



County of Fairfax, Virginia

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

April 11, 2013

David R. Gill
McGuire Woods LLP
1750 Tysons Boulevard, Suite 1800
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2010-PR-019

Dear Mr. Gill:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on April 9, 2013, granting Rezoning Application RZ 2010-PR-019 in the name of of Kettler Sandburg, LLC. The Board's action rezones certain property in the Providence District from the R-1 District to the PDH-3 District to permit residential development with an overall density of 2.64 and approval of the conceptual development plans. The subject property is located on the W. side of Sandburg Street, south of Elm Place and north of Idylwood Road approximately 2.28 acres of land, [Tax Map 39-4 ((1)) 46 and 47], and is subject to the proffers dated April 4, 2013.

On September 13, 2012, the Planning Commission approved Final Development Plan Application FDP 2010-PR-019, subject to the development conditions dated August 30, 2012.

The Board also:

- Approved deviation of the tree preservation target requirement in favor of that shown on the CDP/FDP.

Office of the Clerk to the Board of Supervisors
12000 Government Center Parkway, Suite 533
Fairfax, Virginia 22035

Phone: 703-324-3151 ♦ Fax: 703-324-3926 ♦ TTY: 703-324-3903
Email: clerktothebos@fairfaxcounty.gov
<http://www.fairfaxcounty.gov/bosclerk>

- Waived Section 11-302 (1) of the Zoning Ordinance that private streets within a development be limited to those which are not designed to provide access to adjacent developments.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Lynda Smyth, Providence District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Denise James, Office of Capital Facilities/Fairfax County Public Schools
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 9th day of April, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2010-PR-019**

WHEREAS, Kettler Sandburg, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1 District to the PDH-3 District, and

WHEREAS, at a duly called public hearing the Planning Commission considered the application and the propriety of amending the Zoning Ordinance in accordance therewith, and thereafter did submit to this Board its recommendation, and

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

NOW, THEREFORE, BE IT ORDAINED, that that certain parcel of land situated in the Providence District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-3 District, and said property is subject to the use regulations of said PDH-3 District, and further restricted by the conditions proffered and accepted pursuant to Va. Code Ann., 15.2-2303(a), which conditions are in addition to the Zoning Ordinance regulations applicable to said parcel, and

BE IT FURTHER ENACTED, that the boundaries of the Zoning Map heretofore adopted as a part of the Zoning Ordinance be, and they hereby are, amended in accordance with this enactment, and that said zoning map shall annotate and incorporate by reference the additional conditions governing said parcel.

GIVEN under my hand this 9th day of April, 2013.

Catherine A. Chianese
Clerk to the Board of Supervisors



PORTER AT SANDBURG STREET

**RZ 2010-PR-019
KETTLER SANDBURG LLC
PROFFERS**

April 4, 2013

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 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 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, tree preservation areas, 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, including a line item of the estimated costs for potential removal of dead and/or diseased trees in tree preservation areas.

8. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2013, 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 without encumbrance 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. Density credit shall be reserved for the Property as provided by Section 2-308 of the Zoning Ordinance for all dedications described herein and/or as shown on the CDP/FDP or as may reasonably be required by Fairfax County, VDOT or others at the time of site/subdivision plan approvals.

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 as possible to the existing utility poles as permitted by VDOT without requiring their relocation.

The Sandburg Street and Idlywood 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 for depth of pavement and materials 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 the Zoning Administrator in consultation with FCDOT and VDOT 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. The Applicant reserves the right to increase the capacity of the SWM facility, subject to substantial conformance with the CDP/FDP.

In addition, it shall be further demonstrated to DPWES at the time of subdivision plan submission that the adequate outfall requirements shall be in substantial conformance with Option #2 (outfall east along the north-side of Idlywood Road) as shown on the adequate outfall narrative on Sheet 8 of the CDP/FDP. Option #2 shall be utilized, unless otherwise permitted herein. The Applicant 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. 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 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 and, as shown on Sheets 11 and 12 of the CDP/FDP, trees #1335, #1336, and #1337 shall be preserved. 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 prior to 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 prior to issuance of the building permit for each unit to the Fairfax County Board of Supervisors to be used for off-site recreational facilities at Dunn Loring Park or other facilities intended to serve the future residents, as determined by 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 is 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 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)

Susan H. Porter

32923653.8

Mara Miles

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

Mara Miles

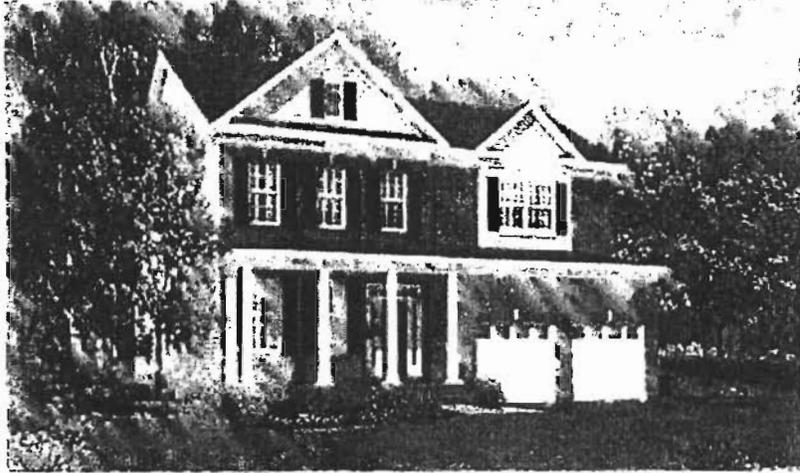
Daniel M. Porter

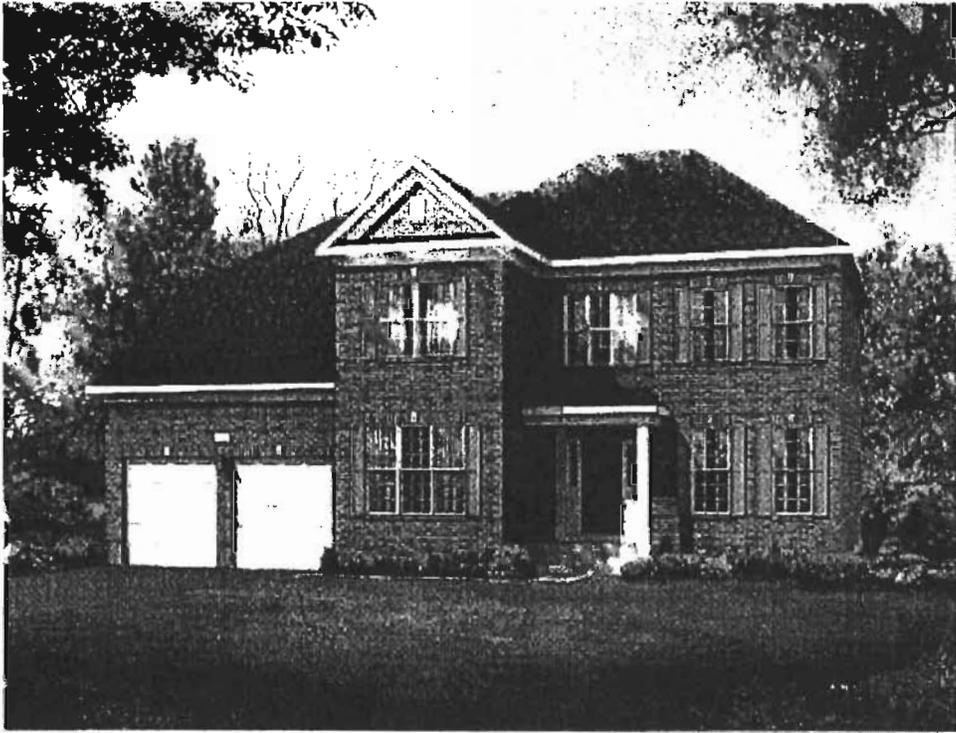
(Owner of Tax Map Nos. 39-4-((1))-46 and 47)

A handwritten signature in black ink, appearing to be 'D. Porter', is written over a solid horizontal line. The signature is cursive and extends slightly above and below the line.

32923653.8

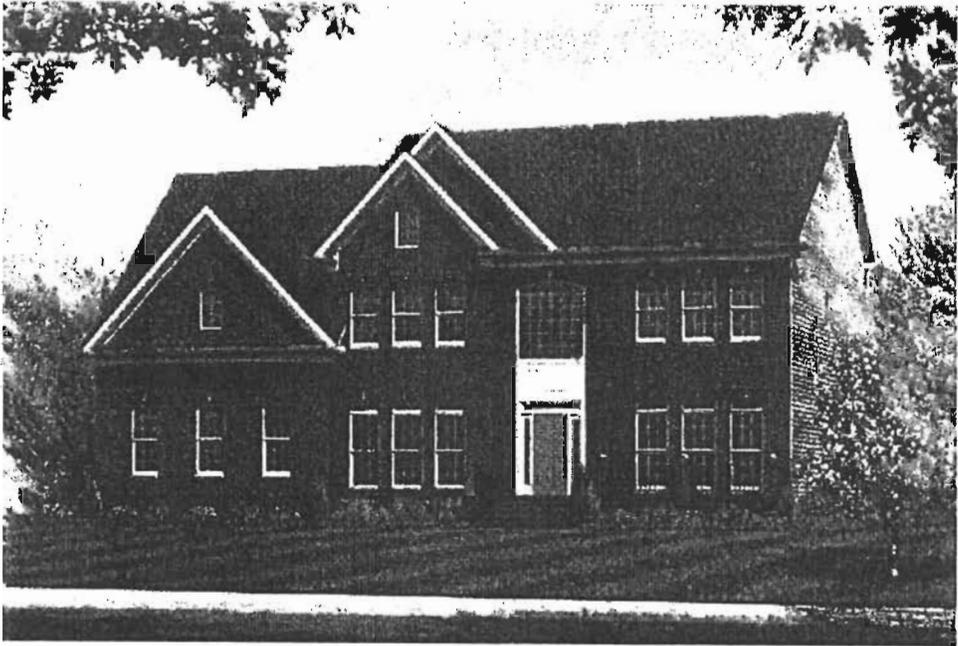
EXHIBIT A













37925633_23 DOC

DEVELOPMENT CONDITIONS

FDP 2010-PR-019

August 30, 2012

The Planning Commission approved 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, the approval was conditioned 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.

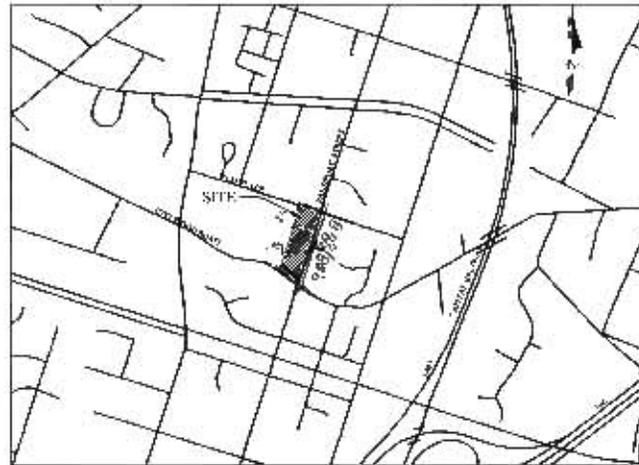
**CONCEPT DEVELOPMENT PLAN /
 FINAL DEVELOPMENT PLAN (CDP/FDP)
 PORTER AT SANDBURG STREET
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VIRGINIA
 RZ/FDP 2010-PR-019**

APPLICANT
KETTLER SANDBURG, I.L.C.
 C/O KETTLER
 1751 PENNACLE DRIVE
 SUITE 200
 MCLEAN, VA 22101
 (703) 641-5000
 CONTACT: CHARLIE KIELER

OWNER
MUSAN H. PORTER
 P.O. BOX 1412
 52 VPK CTRY, NM 88062

ATTORNEY
McGUIRE WOODS, LLP.
 1350 TYSONS BLVD.
 SUITE 1100
 MCLEAN, VA 22102-4215
 (703) 312-5950
 CONTACT: GREGORY A. RIEGLE

CIVIL ENGINEER
URBAN, LTD.
 4280 D TECHNOLOGY CT.
 CHANTILLY, VA 20151
 (703) 412-2306
 CONTACT: ROBERT W. HILGREN



VICINITY MAP
 SCALE: 1" = 300'

- CONTENTS**
1. Letter Sheet
 2. General Notes and Details
 3. Existing Conditions and Survey Map
 4. CDP/FDP
 5. Proposed Division Plan
 6. New Division Plan Map
 7. Best Management Practices Plan
 8. Utility Analysis
 9. Planting Vegetation Plan
 10. Stormwater Management Plan
 11. Final Summary Plan
 12. 10% Resolution Details

URBAN, LTD. CIVIL ENGINEERS 4280 D TECHNOLOGY CT. CHANTILLY, VA 20151 (703) 412-2306	DATE: NOV 2011 SCALE: 1" = 300'
PORTER AT SANDBURG STREET PROVIDENCE DISTRICT FAIRFAX COUNTY, VA	DATE: NOV 2011
LORTON STREET	DATE: NOV 2011
PORTER AT SANDBURG STREET	DATE: NOV 2011
PROVIDENCE DISTRICT FAIRFAX COUNTY, VA	DATE: NOV 2011
URBAN, LTD.	DATE: NOV 2011
CIVIL ENGINEERS	DATE: NOV 2011
4280 D TECHNOLOGY CT.	DATE: NOV 2011
CHANTILLY, VA 20151	DATE: NOV 2011
(703) 412-2306	DATE: NOV 2011
CONTACT: ROBERT W. HILGREN	DATE: NOV 2011

GENERAL NOTES

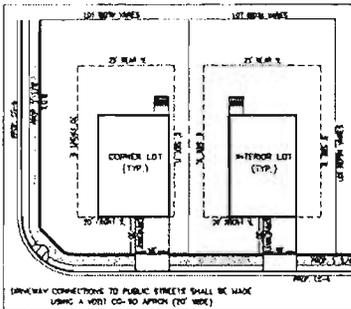
1. THE SUBJECT PROPERTY OF THE CONCEPT / FINAL DEVELOPMENT PLAN (CD/FPD) IS LOCATED ON THE FAYETTE COUNTY ZONING MAPS AS PARCELS 39-4-4(1)-46 AND 47. THE TWO LOTS ARE APPLICABLE TO THE CD/FPD APPLICATION IS SHOWN ON THIS SHEET.
2. THE SITE DOES NOT LIE WITHIN ANY SPECIAL OVERLAY DISTRICTS.
3. THE CD/FPD HAS BEEN FILED TO POINT THE RECORDING OF THE PROPERTY TO THE FAYETTE COUNTY ZONING DISTRICT TO POINT THE CONSTRUCTION TO SINGLE FAMILY DETACHED RESIDENCES.
4. THE BOUNDARY INFORMATION SHOWN HEREON IS COMPILED FROM A FIELD SURVEY BOUNDARY SURVEY BY LINDSEY LTD. ON 08/16/2010.
5. THE TOPOGRAPHY SHOWN HEREON IS AT A ONE-FOOT CONTOUR INTERVAL, MEASURED BY LINDSEY LTD. BASED ON FIELD SURVEY TOPOGRAPHY.
6. THE PROPOSED DEVELOPMENT IS IN CONFORMANCE WITH THE CONCEPTUAL PLAN AND ALL PROVISIONS OF APPLICABLE DISTRICTS, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF THE INDENTED BANNERS AND MODIFICATIONS LISTED BELOW.
7. THE PROPERTY IS SERVED BY PUBLIC HIGHWAY AND WATER TOWNSHIP 2 FALLS CHURCH SERVICE AREA.
8. STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) SHALL BE PROVIDED ON SITE GENERALLY AS SHOWN ON THE CD/FPD.
9. THERE ARE NO FLOODPLAIN, RESOURCE PROTECTION AREAS OR ENVIRONMENTAL QUALITY CONSIDERATIONS ON THE PROPERTY.
10. THERE ARE NO DRAIN SIZES SHOWN TO EXIST ON THIS SITE.
11. THERE ARE NO RECORDS OF NATURAL FEATURES DETERMINING PROTECTION OR PRESERVATION OF THE PROPERTY.
12. TRANSPORTATION IMPROVEMENTS TO BE (EXISTING ROAD NETWORK) WILL BE PROVIDED AS SHOWN ON THE CD/FPD AND AS COMMITTED TO IN THE PRELIMINARY PLAN.
13. THE PROPOSED DEVELOPMENT OF THE PROPERTY WILL COMMENCE AS SOON AS NECESSARY PLANS AND PERMITS ARE APPROVED AND SUBJECT TO MARKET CONDITIONS. THE DEVELOPMENT MAY BE PHASED.
14. THERE ARE NO KNOWN NEIGHBORS OF THIS SUBDIVISION ON THE PROPERTY. IF ANY SUCH SUBSTANCES ARE DISCOVERED, THE METHODS FOR REMEDIAL SHALL ADVISE TO COUNTY STATE AND/OR FEDERAL LAW.
15. IN ACCORDANCE WITH THE PROVISIONS OF PARAGRAPH 4 OF SECTION 16-4-02 UNDER MODIFICATIONS TO THE SITES, DIMENSIONS, CONTIGUOUS AND LOCATIONS OF BUILDINGS, DRIVEWAYS, WALLS AND UTILITIES MAY OCCUR WITH FINAL ENGINEERING AND DESIGN WITHOUT REQUIRING AN AMENDMENT TO THE CD/FPD.
16. THERE ARE NO EXISTING UTILITY EASEMENTS EQUAL TO OR GREATER THAN 10 FEET IN WIDTH ON THE PROPERTY.
17. IN ACCORDANCE WITH FAYETTE COUNTY ZONING SECTION 16-4-02(1) (1) & (2), EMERGENCY VEHICLES SHALL HAVE ACCESS TO WITHIN 100' OF ALL BUILDINGS (1) WITHOUT TRAVELING MORE THAN 100' ALONG THE PRIVATE STREET (101'). SEE THIS SHEET FOR DETAIL.

18. THE APPLICANT IS SEEKING A WAIVER OF THE FOLLOWING ZONING SECTION:
 - A. 16-4-02(1) - TO PERMIT APPROXIMATELY 6.5 ACRES OF DRAINAGE AREA WHICH WOULD NATURALLY DRAIN TO THE WATERSHED SITE OVERALL AT THE INTERSECTION OF ELK/SANDBURG TO INSTALLED DRAIN VIA A CLOSED CONDUIT SYSTEM TO THE WASTEWATER SYSTEM ON THE SOUTH SIDE OF THE SITE ALONG SANDBURG ROAD. JUSTIFICATION IS AS FOLLOWS:
 - THIS ALLOWS THE SITE TO BE TREATED AS ONE DEVELOPMENT FACILITY INSTEAD OF TWO.
 - BOTH OUTFALL POINTS ARE IN THE SAME WATERSHED.
 - THE CLOSED CONDUIT SYSTEM TRANSFORMING THIS DRAINAGE AREA TO THE SANITARY AREA IS NOT DESIGNED TO CONVEY THE RISK OF STORM FLOWS. THIS DESIGN DOES NOT RELY ON THE CLOSED CONDUIT SYSTEM AND INSTALLED RELIES ON OVERLAND FLOW. THE DIRECTION OF OVERLAND FLOW IS STILL IN THE GENERAL DIRECTION OF ELK/SANDBURG FOR THIS DRAINAGE AREA.
 - B. 16-4-02(2) - MODIFY THE TREE PRESERVATION TARGET:
 - 16-4-02(2)(A) - MODIFY THE TREE PRESERVATION TARGET WOULD PRECLUDE THE DEVELOPMENT OF USES OR DENSITIES DISALLOWED BY THE ZONING ORDINANCE.
 - 16-4-02(2)(B) - CONSTRUCTION ACTIVITIES COULD BE REASONABLY EXPECTED TO IMPACT EXISTING TREES OR FORESTED AREAS USED TO MEET THE TREE PRESERVATION TARGET TO THE EXTENT THESE WOULD NOT LIKELY SURVIVE IN A HEALTHY AND STRUCTURALLY SOUND MANNER FOR A PERIOD OF 10-YEARS IN ACCORDANCE WITH THE TREE PRESERVATION STANDARDS FOR TREES AND FORESTED AREAS PROVIDED IN 16-4-02(2) AND 16-4-04.

19. THE APPLICANT IS SEEKING A WAIVER OF THE FOLLOWING ZONING SECTION:
 - A. 16-4-02(1) - PRIVATE STREETS WITHIN A DEVELOPMENT SHALL BE LIMITED TO THOSE STREETS WHICH ARE NOT REQUIRED OR DESIGNED TO PROVIDE ACCESS TO ADJACENT PARCELS AS DETERMINED BY THE OFFICER.

20. THE APPLICANT IS SEEKING TO MODIFY SECTION 6-4-02(B) OF THE ZONING PLAN TO ALLOW UNDERGROUND RECREATION FACILITIES WITHIN A RECREATIONAL DEVELOPMENT.

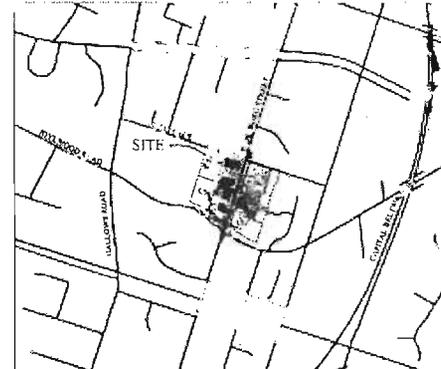
21. CHILDREN AND THE MINIMUM REQUIRED SANDS (10' HIGHS, CORNERS, CHANGING LANES OR OTHER SIMILAR FEATURES) SHALL BE PERMITTED SUBJECT TO THE REQUIREMENTS OF 7-412 (FAYETTE COUNTY ZONING ORDINANCE).



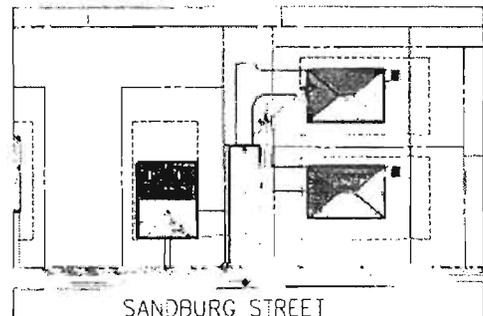
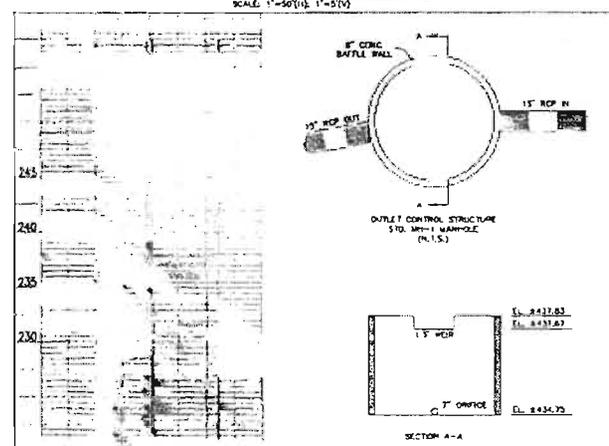
TYPICAL LOT LAYOUT
SCALE: 1" = 30'

ZONING AND AREA TABULATION

SITE AREA	
TOTAL AREA	= 2.28 AC
PUBLIC ROAD R/W DEDICATION	= 0.09 AC (13,373 SQ')
TOTAL SITE AREA AFTER DED.	= 2.19 AC
AREA USED (OR DENSITY CALCULATIONS DENSITY CREDIT IS TAKEN FOR THE PUBLIC ROAD R/W DEDICATION)	
EXISTING ZONING	R-1
PROPOSED ZONING	PDW-3
MINIMUM DISTRICT SIZE	= 3 ACRES
PROPOSED DISTRICT SIZE	= 2.19 ACRES
PROPOSED LOTS	= 8 SINGLE FAMILY DETACHED UNITS
MAXIMUM DENSITY	= 3 DU/AC
PROPOSED DENSITY	= 6.2/28 = 2.63 DU/AC
OPEN SPACE REQUIRED	= 20% OF SITE AREA PER 6-110
OPEN SPACE PROVIDED	= 2.19 AC OF ROUGHLY 0.60 AC
FRONT YARD	= N/A
FRONT YARD PROVIDED	= SEE TYPICAL LOT LAYOUT GRAPHIC
SIDE YARD	= N/A
SIDE YARD PROVIDED	= SEE TYPICAL LOT LAYOUT GRAPHIC
INTERIOR LOT WIDTH REQUIRED	= N/A
INTERIOR LOT WIDTH PROVIDED	= SEE TYPICAL LOT LAYOUT GRAPHIC
REAR YARD	= N/A
REAR YARD PROVIDED	= SEE TYPICAL LOT LAYOUT GRAPHIC
CORNER LOT WIDTH REQUIRED	= N/A
CORNER LOT WIDTH PROVIDED	= SEE TYPICAL LOT LAYOUT GRAPHIC
MIN. LOT AREA REQUIRED	= N/A
MIN. LOT AREA PROVIDED	= 2,900 SQ'
MIN. ACRE LOT AREA PROVIDED	= 2,10,000 SQ'
MAXIMUM BUILDING HEIGHT	= 35'
BUILDING HEIGHT PROVIDED	= 35'



DETAIL - INFILTRATION AREA OUTFALL



PARKING TABULATION

1. PARKING REQUIRED PER ZONING ORDINANCE

SFD WITH PUBLIC STREET FRONTAGE	= 3 SPACES/LOT	= 4 LOTS = 8 SPACES
SFD WITH ONLY PRIVATE STREET FRONTAGE	= 3 SPACES/ACT	= 2 LOTS = 6 SPACES
		TOTAL PARKING REQUIRED = 14 SPACES

TOTAL PARKING SPACES PROVIDED

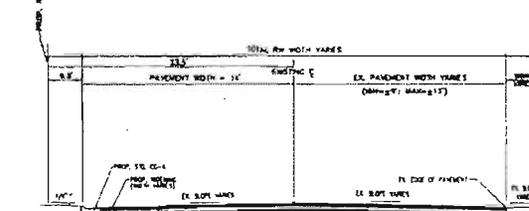
4 SPACES PER UNIT (2 GARAGE)	TOTAL PARKING PROVIDED = 24 SPACES (4 PER LOT)
	10 BE MET VIA EITHER DRIVEWAY AND/OR GARAGE

NOTE: SINCE CORNER LOTS FRONT ON BOTH PUBLIC AND PRIVATE STREETS, ONLY TWO SPACES ARE REQUIRED

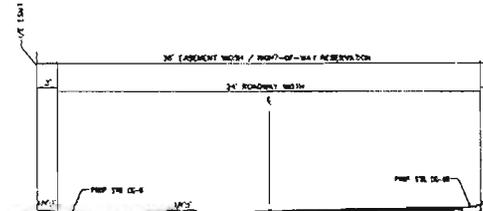
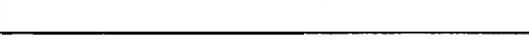
TRACT	OWNER	SIZE (SQUARE FEET)	DENSITY ZONING	PROPOSED ZONING
39-4-4(1)-46	SUSAN H PORTER	28,746	R-1	PDW-3
39-4-4(1)-47	SUSAN H PORTER	28,751	R-1	PDW-3
TOTAL		57,497		
		2.19 ACRES		

NOTE: EACH PARCEL AREA ROUNDED TO NEAREST 100 SQ'

EX SANDBURG STREET (RTE #936)
TYPICAL SECTION



EX ELM PLACE (RTE #974)
TYPICAL SECTION



PROPOSED PRIVATE STREET
TYPICAL SECTION

REVISIONS

DATE: NOV. 2011

SCALE: AS NOTED

GENERAL NOTES AND DETAILS

PORTER AT
SANDBURG STREET
FAYETTE COUNTY, VA

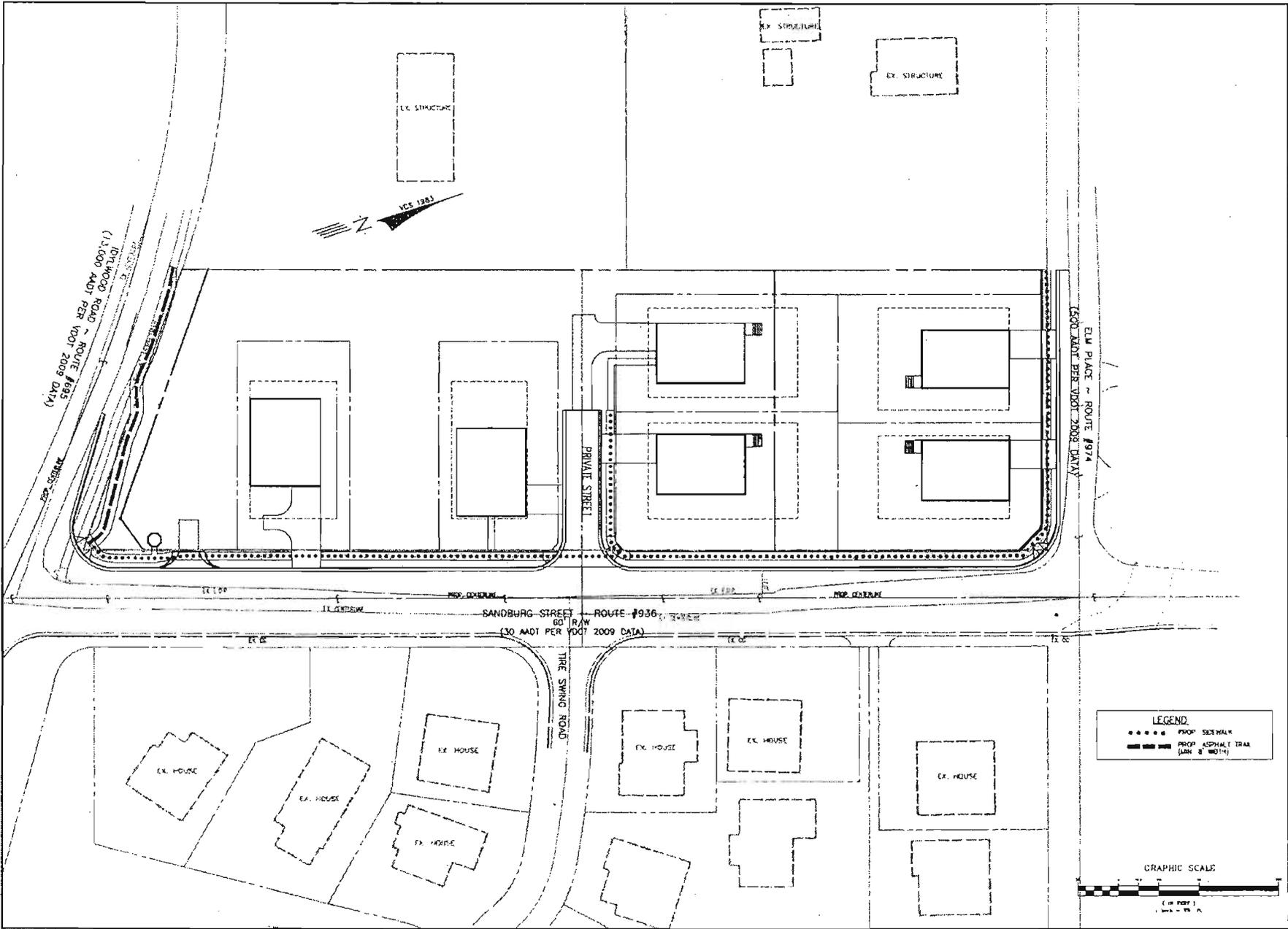
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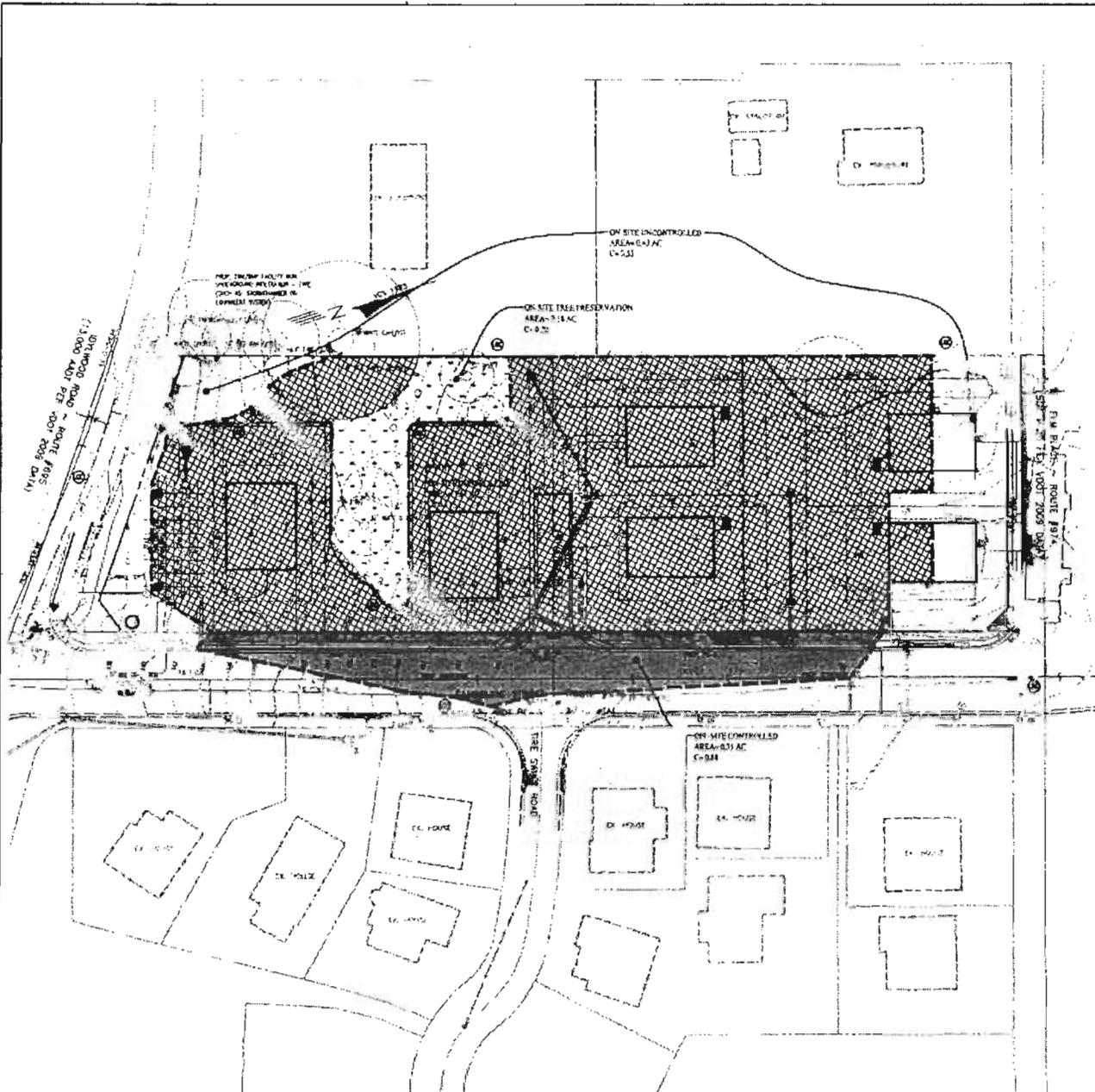
REV. NO.	DATE	REVISIONS

PEDESTRIAN CIRCULATION PLAN
PORTER AT SANDBURG STREET
 PROVIDENCE DISTRICT
 FAIRFAX COUNTY, VA

SCALE: 1"=25'
 CL/NA
 DATE: NOV. 2011

SHEET
 5
 OF
 12

Z:\MAP-12541



BMP NARRATIVE

THE EXISTING SITE HAS BEEN PREVIOUSLY DEVELOPED FOR A SINGLE-FAMILY DETACHED RESIDENCE. NO EXISTING BMP CONTROLS ARE PRESENT ON SITE. AS THE PROPOSED IMPERVIOUS AREA (A LITTLE 25% OF THE EXISTING IMPERVIOUS AREA) HAS NOT CHANGED, IT IS CLASSIFIED AS "BMP MAINTENANCE" CATEGORY. A BMP MAINTENANCE PLAN IS REQUIRED FOR THIS DEVELOPMENT. THE FOLLOWING PRELIMINARY BMP CALCULATIONS SHOW THAT THE BMP REQUIREMENT IS MET VIA ON-SITE TREATMENT PRESERVATION AREA AS WELL AS AN ON-SITE INFILTRATION AREA. IT IS ANTICIPATED THAT THE INFILTRATION AREA COULD BE CONSTRUCTED AS A STORMWATER OR SANITARY POND.

THE INFILTRATION AREA HAS BEEN ASSIGNED A SITE REMOVAL RATE AS IT WILL BE SIZED TO HANDLE THE 0.57 RAINFALL EVENT.

BMP FACILITY DESIGN CALCULATION

1.1. **Design Parameters** - *(See Appendix B, Site Data)*

1.2. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)
1.1.1. Design Storm	0.57	1.00
1.1.2. On-Site Treatment Area	0.25	0.50
1.1.3. On-Site Infiltration Area	0.55	1.00
1.1.4. Total Treatment Area	0.80	1.50

1.3. **Design Parameters** - *(See Appendix B, Site Data)*

1.4. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)	Flow (cfs)
1.3.1. Design Storm	0.57	1.00	1.00
1.3.2. On-Site Treatment Area	0.25	0.50	0.50
1.3.3. On-Site Infiltration Area	0.55	1.00	1.00
1.3.4. Total Treatment Area	0.80	1.50	1.50

1.5. **Design Parameters** - *(See Appendix B, Site Data)*

1.6. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)	Flow (cfs)
1.5.1. Design Storm	0.57	1.00	1.00
1.5.2. On-Site Treatment Area	0.25	0.50	0.50
1.5.3. On-Site Infiltration Area	0.55	1.00	1.00
1.5.4. Total Treatment Area	0.80	1.50	1.50

1.7. **Design Parameters** - *(See Appendix B, Site Data)*

1.8. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)	Flow (cfs)
1.7.1. Design Storm	0.57	1.00	1.00
1.7.2. On-Site Treatment Area	0.25	0.50	0.50
1.7.3. On-Site Infiltration Area	0.55	1.00	1.00
1.7.4. Total Treatment Area	0.80	1.50	1.50

1.9. **Design Parameters** - *(See Appendix B, Site Data)*

2.0. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)	Flow (cfs)
1.9.1. Design Storm	0.57	1.00	1.00
1.9.2. On-Site Treatment Area	0.25	0.50	0.50
1.9.3. On-Site Infiltration Area	0.55	1.00	1.00
1.9.4. Total Treatment Area	0.80	1.50	1.50

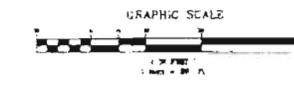
2.1. **Design Parameters** - *(See Appendix B, Site Data)*

2.2. **Design Parameters** - *(See Appendix B, Site Data)*

Storm Characteristics and Parameters	C	Q (cfs)	Flow (cfs)
2.1.1. Design Storm	0.57	1.00	1.00
2.1.2. On-Site Treatment Area	0.25	0.50	0.50
2.1.3. On-Site Infiltration Area	0.55	1.00	1.00
2.1.4. Total Treatment Area	0.80	1.50	1.50

2.3. **Design Parameters** - *(See Appendix B, Site Data)*

2.4. **Design Parameters** - *(See Appendix B, Site Data)*



DATE: NOV 2011
 SCALE: AS SHOWN
 SHEET 7 OF 12
 ZMAP-1251

PROJECT: SANDBURG STREET
 PROJECT SUB-DISTRICT: SANDBURG SUB-DISTRICT
 PROJECT LOCATION: SANDBURG SUB-DISTRICT

CITY OF SANDBURG
 PLANNING DEPARTMENT
 1111 1/2 N. MAIN ST.
 SANDBURG, WY 82001

urban
 PLANNING & DESIGN
 1111 1/2 N. MAIN ST.
 SANDBURG, WY 82001

RZ 2010-PR-019

Zoning Application Closeout Summary Report

Printed: 4/12/2013

General Information

APPLICANT: KETTLER SANDBURG, LLC
DECISION DATE: 04/09/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM MAYLAND
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON APRIL 9, 2013, SUPERVISOR SMYTH MOVED THAT THE BOARD OF SUPERVISORS APPROVE RZ 2010-PR-019, AND THE ASSOCIATED CONCEPTUAL DEVELOPMENT PLAN SUBJECT TO THE PROFFERS DATED APRIL 4, 2013 AND APPROVE A DEVIATION OF THE TREE PRESERVATION TARGET REQUIREMENT IN FAVOR OF THAT SHOWN ON THE CDP AND APPROVE A WAIVER OF SECTION 11-302 PARAGRAPH 1 OF THE ZONING ORDINANCE REQUIREMENT THAT PRIVATE STREETS WITHIN A DEVELOPMENT BE LIMITED TO THOSE WHICH ARE NOT DESIGNED TO PROVIDE ACCESS TO ADJACENT DEVELOPMENTS. THE MOTION WAS SECONDED BY SUPERVISOR HYLAND AND APPROVED WITHOUT OBJECTION.

APPLICATION DESCRIPTION:
 RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	2.28 ACRES	PDH- 3	2.28 ACRES	PDH- 3	2.28 ACRES

Tax Map Numbers

0394 ((01)) ()0046 0394 ((01)) ()0047

Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	6	2.63 ACRES					
TOTALS	6						

Approved Waivers/Modifications

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
 WAIVE INTERPARCEL ACCESS

4/12/2013

Approved ProffersPROFFER STATEMENT DATE: 04-04-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
CONSTRUCTION - HOUSING	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	N/A	\$0	01-01-0001
LOT LINES	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
OUTFALL (ADEQUATE ETC)	01-01-0001	0	N/A	\$0	01-01-0001
PUBLIC ACCESS EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
STORMWATER MANAGEMENT POND - ON-SITE	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - MAINTENANCE/NOTICE	01-01-0001	0	N/A	\$0	01-01-0001
FRONTAGE IMPROVEMENTS	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
EROSION AND SEDIMENT CONTROL	01-01-0001	0	N/A	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
EXISTING STRUCTURES (DEMOLISH / REPLACE)	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	\$0	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
ESCROW - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
LOT ORIENTATION	01-01-0001	0	N/A	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 08-30-2012

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
ADVANCED DENSITY CREDIT	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001

4/12/2013

FDP 2010-PR-019

Zoning Application Closeout Summary Report

Printed: 4/16/2013

General Information

APPLICANT: KETTLER SANDBURG LLC
DECISION DATE: 09/13/2012
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM MAYLAND
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

COMMISSIONER LAWRENCE MOVED APPROVAL OF FDO 2010-PR-019 SUBJECT TO THE CONDITIONS DATED AUGUST 30, 2012 AND THE BOARDS APPROVAL OF THE ASSOCIATED REZONING. THE MOTION WAS SECONDED BY COMMISSIONER DE LA FE AND APPROVED WITHOUT OBJECTION.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 3	2.28 ACRES

Tax Map Numbers

0394 ((01))\)0046 0394 ((01))\)0047

Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GEA	FAR	NRES LAND AREA
SFD	6	2.63 ACRES					
TOTALS	6						

Approved Waivers/Modifications

DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
 WAIVE INTERPARCEL ACCESS

4/16/2013

Approved Development ConditionsDEVELOPMENT CONDITION STATEMENT DATE: 04-12-2013

<u>DEVELOPMENT CONDITION</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB</u>	<u>EXPIR DTE</u>
ADVANCED DENSITY CREDIT	01-01-0001	0	N/A	0	01-01-0001
CONDITION - DEVELOPMENT PLAN	01-01-0001	0	N/A	0	01-01-0001

4/16/2013

Application Amended



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ 2010-PR-019
(Assigned by staff)

RECEIVED
Department of Planning & Zoning

MAY 21 2012

Zoning Evaluation Division

APPLICATION FOR A REZONING
(PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Kettler Sandburg, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-3 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

39-4	1		46, 47	2.28 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

2400 Sandburg Street, 8001 Elm Place, Dunn Loring, VA 22027

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)

West side of Sandburg Street directly south of Elm Place

PRESENT USE: Single Family Detached	PROPOSED USE: Single Family Detached
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): N/A

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

David R. Gill
Type or Print Name

1750 Tysons Blvd., Suite 1800
Address McLean, VA 22102

[Signature]
Signature of Applicant or Agent

(Work) 703-712-5039 (Mobile)
Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 6/12/12

Fee Paid \$4545.00

Virginia Ruffner

RZ 2012-0123
6/12/12 KCS



COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
 12055 Government Center Parkway, Suite 801
 Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: RZ/FDP 2010-PR-019
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning
 JUN 28 2011
 Zoning Evaluation Division

APPLICATION FOR A REZONING
 (PLEASE TYPE or PRINT IN BLACK INK)

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

I (We), Kettler Sandburg, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1 District to the PDH-4 District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

LEGAL DESCRIPTION:

See attached				
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

TAX MAP DESCRIPTION:

39-4	1		46, 47	2.28 acres
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

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<u>West side of Sandburg Street directly south of Elm Place</u>	
PRESENT USE: <u>Single Family Detached</u>	PROPOSED USE: <u>Single Family Detached</u>
MAGISTERIAL DISTRICT: <u>Providence</u>	OVERLAY DISTRICT (S): <u>N/A</u>

The name(s) and address(s) of owner(s) of record shall provided on the affidavit form attached and made part of this application. The undersigned has the power to authorize and does hereby authorize Fairfax County staff representative on official business to enter on the subject property as necessary to process the application.

David R. Gill
 Type or Print Name
1750 Tysons Blvd., Suite 1800
 Address McLean, VA 22102

[Signature]
 Signature of Applicant or Agent
(Work) 703-712-5039 (Mobile)
 Telephone Number

Please provide name and telephone number of contact if different from above:

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 7/29/11

Virginia
[Signature]

RZ 2010-0191

FDP 2011-0012

Fee Paid

\$ 2,370.00