



FAIRFAX COUNTY

DEPARTMENT OF PLANNING AND ZONING

Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509

(703) 324-1290

Fax (703) 324-3924

V I R G I N I A

January 30, 2003

Jonathan D. Bondi
The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100
Fairfax, VA 22033

Re: Interpretation for RZ/FDP 2001-SU-051 (PI 0301-005)
Tanner's Ridge (Mulford); Limits of Clearing and Grading

Dear Mr. Bondi:

This is in response to your letter of December 11, 2002, requesting an interpretation of the proffers and Conceptual and Final Development Plan (CDP/FDP) accepted by the Board of Supervisors in conjunction with the approval of RZ 2001-SU-051. As I understand it, your question is whether the proposed limits of clearing and grading would be in substantial conformance with the proffers and CDP/FDP. This determination is based on your letter of December 11, 2002 and the exhibit titled "Exhibit A; L.C.G. Interpretation; Mulford Property," prepared by BC Consultants and dated December 2002. Copies of this letter and exhibit are attached for reference.

RZ 2001-SU-051 was approved by the Board of Supervisors on May 20, 2002. The application was to rezone 6.1 acres from the R-1 District to the PDH-8 District for the development of 47 attached units. The CDP/FDP showed limits of clearing and grading, and proffer #4a committed that "[t]he limits of clearing and grading shall be honored in accordance with the approved CDP/FDP." Copies of the CDP/FDP and this proffer are attached for reference.

You have indicated that, during the site planning process, an error in the limits of clearing and grading was discovered. The limits shown on the CDP/FDP included a portion of the existing house within the area which was to remain undisturbed. Additionally, final engineering of stormwater management and sewer lines require slight adjustments to the limits in a few locations. The proposed adjustments do not impact any trees which were shown to be preserved on the CDP/FDP.

It is my determination that the proposed modification would be in substantial conformance with the proffers and the CDP/FDP, provided that the supplemental landscaping shown on the CDP/FDP is installed. This determination has been made in my capacity as the duly authorized agent of the Zoning Administrator.

If you have any questions regarding this interpretation, please feel free to contact Tracy Swagler at (703) 324-1290.

Sincerely,



Barbara A. Byron, Director
Zoning Evaluation Division

BAB/\\s35ocw01\zed\zed\swagler\interpretations\rugby road.doc

Attachments: A/S

cc: Michael Frey, Supervisor, Sully District
Ron Koch, Planning Commissioner, Sully District
John Crouch, Chief, Zoning Permit Review Branch, DPZ
Michelle Brickner, Acting Director, Office of Site Development Services, DPWES
Angela Rodeheaver, Section Chief for Site Analysis, DOT
Craig Carinci, Director, Environmental and Facilities Inspection Division, DPWES
File: ~~RZ-2001-SU-034; RZ-2001-SU-035; PI-0212-139~~

~~RZ-2001-SU-031~~

PI 0301 005

BC Consultants

Planners · Engineers · Surveyors · Landscape Architects

December 11, 2002

RECEIVED
Department of Planning & Zoning

DEC 13 2002

Zoning Evaluation Division

Kevin Guinaw
Fairfax County Department of
Planning & Zoning, Planning Division
12055 Government Center Parkway
8th Floor
Fairfax, VA 22035

Re: Interpretation on the conformance to the Limits of Clearing and
Grading for the Tanners Ridge. (Formerly the Mulford Property)
PLAN 1518-SP-01-1

Dear Mr. Guinaw:

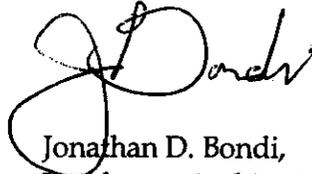
Please accept this letter as a request for an interpretation on the conformance of the limits of clearing and grading as shown on the Site Plan 1518-SP-01-1. In a memorandum dated October 3, 2002 the Urban Forestry Department commented, "that the proposed limits of clearing conform to that shown on the approved CDP/FDP". It is our feeling that the Site Plan limits of clearing and grading as shown in (Exhibit A) are in substantial conformance with the approved CDP/FDP dated 3/5/02. Here are some points that we would like considered in this interpretation:

- There is no proffered tree save or any other trees involved in the limits of clearing and grading noted by the Urban Forestry comment #1. (See Exhibit C) Looking at the CDP/FDP, this area is the current location of the existing structure on site and will be disturbed during demolition.
- The CDP/FDP general note #13 (See Exhibit B) states that the limits of clearing and grading are approximate and are subject to adjustment at time of final design, engineering, and location of proposed utilities. This note was proffered with the plan and was crafted in order to allow minor modifications to the limits of clearing and grading to allow the best final design based on a more detailed design and critical set of circumstances that could not be addressed with the level of detail shown at the time of the CDP/FDP document.

For all the reasons stated above, we feel that the limits of clearing and grading are in substantial conformance to the approved CDP/FDP. Please call our office at (703) 449-8100 if you have any questions or require additional information to complete your review of this interpretation request. Thank-you for your time and consideration in this matter,

The BC Consultants, Inc.
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703) 449-8100 (703) 449-8108 (Fax)
www.bcon.com

THE BC CONSULTANTS, INC.

A handwritten signature in black ink, appearing to read 'J. Bondi', written in a cursive style.

Jonathan D. Bondi,
Landscape Architect

Jdb:JDB

Enclosures

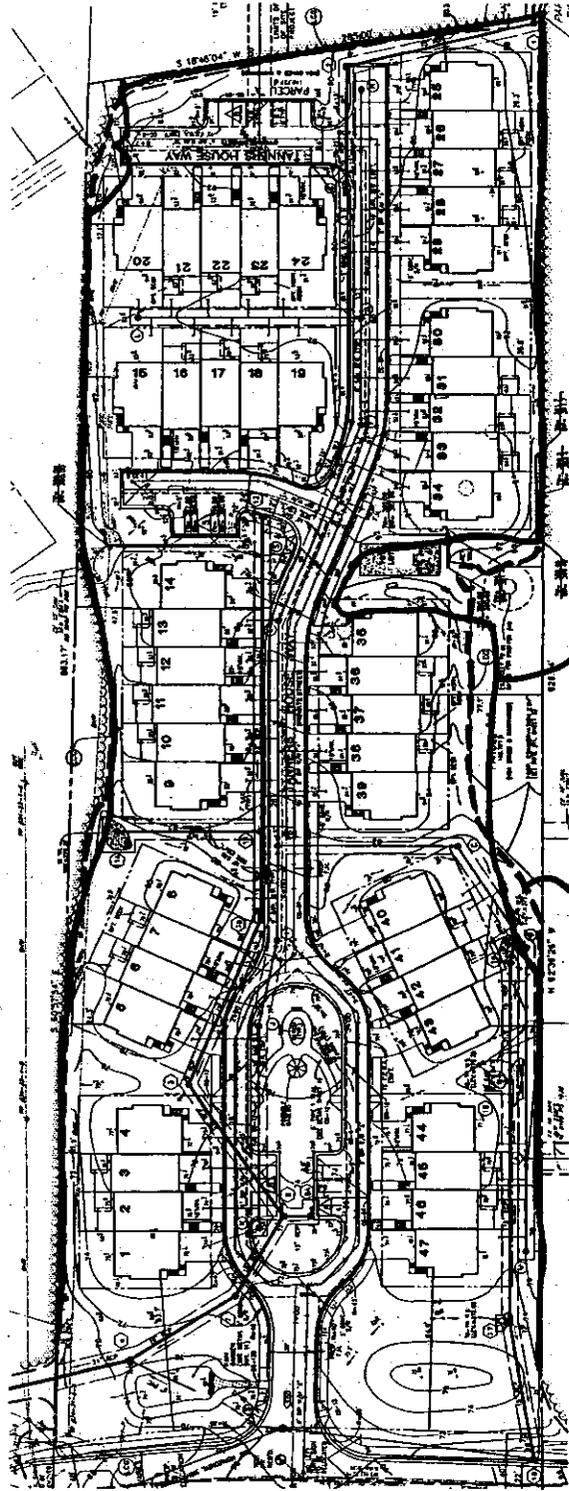
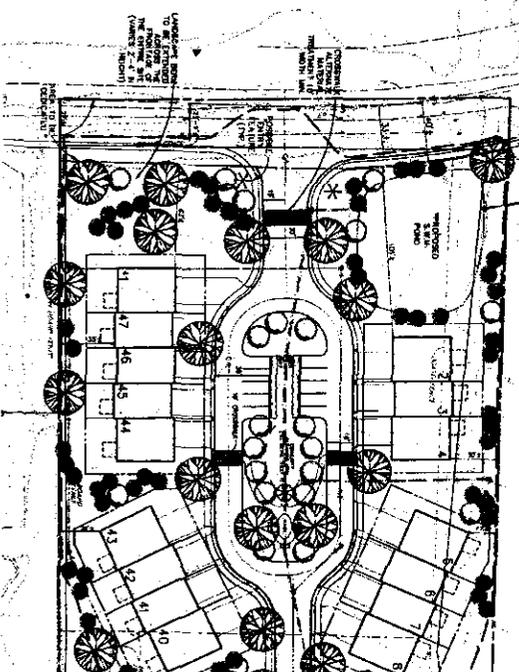


EXHIBIT A
 TANNERS RIDGE
 NO SCALE

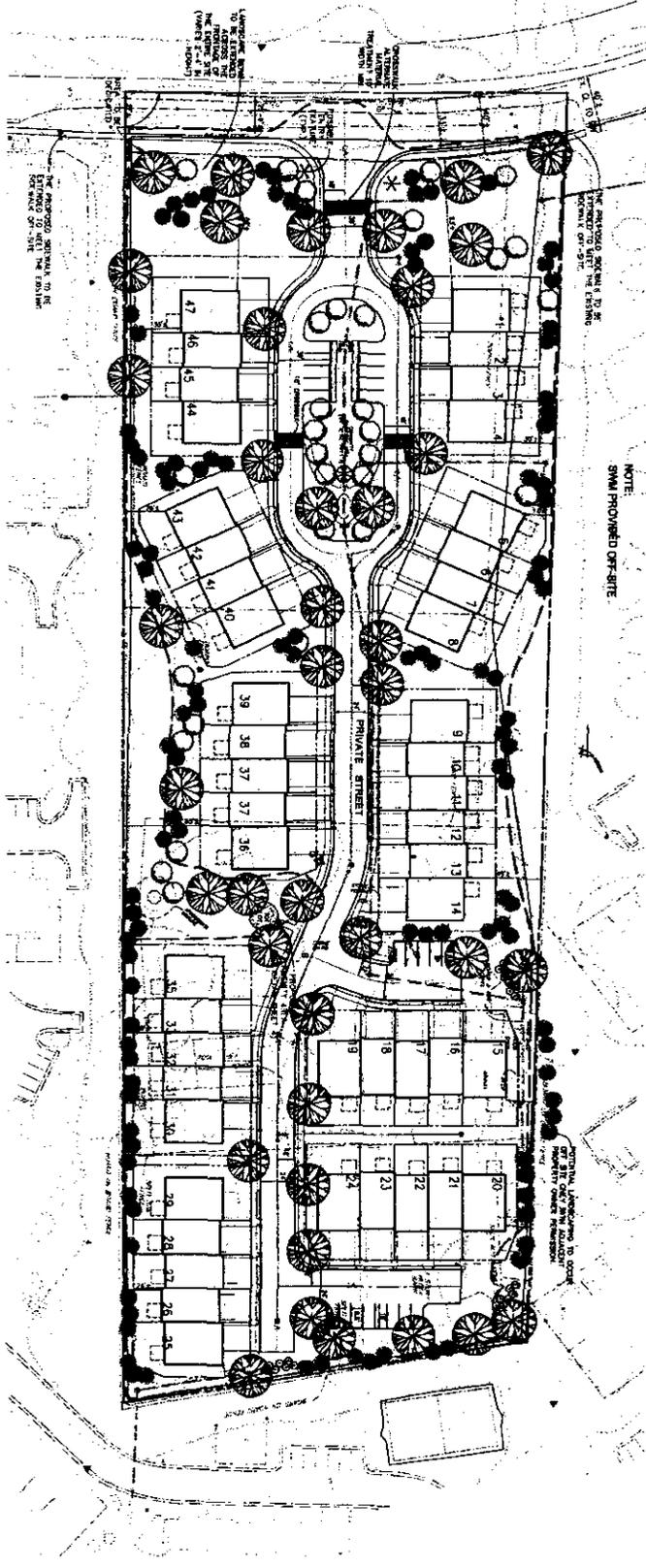
— L.C.G. PROPOSED WITH
 SITE PLAN

— L.C.G. AS SHOWN ON THE
 ATTACHED CDP/FDP

ALTERNATE PLAN



* F.S.M. AND S.M. WAIVERS AND/OR MODIFICATIONS ARE NOT GRANTED THE APPLICANT RESERVES THE RIGHT TO MOVE LOTS #1 TO THE ALTERNATE LOCATION AND MODIFICATIONS REQUESTED.



NOTE:
SMALL PROPOSED OFF-SITE

- LEGEND:**
- SHRUB MASSING (42" JAN. Ht. AT MATURITY)
 - LARGE DECIDUOUS TREE (2 1/2"-5" CAL.)
 - ORNAMENTAL DECIDUOUS TREE (SMALL OR COMPACT CATEGORIES FROM FRUITFUL FRUIT)
 - EVERGREEN TREE (0"-7" MIN.)
 - LIMITS OF CLEARING & GRADING

SITE TABULATIONS:

GRAND SITE AREA (G.S.A.)	6103 Sq. Ft.
RESERVING ZONE	4.1
PROPOSED ZONE	7.1
PROPOSED NUMBER OF LOTS	15
PARKING SPACES REQUIRED (1.75/100%)	126
EXISTING SPACES PROVIDED	151
ADDITIONAL SPACES REQUIRED	111
ADDITIONAL SPACES PROVIDED	136
NET SURFACE PAVING	213 Sq. Ft.
NET ASPHALT PAVING	151 Sq. Ft.
NET CONCRETE PAVING	62 Sq. Ft.
NET GRAVEL PAVING	0 Sq. Ft.
NET TOTAL PAVING	213 Sq. Ft.
NET SPACE REQUIRED (G.S.A.)	151 Sq. Ft.
NET SPACE PROVIDED (G.S.A.)	214 Sq. Ft.
ADDITIONAL BALANCE (NET) PROVIDED:	63 Sq. Ft.
MINIMUM LOT AREA:	200 Sq. Ft. (MINIMUM)

NOTE: ALL EXISTING BUILDINGS AND STRUCTURES TO BE DEMOLISHED UNLESS OTHERWISE NOTED ON THE PLAN.

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CONCEPTUAL/FINAL DEVELOPMENT PLAN
CDP/FDP
MULFORD PROPERTY

SHELLY DISTRICT
FAIRFAX COUNTY, VIRGINIA



BC Consultants
Planners - Engineers - Surveyors - Landscape Architects
12600 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)449-8100 (703)449-8108 (Fax)
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GENERAL NOTES:

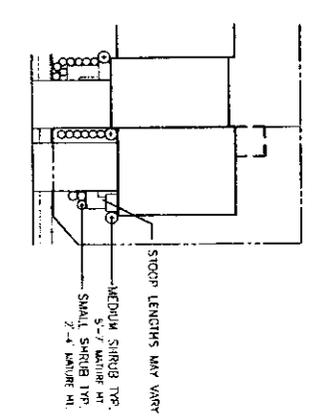
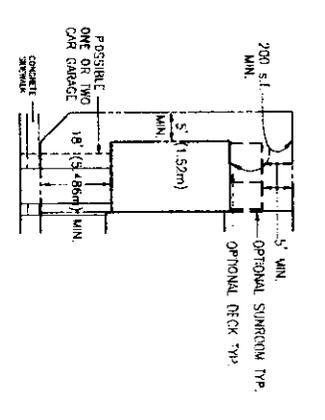
1. THE PROPERTY LOCATED ON THIS PLAN IS LOCATED ON TAX ASSESSMENT MAP 86-2 (11) PARCEL 13 AND IS ZONED R-1.
2. THE PROPERTY SURROUNDING GENERAL REGION IS FROM A CURRENT FIELD SURVEY CONDUCTED BY BC CONSULTANTS.
3. THE TOPOGRAPHIC INFORMATION SHOWN HEREON IS ANTICIPATED FROM COUNTY AIR PHOTOGRAPHY. THE BC CONSULTANTS ASSUMES NO RESPONSIBILITY FOR DESIGN OR CONSTRUCTION CHANGES CAUSED BY INACCURACIES IN SAID TOPOGRAPHIC INFORMATION SHOWN HEREON.
4. THE PROPERTY SHOWN ON THIS CDP/FDP IS IN THE SULLY DISTRICT. THE UPPER OCCUPANCY SEWER DISTRICT AND THE LITTLE ROCKY RUN WATER SHED.
5. THE PROPERTY IS LOCATED IN AREA III OF THE BILL RICH AREA PLANNING DISTRICT. CENTRAL AREA AND SUBURBAN CENTER LAND BAY C-4 AND IS RECOMMENDED FOR RESIDENTIAL USE. A 1.5-4 DEDICATED OPEN SPACE, THIS DEVELOPMENT IS IN CONFORMANCE WITH THE ZONING ORDINANCES, REGULATIONS AND ADOPTED STANDARDS AND CONDITIONS, WITH THE EXCEPTION OF THE FOLLOWING:
 - PROVED THAT THE BOARD OF SUPERVISORS RECOMMEND TO THE FAIRFAX COUNTY BOARD OF SUPERVISORS TO ALLOW FUTURE DEVELOPMENT TO BE PROVED OFF-SITE.
 - A WIDTH OF THE AIR MAILWAY LAYOUT OF A PRIVATE STREET.
6. ACCORDING TO THE 2000 COMPREHENSIVE PLAN A BI-CYCLE TRAIL IS NOT REQUIRED ALONG OLD CENTREVILLE ROAD.
7. THE COUNTY OF FAIRFAX IS THE PUBLIC WATER AND SANITARY SEWER SUPPLY AGENCY FOR THIS DEVELOPMENT.
8. STORM WATER MANAGEMENT WILL BE PROVIDED OFF SITE AND BEST MANAGEMENT PRACTICES (BMP) WILL BE PROVIDED TO PREVENT POLLUTION WITH FAIRFAX COUNTY ORDINANCES AS APPROVED BY THE DEPARTMENT OF PUBLIC WORKS AND ENVIRONMENTAL SERVICES (DPWS).
9. THIS PLAN DOES NOT REPORT TO SHOW ALL EXISTING UNDERGROUND UTILITIES AND THOSE SHOWN ARE APPROXIMATE. THERE ARE NO KNOWN EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25' OR MORE.
10. THIS PLAN DOES NOT SHOW PROPOSED UTILITIES. ALL NECESSARY PUBLIC UTILITIES ARE READY ACCESSIBLE TO THE SITE AND WILL BE EXTENDED BY THE DEVELOPER OR UTILITY COMPANY. INDIVIDUAL BUILDING UTILITY PLANS AND PROFILES WILL BE SUBMITTED IN THE FUTURE FOR CONSTRUCTION PURPOSES. BC CONSULTANTS, INC. ASSUMES NO RESPONSIBILITY FOR CONSTRUCTION WITH THESE PLANS.
11. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON THIS SITE. IF ANY ARE FOUND, THE DEVELOPER SHALL NOTIFY THE STATE AND FEDERAL LAW ENFORCEMENT AGENCIES.
12. THERE ARE NO KNOWN DRAINAGE SITES TOWARD ON THIS SITE. ALL EXISTING BUILDINGS AND STRUCTURES ON-SITE ARE TO BE ABANDONED UNLESS OTHERWISE NOTED BY THE PLAN.
13. THE PROPOSED LOTS OF CLEARING AND GRADING ARE APPROXIMATE AND ARE SUBJECT TO FIELD SURVEY. THE LAYOUT OF THE PROPOSED LOTS AND THE LOCATION OF PROPOSED UTILITIES, WHERE THE LIMITS OF CLEARING AND GRADING ARE SHOWN ADJACENT TO A PROPERTY LINE, IT IS ASSUMED THAT THE LIMITS EXTEND TO THE PROPERTY LINE.
14. ANY AND ALL OFF-SITE GRADING, ROAD, PARKING, ACCESS & UTILITY CROSSING SHALL BE ALLOWED WITH PERMISSION OF ADJACENT OWNERS.
15. PROPOSED TREE QUANTITIES MAY BE REDUCED IF ADDITIONAL TREE SAVED AREAS CAN BE ACHIEVED. THE OVERALL TREE COVER PROVIDED WILL BE SUBSTANTIAL CONFORMANCE WITH AND NOT LESS THAN THAT PROVIDED WITH THIS PLAN.
16. ALL PUBLIC STREETS SHALL CONFORM TO FAIRFAX COUNTY AND/OR VIRGINIA SPECIFICATIONS:
 - WIDTHS AND TRANSVERSE SECTION (VOTD) STANDARDS AND
17. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 18-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS TO THE SIZES, DIMENSIONS, FOOTPRINTS AND LOCATIONS OF BUILDINGS, PARKING SPACES, CANOES, SPOCKAYS, AND UTILITIES MAY OCCUR WITH THE FOLLOWING CONDITIONS:
 - THE EXISTING FOOTPRINTS REPRESENTED BY THESE PLANS APPROXIMATE BUILDING FOOTPRINTS MAY BE INCREASED OR DECREASED SO LONG AS THE PERMITTED LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPROVAL RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS SWIM POOLS (TYPICAL LOT LAYOUT), DECKS, AND STAIRS ARE OPTIONAL. FOR EACH DWELLING UNIT AND WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STAIRS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN WILL BE DETERMINED BY THE DEVELOPER.
18. PARKING WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE. THE NUMBER OF PARKING SPACES PROVIDED MAY BE INCREASED OR DECREASED AS LONG AS THE PERMITTED LOT LINE DIMENSIONS ARE NOT DIMINISHED. THE APPROVAL RESERVES THE RIGHT TO REDUCE THE NUMBER OF PARKING SPACES ACCORDINGLY. FEATURES SUCH AS SWIM POOLS (TYPICAL LOT LAYOUT), DECKS, AND STAIRS ARE OPTIONAL. FOR EACH DWELLING UNIT AND WILL BE PROVIDED AT THE TIME OF FINAL ENGINEERING. ANY STAIRS AND STAIRS SHOWN ON THIS CDP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL SIZE AND DESIGN WILL BE DETERMINED BY THE DEVELOPER.
19. ADDITIONAL SITE FEATURES SUCH AS CANOES, TRILISSERS, ENTRANCE SIGNS, LIGHTS AND/OR WALLS REPRESENTED HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY.
20. ALL PROPOSED LANDSCAPING SHALL BE IN CONFORMANCE WITH THE FAIRFAX COUNTY ZONING ORDINANCE. NON-COVER, NO BARRIERS OR SCREENING IS REQUIRED AND NONE IS PROVIDED.

18-501 CONCEPTUAL DEVELOPMENT PLAN COMMENTS:

1. WORKY LANE AS SHOWN ON PLAN.
2. CONTRACT PURCHASER AND APPLICANT:
 - A. FAIRFAX COUNTY
 - B. PULTE HOME CORPORATION
 - C. 10000 APPROACH DRIVE
 - D. SUITE 225
 - E. FAIRFAX, VA 22030
3. OWNERS:
 - A. TAX ID. NO. 13
 - B. PRESTON & BRENDA W. BALDWIN
 - C. 65-2 (11)
4. DEVELOPMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 3.
5. SCALE AND NORTH ARROW AS SHOWN ON PLAN.
6. REFER TO THE SITE REGULATIONS FOR MAXIMUM BALANCE HEIGHTS.
7. PROPOSED CALCULATION AS SHOWN ON PLAN. NO TRAIL IS REQUIRED IN THE ADJACENT 2000 CONCEPTUAL PLAN ALONG OLD CENTREVILLE ROAD.
8. REFER TO THE SITE REGULATIONS FOR MAXIMUM BALANCE HEIGHTS.
9. DESIGN AND PROPOSED HEIGHTS AS SHOWN ON PLAN.
10. NO NEW USE OF EXISTING UTILITIES ON SITE.
11. ALL EXISTING UTILITIES ARE SHOWN ON THE PLAN.
12. STORM WATER MANAGEMENT AS SHOWN ON PLAN. SEE GENERAL NOTE 8.
13. DISTRICT UTILITY EASEMENTS AS SHOWN ON PLAN OR REFER TO GENERAL NOTE 8.
14. REFER TO THE PROPOSED DEVELOPMENT PLAN FOR THE LOCATION OF ALL UTILITIES.
15. THERE ARE NO KNOWN OWNERS OR PLACES OF BURIAL ON SITE.
16. THIS PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE FAIRFAX COUNTY COMPREHENSIVE PLAN.
17. THE PLAN IS SUBJECT TO THE APPROVAL OF THE BOARD OF SUPERVISORS AND THE BOARD OF COUNTY SUPERVISORS. THE BOARD OF SUPERVISORS AND THE BOARD OF COUNTY SUPERVISORS ARE NOT RESPONSIBLE FOR THE DESIGN OR CONSTRUCTION OF THE PROPOSED DEVELOPMENT.
18. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
19. PROPOSED EASEMENTS ARE AS SHOWN ON THE PLAN.
20. DEVELOPMENT SCHEDULE AND PHASING TO BE DETERMINED BY MARKET CONDITIONS.
21. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
22. ALL EXISTING UTILITIES ARE SHOWN ON THE PLAN.
23. THERE ARE NO KNOWN HAZARDOUS OR TOXIC SUBSTANCES ON SITE. IF ANY SUBSTANCES ARE FOUND, THE DEVELOPER SHALL NOTIFY THE STATE AND FEDERAL LAW ENFORCEMENT AGENCIES.
24. THE SITES ON THE PLAN SHALL ADHERE TO COUNTY STATE AND FEDERAL UTILITY EASEMENTS.
25. THE SITES ON THE PLAN SHALL ADHERE TO COUNTY STATE AND FEDERAL UTILITY EASEMENTS.

18-502 FINAL DEVELOPMENT PLAN COMMENTS:

1. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
2. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
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24. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.
25. REFER TO THE SITE REGULATIONS FOR PROPOSED NUMBER OF DWELLING UNITS.



BC REVISIONS	REVISIONS
REVISED NOVEMBER 28, 2001	REVISED NOVEMBER 28, 2001
REVISED JANUARY 30, 2002	REVISED JANUARY 30, 2002
REVISED DECEMBER 10, 2002	REVISED DECEMBER 10, 2002
DESIGNED BY: P. BALDWIN	DESIGNED BY: P. BALDWIN
CHECKED BY: P. BALDWIN	CHECKED BY: P. BALDWIN
DATE: 01/30/02	DATE: 01/30/02
SCALE: 1/8" = 1'-0"	SCALE: 1/8" = 1'-0"
SHEET: 3 OF 5	SHEET: 3 OF 5
FILE NO: 18-501-03	FILE NO: 18-501-03
CD NO: 18-501-03	CD NO: 18-501-03
2000 WOODBURN DRIVE, SUITE 225, FAIRFAX, VA 22030	2000 WOODBURN DRIVE, SUITE 225, FAIRFAX, VA 22030

GENERAL NOTES
CDP/FDP

MULFORD PROPERTY

FULL DISTRICT
FAIRFAX COUNTY, VIRGINIA

BC Consultants
Planners • Engineers • Surveyors • Landscape Architects

12000 Fair Lakes Circle, Suite 100, Fairfax, VA 22033
(703)440-8100 (703)440-8108 (Fax) • www.bcco.com

2003. If so, the frontage improvements shall be completed prior to the issuance of the 20th RUP for the Application Property. However, if all construction plans are not finalized and all permits are not obtained and presented to the Applicant no later than March 1, 2003, the Applicant shall, at its discretion, either complete frontage improvements prior to the issuance of the 35th RUP or provide \$85,164.00 to the fund for road improvements in the vicinity of the Application Property.

- c. If the frontage and road improvements referenced in Proffer 2b do not equal \$85,164.00 (which shall include all staff, equipment and material costs of providing the improvements), as determined by DPWES, the Applicant shall contribute the balance of the funds to Fairfax County for road improvements in the vicinity of the Application Property.
- d. The Applicant shall construct a 5-foot wide sidewalk on both sides of the private street within the Application Property.
- e. The Applicant shall construct a 5-foot wide sidewalk along the Application Property's Old Centreville Road frontage, and shall complete the off-site sidewalk connections north and south of the Application Property to PFM standards.

4. TREE PRESERVATION

- a. The limits of clearing and grading shall be honored in accordance with the approved CDP/FDP. The Applicant shall submit a tree preservation plan as part of the first and all subsequent site plan submissions. The preservation plan shall be prepared by a professional with experience in the preparation of tree preservation plans, such as a certified arborist or landscape architect, and reviewed and approved by the Urban Forestry Division. The Tree Preservation Plan shall consist of a tree survey which includes the location, species, size, crown spread and condition rating percentage of all trees 12 inches or greater in diameter within 20 feet on either side of the limits of clearing and grading as shown on the CDP/FDP. The condition analysis shall be prepared using methods outlined in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture. Specific tree preservation activities designed to maximize the survivability of trees designated for preservation shall be provided. Activities may include, but are not limited to crown pruning, root pruning, mulching, and fertilization.

The Tree Preservation Plan shall include the following elements:

- A pre-construction evaluation of the existing vegetation designated to be saved to determine the condition of the trees.