



County of Fairfax, Virginia

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

May 15, 2013

Elizabeth A. Nicholson
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2012-MA-022

Dear Ms. Nicholson:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on May 14, 2013, granting Rezoning Application RZ 2012-MA-022 in the name of CG Peace Valley LLC. The Board's action rezones certain property in the Mason District from the R-3 and HC Districts to PDH-4 and HC Districts to permit residential development with an overall density of 3.71 dwelling units per acre (du/ac) and approval of the conceptual development plan. The subject property is located at 3236 Peace Valley Lane on the W. side of Peace Valley Lane, approximately 500 feet S. of its intersection with Leesburg Pike on approximately 1.89 acres of land, [Tax Map 61-1 ((1)) 7], and is subject to the proffers dated April 30, 2013.

Please note that on May 2, 2013, the Planning Commission approved Final Development Plan Application FDP 2012-MA-022.

The Board also:

- Directed the Director of the Department of Public Works and Environmental Services to approve a modification of the Public Facilities Manual to allow the construction of sidewalks shown on the Conceptual Development Plan/Final Development Plan to be located on one side of the private street.

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>

- Approved a waiver of the two acre minimum district size for the PDH district, to allow a district of 1.89 acres

Sincerely,



Catherine A. Chianese
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova
Supervisor Penelope Gross, Mason 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 14th day of May, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2012-MA-022**

WHEREAS, CG Peace Valley LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-3 and HC Districts to the PDH-4 and HC Districts, 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 Mason District, and more particularly described as follows (see attached legal description):

Be, and hereby is, zoned to the PDH-4 and HC Districts, and said property is subject to the use regulations of said PDH-4 and HC Districts, 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 14th day of May, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors



PROFFERS

CG PEACE VALLEY, LLC RZ/FDP 2012-MA-022

April 30, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner and Applicant, for themselves and their successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffer that the development of the parcels under consideration and shown on the Fairfax County Tax Maps as Tax Map 61-1 ((1)) 7 (the "Property") shall be in accordance with the following conditions if, and only if, Rezoning application 2012-MA-022 (this "Rezoning") is granted.

- I. Development Plan.
 - A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan ("CDP/FDP") prepared by VIKA, dated October 19, 2012, as amended through April 30, 2013. A maximum of 7 dwelling units shall be constructed on the Property.
 - B. The proffered portion of the CDP shall be the entire plan shown on Sheet 4 relative to the points of access, the maximum number and type of dwelling units, the amount and general location of open space, and the general location and arrangement of the buildings. The Applicant has the option to request a FDPA for elements other than the CDP elements from the Planning Commission for all or a portion of the CDP/FDP in accordance with the provisions set forth in Section 16-402 of the Zoning Ordinance with respect to the remaining elements.
 - C. Pursuant to Paragraph 4 of Section 16-403 of the Zoning Ordinance, minor modifications from the Final Development Plan ("FDP") may be permitted as determined by the Zoning Administrator. The Applicant shall have the flexibility to modify the layouts shown on the FDP without requiring approval of an amended FDP provided such changes are in substantial conformance with the FDP as determined by the Zoning Administrator and do not increase the total number of dwelling units, decrease the setback from the peripheries, or reduce open space, landscaping or tree preservation areas.

- II. Sidewalks and Trails. Prior to the issuance of the final Residential Use Permit, the Applicant shall provide an (8) foot wide asphalt trail at the southeast corner of Lot 7 and four (4) foot sidewalks along the north and west sides of the private street, as shown on sheet 4 of the CDP/FDP.

All the time of the site plan, the Applicant shall provide a public access easement over all sidewalks associated with this development.

- III. Private Streets. Private streets on the Property shall be constructed of materials and depth of pavement consistent with that required by Section 7-502 of the Public Facilities Manual ("PFM"). Purchasers shall be advised in writing prior to entering into a contract of sale that the homeowners association ("HOA") shall be responsible for the maintenance of the private street within the development. The HOA shall also be responsible for the maintenance of the 50-foot wide ingress/egress portion of the private street portion of Peace Valley Lane, which is owned by the Church of Christ and Vinewood Home Owners Association. The Applicant shall provide a one-time monetary contribution of \$12,500 to fund a reserve account for the maintenance of the private access street (owned by the Church of Christ and Vinewood Home Owners Association).

- IV. Peace Valley Lane Access. Access to the Property via Peace Valley Lane, as depicted on sheet 4 of the CDP/FDP, will require permits from the Director of the Department of Public Works and Environmental Services ("DPWES") on the portion of the existing right-of-way recorded at Deed Book 1446, Page 157, for Peace Valley Lane. The Applicant shall reserve a portion of the Property (located adjacent to the existing outlet road recorded at Deed Book V-4, Page 125, and as more particularly shown on sheet 4 of the CDP/FDP) in a reservation of public street for future dedication and shall place a public access easement on the same area. Such access easement shall be recorded, in a form acceptable to the County Attorney, prior to site plan approval on the Property.

- V. Driveways. All driveways shall be a minimum of 18 feet in length from the garage door to the street.

- VI. Landscape Plan. A conceptual landscape plan for the Property illustrating the plantings and other features to be provided is shown on Sheet 6 of the CDP/FDP. As part of the site plan submission, the Applicant shall submit to the Urban Forest Management Division ("UFMD") of DPWES for review and approval a detailed landscape and tree cover plan which shall be generally consistent with the quality and quantity of plantings and materials shown on the CDPA/FDPA. The landscape plan shall be designed to ensure adequate planting space for all trees based on the requirements in the Public Facilities Manual. Adjustments to the type and location of vegetation and the design of landscaped areas and streetscape improvements/plantings shall be permitted in

consultation with Department of Planning and Zoning, and as approved by UFMD.

VII. Tree Preservation.

- A. Tree Preservation. The Applicant shall submit a Tree Preservation Plan and Narrative as part of the first and all subsequent site 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 the Urban Forest Management Division.

The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread, and conditional analysis percentage rating for all individual trees located within the tree save area, living or dead, with trunks 12 inches in diameter and greater (measured at 4½ feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed limits of clearing and grading. The tree preservation plan shall include the 58-inch Red Oak tree located in the southwestern portion of the Property and shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of disturbance shown on the special permit amendment 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, Combistat, radial mulching, and others as may be determined necessary, shall be included in the plan.

- B. Invasive Species Management. The Applicant shall create and implement an invasive species management program for the tree conservation ordinance to include all tree save areas that may contain invasive plant material (PFM 12-0404.2B and 12-0509.3D) that clearly identifies targeted areas and species, details removal and treatment techniques, replanting with herbaceous and woody material, monitoring, program duration, etc.
- C. 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 Registered Consulting Arborist shall walk the limits of clearing and grading with a UFMD 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 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.

- D. Tree Appraisal and Tree Bond. The Applicant shall retain a Certified Arborist or Registered Consulting Arborist with experience in plant appraisal, to determine the replacement value of all trees 12 inches in diameter or greater located on the 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 Plan 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, and 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 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 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.

- E. 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 UFMD, 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, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- F. 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 and II erosion and sediment control sheets, as may be modified by the "Root Pruning" condition 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 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.

- G. 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 site plan submission. The details for these treatments shall be reviewed and approved by the UFMD, accomplished in a manner that protects affected and adjacent vegetation to be preserved and may include, but not be limited to, the following:

- (a) Root pruning shall be done with a trencher or vibratory plow to a depth of 18-24 inches.
- (b) Root pruning shall take place prior to any clearing and grading, or demolition of structures.
- (c) Root pruning shall be conducted with the supervision of a certified arborist.
- (d) An UFMD representative shall be informed when all root pruning and tree protection fence installation is complete.

H. Site Monitoring. During any clearing or tree/vegetation/structure removal on the 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.

I. Existing Stone Wall. At the time of site plan, the Applicant shall provide specifications for removal of any portion of the existing stone wall located within the tree preservation area. Removal of any portion of the stone wall shall be done by hand under the direct supervision of an ISA Certified Arborist or Registered Consulting Arborist and reviewed by UFMD.

VIII. Architectural Design. The building elevations prepared by W. C. Ralston Architects shown on Sheets 9 through 10 of the CDP/FDP are provided to illustrate the architectural theme and design intent of the residential dwellings. The architectural design of the proposed dwellings shall generally conform to the character and quality of these illustrative elevations, but the Applicant reserves the right to modify these elevations and add architectural ornamentation based on final architectural design.

The building materials shall vary and may be a combination of brick, stone, and cementitious siding supplemented with trim and detail features. Dwellings shall incorporate a brick, stone, or cementitious siding watercourse on all facades visible from public or private streets.

IX. Universal Design. Dwelling units shall be designed and constructed with a selection of Universal Design features and options as determined by the Applicant which may include, but not be limited to, seat in master bath shower where possible, emphasis on lighting in stairs and entrances, lever door handles, slip resistant flooring, optional hand-held shower heads at tubs and showers, optional front loading washers and dryers and rocker light switches.

- X. Energy Star Qualification. The 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.
- XI. Stormwater Management. Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property will be provided through the use of an infiltration trench and/or other Low Impact Development ("LID")-techniques. Other innovative BMP measures such as, but not limited to biofiltration swales or rain gardens may be substituted as determined by the Applicant and approved by DPWES. Any innovative BMP measures shall be maintained by the homeowners association in accordance with procedures established for innovative BMPs as determined by DPWES.
- XII. Geotechnical Review Board. Prior to the final site plan approval, the Applicant shall submit a geotechnical report to DPWES for review and approval by the Geotechnical Review Board ("GRB") and the GRB staff coordinator, and the resulting recommendations of the GRB review shall be implemented in the final site construction plans. The report should be prepared per PFM Chapter 4 and Chapter 6-1300 guidelines and shall additionally include both a seepage analysis and a slope stability analysis of the area and slope north of the proposed infiltration facility. The additional analysis is to further demonstrate no adverse impact to the adjoining properties with respect to their stability and usage. If warranted by the GRB and final engineering, minor modifications to the size, location, and configuration of the SWM facility may be made to the SWM facility in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any required screening, landscaping, and tree preservation shown on the CDP/FDP. If the modifications are not approved by DPWES, a Proffered Condition Amendment or proffer interpretation will be required.
- XIII. Additional Detention and Outfalls. If warranted by final engineering, minor modifications to the size, location, and configuration of the SWM outfall facilities may be made in connection with subdivision plan approval; provided, however, that such changes shall not serve to diminish the effectiveness of any screening and landscaping. Similarly, the Applicant acknowledges that such minor modifications may result in a loss of density. Adequate outfall shall also be demonstrated in accordance with the PFM, as determined by DPWES.
- XIV. Diversion Dike. The diversion dike located in the southwestern corner of the site shown on sheet 4 of the CDP/FDP shall be installed on grade without any disturbance to existing grades and under laid with root aeration matting, by hand

without the use of any wheeled or tracked equipment, under the direct supervision of the Project Arborist in order to minimize disturbance to the critical root zones of trees being preserved, subject to review and approval by UFMD.

- XV. Housing Trust Fund. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund ("HTF") the sum equal to one-half percent (1/2%) of the value of all of the units approved at the time of site plan on the Property. The percentage shall be based on the aggregate sales price of all of the units subject to the contribution, as if all of those units were sold at the time of the issuance of the first building permit, and is estimated through comparable sales of similar type units. The projected sales price shall be proposed by the Applicant in consultation with the Fairfax County Department of Housing and Community Development ("HCD") and shall be approved by HCD.
- XVI. Public School Contribution. Per the Residential Development Criteria Implementation Motion adopted by the Board of Supervisors on September 9, 2002, and revised July, 2006, the Applicant shall contribute \$10,488 per expected student (two students) for a total contribution of \$20,976 to the Fairfax County School Board to be utilized for capital improvements to schools that any students generated by the Property will attend. Such contribution shall be made prior to the issuance of the first Residential Use Permit ("RUP") for the Property and shall be based on the actual number of dwelling units built. The amount of the contribution shall increase if the County approves an increase to current student ratio or contribution amount prior to the issuance of the first RUP for the Property.
- XVII. Recreation Contribution. At the time of the issuance of the first RUP on the Property, the Applicant shall provide a monetary contribution pursuant to paragraph 2, Section 6-10, and paragraph 2, Section 16-404 of the Zoning Ordinance, which provides for a contribution of \$1,700 per housing unit in addition to the Fair Share contribution of \$895 per housing unit, for a total of \$18,195 to the Board of Supervisors for recreational opportunities as determined in consultation with the Mason District Supervisor.
- XVIII. Homeowners Association. The Applicant shall form a homeowners association ("HOA") for the Property. The HOA shall be responsible for maintenance for the common areas and the enforcement of restrictions on the Property. Maintenance responsibilities shall include, but not be limited to, snow removal, private accessway/parking lot maintenance, the private street, stormwater management facilities, and common area maintenance. Initial and subsequent homeowners shall be made aware of these maintenance responsibilities in the HOA documents. At the time of Site Plan, the Applicant shall provide a private routine maintenance agreement relative to the stormwater management facilities per PFM Section 6-0205.2 in a form acceptable to the County Attorney.

- XIX. Reciprocal Easements. At the time of subdivision plan approval, the Applicant shall create reciprocal easements along common residential property lines to provide future homeowners with reasonable rights of access to adjacent lots if needed to perform routine home maintenance functions.
- XX. Deck Enclosures. In the sole discretion of the Applicant, without the necessity of any further approvals, decks in rear yards, as conceptually shown on Sheet 4, of the CDP/FDP may be converted to porches (including screened in porches) or sunrooms.
- XXI. Use of Garages. A covenant shall be recorded which provides that garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). This shall not preclude the use of garages as sales offices in the model homes during marketing of the development, with the understanding the sales offices will be converted back to garages upon sale of the models. The covenant 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 Fairfax County Board of Supervisors. Purchasers shall be advised in writing of the use restriction prior to entering into contract of sale.
- XXII. Parking Covenant. A covenant shall be recorded which prohibits the parking of motor homes, boats and other recreational vehicles on the Property. This covenant 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 Fairfax County Board of Supervisors.
- XXIII. Adjustments in Contribution Amounts. For all proffers specifying contribution amounts, with the exception of Proffer XI related to the Housing Trust Fund, the contribution shall adjust on a yearly basis from the base year of 2013 and change effective each January 1 thereafter, based on changes in the Consumer Price Index for all urban consumers (not seasonally adjusted) ("CPI-U"), both as permitted by Virginia State Code Section 15.2-2303.3.
- XXIV. Temporary Signs. 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 sale of homes on the Property. Furthermore, the Applicant shall direct its agents and employees involved in marketing and/or home sales for the Property to adhere to this proffer.
- XXV. Severability. Any of these buildings within the Property may be subject to Proffered Condition Amendments and Final Development Plan Amendments without joinder or consent of the property owners of the other buildings.

- XXVI. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.

- XXVII. Counterparts. These proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original document and all of which taken together shall constitute but one in the same instrument.

APPLICANT/TITLE OWNER OF
TAX MAP 61-1 ((1)) 7

CG PEACE VALLEY, LLC

A handwritten signature in black ink, appearing to read 'William J. Collins', written over a horizontal line.

By: William J. Collins
Its: Manager



NOTES

- 1.) THE PROPERTY SHOWN HEREIN IS IDENTIFIED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NO. 061-1-01-0007.
- 2.) THE SUBJECT PROPERTY IS CURRENTLY ZONED R-3. THE PROPERTY IS TO BE REZONED TO PDH-4.
- 3.) THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF CG PEACE VALLEY, LLC BY INSTRUMENT RECORDED IN DEED BOOK 21705 AT PAGE 0246 AND BEING RECORDED AMONG THE LAND RECORDS OF FAIRFAX COUNTY, VIRGINIA.
- 4.) THE DATUM INFORMATION SHOWN HEREON IS AS FOLLOWS:
 A. HORIZONTAL DATUM: VCS NAD83 DATUM BASED ON FAIRFAX COUNTY CONTROL MONUMENT # GPS 149 N 6,999,358.87, E 11,873,648.49
 B. THE VERTICAL DATUM IS BASED ON A FIELD RUN BENCH LOOP USING THE FOLLOWING TWO BENCHMARKS: NGVD29 # 705 EL. 318.088 # 706 EL. 336.845
- 5.) A TITLE REPORT HAS BEEN FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. W0500800-TO DATED FEBRUARY 20, 2005 AND HAS BEEN INCORPORATED IN THE SURVEY.
- 6.) THE SUBJECT PROPERTY LIES IN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE 500-YEAR FLOODPLAIN) AS SHOWN ON FLOOD INSURANCE RATE MAP (FIRM) COMMUNITY PANEL NO. 515525 0087 0, FOR FAIRFAX COUNTY, VIRGINIA, DATED MARCH 5, 1990.
- 7.) THE CONTOUR INTERVAL SHOWN IS 2' - 0" AND BASED ON A FIELD-RUN SURVEY PERFORMED BY VIK-A, INC.
- 8.) THE BOUNDARY INFORMATION SHOWN HEREON IS THE RESULT OF FIELD RUN BOUNDARY SURVEY PERFORMED BY VIK-A, INC. JULY, 20, 2005
- 9.) THE SUBJECT PROPERTY LIES WITHIN AREA 1 OF THE COMPREHENSIVE PLAN FOR FAIRFAX COUNTY BAILEYS PLANNING DISTRICT SUB AREA B5 (BARCROFT COMMUNITY PLANNING SECTOR).
- 10.) PUBLIC WATER AND SANITARY SEWER ARE AVAILABLE OR WILL BE EXTENDED TO SERVE THE DEVELOPMENT.
- 11.) STORM WATER MANAGEMENT FACILITIES WILL BE PROVIDED IN AN INFILTRATION TRENCH ACCORDING TO THE APPLICABLE ORDINANCES AND PRACTICES OF FAIRFAX COUNTY UNLESS WAIVED OR MODIFIED BY THE DIRECTOR OF DP&ES. ADEQUATE STORM DRAINAGE SYSTEM IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL STANDARDS AND DESIGN CRITERIA WILL BE PROVIDED. ALTERNATE OR ADDITIONAL "LID" SYSTEM(S) MAY BE PROVIDED AT FINAL SITE PLAN.
- 12.) TO THE BEST OF OUR KNOWLEDGE, NO GRAVE SITES OR STRUCTURES MARKING A BURIAL SITE ARE PRESENT ON THE SUBJECT PROPERTY.
- 13.) TO THE BEST OF OUR KNOWLEDGE, HAZARDOUS AND TOXIC SUBSTANCES ARE NOT KNOWN TO EXIST ON THE SUBJECT PROPERTY.
- 14.) THERE ARE NO EXISTING STRUCTURES ON THE SUBJECT PROPERTY. BY WAY OF BACKGROUND, AN UNOCCUPIED SINGLE FAMILY HOME ON THE SITE WAS DEMOLISHED IN JANUARY 2011 PRIOR TO WHICH THE HOME HAD STOOD VACANT FOR APPROXIMATELY THREE YEARS.
- 15.) THE DEVELOPMENT OF THE SUBJECT PROPERTY SHALL GENERALLY CONFORM TO THE LIMITS OF CLEARING AND GRADING SHOWN ON THE COP/FDP, AS DETERMINED BY THE URBAN FORESTER.
- 16.) FOR MAXIMUM BUILDING HEIGHT SEE SITE TABULATION THIS SHEET.
- 17.) DEVELOPMENT WILL COMMENCE IN A SINGLE SECTION UPON COMPLETION OF REQUIRED FAIRFAX COUNTY PLAN PROCESSING AND APPROVALS. TIMING OF THE BUILD-OUT WILL DEPEND ON MARKET DEMAND FOR THE RESIDENTIAL USE.
- 18.) TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE PROPOSED USE CONFORMS TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS WITH THE EXCEPTION OF WAIVERS AND MODIFICATIONS REQUESTED ON THIS SHEET.
- 19.) THE LANDSCAPING SHOWN HEREON MAY BE MODIFIED, IN CONFORMANCE WITH ASSOCIATED PROFESSIONALS (AND PROVIDED THAT PLANT QUANTITIES ARE NOT DECREASED) AT THE TIME OF FINAL SITE ENGINEERING. A DETAILED LANDSCAPE PLAN WILL BE SUBMITTED IN CONJUNCTION WITH THE SITE / SUBDIVISION PLAN.
- 20.) THE BUILDING FOOTPRINTS AND ROADS REPRESENTED HEREON ARE APPROXIMATE AND ARE BEING PROVIDED FOR ILLUSTRATIVE PURPOSES. IN ACCORDANCE WITH PARAGRAPH 4 OF SECTION 16-403 OF THE ZONING ORDINANCE, MINOR MODIFICATIONS MAY OCCUR WITH FINAL ENGINEERING AND DESIGN--BUILDING FOOTPRINTS MAY BE ALTERED, MOVED, INCREASED OR DECREASED IN SIZE OR QUANTITY AT THE TIME OF FINAL ENGINEERING WITHOUT THE NEED TO AMEND THE COP/FDP SO LONG AS THE MAXIMUM DENSITY IS NOT EXCEEDED, MINIMUM OPEN SPACE (AS PROVIDED IN THE TABULATION) AND YARD REQUIREMENTS ARE NOT DIMINISHED. ADDITIONALLY, SUCH MODIFICATIONS SHALL NOT REDUCE BUILDING SETBACKS FROM INDIVIDUAL PROPERTY LOT LINES AS SHOWN ON THE COP/FDP OR DECREASE LANDSCAPING AND TREE SAVE AS SHOWN.
- 21.) IN ACCORDANCE WITH ARTICLE 10, SECTION 10-102, ACCESSORY USES/STRUCTURES SUCH AS PATIOS, GAZEBOS, TRELLISES, FENCES, FLAGPOLES, ENTRANCE SIGNS, LIGHTS AND/OR WALLS NOT REPRESENTED WITHIN THE COP/FDP MAY BE PROVIDED--WITHOUT THE NEED TO AMEND THE COP/FDP.

22.) ALL PRIVATE STREETS SHALL BE DESIGNED TO MEET PFM CRITERIA.

23.) AS PERMITTED BY ARTICLE 2 OF THE ZONING ORDINANCE, CERTAIN ENCROACHMENTS INTO REQUIRED MINIMUM YARDS ARE PERMITTED AND MAY BE PROVIDED (IN CONFORMANCE WITH THE TYPICAL LOT LAYOUT SHOWN ON SHEET 4) WITHOUT REQUIRING MODIFICATION OF THE COP/FDP. THESE ENCROACHMENTS MAY INCLUDE--BUT ARE NOT LIMITED TO--THE FOLLOWING:
 1. ACCESSORY STRUCTURES.
 2. CORNICES, CANOPIES, AWNINGS, EAVES AND OTHER SIMILAR FEATURES.
 3. OPEN FIRE BALCONIES, FIRE ESCAPES, UNCOVERED STAIRS AND STOOPS.
 4. AIR CONDITIONERS, HEAT PUMPS, EMERGENCY GENERATORS AND OTHER SIMILAR EQUIPMENT.
 5. BAY WINDOWS, GRIELS AND CHIMNEYS.
 6. ACCESSIBILITY IMPROVEMENTS.
 7. OUTDOOR PATIOS NOT OVER (4) FOUR FEET IN HEIGHT ABOVE THE FINISHED GRADE.
 8. DECORATIVE WALLS FOR LANDSCAPING NOT OVER 3 FEET IN HEIGHT ABOVE FINISHED GRADE.

SUCH FEATURES MAY BE OPTIONAL FOR EACH DWELLING UNIT AND WILL BE SPECIFIED AT THE TIME OF FINAL ENGINEERING. THE STAIRS AND STOOPS SHOWN ON THE COP/FDP ARE FOR ILLUSTRATIVE PURPOSES ONLY; THE ACTUAL SIZE AND DESIGN MAY BE MODIFIED.

24.) TRANSITIONAL SCREENING AGAINST ADJACENT PROPERTIES IS NOT REQUIRED AS SET FORTH IN Z.D. SEC. 13-300 AND THE SUPPLEMENTAL SCREENING AND BARRIER MATRIKX.

25.) THE DEVELOPER RESERVES THE RIGHT TO LOCATE A TEMPORARY SALES TRAILER DURING CONSTRUCTION OF THIS PROJECT IN ACCORDANCE WITH SECTION 8-808 OF THE FAIRFAX COUNTY ZONING ORDINANCE.

26.) THE PROPOSED DEVELOPMENT ON THE SUBJECT PROPERTY WILL NOT POSE ANY ADVERSE EFFECT ON ADJACENT OR NEIGHBORING PROPERTIES.

27.) THERE ARE NO MAJOR UTILITY EASEMENTS IN EXCESS OF 25 FEET IN WIDTH ON THIS SITE.

28.) OWNER RESERVES THE RIGHT TO INSTALL PERIMETER FENCING WITH THE FINAL SUBDIVISION PLAN.

29.) THE OPEN SPACE PARCELS SHOWN HEREON SHALL BE CONVEYED TO AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

30.) THE PROJECT WILL MEET THE PARKING REQUIREMENTS AS SET FORTH IN THE PDH-4 ZONE, PER ARTICLE 11 OF THE ZONING ORDINANCE, AT THE TIME OF REZONING AND SHALL BE PROVIDED IN A COMBINATION OF SURFACE PARKING AND INDIVIDUAL GARAGE SPACES. THE NUMBER OF PARKING SPACES PROVIDED HEREON WILL BE ADJUSTED BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.

31.) NO FLOODPLAIN, R.P.A., R.M.A. OR ENVIRONMENTAL QUALITY CORRIDOR CURRENTLY EXIST ON THIS PROPERTY.

32.) SIGNAGE WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 12 OF THE ZONING ORDINANCE, UNLESS WAIVED OR MODIFIED BY THE BOARD.

33.) THERE ARE NO SCENIC ASSETS OR NATURAL FEATURES ON THIS SITE WORTHY OF DELINEATION. AN ATTEMPT WILL BE MADE TO PRESERVE THE LARGE (58"DBH) OAK TREE LOCATED ON THE PROPERTY--AS SHOWN AND NOTED, HEREIN.

34.) TREE COVER REQUIREMENTS WILL BE PROVIDED IN ACCORDANCE WITH CHAPTER 12 OF THE FAIRFAX COUNTY PFM, ADJUSTED BASED ON THE NUMBER OF RESIDENTIAL UNITS CONSTRUCTED.

35.) GRADING SHOWN ON THE COP/FDP IS CONCEPTUAL AND MAY BE MODIFIED DURING THE SITE PLAN REVIEW PROCESS.

SITE TABULATIONS

EXISTING ZONING:	R-3
PROPOSED ZONING:	PDH-4
TOTAL SITE AREA:	82,712 s.f. or 1.89881 ACRES
MAXIMUM DENSITY PERMITTED:	4 DWELLING UNITS PER ACRE (4 UNITS)
PROVIDED:	7 SINGLE FAMILY DETACHED/DWELLING UNITS (3.71 DWELLING UNITS /ACRE) (COMPLIATION BASED ON GROSS AREA TRACT)
OPEN SPACE REQUIRED: 20%	16,542 SF OR 0.379 ACRES
OPEN SPACE PROVIDED: 30%	24,814 SF OR 0.5696 ACRES
MINIMUM LOT AREA REQUIRED:	NONE
MINIMUM DISTRICT SIZE:	2 ACRES - (SEE WAIVER REQUEST)
AVERAGE LOT AREA REQUIRED:	NONE NOTE: ALL LOT AREAS SHOWN ON COP/FDP ARE APPROXIMATE. FINAL LOT AREAS WILL BE COMPUTED AT FINAL SUBDIVISION PLAN.
AVERAGE LOT AREA PROVIDED:	APPROXIMATELY 5,200 s.f.
MAXIMUM BUILDING HT.	35'
RESIDENTIAL SETBACKS (INTERIOR)	
NOTE: SEE SHEET 4 FOR TYPICAL LOT LAYOUT AND PROJECTIONS INTO YARDS	
MINIMUM LOT WIDTH REQUIRED:	NONE
MINIMUM FRONT YARD PROVIDED:	NONE
PROVIDED:	±0' MIN, TYPICAL (18' AT GARAGE)
MINIMUM SIDE YARD REQUIRED:	NONE
PROVIDED:	±5' MIN
MINIMUM REAR YARD REQUIRED:	NONE
PROVIDED:	±7' MIN (AREAWAYS ENCR OACH INTO REAR YARDS)
SCREENS AND/OR BUFFERS	
BUFFER REQUIRED:	NONE
BUFFER PROVIDED:	EXISTING VEGETATION AT THE PERIMETER OF THE SITE WILL BE PRESERVED TO THE EXTENT POSSIBLE. SUPPLEMENTAL PLANTINGS WILL ALSO BE PROVIDED AS SHOWN ON THE LANDSCAPE PLAN--SHEET 6 OF 10.
SCREEN REQUIRED:	NONE
SCREEN PROVIDED:	NONE

ADU CALCULATION:

THE DEVELOPMENT DOES NOT INCLUDE AFFORDABLE DWELLING UNITS, AND, THEREFORE, IS NOT SUBJECT TO THE REQUIREMENTS OF THE AFFORDABLE DWELLING UNIT ORDINANCE.

PARKING TABULATION (SINGLE FAMILY):

PARKING SPACES REQUIRED (SINGLE FAMILY DETACHED): 21 (3 SPACES/LOT (3 x 7 = 21))
 PROVIDED: 28 (DRIVEWAY & GARAGE)

TREE COVER CALCULATIONS:

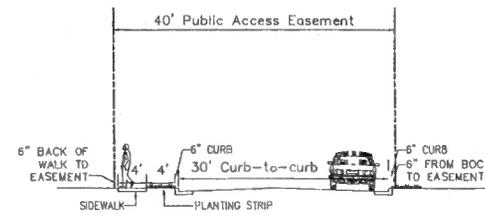
NOTE: FINAL TREE COVER CALCULATION SHALL BE PROVIDED WITH FINAL SUBDIVISION PLAN. FOR PRELIMINARY CALCULATIONS, SEE EXISTING VEGETATION MAP, SHEET 5 OF 10.

ZONING ORD. WAIVERS & MODIFICATIONS REQUESTED

1. IN ACCORDANCE WITH ZONING ORDINANCE SECTION 17-201 (7), THE APPLICANT RESERVES THE RIGHT TO ESTABLISH PARKING CONTROL, SIGNS, AND PARKING METERS ALONG PUBLIC AND PRIVATE STREETS WITHIN AND ADJACENT TO THE DEVELOPMENT.
2. THE APPLICANT REQUESTS A WAIVER OF THE MINIMUM DISTRICT SIZE OF TWO (2) ACRES OR LARGER PER ZONING ORDINANCE SECTIONS 2-306.4 & 6-107.2.

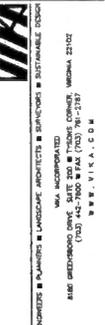
PFM WAIVERS & MODIFICATIONS REQUESTED

1. PER SECTION 8-0101.6 OF THE PFM AND SECTION 101-2-2 OF THE SUBDIVISION ORDINANCE, A MODIFICATION OF THE REQUIREMENT TO PROVIDE SIDEWALKS ALONG ALL FRONTAGES IS REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE COP/FDP.
2. A WAIVER OF PFM SECTION 9-0200 (9-0202.2J(1))--RELATED TO EMERGENCY VEHICLE ACCESS TO THE BUILDINGS--IS HEREBY REQUESTED IN FAVOR OF THAT WHICH IS SHOWN ON THE PLANS.



PROPOSED PRIVATE ROAD SECTION

SCALE: 1/8" = 1'-0"



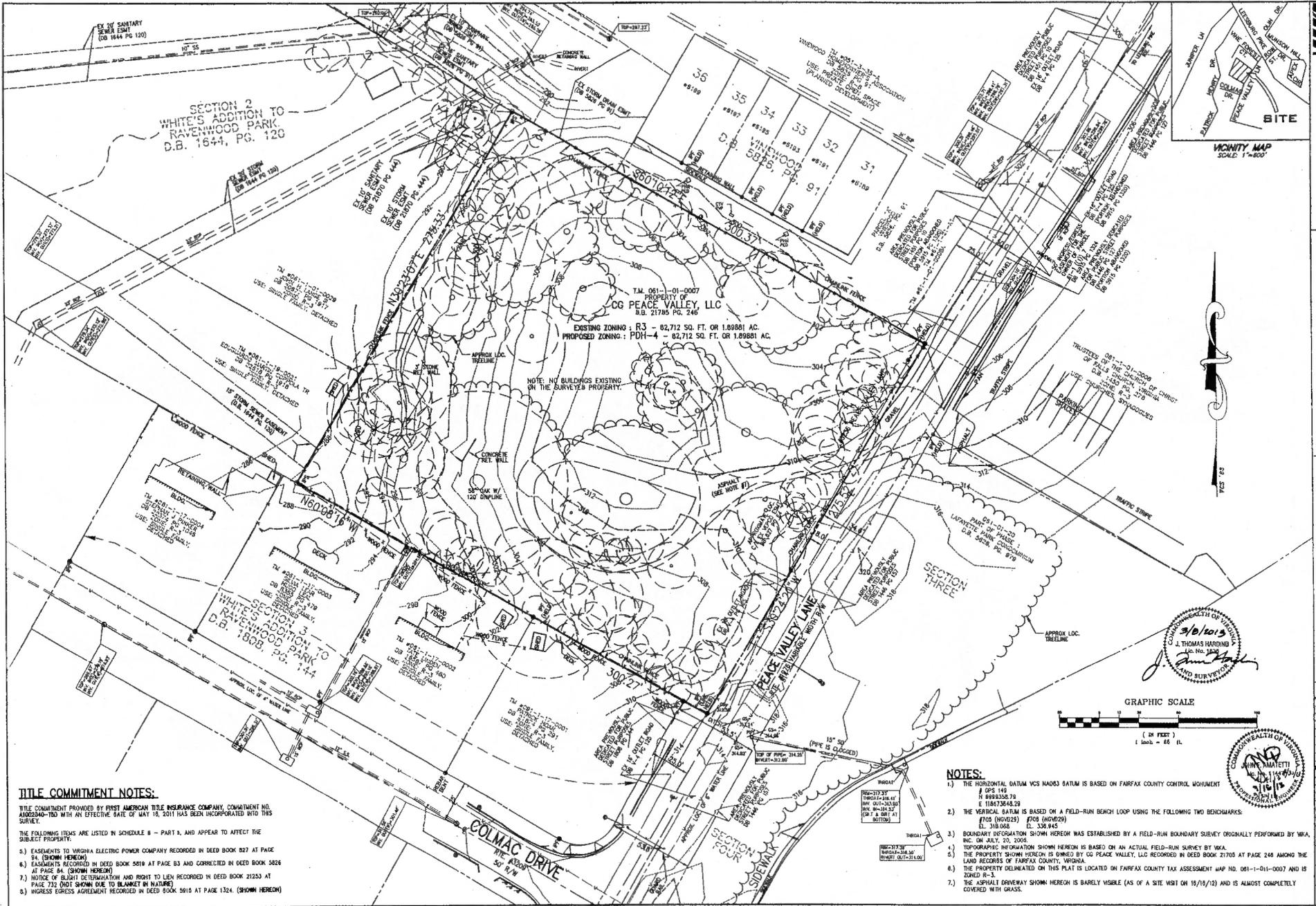
ADDITION TO
 PEACE VALLEY
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

NOTES & TABULATIONS



VIKA REVISIONS

APRIL 30, 2013	
APRIL 4, 2013	
MARCH 22, 2013	
MARCH 8, 2013	
FEBRUARY 12, 2013	
DECEMBER 7, 2012	
DATE: OCT 18, 2012	
DES. VIK-A	DWN VIK-A
SCALE:	AS SHOWN
PROJECT/FILE NO.	V8901F
SHEET NO.	2 OF 10

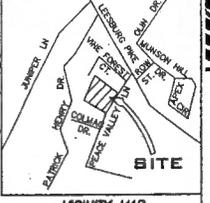


TITLE COMMITMENT NOTES:

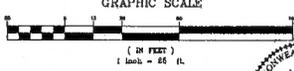
- TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. A0002840-180 WITH AN EFFECTIVE DATE OF MAY 18, 2011 HAS BEEN INCORPORATED INTO THIS SURVEY.
- THE FOLLOWING ITEMS ARE LISTED IN SCHEDULE B - PART 3, AND APPEAR TO AFFECT THE SUBJECT PROPERTY:
- 1) EASEMENTS TO VIRGINIA ELECTRIC POWER COMPANY RECORDED IN DEED BOOK 927 AT PAGE 84. (SHOWN HEREIN)
 - 2) EASEMENTS RECORDED IN DEED BOOK 5819 AT PAGE 63 AND CORRECTED IN DEED BOOK 3826 AT PAGE 84. (SHOWN HEREIN)
 - 3) NOTICE OF BLOOD DETERMINATION AND RIGHT TO LEND RECORDED IN DEED BOOK 21253 AT PAGE 732 (NOT SHOWN DUE TO BLANKET BY WATER)
 - 4) INGRESS EGRESS AGREEMENT RECORDED IN DEED BOOK 5919 AT PAGE 1324. (SHOWN HEREIN)

NOTES:

- 1) THE HORIZONTAL DATUM NCS NA83 BATHLM IS BASED ON FARFAX COUNTY CONTROL MONUMENT # GPS 149 N 1895352.9 E 118673845.29
- 2) THE VERTICAL DATUM IS BASED ON A FIELD-RUN BENCH LOOP USING THE FOLLOWING TWO BENCHMARKS: #103 (N04823) TL 336.945 #104 (N04137) HT 1.081 11'
- 3) BOUNDARY INFORMATION SHOWN HEREON WAS ESTABLISHED BY A FIELD-RUN BOUNDARY SURVEY ORIGINALLY PERFORMED BY WKA, INC. ON JULY 20, 2005.
- 4) TOPOGRAPHIC INFORMATION SHOWN HEREON IS BASED ON AN ACTUAL FIELD-RUN SURVEY BY WKA.
- 5) THE PROPERTY SHOWN HEREON IS OWNED BY CG PEACE VALLEY, LLC RECORDED IN DEED BOOK 21705 AT PAGE 248 AMONG THE LAND RECORDS OF FARFAX COUNTY, VIRGINIA.
- 6) THE PROPERTY DELINEATED ON THIS PLAT IS LOCATED ON FARFAX COUNTY TAX ASSESSMENT MAP NO. 081-1-011-0007 AND IS ZONED R-3.
- 7) THE ASPHALTE DRIVEWAY SHOWN HEREON IS BARELY VISIBLE (AS OF A SITE VISIT ON 10/18/12) AND IS ALMOST COMPLETELY COVERED WITH GRASS.



VICINITY MAP SCALE: 1"=800'



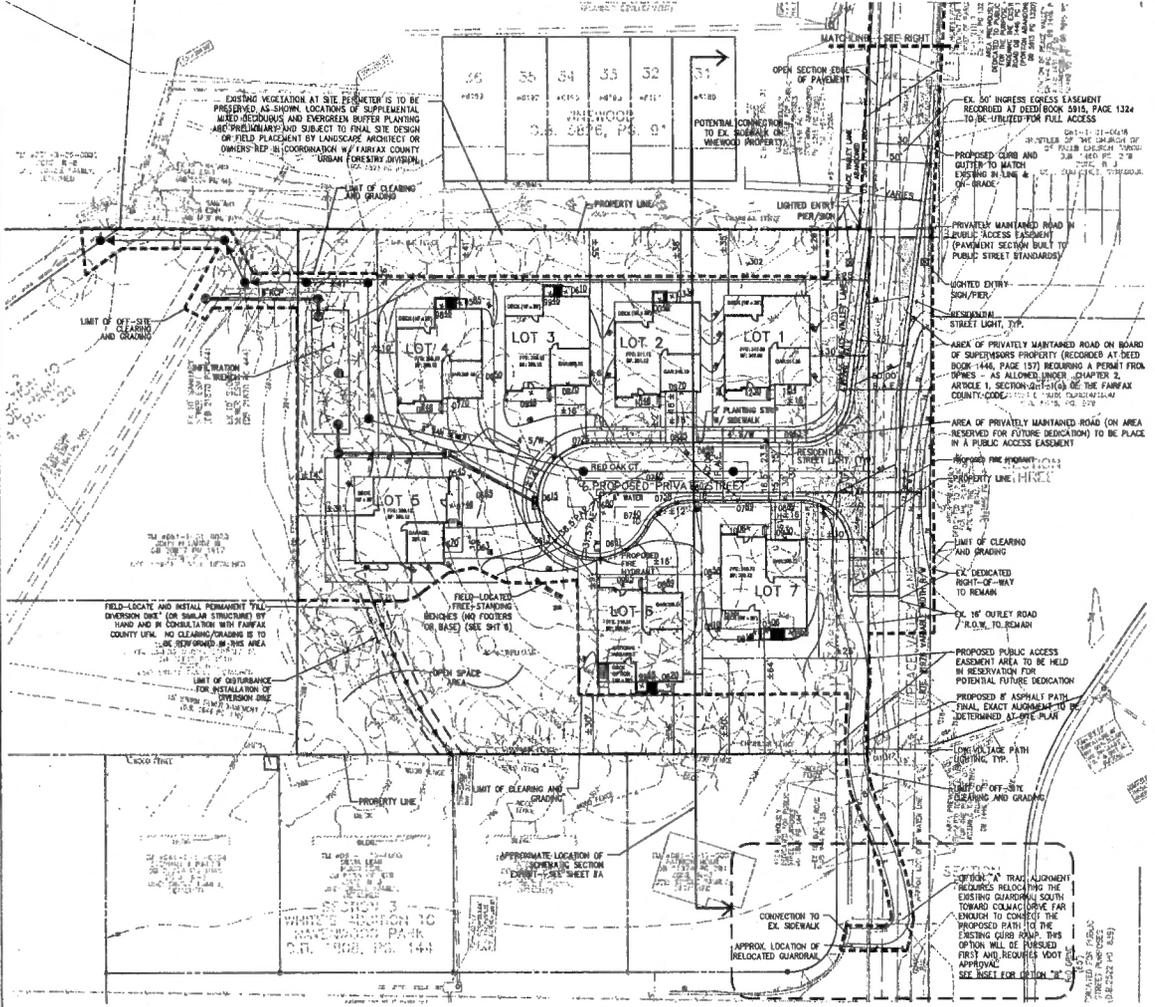
WKA
 WKA, INC.
 1100 W. MARKET STREET, SUITE 200
 FARMASVILLE, VA 22620
 (540) 721-2700
 FAX: (540) 721-2702
 WWW.WKA-VA.COM

ADDITION TO PEACE VALLEY
 MASON DISTRICT
 FARFAX COUNTY, VIRGINIA

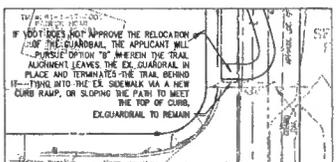
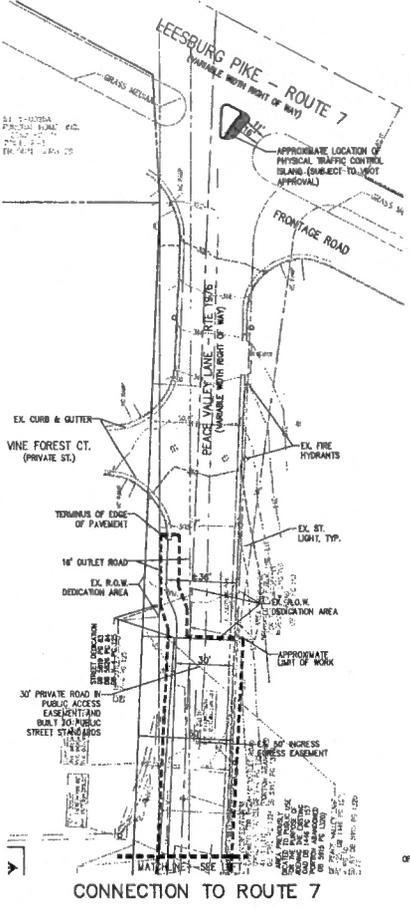
EXISTING CONDITIONS

WKA REVISIONS

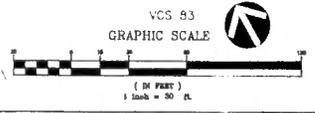
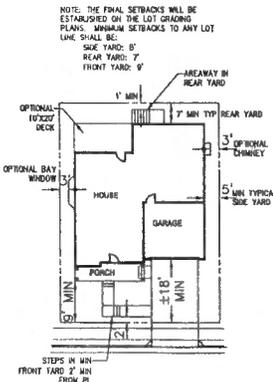
DATE	BY	CHKD.	DESCRIPTION
2-08-2013			OFFSITE UTILITY (STORM/SAN)
2-08-2013			ADDITIONAL TREES ADDED
3-01-2013			CHG P/LP 3-01-2013
5-22-2013			CHG P/LP 5-22-2013
7-11-2013			CHG P/LP 7-11-2013
7-18-2013			CHG P/LP 7-18-2013
13/7/2012			
12/7/2012			
DATE: 02/12/2013			
SCALE: 1" = 20'			
PROJECT/FILE NO. 6601-SV			
SHEET NO. 3 OF 10			

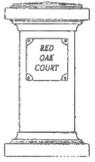


- NOTES:**
1. FOR SITE/ZONING TABULATION, SEE SHEET 2.
 2. SOUTH SIDE OF PROPOSED FIELD OF COURSE DRIVE IS TO BE PAINTED AND SIGNED "NO PARKING - FIRE LANE." FINAL SIGN LOCATIONS AND LIMIT OF PAINTED CURB TO BE DETERMINED DURING SITE PLAN REVIEW.
 3. FIRE FLOW DATA FOR EX HYDRANT #61-1-27: Q20 = 1,341 GPM



OPTION "B" TRAIL ALIGNMENT





**SCHEMATIC ENTRY
FEATURE OPTION**
SCALE: 1"=2'

BENCH TYP.
SCALE: NTS

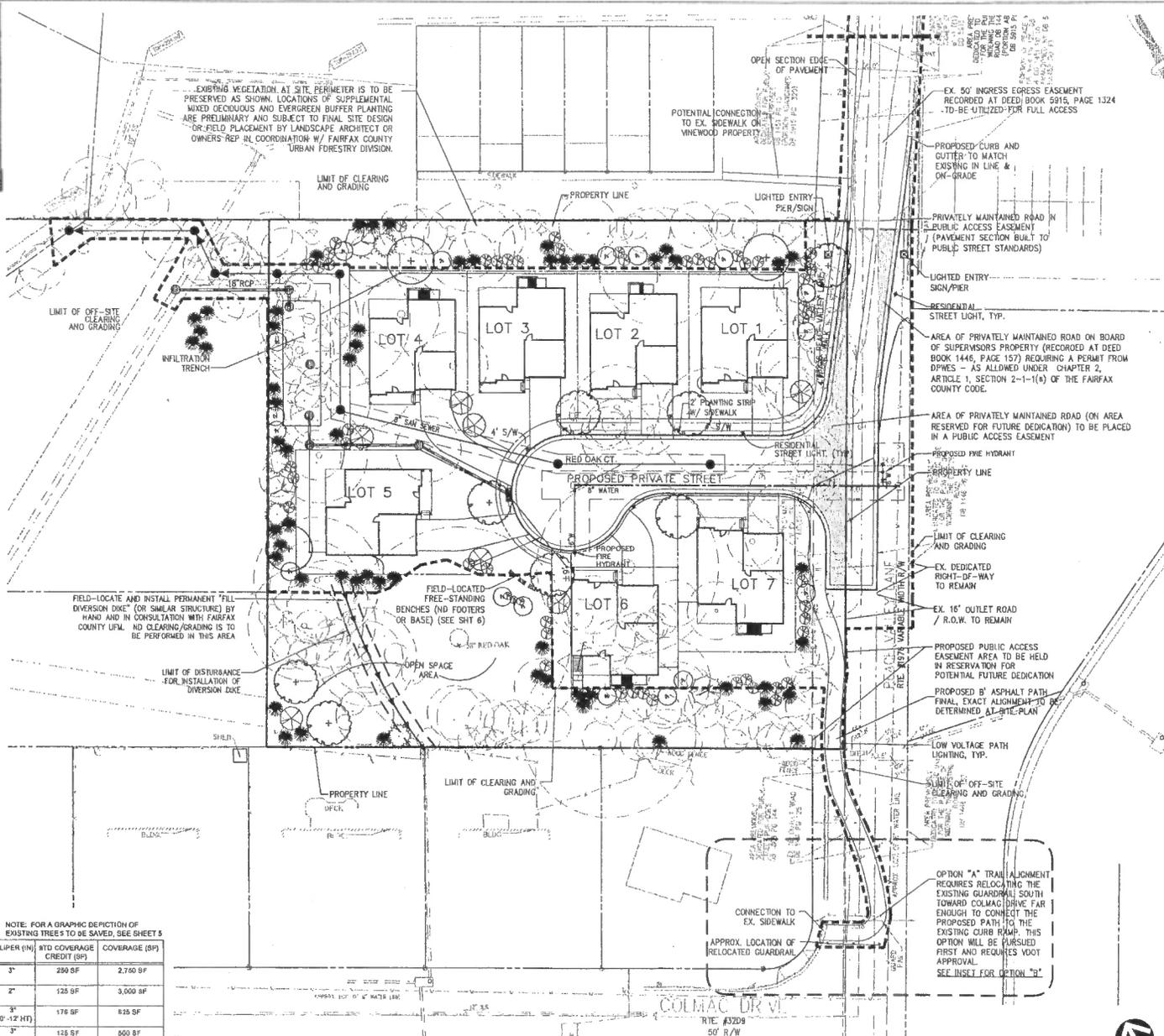
Table 12.19 Preliminary 10-Year Tree Canopy Calculation Worksheet

Item	Description	Quantity	Units	Reference
A. Tree Preservation Target and Statement				
A.1	Place the Tree Preservation Target calculations and statement here preceding the 10-year tree canopy	1	Sheet	See § 12-0508.2 for list of required materials and materials
B. Tree Canopy Requirements				
B.1	Identify gross site area (GSA)	62,732	Square Feet	12-0511.5A
B.2	Subtract area dedicated to parking, road (including) and	12,061.19	Square Feet	12-061.19E(1) through 12-061.19C(2)
B.3	Adjusted gross site area (AGSA)	50,670.81	Square Feet	FOA 4
B.4	Percentage of 10-year tree canopy required	25.0%	%	12-0610.1 and Table 12.1
B.5	Area of 10-year Tree Canopy Required (TRC)	12,667.71	Square Feet	Yes or No
B.6	Modification of 10-year Tree Canopy Requirements	0	Square Feet	Yes or No
B.7	Is TRC less than AGSA plus what other modifications required to occur?	0	Square Feet	Sheet number
C. Tree Preservation				
C.1	Tree Preservation Target Area (TPA)	14,991	Square Feet	
C.2	Total canopy area existing within the TPA	29,982	Square Feet	
C.3	Total canopy area provided by unique or valuable forest or woodland (unimproved)	30,405	Square Feet	
C.4	Total canopy area provided by unique or valuable forest or woodland (improved)	0	Square Feet	
C.5	Total canopy area provided by "Mature" "M" species, "Specimens" or "Special" trees	0	Square Feet	
C.6	Total canopy area provided by "Mature" "M" species, "Specimens" or "Special" trees	0	Square Feet	
C.7	Canopy area of trees within resource Protection Area and 100-year riparian zone	0	Square Feet	
C.8	Total of C.3, C.4, C.5, C.6 and C.7	30,405	Square Feet	Area of C.10 is less than B.7. Therefore, no additional preservation must be met through tree planting - go to D.
D. Tree Planting				
D.1	Area of canopy to be lost through site clearing (D.1C10)	4,727	Square Feet	
D.2	Area of canopy planned for air quality benefits	0	Square Feet	
D.3	Area of canopy planned for energy conservation	0	Square Feet	
D.4	Area of canopy planned for water quality benefits	0	Square Feet	
D.5	Area of canopy planned for wildlife benefits	0	Square Feet	
D.6	Area of canopy provided by native trees	0	Square Feet	
D.7	Area of canopy provided by native trees	0	Square Feet	
D.8	Area of canopy provided by native trees	0	Square Feet	
D.9	Area of canopy provided by native trees	0	Square Feet	
D.10	Area of canopy provided by native trees	0	Square Feet	
D.11	Area of canopy provided by native trees	0	Square Feet	
D.12	Area of canopy provided by native trees	0	Square Feet	
D.13	Area of canopy provided by native trees	0	Square Feet	
D.14	Area of canopy provided by native trees	0	Square Feet	
D.15	Area of canopy provided by native trees	0	Square Feet	
D.16	Area of canopy provided by native trees	0	Square Feet	
D.17	Area of canopy provided by native trees	0	Square Feet	
D.18	Area of canopy provided by native trees	0	Square Feet	
D.19	Area of canopy provided by native trees	0	Square Feet	
D.20	Area of canopy provided by native trees	0	Square Feet	
D.21	Area of canopy provided by native trees	0	Square Feet	
E. Total 10-Year Tree Canopy Provided				
E.1	Total of canopy area provided through tree preservation (C.10)	30,405	Square Feet	
E.2	Total of canopy area provided through tree planting (D.17)	11,866	Square Feet	
E.3	Total of canopy area provided through site clearing (D.1)	0	Square Feet	
E.4	Total of 10-year Tree Canopy Provided (E.1 + E.2 + E.3)	42,271	Square Feet	

PRELIMINARY PLANT SCHEDULE

NOTE: FOR A GRAPHIC DEPICTION OF EXISTING TREES TO BE SAVED, SEE SHEET 5

KEY	TREE TYPE	SPECIES	QTY	CALIPER (IN)	STD COVERAGE CREDIT (SF)	COVERAGE (SF)
AR, CO, PO, QA, QP, QR, TA	CATEGORY IV DECIDUOUS	RED MAPLE, HICKORY, SYCAMORE, OAK, LINDEN	11	3"	250 SF	2,750 SF
AC, CC, CF	CATEGORY II DECIDUOUS	SERVICEBERRY, REDBUD, DOGWOOD	24	2"	125 SF	3,000 SF
PA, CA	CATEGORY III EVERGREENS	PNUS ECHINATA, ATLAS CEDAR	3	3" (10'-12' HT)	176 SF	528 SF
CJ, JQ, JV	CATEGORY II EVERGREENS	CRYPTOMERIA, HOLLY, EASTERN REDCEDAR	4	3" (10'-12' HT)	125 SF	500 SF
UAF, INS, JC, JV, TO	CATEGORY I EVERGREENS	HOLLY, JUNIPER, ARBORVITAE	89	2" (8-10' HT)	80 SF	1,060 SF
UAF, INS, JC, JV, TO	CATEGORY I EVERGREENS	HOLLY, JUNIPER, ARBORVITAE	84	1" (8' HT)	40 SF	2,188 SF
			TOTAL =			11,866 SF



VIFA
VIRGINIA LANDSCAPE ARCHITECTS & SURVEYORS • REGISTERED DESIGN PROFESSIONAL SOCIETY
VIFA INCORPORATED
1000 COMMONWEALTH BLVD., SUITE 100
FAIRFAX, VIRGINIA 22031
(703) 442-7350 • FAX (703) 791-2787
WWW.VIFA.COM

**ADDITION TO
PEACE VALLEY
CONCEPT LANDSCAPE
PLAN & DETAILS**

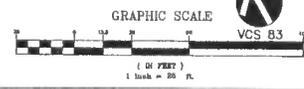
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

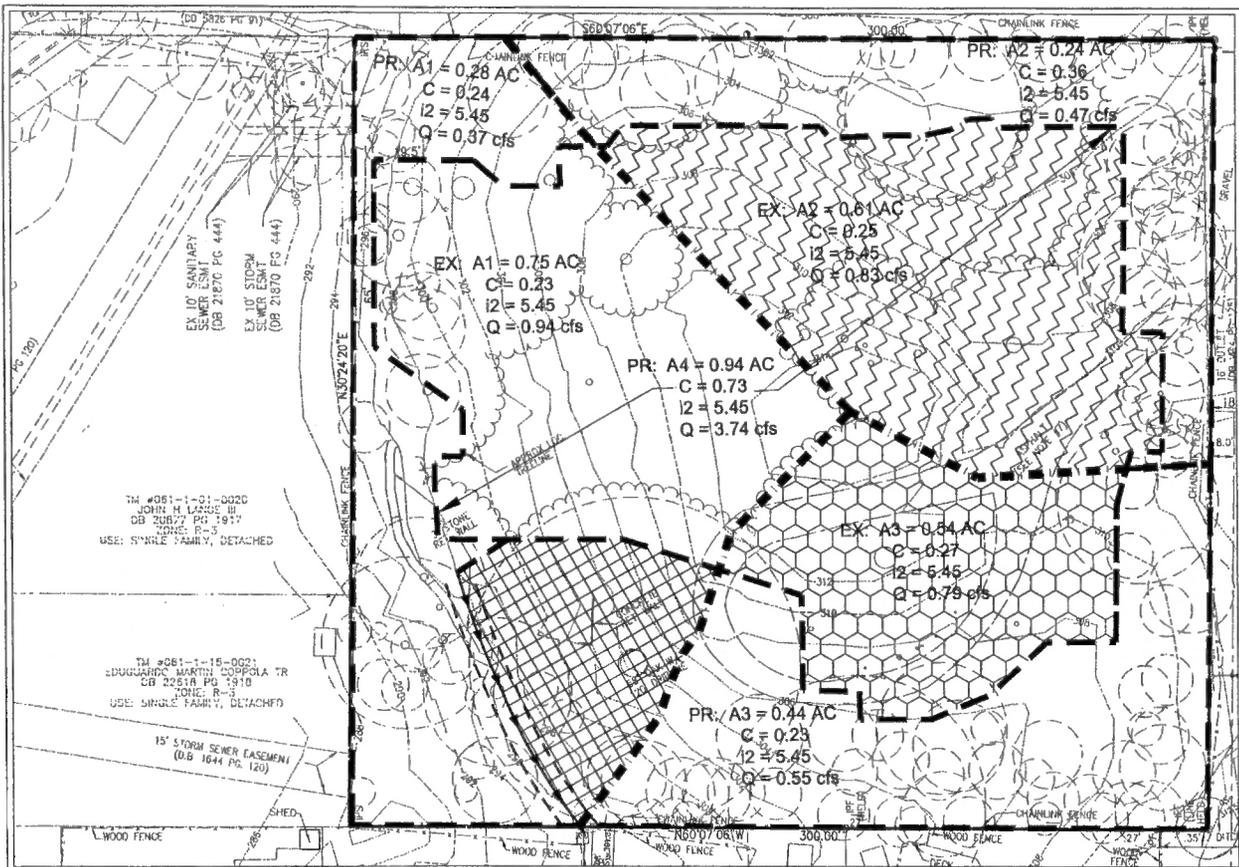
COMMONWEALTH OF VIRGINIA
VIRGINIA AMATEUR
No. 14447
1/19/2013
PROFESSIONAL SEAL

VIFA REVISIONS

APRIL 30, 2013
APRIL 4, 2013
MARCH 21, 2013
MARCH 8, 2013
FEBRUARY 12, 2013
DECEMBER 7, 2012
DATE: OCT. 18, 2012

DES. VKA O.W. VKA
SCALE: AS SHOWN
PROJECT/FILE NO. V690F
SHEET NO. 6 OF 10



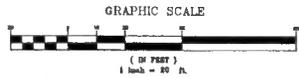


DRAINAGE DIVERSION NARRATIVE

AS REQUIRED BY SECTION 8-D202.2A OF THE FAIRFAX COUNTY PFM, THIS DIVERSION ANALYSIS IS WRITTEN TO JUSTIFY THE PROPOSED DRAINAGE DIVERSIONS ON THIS SITE (8-D202.2A(3)). AREA #1 (0.13 ACRES) INCLUDES A PERMANENT DIVERSION DIKE THAT ADDS RUNOFF TO THE EXISTING DRAINAGE AREA OF THE EXISTING INLET STRUCTURE. THIS DIVERSION IS IN A TREE SAVE AREA WHERE THE TOPOGRAPHY WOULD NATURALLY ALLOW RUNOFF INTO ADJACENT PROPERTIES, WHICH CONCERNED DOWNSTREAM NEIGHBORS. THEREFORE A PERMANENT DIVERSION DIKE IS PROPOSED TO PREVENT EXTRA RUNOFF INTO ADJACENT PROPERTIES NATURALLY DOWNSTREAM WHILE MINIMALLY DISTURBING THE TREE SAVE AREA (8-D202.2A(2)). AREA #2 (0.22 ACRES) ORIGINALLY DRAINED TO THE EXISTING INLET STRUCTURE ON THE SOUTHERN END OF THE SITE. AREA #3 (0.37 ACRES) ORIGINALLY DRAINED TOWARDS AN EXISTING POND OFFSITE. BOTH OF THESE NOW DRAIN INTO THE PROPOSED INFILTRATION TRENCH ALONG THE NORTHWESTERN END OF THE SITE TO MAXIMIZE THE AREA OF WATER QUALITY AND QUANTITY CONTROL (8-D202.2A(2)). THE PROPOSED DRAINAGE DIVERSION AREA #1 CREATES NO INADEQUATE OUTFALLS DOWNSTREAM OF THE INLET STRUCTURE BECAUSE RUNOFF ULTIMATELY CONVEYED IN THE CLOSED CONDUIT SYSTEM IS REDUCED (8-D202.2A(1) & (4)). AREAS #2 AND #3 ALLOWS WATER TO BE INFILTRATED INTO THE GROUND RATHER THAN BECOME RUNOFF INTO A CLOSED CONDUIT SYSTEM OFFSITE. THEREFORE, NO INADEQUATE OUTFALL IS CREATED (8-D202.2A(4)) AND ADJACENT PROPERTIES ARE NOT ADVERSELY AFFECTED (8-D202.2A(1)).

LEGEND

- EXISTING DRAINAGE DIVIDES
- PROPOSED DRAINAGE DIVIDES
- AREA #1 DIVERSION FROM NATURAL DIVIDES = 0.13 AC
- AREA #2 DIVERSION FROM NATURAL DIVIDES = 0.22 AC
- AREA #3 DIVERSION FROM NATURAL DIVIDES = 0.37 AC



BMP FACILITY DESIGN CALCULATIONS
Plan Name: Peace Valley Lane Date: 3/25/2013
Plan Number: Engineer: LW

I. WATER QUALITY NARRATIVE
Water Quality treatment provided in Underground Storm Filter System. This phase of development provides the third of three planned basins for the subject site. Two facilities were provided under 0561-SP-003. The proposed BMP system is to be privately owned and maintained.

II. WATERSHED INFORMATION

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

Subarea Designation	C	Acres
(1) On-Site Controlled	0.30	0.47
On-Site Uncontrolled	0.40	0.81
On-Site Conservation	0.15	0.82
Total		1.90

III. a. PHOSPHORUS REMOVAL - "COCCODQUAN METHOD"

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

(A) Area of the Site (a) 1.38 acres

Subarea Designation	C	Acres	Product
(1) On-Site Controlled	0.30	0.47	0.38
On-Site Uncontrolled	0.35	0.81	0.52
On-Site Conservation	0.15	0.82	0.09
(c) Total			0.77

(C) Weighted average "C" factor (D)(A) = (C) 0.56

Part 3: Compute the Total Phosphorus Removal for the Site

Subarea Designation	Removal Efficiency (%)	Area (a)	"C" Ratio (b)	Product (c)
(1) On-Site Controlled	65	0.341	1.429	31.84
On-Site Uncontrolled	0	0.669	0.715	0.00
On-Site Conservation	100	0.371	0.208	19.10
(a) Total				41.73

Part 4: Determine Compliance with Phosphorus Removal Requirement

(A) Select Requirement (a) 40

- Water Supply Overlay District (Occoquan Watershed) = 50% (Fairfax County and Prince William County)
- Chesapeake Bay Preservation Area (New Development) = 40% (Fairfax County) 50% (Prince William County)
- Chesapeake Bay Preservation Area (Redevelopment) = %
- 1 - 0.9 x (T pre-T post) x 100 = %
- (B) If Line 3(a) >= Line 4(a), the Phosphorus removal requirement is satisfied.
- Line 3(a) = 41.73 >= 40

ALLOWABLE RELEASE RATE COMPUTATION (tc = 5 min)

PREDEVELOPMENT RUNOFF
A=1.90 AC
C=0.25
I2=5.45, I10=7.27
Q2= 2.59 CFS, Q10= 3.45 CFS

POST-DEVELOPMENT TRENCH INFLOW
A=0.94 AC
C=0.73
I2=5.45, I10=7.27
Q2= 3.74 CFS, Q10= 4.99 CFS

UNDETAINED RUNOFF
A=0.96 AC
C=0.26
I2=5.45, I10=7.27
Q2= 1.36 CFS, Q10= 1.81 CFS

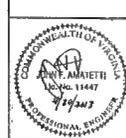
ALLOWABLE RELEASE RATE
Q (PREDEVELOPMENT) - Q (UNDETAINED)
Q2 ALLOWABLE= 2.59-1.36=1.23 CFS
Q10 ALLOWABLE= 3.45-1.81=1.64 CFS

NO.	DESCRIPTION	DATE	APPROVED

DESIGNED BY: JAMES R. LANGRISH, ARCHITECT & ENGINEERS, SUSTAINABLE DESIGN
1000 W. WISCONSIN AVE., SUITE 200, WASHINGTON, ILLINOIS 62202
(703) 442-7800 • FAX (703) 791-3797
WWW.VIKA.COM

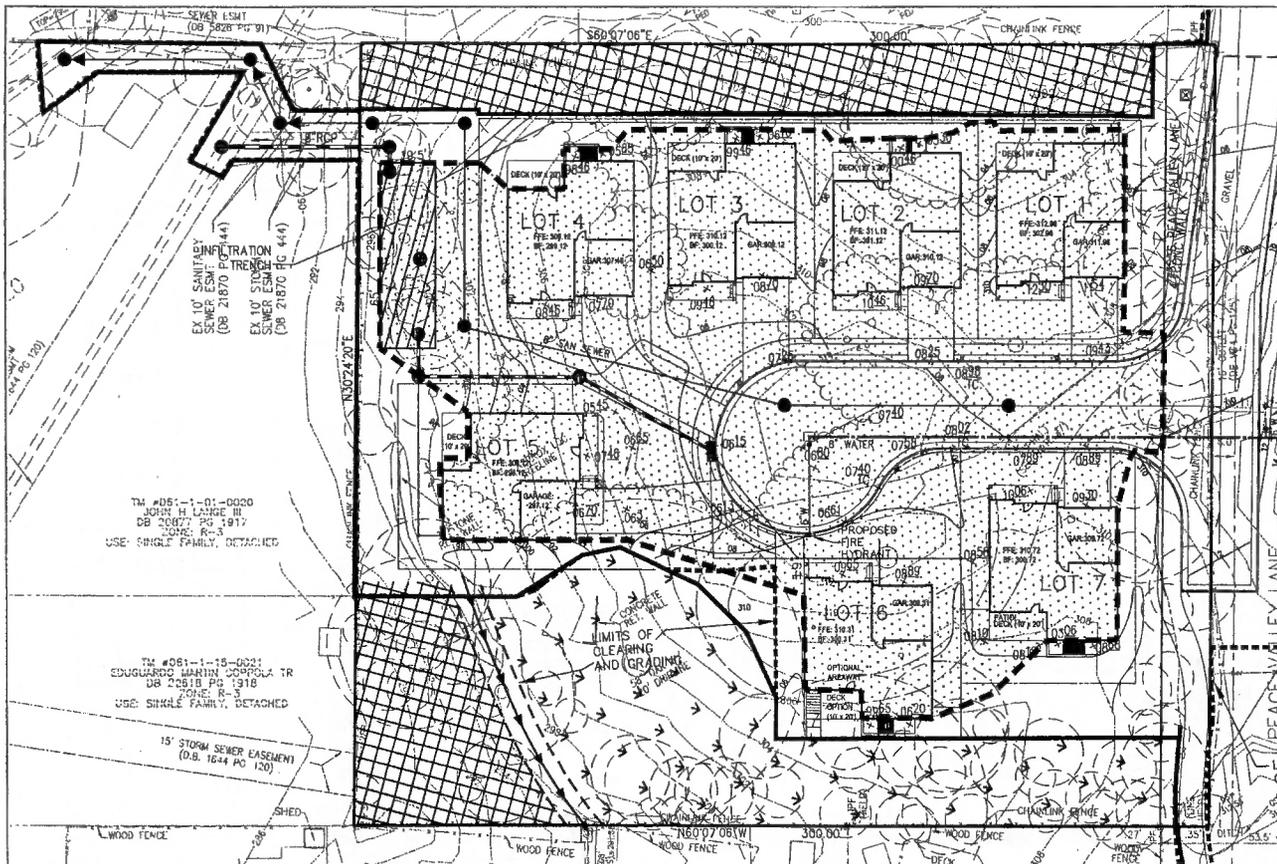
PEACE VALLEY LANE
PROPERTY DISTRICT
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL STORMWATER MANAGEMENT PLAN

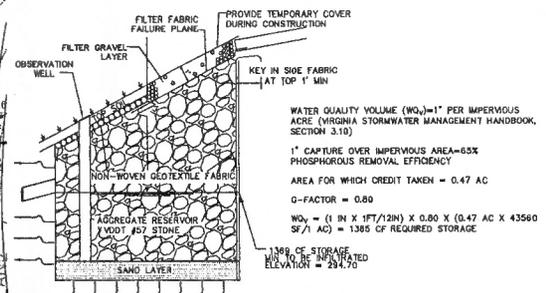
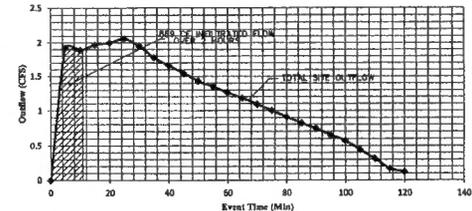


VIKA REVISIONS

APRIL 30, 2013
APRIL 4, 2013
MARCH 22, 2013
FEB 12, 2013
DEC 7, 2012
DATE: OCT 19, 2012
DES. CC DWL LW
SCALE: 1" = 20'
PROJECT/FILE NO. VES017
SHEET NO. 7 OF 10



10 YEAR HYDROGRAPH
Post Development Site Outflow



INFILTRATION TRENCH DETAIL
NOT TO SCALE

STORMWATER MANAGEMENT NARRATIVE

IN THE EXISTING CONDITION, THERE ARE NO STORMWATER MANAGEMENT CONTROLS IN PLACE. AS SUCH IN ORDER TO MEET THE PFM, THE POST DEVELOPED RUNOFF MUST BE LESS THAN OR EQUAL TO THE EXISTING (CURRENT) RUNOFF. AS PART OF THIS DEVELOPMENT, 0.52 ACRES OF THE SITE REMAIN UNDISTURBED. WITH THIS DEVELOPMENT WE ARE PROPOSING AN UNDERGROUND INFILTRATION TRENCH THAT CAPTURES 0.94 ACRES OF THE SITE. 0.47 ACRES OF THE TOTAL DRAINAGE AREA TO THE TRENCH WILL BE INFILTRATED INTO THE SURROUNDING SOIL. THIS WILL BE ACCOMPLISHED BY SETTING THE TRENCH OUTFLOW PIPE AT AN ELEVATION WHICH WILL ENSURE THE WATER QUALITY VOLUME WILL BE BELOW THE OUTFLOW PIPE INVERT. THE INFILTRATION TRENCH WILL PROVIDE A TOTAL STORAGE VOLUME OF APPROXIMATELY 2700 CF TO ADEQUATELY CAPTURE/CONTROL THE POST-DEVELOPED 2-YR AND 10-YR, 2-HR DESIGN STORMS. 89% OF WILL INFILTRATE INTO THE UNDERLYING SOIL DURING THE 10-YR, 2-HR DESIGN STORM (SEE POST DEVELOPMENT SITE OUTFLOW HYDROGRAPH THIS SHEET). A MINIMUM OF 1369 CF OF RUNOFF VOLUME WILL BE INFILTRATED INTO THE UNDERLYING SOIL BASED SOLELY ON THE VOLUME OF STORAGE BELOW THE OUTFLOW PIPE. THE REALITY IS MORE RUNOFF VOLUME WILL INFILTRATE OVER TIME AS THE TRENCH WILL BEGIN INFILTRATING WATER IMMEDIATELY, ALLOWING SPACE FOR RUNOFF TO CONTINUE COLLECTING IN THE TRENCH. THE REMAINING UNINFILTRATED RUNOFF WILL ENTER THE EXISTING CLOSED CONDUIT SYSTEM VIA THE TRENCH OUTFLOW PIPE.

THE PEAK FLOW OF THE EXISTING SITE IS 3.45 CFS. POST DEVELOPMENT FLOW OF THE TOTAL SITE IS DECREASED TO A PEAK OF 2.06 CFS. THE OVERLAND FLOW DECREASES FROM A PEAK FLOW OF 3.45 CFS TO 1.81 CFS—THIS IS THE SAME AS THE UNDETAINED FLOW. THIS ALLOWS LESS OVERLAND RUNOFF ONTO OFFSITE AREAS IN THE POST DEVELOPED CONDITION THAN IN EXISTING CONDITIONS. THE TOTAL SITE OUTFLOW (UNDETAINED AND TRENCH OUTFLOW PIPE) IS ALSO DECREASED RELATIVE TO EXISTING CONDITIONS. THE SIZE AND LOCATION OF THE TRENCH MAY BE SUBJECT TO CHANGE AT TIME OF FINAL ENGINEERING.

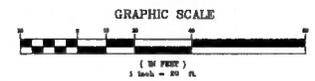
BMP TREATMENT FOR THE DEVELOPED AREA WILL BE PROVIDED THROUGH THE USE OF INFILTRATION AS WELL AS CONSERVATION AREAS. THE INFILTRATION TRENCH CAPTURES 0.94 ACRES OF THE SITE AND CONTROLS/TREATS 0.47 ACRES OF THAT CAPTURED AREA THROUGH INFILTRATION. AS SEEN IN THE INFILTRATION TRENCH DETAIL ABOVE, THE OUTFLOW PIPE IS LOCATED HIGH ENOUGH TO ALLOW THE NEEDED INFILTRATION TO OBTAIN THE 65% PHOSPHOROUS REMOVAL EFFICIENCY WHICH (IN COMBINATION WITH CONSERVATION AREAS) WILL MEET THE 40% PHOSPHOROUS REMOVAL REQUIREMENTS. FINAL DESIGN, LOCATION, AND TYPES OF BMP SYSTEM(S) SHALL BE ESTABLISHED WITH FINAL CONSTRUCTION PLANS AND MAY BE REVISED TO ALTERNATIVES ALLOWED BY THE PFM.

POST DEVELOPMENT/PRE DEVELOPMENT OUTFLOW COMPARISON TABLE
(OVERALL SITE)

Event Time (Min)	Pre Development Flow (CFS)	Infiltration Trench Outflow (Pipe and Infiltration) (CFS)	Undetained Overland Outflow (CFS)	Total Post Development Site Outflow (CFS)	Infiltrated Outflow (CFS)
0	0.00	0.00	0.00	0.00	0.00
5	3.45	0.11	1.81	1.92	0.35
10	2.22	0.72	1.17	1.89	0.32
15	1.84	1.11	0.86	1.97	0.13
20	1.32	1.31	0.69	2.00	0.14
25	1.09	1.49	0.57	2.09	0.14
30	0.92	1.47	0.48	1.95	0.14
35	0.86	1.36	0.42	1.78	0.14
40	0.70	1.29	0.37	1.66	0.14
45	0.62	1.22	0.33	1.55	0.14
50	0.56	1.14	0.29	1.43	0.14
55	0.51	1.06	0.27	1.35	0.13
60	0.47	1.01	0.25	1.26	0.13
65	0.43	0.95	0.23	1.18	0.13
70	0.39	0.89	0.21	1.09	0.13
75	0.35	0.82	0.18	1.00	0.13
80	0.31	0.75	0.16	0.91	0.13
85	0.28	0.68	0.14	0.82	0.13
90	0.24	0.62	0.12	0.74	0.12
95	0.19	0.55	0.10	0.65	0.12
100	0.18	0.49	0.08	0.57	0.12
105	0.12	0.38	0.06	0.44	0.12
110	0.08	0.27	0.04	0.31	0.12
115	0.04	0.15	0.02	0.17	0.12
120	0.00	0.12	0.00	0.12	0.12

LEGEND

- DRAINAGE AREA TO THE INFILTRATION TRENCH = 0.94 AC
- APPROXIMATE LOCATION OF TRENCH
- UNDISTURBED AREA = 0.26 AC
- UNDISTURBED AREA TO EX STORM SEWER SYSTEM = 0.26 AC



NO.	DESCRIPTION	REVISION	APPROVED	DATE

REVISION APPROVED BY
SITE PLAN REVIEW AND INSPECTIONS DIVISION

ARCHITECTS ■ PLANNERS ■ LANDSCAPE ARCHITECTS ■ SURVEYORS ■ SUSTAINABLE DESIGN
VVA ARCHITECTS
5100 GREENBERG DRIVE, SUITE 200 ■ TORRANCE, CALIFORNIA 90503
(714) 241-1111 ■ WWW.VVA.COM

PEACE VALLEY LANE
PROPERTY
FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL STORMWATER MANAGEMENT PLAN



VIKA REVISIONS

DATE	DESCRIPTION	DESIGNER	DRAWN	DATE
APRIL 30, 2013				
APRIL 4, 2013				
MARCH 23, 2013				
MARCH 6, 2013				
FEB 12, 2013				
DEC 7, 2012				
DATE: OCT 19, 2012				
DES.	CC	DWN	LW	
SCALE:	1" = 20'			
PROJECT/FILE NO.	V8010F			
SHEET NO.	7A			



VIKA REVISIONS

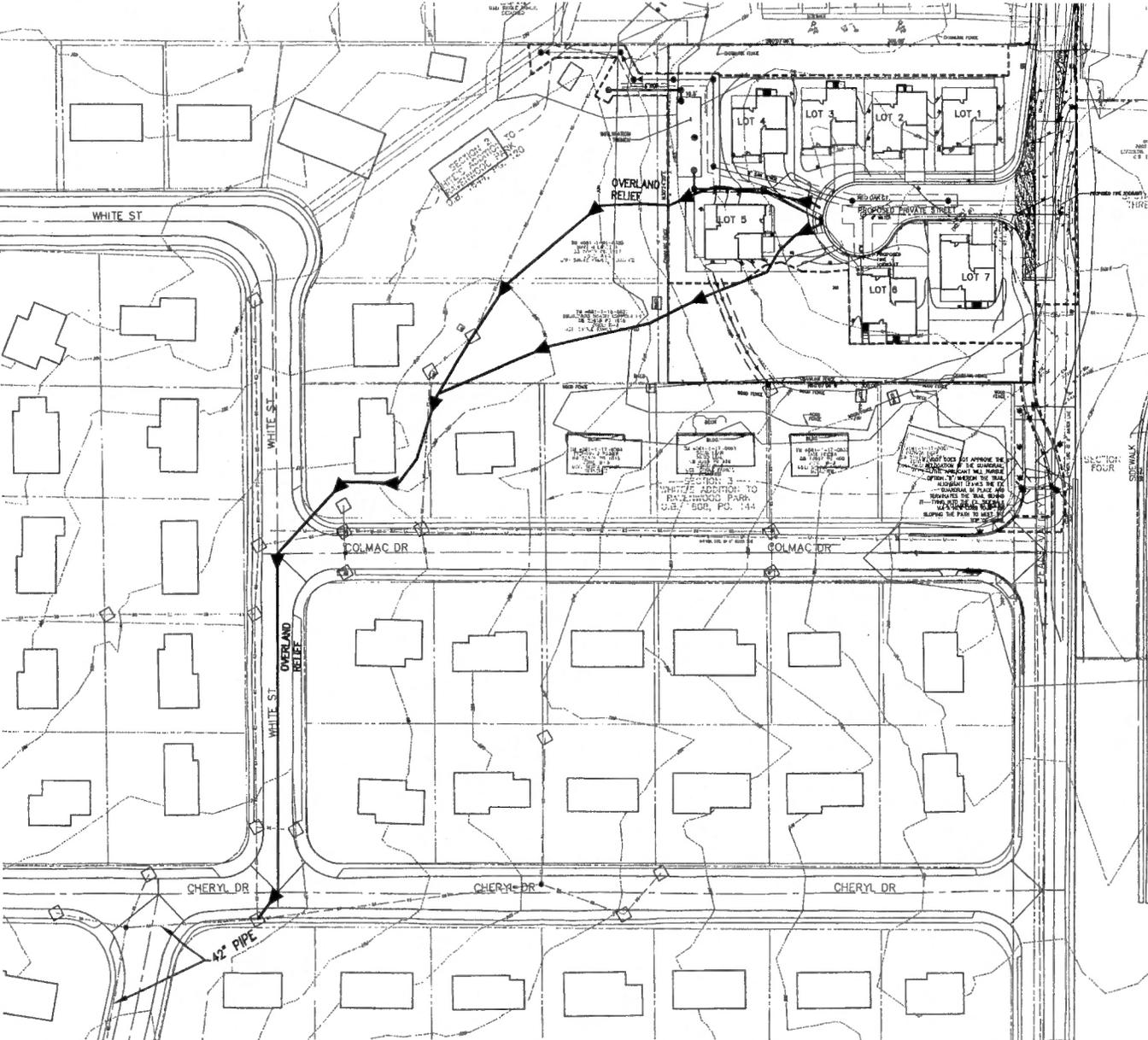
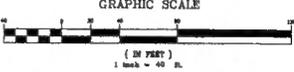
APRIL 30, 2013			
APRIL 4, 2013			
MARCH 22, 2013			
MARCH 6, 2013			
FEB 12, 2013			
DEC 7, 2012			
DATE: OCT 18, 2012			
DES. CC	DWN. LW		
SCALE: 1"=40'			
PROJECT/FILE NO. VB001F			
SHEET NO. 7B OF 10			

OVERLAND RELIEF NARRATIVE

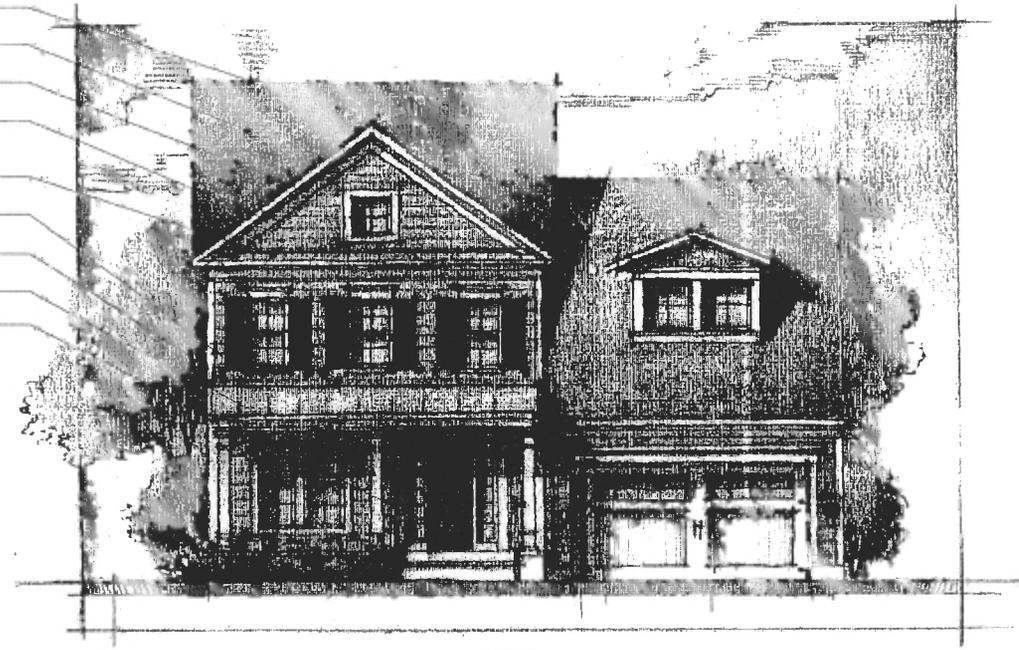
OVERLAND RELIEF IS BY DEFINITION THE PATH WATER WILL BE CONVEYED THROUGH SHOULD ALL MAN-MADE STORM WATER CONVEYANCE CHANNELS BECOME CLOGGED OR INOPERABLE DURING A 100 YEAR STORM EVENT. FOR THIS PARTICULAR CASE, THE MAN MADE CONVEYANCE SYSTEM IN QUESTION IS THE PROPOSED INLET AT THE END OF PROPOSED RED OAK COURT. IF IT WERE TO CLOG, WATER WILL FLOW ALONG THE PATH AS SHOWN IN THE GRAPHIC ABOVE. THE WATER WITH FLOW BETWEEN LOTS 4 AND 5 AND OFFSITE AROUND THE HOUSES ON THE DOWNSTREAM PROPERTIES AND ONTO WHITE STREET. THE WATER WILL FOLLOW WHITE STREET INTO AN INLET ON CHERYL DRIVE WHERE IT WILL CONVEY WATER IN A 42" PIPE.

LEGEND

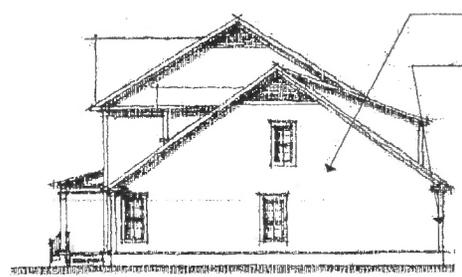
▲ OVERLAND RELIEF FLOW PATH



- CONTINUOUS RIDGE VENT, TYP.
- ARCHITECTURAL SHINGLES, TYP.
- 6" SYN. BOARD FASCIA, TYP.
- PREFORMED FRIEZE CROWN MOULDING, TYP.
- STANDING SEAM METAL ROOF, TYP.
- 6" CEMENTITIOUS SIDING, TYP.
- 5/4 X 6 SYN. CORNER BOARD, TYP.
- SYNTHETIC COLUMN SURROUND, TYP.
- 6-PANEL DOOR, TYP.



FRONT



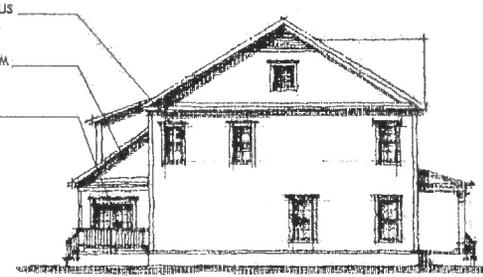
TYP. LEFT SIDE

- 6" CEMENTITIOUS SIDING, TYP.
- SYNTHETIC TRIM BOARD, TYP.
- BRICK WATER TABLE, TYP.



TYP. REAR

- 6" CEMENTITIOUS SIDING, TYP.
- SYNTHETIC TRIM BOARD, TYP.
- SYNTHETIC RAIL, TYP.



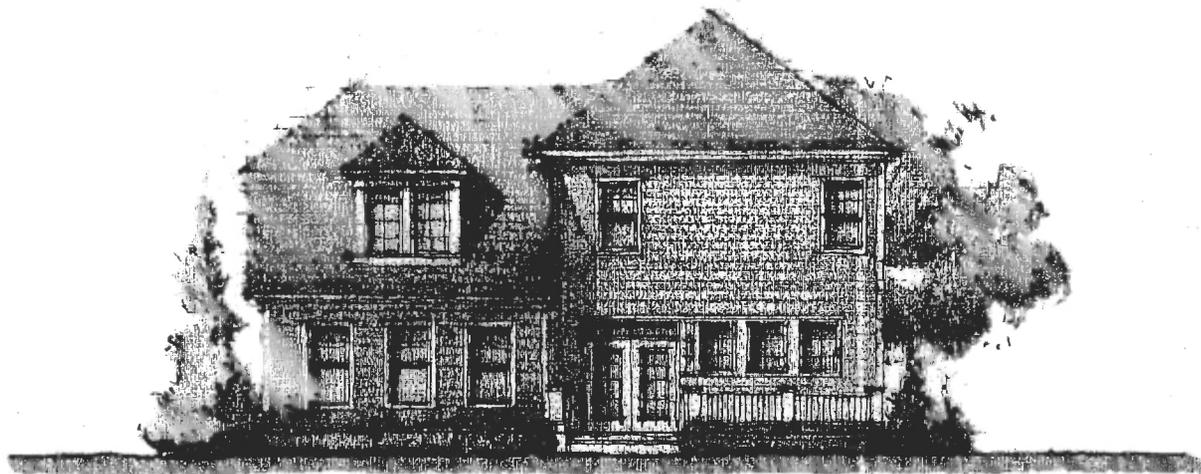
TYP. RIGHT SIDE



© 2013 H.C. Palston Architects. All rights reserved. No part of this document may be reproduced without written permission from H.C. Palston Architects.

CONCEPTUAL ELEVATION
 EVERGREENE HOMES - PEACE VALLEY





MODEL A - REAR ELEVATION

PEACE VALLEY



SCALE 1/8" = 1'-0"



2005 GILBERT DRIVE, SUITE 100 | CHARLOTTE, NC 28203
 P: 704.535.3344 | F: 704.535.4158 | WWW.VILKAA12700.COM

VILKA
 ARCHITECTS & PLANNERS • LANDSCAPE ARCHITECTS • SURVAYORS • SUSTAINABLE DESIGN
 VILKA INCORPORATED
 8180 GREENBORO DRIVE, SUITE 200 & TROSPER CORNER, WICHAM, NC 27152
 (703) 442-7800 & FAX (703) 761-2787
 WWW.VILKA.COM

ADDITION TO
PEACE VALLEY
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

CONCEPTUAL
 ARCHITECTURAL
 ELEVATIONS

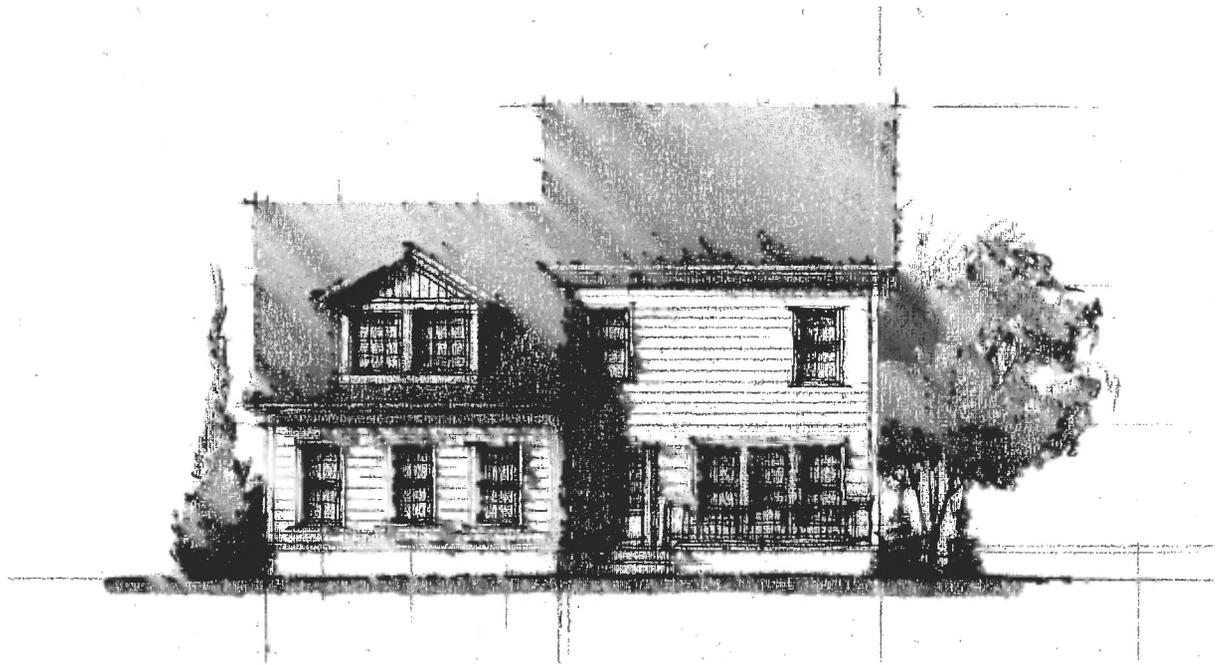


VKA REVISIONS

DATE	BY	OWN
APRIL 30, 2013		
APRIL 4, 2013		
MARCH 22, 2013		
MARCH 1, 2013		
FEBRUARY 19, 2013		
DECEMBER 7, 2012		
DATE: DEC 18, 2012		
SCALE: N/A	OWN: N/A	

SCALE: AS SHOWN
 PROJECT/FILE NO. V801F
 SHEET NO. 9B OF 10

A8



5000 COMMONWEALTH DRIVE, SUITE 100 | CHARLOTTE, NC 28226
 704.775.7000 | 704.493.5224 FAX | WWW.WEBSTON.COM

MODEL B - REAR ELEVATION

PEACE VALLEY



A9

VIA
 ARCHITECTS • PLANNERS • LANDSCAPE ARCHITECTS • INTERIORS • HISTORIC PRESERVATION
 800 PIEDMONT DRIVE, SUITE 100, INCORPORATED
 (703) 442-2800 • FAX (703) 761-2787
 WWW.VIA.A.COM

**ADDITION TO
 PEACE VALLEY**
 MASON DISTRICT
 FAIRFAX COUNTY, VIRGINIA

**CONCEPTUAL
 ARCHITECTURAL
 ELEVATIONS**



VKA REVISIONS

APRIL 30, 2013		
MARCH 11, 2013		
MARCH 8, 2013		
FEBRUARY 11, 2013		
DATE: OCT. 19, 2012		
DES. H/A	DWN. H/A	
SCALE: AS SHOWN		
PROJECT/FILE NO. V5901F		



FDP 2012-MA-022

Zoning Application Closeout Summary Report

Printed: 6/24/2013

General Information

APPLICANT: CG PEACE VALLEY LLC
DECISION DATE: 05/02/2013
CRD: NO
HEARING BODY: PC
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM O'DONNELL
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON MAY 2, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2012-MA-022, ON A MOTION BY COMMISSIONER HALL SUBJECT TO THE BOARD'S APPROVAL OF THE CONCURRENT REZONING APPLICATION.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 4	1.89 ACRES

Tax Map Numbers

0611 ((01)) ()0007

Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	7	1.89 ACRES					
TOTALS	7						

Approved Waivers/Modifications

WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT
 WAIVE MINIMUM DISTRICT SIZE
 WAIVE SIDEWALKS

6/24/2013



RZ 2012-MA-022

Zoning Application Closeout Summary Report

Printed: 6/17/2013

General Information

APPLICANT: CG PEACE VALLEY LLC
DECISION DATE: 05/14/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM O'DONNELL
SUPERVISOR DISTRICT: MASON

DECISION SUMMARY:

ON MAY 14, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2012-MA-022, ON A MOTION BY SUPERVISOR GROSS, SUBJECT TO PROFFERS DATED APRIL 30, 2012.

APPLICATION DESCRIPTION:

RESIDENTIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 3	1.89 ACRES	PDH- 4	1.89 ACRES	PDH- 4	1.89 ACRES

Tax Map Numbers

0611 ((01)) ()0007

Approved Land Uses

Zoning District: PDH- 4

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	7	1.89 ACRES					
TOTALS	7						

Approved Waivers/Modifications

WAIVE MINIMUM LOT AREA/WIDTH
 WAIVE SIDEWALKS

6/17/2013

Approved Proffers

PROFFER STATEMENT DATE: 04-30-2013

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	RUP	\$18,195	01-01-0001
HOA ESTABLISH	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	SITE PLAN	\$12,500	01-01-0001
LANDSCAPING - ENVIRONMENT	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
ACCESS EASEMENTS - TRANSPORTATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
DEDICATION - FCPA	01-01-0001	0	RUP	\$20,796	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LOW IMPACT DESIGN (LID) / RAINGARDEN	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	N/A	\$0	01-01-0001

6/17/2013





OCTOBER 12, 2012
REVISED OCTOBER 19, 2012

RECEIVED
Department of Planning & Zoning

OCT 23 2012

Zoning Evaluation Division

**DESCRIPTION OF
THE PROPERTY OF
CG PEACE VALLEY, LLC
DEED BOOK 21705 PAGE 246
MASON DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Being all of the property described in a conveyance to CG Peace Valley, LLC recorded in Deed Book 21705 at Page 246 among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at an iron pipe in the westerly side of Peace Valley Lane, said point being the most northeasterly corner of Section 3 of White's Addition to Ravenwood Park (D.B. 1808 PG. 144); thence running with the northerly line of said Section 3

1. North 60°08'16" West, 300.27 feet to an iron pipe on the northerly boundary line of said Section 3 of White's Addition to Ravenwood Park (D.B. 1808 PG. 144); thence leaving the aforesaid northerly line and running with the easterly line of Section 2 of White's Addition to Ravenwood Park (D.B. 1644 PG. 120)
2. North 30°23'07" East, 275.33 feet to an iron pipe marking the northeast corner of the aforesaid Section 2; thence leaving the aforesaid easterly line and running with the southerly line of Parcel "A" of Vinewood (D.B. 5826 PG. 91)
3. South 60°10'12" East, 300.37 feet to an iron pipe marking the northwestern corner of a 16' outlet (D.B. V-4 PG. 125) on the westerly edge of Peace Valley Lane; thence with said westerly edge of said Lane
4. South 30°24'20" West, 275.52 feet to the point of beginning, containing 82,712 square feet or 1.89881 acres of land, more or less.

Being more particularly shown on a Certified Plat, dated October 19, 2012, prepared by VIKA Virginia, LLC.

X:\DATA\6000-6999\6901F\DESCRIPTION\6901-Peace Valley Revised.docx

VIKA Virginia, LLC

8180 Greensboro Drive, Suite 200 * McLean, Virginia 22102 * 703.442.7800 Fax 703.761.2787
McLean, VA * Germantown, MD * Washington, DC
www.vika.com