



# County of Fairfax, Virginia

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

January 11, 2012

Lynne Strobel  
Walsh, Colucci, Lubeley, Emrich & Walsh, P.C.  
2200 Clarendon Blvd., 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Rezoning Application RZ 2011-LE-019

Dear Ms. Strobel:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 10, 2012, granting Rezoning Application RZ 2011-LE-019 in the name of Clifton N. Morris, Jr. and Stephen L. Morris. The Board's action rezones certain property in the Lee District from the R-1 and HC Districts to the R-12 and HC Districts and permits residential development at a density of 9.82 dwelling units per acre (du/ac) and a waiver of the minimum district size. The subject property is located on the west side of Potters Lane approximately 400 feet south of its intersection with Old Franconia Road on approximately 1.73 acres of land [Tax Map 81-3 ((1)) 46 and 91-1 ((1)) 43], and is subject to the proffers dated December 9, 2011.

**The Board also:**

- Waived the minimum district size for the R-12 District, pursuant to Section 3-1206 of the Zoning Ordinance.
- Directed the Director of the Department of Public Works and Environmental Services to approve a modification of the transitional screening and a waiver of the barrier requirements along the western property boundary in favor of the landscaping and masonry wall shown on the Generalized Development Plan (GDP).

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**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>

- Directed the Director of DPWES to approve a deviation of the tree preservation target in favor of that shown on the GDP.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

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  
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 10th day of January, 2012, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2011-LE-019**

**WHEREAS**, Clifton N. Morris, Jr. and Stephen L. Morris, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 and HC Districts to the R-12 and HC 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 Lee District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the R-12 and HC Districts, and said property is subject to the use regulations of said R-12 and HC 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 10<sup>th</sup> day of January, 2012.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## PROFFERS

CLIFTON N. MORRIS, JR. AND STEPHEN L. MORRIS

RZ 2011-LE-019

December 9, 2011

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended, and subject to the Board of Supervisors approving a rezoning of the property identified as Tax Map 81-3 ((1)) 46 and 91-1 ((1)) 43, hereinafter referred to as the "Application Property," from the R-1 District to the R-12 District, Clifton N. Morris, Jr. and Stephen L. Morris, hereinafter referred to as the "Applicants," for themselves, the owners, and their successors and assigns, hereby proffer to the following conditions. If accepted, these proffers shall replace and supercede any previous proffers approved on the Application Property.

### 1. GENERALIZED DEVELOPMENT PLAN

- A. Development of the Application Property shall be in substantial conformance with the Generalized Development Plan (GDP) prepared by Dominion Surveyors, Inc. consisting of twelve (12) sheets, dated August 26, 2011 and revised through October 25, 2011.
- B. Pursuant to Paragraph 5 of Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance"), minor modifications to the GDP may be permitted as determined by the Zoning Administrator. The Applicants shall have the flexibility in accordance with the Zoning Ordinance to modify the layout shown on the GDP without requiring approval of a proffered condition amendment provided such changes do not increase the total number of dwelling units, decrease the amount of open space; or decrease peripheral setbacks.

### 2. TRANSPORTATION

- A. The Applicants shall construct a five (5) foot wide concrete sidewalk along the interior streets as shown on the GDP. The sidewalk shall include accessible ramps as required by the Public Facilities Manual (PFM).
- B. The Applicants shall ensure that the existing sidewalk along the Subject Property's Potters Lane frontage remains open to pedestrians during construction.
- C. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

3. LANDSCAPING AND OPEN SPACE

- A. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on sheets 7A, 7B, 8A and 8B of the GDP shall be submitted in conjunction with the site plan for the Application Property. Deciduous canopy trees shall be a minimum of 2 inches in caliper, and evergreen trees shall be a minimum of 8 feet in height, at the time of planting as shown on the planting schedule on the GDP. Understory plantings shall be provided as shown on the planting schedule on the GDP. The landscape plan shall incorporate the use of native species to the greatest extent feasible, as determined by Urban Forest Management.
- B. The Applicants shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site plan submissions. The preservation plan and narrative shall be prepared by a certified arborist, landscape architect or a registered consulting arborist, and shall be subject to the review and approval of the Urban Forest Management Division, DPWES. The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation 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 GDP and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, and others as necessary, shall be included in the plan.
- C. The Applicants shall retain the services of a certified arborist, landscape architect or registered consulting arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree-preservation walk-through meeting, the Applicants' certified arborist, landscape architect or registered consulting arborist shall walk the limits of clearing and grading with an UFMD, DPWES, representative to determine 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 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 adjacent trees and associated understory vegetation and soil conditions.

- D. The Applicants shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities.
- E. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.
- F. All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing 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 (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, 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 the UFMD, DPWES.
- G. The Applicants shall root prune, as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:
  - (1) Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.

- (2) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
  - (3) Root pruning shall be conducted with the supervision of a certified arborist.
  - (4) An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
- H. Should the Applicants implement the site design identified as "Alternative A" as shown on Sheets 3A and 7A of the GDP, that portion of Outlot A located in the northwest quadrant of Potters Lane and Clara Edward Terrace shall be allowed to return to a naturalized condition subsequent to the installation of the landscaping shown on the GDP. To facilitate a return to a naturalized condition, the Applicant shall install native species understory plantings in addition to the landscaping shown on the GDP in this area. The number of understory plantings shall be coordinated with a representative of UFMD, DPWES, with the understanding that the typical ratio of overstory to understory plantings is 70:30.

#### 4. STORMWATER MANAGEMENT/BEST MANAGEMENT PRACTICES

- A. The Applicants shall use best efforts to demonstrate to the Department of Public Works and Environmental Services (DPWES), prior to site plan approval, that stormwater management (SWM) and Best Management Practices (BMPs) for the Application Property were provided in the existing SWM pond located on property identified among the Fairfax County tax assessment records as 91-1 ((19)) A. Should DPWES grant a waiver of on-site detention, the Applicants shall implement the site design identified as "Alternative A" as shown on Sheets 3A and 7A of the GDP.
- B. In the alternative to the provision of SWM off-site, the Applicants shall provide SWM and BMP facilities on-site in an extended detention dry pond and the Applicants shall implement the site design identified as "Alternative B" as shown on Sheets 3B, 4 and 7B of the GDP. Said SWM/BMP pond shall be designed to satisfy detention and water quality in accordance with the requirements of the PFM as determined by DPWES.
- C. At the time of initial purchase, the Applicants shall offer each purchaser the option for a rain barrel to be installed at the base of the rain gutter in the rear yard at no additional cost. The purchaser shall be informed in writing that future maintenance of the rain barrel is the obligation of the purchaser and not the homeowners association established for the community.

#### 5. DESIGN

- A. The Applicants shall design the architecture of the proposed single family attached dwellings consistent with the bulk, mass, type and quality of materials

and elevations shown on Sheet 9 of the GDP. The primary building materials for the front façade of the dwellings, exclusive of trim, shall be brick, or other similar masonry materials. Minor modifications may be made to the final architectural design provided such modifications are in general conformance with the elevations shown on Sheet 9 of the GDP.

- B. The sides of the proposed single family attached dwelling units, exclusive of trim, shall be brick, or other similar masonry material. The sides of units 1, 4, 5, 9, 10, and 17 shall have façade treatments, such as trim and shutters, that match those on the front of the dwellings. Units 1 and 17, adjacent to Potters Lane, shall have entrances that front on Potters Lane.
- C. A seven (7) foot masonry wall with piers shall be constructed parallel to a portion of the western property line as shown on Sheets 3A, 3B, 4, 7A and 7B. Individual lot owners may construct a private fence to enclose the rear yard of the townhouse lot, notwithstanding the fact that a privacy fence is not shown on the GDP. Said individual privacy fences may be wood board-on-board or other materials as approved by the homeowners association established for the community.
- D. A minimum one car garage shall be provided for each residential dwelling. A covenant shall be recorded which provides that the garage shall only be used for a purpose that will not interfere with the intended purpose of the garage, e.g., the parking of vehicles. This 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 homeowners association established for the community. Initial purchasers shall be advised of the use restriction prior to entering into a contract of sale. Said use restriction shall be included in the homeowners association documents prepared in conjunction with the proposed development.
- E. A minimum eighteen (18) foot long driveway, measured from the garage door to the nearest sidewalk base, shall be provided for each unit.
- F. All lighting shall comply with Zoning Ordinance Article 14, Part 900, Outdoor Lighting Standards.
- G. Should the Application Property be developed in accordance with Sheets 3A and 7A of the GDP, and subject to the approval of the Fire Marshal, the fire truck turnaround area shall be constructed of pervious pavers, grasscrete, or other similar material.

6. UNIVERSAL DESIGN

- A. At the time of initial purchase, the Applicants shall offer each purchaser the following Universal Design options at no additional cost:
  - Front entrance doors that are a minimum of 36" wide;

- Level door handles instead of knobs;
- Light switches 44"-48" high;
- Thermostats a maximum of 48" high; and/or,
- Electrical outlets a minimum of 18" high.

B. At the time of initial purchase, the Applicants shall offer each purchaser additional Universal Design options at the purchaser's sole cost. These additional options may include, but not be limited to:

- A curb-less shower, or a shower with a curb of less than 4.5" high;
- Grab bars in the bathrooms that are ADA compliant; and/or,
- A first floor bathroom console sink in lieu of a cabinet-style vanity.

#### 7. SUSTAINABLE DESIGN

In order to promote energy conservation and green building techniques, the Applicants shall select at time of site plan, within their sole discretion, one of the following programs to be implemented in the construction of the single family attached dwellings shown on the GDP.

- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a Residential Use Permit.
- B. Qualification in accordance with ENERGY STAR<sup>®</sup> for Homes as determined by the submission of documentation to the Environment and Development Review Branch of 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<sup>®</sup> for Homes qualification prior to the issuance of the Residential Use Permit for each dwelling.

#### 8. AFFORDABLE HOUSING

At the time of the issuance of the first building permit, the Applicants shall contribute to the Fairfax County Housing Trust fund an amount equivalent to one-half percent (0.5%) of the anticipated sales price of each new single family attached dwelling unit actually constructed on the Application Property to assist Fairfax County's low and moderate income housing goals.

#### 9. SCHOOL CONTRIBUTION

The Applicants shall contribute the sum of fifty-six thousand two hundred sixty-eight dollars (\$56,268.00) to the Fairfax County Board of Supervisors for capital improvements and capacity enhancements at the schools that students generated by the residential development shown on the GDP will attend. Said contribution shall be made at time of site plan approval.

10. PARK AUTHORITY CONTRIBUTION

Prior to the issuance of the first building permit, the Applicants shall contribute the sum of ten thousand dollars (\$10,000.00) to the Board of Supervisors for transfer to the Fairfax County Park Authority for use at off-site recreational facilities intended to serve the future residents of the Application Property, as determined by the Fairfax County Park Authority in consultation with the Supervisor for the Lee District.

11. CONSTRUCTION

Except as may be specified herein, all transportation, pedestrian and landscaping improvements shall be constructed and/or installed concurrent with the development of the single family attached dwelling units shown on the GDP.

12. HOMEOWNERS ASSOCIATION

The Applicants shall use best efforts to annex the Application Property into the existing Potters Glen Homeowners Association as demonstrated to DPWES at time of site plan approval. In the alternative, the Applicants shall establish a homeowners association for the proposed development to own, manage and maintain the open space parcel, referred to as Outlot A on the GDP, streets, and all other community owned land and improvements. Maintenance responsibilities of the homeowners association, whether as a part of Potters Glen or individually, shall be disclosed to all prospective homeowners in a disclosure memorandum prior to entering into a contract of sale and included in the homeowners association documents.

13. ESCALATION

All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2011, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI"), as permitted by Virginia State Code Section 15.2-2303.3.

14. SUCCESSORS AND ASSIGNS

These proffers will bind and inure to the benefit of the Applicants and their successors and assigns.

15. COUNTERPARTS

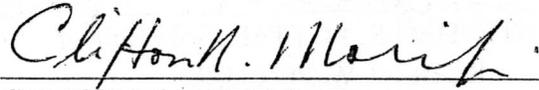
These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

{A0505257.DOC / 1 Proffers RZ 2011-LE-019 - 12-9-11 (cln) 007277 000002}

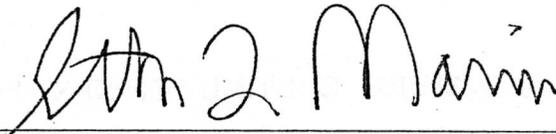
[SIGNATURES BEGIN ON THE FOLLOWING PAGE]

RZ 2011-LE-019

APPLICANT/CONTRACT PURCHASER OF  
TAX MAP 81-3 ((1)) 46 AND 91-1 ((1)) 43



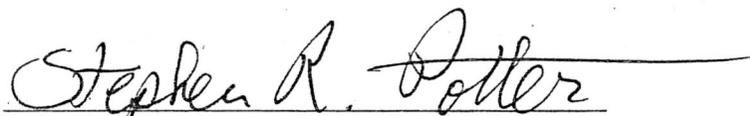
CLIFTON N. MORRIS, JR.



STEPHEN L. MORRIS

[SIGNATURES CONTINUE ON NEXT PAGE]

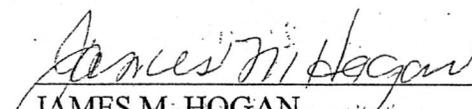
TITLE OWNER OF TAX MAP 81-3 ((1)) 46

A handwritten signature in cursive script that reads "Stephen R. Potter". The signature is written in black ink and is positioned above a horizontal line.

STEPHEN R. POTTER, Sole Heir of  
ROBERT W. POTTER

[SIGNATURES CONTINUE ON NEXT PAGE]

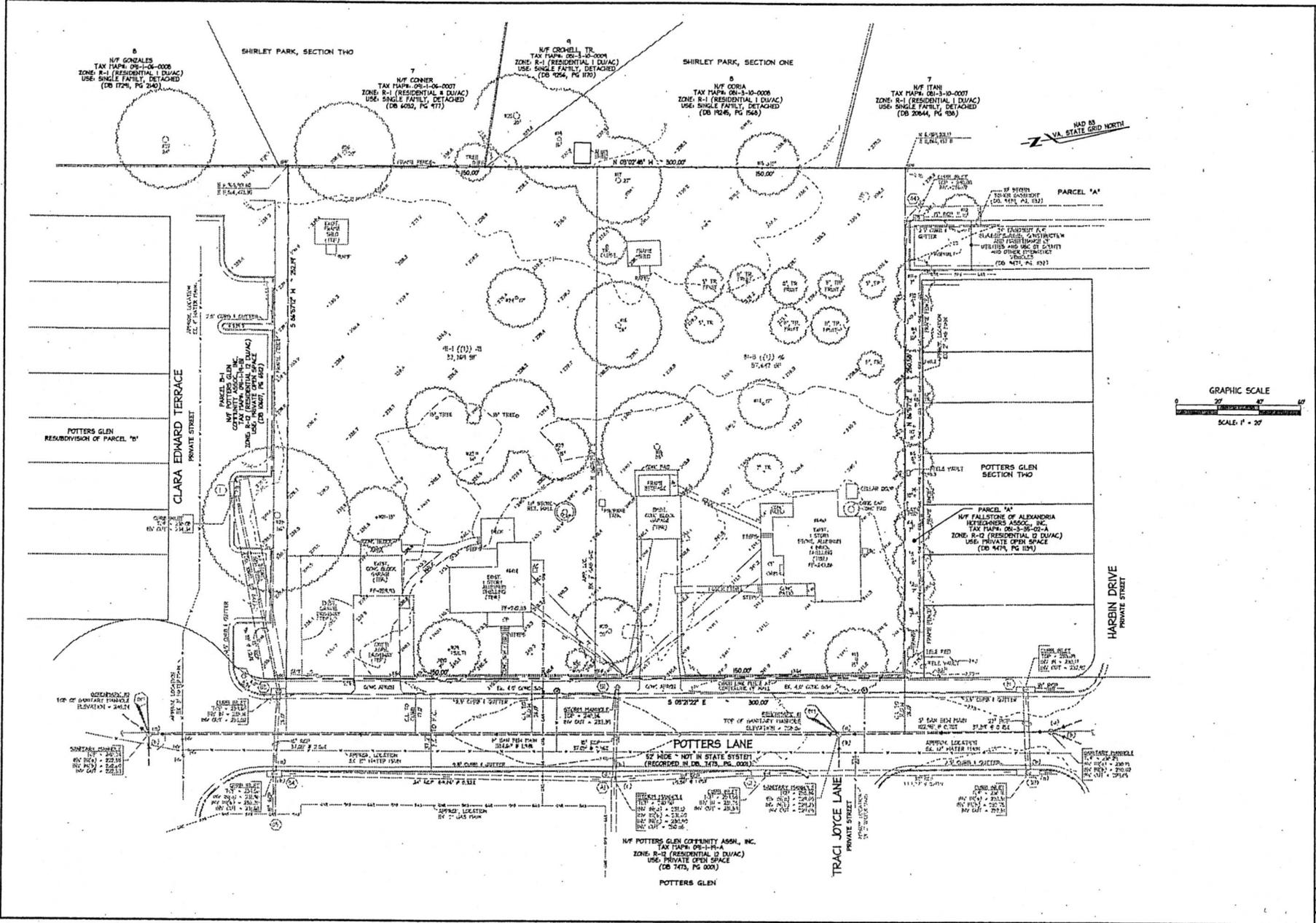
TITLE OWNER OF TAX MAP 91-1 ((1)) 43

  
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JAMES M. HOGAN

[SIGNATURES END]







**DOMINION** Surveyors Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX 703-799-6412

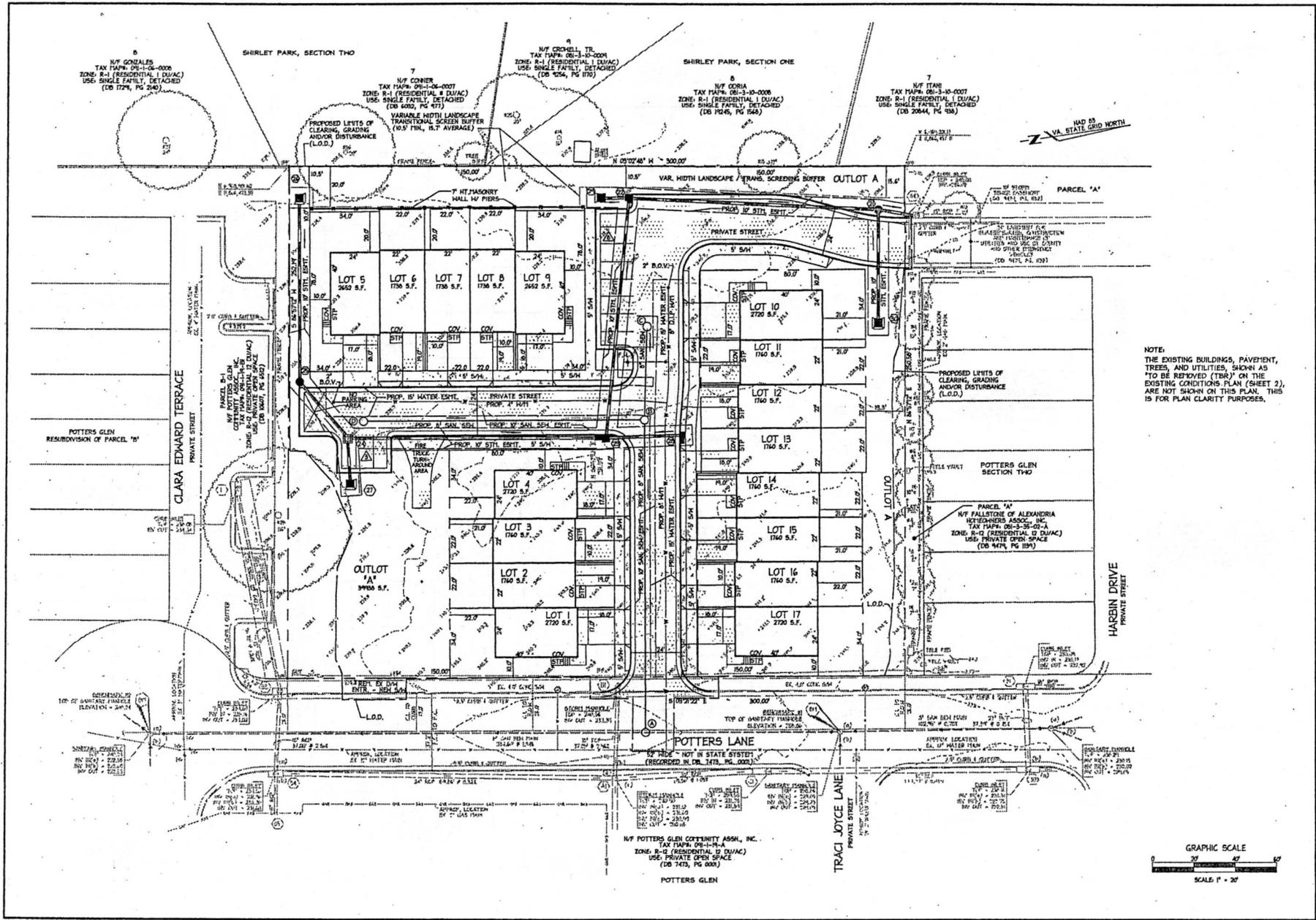
REVISED	1	REVISE PER FINAL COUNTY COMMENTS AND ALTERNATIVE PLAN
REVISED	2	REVISE PER FINAL COUNTY COMMENTS AND TOWNBOARD
REVISED	3	REVISE PER FINAL COUNTY COMMENTS AND OPENING MAIL
DATE	NO.	DESCRIPTION
		REVISION BLOCK

EXISTING CONDITIONS PLAN  
**POTTERS GLEN, SECTION 3**  
 T.P. 8-3 (01) & 1 & 4-1 (01) & 3  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

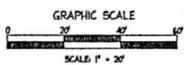
SCALE: 1" = 20'  
 DATE: 26 AUG. 2011  
 DRAWN BY: A.R.D.  
 DESIGNED BY: A.R.D.

PLANNED PROFESSIONAL SERVICES  
 PLAN & DESIGN  
 LIC. NO. 11789  
*Alan R. Dalton*

JOB NO. #10300029  
 FILE NO. #34-11  
 SHEET 2 OF 9



NOTE:  
THE EXISTING BUILDINGS, PAVEMENT,  
TREES, AND UTILITIES, SHOWN AS  
"TO BE REMOVED (TBR)" ON THE  
EXISTING CONDITIONS PLAN (SHEET 2),  
ARE NOT SHOWN ON THIS PLAN. THIS  
IS FOR PLAN CLARITY PURPOSES.

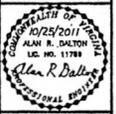


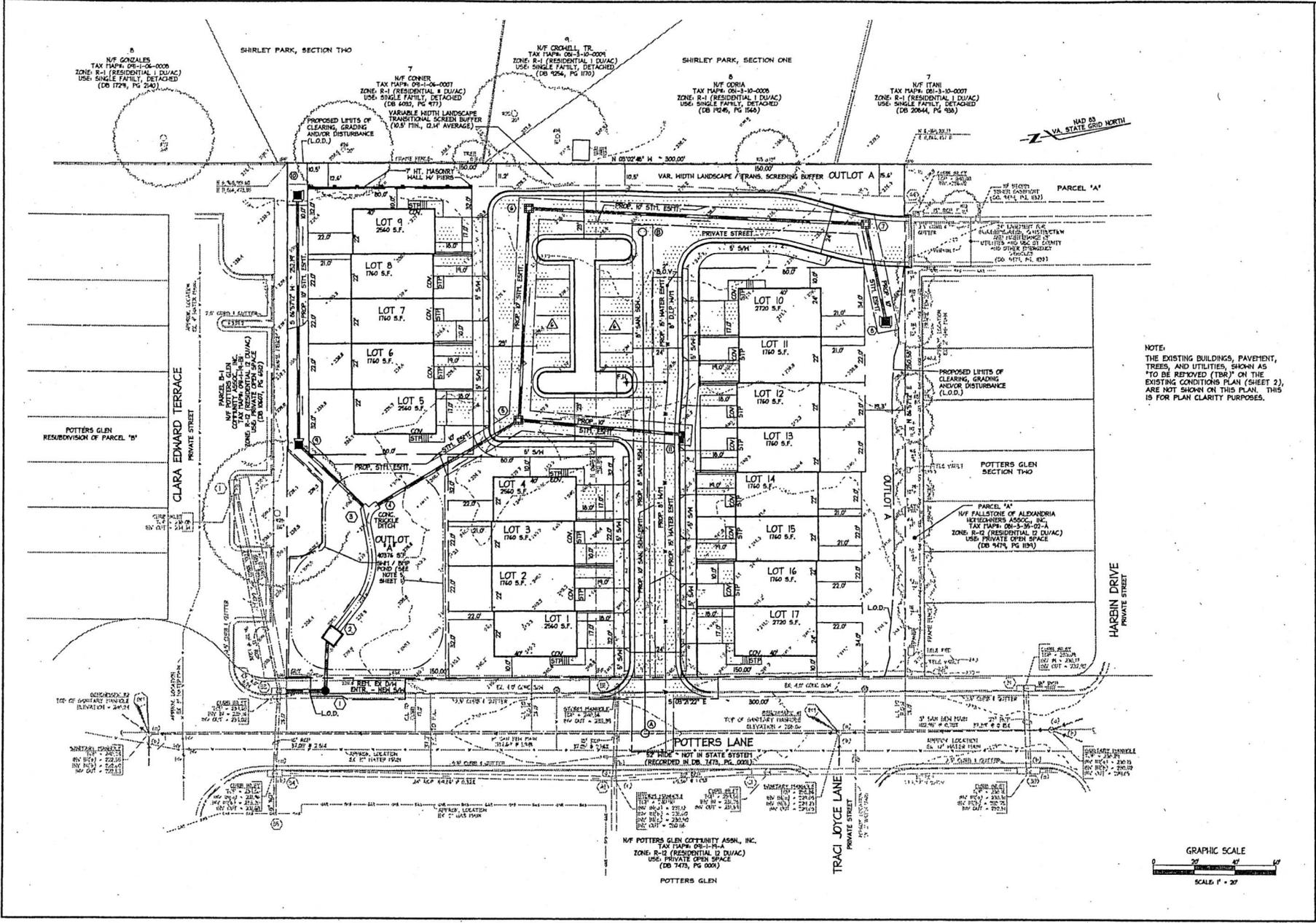
**DOMINION** Surveyors Inc.  
8808 H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

NO.	DATE	DESCRIPTION
1	8/28/2011	1. REVISION PER NIML COUNTY COMMENTS AND ALTERNATIVE PLAN
2	08/24/11	2. REVISION PER NIML COUNTY COMMENTS AND ALTERNATIVE PLAN
3	08/24/11	3. REVISION PER NIML COUNTY COMMENTS AND ALTERNATIVE PLAN

GENERALIZED DEVELOPMENT PLAN - ALTERNATIVE "A"  
**POTTERS GLEN, SECTION 3**  
1:71 81-3 (11) 46 1 8-1 (11) 43  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'  
DATE: 26 AUG. 2011  
DRAWN BY: A.R.D.  
DESIGNED BY: A.R.D.  
JOB NO. #10206020  
FILE NO. #34-II  
SHEET 3A OF 9





NOTE:  
 THE EXISTING BUILDINGS, PAVEMENT,  
 TREES, AND UTILITIES, SHOWN AS  
 "TO BE REMOVED (TBR)" ON THE  
 EXISTING CONDITIONS PLAN (SHEET 2),  
 ARE NOT SHOWN ON THIS PLAN. THIS  
 IS FOR PLAN CLARITY PURPOSES.

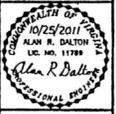


**DOMINION** Surveyors  
 Inc.  
 8808-H PEAR TREE VILLAGE COURT  
 ALEXANDRIA, VIRGINIA 22309  
 703-619-6555  
 FAX 703-799-6412

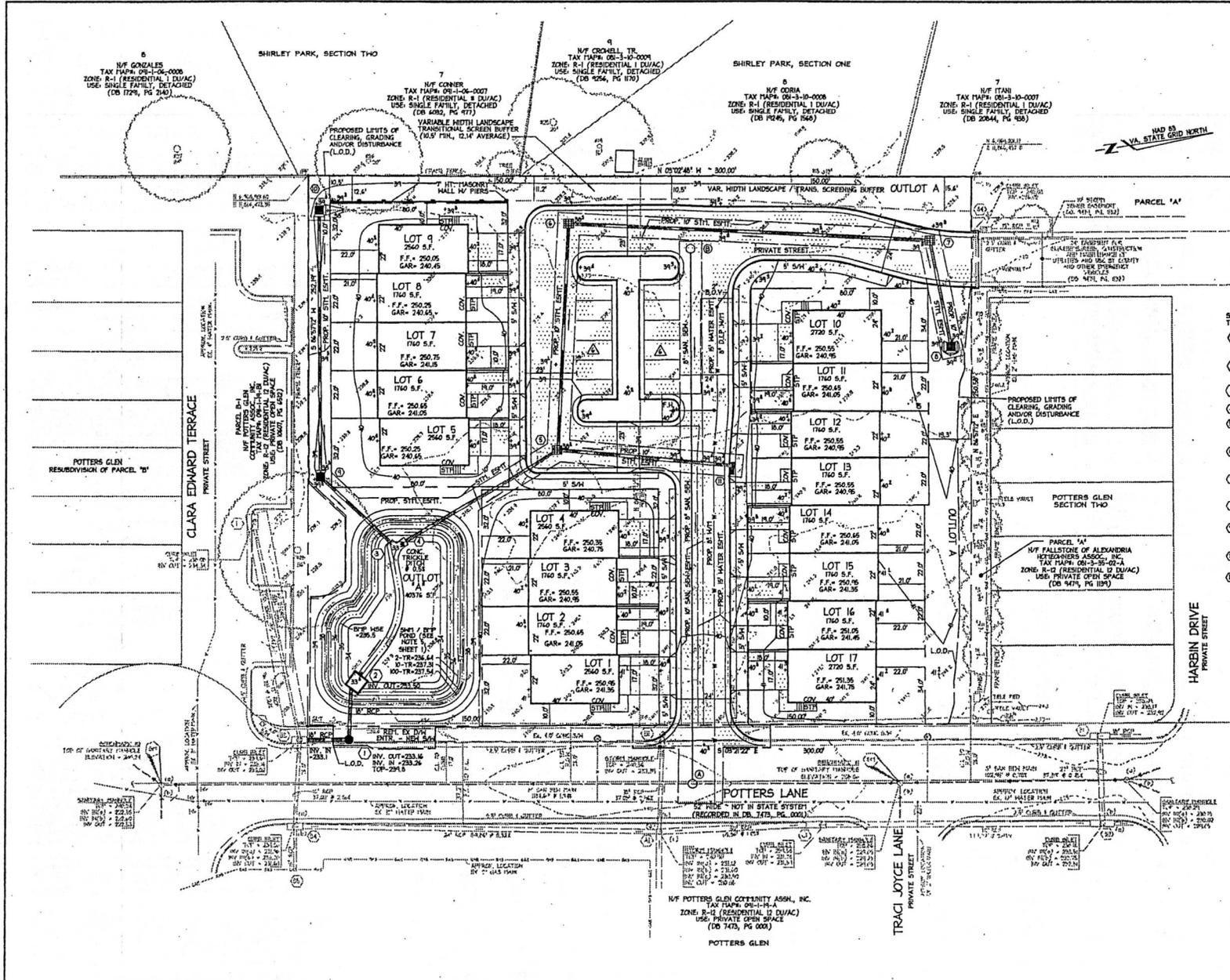
DATE	NO.	DESCRIPTION	REVISION BLOCK
8/25/11	1	PERMITS FOR INITIAL COUNTY COMMENTS AND ALTERNATIVE PLAN	
10/25/11	2	PERMITS FOR 2ND COUNTY COMMENTS AND SCREENING WALL	
10/25/11	3	PERMITS FOR 3RD COUNTY COMMENTS AND SCREENING WALL	

GENERALIZED DEVELOPMENT PLAN - ALTERNATIVE "B" WITH SAINT POND  
**POTTERS GLEN, SECTION 3**  
 T-1 8-3 (01) 4-1 9-1 (01) 4  
 LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'  
 DATE: 26 AUG. 2011  
 DRAWN BY: A.R.D.  
 DESIGNED BY: A.R.D.



JOB NO. 110300023  
 FILE NO. #34-11  
 SHEET 3B OF 9



NOTE:  
THE EXISTING BUILDINGS, PAVEMENT, TREES, AND UTILITIES, SHOWN AS "TO BE REMOVED (TBR)" ON THE EXISTING CONDITIONS PLAN (SHEET 2), ARE NOT SHOWN ON THIS PLAN. THIS IS FOR PLAN CLARITY PURPOSES.

- STORY STRUCTURES TABULATIONS**
- ① TOP ELEV. -239.5 INV. OUT-233.16
  - ② POND OUTLET STR. INV. IN -233.26
  - ③ INV. IN -233.4
  - ④ INV. OUT-233.45
  - ⑤ TOP ELEV. -238.8 INV. OUT-234.52
  - ⑥ TOP ELEV. -239.3 INV. IN -234.92
  - ⑦ TOP ELEV. -239.2 INV. OUT-234.42
  - ⑧ TOP ELEV. -239.4 INV. OUT-235.47
  - ⑨ TOP ELEV. -239.5 INV. IN -234.25
  - ⑩ TOP ELEV. -239.5 INV. OUT-234.07
  - ⑪ TOP ELEV. -239.5 INV. OUT-234.81

**DOMINION** Surveyors, Inc.  
8808-H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-619-6555  
FAX 703-799-6412

NO.	DATE	REVISION	DESCRIPTION
1	8/25/11		REVISED PER INTERNAL COUNTY COMMENTS AND ALTERNATIVE PLAN
2	10/27/11		REVISED PER COUNTY COMMENTS AND A.T. "B" LAYOUT
3	11/28/11		REVISED PER PER COUNTY COMMENTS AND LAYOUT PLAN

**POTTERS GLEN, SECTION 3**  
T.T. 01-3 (11) 4-1 9-1 (11) 45  
PRELIMINARY GRADING / SHIRT POND  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1" = 20'  
DATE: 26 AUG. 2011  
DRAWN BY: A.R.D.  
DESIGNED BY: A.R.D.  
**Alan R. Dutton**  
Professional Engineer  
10/25/2011  
ALAN R. DUTTON  
LIC. NO. 11789

JOB NO. #110302023  
FILE NO. #34-11  
SHEET 4 OF 9

**PRELIMINARY STORMWATER MANAGEMENT NARRATIVE:**

THIS G.D.P. INCLUDES AN ON-SITE STORMWATER DETENTION / STORMWATER QUALITY "DRY" POND THAT WILL COMPLY WITH ALL COUNTY REQUIREMENTS FOR STORMWATER DETENTION AND WATER QUALITY IMPROVEMENTS (BTRPS). HOWEVER, AN EXISTING SHM FACILITY IN POTTERS GLEN SECTION 1 HAS BEEN DESIGNED / CONSTRUCTED TO PROVIDE DETENTION AND BTRPS FOR THIS PROJECT. SUBSEQUENT TO THE REZONING, MAINTENANCE OF DETENTION AND WILL BE SUBMITTED TO D.P.A.E.S. IF THE MAINTENANCE IS APPROVED, PLAN ALTERNATIVE 'A' WILL BE CONSTRUCTED.

THE ORIGINAL POTTERS GLEN TOWNHOUSE PROJECT INCLUDED A STORMWATER DETENTION FACILITY AND THE DESIGN PLANS (CONCA PRR, FACILITY, NOTERS, & ASSOCIATES) INCLUDED THIS PROPERTY AS PART OF "FUTURE SECTION 2" TRIBUTARY TO THE POND. THE POND WAS DESIGNED USING RATIONAL METHOD HYDROLOGY AND USED A POST-DEVELOPMENT 'C' OF 0.62 FOR RUNOFF FROM THIS SITE.

THE SUBSEQUENT DEVELOPMENT OF POTTERS GLEN SECTION 2, REQUIRED THE MODIFICATION OF THE ORIGINAL POND TO PROVIDE WATER QUALITY IMPROVEMENTS (BTRPS), IN ACCORDANCE WITH THE CHESAPEAKE BAY ACT. THAT PLAN, (CONCA PRR, P.L.C. FIELDS & ASSOCIATES), REQUIRED THE MODIFICATION OF THE EXISTING OUTLET STRUCTURE AND PROVIDED BTRPS FOR SECTION 2, PLUS AN ADDITIONAL 18.25 ACRES OF TRIBUTARY AREA. THE 1.75 ACRE SECTION 3 SITE IS PART OF THAT AREA.

THE USE OF THE OFFSITE POND FOR THIS SITE WILL REQUIRE CONCURRENCE FROM FAIRFAX COUNTY D.P.A.E.S., POSSIBLE HAZARDS, AND POSSIBLE AGREEMENT BY THE POTTERS GLEN H.O.A.

IF AGREEMENT FROM D.P.A.E.S. AND/OR THE H.O.A. CANNOT BE OBTAINED, THEN THE ON-SITE POND WILL BE CONSTRUCTED.

**DESIGN SUMMARY ON-SITE SHM FACILITY:**

**POSTING CONDITIONS:**

PEAK DISCHARGE RATES FOR THE EXISTING SITE CONDITIONS HERE CALCULATED USING HMR-55.

SITE AREA 1.75 ACRES  
TYPE II DISTRIBUTION, 24 HR. STORM, TYPE 'D' SOIL  
LAND USE - 1 ACRE LOTS  
24 HR. RAINFALL  
FAIRFAX COUNTY HYDROGRAPH

PEAK DISCHARGE (EXISTING)  
2 YEAR STORM = 4.48 CFS  
10 YEAR STORM = 9.71 CFS

THIS IS THE ALLOWABLE, POST-DEVELOPMENT DISCHARGE FROM THE SITE.

**PROPOSED CONDITIONS:**

PEAK DISCHARGE RATES FOR THE PROPOSED SITE CONDITIONS HERE CALCULATED USING HMR-55.

SITE AREA - 1.75 ACRES  
TYPE II DISTRIBUTION, 24 HR. STORM, TYPE 'D' SOIL  
LAND USE - TOWNHOUSES  
24 HR. RAINFALL  
FAIRFAX COUNTY HYDROGRAPH

PEAK DISCHARGE (EXISTING)  
2 YEAR STORM = 6.06 CFS  
10 YEAR STORM = 11.02 CFS

THE SITE IS RELATIVELY FLAT, WITH POTENTIAL LOCATIONS OF AN SHM FACILITY BEING THE PROPERTY'S NORTHERN CORNER (OFFSITE STORM STRUCTURE 4A) OR THE PROPERTY'S SOUTHERN CORNER (EXISTING STORM STRUCTURE 3S). THE SOUTHERN CORNER HAS SELECTED BECAUSE THE EXISTING STORM OUTFALL SLOPER IS DEEPER AT THAT LOCATION, ALLOWING FOR A DEEPER ON-SITE POND. RUNOFF FROM THE NORTHERN PORTION OF THE SITE WILL BE COLLECTED IN THE STORM SEWER SYSTEM AND PIPED TO THE SHM POND. IT SHOULD BE NOTED THAT THE RUNOFF FROM NORTHERN STRUCTURE 4A IS ACTUALLY PIPED BACK TO THE FRONT OF THE SITE, ACROSS POTTERS LANE AND INTO THE POTTERS GLEN SHM FACILITY. THE STRUCTURE FLOW IS 44-60-80-30-C-M. RUNOFF FROM A SMALL PORTION OF THE SITE'S GRASSED / OPEN AREA WILL CONTINUE TO DISCHARGE OFFSITE AS NON-EROSIVE SHEET FLOW. THIS WOULD PRIMARILY BE FROM THE LANDSCAPED BUFFER AREA AT THE REAR OF THE PROPERTY. THE UNCONTROLLED RUNOFF IS ESTIMATED TO BE:

POST-DEVELOPED UNCONTROLLED  
2 YEAR STORM = 0.67 CFS  
10 YEAR STORM = 1.47 CFS

THE ALLOWABLE POND DISCHARGE IS THE PRE-DEVELOPED RATE MINUS THE UNCONTROLLED RUNOFF.

DESIGN STORM	PRE-DEVELOPED	UNCONTROLLED	ALLOWABLE DISCHARGE
2 YEAR STORM	4.48 CFS	0.67 CFS	3.81 CFS
10 YEAR STORM	9.71 CFS	1.47 CFS	8.24 CFS

THE SHM/DRY POND IS DESIGNED AS AN EXCAVATED POND, WITH NO CONSTRUCTED DAM BARRICADE. IT WILL BE AN EXTENDED DETENTION, DRY POND WITH A BTRP VOLUME OF APPROXIMATELY 3007 CUBIC FEET. THE BTRP VOLUME IS BASED ON THE SITE'S IMPERVIOUS AREA AND A RESULTANT 'C'.

IMPERVIOUS AREA ALT. 'A' = 34654 S.F.  
ALT. 'B' = 30936 S.F.  
GRASSED / LANDSCAPED OPEN SPACE ALT. 'A' = 35787 S.F.  
ALT. 'B' = 34024 S.F.

USING A 'C' OF 0.5 FOR THE ROOFS / PAVEMENT AND 0.25 FOR GRASS, RESULTS IN A POST-DEVELOPED 'C' OF 0.592 FOR ALTERNATIVE 'A' AND 0.590 FOR ALTERNATIVE 'B'. BTRP VOLUME REQUIRED = ALT. 'A' (4875 x 0.592 = 875) X 1.233 = 3094 CUBIC FEET  
ALT. 'B' (4875 x 0.590 = 875) X 1.233 = 2964 CUBIC FEET

THE EXCAVATED POND, GRADED AS SHOWN ON SHEET 4, PROVIDED A BTRP VOLUME OF 3007 C.F. AT ELEVATION 236.5 FEET. FOR ALL STORM ROUTINGS THIS IS CONSIDERED AS THE BOTTOM ELEVATION OF THE POND, ASSUMING THE BTRP VOLUME IS FILLED AT THE TIME OF A STORM.

POND INFLOW RATES HERE CALCULATED USING TR55 / TR20 METHODOLOGY AND ROUTINGS HERE PERFORMED USING HYDROLOGIC HYDROGRAPHS SOFTWARE.

DESIGN STORM	ALLOWABLE DISCHARGE	POND DISCHARGE
2 YEAR STORM	3.81 CFS	3.59 CFS
10 YEAR STORM	8.24 CFS	7.28 CFS
10 YEAR STORM	N/A	11.41 CFS

DUE TO THE SMALL FLOWS AND EXCAVATED CONDITION BY THE EXISTING POTTERS LANE ROADWAY, THE FACILITY WILL USE A COMBINED PRINCIPLE / STRAIGHT SPILLWAY. THE PFI ALLOWS THIS, WITH THE APPROVAL OF THE DIRECTOR.

THE BTRP POND WILL COLLECT RUNOFF FROM ALL OF THE ON-SITE IMPERVIOUS AREA AND A SMALL AMOUNT OF OFFSITE AREA, RESULTING IN A BTRP REMOVAL EFFICIENCY OF 40%, AS REQUIRED BY THE P.F.T.

**ELEVATION STORAGE / DISCHARGE INFORMATION**

3 Pond Data  
Pond storage is based on known contour areas

Stage / Storage Table	Elevation ft	Contour area sq ft	Incr. Storage cu ft	Total storage cu ft
0.00	255.00	2,485	0	0
0.50	236.00	2,686	1,203	1,203
1.00	237.00	3,263	3,025	4,228
2.50	238.00	4,087	3,750	7,978
3.50	239.00	4,863	4,490	12,468
4.50	240.00	5,727	5,205	17,673

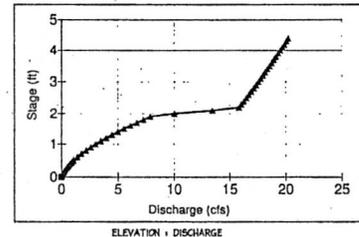
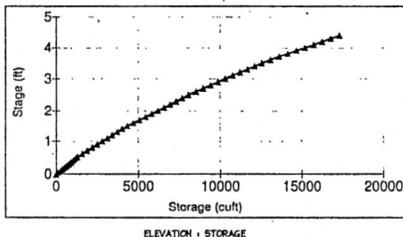
  

Culvert / Orifice Structures	Wet Weir Structures
[A] [B] [C] [D]	[A] [B] [C] [D]
Rise In = 18.0 0.0 0.0 0.0	Crest Len ft = 1.00 16.00 14.00 0.00
Span In = 18.0 0.0 0.0 0.0	Wet EL ft = 235.50 237.40 238.00 0.00
No. Barrels = 1 0 0 0	Wet Coeff. = 3.00 3.00 3.00 0.00
Invert EL ft = 233.50 0.00 0.00 0.00	Equiv. Emp. = 1.50 1.50 1.50 0.00
Length ft = 40.0 0.0 0.0 0.0	Multi-Stage = Yes Yes Yes No
Slope % = 1.00 0.00 0.00 0.00	Tailwater Elevation = 0.00 ft
N-Value = 0.13 0.00 0.00 0.00	
Orif. Coeff. = 0.80 0.00 0.00 0.00	
Multi-Stage = No No No No	

Stage / Storage / Discharge Table	Chv A	Chv B	Chv C	Chv D	W A	W B	W C	W D	Discharge cfs
0.00 0	235.00	9.02	---	---	0.00	0.00	0.00	---	0.00
0.50 1,203	236.00	11.25	---	---	1.08	0.00	0.00	---	1.08
1.00 4,228	237.00	14.11	---	---	5.51	0.00	0.00	---	5.51
2.50 7,978	238.00	16.48	---	---	11.88	22.31	0.00	---	16.48
3.50 12,468	239.00	18.54	---	---	18.84	97.15	42.90	---	18.54
4.50 17,673	240.00	20.40	---	---	26.54	201.23	121.34	---	20.40

NOTE: ALL POND ROUTINGS AND ELEVATION / STORAGE / DISCHARGE INFORMATION ASSUMES THAT THE POND IS FILLED TO THE BTRP STORAGE LEVEL (236.5 FT.), AT THE TIME OF THE RAINFALL EVENT.



**2 YEAR ROUTING**

2-Year Rout  
Hydrograph type = Reservoir  
Storm frequency = 2 yrs  
Inflow hyd. No. = 1  
Max. Elevation = 236.64 ft

Peak discharge = 3.63 cfs  
Time Interval = 2 min  
Reservoir name = Filled BMP  
Max. Storage = 3,216 cu ft  
Total Volume = 12,187 cu ft

Time (hrs)	Inflow cfs	Elevation ft	Chv A cfs	Chv B cfs	Chv C cfs	Chv D cfs	W A cfs	W B cfs	W C cfs	W D cfs	Outflow cfs
9.20	0.06	235.55	9.28	---	---	---	0.04	---	---	---	0.04
9.40	0.05	235.56	9.21	---	---	---	0.04	---	---	---	0.04
9.60	0.07	235.56	9.33	---	---	---	0.05	---	---	---	0.05
9.80	0.06	235.57	9.26	---	---	---	0.05	---	---	---	0.06
10.00	0.09	235.57	9.29	---	---	---	0.06	---	---	---	0.06
10.20	0.10	235.58	9.42	---	---	---	0.07	---	---	---	0.07
10.40	0.12	235.59	9.48	---	---	---	0.08	---	---	---	0.08
10.60	0.14	235.60	9.51	---	---	---	0.09	---	---	---	0.09
10.80	0.16	235.61	9.57	---	---	---	0.11	---	---	---	0.11
11.00	0.19	235.63	9.64	---	---	---	0.14	---	---	---	0.14
11.20	0.25	235.64	9.71	---	---	---	0.16	---	---	---	0.16
11.40	0.32	235.67	9.84	---	---	---	0.21	---	---	---	0.21
11.60	0.34	235.72	10.08	---	---	---	0.31	---	---	---	0.31
11.80	0.27	236.07	11.47	---	---	---	1.29	---	---	---	1.29
12.00	0.28	235.92	10.93	---	---	---	0.82	---	---	---	0.82
12.20	0.35	235.82	10.56	---	---	---	0.58	---	---	---	0.58
12.40	0.30	235.78	10.34	---	---	---	0.45	---	---	---	0.45
12.60	0.27	235.75	10.19	---	---	---	0.37	---	---	---	0.37
12.80	0.24	235.72	10.08	---	---	---	0.32	---	---	---	0.32
13.00	0.22	235.70	9.99	---	---	---	0.28	---	---	---	0.28
13.20	0.20	235.69	9.93	---	---	---	0.25	---	---	---	0.25
13.40	0.18	235.68	9.87	---	---	---	0.22	---	---	---	0.22
13.60	0.17	235.67	9.82	---	---	---	0.20	---	---	---	0.20
13.80	0.16	235.66	9.78	---	---	---	0.19	---	---	---	0.19
14.00	0.16	235.65	9.75	---	---	---	0.18	---	---	---	0.18
14.20	0.14	235.64	9.69	---	---	---	0.17	---	---	---	0.17
14.40	0.14	235.64	9.71	---	---	---	0.16	---	---	---	0.16
14.60	0.13	235.64	9.68	---	---	---	0.15	---	---	---	0.15
14.80	0.12	235.63	9.64	---	---	---	0.14	---	---	---	0.14
15.00	0.11	235.62	9.63	---	---	---	0.13	---	---	---	0.13
15.20	0.11	235.62	9.61	---	---	---	0.13	---	---	---	0.13
15.40	0.11	235.62	9.59	---	---	---	0.12	---	---	---	0.12

**10 YEAR ROUTING**

10 year route  
Hydrograph type = Reservoir  
Storm frequency = 10 yrs  
Inflow hyd. No. = 2  
Max. Elevation = 237.31 ft

Peak discharge = 7.28 cfs  
Time Interval = 2 min  
Reservoir name = Filled BMP  
Max. Storage = 5,459 cu ft  
Total Volume = 24,181 cu ft

Time (hrs)	Inflow cfs	Elevation ft	Chv A cfs	Chv B cfs	Chv C cfs	Chv D cfs	W A cfs	W B cfs	W C cfs	W D cfs	Outflow cfs
7.40	0.09	235.58	6.43	---	---	---	0.07	---	---	---	0.07
7.60	0.09	235.59	6.45	---	---	---	0.08	---	---	---	0.08
7.80	0.10	235.59	6.47	---	---	---	0.08	---	---	---	0.08
8.00	0.10	235.60	6.49	---	---	---	0.09	---	---	---	0.09
8.20	0.11	235.60	6.51	---	---	---	0.09	---	---	---	0.09
8.40	0.13	235.61	6.54	---	---	---	0.10	---	---	---	0.10
8.60	0.14	235.62	6.56	---	---	---	0.11	---	---	---	0.11
8.80	0.15	235.62	6.60	---	---	---	0.13	---	---	---	0.13
9.00	0.17	235.63	6.64	---	---	---	0.15	---	---	---	0.15
9.20	0.18	235.64	6.68	---	---	---	0.15	---	---	---	0.15
9.40	0.18	235.64	6.71	---	---	---	0.16	---	---	---	0.16
9.60	0.19	235.65	6.73	---	---	---	0.17	---	---	---	0.17
9.80	0.21	235.65	6.76	---	---	---	0.18	---	---	---	0.18
10.00	0.23	235.66	6.80	---	---	---	0.20	---	---	---	0.20
10.20	0.26	235.67	6.86	---	---	---	0.22	---	---	---	0.22
10.40	0.30	235.68	6.92	---	---	---	0.24	---	---	---	0.24
10.60	0.34	235.70	6.99	---	---	---	0.28	---	---	---	0.28
10.80	0.40	235.72	7.08	---	---	---	0.32	---	---	---	0.32
11.00	0.48	235.75	7.19	---	---	---	0.37	---	---	---	0.37
11.20	0.60	235.77	7.32	---	---	---	0.43	---	---	---	0.43
11.40	0.72	235.82	7.50	---	---	---	0.54	---	---	---	0.54
11.60	0.80	235.81	7.53	---	---	---	0.57	---	---	---	0.57
11.80	0.82	235.81	7.59	---	---	---	0.58	---	---	---	0.58
12.00	0.85	237.31	14.67	---	---	---	7.28	0.00	---	---	7.28
12.20	0.87	236.70	13.20	---	---	---	6.45	---	---	---	6.45
12.40	1.00	236.29	12.16	---	---	---	5.12	---	---	---	5.12
12.60	1.00	236.09	11.95	---	---	---	4.95	---	---	---	4.95
12.80	0.91	235.97	11.72	---	---	---	4.65	---	---	---	4.65
13.00	0.85	235.94	11.61	---	---	---	4.50	---	---	---	4.50
13.20	0.84	235.94	11.60	---	---	---	4.48	---	---	---	4.48
13.40	0.84	235.94	11.60	---	---	---	4.48	---	---	---	4.48
13.60	0.84	235.94	11.60	---	---	---	4.48	---	---	---	4.48
13.80	0.84	235.94	11.60	---	---	---	4.48	---	---	---	4.48
14.00	0.81	235.93	11.57	---	---	---	4.41	---	---	---	4.41
14.20	0.79	235.93	11.52	---	---	---	4.34	---	---	---	4.34
14.40	0.78	235.92	11.48	---	---	---	4.28	---	---	---	4.28

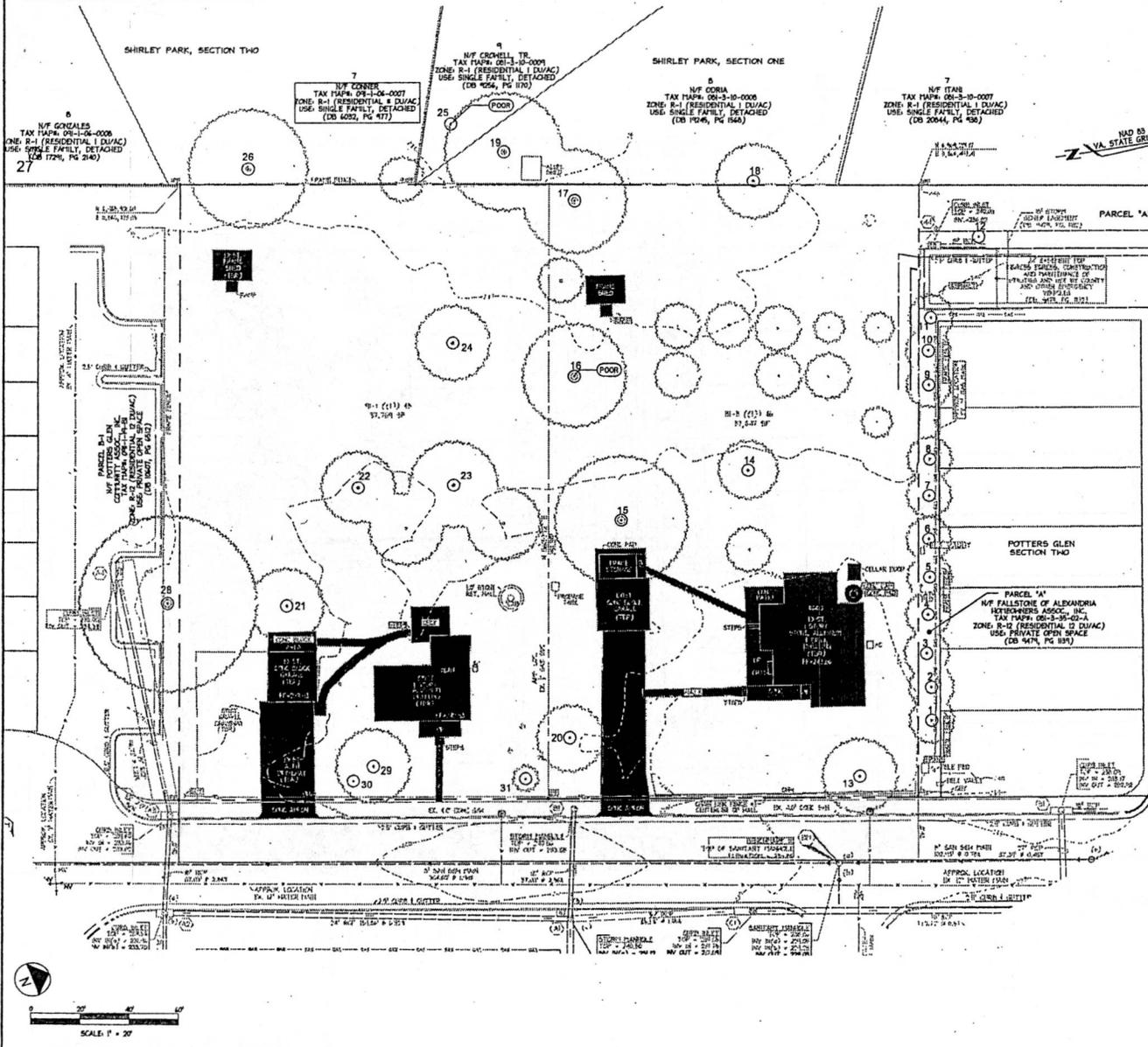
**100 YEAR ROUTING**

100 year route  
Hydrograph type = Reservoir  
Storm frequency = 100 yrs  
Inflow hyd. No. = 5  
Max. Elevation = 237.54 ft

Peak discharge = 11.49 cfs  
Time Interval = 2 min  
Reservoir name = Filled BMP  
Max. Storage = 6,344 cu ft  
Total Volume = 31,847 cu ft

Time (hrs)	Inflow cfs	Elevation ft	Chv A cfs	Chv B cfs	Chv C cfs	Chv D cfs	W A cfs	W B cfs	W C cfs	W D cfs	Out
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EXISTING VEGETATION MAP



Tree#	DBH	Common Name	CRZ	Condition	Field Comments
1	7	Gallery Pear	11	Fair	Narrow Crown,
2	7	Gallery Pear	11	Good	
3	8	Gallery Pear	11	Good	
4	7	Gallery Pear	11	Fair	Narrow Crown,
5	10	Gallery Pear	15	Fair	Narrow Crown, One Sided,
6	8	Gallery Pear	14	Good	Narrow Crown, One Sided,
7	8	Gallery Pear	12	Fair	Narrow Crown,
8	8	Gallery Pear	12	Fair	Included Bark, Weak Union,
9	10	Gallery Pear	15	Good	Included Bark, Weak Union,
10	9	Gallery Pear	14	Fair	
11	7	Gallery Pear	11	Good	
12	10	David's Pine	15	Good	
13	15	Gallery Pear	23	Fair	Included Bark, Weak Union,
14	17	Fruiting Pear	25	Good	Included Bark, Weak Union,
15	18	Silver Maple	37	Good	Deadwood, Broken Branches,
16	26	White Pine	39	Fair	Broken Branches, Lean,
17	27	White Pine	41	Very Good	Full Crown, Deadwood,
18	12	Red Cedar	18	Fair	Narrow Crown, Adjacent Property,
19	16	Sugar Maple	24	Fair	Narrow Crown, One Sided, Adjacent Property,
20	18	Red Maple	27	Fair	Deadwood, Overhanging Utility,
21	13	Gallery Pear	39	Fair	Trunk Scar, Adjacent Property,
22	14	Sugar Maple	21	Fair	Trunk Scar,
23	15	Sugar Maple	29	Fair	Broken Branches, Sireads,
24	17	Spruce	26	Good	
25	24	Super Maple	36	Fair	One Sided, Deadwood, Trunk Decay, Basal Decay, Broken Branches, Adjacent Property,
26	10	Forest Cherry	39	Fair	Trunk Scar, Adjacent Property,
27	24	Silver Maple	26	Fair	Trunk Scar, Adjacent Property,
28	16	Silver Maple	34	Good	Full Crown, Deadwood, Broken Branches, Adjacent Property,
29	17.5-18	Japanese Maple "Waterfall"	7	Good	Full Crown,
30	4	Japanese Maple "Waterfall"	6	Good	Full Crown,
31	3	Weeping Japanese Maple	5	Good	Full Crown,

- TABLE 1.2.3  
 1. DEVELOPED LAND  
 1.1. AREA SQ. FT = 8,838  
 1.2. DESCRIPTION: PAVEMENT AREAS SUCH AS EXISTING STRUCTURES AND DRIVEWAYS  
 1.3. SUCCESSIONAL STAGE OF VEGETATION: NA  
 2. MAINTAINED GRASSLANDS  
 2.1. AREA SQ. FT = 98,778  
 2.2. DESCRIPTION: EXISTING LAWN TURF AND LANDSCAPED AREAS  
 2.3. PRIMARY TREE SPECIES: SMALL FRUIT TREES, CALLERY PEAR, WHITE PINE (SEE LIST FOR ALL)  
 2.4. SUCCESSIONAL STAGE OF VEGETATION: MATURE LANDSCAPE PLANT MATERIAL  
 2.5. GENERAL HEALTH AND CONDITION IS FAIR WITH NO MAJOR CONCERN, DISEASE, OR ISSUES.

**LEGEND**

○ 1  
 EXISTING TREE WITH CRITICAL ROOT ZONE (CRZ)

□  
 MAINTAINED GRASSLAND

■  
 DEVELOPED LAND

Design with Nature



LEE DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

TRREE CONSERVATION PLAN  
**POTTERS GLEN SECTION 3**

Nick Morris  
 5628 Jane Way  
 Alexandria, Virginia 22310

NO.	DATE	REVISION
1		
2		
3		
4		
5		
6		
7		
8		
9		
10		

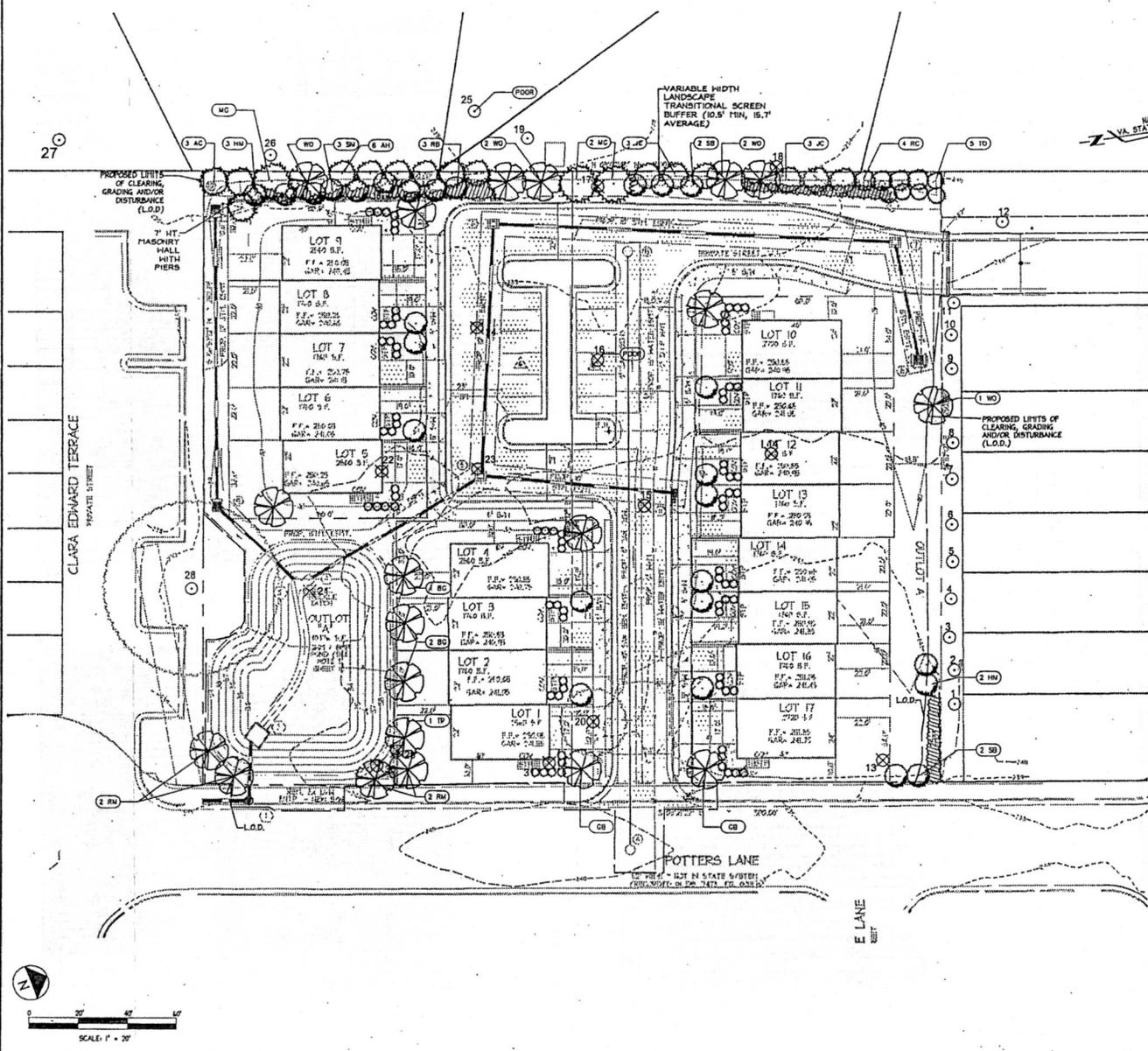
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 DATE: 2011-08-29  
 DESIGNER: DBS

SHEET TITLE:  
 EXISTING VEGETATION MAP

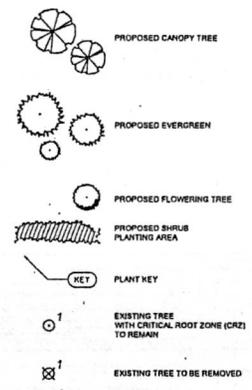
SHEET NUMBER:  
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LANDSCAPE PLAN - ALTERNATIVE "B"



PLANTING LEGEND



- NOTE:
- SEE PLANTING SCHEDULE FOR SPECIES
  - PLANT SIZE CORRELATES TO PROJECTED 10 YR TREE CANOPY AREA
  - PLANTINGS SHALL NOT BE PLANTED WITHIN FIVE (5) FEET OF AN EASEMENT, IF THAT EASEMENT INCLUDES A PIPE.
- ADDITIONAL FRONT LANDSCAPING:
- EDGE TOWNHOUSES WILL AVERAGE SIX (6) SHRUBS AND ONE (1) CANOPY TREE OR EVERGREEN FROM SUGGESTED LIST.
  - INTERIOR TOWNHOUSES WILL AVERAGE FOUR (4) SHRUBS AND ONE (1) FLOWERING TREE FROM SUGGESTED LIST.
  - TOTALING APPROXIMATELY AN ADDITIONAL THREE (3) CANOPY OR EVERGREEN TREES, ELEVEN (11) FLOWERING TREES, AND EIGHTY (80)

Design with Nature



TREE CONSERVATION PLAN  
POTTERS GLEN SECTION 3  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Nick Morris  
5525 Jims Way  
Alexandria, Virginia 22310

DATE	DESCRIPTION

PROJECT #: 2011007  
SCALE: AS NOTED  
DATE: 2011.08.26  
DESIGNER: DCS

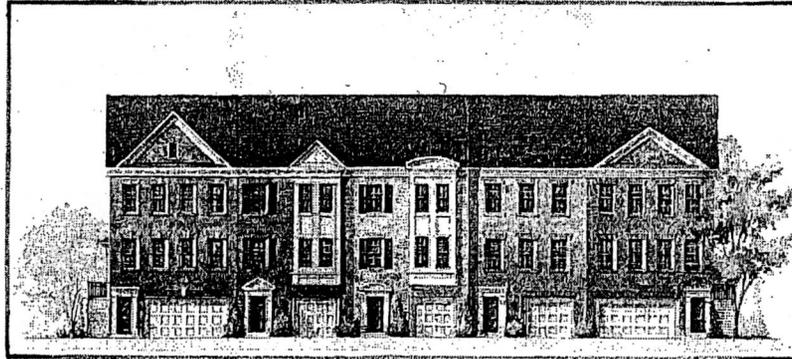
SHEET TITLE:

LANDSCAPE PLAN  
ALTERNATIVE "B"

SHEET NUMBER:  
7B



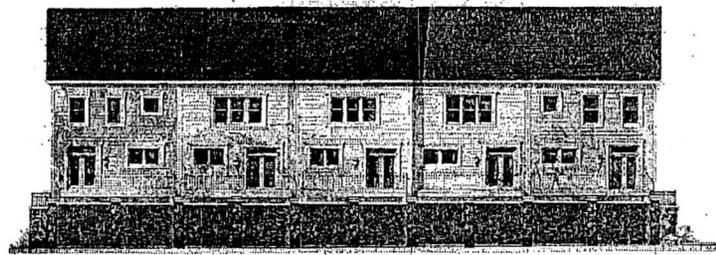




FRONT ELEVATION



LEFT SIDE ELEVATION



REAR ELEVATION

REAR ELEVATION FOR LOTS 5-9, ALTERNATIVE 'A' ONLY.  
ALL OTHER LOTS IN ALTERNATIVE 'A' DO NOT HAVE THE  
LANDSCAPING / TRANSITIONAL SCREENING BARRIER.



RIGHT SIDE ELEVATION



**CONCEPTUAL ELEVATIONS**

Potter's Glen

FOR ILLUSTRATIVE PURPOSES ONLY



**DOMINION** Surveyors Inc.  
8808 H PEAR TREE VILLAGE COURT  
ALEXANDRIA, VIRGINIA 22309  
703-618-6555  
703-618-6555  
FAX: 703-799-6412

NO.	DATE	DESCRIPTION	REVISION BLOCK

ILLUSTRATIVE ELEVATION PLAN  
**POTTERS GLEN, SECTION 3**  
T.J. 8-3 (01) & 4 9-1 (01) &  
LEE DISTRICT  
FAIRFAX COUNTY, VIRGINIA

SCALE: 1/8" = 1'  
DATE: 26 AUG. 2011  
DRAWN BY: A.R.D.  
DESIGNED BY: A.R.D.



JOB NO. #10205029  
FILE NO. #34-II  
SHEET 9 of 9