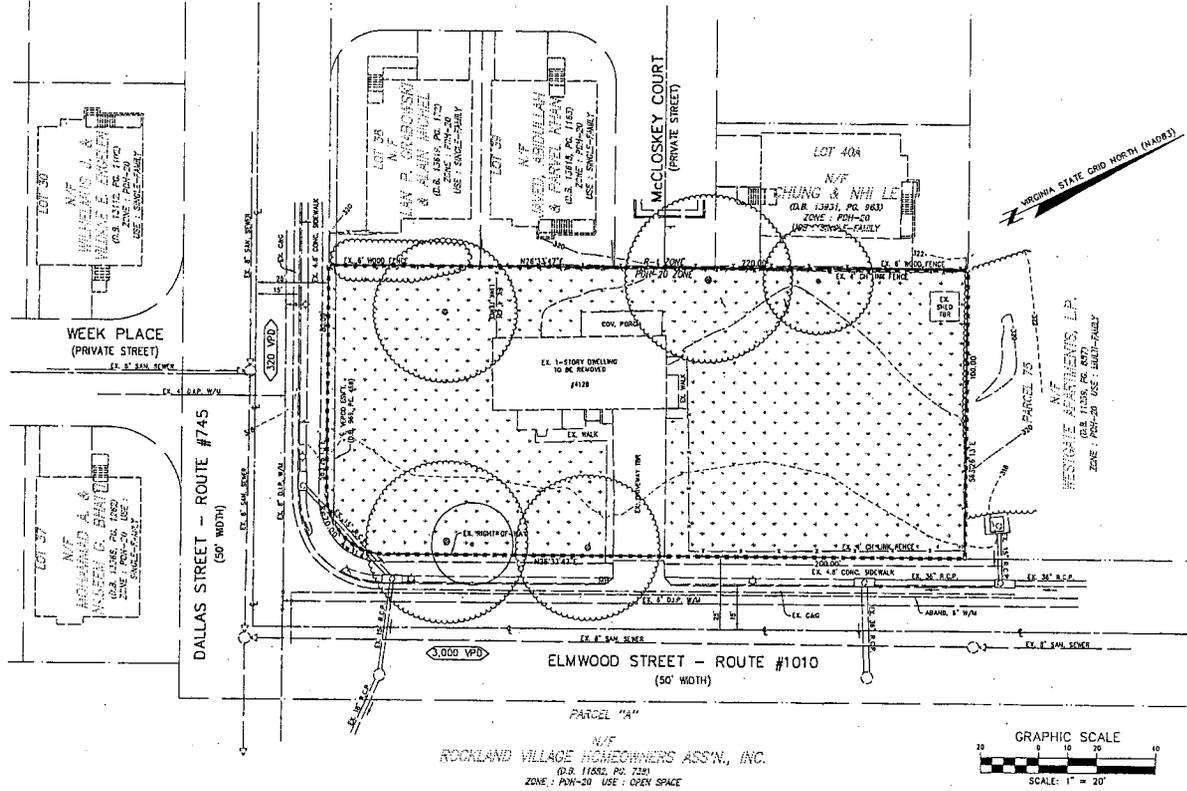
DATE: JANUARY 11, 2011

COVER TYPE SUMMARY			
COVER TYPE	PRIMARY SPECIES	CONDITION	ACREAGE
Maintained Grassland	Red Maple, Silver Maple	fair	18,530
Developed Area			3,384
TOTAL ACREAGE			21,914

COMMENTS:
 MAINTAINED GRASSLAND: This area is comprised of individual shade trees, homeowner-installed landscaping, and mowed lawn. The trees are generally in fair to poor condition.

LEGEND

- EXISTING ZONING BOUNDARY
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- EXISTING TREELINE
- EX. SANITARY SEWER
- EX. STORM DRAIN & EASEMENT
- EX. WATERMAIN
- EXISTING STREET LIGHT
- ◁ 3,000 VPD ▷ AVERAGE VEHICLES PER DAY



NO.	DATE	REVISION	PREPARED BY	APPROVED BY

Charles P. Johnson & Associates, Inc.
 LANDSCAPE ARCHITECTS
 10000 W. 11TH AVENUE, SUITE 100, DENVER, COLORADO 80231
 TEL: 303.755.1000 FAX: 303.755.1001

EXISTING CONDITIONS PLAN & VEGETATION MAP
ROCKLAND VILLAGE
 LOT 21
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA



NO.	DATE	REVISION	PREPARED BY	APPROVED BY

DATE	NOV 2010
SCALE	1" = 20'
SHEET	6
PROJECT	PRJ. NO. 10-555
TYPE	CDP/FDS

Table 12.12 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Summary (Table 12.1)		
A	Pre-development area of existing tree canopy	2,902 SF
B	Percentage of gross site area covered by existing tree canopy	27%
C	Percentage of 10-year canopy requirement to be met through tree preservation	20%
D	Percentage of 10-year canopy requirement that will be met through tree preservation	27%
E	Proposed percentage of canopy requirement that will be met through tree preservation	9%
F	Has the Tree Preservation Target minimum been met?	NO
G	3% canopy shed number/other deviation requested	SHEET #

B. Tree Canopy Requirements		
1	Island: gross site area	21,814 SF
2	Subtract area dedicated to road, bridge, and pads	0 SF
3	Subtract area of easements	0 SF
4	Adjusted gross site area (B1 - B2 - B3)	21,814 SF
5	Island: site canopy/total area	20%
6	Percentage of 10-year canopy requirement	4,324 SF
7	Area of 10-year canopy required (B x E)	4,324 SF
8	Is a modification of canopy requirements being requested?	NO
9	FEES: Is a modification number/other deviation requested?	12A

C. Tree Preservation		
1	Tree Preservation Target Area	1,192 SF
2	Total canopy area meeting minimum of 100,000	0 SF
3	1,125	0 SF
4	Total canopy area of shade or valuable trees or structures contributing	0 SF
5	1,125	0 SF
6	Total canopy area of healthy, significant specimens or shade trees	0 SF
7	1,125	0 SF
8	Canopy area of trees within Resource Protection Areas and 10-year floodplains	0 SF
9	1,125	0 SF
10	Total of C1-C5, C7, and C9	0 SF

D. Tree Planting		
1	Area of canopy to be met through tree planting (B7 - C10)	4,324 SF
2	Area of canopy to be planted for air quality benefits	0 SF
3	1,125	0 SF
4	Area of canopy to be planted for energy conservation	0 SF
5	1,125	0 SF
6	Area of canopy to be planted for water quality benefits	0 SF
7	1,125	0 SF
8	Area of canopy to be planted for wildlife benefits	3,003 SF
9	1,125	0 SF
10	Area of canopy provided by native trees	0 SF
11	1,125	0 SF
12	Area of canopy provided by improved cultural area vegetation	0 SF
13	29% credit	0 SF
14	Area of canopy provided by other trees	0 SF
15	1,125	0 SF
16	Area of canopy provided through tree seedlings	0 SF
17	Area of canopy provided through native shrubs or woody seedlings	0 SF
18	1,125	0 SF
19	Percentage of the D15 necessary to be met (D15 must not exceed 37% of D15)	3%
20	Total of canopy area to be provided through tree planting	4,500 SF
21	Is the planting relief requested?	NO
22	The Dept. of Tree Farm?	11A
23	Canopy area requested to be provided through shade trees or trees and shrubs to be supplied into the Tree Farm and Planting Fund	0 SF

E. Total 10-Year Tree Canopy Provided		
1	Total canopy area provided through tree preservation (C10)	0 SF
2	Total canopy area provided through tree planting (D17)	4,500 SF
3	Total canopy area provided through shade trees and shrubs (D19)	0 SF
4	Total 10-year tree canopy provided	4,500 SF

Total 10-year tree canopy provided (E4 of net site area) 21%

CPJ Charles P. Johnson & Associates, Inc.
 Civil and Environmental Engineers • Planners • Landscapes Architects • Surveyors
 Associates Silver Spring, MD • Galtherburg, MD • Frederick, MD • Fairfax, VA

November 12, 2010
 Fairfax County
 Urban Forest Management Division
 1155 Government Center Parkway
 Fairfax, Virginia 22038
 Attention: Mr. Mike Knapp
 Re: Rockland Village Lot 21

Dear Mr. Knapp:

The purpose of this letter is to request a deviation from the Tree Preservation Target Area requirement of FPM § 12-007. It is our belief that this deviation request meets the conditions allowed under FPM § 12-007.2(a)(1) and (2).

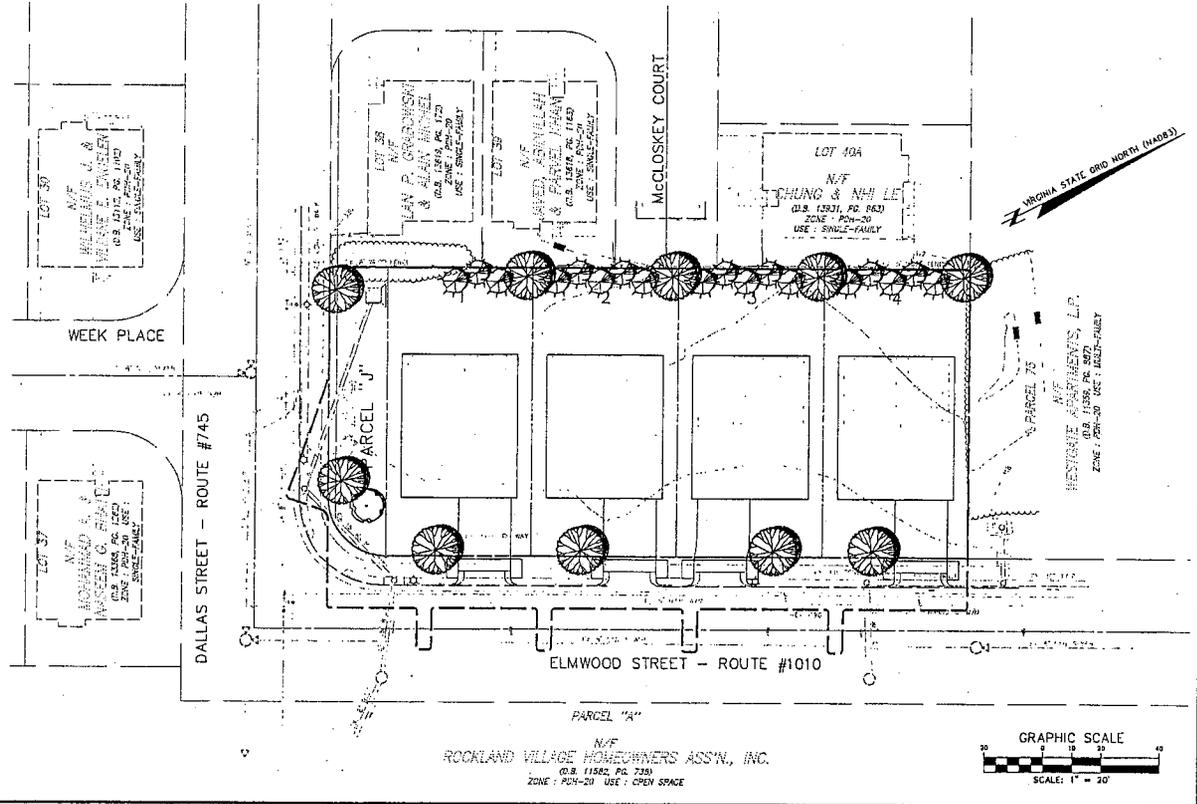
All least one (1) lot out of the four (4) proposed would have to be eliminated if the development were to meet the required target area of 1,192 square feet, producing the development of the density allowed by the Zoning Ordinance. The existing trees are scattered across the site, surrounded by multi-lane lawn and landscaping, as there is no island of forest cover. Many of the trees on this site do not meet the standards of § 12-009.01 as a number of problems with their form and structure, and may present safety issues post-construction. There are also healthy, residual trees with these trees which make them more unlikely to survive construction than normal. In addition the trees are often and food source, which tend to have a lot of surface roots, making survival problematic.

The proposed Tree Canopy Requirement of 20% will be achieved with landscaping which will be of better quality and species than the vegetation currently occupying the site. These trees will be located in the rear yards of the proposed lots for screening purposes, and along the street.

If you have any questions or concerns, please do not hesitate to contact me at 703-385-7555 or knapp@cpj.com.

Sincerely,
Kenneth J. Vostal, L.A.
 Kenneth J. Vostal, L.A.

3959 Pender Drive, Suite 210 • Fairfax, VA 22030 • 703-385-7555 • Fax: 703-273-8595 • www.cpj.com



LEGEND

- CAT. III & IV SHADE TREE (2" CAL.)
(E.G. RED MAPLE, WHITE OAK, HAWK POPULAR)
- CAT. I & II EVERGREEN TREE (8' HGT.)
(E.G. NORFOLK ISLAND, AMERICAN HOLLY)
- CAT. I ORNAMENTAL TREE (2" CAL.)
(E.G. BEECHER, SPYRBY-WOODS)

* 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 21
 SULLY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

Charles P. Johnson & Associates, Inc.
 PLANNERS ARCHITECTS SURVEYORS
 3959 PENDER DRIVE, SUITE 210, FAIRFAX, VIRGINIA 22030-3959
 FAX: 703-273-8595

NO. DATE REVISIONS
 1 11/12/10 PREPARED FOR APPROVAL
 2 11/12/10
 3 11/12/10
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QUALITY OF VIRGINIA ENVIRONMENTAL DESIGN PROFESSIONAL SEAL
 PAUL E. JOHNSON
 Lic. No. 01948
 PROFESSIONAL

DESIGNER: [Name]
 CHECKED: [Name]
 DATE: 11/12/10

NO. SHEET OF
 4 6
 PRJ NO: 10-555
 TYPE: CDP / DP

Approved: 11/12/10
 10-555-000-000-0000

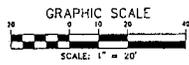
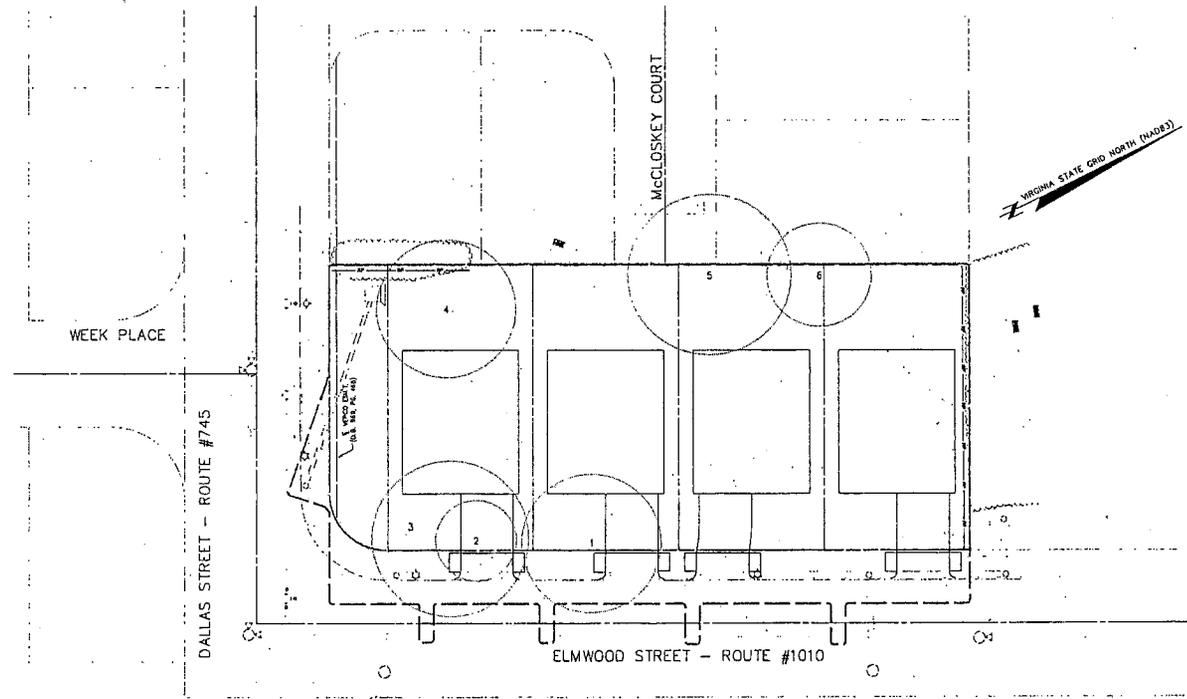
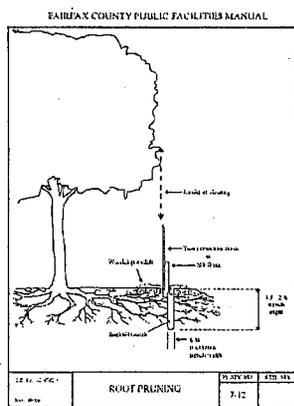
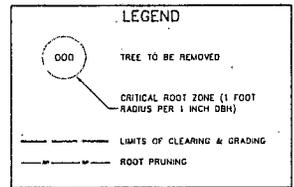
TREE PRESERVATION NARRATIVE:

Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading and shown for preservation on approved plans.

- Flagging:** Site Layout Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.
- Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, tree arborist/consultant, clearing contractor and IFEMA, IFPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at that time.
- Root Pruning:** Tree preservation Areas shall be tree located along the limits of clearing adjacent to significant trees 30" dbh and greater as assessed by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning shall be finished immediately. All fence or other structures utilizing utility barked trunks shall be substituted for root pruning.
- Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the arborist shall be present to monitor the process and ensure that the activities are conducted as by IFEMA. The applicant shall retain the services of a certified arborist to monitor all construction work and tree preservation efforts to ensure conformance with all tree preservation conditions, and IFEMA approval. Monitoring inspections to ensure compliance with tree preservation plan and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, weekly for four weeks thereafter and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

TREE INVENTORY AND ACTIVITIES SPREADSHEET

TREE #	COMMON NAME	SCIENTIFIC SYMBOL	DBH @ 4.5'	CONDITION	COMMENTS	ACTIVITIES
1	Shrub Maple	ACE. GLABRUM	24	20	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove
2	Red Maple	ACE. RUBRA	14	20	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove
3	Red Maple	ACE. RUBRA	27	22	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove
4	Red Maple	ACE. RUBRA	24	21	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove
5	Shrub Maple	ACE. GLABRUM	28	22	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove
6	Shrub Maple	ACE. GLABRUM	18	18	18" min. radius clearing to be left, and 24" dbh tree to be preserved	Remove



THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

REVISIONS

NO.	DATE	REVISION	APPROVED

Charles P. Johnson & Associates, Inc.
PLANNERS ENGINEERS LANDSCAPE ARCHITECTS SURVEYORS
10000 WOODBRIDGE DRIVE, SUITE 200, FARMINGTON, VIRGINIA 22031
703.637.1400

CPJ ASSOCIATES

PAUL B. JOHNSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF VIRGINIA
LIC. NO. 016400

TREE PRESERVATION PLAN

ROCKLAND VILLAGE

LOT 21

SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

DATE: 11/12/2010
BY: [Signature]
SCALE: 1" = 20'

SHEET 5 OF 6
PRJ NO: 10-555
TYPE: CDP/TCP

