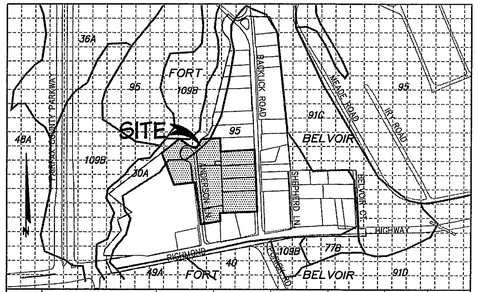
CONCEPTUAL / FINAL DEVELOPMENT PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2012-MV-007



SOIL #	SERIES NAME	FOUNDATION SUPPORT	SUBSURFACE DRAINAGE	SLOPE STABILITY	EROSION POTENTIAL	PROBLEM CLASS	GEOTECH REPORT REQ'D
30A	CODORUS AND HATBORO	POOR	POOR	GOOD	LOW	A	YES
95	URBAN LAND	N/A	N/A	N/A	N/A	N/A	YES

SOILS MAP/DATA

SCALE : 1" = 500'

REVISIONS

NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) MODIFIED WAIVER REQUEST; REVISED SITE TABS (2-5) REVISED AREA SUBJECT TO REZONING (5) REVISED CLEARING LIMITS, FRONTAGE IMPROVEMENTS, NO. OF UNITS, AREA OF RETAIL, OPEN SPACE AREAS (6 & 8) NEW SHEETS (7) REVISED GARAGE CROSS-SECTION (9) ADDITIONAL LANDSCAPING; REVISED TREE COVER CALCS (10 & 11) ADDED TREE (12) REVISED CALCULATIONS	6-12-12
2.	(1) REVISED SITE TABS (2-5) REVISED AREA SUBJECT TO REZONING (5) REVISED CLEARING LIMITS, BUILDING FOOTPRINT, PARKING LAYOUT, REMOVED BACKLICK RD. ENTRANCE (6) REVISED LANDSCAPING & FUTURE PED. CONNECTION (7 & 8) REVISED CROSS-SECTIONS (9) REVISED LANDSCAPING & TREE COVER CALCS (10 & 11) ADDED TREES TO BE SAVED (12) REVISED OUTFALL NARRATIVE (13) NEW SHEET	7-31-12
3.	(1) REVISED SITE TABULATIONS & WAIVER REQUESTS (5) REVISED BLDG. FOOTPRINT & PARKING; ADDED SIDEWALK ALONG ANDERSON LN., L.I.D. AMENITIES & BUFFER (6) REV. PARKING, LANDSCAPING & FUT. PED. CONNECTION (7 & 8) REVISED CROSS-SECTIONS (9) REVISED LANDSCAPING & TREE COVER CALCS (10 & 11) TREE #31 TO BE REMOVED (12) ADDED CONSERVATION EASEMENT; REV. CALCULATIONS (13) REVISED ELEVATIONS (14) NEW SHEET	9-26-12
4.	(1) REVISED MULTI-FAMILY FLOOR AREA (5) REVISED BUILDING FOOTPRINT (6) REVISED FUTURE CONNECTION W/ROUTE 1 WIDENING (7) REVISED CROSS-SECTION (9) REVISED LANDSCAPING (13) REVISED ELEVATIONS (14) REVISED HEIGHT	10-3-12

NO CHANGES, OTHER THAN THOSE SPECIFIED ABOVE, HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

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

☒ 1. Plat is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').

☒ 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond spillways, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 5.

☒ 3. Provide :

Facility Name/ Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Footprint area (sf)	Storage Volume (cf)	If pond, dam height (ft)
UGS #1	1.73	–	1.73	960	3,841	N/A
UGS #2	2.24	0.56	2.80	1,600	4,801	N/A
Totals	3.97	0.56	4.53	2,560	8,642	N/A

☒ 4. Onsite drainage channels, outfalls, and pipe systems are shown on Sheet 5. Pond inlet and outlet pipe systems are shown on Sheet 5.

☒ 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5. Type of maintenance access road surface noted on the plat is asphalt.

☒ 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 9.

☒ 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 12.

☒ 8. A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 12.

☒ 9. A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 12.

☒ 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheets 1 & 2.

☒ 11. A submission waiver is requested for N/A

☒ 12. Stormwater management is not required because N/A

NOTES

1. THE PROPERTIES DELINEATED ON THIS PLAN ARE LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBERS 109-1((1)) 5-9 & 13-16. THE SITE IS CURRENTLY ZONED R-3, R-20, C-5 & C-8. THE PROPOSED ZONE IS PRM.

2. THE SUBJECT PROPERTIES HEREON ARE CURRENTLY UNDER THE OWNERSHIP OF :

TAX MAP PCL.	OWNER	DEED BOOK	PAGE	AREA (in SF)	ZONING DIST.
109-1((1))5	RAYMOND T. HICKS	11313	1496	40,150	R-3
6	MELVIN L. & DIXIE C. GOSS	19477	314	29,426	R-3
7	EASTWOOD PROPERTIES, INC.	22140	884	1,223	R-3
8	DAVID WARREN PRICE & KARON CAMP	6299	687	44,278	R-20
9	CHRISTINE K. BONNIKSEN	7507	619	13,208	R-20/C-5
13	THO THI NGUYEN & ANH MINH TRAN	18100	2066	34,645	R-3/C-5/C-8
14	THOMAS & NATALIE A. COOK	20296	1042	21,890	R-3
15	EDWARD J. WALL JR.	16043	1049	21,611	R-3
16	SILAS BROWN	11676	1314	24,281	R-3

3. BOUNDARY AND TOPOGRAPHIC INFORMATION TAKEN FROM AN AERIAL SURVEY PREPARED BY McKENZIE SNYDER, DATED DECEMBER 2010, AND FIELD-VERIFIED BY CHARLES P. JOHNSON & ASSOCIATES IN MAY 2011. CONTOUR INTERVAL EQUALS ONE FOOT NGVD 1929.

4. THERE IS A 100-YEAR FLOODPLAIN ON THIS SITE. A FLOODPLAIN STUDY HAS BEEN APPROVED FOR THIS PROJECT (5224-FP-01-2).

5. THERE IS A RESOURCE PROTECTION AREA (RPA) AND AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL BE REQUIRED. AN RPA DELINEATION WILL BE SUBMITTED SEPARATELY.

6. TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.

7. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.

8. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.

9. ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.

10. SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.

11. EXISTING STRUCTURES ARE TO BE REMOVED. CONSTRUCTION DATES OF THE EXISTING DWELLINGS :
    109-1((1)) 5 – 1935 14 – 1925
    6 – 1935 15 – 1903
    8 – 1900 16 – 1925
    9 – 1935

12. THERE ARE NO ZONING OVERLAY DISTRICTS FOR THIS SITE.

13. NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-308. SEE THIS SHEET FOR CALCULATIONS.

14. AFFORDABLE DWELLING UNITS (ADUs) ARE REQUIRED FOR THIS PROJECT. SEE THIS SHEET FOR CALCULATIONS.

15. TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 116.4, 302.4, AND 355; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 672-10-1 – VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280; TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS OR CONTAINERS.

16. IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE MIXED-USE DEVELOPMENT AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT AS NOTED BELOW :
    - A MODIFICATION OF THE TRANSITIONAL SCREENING REQUIREMENT AGAINST 109-1((1))27-30 IS HEREBY REQUESTED.
    - A WAIVER OF THE BARRIER REQUIREMENT AGAINST 109-1((1))18, 27-30 & (PART OF) 17 IS HEREBY REQUESTED.
    - A WAIVER TO ALLOW UNDERGROUND DETENTION FOR STORMWATER MANAGEMENT IN A RESIDENTIAL DEVELOPMENT, IN ACCORDANCE WITH PFM §6-0303.8, WILL BE REQUIRED, AND WILL BE SUBMITTED SEPARATELY TO DPW&ES.

17. PROPOSED PUBLIC IMPROVEMENTS :
    - WATER SERVICE TO BE PROVIDED BY EXISTING MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE
    - SANITARY SERVICE TO BE PROVIDED BY EXISTING 8" MAINS LOCATED IN BACKLICK ROAD AND ANDERSON LANE

18. PARKING SPACES WILL BE PROVIDED AS GENERALLY SHOWN ON THE PLAN. THE NUMBER OF PARKING SPACES MAY BE INCREASED OR DECREASED FROM THAT NUMBER REPRESENTED IN THAT TABULATION AS LONG AS THE MINIMUM NUMBER OF SPACES IS PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 11 OF THE ZONING ORDINANCE.

19. A SWIMMIING POOL AND TOT LOT ARE PROPOSED AS RECREATIONAL FACILITIES FOR THIS DEVELOPMENT.

20. SPECIAL AMENITIES ARE PROPOSED WITH THIS PLAN.

21. A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.

22. SEE SHEET 13 FOR ARCHITECTURAL ELEVATIONS.

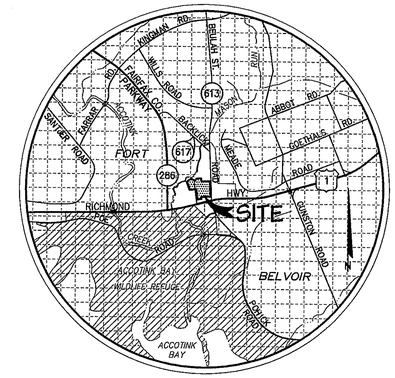
23. A TRAIL IS NOT REQUIRED FOR THIS PROJECT PER THE FAIRFAX COUNTY TRAILS PLAN. AN ON-ROAD BIKE LANE IS REQUIRED ON BACKLICK ROAD.

24. PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.

25. THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 8-808 OF THE ZONING ORDINANCE.

26. MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE CDP/FDP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVISION IN SECTION 16-403 OF THE ZONING ORDINANCE.

27. THE ANDERSON LANE (ROUTE 8445) RIGHT-OF-WAY IS TO BE VACATED.



VICINITY MAP

SCALE : 1" = 2000'

DENSITY CALCULATIONS

(PER SECTION 2-308)

TOTAL SITE AREA	6.062 Ac
AREA OF FLOODPLAIN	0.654 Ac
30% OF SITE AREA	1.767 Ac
DIFFERENCE (AREA SUBJECT TO DENSITY REDUCTION)	N/A

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-9-12
PROFESSIONAL ENGINEER

SITE TABULATIONS

SITE AREA :

PARCEL "A"	252,068 ♢	(5.787 Ac)
RIGHT-OF-WAY DEDICATION	11,987 ♢	(0.275 Ac)
TOTAL (INCLUDES 33,343 ♢ OF ANDERSON ROAD TO BE VACATED)	264,055 ♢	(6.062 Ac)

PRM ZONE	REQUIRED	PROVIDED
NUMBER OF UNITS	---	283 MULTI-FAMILY
MAXIMUM DENSITY	N/A	46.7 DU/AC
FLOOR AREA :		
MULTI-FAMILY	---	324,880 ♢ gross / 268,026 ♢ net
SECONDARY USES	---	18,000 ♢ gross / 13,500 ♢ net *
TOTAL	---	342,880 ♢ gross / 281,526 ♢ net
MAXIMUM FLOOR AREA RATIO	3.0	1.3
MAXIMUM BUILDING HEIGHT	N/A	60'
LANDSCAPED OPEN SPACE	20% (1.21 Ac)	30%± (1.75 Ac±)
PARKING :		
MULTI-FAMILY *1.6 spaces / unit*	453 spaces	453 spaces (1.6 spaces / unit)
SECONDARY USES (13,500 ♢ NFA) ** *5 spaces / 1st 1,000 ♢ NFA* *+ 6 spaces / ea. add'l. 1,000 ♢ NFA*	80 spaces	80 spaces
EXTRA SPACES ***	---	17 spaces ±
TOTAL	533 spaces	550 spaces (17 surface + 533 garage)
LOADING :		
MULTI-FAMILY (324,880 ♢ GFA) *1 space / 1st 25,000 ♢ GFA + 1 space / ea. add'l. 100,000 ♢ GFA, or major fraction thereof*	4 spaces	4 spaces
SECONDARY USES (18,000 ♢ GFA) ** *1 space / 1st 10,000 ♢ GFA + 1 space / ea. add'l. 15,000 ♢ GFA, or major fraction thereof*	2 spaces	2 spaces
TOTAL	6 spaces	6 spaces (1 surface + 5 garage)

* THE APPLICANT RESERVES THE RIGHT TO INCREASE THE TOTAL GROSS FLOOR AREA OF SECONDARY USES UP TO 25,000 ♢ (18,750 ♢ NET FLOOR AREA), PROVIDED THE PARKING AND LOADING REQUIREMENTS HAVE BEEN MET.
** CALCULATIONS ARE BASED ON RETAIL USE. SECONDARY USES MAY VARY WITH FINAL PLANS.
*** TOTAL NUMBER AND ALLOCATION OF EXTRA SPACES TO BE DETERMINED WITH FINAL PLANS.

ADU CALCULATIONS

COMPREHENSIVE PLAN MAXIMUM DENSITY = 40.0 DU/AC

COMPREHENSIVE PLAN LOW END OF DENSITY RANGE = 20.0 DU/AC

MULTI-FAMILY ADJUSTED HIGH END AT 17% INCREASE = 46.8 DU/AC

MULTI-FAMILY ADJUSTED LOW END AT 17% INCREASE = 23.4 DU/AC

PROPOSED UNITS (TOTAL) = 283

DENSITY = 46.7 DU/AC

MULTI-FAMILY ADU CALCULATIONS

$$\frac{46.7-20}{46.8-23.4} = \frac{26.7}{23.4} = 1.141 \times 5.0\% = 5.7\% \text{ ADUs } (5.0\% \text{ MAXIMUM})$$

283 UNITS x 5.0% = 14.15

TOTAL AFFORDABLE DWELLING UNITS = 14

283 TOTAL UNITS (269 MARKET-RATE + 14 ADUs)

DEVELOPER

THE BAINBRIDGE COMPANIES, L.L.C.
7700 WISCONSIN AVENUE
SUITE 410
BETHESDA, MARYLAND 20814
(301) 222-0060

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14 BUILDING HEIGHT & USE DETAIL

Application No RZ/FDP 2012-MV-007 Staff Mayland

Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013
Sheet 1 of 14

Charles P. Johnson & Associates, Inc.
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors
10959 Pender Dr., Ste. 210 Fairfax, VA 22030 703.385.7555 Fax: 703.273.8595
Silver Spring, MD • Gaithersburg, MD • Frederick, MD • Fairfax, VA

DATE : MARCH 27, 2012
REVISED : JUNE 12, 2012
JULY 31, 2012
SEPTEMBER 26, 2012
OCTOBER 3, 2012

RECEIVED
Department of Planning & Zoning
OCT 09 2012
Zoning Evaluation Division

ACCOTINK VILLAGE

NO.	DATE	REVISION PRIOR TO APPROVAL
2.	7-31-12	REVISED AREA SUBJECT TO REZONING (KJV)
1.	6-12-12	REVISED AREA SUBJECT TO REZONING (KJV)

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ACCOTINK VILLAGE

EXISTING CONDITIONS PLAN

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-4-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW APPROVD BY	DATE
	REVISIONS		

DESIGN	DRAFT	APPROVED	PROJ. MGR.	DATE	SCALE
KJV	KJV			MAR. 2012	HORIZ.1" = 30' VERT: ___

SHEET 2 OF 14
PRJ NO: 10-515
TYPE: CDP / FDP

Last Saved 9/26/2012 Last Plotted 10/4/2012 8:55 AM Sheet N:\10515\DWG\00-F0501

COVER TYPE SUMMARY

	COVER TYPE	PRIMARY SPECIES	CONDITION	AREA (SF)
	Bottomland Forest	River Birch, Sycamore, Ash, Poplar	Fair/Poor	19,300
	Upland Forest	Tulip Poplar, Oak, Maple	good	21,450
	Landscaped Tree Canopy	Cedar, Cypress, Cherry	good	36,400
	Open Field	----	----	29,500
	Maintained Grassland	----	----	108,600
	Developed Area	----	----	48,805
	TOTAL AREA			264,055

COMMENTS :

BOTTOMLAND FOREST : The trees in this cover type were leaning, had poor structure, limb dieback and moderate vine coverage.

UPLAND FOREST : The vegetation in this cover type was in good condition with no apparent insect or disease problems.

LANDSCAPED TREE CANOPY : The vegetation in this cover type was in good condition with no apparent insect or disease problems.

OPEN FIELD : The vegetation in this cover type was in good condition with no apparent insect or disease problems.

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ACCOTINK VILLAGE

EXISTING VEGETATION MAP

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA — PAUL B. JOHNSON — Lic. No. 018450 — 10-4-12 — PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVD.	DATE
	REVISIONS			

DESIGN BLM | DRAFT KJV | APPROVED | DATE MAR. 2012 | SCALE HORIZ.1" = 30' VERT. ---

SHEET 3 OF 14

PRJ NO: 10-515

TYPE: CDP / FDP

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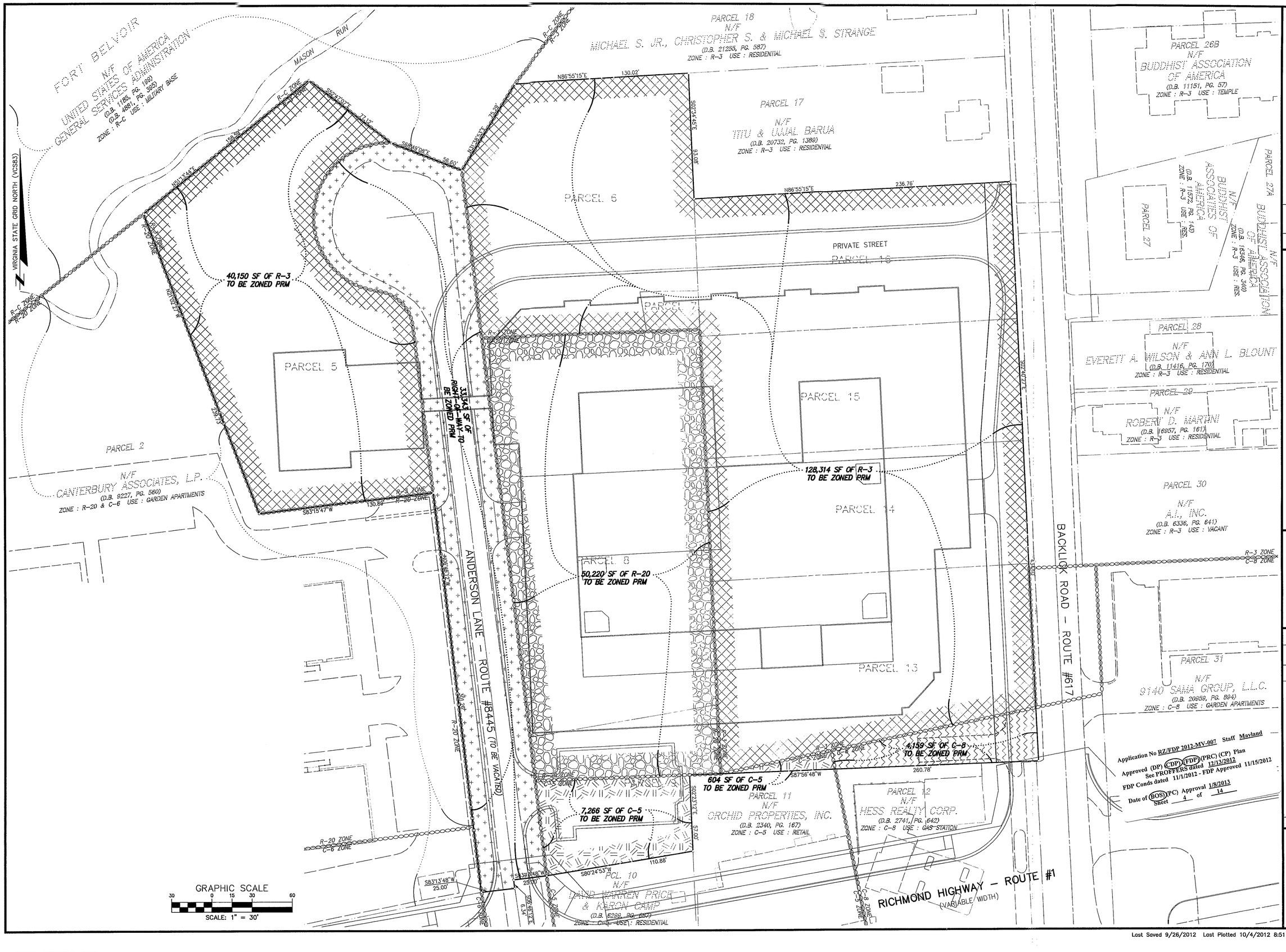

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1.	6-12-12	REVISED AREA SUBJECT TO REZONING (KJV)

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ZONING MAP

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-4-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVD.	DATE
	REVISIONS			

DESIGN KJV	DRAFT KJV		
APPROVED HMF			
DATE MAR. 2012	SCALE HORIZ: 1" = 30' VERT:		

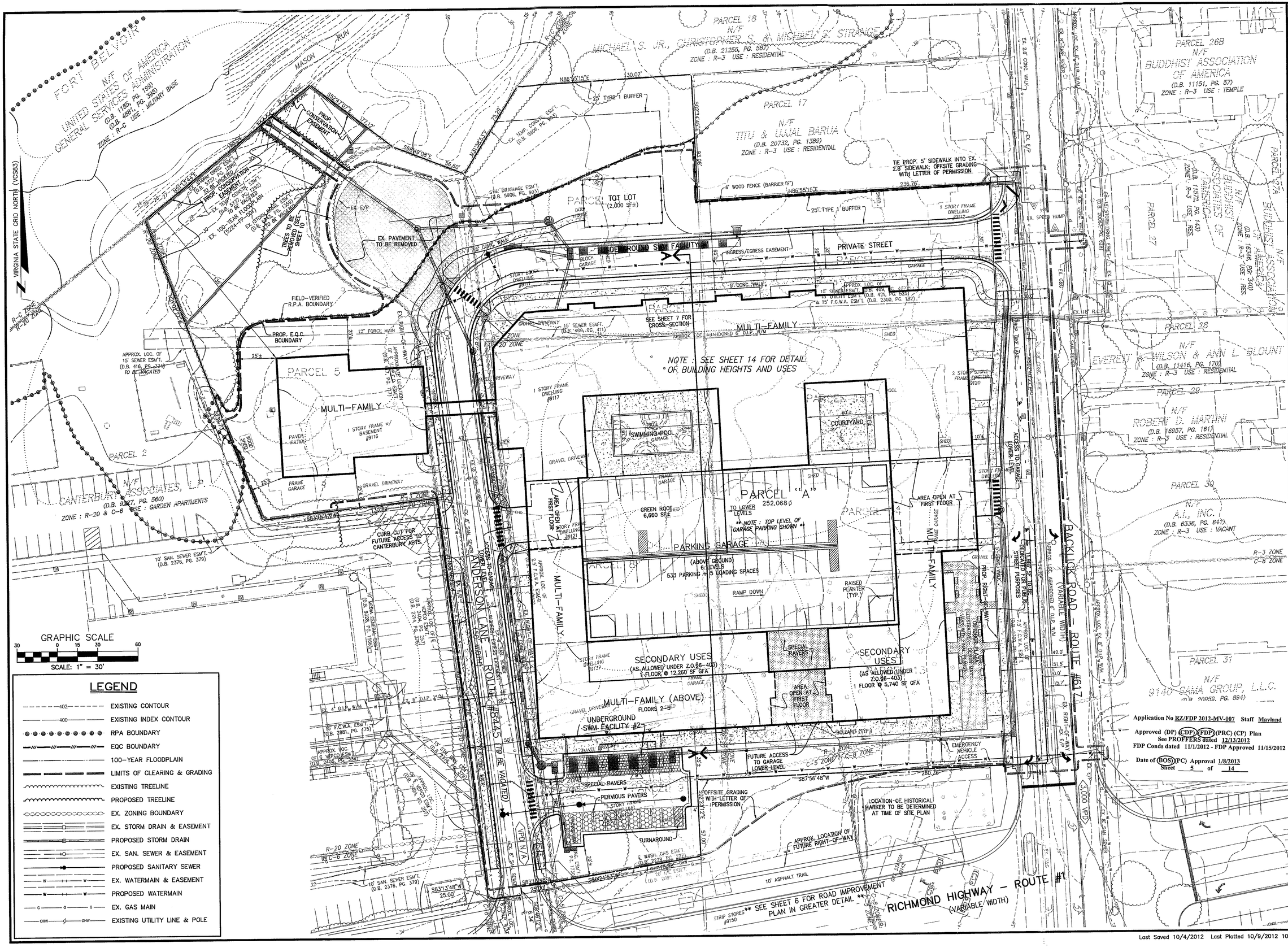
SHEET 4 OF 14

PRJ NO: 10-515

TYPE: CDP / FDP

Attached Xrefs: 00-F0700/00-F0500/00-R0301/00-R0401

Last Saved 9/26/2012 Last Plotted 10/4/2012 8:51 AM Sheet N:\10515\DWG\00-F0301



Application No RZ/FDP 2012-MV-007 Staff Mavland

Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013
Sheet 5 of 14

NO.	DATE	DESCRIPTION	REVISIONS	REVIEW BY	APPROV.	DATE
4.	10-3-12	REVISED BUILDING FOOTPRINT (KJV)				
3.	9-28-12	REVISED BUILDING FOOTPRINT AND ADD SIDEWALK ALONG ANDERSON LANE.				
2.	7-31-12	REVISED CLEARING LIMITS, BUILDING FOOTPRINT, PARKING LAYOUT. REMOVED BACKLICK RD. ENTRANCE (KJV)				
1.	6-12-12	REVISED CLEARING LIMITS, FRONTAGE IMPROVEMENTS, NO. OF UNITS. AREA OF RETAIL, OPEN SPACE AREAS (KJV)				

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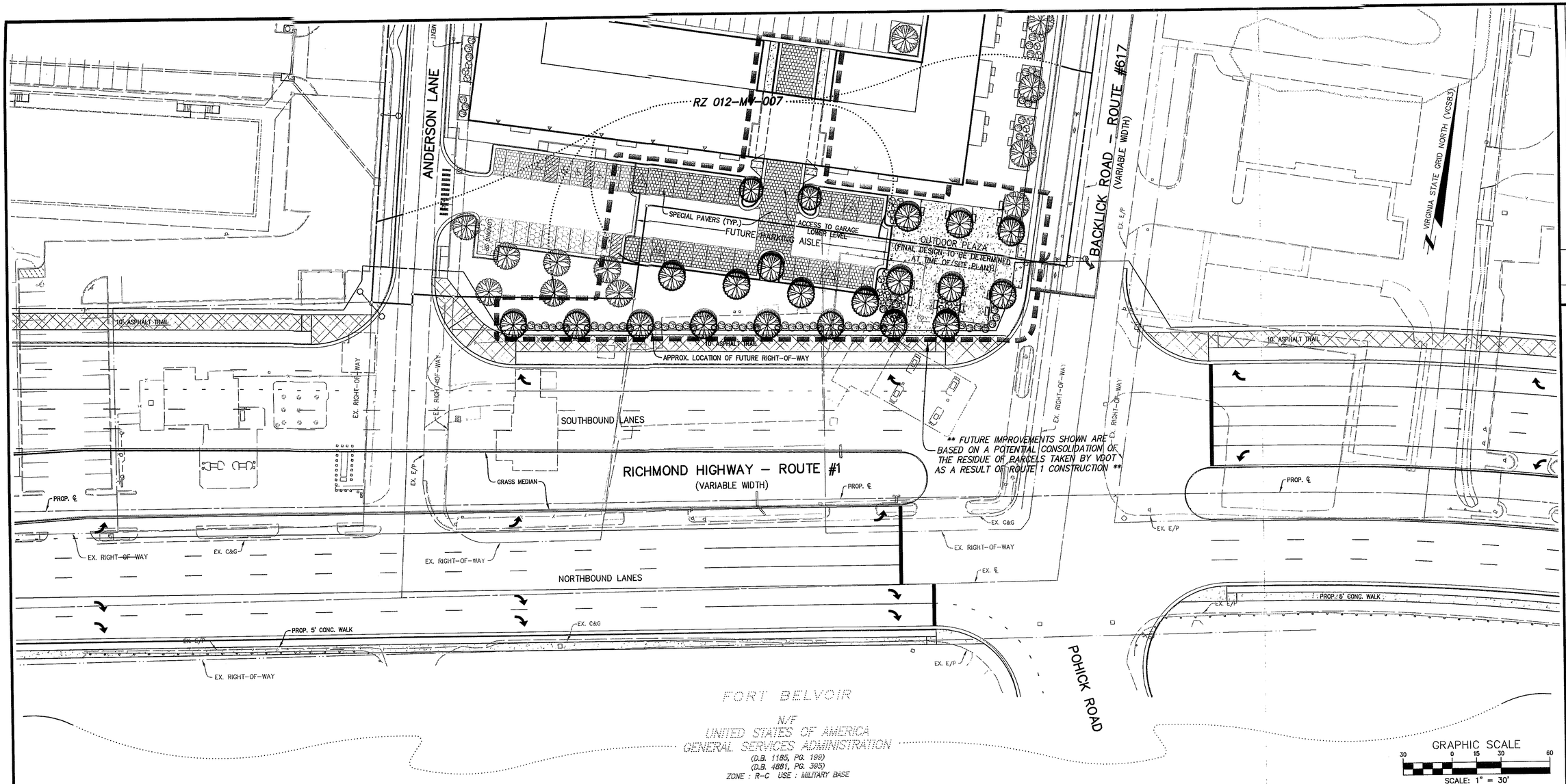
CONCEPTUAL / FINAL DEVELOPMENT PLAN

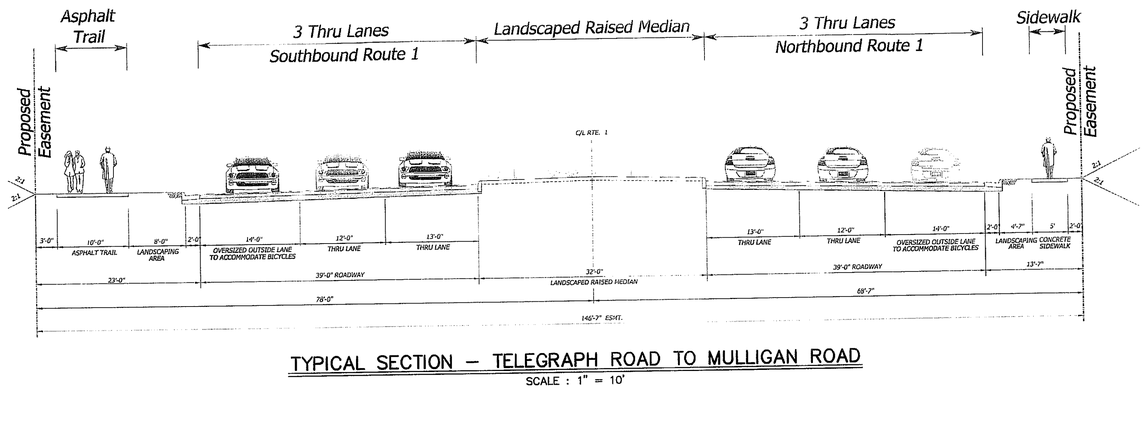
ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL E. JOHNSON
Lic. No. 018450
10-9-12
PROFESSIONAL ENGINEER

DESIGN KJV	DRAFT KJV		
APPROVED PHW			
DATE MAR. 2012	SCALE HORIZ: 1" = 30' VERT: ---		
SHEET 5	OF 14		
PRJ NO: 10-515			
TYPE: CDP / FDP			





TYPICAL SECTION – TELEGRAPH ROAD TO MULLIGAN ROAD

SCALE : 1" = 10'

Application No RZ/FDP 2012-MV-007 Staff Mayland

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Date of (BOS)(PC) Approval 1/8/2013
Sheet 6 of 14

NOTE : ROAD IMPROVEMENTS SHOWN ARE PRELIMINARY AND MAY VARY WITH FINAL ENGINEERING BY VDOT.

SOURCE :
http://www.efl.fhwa.dot.gov/files/projects/environment/US-Rt-1/Public-Meeting-Boards-06.05.12.pdf, DATED JUNE 5, 2012

NO.	DATE	REVISION PRIOR TO APPROVAL
4.	10-3-12	REVISED FUTURE CONNECTION W/ROUTE 1 WIDENING (KJV)
3.	9-28-12	REVISED PARKING, LANDSCAPING & FUTURE PEDESTRIAN CONNECTION (KJV)
2.	7-31-12	REVISED LANDSCAPING & FUTURE PEDESTRIAN CONNECTION (KJV)
1.	6-4-12	NEW SHEET (KJV)

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FUTURE RICHMOND HIGHWAY IMPROVEMENTS
(BY OTHERS)

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-9-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISIONS			

DESIGN KJV | DRAFT KJV | APPROVED PAUL | DATE MAR. 2012 | SCALE HORIZ.: 1" = 30' VERT: ---

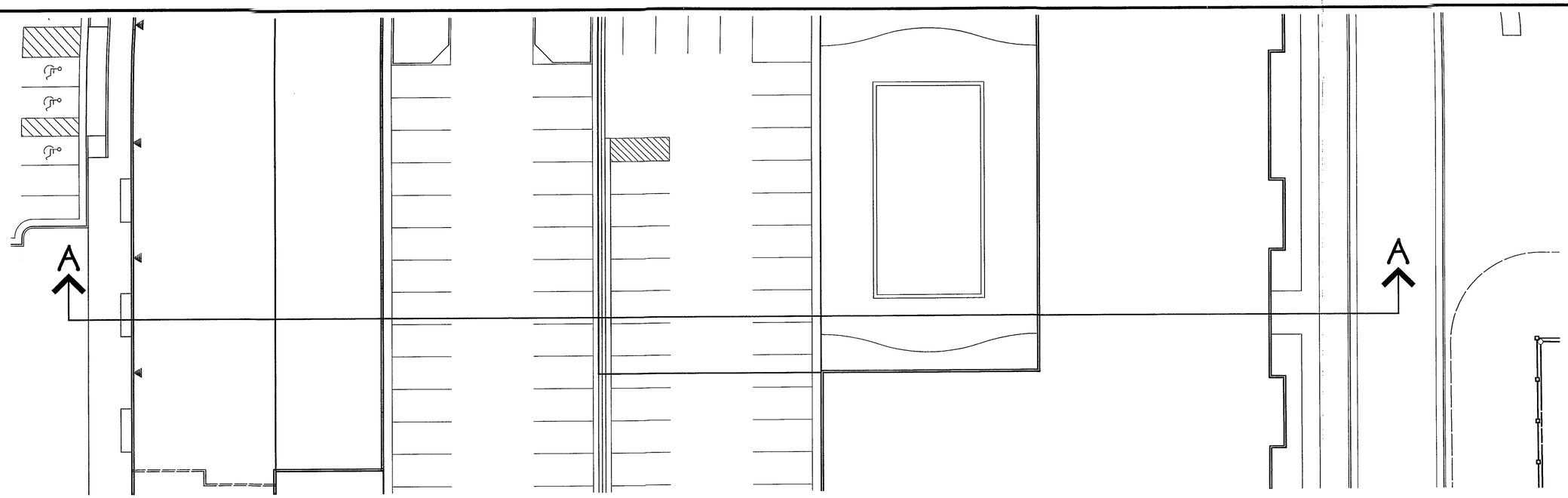
SHEET 6 OF 14

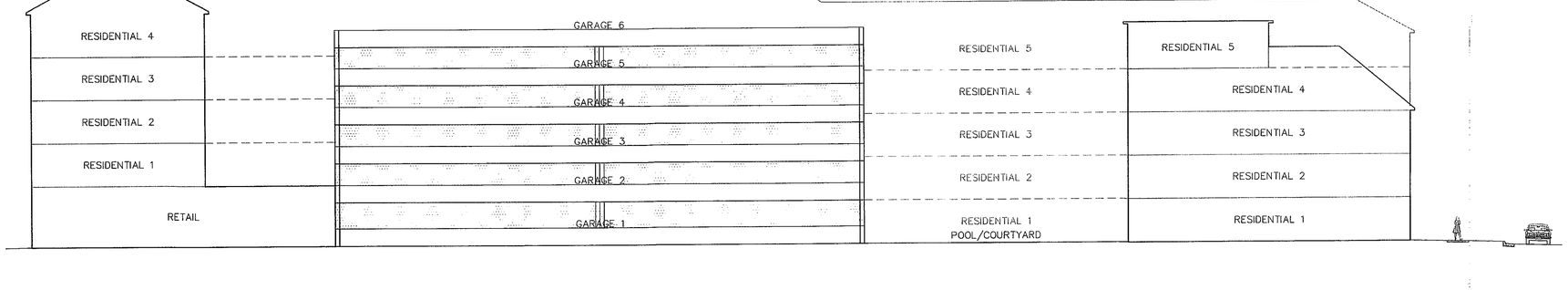
PRJ NO: 10-515

TYPE: CDP / FDP

RZ 2012-MV-007

Last Saved 10/9/2012 Last Plotted 10/9/2012 1:31 PM Sheet N:\10515\DWG\00-F0602





SECTION A–A

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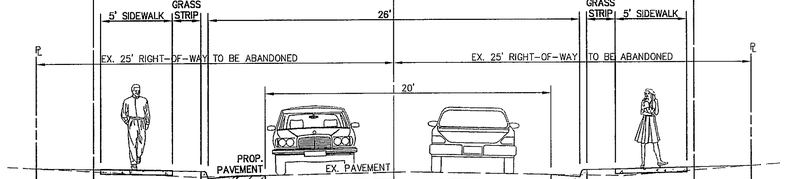
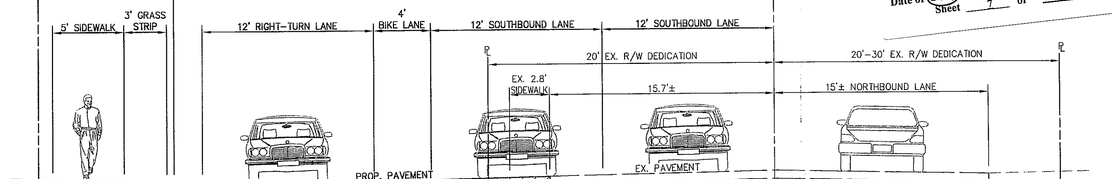


TYPICAL SECTION – ANDERSON LANE

SCALE : 1" = 5'



TYPICAL SECTION – BACKLICK ROAD

SCALE : 1" = 5'

Application No RZ/FDP 2012-MV-007 Staff Mayland

Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013
Sheet 7 of 14

NO.	DATE	REVISION PRIOR TO APPROVAL
4.	10-3-12	REVISED CROSS-SECTION (KJV)
3.	9-26-12	REVISED CROSS-SECTION (KJV)
2.	7-31-12	REVISED CROSS-SECTION (KJV)
1.	6-12-12	REVISED GARAGE CROSS-SECTION (KJV)

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CROSS-SECTIONS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-4-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

DESIGN KJV | DRAFT KJV | APPROVED HWF | DATE MAR. 2012 | SCALE HORIZ: --- VER: ---

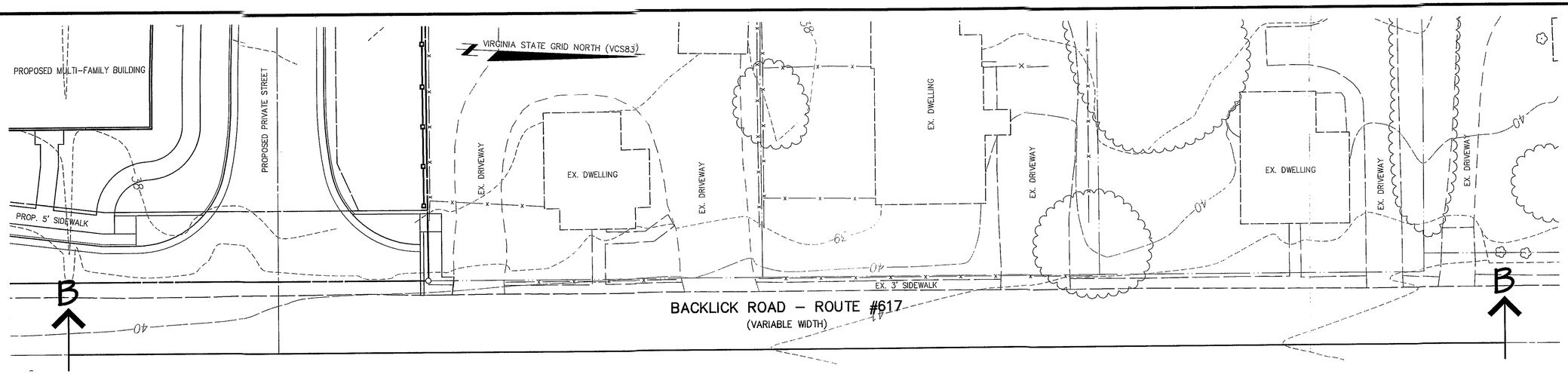
SHEET 7 OF 14

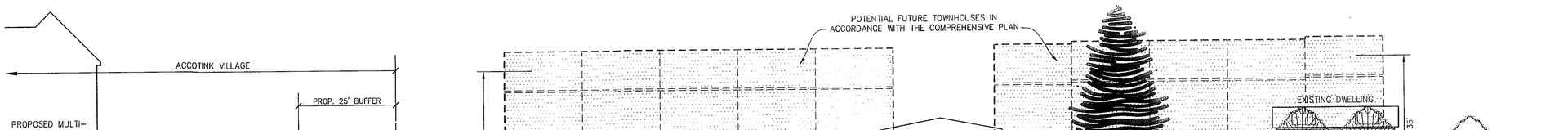
PRJ NO: 10-515

TYPE: CDP / FDP

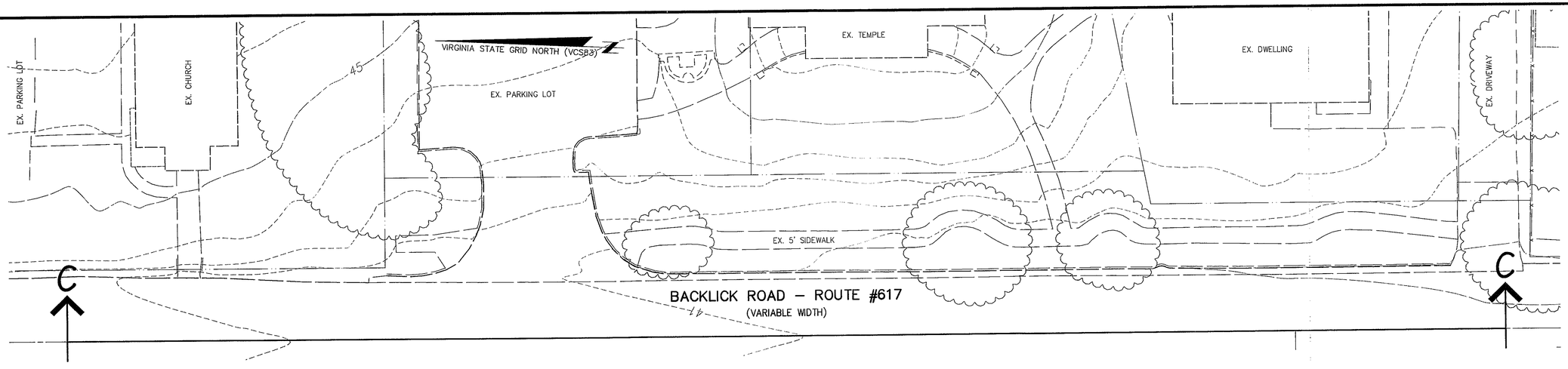
RZ 2012-MV-007

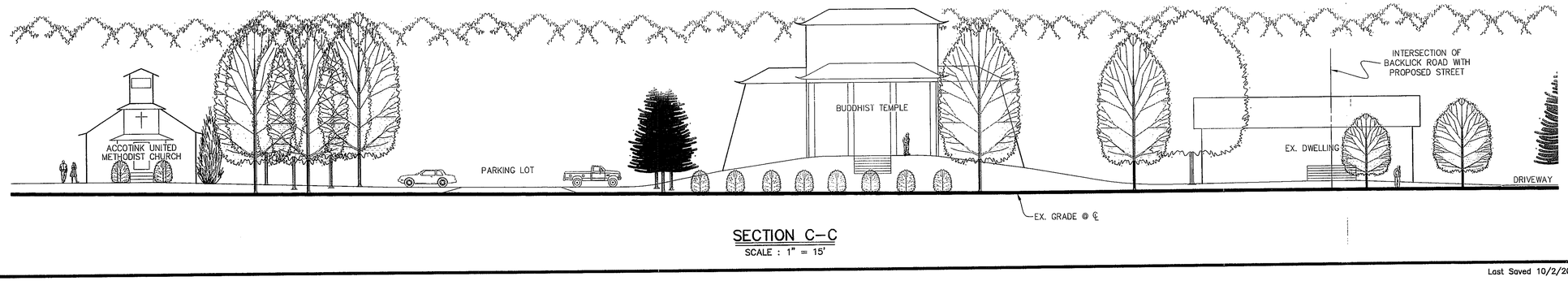
Attachment Version 00-FP001/00-FP001/00-PD101/00-RD401





SECTION B–B
SCALE : 1" = 15'





SECTION C–C
SCALE : 1" = 15'

Application No RZ/FDP 2012-MV-007 Staff Mayland

Approved (DP) (CDP) (FDP) (PRC) (CF) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013
Sheet 8 of 14

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	9-26-12	REVISED CROSS-SECTION (KJV)
2.	7-31-12	REVISED CROSS-SECTION (KJV)
1.	6-12-12	NEW SHEET (KJV)

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CROSS-SECTIONS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-4-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPROVED	DATE
	REVISIONS			

DESIGN	DRAFT	APPROVED	DATE	SCALE
KJV	KJV	MWE	MAR. 2012	HORIZ.1" = 15' VERT.1" = 15'

SHEET 8 OF 14

PRJ NO: 10-515

TYPE: CDP / FDP

Last Saved 10/2/2012 Last Plotted 10/4/2012 8:48 AM Sheet N:\10515\DWG\00-F0302

LEGEND

- CAT. III & IV SHADE TREE (2" CAL.) *(E.G. RED MAPLE, OAK, RIVER BIRCH, BEECH)*
- TREE COUNTED TOWARD PARKING LOT LANDSCAPING
- CAT. I & II EVERGREEN TREE (8' HGT.) *(E.G. HOLLY, EASTERN REDCEDAR, SPRUCE)*
- CAT. II UNDERSTORY/ORNAMENTAL TREE (2" CAL.) *(E.G. SERVICEBERRY, MAGNOLIA, DOGWOOD)*
- SMALL–MEDIUM DECIDUOUS SHRUB *(E.G. VIBURNUM, HYDRANGEA, DOGWOOD)*
- SMALL–MEDIUM EVERGREEN SHRUB *(E.G. HOLLY, JUNIPER)*
- SEASONAL PLANTINGS / GROUNDCOVER
- GREEN ROOF
- AREA TO BE REPLANTED IN ACCCORDANCE WITH PFM §12–0516.4

NOTE : LANDSCAPING IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. PLANTS NATIVE TO FAIRFAX COUNTY AND/OR OTHER DESIRABLE SPECIES WILL BE USED IN THIS DEVELOPMENT. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

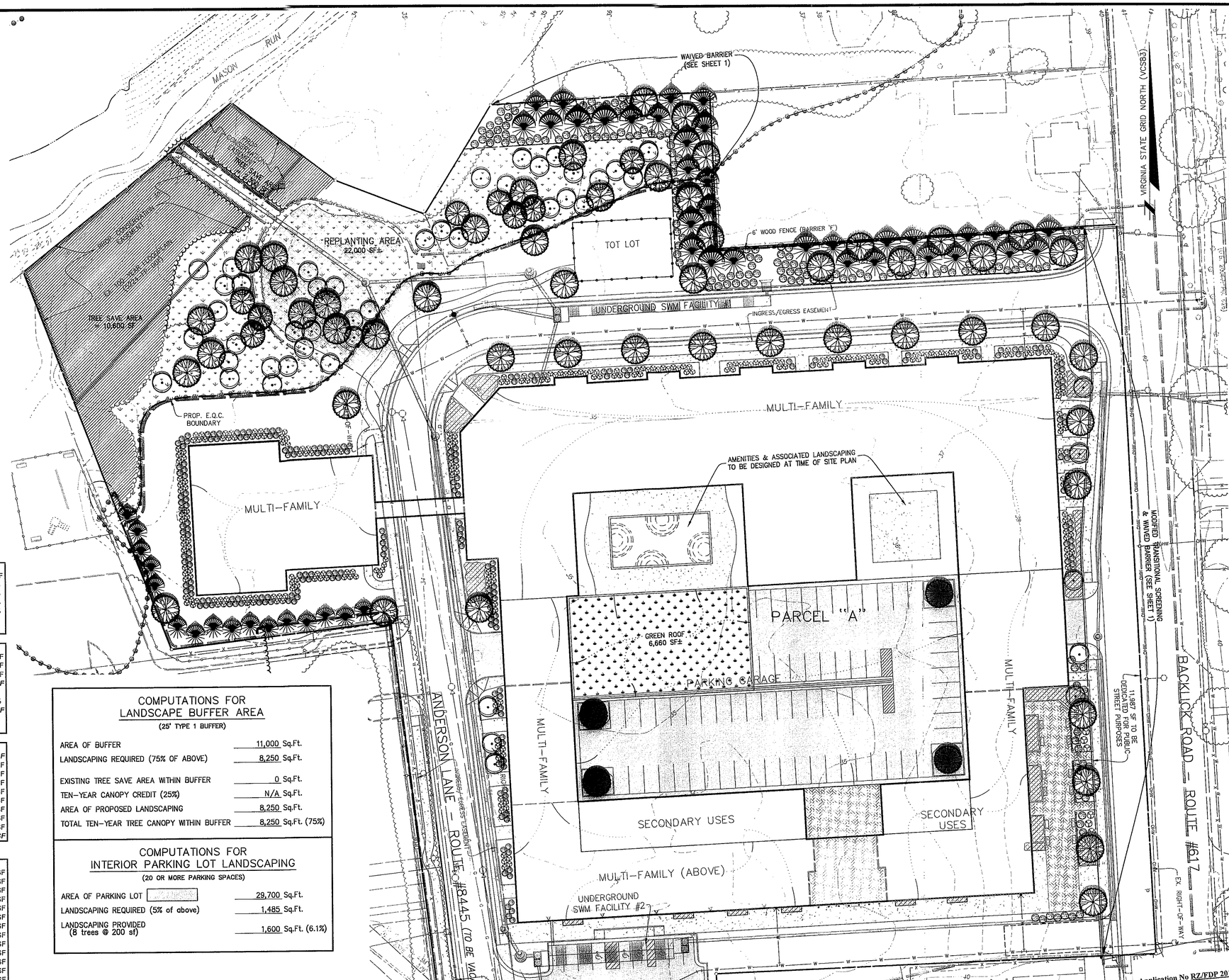

Table 12.10 10-YEAR TREE CANOPY CALCULATION WORKSHEET

A. Tree Preservation Target Calculations and Statement (Table 12.3)			
A	Pre-development area of existing tree canopy	74,100	SF
B	Percentage of gross site area covered by existing tree canopy	28.1	%
C	Percentage of 10-year canopy required for site	10	%
D	***Percentage of 10-year canopy requirement that should be met through tree preservation***	28.1	%
E	***Proposed percentage of canopy requirement that will be met through tree preservation***	51.2	%
F	Has the Tree Preservation Target minimum been met?	YES	
G	If no, provide sheet number where deviation request is located	N/A	
B. Tree Canopy Requirement			
1	Identify gross site area	284,055	SF
2	Subtract area dedicated to road frontage and parks	11,987	SF
3	Subtract area of exemptions	0	SF
4	***Adjusted gross site area (B1 - B2 - B3)***	252,068	SF
5	Identify site's zoning and/or use	PRM	
6	***Percentage of 10-year canopy required***	10	%
7	***Area of 10-year canopy required (B4 x B6)***	25,207	SF
8	Is a modification of canopy requirements being requested?	NO	
9	If B8 is yes, provide sheet number where modification request is located	N/A	
C. Tree Preservation			
1	***Tree Preservation Target Area***	7,074	SF
2	Total canopy area meeting standards of §12-0200	0	SF
3	x 1.25	0	SF
4	Total canopy area of unique or valuable forest or woodland communities	0	SF
5	x 1.50	0	SF
6	Total canopy area of Heritage, Memorial, Specimen or Street Trees	0	SF
7	x 1.5 to 3.0	0	SF
8	Canopy area of trees within Resource Protection Areas and 100-year floodplains	12,900	SF
9	x 1.0	12,900	SF
10	***Total of C3, C5, C7, and C9***	12,900	SF
D. Tree Planting			
1	***Area of canopy to be met through tree planting (B7 - C10)***	12,307	SF
2	Area of canopy to be planted for wildlife or air quality benefits	0	SF
3	x 1.50	0	SF
4	Area of canopy to be planted for energy conservation	0	SF
5	x 1.50	0	SF
6	Area of canopy to be planted for water quality benefits	0	SF
7	x 1.25	0	SF
8	Area of canopy provided by native trees	0	SF
9	x 1.50	0	SF
10	Area of canopy provided by other trees	21,100	SF
11	x 1.0	21,100	SF
12	Area of canopy provided by improved cultivars and varieties	0	SF
13	25% credit	0	SF
14	Area of canopy provided through tree seedlings	12,750	SF
15	x 1.0	12,750	SF
16	Area of canopy provided through native shrubs or woody seed mix	0	SF
17	x 1.0	0	SF
18	Percentage of line D14 represented by line D16 (must not exceed 33% of D14)	0	%
19	***Total of canopy area to be provided through tree planting ****	33,850	SF
20	Is offsite planting relief requested?	NO	
21	Tree Bank or Tree Fund?	N/A	
22	Canopy area requested to be provided through offsite banking or tree fund	0	SF
23	Amount to be deposited into the Tree Preservation and Planting Fund	0	
E. Total of 10-year Tree Canopy Provided			
1	Total canopy area provided through tree preservation (C10)	12,900	SF
2	Total canopy area provided through tree planting (D19)	33,850	SF
3	Total canopy area provided through offsite mechanism (D22)	N/A	SF
4	***Total 10-year tree canopy provided***	46,750	SF
	Total 10-year tree canopy provided (% of net site area)	18.5	%

** Plant species and any additional credit types and amounts are to be determined with the final site/landscape plan.*

COMPUTATIONS FOR LANDSCAPE BUFFER AREA

(25' TYPE 1 BUFFER)

AREA OF BUFFER	11,000	Sq.Ft.
LANDSCAPING REQUIRED (75% OF ABOVE)	8,250	Sq.Ft.
EXISTING TREE SAVE AREA WITHIN BUFFER	0	Sq.Ft.
TEN–YEAR CANOPY CREDIT (25%)	N/A	Sq.Ft.
AREA OF PROPOSED LANDSCAPING	8,250	Sq.Ft.
TOTAL TEN–YEAR TREE CANOPY WITHIN BUFFER	8,250	Sq.Ft. (75%)

COMPUTATIONS FOR INTERIOR PARKING LOT LANDSCAPING

(20 OR MORE PARKING SPACES)

AREA OF PARKING LOT	29,700	Sq.Ft.
LANDSCAPING REQUIRED (5% of above)	1,485	Sq.Ft.
LANDSCAPING PROVIDED (8 trees @ 200 sf)	1,600	Sq.Ft. (6.1%)

GRAPHIC SCALE
30 0 15 30 60
SCALE: 1" = 30'

Application No RZ/FDP 2012-MV-007 Staff Mayland
Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012
Date of (BOS) (PC) Approval 1/8/2013
Sheet 9 of 14

NO.	DATE	REVISION PRIOR TO APPROVAL
4.	10–3–12	REVISED LANDSCAPING (KJV)
3.	9–26–12	REVISED LANDSCAPING & TREE COVER CALCULATIONS (KJV)
2.	7–31–12	REVISED LANDSCAPING & TREE COVER CALCULATIONS (KJV)
1.	6–12–12	ADDED LANDSCAPING; REVISED TREE COVER CALCULATIONS (KJV)

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CONCEPTUAL LANDSCAPE PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

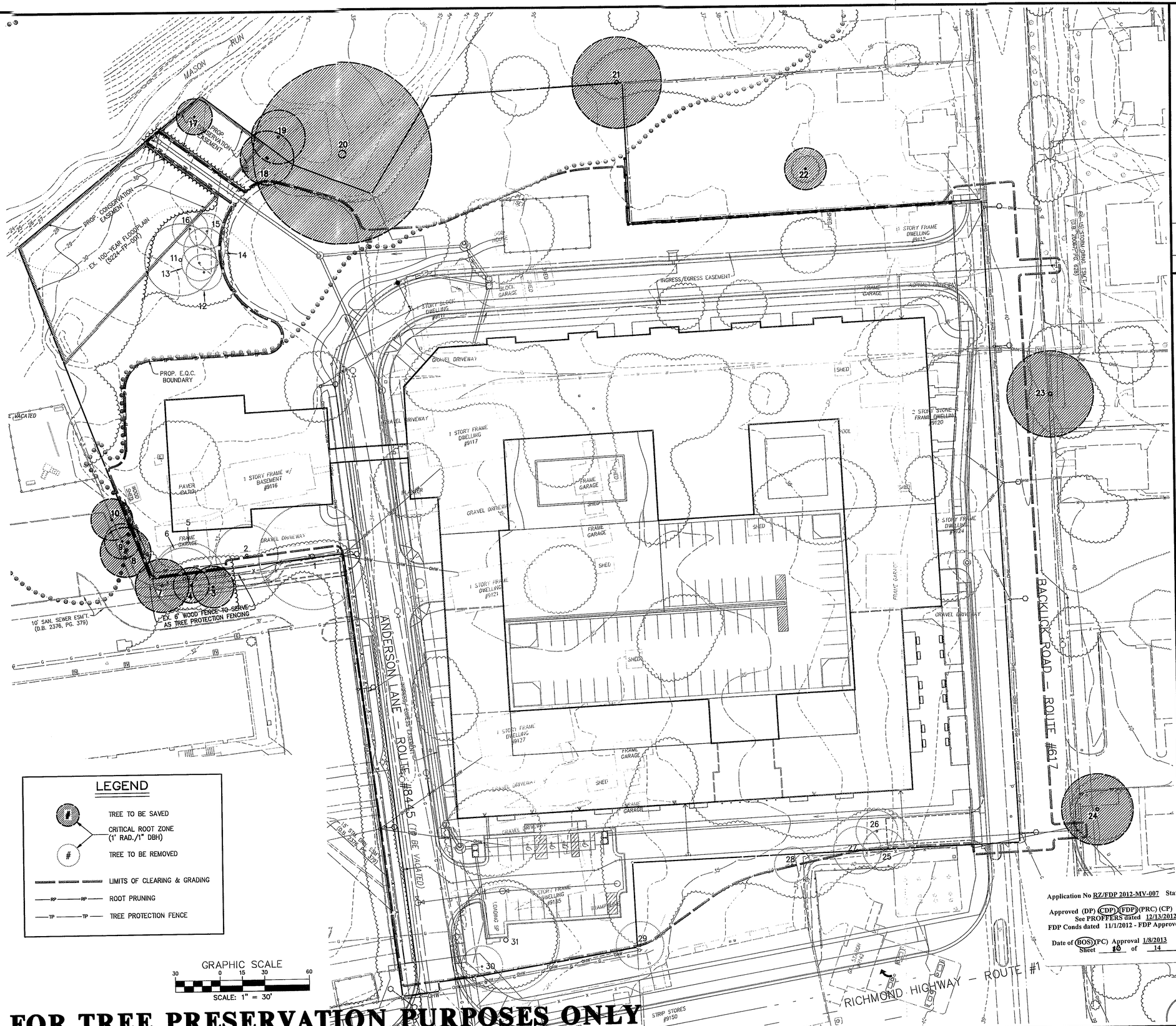
COMMONWEALTH OF VIRGINIA
PROFESSIONAL ENGINEER
PAUL B. JOHNSON
Lic. No. 018450
10–9–12

NO.	DESCRIPTION	DATE	REVIEW BY	APPROVD.
	REVISIONS			

DESIGN KJV DRAWN KJV APPROVED HMF
DATE MAR. 2012
SCALE HORIZ: 1" = 30' VERT: ---
SHEET 9 OF 14
PRJ NO: 10–515
TYPE: CDP / FDP

Last Saved 10/9/2012 Last Plotted 10/9/2012 10:06 AM Sheet N:\10515\DWG\00-F6601

Attached Xrefs: 00-F0100\00-F0101\00-R0101\00-R0401



Application No RZ/FDP 2012-MV-007 Staff Mayland

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Date of (BOS) (PC) Approval 1/8/2013
Sheet 10 of 14

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	9-26-12	TREE #31 TO BE REMOVED (BLM)
2.	7-31-12	ADDED TREE #18 & #20 TO BE SAVED (KJV)
1.	6-12-12	ADDED TREE #31 (BLM)

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TREE PRESERVATION PLAN

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-9-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION REVISIONS	REVIEW	APPRVD.	DATE

DESIGN KJV	DRAFT KJV
APPROVED HMF	
DATE MARC 2012	
SCALE HORIZ: 1" = 30' VERT:	

SHEET 10 OF 14

PRJ NO: 10-515

TYPE: CDP / FDP

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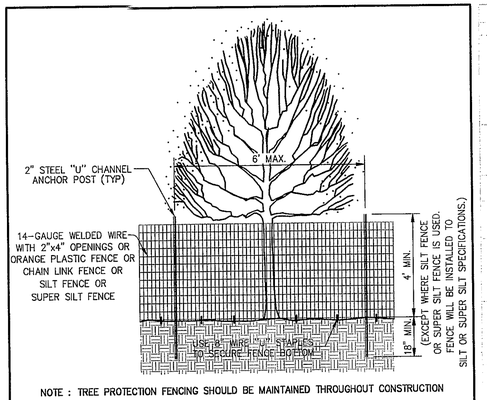
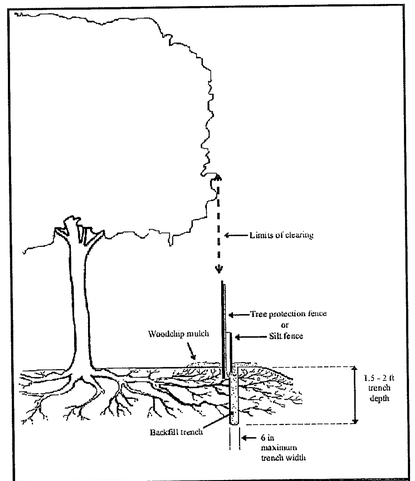


NOTE : TREE PROTECTION FENCING SHOULD BE MAINTAINED THROUGHOUT CONSTRUCTION

TREE PROTECTION FENCE DETAIL

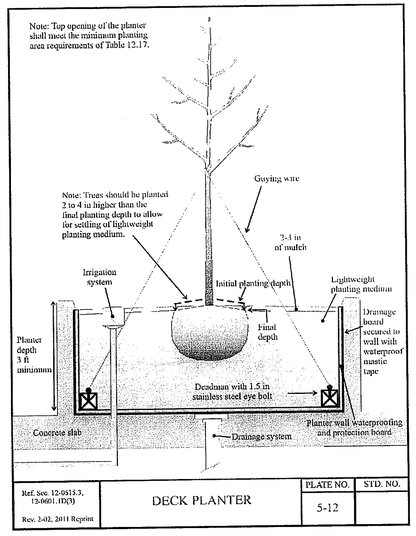
NOT TO SCALE

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0702.1 Rev. 10-08	ROOT PRUNING	PLATE NO. 7-12	STD. NO.

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 12-0515.3, 12-0601.1D(3) Rev. 2-02, 2011 Reprint	DECK PLANTER	PLATE NO. 5-12	STD. NO.

TREE INVENTORY AND ACTIVITIES SPREADSHEET

Tree #	Survey Tree #	COMMON NAME	SCIENTIFIC BINOMIAL	DBH(in)	CONDITION	COMMENTS	STATUS	ACTIVITIES: ROOT PRUNE	MULCH	TREE FENCE	PRUNE	FERTILIZE	CABLE	CAMBISTAT	TREAT PESTS
1	9001	Black Locust	Robinia pseudoacacia	36	75	Tree in Common - Location and diameter estimated. Triple trunk, limb dieback, sparse canopy. Tree not expected to survive construction, recommended for removal.	Remove								
2	9002	Black Cherry	Prunus serotina	21	68	Ivy covered, severe limb dieback, dead limbs, epicormic sprouting.	Remove								
3	9003	White Cedar	Chamaecyparis thyoides	14	87	Offsite - Location and diameter estimated. Limb dieback. Pruning to be done with written permission from adjacent property owner.	Preserve	X		X	X				
4	9004	White Cedar	Chamaecyparis thyoides	12	68	Offsite - Location and diameter estimated. Visually assessed to be in poor condition. Dual trunk, limb dieback, crown damage, crowding from adjacent tree. Pruning to be done with written permission from adjacent property owner.	Preserve	X		X	X				
5	9005	Black Locust	Robinia pseudoacacia	24	78	Offsite - Location and diameter estimated. Dual trunk, large broken limb, limb dieback, small canopy, poor form. Tree will most likely not survive construction and recommended for removal. All offsite trees will be removed with written permission from owner.	Remove								
6	9006	Black Locust	Robinia pseudoacacia	21	71	Offsite - Location and diameter estimated. Large broken limbs, small canopy, poor form, epicormic sprouting, limb dieback. Tree will most likely not survive construction and recommended for removal. All offsite trees will be removed with written permission from owner.	Remove								
7	9007	White Cedar	Chamaecyparis thyoides	18	81	Offsite -Location and diameter estimated. Uneven canopy. Offsite - Location and diameter estimated. Broken limbs, limbs growing over fence. Pruning limbs overhanging the fence recommended. Pruning to be done with written permission from adjacent property owner.	Preserve	X		X					
8	9008	White Cedar	Chamaecyparis thyoides	17	93	Offsite - Location and diameter estimated. Triple leader, limb dieback, uneven canopy, inclusive bark. Pruning to be done with written permission from adjacent property owner.	Preserve	X		X	X				
9	9009	Black Locust	Robinia pseudoacacia	12	87	Offsite - Location and diameter estimated. Uneven canopy, limb dieback. Pruning to be done with written permission from adjacent property owner.	Preserve	X		X	X				
10	9010	White Cedar	Chamaecyparis thyoides	14	93	Assessed in poor condition. Triple trunk, third trunk dead and decaying, lower bark damage, extensive vine coverage, small canopies.	Preserve	X		X	X				
11	9017	Black Locust	Robinia pseudoacacia	24	65	Assessed in poor condition. Leaning trunk, large vine growing up the trunk into the canopy, extensive vine coverage, poor form.	Remove								
12	9015	Black Locust	Robinia pseudoacacia	12	65	Assessed as Dead - To be Removed.	Remove								
13	9016	Black Locust	Robinia pseudoacacia	12	0	Assessed in poor condition. Crooked trunk, large dead limb, limb dieback, vines growing up the trunk.	Remove								
14	9021	Black Cherry	Prunus serotina	14	65	Assessed as Hazardous - To Be Removed - Severly leaning, extensive vine coverage, limb dieback, small canopy.	Remove								
15	9022	Black Locust	Robinia pseudoacacia	12	59	Assessed in poor condition. Dual leaders, sparse canopy, extensive vine coverage.	Remove								
16	9023	Black Cherry	Prunus serotina	12	68	Dual leaders, inclusive bark, poor branching, limb dieback.	Preserve			X	X				
17	9028	White Oak	Quercus alba	12	81	Limb dieback, vines growing up the trunk and into the canopy, uneven canopy, epicormic sprouting.	Preserve			X	X				
18	9029	American Sycamore	Platanus occidentalis	18	78	Offsite - Location and diameter estimated. Slight lean to trunk, limb dieback, epicormic sprouting. Pruning to be done with written permission from adjacent property owner.	Preserve			X					
19	9030	Sweetgum	Liquidambar styraciflua	18	84	Offsite - Location and diameter estimated. Dual trunk, one trunk leaning over the existing cul-de-sac, extensive vine coverage, limb dieback, epicormic sprouting. Concerned that construction may cause stability issues for the tree, especially the leaning trunk and therefore recommend that this tree to be monitored through the duration of the construction process to ensure it does not become a hazard. All offsite trees shall be pruned with written permission from the adjacent property owner. Vines shall be cut at the base of the vine and left to die. Do not pull vines from trunks or limbs as this may result in damaging the tree.	Preserve			X	X	X			
20	9031	American Sycamore	Platanus occidentalis	60	71	Offsite - Location and diameter estimated. Multi-trunk.	Preserve			X					
21	9032	Carolina Silverbell	Halesia tetraptera	30	84	Offsite - Location and diameter estimated.	Preserve			X	X				
22		White Cedar	Chamaecyparis thyoides	14	90	Offsite - Location and diameter estimated. Heavily pruned, limb dieback, sparse canopy, multiple leaders, poor form. Pruning to be done with written permission from adjacent property owner.	Preserve			X	X	X			
23	9040	American Sycamore	Platanus occidentalis	29	75	Offsite - Location and diameter estimated. Limbs pruned back, limb dieback, epicormic sprouting. Pruning to be done with written permission from adjacent property owner.	Preserve			X	X	X			
24	9039	Pin Oak	Quercus palustris	24	81	Tree in Common. Extensive vine coverage, limb dieback, broken limb.	Remove								
25	9037	Red Maple	Acer rubrum	14	71	Small crown, broken limbs.	Remove								
26	9036	Red Spruce	Picea rubens	14	87	Tree in Common. Dual trunk, extensive vine coverage, smaller trunk leaning, limb dieback, small canopy.	Remove								
27	9038	Red Maple	Acer rubrum	16	75	Offsite - Location and diameter estimated. Broken limbs, small canopy, limb dieback, vines growing up the tree into the canopy. Tree not expected to survive construction - recommended removal. All offsite trees will be removed with written permission from the owner.	Remove								
28	9033	White Cedar	Chamaecyparis thyoides	12	71	Tree in common. Trunk severly leaning, limb dieback, extensive vine coverage, epicormic sprouting, severly pruned.	Remove								
29	9034	Silver Maple	Acer saccharinum	16	68	Dead headed, limb dieback, insect boring holes, epicormic sprouting.	Remove								
30	9035	Pin Oak	Quercus palustris	13	68	Limb dieback, epicormic sprouting. Tree shall be reassessed at the time of construction by the project arborist. Tree pruning shall be done under the direct supervision of a certified arborist.	Remove								
31			American Sycamore	Platanus occidentalis	36	75									

TREE PRESERVATION INVENTORY & ACTIVITIES SPREADSHEET AND TREE PRESERVATION NARRATIVE WERE PREPARED BY REBECCA MITCHELL, CERTIFIED ARBORIST INTERNATIONAL SOCIETY OF ARBORICULTURE, CERT. #: MA-4668A

TREE PRESERVATION NARRATIVE:

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

1. **Flagging/ Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans

2. **Pre-Construction Meeting:** After clearing limits have been staked a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/forester hired by owner, site superintendant, clearing contractor and UFMD, DPWES representative to make minor adjustments as necessary to observe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at this time.

3. **Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or land clearing operations. An UFMD, DPWES, representative shall be contacted a minimum of three (3) days prior to any site clearing, grading or demolition activities are to begin, to inspect the site to insure that the tree protection has been installed.

4. **Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nourishment and protection to that vegetation. Any removal of any vegetation or soil disturbance in tree preservation areas including the removal of plant species that may be perceived as noxious or invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMD, DPWES

5. **Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rake and shovels. Any work that requires the use of motorized equipment, such as tree transplanting spades, skid loaders, tractors, trucks, stump-grinders, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMD.

6. **Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project arborist in the Tree Inventory and Activity Schedule. Root pruning shall be 18" - 24" deep and shall be accomplished using a vibratory plow, trencher or other device approved by the Director. The root pruning trench shall be backfilled immediately. Silt fence/super silt fence installation utilizing a trencher can be substituted for root pruning as long as a minimum trench depth of 18" is met.

7. **Mulching:** Trees indicated will be mulched with wood chips generated from on site clearing or tree removal and pruning operations when possible. Shredded hardwood mulch from offsite maybe utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand. Mulch shall be placed in areas as indicated on approved plans.

8. **Tree Protection Fencing:** Tree Preservation Areas shall be protected by fencing per the attached detail. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types 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. Tree protection fencing shall be made clearly visible to all construction personnel. Signs stating "TREE PRESERVATION AREA – KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMD and the district supervisor staff shall be notified and given the opportunity to inspect the site to assure 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 UFMD. Super Silt Fence may be used in lieu of Tree Preservation Fence.

9. **Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.

10. **Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and spread by hand to a uniform depth or be removed from the site.

11. **Site Monitoring:** During any clearing or tree/vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant should be present to monitor the process and ensure that the activities are conducted as approved by UFMD. The applicant should retain the services of a certified arborist to monitor all tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMD approvals. Monitoring inspections to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during tree fence installation, root pruning and limb pruning. Thereafter, monitoring inspections shall occur monthly for twelve (12) months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

NOTE: AS STATED BY SECTION 12–0507.1B AND SECTION 12–0507.2B IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE ONSITE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.
AREA 1. 100 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.
AREA 2. 10 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

AS STATED BY SECTION 12–0507.2C, A TREE INVENTORY AND POOR CONDITION ANALYSIS SHALL BE DONE FOR TREES WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE ON OFFSITE PROPERTIES 25 FEET OR LESS FROM THE PROPOSED LIMITS OF CLEARING.

THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	9-26-12	TREE #31 TO BE REMOVED & DETAIL ADDED (BLM)
2.	7-31-12	ADDED TREE #18 & #20 TO BE SAVED (KJV)
1.	6-12-12	ADDED TREE (BLM)

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TREE PRESERVATION INVENTORY & NOTES

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
9-26-12
PROFESSIONAL ENGINEER

Application No RZ/FDP 2012-MV-007 Staff Maryland
Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012
Date of (DGS) (PC) Approval 1/8/2013
Sheet 11 of 14

NO.	DESCRIPTION	REVIEW BY	APPROV.	DATE
	REVISIONS			

DESIGN	DRAFT
BLM	BLM
APPROVED	
DATE	
MAR. 2012	
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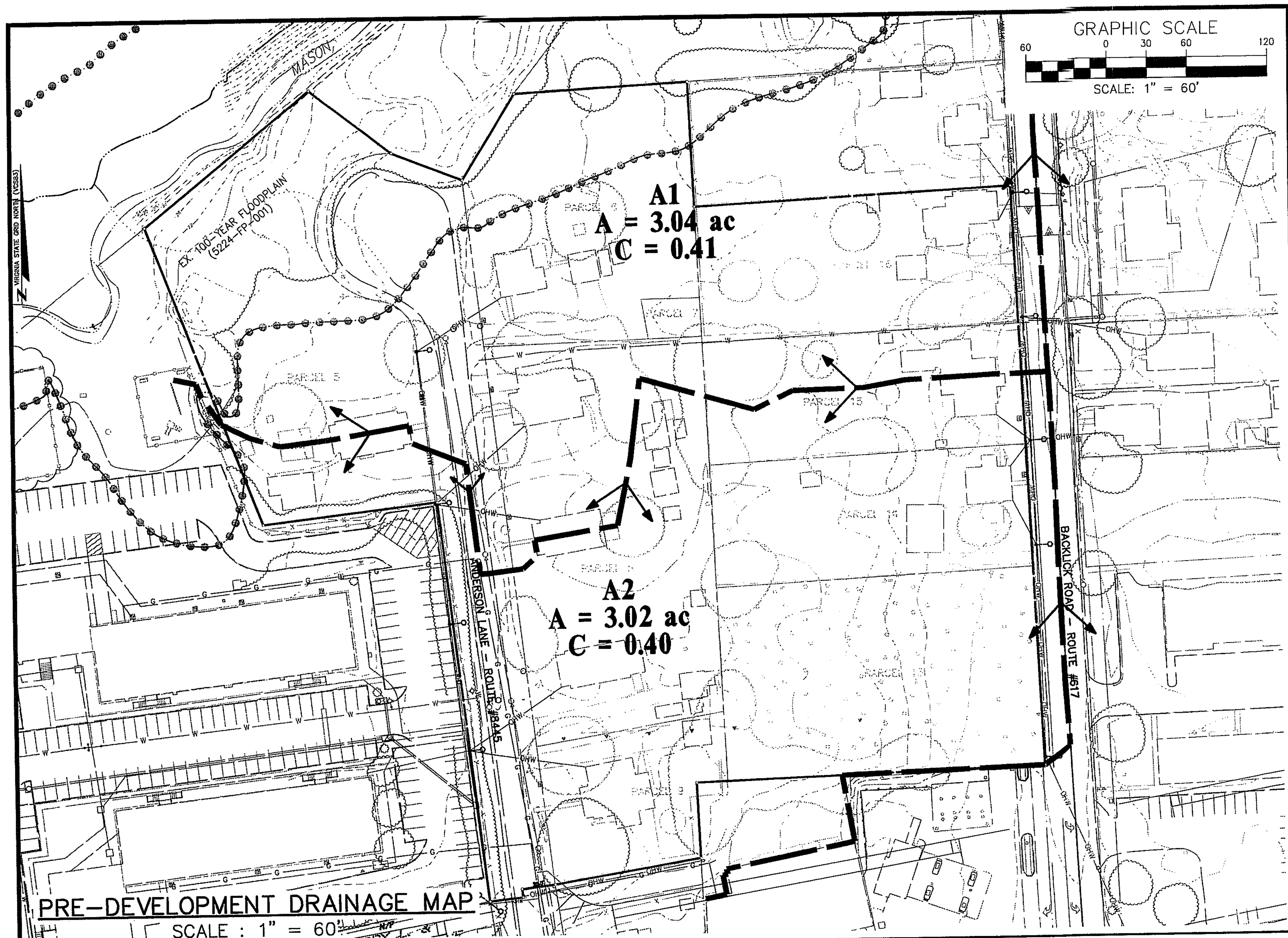
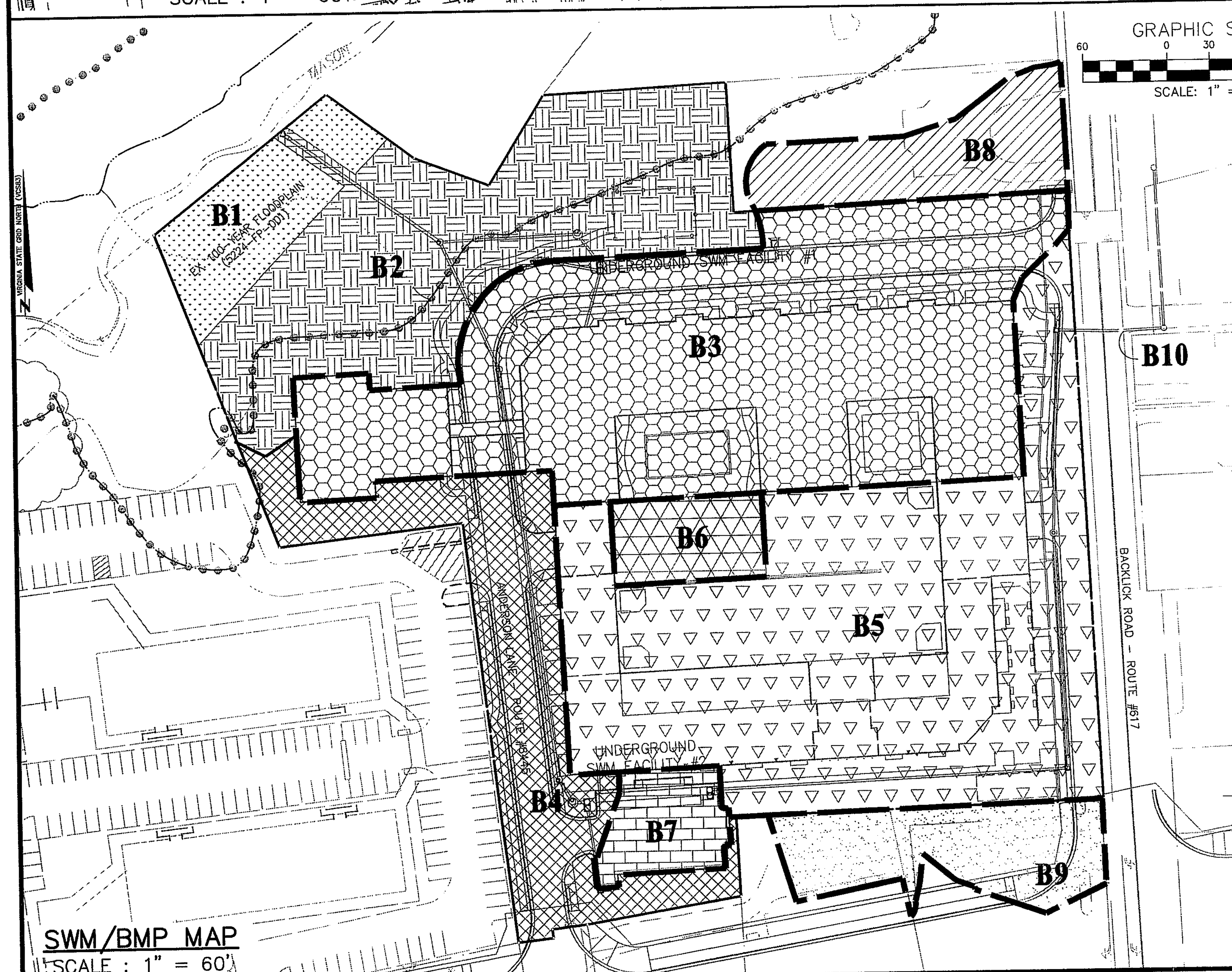
SHEET 11 OF 14

PRJ NO: 10-515

TYPE: CDP / FDP





LEGEND

B1, B2, B3, B4, B5, B6, B7, B8, B9

SWM SUMMARY

Total Site Area= 6.06 AC

	Area (AC)	Pre-C	Post-C
B1 - Conservation Esmt	0.25	0.20	0.20
B2 - Onsite Uncontrolled	0.94	0.40	0.30
B3 - Onsite to Stormfilter 1 / UGS 1	1.84	0.40	0.83
B4 - Onsite Uncontrolled	0.77	0.40	0.80
B5 - Onsite to Stormfilter 2 / UGS 2	1.95	0.40	0.85
B6 - Onsite Green Roof	0.15	0.40	0.90
B7 - Onsite Pervious Paver	0.14	0.41	0.90
B8 - Offsite to Stormfilter 1 / UGS 1	0.30	0.60	0.60
B9 - Offsite to Stormfilter 2 / UGS 2	0.32	0.60	0.60
B10 - OFFSITE TO UGS 2	3.02	0.32	0.32

Existing Condition
Q2 = 6.06 AC x 5.45 IN/HR x 0.41 = 13.40 CFS
Q10 = 6.06 AC x 7.27 IN/HR x 0.41 = 17.87 CFS

Offsite to UGS
Q2 = 3.64 AC x 5.45 IN/HR x 0.37 = 7.30 CFS
Q10 = 3.64 AC x 7.27 IN/HR x 0.37 = 9.73 CFS

Uncontrolled Development
Q2 = 2.12 AC x 5.45 IN/HR x 0.51 = 5.91 CFS
Q10 = 2.12 AC x 7.27 IN/HR x 0.51 = 7.88 CFS

Allowable UGS Release
Q2 = 13.40 + 7.30 - 5.91 = 14.79 CFS
Q10 = 17.87 + 9.73 - 7.88 = 19.73 CFS

UNDERGROUND STORAGE FACILITY RELEASE:
UGS 1: 2-YEAR STORM RELEASE: 4.09 cfs, 10-YEAR STORM RELEASE: 6.95 cfs
UGS 2: 2-YEAR STORM RELEASE: 8.96 cfs, 10-YEAR STORM RELEASE: 12.02 cfs
TOTAL: 2-YEAR STORM RELEASE = 13.05 cfs < 14.79 cfs
10-YEAR STORM RELEASE = 18.97 cfs < 19.73 cfs

NOTE : THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

PRELIMINARY BMP COMPUTATIONS

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

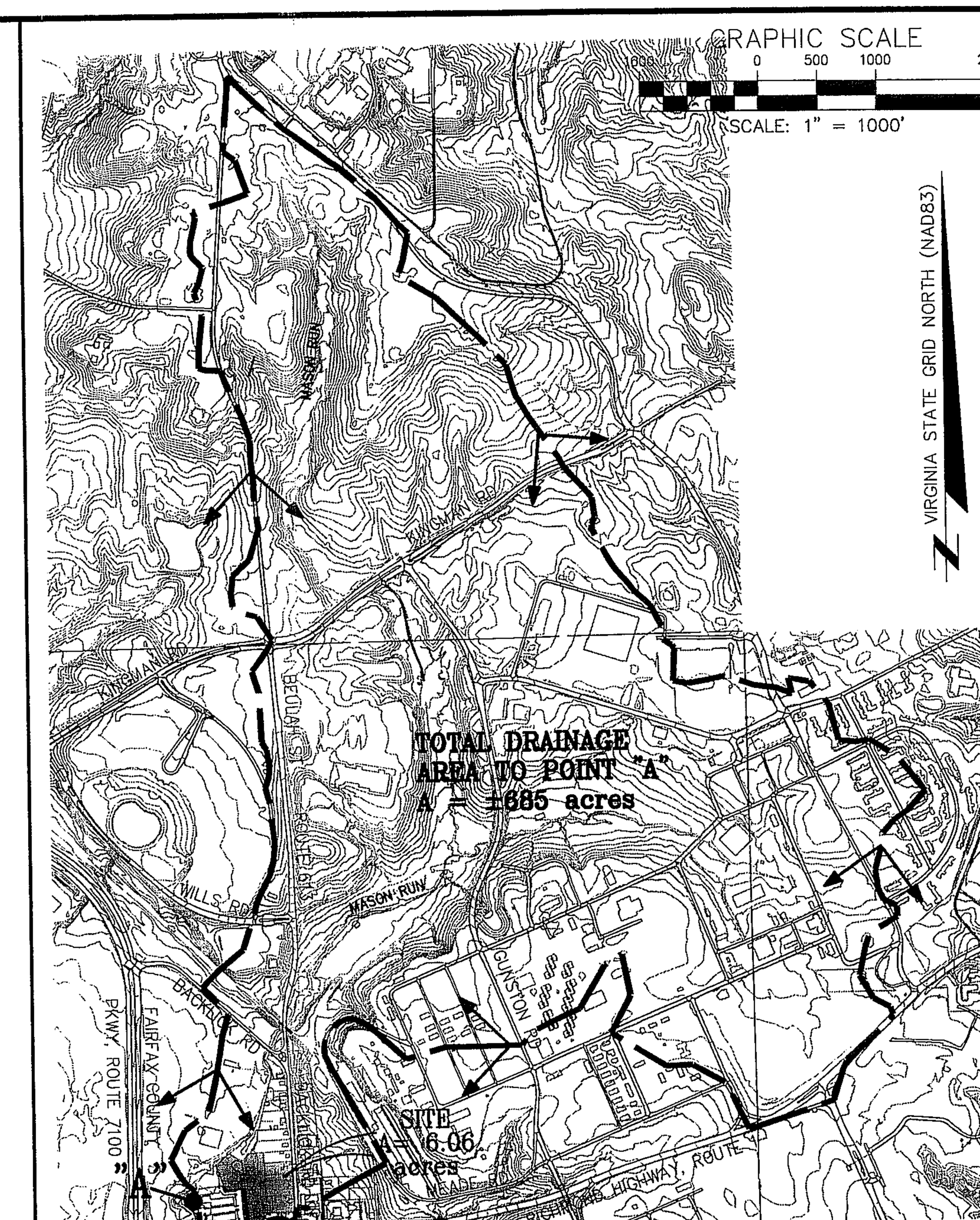
Subarea Designation and Description (1)	"C" (2)	Acres (3)
B1 - Conservation Esmt	0.20	0.25
B2 - Onsite Uncontrolled	0.30	0.94
B3 - Onsite to Stormfilter 1 / UGS 1	0.83	1.84
B4 - Onsite Uncontrolled	0.80	0.77
B5 - Onsite to Stormfilter 2 / UGS 2	0.85	1.95
B6 - Onsite Green Roof	0.90	0.15
B7 - Onsite Pervious Paver	0.90	0.14
B8 - Offsite to Stormfilter 1 / UGS 1	0.60	0.30
B9 - Offsite to Stormfilter 2 / UGS 2	0.60	0.32
B10 - OFFSITE TO UGS 2	0.32	3.02

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)
B1	Conservation	100	X	0.04	X	1.00	=	4.19
B2	Uncontrolled	0	X	0.16	X	0.41	=	0.00
B3	Stormfilter #1	50	X	0.30	X	1.14	=	17.33
B4	Uncontrolled	0	X	0.13	X	1.10	=	0.00
B5	Stormfilter #2	50	X	0.32	X	1.17	=	18.81
B6	Green Roof	40	X	0.03	X	1.24	=	1.25
B7	Pervious Paver	35	X	0.02	X	1.24	=	1.03
B8	Stormfilter #1	0	X	0.05	X	0.82	=	0.00
B9	Offsite to SF #2	0	X	0.05	X	0.83	=	0.00
B10	Offsite Untreated	0	X	0.50	X	0.44	=	0.00
			X	0.00	X	0.00	=	0.00

(a) Total = 42.61

NOTE : THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.



OVERALL DRAINAGE AREA MAP
SCALE : 1" = 100'

OUTFALL NARRATIVE

THE PROPERTY CONSISTS OF APPROXIMATELY 6.06 ACRES, ON WHICH A MIXED-USE DEVELOPMENT AND RELATED UTILITIES ARE PROPOSED.

THE EXISTING SITE IS FAIRLY OPEN. THERE ARE EXISTING RESIDENTIAL HOUSES, DRIVEWAYS, AND A STREET ON THE SITE. THE SITE'S TOPOGRAPHY IS SOMEWHAT LEVEL AND HAS SLOPES AVERAGING ABOUT 1%. THERE IS AN R.P.A. LOCATED ON THE NORTHWEST CORNER OF THE SITE. THE EXISTING SITE'S STORMWATER RUNOFF SHEET FLOWS IN TWO DIFFERENT DIRECTIONS. AREA A1 (3.04 ACRES) SHEET FLOWS TO THE NORTHWEST OF THE SITE AND THEN INTO THE EXISTING FLOODPLAIN FOR MASON RUN. AREA A2 (3.02 ACRES) SHEET FLOWS TOWARDS THE SOUTHWEST AND THEN INTO THE EXISTING OFFSITE STORM SEWER SYSTEM. THIS SYSTEM ALSO CARRIES SOME OFFSITE STORMWATER (SEE PRE-DEVELOPMENT DRAINAGE MAP AND FAIRFAX COUNTY PLAN #24588-SP-001-4), AND THEN DISCHARGES THE RUNOFF INTO THE SAME EXISTING 100-YEAR FLOODPLAIN FOR MASON RUN TO THE WEST OF THE SITE (SEE OVERALL DRAINAGE MAP ABOVE).

AFTER DEVELOPMENT, APPROXIMATELY 4.57 ACRES OF THE SITE'S RUNOFF WILL BE COLLECTED INTO AN ONSITE CLOSED STORM SEWER SYSTEM, THEN CARRIED INTO TWO ONSITE UNDERGROUND SWM FACILITIES (UGS). THESE FACILITIES WILL CONTROL STORMWATER AND REDUCE THE POST-DEVELOPMENT PEAK FLOWS BELOW THE PRE-DEVELOPMENT PEAK FLOWS (SEE THIS SHEET FOR COMPUTATIONS). THE UGSs ULTIMATELY DISCHARGES INTO THE EXISTING 100-YR FLOODPLAIN FOR MASON RUN. THIS EXISTING CHANNEL IS WELL DEFINED WITH STABILIZED BANK. THE STREAM CHANNEL IS CLEAN AND PREDOMINATELY FREE FROM DEBRIS.

THE OVERALL DRAINAGE MAP SHOWN ON THIS SHEET DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALL INTERSECTS WITH THE EXISTING FLOODPLAIN FOR MASON RUN. THE AREA (6.06 ACRES) THAT DRAINS INTO THE EXISTING FLOODPLAIN AT POINT "A" IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 685 ACRES); THEREFORE, PER PFM 6-0203.2B, THE EXTENT OF THE REVIEW OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT "A".

IT IS THEREFORE THE ENGINEER'S OPINION THAT AN ADEQUATE OUTFALL EXISTS FOR THIS PROJECT AND THE DEVELOPMENT WILL NOT HAVE AN ADVERSE IMPACT ON DOWNSTREAM PROPERTIES.

STORMWATER MANAGEMENT AND BMP SUMMARY

STORMWATER MANAGEMENT WILL BE PROVIDED BY MEANS OF TWO UNDERGROUND STORAGE FACILITIES. THESE FACILITIES WILL REDUCE THE POST-DEVELOPMENT PEAK FLOWS FROM THE SITE BELOW THE PRE-DEVELOPMENT PEAK FLOWS.

BMPs FOR THIS SITE WILL BE PROVIDED VIA TWO ONSITE STORM FILTERS, A GREEN ROOF, AND PERVIOUS PAVER PARKING. THESE FACILITIES WILL PROVIDE APPROXIMATELY 42.61% BMPs, WHICH MEETS THE BMPs REQUIREMENT OF 40%.

Application No RZ/FDP 2012-MV-007 Staff Mayland
Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012
Date of (BOS) (PC) Approval 1/8/2013
Sheet 12 of 14

NO.	DATE	REVISION PRIOR TO APPROVAL
3.	9-26-12	ADDED CONSERVATION EASEMENT; REVISED CALCULATIONS (BFW)
2.	7-31-12	REVISED OUTFALL NARRATIVE (BFW)
1.	6-12-12	REVISED CALCULATIONS (KJV)

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ACCOTINK VILLAGE

OUTFALL ANALYSIS

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

RZ 2012-MV-007

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-4-12
PROFESSIONAL ENGINEER

NO.	DESCRIPTION	REVIEW BY	APPRVD.	DATE
	REVISIONS			

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SHEET 12 OF 14

PRJ NO: 10-515

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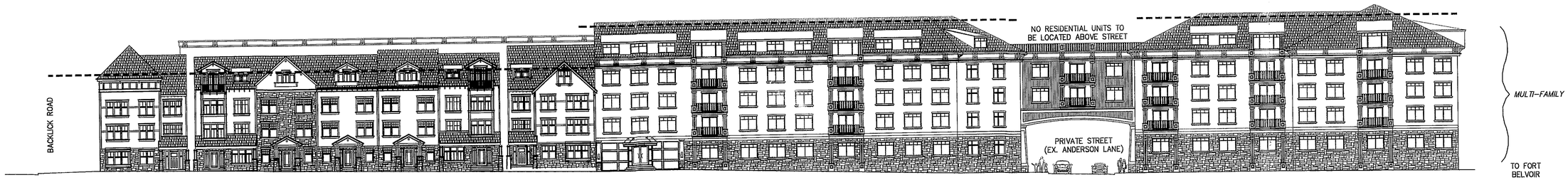
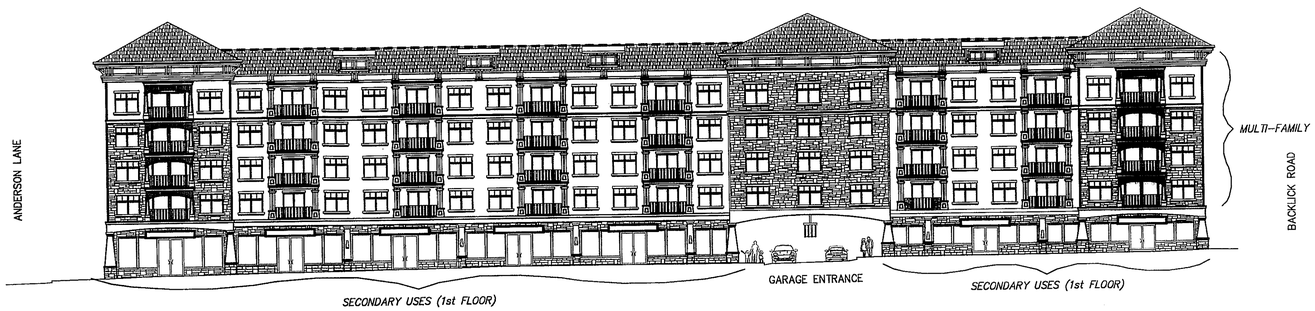


VIEW ALONG NORTHERN BOUNDARY



VIEW ALONG RICHMOND HIGHWAY

VIEW ALONG BACKLICK ROAD

VIEW FROM CANTERBURY APARTMENTS

Application No RZ/FDP 2012-MV-007 Staff Mayland

Approved (DP) (CDP) (FDP) (PRC) (CP) Plan
See PROFFERS dated 12/13/2012
FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013
Sheet 13 of 14

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the eisen group

NO.	DATE	REVISION PRIOR TO APPROVAL
4.	10-3-12	REVISED ELEVATIONS (KJV)
3.	9-28-12	REVISED ELEVATIONS (BLM)
2.	7-3-12	NEW SHEET (KJV)

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ARCHITECTURAL ELEVATIONS

ACCOTINK VILLAGE

MOUNT VERNON DISTRICT
FAIRFAX COUNTY, VIRGINIA

COMMONWEALTH OF VIRGINIA
PAUL B. JOHNSON
Lic. No. 018450
10-9-12
PROFESSIONAL ENGINEER

FOR APPROPRIATENESS ONLY

NO.	DESCRIPTION	REVIEW BY	APPRVD	DATE
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DATE MAR. 2012	SCALE HORIZ: 1" = 20' VERT: ---

SHEET 13 OF 14

PRJ NO: 10-515

TYPE: CDP/FDP

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RZ 2012-MV-007

VIRGINIA STATE GRID NORTH (VCS83)

MASON RUN

ANDERSON LANE – ROUTE #8445 (TO BE VACATED)

BACKLICK ROAD – ROUTE #617

RICHMOND HIGHWAY – ROUTE #1

GRAPHIC SCALE

30 0 15 30 60

SCALE: 1" = 30'

LEGEND

- 4 STORIES RESIDENTIAL (41'–7"±)
- 5 STORIES RESIDENTIAL (57'–11"±)
- 5 STORIES RESIDENTIAL (60')
- 5 STORIES RESIDENTIAL (55'±)
- 1 STORY SECONDARY USES (12'±)
- 4 STORIES RESIDENTIAL OVER 1 STORY SECONDARY USES (60')
- PARKING GARAGE (50'±)

Application No RZ/FDP 2012-MV-007 Staff Mayland

Approved (DP) (CDP) (FDP) (PRC) (CP) Plan

See PROFFERS dated 12/13/2012

FDP Conds dated 11/1/2012 - FDP Approved 11/15/2012

Date of (BOS) (PC) Approval 1/8/2013

Sheet 14 of 14

NO.	DATE	REVISION PRIOR TO APPROVAL
4.	10–3–12	REVISED HEIGHT (KJV)
3.	9–26–12	NEW SHEET (KJV)

Charles P. Johnson & Associates, Inc.

ACCOTINK VILLAGE

BUILDING HEIGHT & USE DETAIL

COMMONWEALTH OF VIRGINIA
PAUL E. JOHNSON
Lic. No. 018450
10-10-12

DESIGN KJV | DRAFT KJV | APPROVED HMF

SHEET 14

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