



APPLICATIONS ACCEPTED: October 7, 2010
APPLICATION AMENDED: July 29, 2011
APPLICATION AMENDED: June 12, 2012
PLANNING COMMISSION PUBLIC HEARINGS
ORIGINAL PUBLIC HEARING: December 15, 2011
SECOND PUBLIC HEARING: July 12, 2012
DECISION ONLY: September 13, 2012
BOARD OF SUPERVISORS: Not Scheduled

County of Fairfax, Virginia

August 30, 2012

STAFF REPORT ADDENDUM II

APPLICATIONS RZ/FDP 2010-PR-019

PROVIDENCE DISTRICT

APPLICANT: Kettler Sandburg, LLC

EXISTING ZONING: Residential – One Dwelling Unit Per Acre (R-1)

PROPOSED ZONING: Planned Development Housing,
Three Dwelling Units Per Acre (PDH-3)

PARCELS: 39-4 ((1)) 46 and 47

ACREAGE: 2.28 acres

DENSITY: 2.63 dwelling units/acre (du/ac)

OPEN SPACE: 26%

PLAN MAP: Residential, 3-4 du/ac

PROPOSAL: Rezone from the R-1 District to PDH-3 District to permit a residential development consisting of six single-family detached dwelling units.

STAFF RECOMMENDATIONS:

Staff recommends approval of RZ 2010-PR-019 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

William Mayland, AICP

Department of Planning and Zoning
12055 Government Center Parkway, Suite 801
Fairfax, Virginia 22035-5509
Phone 703 324-1290
FAX 703 324-3924
www.fairfaxcounty.gov/dpz/



Staff recommends approval of FDP 2010-PR-019, subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2010-PR-019 and the associated Conceptual Development Plan.

Staff recommends approval of a deviation of the tree preservation target requirement in favor of the tree preservation shown on the CDP/FDP.

Staff recommends approval of a waiver of the Section 11-302 (1) of the Zoning Ordinance requirement that private streets within a development shall be limited to those streets which are not required or designed to provide access to adjacent properties.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendation of staff; it does not reflect the position of the Board of Supervisors.

For information, contact the Zoning Evaluation Division, Department of Planning and Zoning, 12055 Government Center Parkway, Suite 801, Fairfax, Virginia 22035-5505, (703) 324-1290 TTY 711 (Virginia Relay Center).

O:\Bmayla\RZPCA\RZFDP 2010-PR-019 Kettler Sandburg, LLC\Staff Report/addendum 2



Rezoning Application

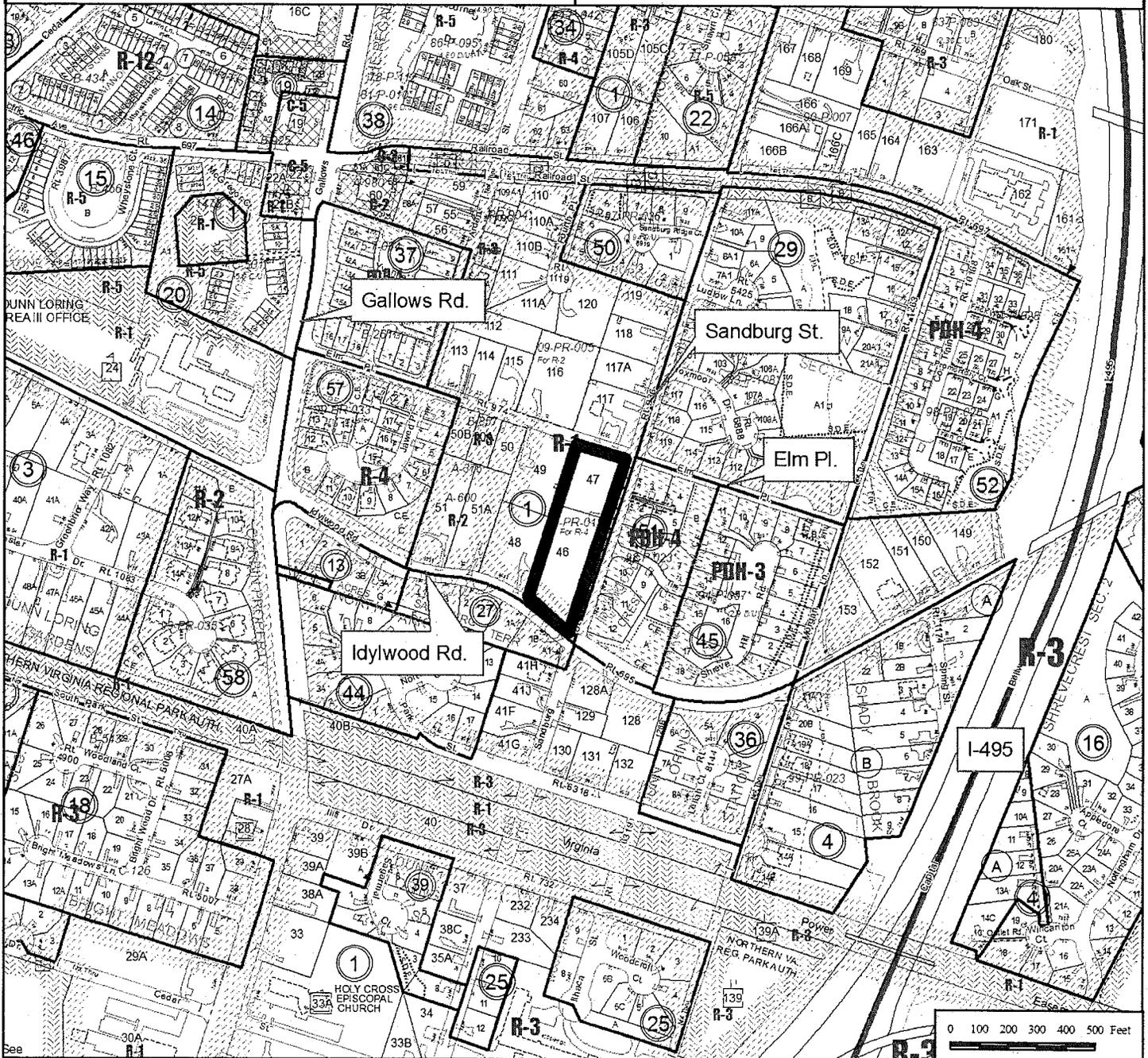
RZ 2010-PR-019

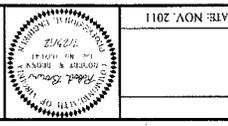
Applicant: KETTLER SANDBURG, LLC
 Accepted: 12/17/2010 - AMENDED 08/01/2011
 Proposed: RESIDENTIAL
 Area: 2.28 AC OF LAND; DISTRICT - PROVIDENCE
 Located: WEST SIDE OF SANDBURG STREET DIRECTLY SOUTH OF ELM PLACE
 Zoning: FROM R- 1 TO PDH- 3
 Map Ref Num: 039-4 /01/ /0046 /01/ /0047

Final Development Plan

FDP 2010-PR-019

Applicant: KETTLER SANDBURG, LLC
 Accepted: 08/01/2011
 Proposed: RESIDENTIAL
 Area: 2.28 AC OF LAND; DISTRICT - PROVIDENCE
 Located: WEST SIDE OF SANDBURG STREET DIRECTLY SOUTH OF ELM PLACE
 Zoning: PDH- 3
 Map Ref Num: 039-4 /01/ /0046 /01/ /0047



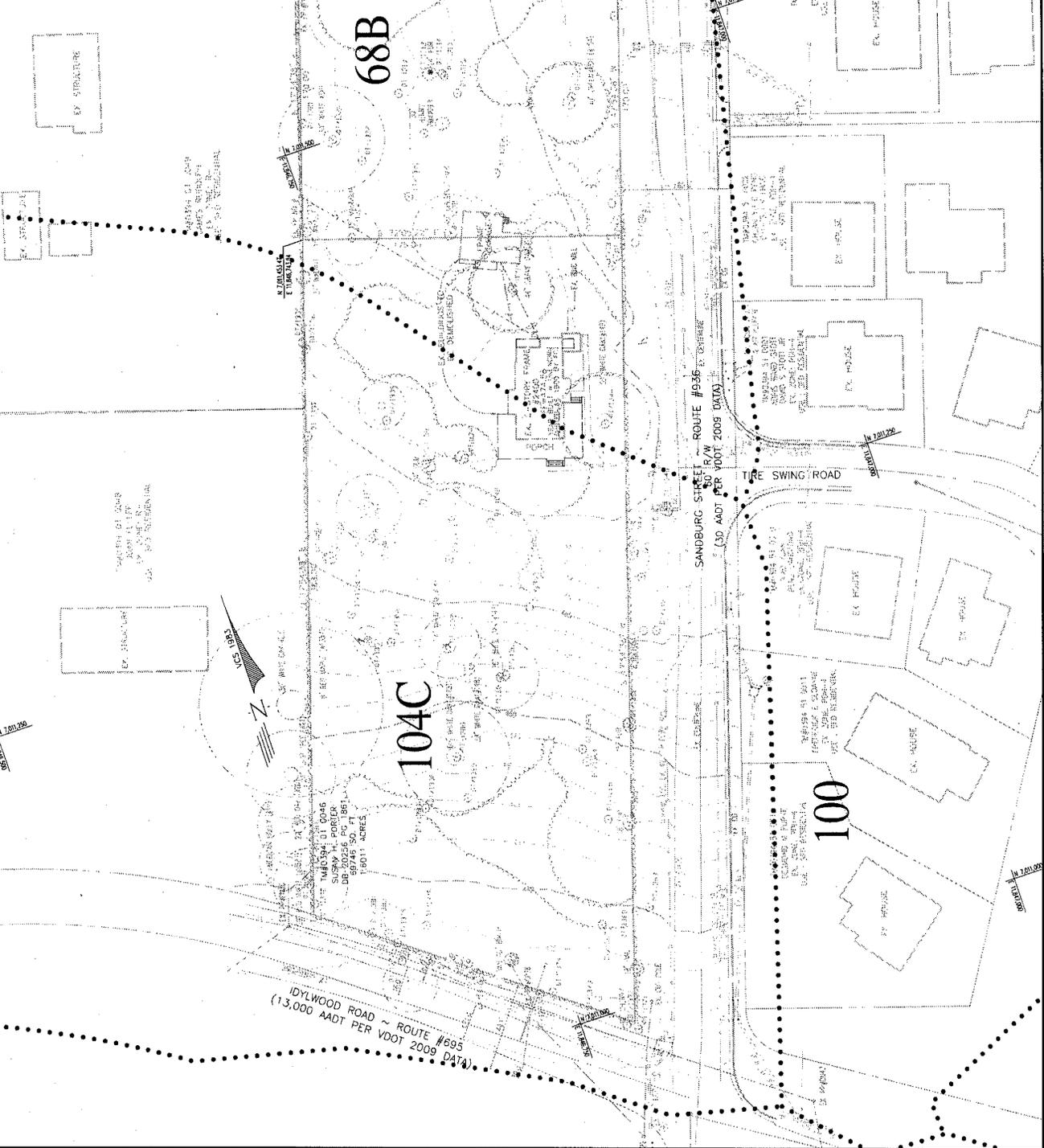


No.	DATE	DESCRIPTION
01	11/11/11	ISSUED FOR PERMIT
02	11/11/11	REVISED TO REFLECT COMMENTS
03	11/11/11	REVISED TO REFLECT COMMENTS
04	11/11/11	REVISED TO REFLECT COMMENTS
05	11/11/11	REVISED TO REFLECT COMMENTS
06	11/11/11	REVISED TO REFLECT COMMENTS
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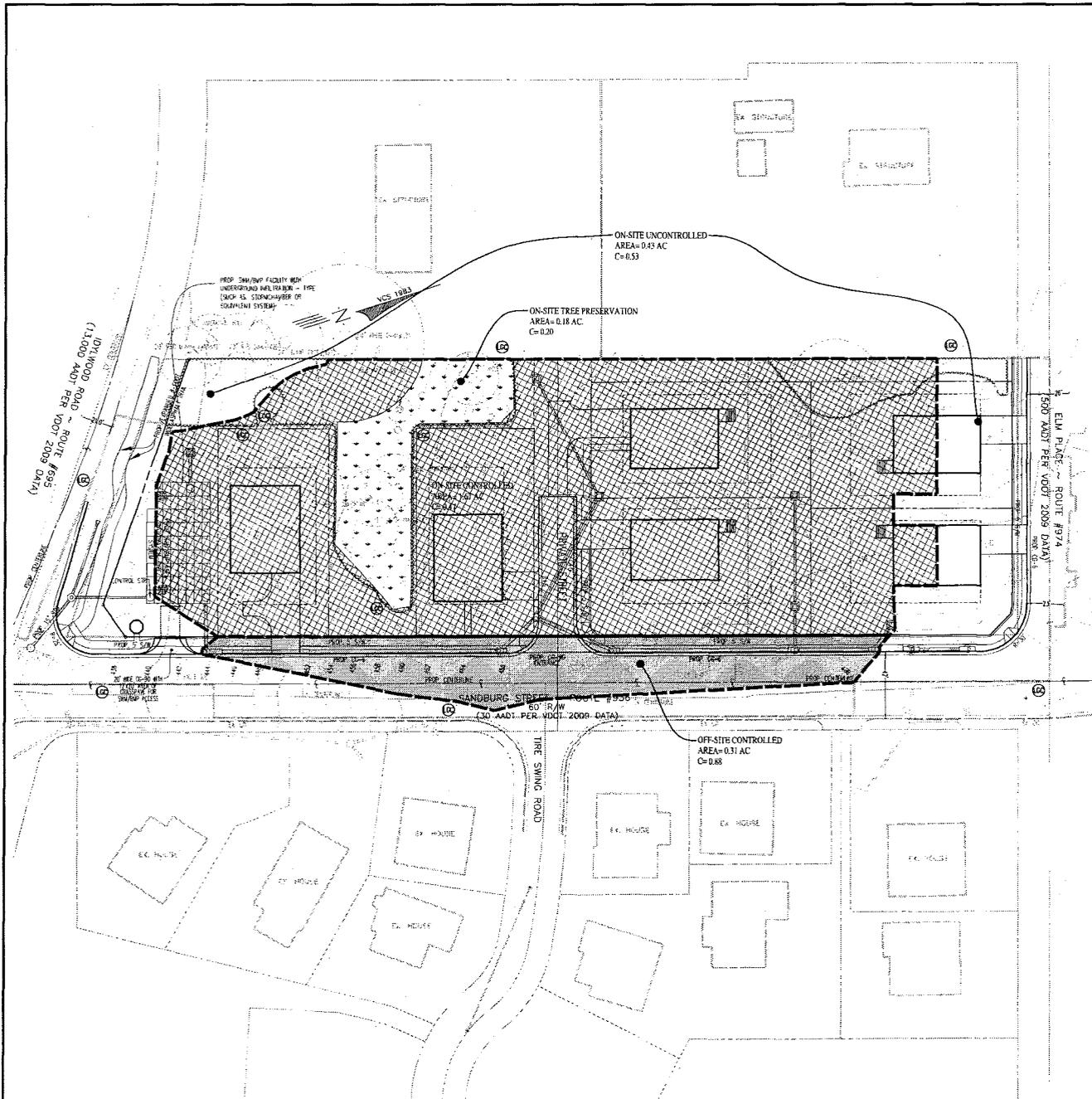
GRAPHIC SCALE
 1 inch = 25 ft.

SOILS LEGEND	SOILS	PROBLEM CLASS
SOIL ID	SOIL SYMBOL	PROBLEM CLASS
104C	104C	104C
68B	68B	68B
100	100	100

• SOILS BOUNDARY
 • SOILS INFORMATION TAKEN FROM FAIRFAX COUNTY UNOFFICIAL SOILS MAP 2008. THE SITE DOES CONTAIN PROBLEM CLASS A SOILS.



FOR LEGEND SEE SHEET 4



BMP NARRATIVE

THE EXISTING SITE HAS BEEN PREVIOUSLY DEVELOPED FOR A SINGLE-FAMILY DETACHED RESIDENCE. NO EXISTING SWP CHAMBERS ARE PRESENT ON-SITE. AS THE PROPOSED IMPERVIOUS AREA EXCEEDS 20% OF THE EXISTING IMPERVIOUS AREA, THE SITE CANNOT BE CLASSIFIED AS "REDEVELOPMENT" THEREFORE, A 40% REMOVAL RATE IS REQUIRED FOR THIS DEVELOPMENT. THE FOLLOWING PRELIMINARY BMP COMPUTATIONS SHOW THAT THE 40% REQUIREMENT IS ACHIEVED VIA ON-SITE TREE CONSERVATION AREA AS WELL AS VIA AN ON-SITE INFILTRATION AREA. IT IS ANTICIPATED THAT THE INFILTRATION AREA COULD BE CONSTRUCTED OF A STORAGE CHAMBER OR SIMILAR PRODUCT.

THE INFILTRATION AREA HAS BEEN ASSIGNED A 50% REMOVAL RATE AS IT WILL BE SIZED TO HANDLE THE 0.5" RAINFALL EVENT.

BMP FACILITY DESIGN CALCULATION

IIIa. Phosphorus Removal - "Chesapeake Bay Method"

Part 1: List all of the Subareas and "C" Factors used in the BMP Computation

Subarea Designation and Description	"C" Factor (1)	Acres (2)
On-Site Controlled	0.47	1.67
On-Site Tree Preservation Area	0.20	0.18
On-Site Uncontrolled	0.53	0.43
Off-Site Controlled	0.88	0.31
Total		2.59

IIIb. Phosphorus Removal - "Chesapeake Bay Method"

Part 2: Compute the Weighted Average "C" Factor for the Site

Subarea Designation	"C" Factor (1)	Acres (2)	Product (3)
On-Site Controlled	0.47	1.67	0.78
On-Site Tree Preservation Area	0.20	0.18	0.36
On-Site Uncontrolled	0.53	0.43	0.23
Total (9999)			1.37

C. Weighted average "C" factor: 0.53

IIIc. Phosphorus Removal - "Chesapeake Bay Method"

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation (1)	BMP Type (2)	Removal Eff. (%) (3)	Area Ratio (4)	"C" Factor Ratio (5)	Product (6)
On-Site Controlled	Infiltration	50	0.73	1.00	37.48
On-Site Tree Preservation Area	Tree Preservation/Uncontrolled	100	0.06	1.00	7.85
On-Site Uncontrolled	Uncontrolled	0	0.19	1.15	0.00
Off-Site Controlled	Infiltration	50	0.14	1.51	1.30
Total					46.63

IIIc. Phosphorus Removal - "Chesapeake Bay Method"

Part 4: Determine Compliance with Phosphorus Removal Requirement

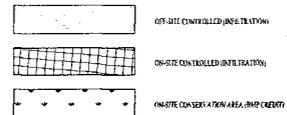
- (A) Select Requirement
- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
 - Chesapeake Bay Preservation Area (New Developments) = 40% (Fairfax County) (Prince William County)
 - Chesapeake Bay Preservation Area (Re-developments) = 1-(0.9 x (0.82 / 0.838)) x 100 = %
- (B) If Line 3(a) > Line 4(a) 40%, then Phosphorus removal requirement is satisfied.

WHILE APPROXIMATELY 0.75 ACRES OF IMPERVIOUS AREA WILL DRAIN TO THE INFILTRATION AREA, WE HAVE PROVIDED A PRELIMINARY DESIGN FOOTPRINT WHICH ASSUMES UP TO 1-ACRE CAN BE TREATED IN THIS FACILITY. THEREFORE, A TOTAL VOLUME OF 43,560 SF x 0.5" / 12" HR = 1,810 CF IS REQUIRED FOR ADEQUATE BMP. USING A STORAGE CHAMBER-TYPE SYSTEM WITH A STORAGE VOLUME OF 75 CF PER CHAMBER, A TOTAL OF 25 CHAMBERS ARE REQUIRED. CURRENTLY, 72 CHAMBERS ARE PROPOSED, PRIMARILY TO CREATE ENOUGH VOLUME TO MEET SWM REQUIREMENTS.

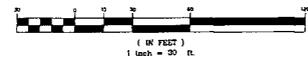
PER THE SUBSURFACE EXPLORATION AND GEOTECHNICAL ANALYSIS PERFORMED BY EGS, LTD. DATED NOVEMBER 18, 2010 THE RECOMMENDED DESIGN INFILTRATION RATE IS 1.4"/HR WITH THE BOTTOM OF THE FACILITY TO BE ESTABLISHED AT ELEVATION 42.000.

ALL WATER QUALITY MANAGEMENT SYSTEMS SHALL COMPLY WITH FAIRFAX COUNTY'S PUBLIC FACILITIES MANUAL REQUIREMENTS AT THE TIME OF THE SUBMISSION PLAT.

LEGEND



GRAPHIC SCALE



PLAN DATE: 02-20-10
 DATE: 02-20-10
 DATE: 03-11-10
 DATE: 05-11-10
 DATE: 06-02-10
 DATE: 07-23-10

REVISIONS

DATE: NOV. 2011

SCALE: AS NOTED

C.L.N.V.A.

SHEET 7 OF 12

ZMAP-12581

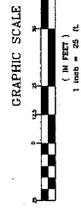
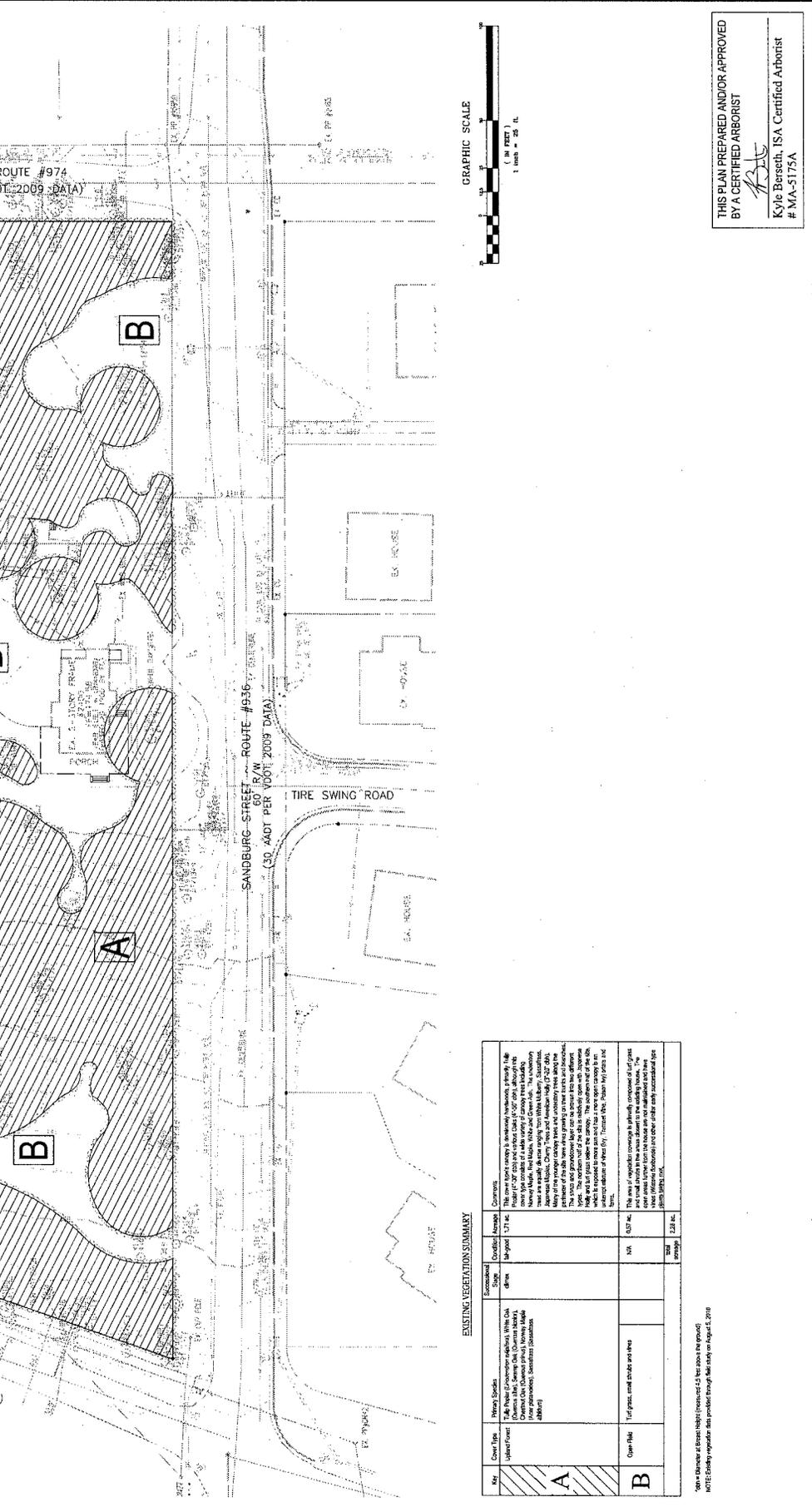
BEST MANAGEMENT PRACTICES PLAN

PORTER AT
 SANDBURG STREET
 FAIRFAX COUNTY, VA

urban
 Planning Engineers Architects Landscape Architects

100% PROFESSIONAL SEAL

Urban
 Land Use
 Planning
 www.urbanland.com
 14170 Lee Road
 Fairfax, VA 22033
 703-261-1111
 07-23-12
 08-08-12
 09-11-12
 10-28-12
 02-16-13
 04-18-13
 07-28-13
 09-28-13
 PLAN DATE
 No. DATE DESCRIPTION REVISIONS

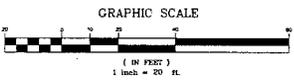
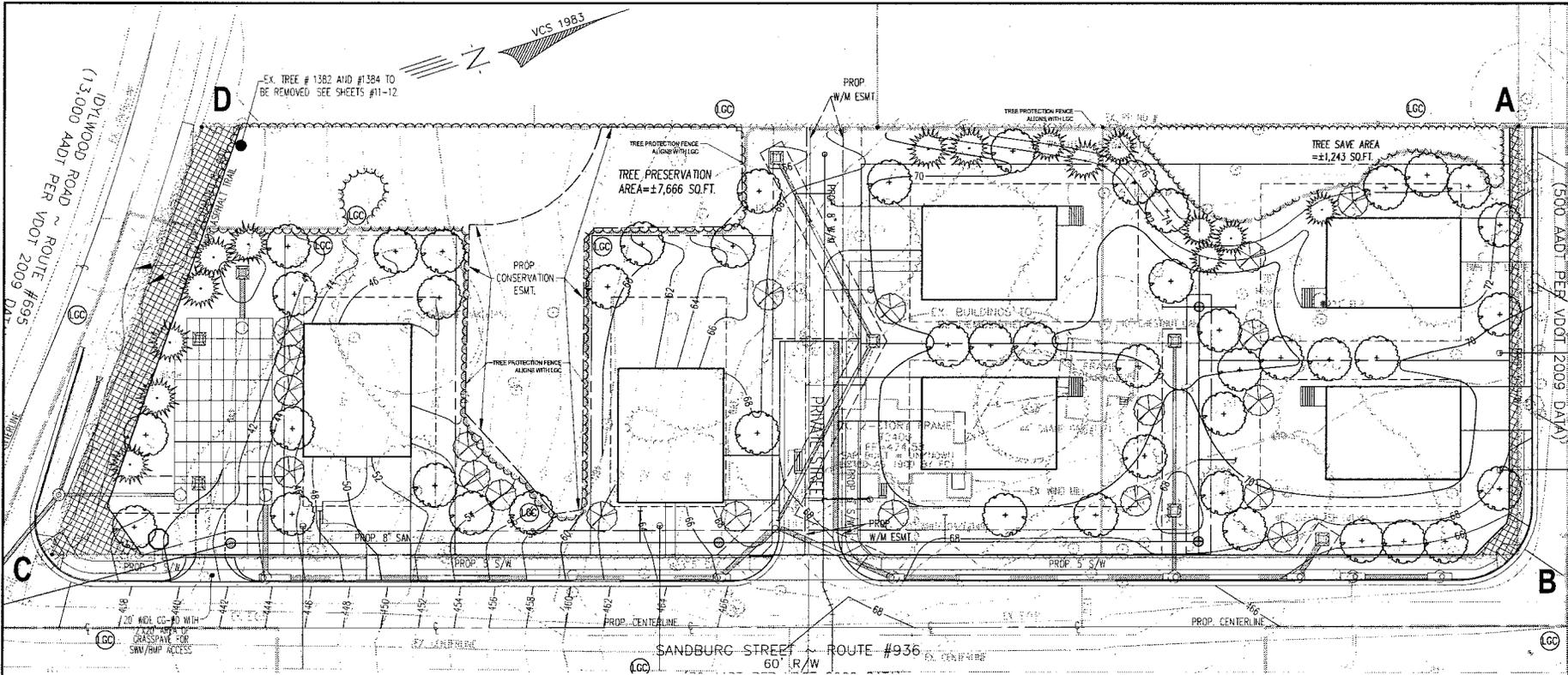


THIS PLAN PREPARED AND/OR APPROVED
 BY A CERTIFIED ARBORIST
 Kyle Berseih, ISA Certified Arborist
 #MA-5175A

EXISTING VEGETATION SUMMARY

Map	Cover Type	Primary Species	Secondary Species	Quantity	Measure	Comments
A	Upper Forest	Tall Pine (Scots pine), White Oak, Chestnut Oak, Live Oak, Honey Suckle, Magnolia, Sweetgum, Sycamore	None	1.71 ac	sq ft	This cover type consists of mature hardwoods primarily tall pines and chestnuts. The canopy is dense and well developed. The ground is covered with a thick layer of leaf litter and fallen branches. The trees are generally 40-60 feet tall. The canopy is dense and well developed. The ground is covered with a thick layer of leaf litter and fallen branches. The trees are generally 40-60 feet tall.
B	Open Field	Tall grass, small shrubs and trees	None	0.52 ac	sq ft	This area of vegetation is primarily composed of tall grasses and small shrubs. The canopy is open and well developed. The ground is covered with a thick layer of leaf litter and fallen branches. The trees are generally 10-20 feet tall.

*Note: Diameter of trees listed (measured 4.5 feet above the ground)
 NOTE: Existing vegetation data provided through field study on August 5, 2011



LEGEND

PROPOSED TREE SAVE AREAS
PORTINGS MAY ALSO CERTAIN PROPOSED
CONSERVATION BASEMENTS

REZONING TREE PRESERVATION TARGET CALCULATIONS	
Gross Site Area (s.f.)	95,495
Pre-Development Area of Existing Tree Canopy (s.f.)	74,685
Percentage of Gross Site Area Covered by Existing Tree Canopy	75%
Tree Preservation Target	
10-Year Tree Canopy Requirement Percentage	25%
10-Year Tree Canopy Required (s.f.) (per "10-Year Tree Canopy Calculations" table)	24,374
Percentage of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (This is the "Tree Preservation Target")	75%
Area of the 10-Year Tree Canopy Requirement that Should be Met Through Tree Preservation (s.f.)	18,656
Area of the 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation (s.f.) (Use "Tree Preservation Calculations" table)	8,909
Proposed Percentage of 10-Year Tree Canopy Requirement that Will be Met Through Tree Preservation	30%
Tree Preservation Target met (%)	36% (is not greater than... 75%)
Tree Preservation Target met (s.f.)	8,909 (is not greater than... 18,656)
*Tree canopy will be provided through supplemental landscaping	

REZONING 10-YEAR TREE CANOPY REQUIREMENT CALCULATIONS	
Gross Site Area (s.f.)	95,495
Zone: PDH-2	Use: Single Family Detached, Cluster option
Tree Canopy Required	25%
	24,374

REZONING 10-YEAR TREE CANOPY PROVIDED	
Total Canopy Area Provided Through Tree Preservation (s.f.)	8,909
Total Proposed Canopy Area (s.f.)	16,125
Assumes 2' canopy category IV trees without multiplier.	
Total Tree Canopy Provided (s.f.)	25,034

REZONING TREE PRESERVATION CALCULATIONS				
Tree Preservation Target (%)				75%
Tree Preservation Target (s.f.)				18,656
Tree Preservation				
Tree Preservation Area	Cover Type	S.F.	Credit Factor	Total
	Normal	1,243	1.00	1,243
	Normal	7,666	1.00	7,666
				8,909
Total Tree Preservation Provided (s.f.)				
8,909				
*Note: Tree Preservation Areas adjusted to reflect trees to be removed, offset trees and any existing wide asphalt uses.				

REZONING TRANSITIONAL SCREENING AND BARRIER CALCULATIONS	
Adjacent Use (Group)	Required Transitional Screening / Barrier
North Buffer: A-B Group 1	N/A
East Buffer: B-C Group 1	N/A
South Buffer: C-D Group 1	N/A
South Buffer: D-E Group 1	N/A

TYPICAL PLANT PALETTE						
Symbol	Botanical Name	Common Name	Size	I Type	Remarks	Multiplier
Cat. IV Deciduous Trees						
○	Acer glabrum 'October Glory'	October Glory Red Maple	3" Cal.	B & B	Uniform branching pattern	250
○	Liquidambar styraciflua	Yellow Poplar	3" Cal.	B & B	Uniform branching pattern	250
○	Platanus x acerifolia 'Bloodgood'	London Planetree	3" Cal.	B & B	Uniform branching pattern	Improved Cultural 1.50
○	Quercus alba	White Oak	3" Cal.	B & B	Uniform branching pattern	250
○	Quercus prinus	Willow Oak	3" Cal.	B & B	Uniform branching pattern	250
○	Tilia americana	American Linden	3" Cal.	B & B	Uniform branching pattern	250
○	Ulmus americana	Valley Forge	3" Cal.	B & B	Uniform branching pattern	Improved Cultural 1.50
Cat. III Deciduous Trees						
○	Betula nigra 'Yelloid'	Shear Birch	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	175
○	Cercidiphyllum japonicum	Katsuragi	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	175
○	Gladiolus x bicoloratus 'Therm'	Thornless Honeylocust	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	175
○	Nyssa sylvatica	Black Gum	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	175
○	Prunus yedoensis	Yoshino Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	175
Cat. II Deciduous Trees						
○	American Elm	Allegheny Sencoberry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
○	Cercis canadensis	Redbud	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
○	Cornus tosa	Kousa Dogwood	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
○	Magnolia x soulangiana	Saucer Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
○	Moronegale vitifera	Shenandoah Magnolia	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
○	Prunus x korean 'Okame'	Okame Cherry	3" Cal.	B & B	Multi-stem, Min. 3 heavy stems	125
Cat. I Evergreen Trees						
○	Pinus strobus	Norway Spruce	10' H.	B & B	Full to ground, Dense	175
○	Pinus rigida	Scotch Pine	10' H.	B & B	Full to ground, Dense	175
○	Pinus taeda	Austrian Pine	10' H.	B & B	Full to ground, Dense	175
Cat. I Evergreen Trees						
○	Gymnocladia dioica	Hoop Poinciana	10' H.	B & B	Full to ground, Dense	125
○	Juniperus horizontalis	American Holly	10' H.	B & B	Full to ground, Dense	125
○	Juniperus virginiana	Eastern Redcedar	10' H.	B & B	Full to ground, Dense	125
○	Pinus laevis	Loblack Pine	10' H.	B & B	Full to ground, Dense	125
Cat. I Evergreen Trees						
○	Box x holmii 'Savans Holly'	Nesle R. Savans Holly	10' H.	B & B	Full to ground, Dense	75
○	Juniperus chinensis 'Columnaris'	Chinese Juniper	10' H.	B & B	Full to ground, Dense	75
○	Thuja occidentalis 'Fastigiata'	Upright Red Pine	10' H.	B & B	Full to ground, Dense	75

ALL PLANTINGS SHALL BE NON-INVASIVE SPECIES.

LANDSCAPE PLAN
PORTER AT
SANDBURG STREET
PROVIDENCE PARK
FAIRFAX COUNTY, VA

DATE: NOV. 2011
SCALE: 1"=20'

SHEET 10 OF 12
ZMAP-12581

urban
Reason: Support Landmark Historic Landmarks

REVISIONS

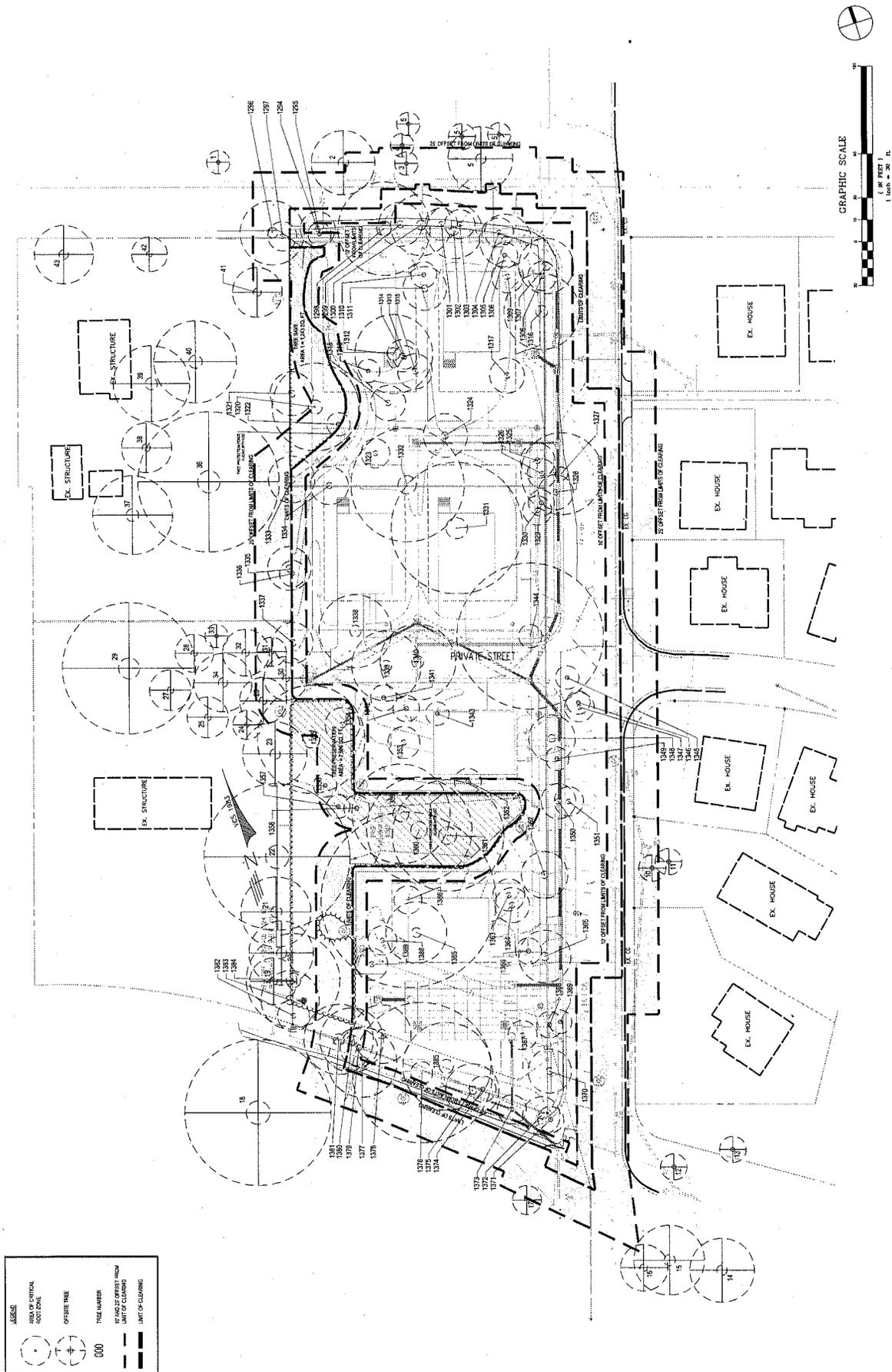
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07	11/01/11	ISSUED FOR PERMIT
08	11/01/11	ISSUED FOR PERMIT
09	11/01/11	ISSUED FOR PERMIT
10	11/01/11	ISSUED FOR PERMIT



Urban
Forest Engineers Landscape Architects Land Services
1400 W. 12th St.
Arlington, VA 22202
Tel: 703.241.1206
www.urbanva.com

NO.	DATE	DESCRIPTION
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10	11/15/11	ISSUE FOR PERMIT
11	11/15/11	ISSUE FOR PERMIT
12	11/15/11	ISSUE FOR PERMIT

THIS PLAN PREPARED AND/OR APPROVED
BY A CERTIFIED ARBORIST
Kyle Berseth
Kyle Berseth, ISA Certified Arborist
MA-5175A



LEGEND	DESCRIPTION
	AREA OF CRITICAL ROOT ZONE
	OFFSITE TREE
	TREE NUMBER
	10' AND 20' OFFSET FROM LIMIT OF CLEARING
	LIMIT OF CLEARING

TREE PRESERVATION NARRATIVE

TREE PROTECTION DURING CONSTRUCTION

A. Critical Root Zone

Tree preservation areas shall be identified on the site plan or construction plans and profiles. A "critical root zone" (CRZ) shall be delineated on the plans and clearly marked and protected in the field prior to any land disturbance. The CRZ shall be defined as follows: (Section 12-6506.2D)

- For individual trees, the CRZ shall be represented by a concentric circle centered on the tree trunk that represents the tree's silhouette.
- For forested areas, the CRZ shall be represented by a concentric circle centered on the tree trunk and measures 1 foot for each 1" of trunk diameter.

B. General Requirements

1. Prior to any land disturbance super sill fence shall be erected along the limits of clearing and grading. Protective barriers shall remain in place throughout all phases of construction. No grade changes or storage of equipment, materials, debris, or fill shall be allowed within the area protected by the fence. No construction traffic, parking of vehicles, or disposal of liquids is permitted within the CRZ.

2. Tree roots which must be severed shall be cut by a trencher or similar equipment aligned radially to the tree. This method reduces the lateral movement of the roots during excavation, which if done by other methods could damage the intertwined roots of adjacent trees. This effort shall take place and be complete prior to any final disturbance activities.

3. Within four hours of any severance of roots, all tree roots that have been exposed and/or damaged shall be trimmed cleanly and covered temporarily with moist peat moss, moist mulch, or other moist biodegradable material to keep them from drying out until permanent cover can be installed.

4. Trees likely to die as a result of site disturbance activities within 25 feet of the super sill fence, as identified in the tree preservation plan, shall be removed.

5. Grade changes and excavations shall not encroach upon the tree CRZ, unless supported by plan prepared by a design professional in this field and approved by the County.

6. No toxic materials, including petroleum products, should be stored within 100 feet of the CRZ.

7. Sediment, retention, and detention basins shall not be located within the CRZ. The basins shall not discharge directly into the CRZ unless the discharge is transitioned back to street flow prior to entering the CRZ or is discharged into an adequate natural channel.

C. Pruning Methods

All final cuts shall be made sufficiently close to the trunk or parent limb but without cutting into the branch collar or leaving a protruding stub, according to the American National Standards Institute. All necessary pruning cuts must be made to prevent bark from being torn from the tree and to facilitate rapid healing. Flush cuts are unacceptable.

GUIDELINES FOR TREE PRESERVATION AREAS (TPAs)

The following general guidelines should be implemented for all cover types throughout the development process and as part of the future maintenance of the TPA. These guidelines provide for the maintenance and overall health and sustainability of the TPAs.

- Trees along the proposed limits of disturbance or in other areas of the TPA that pose potential hazard have been identified on the Tree Preservation Plan and shall be removed during the development process.
- Invasive species should be identified and treated during the development process and as part of the long-term management program. Control techniques may include mechanical, removal, herbicide, or cultural control methods based on the species, severity of invasion, and location relative to sensitive plants or areas.
- The site should be monitored throughout development and as part of the long-term management for outbreaks of potentially serious insects and diseases including gypsy moth, caterpillar, wood boring insects, and other potentially devastating outbreaks. Frequent monitoring that identifies populations at low levels can prevent the need for large scale treatments.
- Any hazardous trees will be identified for removal by the Project Architect prior to site development.
- Disturbed edges should be matched to reduce the potential for invasion by undesirable species.
- Thinning and removal of poor quality trees may be necessary to improve overall health. This item should be part of the long-term management for any Cover Type.
- Best monitoring and control is important to prevent secondary and lenticular stress factors.

ON-SITE TREES 8" CALIPER & GREATER						
TREE NO.	LATIN NAME	COMMON NAME	SIZE (DBH)	COMMENTS	POOR COPY?	PRESERVE/REMOVE?
1294	Acer saccharum	Sugar Maple	12			Remove
1295	Quercus alba	Red Oak	8	Split Crown		Remove
1296	Morus alba	White Mulberry	22	Multi-stem		Preserve
1297	Morus alba	White Mulberry	10	Co-dominant		Remove
1298	Acer platanoides	Norway Maple	32	Multi-stem		Remove
1299	Populus nigra	Black Poplar	11			Remove
1300	Quercus rubra	Red Oak	21	Dead/Hollow		Remove
1301	Quercus rubra	Red Oak	11	Multi-stem		Remove
1302	Quercus alba	White Oak	19	Dead/Hollow	Yes	Remove
1303	Acer platanoides	Norway Maple	10	Off-site, not tagged		Remove
1304	Acer platanoides	Norway Maple	10			Remove
1305	Robinia pseudoacacia	Black Locust	16	Topdied/Leaving	Yes	Remove
1306	Morus alba	White Mulberry	11			Remove
1307	Robinia pseudoacacia	Black Locust	19	Multi-stem		Remove
1308	Robinia pseudoacacia	Black Locust	10			Remove
1309	Morus alba	White Mulberry	11			Remove
1310	Acer platanoides	Norway Maple	9			Remove
1311	Pinus strobus	Black Cherry	16			Remove
1312	Pinus strobus	Norway Spruce	27			Remove
1313	Morus alba	White Mulberry	8			Remove
1314	Morus alba	White Mulberry	11			Remove
1315	Acer palmatum	Japanese Maple	12	Multi-stem		Remove
1316	Fraxinus americana	White Ash	29	Multi-stem		Remove
1317	Fraxinus americana	White Ash	36			Remove
1318	Fraxinus americana	White Ash	24			Remove
1319	Aster spicatus	White Ash	14			Preserve
1320	Fraxinus americana	White Ash	30			Remove
1321	Morus alba	White Mulberry	15			Preserve
1322	Fraxinus americana	White Ash	8			Remove
1323	Morus alba	White Mulberry	10			Remove
1324	Morus alba	White Mulberry	15			Remove
1325	Morus alba	White Mulberry	12			Remove
1326	Robinia pseudoacacia	Black Locust	10			Remove
1327	Robinia pseudoacacia	Black Locust	28	Multi-stem		Remove
1328	Morus alba	White Mulberry	12	Co-dominant trunk		Remove
1329	Pinus strobus	Black Cherry	8			Remove
1330	Pinus strobus	Black Cherry	10			Remove
1331	Quercus prinus	Chestnut Oak	43			Remove
1332	Quercus prinus	Chestnut Oak	39			Remove
1333	Fraxinus americana	White Ash	14			Remove
1334	Myrica pensylvanica	Southern Magnolia	16			Remove
1335	Robinia pseudoacacia	Black Locust	15			Preserve
1336	Robinia pseudoacacia	Black Locust	8			Remove
1337	Fraxinus pennsylvanica	White Ash	14			Remove
1338	Acer saccharum	Sugar Maple	25			Remove
1339	Liquidambar styraciflua	Sweetgum	24			Remove
1340	Quercus alba	White Oak	26	Vines growing on trunk		Remove
1341	Liquidambar styraciflua	Sweetgum	9			Remove
1342	Acer rubrum	Red Maple	9			Remove
1343	Liquidambar styraciflua	Black Locust	8			Remove
1344	Quercus alba	White Oak	20			Remove
1345	Fagus sylvatica	European Beech	4			Remove
1346	Fraxinus americana	White Ash	8			Remove
1347	Quercus prinus	Chestnut Oak	10			Remove
1348	Quercus alba	White Oak	16			Remove
1349	Acer rubrum	Red Maple	8	Vines growing on trunk		Remove
1350	Pinus strobus	Black Cherry	12	Vines growing on trunk		Remove
1351	Pinus strobus	Black Cherry	10	Vines growing on trunk		Remove
1352	Morus alba	White Mulberry	9			Remove
1353	Pinus strobus	Black Cherry	11	Vines growing on trunk		Remove
1354	Quercus prinus	Chestnut Oak	12			Remove
1355	Ilex opaca	American Holly	37			Preserve
1356	Robinia pseudoacacia	Black Locust	8			Remove
1357	Acer rubrum	Red Maple	8			Preserve
1358	Acer rubrum	Red Maple	9			Remove
1359	Quercus alba	White Oak	34			Preserve
1360	Quercus alba	White Oak	26			Preserve
1361	Quercus alba	White Oak	38			Preserve
1362	Quercus alba	White Oak	16	Dead	Yes	Remove
1363	Pinus strobus	Black Cherry	11			Remove
1364	Pinus strobus	Black Cherry	12	Trunk growing parallel to ground		Remove
1365	Pinus strobus	Black Cherry	16			Remove
1366	Pinus strobus	Black Cherry	9			Remove
1367	Pinus strobus	Black Cherry	18			Remove
1368	Liquidambar styraciflua	Sweetgum	15			Remove
1369	Liquidambar styraciflua	Sweetgum	15			Remove
1370	Quercus alba	White Oak	19			Remove
1371	Pinus strobus	Black Cherry	3	Topdied and Dead	Yes	Remove
1372	Fraxinus americana	White Ash	13	Topdied and Dead	Yes	Remove
1373	Robinia pseudoacacia	Black Locust	10	Topdied and Dead	Yes	Remove
1374	Robinia pseudoacacia	Black Locust	9	Topdied and Dead	Yes	Remove
1375	Pinus strobus	Black Cherry	18	Topdied	Yes	Remove
1376	Liquidambar styraciflua	Sweetgum	48	Topdied	Yes	Remove
1377	Quercus alba	White Oak	24	Topdied and Dying	Yes	Remove
1378	Amelanchier alnifolia	Eastern Red Cedar	30	Topdied and Dying	Yes	Remove
1379	Pinus strobus	Black Cherry	13	Topdied and Dead	Yes	Remove
1380	Gleditsia triacanthos var. inermis	Thornless Honey Locust	22	Topdied and Dying	Yes	Remove
1381	Quercus alba	White Oak	24	Topdied and Dying	Yes	Remove
1382	Sapindus saponaria	Common Sassafras	11	Topdied and Dying	Yes	Remove
1383	Acer rubrum	Red Maple	20			Preserve
1384	Quercus alba	White Oak	32	Dead	Yes	Remove
1385	Fraxinus americana	White Ash	27	Vines growing on trunk		Remove
1386	Pinus strobus	Black Cherry	20			Remove
1387	Robinia pseudoacacia	Black Locust	37	Multi-stem		Remove
1388	Liquidambar styraciflua	Sweetgum	10	Vines growing on trunk		Remove
1389	Liquidambar styraciflua	Sweetgum	10	Vines growing on trunk		Remove

Trees to be removed or preserved subject to change upon final engineering

OFF-SITE TREES 8" CALIPER & GREATER

TREE NO.	LATIN NAME	COMMON NAME	SIZE (DBH)	COMMENTS	POOR COPY?	PRESERVE/REMOVE?
1	Quercus rubra	Red Oak	22			Preserve
2	Quercus rubra	Red Oak	22			Preserve
3	Pinus strobus	White Pine	8			Preserve
4	Comus florida	Flowering Dogwood	8			Preserve
5	Comus florida	Flowering Dogwood	8			Preserve
6	Liquidambar styraciflua	Sweetgum	32			Preserve
7	Pinus strobus	White Pine	8			Preserve
8	Prunella pennsylvanica	Douglas Fir	8			Preserve
9	Fraxinus pennsylvanica	White Pine	3			Preserve
10	Pinus strobus	White Pine	9			Preserve
11	Pinus strobus	White Pine	9			Preserve
12	Fraxinus pennsylvanica	White Pine	17			Preserve
13	Quercus rubra	Red Oak	28			Preserve
14	Juniperus virginiana	Eastern Red Cedar	22			Preserve
15	Quercus alba	White Oak	24	Topdied, broken limbs	Yes	Remove
16	Liquidambar styraciflua	Sweetgum	15			Preserve
17	Taxus canadensis	Eastern Hemlock	10			Preserve
18	Acer glabrum	Red Maple	50	Crown dieback		Remove
19	Ilex opaca	American Holly	16			Preserve
20	Quercus rubra	Red Oak	22			Preserve
21	Liquidambar styraciflua	Sweetgum	14			Preserve
22	Quercus alba	White Oak	50			Preserve
23	Fraxinus americana	White Ash	22			Preserve
24	Quercus rubra	Red Oak	10			Preserve
25	Pinus strobus	Black Cherry	14			Preserve
26	Liquidambar styraciflua	Sweetgum	16			Preserve
27	Liquidambar styraciflua	Sweetgum	14			Preserve
28	Acer rubrum	Red Maple	15	Top of tree has snapped	Yes	Remove
29	Acer rubrum	Red Maple	45			Preserve
30	Robinia pseudoacacia	Black Locust	15	Dead, trunk has been cut	Yes	Remove
31	Acer saccharum	Sugar Maple	10			Preserve
32	Fraxinus pennsylvanica	White Ash	16			Preserve
33	Liquidambar styraciflua	Sweetgum	8			Preserve
34	Acer rubrum	Red Maple	20			Preserve
35	Robinia pseudoacacia	Black Locust	24			Preserve
36	Fraxinus pennsylvanica	Black Locust	48			Preserve
37	Quercus alba	White Oak	27			Preserve
38	Acer rubrum	Red Maple	17			Preserve
39	Quercus alba	White Oak	26			Preserve
40	Quercus rubra	Red Oak	29			Preserve
41	Quercus rubra	Red Oak	41	Crown dieback		Preserve
42	Liquidambar styraciflua	Sweetgum	12			Preserve
43	Quercus alba	White Oak	20			Preserve

DATE: 11/11/2011
 TIME: 10:00 AM
 DRAWN BY: Kyle Berseeth
 CHECKED BY: Kyle Berseeth
 SCALE: AS NOTED
 SHEET 13 OF 12
 ZMAP-12581

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REVISIONS

NOV 11 2011

THIS PLAN PREPARED AND/OR APPROVED BY A CERTIFIED ARBORIST

Kyle Berseeth
 Kyle Berseeth, ISA Certified Arborist
 #A-5175A

REASON FOR ADDENDUM

Since the publication of the staff report addendum dated June 28, 2012, the applicant submitted revised development plans and proffers. Based on those revisions staff conducted an additional review of the stormwater management outfall.

A reduced copy of the revised Conceptual/Final Development Plan (CDP/FDP) is included in the front of this report. The only revision to the CDP/FDP evaluated in the Staff Report Addendum dated June 28, 2012, is Sheet 8 related to stormwater management outfall. Appendix 1 contains the revised proffers blacklined to show revisions from the proffers in the staff report addendum dated June 28, 2012. Proffer 1 was updated to reflect the revised date of the CDP/FDP. Proffer 5 was modified to provide additional information to the future residents about the stormwater management pond maintenance and information related to controlling invasive species. Proffers 6 and 7 were amended to address maintenance of the portion of the driveway for Lot 4 within the future interparcel access. Proffer 11 was revised to permit "embellished" decks to encroach into the rear yard for Lot 1. Proffer 21 states that the applicant will utilize option #2 for stormwater outfall, which would direct the stormwater into an existing drainage system, unless it is not technically or economically feasible. If the applicant utilizes another outfall option the applicant will reach out to off-site property owners to inform them of potential impacts to their property frontage or right-of-way adjacent to their property. The proffer also details maintenance responsibilities before and after bond release. Proffer 27 was amended to add removal of diseased trees. Proffer 34 was revised to change the location of the off-site park contribution. Exhibit A of the proffers was modified to include additional versions (side load garages) of the house architecture. The Development Conditions were modified to reflect the new date of the Final Development Plan and are contained in Appendix 2. A revised stormwater management review was done based on the revised plans and is contained in Appendix 3.

This addendum focuses on the revisions submitted since the staff report addendum dated June 28, 2012. Staff's review of the application and conclusions provided from the previous addendum remain still valid and unchanged, unless specially noted in this report.

DESCRIPTION OF THE APPLICATION

The applicant, Kettler Sandburg, LLC, continues to request approval to rezone 2.28 acres from the R-1 District to the PDH-3 District to permit the development of six single-family detached dwelling units. The proposed development would result in a density of 2.63 dwelling units per acre (du/ac) and 26% open space.

Waivers and Modifications

The applicant requests a deviation from the tree preservation target requirement in favor of the tree preservation shown on the CDP/FDP.

The applicant requests a waiver of the requirement that private streets within a development be limited to those streets which are not required or designed to provide access to adjacent properties.

DESCRIPTION OF THE CONCEPTUAL/FINAL DEVELOPMENT PLAN (CDP/FDP) (copy included at the front of the report.

The CDP/FDP titled: "Porter at Sandburg Street" was submitted by Urban LTD. consisting of 12 sheets dated November 2011 as revised through July 23, 2012. The revision to Sheet 8 is discussed below.

The applicant is now proposing three options for providing adequate stormwater outfall in accordance with the Public Facilities Manual (PFM). Option #1 involves discharging into the existing culvert crossing Idlywood Road and continuing along Sandburg Street in a southwesterly direction. This was the outfall option previously depicted; however, the applicant has provided additional detail for this option. The existing outfall on Sandburg Street is currently not adequate and an improvement will need to be made in the right-of-way. The improvement is required by the PFM to accommodate outfall from the development so the outfall will not fail. Option #1A would consist of a roadside ditch being constructed and Option #1B would consist of curb and gutter and an underground storm drain being installed with inlets along the road. Option #2 proposes to direct runoff east across Sandburg Street in an underground storm drain to the existing storm drainage system located along the north side of Idylwood Road. Option #3 involves the utilization of the detention method as defined by the PFM which may require the expansion of the proposed stormwater management facility and additional infiltration measures as well as potential off-site improvements.

ANALYSIS

Stormwater Management (Appendix 3)

There is no Resource Protection Area (RPA) or floodplain on-site. The subject property falls within the Cameron Run Watershed. Downstream drainage complaints have recently been filed by the property owners of 2415 and 2419 Sandburg Street located at the south-east corner of the intersection of Sandburg Street and Idylwood Road. The owner of 2419 Sandburg Street has the concern of flooding and clay sediment deposit in its basement.

An infiltration system described as a storm chamber or an equivalent type vault is shown on the southern portion of the site adjacent to Idylwood Road. The facility will accommodate a 25-year storm event, compared to the 10-year storm event required by the Public Facilities Manual (PFM). The net result is a 35% reduction in stormwater flow from the site during the 25-year storm event and 46% reduction in stormwater flow from the site during the 10-year event. Staff notes that the proposed system would require approval of a modification of the Public Facilities Manual (PFM) requirement at the time of site plan. The applicant will also be requesting a site plan modification to allow 0.20 acres of drainage area from the northern portion of the site to be treated by the proposed facility. The applicant proposes to meet the BMP requirements via the underground infiltration facility and tree conservation areas. Forty

percent phosphorous removal is required and it is calculated that the applicant will provide 51% phosphorous removal.

The applicant shows a stormwater outfall narrative and description of the outfall to 100 times the contributing drainage area. With the revised plat, the engineer has proposed three different options to meet the adequate outfall requirement of PFM for the proposed development. The first option (1A) is to provide a roadside ditch along the western side of the Sandburg Street between the intersection of Sandburg Street and Idylwood Road to the intersection of Sandburg Street and North Park Street where there is no roadside ditch or storm sewer system currently. An alternative to this option is to provide a combination of curb and gutter and storm sewer pipes (Option 1B) on the same side and the same extent as mentioned in Option 1A. While both of these alternatives may benefit the residents along Sandburg Street by providing an adequate outfall condition that does not exist today, these alternatives would also have the most impact along the road frontage with the installation of the ditch section or provision of curb and gutter and drain within Virginia Department of Transportation (VDOT) right-of-way. If landscaping or other residential improvements are removed within the right-of-way for the stormwater improvements, VDOT may not allow the landscaping to be re-established. The applicant has proffered to utilize the second option to connect the outlet pipe from the site to the existing drainage system on the north of the Idylwood Road flowing in an easterly direction. This option would be subject to there being adequate outfall within that existing system and the ability to connect to the system due to an existing waterline main located in Sandburg Road. The final option would be the detention method which will require a larger area to accommodate a larger infiltration facility. The detention method would still require adequate outfall to be provided off-site, which could mean off-site improvements along Sandburg Street. The difference between Option #3 and Option #1 is that the release would be slower over a longer period of time. In the event the detention method requires substantial changes to the layout of the lots, open space or tree save area a proffered condition amendment may be necessary.

CONCLUSIONS AND RECOMMENDATIONS

Staff Conclusions

The applicant has explored multiple options to address stormwater outfall and is working towards a solution that will satisfy the provisions of the PFM as determined by the Department of Public Works and Environmental Services (DPWES) and will not adversely impact adjacent residents. As stated in the previous staff report, in staff's opinion, the applicant has adequately addressed the residential development criteria, general and design standards for a planned district.

Recommendations

Staff recommends approval of RZ 2010-PR-019 and the associated Conceptual Development Plan (CDP), subject to the execution of proffers consistent with those contained in Appendix 1 of the staff report.

Staff recommends approval of FDP 2010-PR-019, subject to the proposed Final Development Plan conditions contained in Appendix 2 of the staff report and the Board of Supervisors approval of RZ 2010-PR-019 and the associated Conceptual Development Plan.

Staff recommends approval of a deviation of the tree preservation target requirement in favor of that shown on the CDP/FDP.

Staff recommends approval of a waiver of the Section 11-302 (1) of the Zoning Ordinance requirement that private streets within a development shall be limited to those streets which are not required or designed to provide access to adjacent properties.

It should be noted that it is not the intent of the staff to recommend that the Board, in adopting any conditions, relieve the applicants/owner from compliance with the provisions of any applicable ordinances, regulations, or adopted standards; and that, should this application be approved, such approval does not interfere with, abrogate or annul any easements, covenants, or other agreements between parties, as they may apply to the property subject to this application.

It should be further noted that the content of this report reflects the analysis and recommendations of staff; it does not reflect the position of the Board of Supervisors.

APPENDICES

1. Proffers
2. Final Development Plan Conditions
3. Stormwater Management Review

PORTER AT SANDBURG STREET

RZ 2010-PR-019
KETTLER SANDBURG LLC
PROFFERS~~June 20,~~August 21, 2012

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owner who is the Applicant in this rezoning proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 39-4-((1))-46 and 47 (hereinafter referred to as the “Property”) shall be in accordance with the following conditions if, and only if, said rezoning request for the PDH-3 District is granted by the Board of Supervisors of Fairfax County, Virginia (the “Board”). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The Owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall supersede any and all previously approved proffers or conditions and shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

I. GENERAL

1. Substantial Conformance. Subject to the provisions of Articles 16 of the Zoning Ordinance, under which minor modifications to an approved development plan and proffers are permitted, the development shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Urban, Ltd. dated September 28, 2010 and revised through ~~June 20,~~July 23, 2012. It shall be

understood that the CDP shall be only those elements of the plans that depict the number and the general location of points of access, the amount and location of preserved open space and trees, peripheral setbacks, building restriction lines, limits of clearing and grading, building heights, the total number, type, uses and the general location of buildings and roads (the "CDP Elements"). The Applicant reserves the right to request a Final Development Plan Amendment ("FDPA") for elements other than the CDP elements for all or a portion of the FDP in accordance with Section 16-402 of the Zoning Ordinance, if such an amendment is in accordance with the approved CDP and these proffers.

2. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative examples attached as **Exhibit A**. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding, shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the exhibits attached. Further all units shall incorporate a minimum of 50% (not including trim, gutter, etc.) stone or brick materials on all front and side facades and rear of Lots 3 and 6. Horizontal cementitious siding (Hardy Plank) or architecturally equivalent shall be used for the remainder. Raised panel shutters shall be used on all windows for the front, side and rear facades of all units. All façades facing a public street or the private street shall be architecturally finished in a substantially similar manner to the front façade for that unit.

3. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final

architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Articles 16 and 18 of the Zoning Ordinance.

4. Lot Yield and Uses. The development shall consist of a maximum of six (6) single-family detached units.

5. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.

Further after establishing the HOA, but prior to issuance of a Non-RUP, the Applicant shall enter into a contract with an appropriate contractor for maintenance of the stormwater facility. Such contract shall be to maintain the stormwater facility until the HOA is turned over to the residents. At such time the Applicant shall also provide contact information and all records of such maintenance to the HOA along with written materials describing proper maintenance of the approved stormwater facility. Further, at such time, the Applicant shall also provide additional written materials to assist the HOA in identifying invasive species and maintaining the common area (including any tree save areas). Such written materials related to invasive species and common area maintenance shall be reviewed and approved by the Urban Forest Management Division, DPWES prior to submittal to the HOA.

6. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same. **A portion of the driveway for Lot 4 (at the end of the Private Street shown on the Plat) is located on common area to be conveyed to the HOA and shall be maintained by the HOA once such land is conveyed unless and until such common area is dedicated for a public street or becomes a private street pursuant to Proffer 15 and 16 below.**

7. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the possible extension of the private road to serve as an interparcel access and of maintenance responsibility for the private roadways, stormwater management facilities, common area landscaping, **the maintenance of the portion of the driveway for Lot 4 located on common area (as discussed above)**, and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures and an estimated budget for such common maintenance items.

8. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2012, 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.

9. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting

forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.

10. Length of Driveways. All driveways serving the residential single family units shall be a minimum of twenty feet (20') in length as measured outward from the face of the garage door to the edge of the sidewalk.

11. Decks and Similar Appurtenances. Decks, bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents. The HOA documents required above shall further stipulate that all decks be of a unified design subject to future modifications as determined by the HOA. In addition, all prospective purchasers shall be notified of the applicable County requirements as they pertain to matters of permitting and related construction requirements. **Further, regardless of the "Lot Typical" shown on the CDP/FDP, Lot 1 shall be permitted to have a deck (including all attached flower boxes, trellises, lattice work and similar embellishments) encroach up to 12 feet into the rear yard.**

II. TRANSPORTATION

12. Right-of-Way Dedication along Elm Place, Sandburg Street, and Idylwood Road. At the time of subdivision plan approval, or upon demand by VDOT or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple and in a form acceptable to the County Attorney, the right-of-way along the site frontage of Elm Place (Route #974), Sandburg Street (Route #936), and Idylwood Road (Route #695) as shown on the CDP/FDP.

13. Frontage Improvements. The Applicant shall provide onsite frontage improvements in the location and configuration shown on the CDP/FDP along the south side of Elm Place, the west side of Sandburg Street, and the north side of Idylwood Road. The frontage improvements generally consist of half section widening on Elm Place of approximately 14-feet from existing centerline with curb and gutter and sidewalk (as shown on the CDP/FDP) along the site frontage, half section widening on Sandburg Street with curb and gutter and sidewalk (as shown on the CDP/FDP) along the site frontage which will establish Sandburg Street as approximately 42-feet wide from curb to curb, and improvements to the Sandburg/Idylwood intersection consisting of an increased radius with a \pm 65-foot taper to be constructed with curb and gutter and installation of the trail along Idylwood Road as shown on the CDP/FDP. The final configuration of such improvements shall be determined by final engineering and associated approvals. The Idylwood Road taper described above is in close proximity to existing utility poles. In no event shall the configuration of the taper require relocation of the existing utility poles. The Applicant shall construct the taper described above as close possible to the existing utility poles as permitted by VDOT without requiring their relocation.

The Sandburg Street and Idylwood Road improvements shall be completed prior to issuance of the first residential use permit (RUP) for Lots 1-4. The Elm Street

improvements shall be completed prior to issuance of the first RUP for Lots 5 and 6. Further, upon demonstration by the Applicant that, despite diligent efforts by the Applicant, provision of a respective improvement has been unreasonably delayed by others, or by circumstances beyond the control of the Applicant, the Zoning Administrator may agree to a later date for the completion of each such improvement.

14. Private Street/Street Reservation. The internal private street shall be constructed as shown on the CDP/FDP consistent with public street standards in accordance with the Fairfax County Public Facilities Manual (PFM), subject to DPWES approval. However, in accordance with PFM 9.0202.J (1) and (6) the private street shall not be required to provide an emergency turn around. The Applicant shall install a sign at the terminus of the private street indicating the possibility of a future extension of the street. The sign and its language shall be in accordance with the appropriate plate in the PFM, subject to DPWES approval. In addition, at the time of site plan/subdivision plan approval, the Applicant shall reserve the right-of-way for public street purposes for an interparcel connection to the property line with Tax Map 39-4-((1))-48. Such reservation shall only be dedicated to Fairfax County in the event the property to the west (Tax Map 39-4 ((1)) 48) is rezoned or subdivided and the reservation area is needed to create a public street, as determined by FCDOT and VDOT in consultation with the Zoning Administrator at the time of rezoning approval or subdivision approval and such dedication of right-of-way shall be upon demand in fee simple and in a form acceptable to the County Attorney.

15. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement

running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private street as generally shown on the CDP/FDP.

16. Escrow for Interparcel Connection. As shown on the CDP/FDP, the proposed private street does not extend to the Property line. Prior to issuance of a RUP on the Property, the Applicant shall escrow with Fairfax County sufficient funds to extend the private street, constructed to public street standards, to the Property line adjacent to Tax Map 39-4 ((1)) 48. The amount, type and form of the surety shall be determined by DPWES Bonds and Agreement Branch and the Office of the County Attorney and shall be in accordance with the Fairfax County Bond and Price estimates in effect at the time of the escrow. In the event Tax Map 39-4 ((1)) 48 is rezoned without utilizing the interparcel connection, the escrow shall be used for transportation or pedestrian improvements in the vicinity of the project.

17. Future Interparcel Access. In the event the property to the west (Tax Maps 39-4 ((1)) 48) is rezoned with a private street interparcel access the Applicant (or successor HOA) shall grant all easements necessary for inter-parcel access to the properties to the west (Tax Maps 39-4 ((1)) 48), in addition to the public access easement above, subject to the following conditions:

- Except for the escrow described above, completion of construction of the connection on the Property shall be undertaken by the owner of the adjacent parcels at their sole expense; and
- As a condition of use, the owner of the adjacent parcels shall enter into an ongoing maintenance agreement to provide an equitable pro-rata contribution to the Applicant (or successor HOA) for the maintenance of the private street based on published Institute of

Transportation Engineers (ITE) trip generation rates for the proposed interparcel connection, as approved by FCDOT. As an alternative, either the Applicant (or successor HOA) may agree to annexation by the adjacent future common association provided that future common association assumes full maintenance responsibilities for the private street.

III. CONSTRUCTION

18. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of initial construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays. This shall be disclosed to all contractors and sub-contractors who perform work on the subject property during site construction.

19. Construction Management. Prior to the commencement of construction on the property, the Providence District Supervisor and the presidents or other representatives of the homeowners associations as requested by the Supervisor shall be provided with the name, title and phone number of a person to whom comments and/or complaints regarding construction activities may be directed. Such correspondence shall be sent by US Mail, return receipt requested and copies of the receipts and responses shall be made available to County Staff upon request. A sign with this information shall be posted on-site prior to the commencement of construction and shall be updated and shall be retained on the site through all construction activities. A response to the

comments/complaints made shall be provided within 3 business days of receipt. If the comment is of an emergency nature it shall be addressed within the next business day.

20. Erosion & Sedimentation Controls. To ensure off-site properties are not impacted by silt or associated run-off, the Applicant shall design and implement siltation control mechanisms that shall include “super silt” fencing or similar procedures as determined by DPWES. The functioning and integrity of all erosion and sedimentation controls (E&S controls) required by DPWES shall be inspected, by the Applicant or their designated representative, no later than the next business day following each storm event during the period of construction on-site. If the E&S controls have been damaged or breached, the E&S controls shall be repaired in accordance with the requirements of the Fairfax County Public Facilities Manual as determined by DPWES.

IV. ENVIRONMENTAL

21. Stormwater Management Facilities and Best Management Practices. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not limited to the following: rain gardens, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices (“BMPs”) shall be provided as generally depicted on the CDP/FDP. Adequate outfall shall be demonstrated in accordance with the PFM as determined by DPWES.

All SWM and BMP facilities shall be properly maintained on the Property in a manner determined by DPWES. The requirements for maintaining the SWM facility shall be in a standard maintenance agreement between the County and the Applicant who

is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with the recorded maintenance agreement. As noted on the CDP/FDP, the SWM facility is designed to detain a 25-year storm event in accordance with calculations shown on the CDP/FDP, which is in excess of the 10-year storm event required by the PFM. As noted on the CDP/FDP, the SWM facility is also designed to retain 23% of the water associated 10-year storm event utilizing infiltration in accordance with the calculations shown on the CDP/FDP, even there is no retention requirement provided by the PFM.

In addition, it shall be further demonstrated to DPWES at the time of subdivision plan submission that the adequate outfall requirements shall be met in accordance with the options (1A, 1B, 2 and 3) shown on the adequate outfall narrative on Sheet 8 of the CDP/FDP. Option #2, east along the north-side of Idlywood Road, shall be utilized unless it is demonstrated after consultation with the Providence Magisterial District Supervisor and to the satisfaction of DPWES that for reasons beyond the Applicant's control and based on sound engineering principles, other options identified in the CDP/FDP must be utilized to meet the adequate outfall requirements. In the event other options are utilized, the Applicant shall provide community outreach plan to inform any off-site owners about potential impacts to their property frontage, if applicable, including the VDOT standards for improvements within the public right-of-way.

Further, to fulfill this requirement, the Applicant also reserves the right to install additional onsite SWM and BMP facilities on the Property, provided the same are in substantial conformance with the CDP/FDP, or at off site locations. Said facilities may consist of a rain garden, an infiltration trench, a combination thereof, or other type of facilities as reviewed and approved by DPWES. Any additional off site SWM or BMP facilities shall be installed prior to installation of sedimentation controls associated with development of Property.

All SWM and BMP facilities shall be properly maintained on the Property in a manner determined by DPWES in accordance with adopted standards for the same. Should any deficiencies in the existing SWM or BMP facilities be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in accordance with an issued DPWES punchlist.

If DPWES, prior to bond release, determines that the SWM or BMP facilities on the Property or at such off site locations as may be permitted pursuant to these proffers, are properly constructed and installed but are not detaining the quantity of stormwater described on the plans governing the facilities' approval, and the reduced detention is attributable to incorrect assumptions in the methodology or approach relied upon during the facilities' approval, then the Applicant shall repair or upgrade the existing SWM and BMP facilities on the Property to attain the quantity and quality of stormwater runoff described in the CDP/FDP and reflected on any approved site plan, subject to the review and approval of DPWES.

22. BMP Maintenance. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper

maintenance of the approved BMPs in accordance with the PFM and County guidelines as well as provide an estimated budget for future maintenance.

23. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES, a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. Maintenance responsibilities for the landscaping shall be disclosed in the homeowners' association documents.

24. Energy Conservation. At minimum, each new dwelling unit shall satisfy one of the following certifications: (A) Earth Craft. The new dwelling units shall be constructed to achieve certification in accordance with the EarthCraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of the RUP for each new home; or (B) ENERGY STAR Qualified Homes. The new dwelling units shall be constructed to achieve qualification in accordance with ENERGY STAR® for Homes. Such qualification will be demonstrated 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 which shows that each dwelling unit has attained the ENERGY STAR® for Homes qualification prior to the issuance of the RUP for each dwelling.

25. Noise Mitigation for Lot 1. Lot 1 (the lot closest to Idylwood Road) shall be constructed using building materials, screening or fencing to ensure that a maximum interior noise level of approximately 45 dBA Ldn and a maximum rear yard noise level of 65 dBA Ldn shall be achieved. The Applicant may pursue other noise mitigation methods if it can be demonstrated pursuant to an independent noise study, subject to review and approval by DPWES in consultation with DPZ, that these alternative methods will be effective in reducing noise levels to a maximum interior noise level of approximately 45 dBA Ldn and a maximum rear yard noise level of 65 dBA Ldn.

V. TREE PRESERVATION

26. Tree Preservation Plan. The applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent submissions of the site plan review process. The preservation plan and narrative shall be prepared by a Certified Arborist 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 on and off-site trees, living or dead with trunks 10 inches in diameter and greater (measured at 4 1/2 -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 in the area to be left undisturbed and within 25 feet of the limits of clearing and grading, and in the disturbed area and within 10 feet 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 CDP/FDP 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 12-0506 and 12-0508. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, including but not limited to: crown pruning, root pruning along the limits of clearing (LOC), mulching, fertilization, installation of welded wire tree protection fencing and others as necessary, shall be included in the plan.

27. Tree Preservation Walk-Through. The Applicant shall retain the services of a certified arborist 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 as part of the tree preservation plan. During the tree preservation walk-through meeting which shall occur prior to the commencement of construction, the Applicant's certified arborist 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 diseased (e.g. from an Ash Borer), dead or dying may be removed as part of the clearing operation as shown on the CDP/FDP as having died. 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

28. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. 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.

29. Tree Preservation Fencing. 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.

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.

30. Root Pruning. The Applicant shall root prune after the tree preservation walk-through, 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 site 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:

- Root pruning shall be done with a trencher or vibratory plow to a depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

31. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or registered consulting arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD

approvals. Written status reports detailing observations and stating conformance and/or violation regarding required protection and control measures shall be submitted to UFMD following monitoring visits. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

32. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy

cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

VI. RECREATION AND CULTURAL

33. On-Site Park Authority Contributions: The Applicant shall contribute \$1,700 per dwelling unit upon issuance of a RUP to the Fairfax County Board of Supervisors to provide recreational facilities to serve the Property. The Applicant shall receive credit against such contribution for the cost of on-site recreational facilities, as approved by DPWES, which may include, but not be limited to the cost of improvements for outdoor seating areas, pedestrian trails (except those shown on the Comprehensive Plan), gazebos, plazas and other similar facilities.

34. Off-Site Park Authority Contributions: In addition the Applicant shall contribute \$2,232.50 per dwelling unit upon issuance of the building permit for each unit to the Fairfax County Board of Supervisors ~~for transfer to Fairfax County Park Authority for use at South Railroad Street Park or other~~ to be used for off-site recreational facilities at Dunn Loring Park or other facilities intended to serve the future residents, as determined by FCPA ~~in consultation with the Supervisor for the Providence District~~ in consultation with FCPA.

35. Photographic Documentation of the Existing Property. Prior to any land disturbing activities on the Property, the Applicant shall photographically document the interior and exterior of the existing structures, including but not limited to documentation of landscape features, a sketch plan of the site showing existing features and structures, interior floorplans, and plan showing the number and angle of photographic views. Prior to initiation of such documentation, the Applicant's consultant shall meet with the Department of Planning Zoning (DPZ) historic preservation planner to finalize the appropriate specific methodology for such documentation and such approved methodology shall be utilized by the consultant. At minimum such methodology shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views. Any photographs or other documentation shall be contributed to DPZ and directly to the Virginia Room of the Fairfax County Public Library for curation, with the intent that such photographs will be available for exhibit in the Dunn Loring area or the Virginia Room of the Fairfax County Public Library. The Applicant shall provide written documentation to DPZ that the required documentation has been submitted to the Virginia Room.

36. Archaeological Survey. Prior to any land disturbing activities on the Property, the Applicant shall conduct a Phase I and/or Phase II Archeological Survey, if determined appropriate by Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMP) archaeological investigation of the site to identify and evaluate archaeological resources that are known and predicted to be present on the property. Prior to initiation of such study, the Applicant's consultant shall meet

with CRMP to determine the methodology to be used in the study. Such methodology as approved by CRMP, shall be utilized by the consultant. A minimum of one month prior to commencement of the field work portion of the study, CRMP shall be notified, and CRMP staff shall be permitted to make field visits to observe the work in progress. Upon completion of field work, a field meeting shall be held with CRMP on-site to review the findings and for CRMP to make recommendation for future study if necessary.

If significant archaeological resources are discovered, as determined by CRMP, CRMP shall notify Applicant, in writing within thirty (30) days of the on-site meeting to undertake a Phase III data recovery. A research design for the Phase III prepared in consultation with CRMP, including appropriate methodology, shall be utilized. Upon completion of the study, an archaeological technical report shall be prepared per the Virginia State and Federal guidelines. Any artifacts, photographs, field notes, or other documentation shall be contributed to CRMP for curation, with the intent that such artifacts will be available for exhibit in the Dunn Loring area.

VII. OTHER

37. Temporary Signage. No temporary signs (including "popsicle" style paper or cardboard signs) which are prohibited by Article 12 of the Zoning Ordinance, and no signs which are prohibited by Chapter 7 of Title 33.1 or Chapter 8 of Title 46.2 of the Code of Virginia shall be placed on or off-site by the Applicant or at the Applicant's direction to assist in the initial marketing and sale of homes on the subject Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or sale of residential units on the subject Property to adhere to this proffer.

38. School Contribution. A contribution of \$4,689 per dwelling unit shall be made to the Board of Supervisors for transfer to FCPS and designated for capital

improvements for schools serving the subject property. The contribution shall be made at the time of, or prior to, issuance of the Building Permit for each unit. The contribution shall be directed toward projects within the Marshall High School Pyramid and/or Cluster II.

39. Affordable Dwelling Units. Prior to the issuance of the first Building Permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the sales price of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first Building Permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area, in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

40. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever 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. At the time of initial purchase, additional Universal Design options shall be offered to each purchaser at the purchaser's sole cost. These additional options may include, but not be limited to, one no-step pathway into the house, 36-inch-wide doorways and/or zero-threshold doorways.

41. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's

successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

Kettler Sandburg LLC

(Contract Purchaser of Tax Map No. 39-4-((1))-46,47

By: _____
Name: Robert C. Kettler
Title: Manager

Susan H. Porter

(Owner of Tax Map No. 39-4-((1))-46 and 47)

Mara Miles

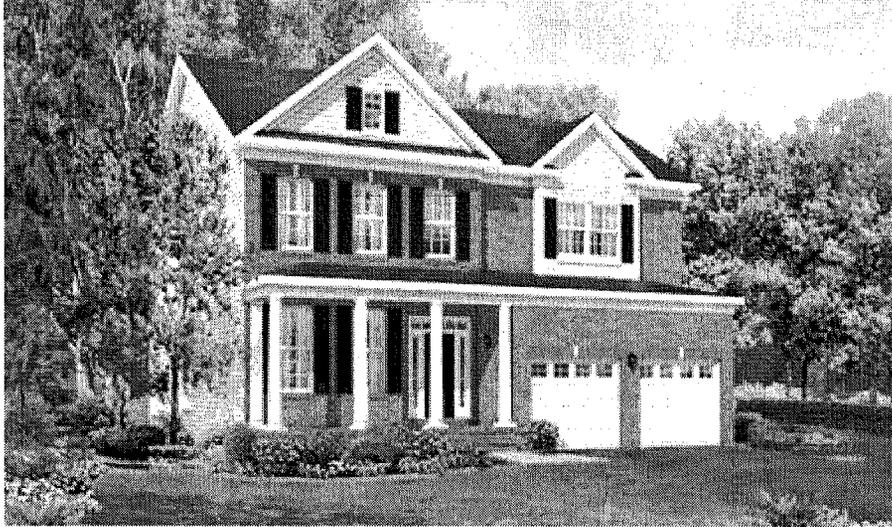
(Title Owner of Tax Map Nos. 39-4-((1))-46, 47)

Daniel M. Porter

(Owner of Tax Map Nos. 39-4-((1))-46 and 47)

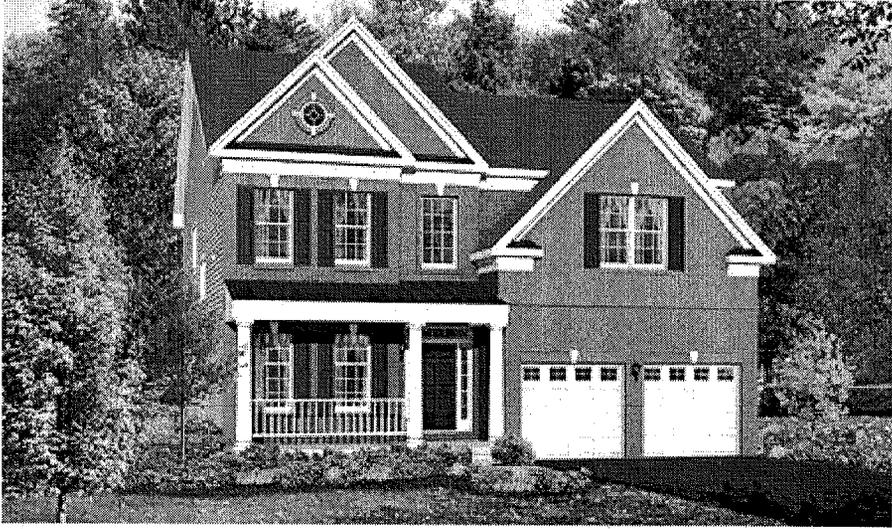
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EXHIBIT A













32923653.13 32923653.16

PROPOSED DEVELOPMENT CONDITIONS

FDP 2010-PR-019

August 30, 2012

If it is the intent of the Planning Commission to approve FDP 2010-PR-019 located at Tax Map 39-4 ((1)) 46 and 47, to permit a residential development consisting of six single-family detached dwelling units, then staff recommends that the Planning Commission condition the approval by requiring conformance with the following development conditions:

1. Development of the property shall be in substantial conformance with the CDP/FDP entitled "Porter at Sandburg Street" consisting of 12 sheets prepared by Urban, Ltd., dated September 28, 2010, as revised through July 23, 2012.

The proposed conditions are staff recommendations and do not reflect the position of the Planning Commission unless and until adopted by that Commission.



County of Fairfax, Virginia

MEMORANDUM

DATE: July 25, 2012

TO: William Mayland, Staff Coordinator
Zoning Evaluation Division
Department of Planning and Zoning

FROM: Durga Kharel, P.E., Senior Engineer III
Central Branch
Site Development and Inspections Division (SDID)
Department of Public Works and Environmental Services

SUBJECT: Rezoning Application #RZ 2010-PR-019; Porter at Sandburg Street;
Generalized Development revised July 24, 2012; Cameron Run Watershed;
LDS Project #020658-ZONA-001-1; Tax Map #039-4-01-00-0046 and 039-4-01-00-0047; Providence District

We have reviewed the subject application and offer the following stormwater management comments.

Chesapeake Bay Preservation Ordinance (CBPO)

There is no Resource Protection Area (RPA) on the site.

Floodplain

There are no regulated floodplains on the site.

Downstream Drainage Complaints

Drainage complaints have recently been filed by the property owners of 2415 and 2419 Sandburg Street located at the south-east corner of the intersection of Sandburg Street and Idylwood Road. 2419 Sandburg Street has the concern of flooding and clay sediment deposit in its basement.

Stormwater Quantity and Quality Control

Applicant proposed satisfying stormwater detention and water quality control requirements for this project by an infiltration trench and a conservation easement. The proposed stormchamber are permitted with separate PFM modification request subject to approval by SDID. Please also be advised that some stackable modular plastic units such as RainTank, RainStore, StormTank etc. are prohibited by the County until further notice (Moratorium dated February 09, 2012).

Department of Public Works and Environmental Services
Land Development Services, Environmental and Site Review Division
12055 Government Center Parkway, Suite 535
Fairfax, Virginia 22035-5503
Phone 703-324-1720 • TTY 711 • FAX 703-324-8359



Soil report prepared by ECS recommends a design infiltration of 1.4 inches per hour for the proposed infiltration trench near the southern part of the project area. Preliminary design proposes an infiltration trench with 2,975 square feet. The concentrated runoff shall be treated before entering to the infiltration facility.

For purposes of BMP efficiencies, "open space" in residential areas is defined as perpetually undisturbed Homeowners Association (or "common") areas placed in conservation easements and without other encumbrances. Open space used for BMP credit, which is not already in a floodplain easement, shall be placed in a recorded conservation easement with metes and bounds which shall also be shown on the plat. Open space used for BMP credit should be delineated on the plan sheets with the note "*Water quality management area. BMP credit allowed for open space. No use or disturbance of this area is permitted without the express written permission of the Director of the Department of Public Works and Environmental Services*". {PFM § 6-0402.8C}

Downstream Drainage System

The applicant shows a stormwater outfall narrative and description of the outfall to 100 times the contributing drainage area. With the revised plat, the engineer has proposed three different options to meet the adequate outfall requirement of PFM for the proposed development. First option is to provide a roadside ditch along the western side of the Sandburg Street between the intersection of Sandburg Street and Idylwood Road to the intersection of Sandburg Street and North Park Street where there is not any roadside ditch or storm sewer system currently. The second option is to provide a combination of curb and gutter and storm sewer pipes on the same side and the same reach mentioned in the preceding sentence. The third option proposed is to connect the outlet pipe from the site to the existing drainage system on the north of the Idylwood Road flowing in an easterly direction, if found adequate. The applicant also has stated that if it is determined that the outfall is inadequate during final engineering design; the detention method will be used per PFM 6-0203.4C. Please be advised that a larger outlot area may be required to accommodate a larger infiltration facility to meet the requirement of detention method. Please also note that a concentrated stormwater runoff leaving a development site shall be discharged directly into a clearly defined natural or man-made receiving channel, pipe or storm sewer system even for the detention method per PFM 6-0203.4C.

Page 3

For all three options a drainage diversion is proposed that will increase runoff to the southern outfall and decrease it from the northern outfall. Conditions on PFM § 6-0202.2A(4) need to be addressed before a diversion can be approved in the plan.

Please contact me at 703-324-1720 if you require additional information.

DK/

cc: Don Demetrius, Chief, Watershed Projects Evaluation Branch, SPD, DPWES
Judy Cronauer, Chief, Central Branch, SDID, DPWES
Hani Fawaz, P.E., Senior Engineer III, SDID, DPWES
Zoning Application File

