



County of Fairfax, Virginia

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

March 20, 2013

Keith C. Martin
Tramonte, Yeonas, Roberts & Martin PLLC
8245 Boone Boulevard Suite 400
Vienna, VA 22182

Re: Special Exception Application SE 2012-SU-002

Dear Mr. Martin:

At a regular meeting of the Board of Supervisors held on March 19, 2013, the Board approved Special Exception Application SE 2012-SU-002 in the name of Nadeem P. Malik. The subject property is located at 3027 Ashburton Avenue on approximately 2.3 acres of land, zoned R-1 in the Sully District [Tax Map 35-2 ((1)) 4]. The Board's action permits the subdivision of one lot into two lots pursuant to Section 9-610 of the Fairfax County Zoning Ordinance, by requiring conformance with the following development conditions:

1. This Special Exception is granted for and runs with the land indicated in this application and is not transferable to other land.
2. This Special Exception is granted only for the purpose(s), structure(s) and/or use(s) indicated on the Special Exception Plat approved with the application, as qualified by these development conditions.
3. Any plan submitted pursuant to this Special Exception shall be in substantial conformance with the approved Special Exception plat entitled Special Exception (SE) Plat, 3027 Ashburton Avenue, Tax Map 35-2 ((1)) Parcel 4, dated August 19, 2012, as revised through **February 13, 2013**, and these conditions.
4. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. Prior to the approval of the residential use permit (RUP) for each dwelling unit, documentation shall be submitted to the Environment and Development Review Branch of the Department of Planning and Zoning from a home energy rater certified through the Residential Energy Services network (RESNET) program that the dwelling unit has attained the ENERGY STAR for homes qualifications.

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>

5. The first and all subsequent subdivision plans shall include a planting plan, which shall incorporate a planting schedule to identify species and quantities to be provided, sizes of nursery stock, timing for planting, weed and deer control, watering, mulching, etc., all subject to review and approval of the Urban Forest Management Division (UFMD).
6. An invasive species management program shall be created and implemented per the tree conservation ordinance, to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) which clearly identifies targeted species; details removal and treatment techniques; proposed replanting with herbaceous and woody material, monitoring; program duration; etc., subject to review and approval of UFMD.
7. Tree Preservation: A Tree Preservation Plan and narrative shall be submitted as part of the first and all subsequent subdivision plan submissions. 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 UFMD.

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 located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 35 feet outside of the proposed limits of clearing, in the undisturbed area and within 10 feet of the proposed limits of clearing in the area to be disturbed. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the SE Plat and those additional areas in which trees can be preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 and 12-0509. Specific tree preservation activities that will maximize the survivability of any tree identified to be preserved, such as: crown pruning, root pruning, mulching, fertilization, compost tea, Cambistat, radial mulching, and others as necessary, shall be included in the plan.

8. 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. During the tree-preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an UFM, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as dead or dying may be removed as part of the clearing operation. Any tree that is so designated shall be

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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.

9. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the SE Plat, 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 SE Plat, 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 trails or utilities.
10. 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" condition below.
11. 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.

Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that

protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

1. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 - 24 inches.
 2. Root pruning shall take place prior to any clearing and grading, or demolition of structures.
 3. Root pruning shall be conducted with the supervision of a certified arborist.
 4. An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
12. 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 conditioned 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 development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
13. A plan shall be created for the abandonment of the existing gravel driveway that details how any work within this area will be done by hand such as spreading topsoil and seeding without causing any significant impacts to the critical root zones of trees shown to be preserved within this area subject to the review and approval of UFMD.
14. A reforestation plan shall be provided for areas shown on the SE plat and Exhibit A that are going to be reforested through the use of native species. The reforestation areas shall be planted at a density of one seedling for each 100 square feet of area and one shrub with a minimum height of 18 inches shall be planted for each 40 square feet of disturbed area. Soil preparation, soil amendments, and/or seed mix shall be required as determined by UFMD. The plan shall include a landscape schedule that details the amount of species each species, size and type of nursery stock, timing for planting, weed and deer control methods, watering, mulching, and any other items as may be determined necessary by UFMD.
15. Subject to Virginia Department of Transportation (VDOT) and Department of Public Works and Environmental Services (DPWES) approval, the Applicant shall dedicate and convey in fee simple to the Board of Supervisors right-of-way

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- up to a width of 35 feet from the centerline along the Application Property's Ashburton Avenue frontage as shown on the SE plat. Dedication of right-of-way shall be made at time of recordation of the final subdivision plat or upon demand of either Fairfax County or VDOT, whichever occur first.
16. An ingress/egress access easement in a form approved by the County Attorney shall be placed and recorded in land records by the applicant, over Lots 1 and 2, and the existing driveway that is to be shared. The easement shall also allow access to and from the outlots for BMP maintenance.
 17. The BMPs shall be filed against the deeds of the properties along with a BMP maintenance agreement, approved by Fairfax County.
 18. The existing ingress/egress access easement connection to Saffron Drive from the subject parcel across Lot 48, Section 1, Ashburton Manors shall be vacated at the time of subdivision plan approval.
 19. Porous pavers, such as UNI Eco-Stone or an approved equivalent as determined by DPWES shall be utilized for the driveway serving Lots 1 and 2.
 20. A minimum of 40% phosphorus removal shall be achieved by BMP's on the property, as reviewed and approved by DPWES. Stormwater Management or Best Management Practices measures may be provided in infiltration/percolation trenches as shown on the SE plat as determined by DPWES, which shall be privately maintained. If a modification of the PFM to permit the proposed stormwater management/best management practices as shown on the SE plat is not granted by DPWES, and SWM/BMP facilities in substantial conformance with the SE Plat cannot be provided, then a Special Exception Amendment (SEA) shall be filed to provide water quantity and quality control measures in accordance with the PFM as determined by DPWES.
 21. At the time of subdivision plan, it shall be demonstrated that both houses are located more than 15 feet from the floodplain horizontally and that the lowest floor of the lowest structures of the houses (basement slabs of the dwellings for this project) are more than 18 inches above the 100-year floodplain elevation subject to the review and approval of DPWES.
 22. Prior to record plat approval, the necessary residential covenants shall be established governing the maintenance of the infiltration/percolation trenches and shared driveway on the proposed lots as shown on the SE Plat. Residential covenants shall be recorded which disclose to the existing and all subsequent property owners the maintenance obligations of the infiltration/percolation trenches and shared driveway.

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23. Adequate Outfall shall be demonstrated in accordance with the Public Facilities Manual (PFM) as determined by DPWES at the time of Subdivision plan review.
24. Proper abandonment of the well under a permit from the Health Department is required prior to a demolition permit being approved for the site.
25. Prior to any land disturbing activities on the property, a Phase I archaeological study shall be conducted, and the results of such studies shall be provided to the Cultural Resource Management and Protection Section of the Fairfax County Park Authority (CRMPS). If deemed necessary by CRMPS, the Applicant shall conduct a Phase II and/or Phase III archaeological study on only those areas of the Application Property identified for further study by CRMPS. The studies shall be conducted by a qualified archaeological professional approved by CRMPS, and shall be reviewed and approved by CRMPS. The studies shall be completed prior to subdivision plat recordation.
26. The applicant shall provide a 4.0 foot high decorative black fence (Cast aluminum or equivalent low maintenance fencing) around the proposed BMPs as depicted on Exhibit A in order to protect the BMPs.
27. The applicant shall escrow funds as determined by DPWES in lieu of the paving of the future trail.
28. No portion of the limits of clearing and grading or any BMP facilities shall extend into the EQC.
29. The RPA/FP shall be verified to the satisfaction of DPWES at time of subdivision plan review; minor adjustments to lot lines to remove from RPA/FP may be permitted without SEA if determined to be in general conformance with the SE plat.
30. Annexation into HOA. Prior to record plat approval, the Applicant shall either: 1) annex the development into the Ashburton Manors HOA in accordance with §2-700 of the Zoning Ordinance for the purpose of establishing the necessary residential covenants governing the design and operation of the approved development and to provide a mechanism for ensuring the ability to complete certain maintenance obligations and other provisions noted in these proffer conditions or, 2) form a new Homeowner's Association for the development for the specific purpose of maintaining the common open space/BMPs in the outlot as shown on the SE. In either case, residential covenants shall be recorded which disclose to the residents of the HOA the maintenance obligations of the open space and BMPs.

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31. The applicant shall plant a row of Red Cedar and American Holly trees, at a minimum height of 6-7 feet at time of planting, on staggered 10 foot centers. The trees shall be planted:
- a. Along the west lot line of proposed Lot 2 between the driveway and property line in order to screen the dwelling on proposed Lot 2 from the existing dwelling on Lot 2, Henry White Prop; and
 - b. Along the western half of the southern rear lot line of proposed Lot 2, in order to screen the dwelling from the adjacent residential lots to the south.

The applicant shall provide these trees at the time of subdivision plan as reviewed and approved by the Urban Forestry Management Division.

This approval, contingent on the above noted conditions, shall not relieve the applicant from compliance with the provisions of any applicable ordinances, regulations, or adopted standards. The applicant shall be responsible for obtaining the required Residential Use Permit through established procedures, and this Special Exception shall not be valid until this has been accomplished.

Pursuant to Sect. 9-015 of the Zoning Ordinance, this special exception shall automatically expire, without notice, thirty (30) months after the date of approval unless the use has been established or construction has commenced and been diligently prosecuted. The Board of Supervisors may grant additional time to establish the use or to commence construction if a written request for additional time is filed with the Zoning Administrator prior to the date of expiration of the special exception. The request must specify the amount of additional time requested, the basis for the amount of time requested and an explanation of why additional time is required.

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

cc: Chairman Sharon Bulova
Supervisor Michael Frey, Sully District
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration
Barbara C. Berlin, Director, Zoning Evaluation Division, DPZ
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning
Angela K. Rodeheaver, Section Chief, Transportation Planning Division
Donald Stephens, Transportation Planning Division
Ken Williams, Plans & Document Control, ESRD, DPWES
Department of Highways-VDOT
Sandy Stallman, Park Planning Branch Manager, FCPA
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division
Planning Commission
Karyn Moreland, Chief Capital Projects Sections, Dept. of Transportation

SE 2012-30-002

ASHBURTON AVENUE Rte. 749

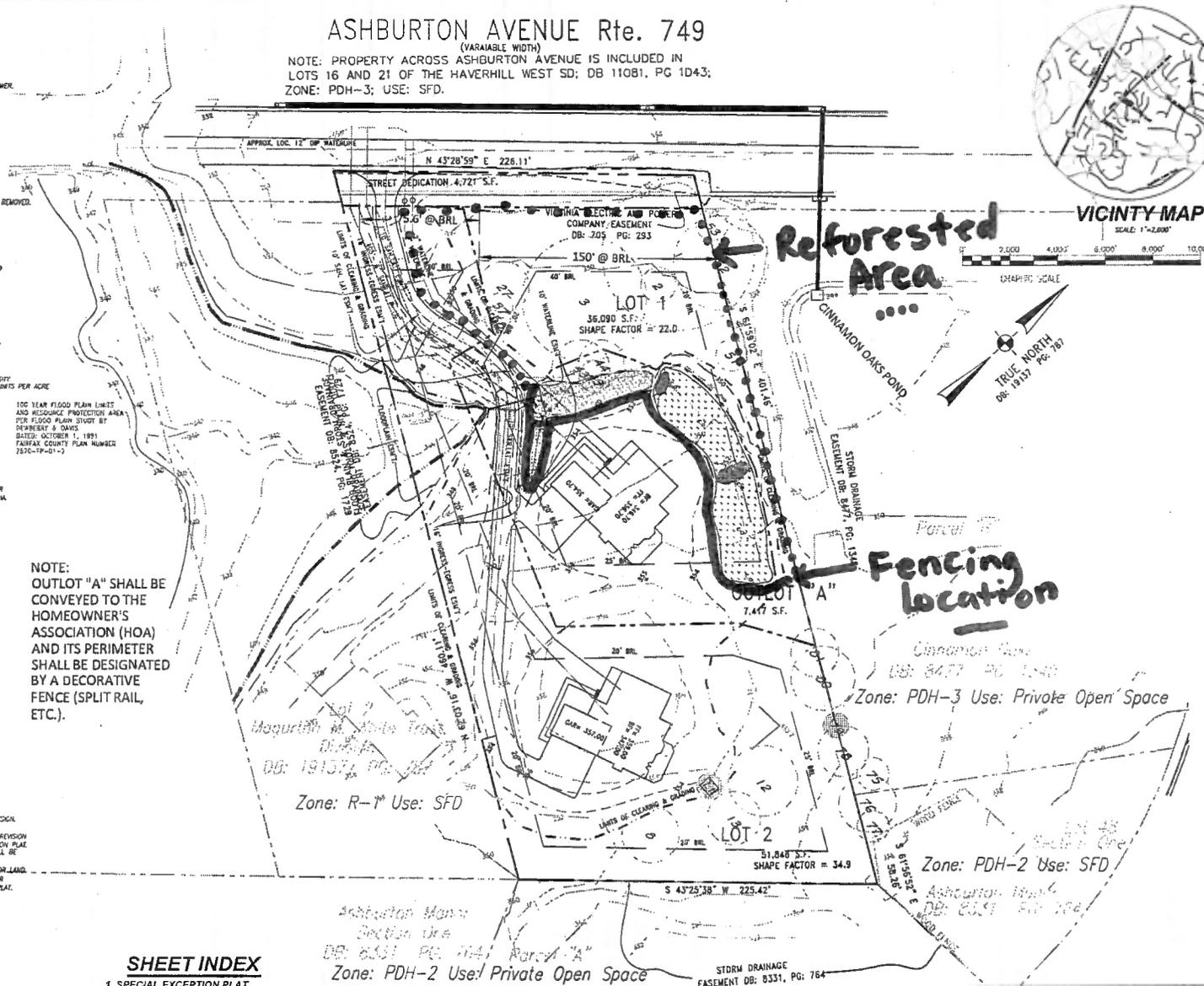
(VARIABLE WIDTH)

NOTE: PROPERTY ACROSS ASHBURTON AVENUE IS INCLUDED IN LOTS 16 AND 21 OF THE HAVERHILL WEST SD; DB 11081, PG 1D43; ZONE: PDH-3; USE: SFD.

ZONING NOTES

- THIS PLAN PROPOSES FOR APPROVAL IN THE R-1 ZONE, SUBDIVISION OF ONE EXISTING LOT INTO TWO (2) LOTS FOR SINGLE-FAMILY DWELLING PROVISION ON EXISTING ASHBURTON AVENUE. THE LOTS WILL BE SERVED BY PUBLIC WATER AND SEWER. THE PROPERTY DELINEATED HEREON IS LOCATED ON ASSESSMENT MAP 35-2(1)A IS 2.8743 ACRES AND IS ZONED R-1.
- AREA TABULATION
AVERAGE LOT AREA REQUIRED= NO REQUIREMENT PER R-1 ZONE
MINIMUM LOT AREA REQUIRED= 36,000 S.F. OR 0.8264 AC. [PER R-1 ZONE]
- LOT WIDTH
MINIMUM REQUIRED LOT WIDTH= 150 FT. [INTERIOR LOT PER R-1 ZONE]
MINIMUM REQUIRED LOT WIDTH= 175 FT. [CORNER LOT PER R-1 ZONE]
- PROPOSED USE: SINGLE-FAMILY DWELLINGS
- BUILDING HEIGHT
MAXIMUM ALLOWABLE BUILDING HEIGHT= 35 FT. [PER R-1 ZONE]
THERE IS AN EXISTING 1-STORY STRUCTURE LOCATED ON THE PARCEL, WHICH IS TO BE REMOVED.
- MINIMUM YARD REQUIREMENTS
FRONT YARD: 40' [SINGLE-FAMILY DWELLINGS PER R-1 ZONE]
SIDE YARD: 30' [SINGLE-FAMILY DWELLINGS PER R-1 ZONE]
REAR YARD: 25' [SINGLE-FAMILY DWELLINGS PER R-1 ZONE]
- TRANSITIONAL SCREENING AND BARRIERS:
TRANSITIONAL SCREENING AND BARRIERS ARE NOT REQUIRED PER SECTIONS 13-302 AND 13-303 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- LANDSCAPE COVERAGE
REQUIRED TREE COVERAGE= 35% ADJUSTED AREA IN R-1 ZONE
- PARKING REQUIREMENTS:
REQUIRED PARKING= 2 SPACES PER DWELLING UNIT
- THIS PROPERTY IS SERVED BY PUBLIC WATER AND SEWER.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) REQUIREMENTS WILL BE MET BY OUTLET "A" BY VEGETATIVE SWALES AND CONSERVATION/ FLOODPLAIN AREAS. OUTLET "A" SHALL BE CONVEYED TO THE HOA FOR THE LOTS.
- MAXIMUM DENSITY
MAXIMUM DENSITY ALLOWED= 1 DWELLING UNIT PER ACRE
1.944 SQUARE FEET OR 0.044 ACRES WITH FLOOD PLAIN CREDITED AT 50% TOWARDS DENSITY
DENSITY PROVISION= 1.944 SQUARE FEET OR 0.044 ACRES (2.88 WITH FLOOD PLAIN)= 3.88 UNITS PER ACRE
- EXISTING TOPOGRAPHY PROVIDED BY CRES SURVEYS DATED FEBRUARY, 2011. CONTOURS ARE AT A 2 FOOT INTERNAL BOUNDARY FIELD RUN BY CRES SURVEYS
- A PORTION OF THIS SITE IS LOCATED IN 100 YEAR FLOOD PLAIN PER STUDY PREPARED BY DENBERRY AND DAVIS IN OCTOBER 1991, FAIRFAX COUNTY PLAN NUMBER 7530-19-11-3
- THERE ARE NO VISIBLE GRAVESITES OR BURIAL GROUNDS LOCATED ON THIS PROPERTY.
- THERE IS AN PPA ON-SITE, AS INDICATED, AND IS DEFINED BY THE FLOODPLAIN LIMIT.
- THERE ARE NO ENVIRONMENTAL QUALITY CORRIDORS ON-SITE.
- THIS SITE IS LOCATED WITHIN THE DISTRICT RURAL WATERSHED.
- THIS SITE IS LOCATED WITHIN THE WEST OF CO-MUNITY PLANNING SECTOR OF THE UPPER POTOMAC PLANNING DISTRICT OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY, VIRGINIA.
- THIS SITE IS NOT LOCATED WITHIN A HISTORIC OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A NATURAL RESOURCE OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A AIRPORT NOISE IMPACT OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A SIGN CONTROL OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A HIGHWAY CORRIDOR OVERLAY DISTRICT.
- THIS SITE IS NOT LOCATED WITHIN A WATER SUPPLY PROTECTION OVERLAY DISTRICT.
- NO TITLE REPORT FURNISHED. PROPERTY IS SUBJECT TO ENCUMBRANCES OF RECORD.
- TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THERE ARE NO HAZARDOUS/TOXIC SUBSTANCES OR WASTE AND/OR PETROLEUM PRODUCTS TO BE GENERATED, UTILIZED, STORED, TREATED AND/OR DISPOSED OF ON-SITE.
- OPEN SPACE
REQUIRED: N/A (CONVENTIONAL SUBDIVISION PER R-1 ZONE)
- ANY SIGNS, IF PROVIDED, WILL MEET APPLICABLE SECTIONS OF ARTICLE 12 OF THE FAIRFAX COUNTY ZONING ORDINANCE.
- ANY AIR QUALITY PERMITS REQUIRED SHALL BE OBTAINED AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR OTHER CONSTRUCTION ACTIVITY.
- SOLID WASTE SHALL BE COLLECTED BY PRIVATE COLLECTOR TWICE WEEKLY. STORAGE SHALL BE IN 30 GAL. NONPOLLUTING HOUSEHOLD CONTAINERS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL IDENTIFIED TREES AND SHALL COORDINATE TREE PRESERVATION WITH THE OWNER PRIOR TO ANY CONSTRUCTION.
- IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO PERFORM THE WORK IN SUCH A MANNER TO PREVENT THE WASHING OF ANY TOPSOIL, SILT, OR DEBRIS ONTO ADJACENT PROPERTIES.
- THE PERMITTEE SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR OTHER EQUIPMENT OF MUD PRIOR TO ENTERING THE RIGHT-OF-WAY, AND IT IS THE PERMITTEE'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALLAY DUST AND TO TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE FREE CLEAN AND DUST FREE AT ALL TIMES.
- ALL CONSTRUCTION SHALL CONFORM TO FAIRFAX COUNTY AND VDOT STANDARDS AND SPECIFICATIONS.
- EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION AS PER THE REQUIREMENTS OF THE COMMONWEALTH OF VIRGINIA AND SECTION 104-1-1-2 OF THE FAIRFAX COUNTY CODE.
- LOT LINES SHOWN HEREON ARE SUBJECT TO REVISION DURING THE FINAL SUBDIVISION DESIGN. HOWEVER, THE TOTAL NUMBER OF BUILDING LOTS SHALL NOT EXCEED TWO (2).
- TREE SAVE AREAS AND CLEARING AND GRADING LIMITS SHOWN HEREON ARE SUBJECT TO REVISION UPON THE FINAL SUBDIVISION DESIGN. HOWEVER, THE MINIMUM 35% TREE COVER SHALL BE MET WITH EXISTING VEGETATION AND/OR ADDITIONAL PLANTINGS.
- PROBLEM CLASS "A" AND "B" SOILS EXIST ON-SITE. ANY FINAL STRUCTURE LOCATIONS OR LAND DISTURBANCE PROPOSED WITHIN THESE SOILS WILL REQUIRE A GEOTECHNICAL REPORT. A GEOTECHNICAL REPORT WILL BE SUBMITTED, IF REQUIRED, WITH THE FINAL SUBDIVISION PLAN.

NOTE:
OUTLET "A" SHALL BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION (HOA) AND ITS PERIMETER SHALL BE DESIGNATED BY A DECORATIVE FENCE (SPLIT RAIL, ETC.).



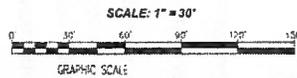
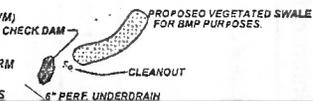
OWNER/APPLICANT

THE PROPERTY IS OWNED BY MADGEY P. MAUL, AS RECORDED IN DEED BOOK 21238 AT PAGE 1553 AMONG THE LAND RECORDS OF FAIRFAX COUNTY VIRGINIA.

APPLICANT: Madgey P. Maul
3027 ASHBURTON AVENUE
HERNDON, VIRGINIA 20171
(703) 626-5662

SHEET INDEX

- SPECIAL EXCEPTION PLAN
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP (EVM)
- TREE INVENTORY PLAN
- LANDSCAPE PLAN
- SWM & BMP NARRATIVES & FORM
- SWM & OUTFALL ADEQUACY
- BMP DETAILS & COMPUTATIONS



High and Company
CIVIL ENGINEERING PROFESSIONALS
DATE: MARCH 2012
REV. THRU: 12/19/2012

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10000 Old Dominion Blvd
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Email: info@highand.com
www.highand.com

SPECIAL EXCEPTION PLAN
SPECIAL EXCEPTION (SE) PLAN
3027 ASHBURTON AVENUE
TAX MAP 35-2 (1) PARCEL 4
SULLY DISTRICT
FAIRFAX COUNTY, VIRGINIA

SE 2012-SU-002
COUNTY PLAN NUMBER

Gerald A. High, Sr.
Lic. No. 9588

PROFESSIONAL SEAL

DATE: 3/15/12
DAM DESIGN: []
SCALE: []
DATE: 3/15/12
FILE NO: []

DESCRIPTION: []
SHEET 1 OF 8

Exhibit A

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SE 2012-SU-002

Zoning Application Closeout Summary Report

Printed: 5/22/2013

General Information

APPLICANT: NADEEM P. MALIK
DECISION DATE: 03/19/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: REBECCA HORNER
SUPERVISOR DISTRICT: SULLY

DECISION SUMMARY:

ON MARCH 19, 2013, THE BOARD UNANIMOUSLY APPROVED SE 2012-SU-002 ON A MOTION BY SUPERVISOR FREY SUBJECT TO DEVELOPMENT CONDITIONS DATED FEBRUARY 28, 2013.

APPLICATION DESCRIPTION:

TO PERMIT THE SUBDIVISION OF 1 LOT INTO 2 LOTS WITH PROPOSED LOT 1 HAVING A LOT WIDTH OF 137 FEET AND PROPOSED LOT 2 HAVING A LOT WIDTH OF 89 FEET

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>	<u>DISTRICT</u>	<u>AREA</u>
				R- 1	2.30 ACRES

Tax Map Numbers

0352 ((01))()0004

Approved Land Uses

Zoning District: R- 1

<u>LAND USE</u>	<u>DU'S</u>	<u>RES LAND AREA</u>	<u>ADU'S</u>	<u>W/LOT'S</u>	<u>GFA</u>	<u>FAR</u>	<u>NRES LAND AREA</u>
W/LOT/SIZE							2.30 ACRES

TOTALS

5/22/2013

Approved Development Conditions

DEVELOPMENT CONDITION STATEMENT DATE: 02-28-2013

DEVELOPMENT CONDITION	DUE	TRIG #	TRIG EVENT	CONTRIB	EXPIR DTE
DRIVEWAY AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
APPROVED FOR LOCATION/STRUCTURE/USES ETC ON PLATS	01-01-0001	0	N/A	0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	N/A	0	01-01-0001
CONDITIONS / COVENANTS RECORDED	01-01-0001	0	N/A	0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	N/A	0	01-01-0001
ENVIRONMENTAL QUALITY CORRIDOR (EQC)	01-01-0001	0	N/A	0	01-01-0001
SWM / BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	0	01-01-0001
TRAILS - CONTRIBUTION	01-01-0001	0	N/A	0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	0	01-01-0001
ACCESS RESTRICTIONS	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
AMENITY FEATURE - SWM	01-01-0001	0	N/A	0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	0	01-01-0001
FENCE	01-01-0001	0	N/A	0	01-01-0001
ARCHEOLOGY	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	0	01-01-0001
TREE SAVE FENCING	01-01-0001	0	N/A	0	01-01-0001
OTHER - ENVIRONMENT	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	RUP	0	01-01-0001
SUBJECT TO SITE PLANS / SUBDIVISION PLATS	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
URBAN FORESTRY REVIEW	01-01-0001	0	N/A	0	01-01-0001
FLOODPLAIN - OTHER	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
OUTFALL (ADEQUATE ETC)	01-01-0001	0	SUBDIV PLAN	0	01-01-0001
RESTORATION / REFORESTATION / REPLANTING	01-01-0001	0	N/A	0	01-01-0001
FLOODPLAIN STUDY	01-01-0001	0	SUBDIV PLAN	0	01-01-0001

5/22/2013



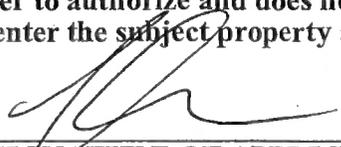
COUNTY OF FAIRFAX
Department of Planning and Zoning
Zoning Evaluation Division
12055 Government Center Parkway, Suite 801
Fairfax, VA 22035 (703) 324-1290, TTY 711
www.fairfaxcounty.gov/dpz/zoning/applications

APPLICATION No: SE 2012-SU-002
(Staff will assign)

RECEIVED
Department of Planning & Zoning

MAR 02 2012

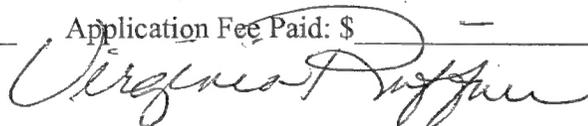
APPLICATION FOR A SPECIAL EXCEPTION
(PLEASE TYPE or PRINT IN BLACK INK) Zoning Evaluation Division

APPLICANT	NAME Nadeem P. Malik	
	MAILING ADDRESS 3027 Ashburton Ave. Herndon, VA 20171	
	PHONE HOME () WORK ()	
	PHONE MOBILE ()	
PROPERTY INFORMATION	PROPERTY ADDRESS 3027 Ashburton Ave.	
	TAX MAP NO. 35-2 ((1)) 4	SIZE (ACRES/SQ FT) 2.301 acres
	ZONING DISTRICT R-1 <input checked="" type="checkbox"/>	MAGISTERIAL DISTRICT Sully <input checked="" type="checkbox"/>
	PROPOSED ZONING IF CONCURRENT WITH REZONING APPLICATION:	
SPECIAL EXCEPTION REQUEST INFORMATION	ZONING ORDINANCE SECTION 9-610	
	PROPOSED USE Waiver of Minimum Lot Width	
AGENT/CONTACT INFORMATION	NAME Keith C. Martin	
	MAILING ADDRESS Tramonte, Yeonas, Roberts & Martin PLLC 8221 Old Courthouse Rd #300 Vienna, VA 22182	
	PHONE HOME () WORK (703) 734-4800	
	PHONE MOBILE ()	
MAILING	Send all correspondence to (check one): <input type="checkbox"/> Applicant -or- <input checked="" type="checkbox"/> Agent/Contact	
<p>The name(s) and addresses of owner(s) of record shall be 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 representatives on official business to enter the subject property as necessary to process the application.</p>		
<u>Keith C. Martin Agent</u> TYPE/PRINT NAME OF APPLICANT/AGENT	 SIGNATURE OF APPLICANT/AGENT	

DO NOT WRITE IN THIS SPACE

SE 2012-0058

Date Application accepted: March 9, 2012 Application Fee Paid: \$



MPC
2/9/12