



# County of Fairfax, Virginia

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

July 31, 2013

Inda E. Stagg  
Walsh, Colucci, Lubeley, Emrich &  
Walsh, P.C.  
2200 Clarendon Boulevard, 13<sup>th</sup> Floor  
Arlington, VA 22201

RE: Rezoning Application RZ 2011-PR-025

Dear Ms. Stagg:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on July 30, 2013, granting Rezoning Application RZ 2011-PR-025 in the name of Chestnut Street, LLC. The Board's action rezones certain property in the Providence District from the C-8, R-1 and HC Districts to the PDH-8 and HC District to permit development of single family detached and attached units with an overall density of 6.74 dwelling units per acre (du/ac), approval of the conceptual development plan and waiver #0082-WPFM-002-1 to permit the location of underground storm water management facilities in a residential area. The subject property is located in the S.E. quadrant of the intersection of Leesburg Pike and Dale Drive on approximately 7.86 acres of land, [Tax Map 40-3 ((1)) 99-102; 40-3 ((5)) 23 and 24; 40-3 ((7)) 1-4 and 40-3 ((8)) A, subject to the proffers dated July 19, 2013.

Please note that on July 18, 2013, the Planning Commission approved Final Development Plan Application FDP 2011-PR-025.

**The Board also:**

- Approved a waiver to allow private streets greater than 600 feet in length, in favor of the streets depicted on the Conceptual Development Plan/Final Development Plan (CDP/FDP).
- Waived the transitional screening and barrier requirements between the proposed attached and detached residential units and along Dale Drive in favor of the plantings shown on the CDP/FDP.

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**Office of the Clerk to the Board of Supervisors**  
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July 31, 2013

- Modified the barrier requirement along Chestnut Street in favor of the plantings shown on the CDP/FDP.
- Modified the Public Facilities Manual (PFM) requirements at the time of site plan approval to locate underground stormwater management facilities in a residential area (PFM Section 6-0303.8) subject to the waiver conditions dated March 28, 2012, Waiver Number 0082-WPFM-002-1.
- Modified the Tree Preservation Target Area requirement in favor of the plantings shown on the CDP/FDP.
- Waived the service drive requirement along Leesburg Pike in favor of the frontage improvements shown on the CDP/FDP.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

Cc: Chairman Sharon Bulova  
Supervisor Linda Smyth, Providence District  
Tim Shirocky, Acting Director, Real Estate Division, Dept. of Tax Administration  
Barbara Berlin, Director, Zoning Evaluation Division, DPZ  
Diane Johnson-Quinn, Deputy Zoning Administrator, Dept. of Planning and Zoning  
Thomas Conry, Dept. Manager – GIS - Mapping/Overlay  
Angela K. Rodeheaver, Section Chief, Transportation Planning Division  
Donald Stephens, Transportation Planning Division  
Department of Highways-VDOT  
Sandy Stallman, Park Planning Branch Manager, FCPA  
Charlene Fuhrman-Schulz, Development Officer, DHCD/Design Development Division  
Planning Commission  
Lee Ann Pender, 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 30th day of July, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2011-PR-025**

**WHEREAS**, Chestnut Street, LLC, filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the C-8, R-1 and HC Districts to the PDH-8 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

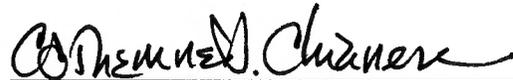
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

Be, and hereby is, zoned to the PDH-8 and HC Districts, and said property is subject to the use regulations of said PDH-8 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 30th day of July, 2013.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**PROFFERS  
CHESTNUT STREET, LLC**

**RZ 2011-PR-025**

**July 19, 2013**

Pursuant to Section 15.2-2303(a), *Code of Virginia*, 1950 as amended and subject to the Board of Supervisors approving a rezoning to the PDH-8 District, for property identified as Tax Map 40-3 ((1)) 99, 100, 101, 102, Tax Map 40-3 ((5)) 23, 24, Tax Map 40-3 ((7)) 1, 2, 3, 4, and Tax Map 40-3 ((8)) A (the "Property"), the Applicant and the owner proffer for themselves, their successors and assigns the following conditions:

1. Development Plan.

- A. Development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP) prepared by Urban, Ltd., consisting of 13 sheets, dated June 3, 2011, as revised through June 21, 2013.
- B. Notwithstanding that the CDP/FDP is presented on 13 sheets, it shall be understood that the proffered portion of the CDP shall be the entire plan shown on Sheet 5 relative to the points of access, the maximum number and type of dwelling units, the amount and location of open space, the location of the limits of clearing and grading, 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, increase building height, decrease surface parking, decrease the amount of open space; decrease the setback from the peripheries; increase the height of retaining walls or reduce open space or landscaping.

2. Transportation

A. Leesburg Pike

- (1) At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way up to

78 feet from the centerline of Leesburg Pike along the Property's Leesburg Pike frontage as shown on the CDP/FDP.

B. Dale Drive.

(1) Improved Section (Route 7 South to Private Street)

- i. At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, right-of-way along the Property's Dale Drive frontage sufficient to provide a minimum 50 foot wide right-of-way or, where necessary, additional right of way as may be needed to provide a 10 foot wide area between the right-of-way and the face of curb on the easternmost right of way line .
- ii. The Applicant shall construct frontage improvements along Dale Drive to VDOT standards, with the face of curb set approximately 24 feet from the opposing face of curb from Route 7 south to the proposed Private Street as shown on the CDP/FDP, prior to issuance of any Residential Use Permit for the Property.

(2) Unimproved Section (Private Street South to Property Line)

- i. The Applicant shall construct improvements along the Property's Dale Drive frontage to VDOT standards with the face of curb set approximately 12 feet from the existing Dale Drive centerline from south of the proposed Private Street to the southwestern corner of the Property as shown on the CDP/FDP, prior to issuance of any Residential Use Permit for the Property.
- ii. Along this unimproved section of Dale Drive, the easternmost right-of-way line shall be established a minimum of 9.5 feet behind the face of curb.

C. Chestnut Street.

- (1) At the time of subdivision plat recordation for the Property, the Applicant shall dedicate in fee simple to the Board of Supervisors, sufficient right of way along the Property's Chestnut Street frontage as shown on the CDP/FDP in order to provide for a total right-of-way width of 50 feet.
- (2) The Applicant shall construct frontage improvements along Chestnut Street as shown on the CDP/FDP to VDOT standards, which provides for construction of the face of curb set 9.5 feet in from the proposed right-of-way line, prior to issuance of any Residential Use Permit for the Property.

D. Private Streets.

- (1) The private streets shown in the CDP/FDP shall be constructed of materials and depth of pavement consistent with the Public Facilities manual ("PFM") standards for public streets.
- (2) Initial purchasers shall be advised of the requirement to maintain private streets and estimated costs prior to entering into a contract of sale. This requirement to maintain the private streets as constructed and the estimated maintenance costs shall be included in the homeowners' association documents prepared for the Application Property.
- (3) A public access easement in a form acceptable to the County Attorney shall be recorded over all private streets internal to the development in order to facilitate their use by others at the time of Site Plan approval.

E. Delays. Should any of the transportation improvements or acceptance by VDOT described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator.

F. Density Credit. Advanced density credit shall be reserved as may be permitted by the provisions of Paragraph 5 of Section 2-308 of the Fairfax County Zoning Ordinance for all eligible dedications described herein, or as may be required by Fairfax County or VDOT at time of site plan approval.

3. Trails and Sidewalks.

- A. The Applicant shall construct a 10 foot wide Type 1 Trail or sidewalk along the Property's Leesburg Pike frontage as shown on the CDP/FDP. This trail or sidewalk shall be constructed concurrent with adjacent development of units within the Property.
- B. The Applicant shall construct 5 foot wide concrete sidewalks along the Property's Chestnut Street and Dale Drive frontages, and within the development as shown on the CDP/FDP. The sidewalks along the periphery of the Property shall be constructed prior to the issuance of the first Residential Use Permit, and the internal sidewalks shall be constructed concurrent with adjacent development of units within the Property. Construction of sidewalks connecting to adjacent properties is subject to obtaining any required off-site construction easements. The Applicant shall demonstrate all attempts to obtain off-site easements to DPWES. These attempts shall be evidenced by the submission of no more than two certified letters to the owners of the property upon which the easement is to be located in which the Applicant (a) specifies any impacts to that property resulting from the sidewalk's construction and (b) offers reasonable compensation for such necessary easements, and (c) these letters remain unanswered for more than one month or (d) the owners of the property upon which the easement is to

be located provide a written response or email refusing the easement as reasonably offered and as described in (a) and (b) above. The Applicant shall escrow funds sufficient to construct the sidewalks connecting to adjacent properties if off-site construction easements cannot be obtained.

- C. Delays. Should any of the trail or sidewalk improvements described herein be delayed due to circumstances beyond the Applicant's control, later dates for compliance may be permitted as determined appropriate by the Zoning Administrator.
4. Landscape Plan. A landscape plan that shows, at a minimum, landscaping in conformance with the landscape design shown on Sheet 6 of the CDP/FDP shall be submitted concurrently with the first submission of the site plan. Additional understory tree and shrub plantings shall be provided within the tree save areas shown in the CDP/FDP to provide more effective transitional screening, subject to the review and approval of the Urban Forest Management Division, DPWES. The landscape plan shall include detailed streetscape and open space landscaping. Said plan shall be coordinated with and approved by the Urban Forester. Street trees along Leesburg Pike, Dale Drive and Chestnut Street and all deciduous trees shall be a minimum of 2 to 2.5 inch caliper at the time of planting. All street trees shall be located subject to VDOT approval so as not to interfere with required sight distance. All evergreen trees shall be a minimum of 7 feet high at the time of planting. All landscaping and streetscaping along Leesburg Pike, Dale Drive and Chestnut shall be installed prior to the issuance of the first Residential Use Permit. The Applicant shall provide maintenance and replacement of landscaping as necessary until final Bond Release, at which point this maintenance shall be the Homeowners Association's responsibility.
5. Tree Preservation.
- A. 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, DPWES.
- The tree preservation plan shall include a tree inventory that identifies the location, species, critical root zone, size, crown spread and condition analysis percentage rating for all individual trees to be preserved, as well as all on and off-site trees, living or dead with trunks 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) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the CDP/FDP and those additional areas in which trees can be

preserved as a result of final engineering. The tree preservation plan and narrative shall include all items specified in PFM 12-0507 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, and others as necessary, shall be included in the plan.

In addition, the Applicant shall evaluate opportunities where it will be reasonably practical to transplant native trees with a maximum caliper of 4 inches from areas to be graded to other locations on the Property. The Applicant shall transplant such trees prior to commencing grading activities if it is determined by the Applicant and Urban Forestry that it is reasonably practical to transplant these native trees.

- B. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for 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. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the Application Property constructed adjacent to the respective tree save areas, any amount remaining in the tree bonds required by this proffer shall be returned/released to the Applicant.

- C. The Applicant shall retain the services of a certified arborist or landscape architect 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 UFMD, DPWES, representative to determine where adjustments to the clearing limits can be made to increase the area of tree preservation and/or to increase the survivability of trees at the edge of the limits of clearing and grading, and such adjustment shall be implemented. Trees that are identified as 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. The Applicant shall notify the Providence District Supervisor no less than ten (10) days in advance of the Tree Preservation Walk-through meeting. At the discretion and the direction of the Providence District Supervisor, the Falls Hill Homeowners Association and the abutting Gordon's Road property owners (TM 40-3 ((8)) All) shall be notified by United States Mail no later than five (5) days in advance of the Tree Preservation Walk-through meeting inviting them to the meeting to discuss the limits of clearing and grading. The Providence District Supervisor shall be notified of the name and contact information of the Applicant's representatives responsible for the site monitoring at the Tree Preservation Walk-through meeting.

- D. Clearing, grading and construction shall conform to the limits of clearing and grading as shown on the CDP/FDP. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by the UFM, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such trails or utilities.
- E. All trees shown to be preserved on the tree preservation plan shall be protected by temporary tree protection fencing. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to a six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk-through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be

preserved. Ten (10) 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, and the Providence District Supervisor 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 corrected, as determined by the UFMD, DPWES. At the discretion and the direction of the Providence District Supervisor, the Falls Hill Homeowners Association and the abutting Gordon's Road property owners (TM 40-3 ((8)) All) shall be notified by United States Mail no later than five (5) days in advance of any clearing, grading or demolition activities. In this letter they shall be invited to be in attendance when the UFMD, DPWES, and the Providence District Supervisor inspect the site to ensure that all tree protection devices have been correctly installed.

- F. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffers. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the 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 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.
- G. The demolition of all existing features and structures within areas protected by the limits of clearing and grading as shown on the CDP/FDP shall be conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved.
- H. During any clearing or tree/vegetation/structure removal a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or landscape architect to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, 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.

6. Stormwater Management/Best Management Practices/Low Impact Development ("LID") Techniques.

- A. Stormwater management shall be provided within underground facilities in conformance with the conditions associated with Waiver #0082-WPFM-002-1 dated March 28, 2012 or as may be amended (the "Waiver"), including any LID measures and underground detention facilities (the "Stormwater Management Facilities"). The underground facilities shall be constructed of reinforced concrete products as specified in the Waiver conditions (the "Underground Facilities"). Prior to initial site plan approval, the Applicant shall establish a reserve fund for the future replacement of the Underground Facilities in the amount of \$50,000. This contribution amount shall be adjusted on a yearly basis from the base year of 2014 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.

The Applicant shall design the SWM facility that drains toward "Outfall B" as identified on Sheet 10 of the CDP/FDP pursuant to the "Detention Method" as set forth in Section 6-0203.4C of the PFM or as otherwise may be approved by DPWES. This facility shall also be designed such that the 100-year storm peak runoff rate shall be reduced to a level below the pre-development rate for the site in a good forested condition as described in Section 6-0203.4A of the PFM and as shown on Sheet 9 of the CDP/FDP.

The Applicant shall design the facility that drains toward "Outfall A" as identified on Sheet 10 of the CDP/FDP such that the post development peak runoff rate for the 2- and 10-year storm events shall be less than the respective predevelopment peak runoff rates.

- B. Supplementary innovative low impact development ("LID") measures may be used on the Property, such as a bio-retention facility (rain garden), grassy swales, and or permeable pavers subject to DPWES approval, in order to meet water quality requirements, if necessary.
- C. Prior to initial Site Plan approval, the Applicant shall execute an agreement with the County in a form satisfactory to the County Attorney (the "Stormwater Management Agreement") providing for perpetual maintenance of all elements of the stormwater management facilities in accordance with the conditions of approval of the Waiver, including the Stormwater Management Facilities. The Stormwater Management Agreement shall address the following concerns to the satisfaction of DPWES: (a) agreement by the owners and successors not to petition the County to take future maintenance responsibility or replace the

Underground Facilities; (b) easements for County inspection and emergency maintenance to ensure that the facilities which are maintained by the Applicants are in good working order; and (c) establishment of procedures to facilitate County inspections. The Stormwater Management Agreement shall also require the Applicants (or a successor Homeowners Association ("HOA")) to contract with one or more maintenance/management companies to perform regular routine maintenance of the Stormwater Management Facilities and to provide a maintenance report annually to the Fairfax County Maintenance and Stormwater Management Division of DPWES.

- D. The maintenance responsibilities of the owners under the Stormwater Maintenance Agreement shall be (a) disclosed to future purchasers prior to entering into a contract for sale; (b) specified in the HOA documents; and (c) included on recorded plats.
- E. Prior to initial site plan approval for the Property, the Applicant shall establish an account (the "Stormwater Maintenance Account") to be used for the ongoing maintenance of the Stormwater Management Facilities on the Property. The Stormwater Maintenance Account shall be an interest bearing account held by a financial institution authorized to do business in Virginia. As applicable, a line item for ongoing maintenance of the Stormwater Management Facilities shall be included in the budget(s) for any HOA established, and the fees collected for such purposes by the HOA shall be deposited in the Stormwater Maintenance Account annually. The HOA documents that establish and control the HOA shall provide that the Stormwater Maintenance Account shall not be eliminated as a line item in the HOA's budget, and that funds in the Stormwater Maintenance Account shall not be utilized for purposes other than to fund the maintenance of the Stormwater Management Facilities.
- F. Prior to initial site plan approval, the Applicant shall make an initial contribution to the Stormwater Maintenance Account in an amount equal to the estimated cost for the maintenance of the underground vaults and pervious parking pavers, if any, for a period of ten years, which is \$20,000 (at \$2,000 per year) for underground stormwater vault maintenance and \$10,000 (at \$1,000 per year) for LID maintenance. This contribution amount shall be adjusted on a yearly basis from the base year of 2014 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.
- G. Prior to final bond release, the Applicant shall submit a copy of a Stormwater Facilities Maintenance Manual (the "Manual") to DPWES that has been prepared by the Applicant for use by the HOA. A copy of the Manual shall also be provided to the HOA. The Manual, at a minimum, shall provide the following: (a) a graphic depiction of the location of the drainage sheds and all Stormwater Management Facilities on the Property; (b) a narrative explaining in non-technical

terms the reasons why it is important for the HOA to properly maintain the Stormwater Management Facilities, including a general discussion of the downstream flooding concerns; (c) a copy of the proffers requiring funding and contracting for the maintenance of the Stormwater Management Facilities; and (d) any product manufacturer's manuals or other instructions, where applicable.

7. Recreational Facilities.

Pursuant to Paragraph 2 of Section 6-409 of the Zoning Ordinance regarding developed recreational facilities, the Applicant shall provide a minimum expenditure of \$1,700 per developed unit (\$90,100 for 53 units) at the time of Residential Use Permit issuance for each dwelling unit for the development of recreational facilities within the Application Property. The Applicant reserves the right to install recreational/play equipment and benches within any of the Community Green areas as indicated on the CDP/FDP, without the need for an interpretation or approval of an FDPA; except that the Applicant shall not install a tot lot, playground or play equipment within Community Green #1, as identified on Sheet 11 of the CDP/FDP, and which is located generally between Units 7 and 20 as depicted on the CDP/FDP.

8. Noise Attenuation.

A. The Applicant shall provide the following noise attenuation measures as a result of the Traffic Noise Analysis prepared by Phoenix Noise and Vibration dated February 15, 2013:

- (1) In order to reduce interior noise to a level of approximately 45 dBA Ldn, Units 35-44 identified in the noise analysis as being impacted by highway noise having levels projected to be between 70 and 72 dBA Ldn shall employ the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 45. Doors and glazing shall have a laboratory STC rating of at least 37 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 45. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- (2) In order to reduce interior noise to a level of approximately 45 dBA Ldn, Unit 1, Units 31-34 and Units 45-47 identified in the noise analysis having levels projected to be between 65 and 70 dBA Ldn shall employ with the following acoustical measures:

Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39. Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20% of any façade exposed to noise levels of Ldn 65 dBA or above. If glazing constitutes more than 20% of an exposed façade, then the glazing shall have a STC rating of at least 39. All surfaces shall be sealed and caulked in accordance with methods approved by the American Society for Testing and Materials (ASTM) to minimize sound transmission.

- B. A solid masonry wall that is at least six feet in height, but no more than seven feet in height, as measured from the supporting piers, shall extend along the frontage of Leesburg Pike as depicted on the CDP/FDP and as indicated in the Traffic Noise Analysis, or as may be necessary to extend along Dale Drive and/or Chestnut Street. This masonry wall shall be faced with stone or brick as depicted in the CDP/FDP. It is the intention that this masonry wall will reduce exterior noise for the affected yards to 65 dBA or below. If a refined noise study as reviewed and approved by DPWES indicates that this wall will not reduce exterior noise for the affected yards to 65 dBA or below, then additional exterior noise mitigation measures may be provided, after consultation with DPZ.
- C. Alternative interior noise attenuation measures may be provided subject to the implementation of a refined noise study as reviewed and approved by DPWES after consultation with DPZ.

9. Architectural Design.

- A. The architectural design of the units shall be generally consistent with the quality of construction and materials as shown on Sheet 12 of the CDP/FDP.
  - (1) All units shall be constructed with a mixture of brick and/or stone, and HardiePlank or other comparable cement board. No vinyl or wood siding shall be used on the building facades.
    - i. A minimum of 75% of calculated area of the front facades of each stick of single family attached homes and each single family detached home, excluding the area used for windows, doors and their surrounding moldings, shall be comprised of brick and/or stone.
    - ii. The front façade treatment of all single family attached end units shall be continued and provided on the sides of those units.
    - iii. Fenestration and/or doorways shall comprise a minimum of 25% of the front façade and 20% of rear facades of all single family attached homes.
    - iv. Fenestration and/or doorways shall comprise a minimum of 20% of the side facades of all single family attached end units.

- v. Facades may include elements such as box bay windows, covered doorways and dormers to create architectural interest and variety.
- vi. A variety of colors, tones, materials and/or articulation shall be provided for the rear façades to provide visual breaks within individual sticks of units.

(2) In addition to Subparagraph (1) above, and in order to provide an appropriate transition to adjacent uses, the following units shall require enhanced façade treatments as described below:

- i. The side facades of Units 25 and 26 shall have the appearance of a front façade; in that these side facades shall be comprised of similar amounts and types of materials and architectural features as the fronts of these units, as determined by the Applicant, but shall not be required to contain a doorway.
- ii. A minimum of 75% of the rear facades of Units 36–45, except for the area used for decks, windows, doors, and their surrounding moldings, shall be comprised of brick or stone.
- iii. The rear façade of Units 20–25 shall be comprised of a combination of brick and/or stone and HardiePlank, or other comparable cement board, with the exception of areas comprised of fenestration and/or doorways.

(3) Wood elements may be used for fencing and balconies.

- B. Balconies may be constructed out from the fronts of units, and balconies and/or decks may be constructed out from the rears of units in order to provide private outdoor space for those units. Private outdoor areas may be provided on the unit's roof at the rear of the unit; however, a wall instead of a railing shall be used to meet safety codes, and this wall shall match the façade of the unit upon which it is located.
- C. The elevations will be refined as a result of final design and engineering so long as the quality of the buildings remains in substantial conformance with those shown on the CDP/FDP and the materials are as stated within this proffer.
- D. All visible areas of retaining walls shall be faced with stone, brick, or decorative masonry materials, or shall be constructed as a rock gravity wall, and shall be terraced and planted where possible, as determined by the Urban Forest Management Division, DPWES.
- E. A six-foot high, board on board fence shall be constructed and maintained by the Applicant along the Application Property's southern periphery where the southern periphery is also designated as a side and/or rear yards of the abutting property and where the construction of such a fence shall not negatively impact trees or vegetation shown to be preserved on the CDP/FDP as determined by the Urban Forest Management Division, DPWES. If this board on board fence will

negatively impact trees or vegetation shown to be preserved on the CDP/FDP, as determined by the Urban Forest Management Division, DPWES, then the owners of abutting lots shall have the option to permit construction of the board on board fence on their lot by the Applicant, or to decline construction of the fence. The Applicant shall remove any existing fencing, at the Applicant's expense prior to the construction of this board on board fence.

- F. A three-foot high decorative metal fence shall be installed along the Application Property's Chestnut Street frontage as indicated on Sheet 5 of the CDP/FDP, except in those locations where it may be necessary to provide additional height or alternative materials, as provided for in Proffer 8, Noise Attenuation. In the area designated for Stormwater Facility Access, an opaque locking gate shall be installed in lieu of the decorative metal fence to meet the Zoning Ordinance requirement for a barrier pursuant to Sect. 13-305 of the Ordinance. This opaque locking gate shall not be permitted to be constructed of chain link fencing, nor shall any opacity be provided by the weaving of vinyl or similar material through openings in the gate's structure.

10. Sustainable Design.

- A. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes include features such as: effective insulation, high-performance windows, tight construction and ducts, efficient heating and cooling equipment, efficient products, and Third Party Verification (Home Energy Rater).
- B. Prior to issuance of the Residential Use Permit 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 demonstrates that the dwelling unit has attained the ENERGY STAR for HOMES qualification.

11. Use of Garages, Driveways and Common Area Parking Spaces.

- A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of garages (e.g., parking of vehicles). All driveways shall be 18 feet in length or greater so that 2 garage parking spaces and two driveway parking spaces are provided for each unit, for a total of 4 designated parking spaces for each unit. This restriction shall be included in the homeowner's association documents prepared for the Application Property.
- B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets or Common Area Parking Spaces on the Application Property. This restriction shall be included in the homeowners' association documents prepared for the Application Property.

- C. The Homeowners Association shall have the ability to assign common parking spaces, following the procedures designated by the State of Virginia for the use of common areas.
  - D. Owners shall be advised of the use restrictions which shall be included in the initial lease/sales documents.
12. Schools Contribution. At the time of site plan approval the Applicant shall contribute the amount of \$9,378.00 per new student generated by the Application to the Fairfax County Board of Supervisors for the construction of capital improvements to Fairfax County public schools to which the students generated by the Property are scheduled to attend.
13. Housing Trust Fund Contribution. 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 Application 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 and DPWES.
14. Traffic Calming/Pedestrian and Bicycle Safety Improvements. At the time of Site Plan approval, the Applicant shall escrow \$50,000 for the installation of traffic calming and/or pedestrian and bicycle safety improvements, including caution and way finding signage, in the vicinity of the W&OD Trail Crossing on Shreve Road and within the Falls Hill Neighborhood. If these funds have not been utilized for the purposes identified above within 1 year after the issuance of the final Residential Use Permit for the Property, then the escrowed amount shall be used to provide other improvements to the W&OD Trail where deemed appropriate by the Northern Virginia Regional Park Authority. This contribution amount shall be adjusted on a yearly basis from the base year of 2014 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.

15. Archaeological Review. A Phase I Archeological investigation by an archeological professional shall be conducted in areas identified by the Cultural Resource Management and Protection Section (CRMP) of the Park Authority 30 days before any land disturbance activities on the Property. Results of the Phase I study shall be provided to the CRMP. If the phase one study warrants a Phase II archeological investigation that investigation shall also be conducted and submitted to the CRMP but will not hold up the approval of the site plan and if that study warrants a Phase III evaluation and recovery effort that process shall not be a precondition of site plan approval and shall be carried out in conjunction with site construction.
16. Lighting. All outdoor lighting on the Property shall be in substantial conformance with that shown on Sheet 3 of the CDP/FDP and shall be in compliance with Part 9 of Article 14, Outdoor Lighting Standards. All street lighting along Dale Drive, Chestnut Street and Leesburg Pike shall also be in compliance with PFM/VDOT standards.
17. Signs. Signs shall be in conformance with Article 12 of the Zoning Ordinance. No temporary signs (including "popsicle" 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 by any builder or at the Applicant's or any builder's direction to assist in the initial and future marketing and/or sales/rental of dwelling units on the Property. The Applicant shall direct its agents and employees involved in marketing the Property to adhere to this proffer.
18. Construction Activity.
  - A. Outdoor construction activities, any associated construction deliveries, any construction related loading or unloading of vehicles, and any construction related trash collection on the Property shall only occur between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 9:00 p.m. on Federal Holidays, exclusive of Thanksgiving, Christmas, New Year's Day, Memorial Day, the 4<sup>th</sup> of July and Labor Day, on which no construction activities shall occur.
  - B. All construction related vehicular access and deliveries shall be from Route 7/Leesburg Pike to Dale Drive and/or Chestnut Street, and shall not be permitted on or across Gordons Road.
  - C. Construction workers shall either park on-site during the construction of the improvements on the Property or shall park in a remote location and be shuttled to the Property. Construction workers shall not be permitted to park on Chestnut Street, Dale Drive or Gordons Road.
  - D. The construction activity hours, parking restrictions, the name of a contact person for the construction activities, a 24 hour contact number shall be posted on the

Property during all construction activities. Any information posted on the Property during construction shall be posted in both English and Spanish.

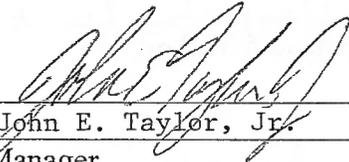
- E. All construction site lighting shall use full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light.
  - F. All construction activities, including silt and dust control, and the use and disposal of any and all possible pollutants such as paint, gas, cement, etc. shall be performed in accordance with the County Code.
19. Demolition Permit. Prior to the issuance of a demolition permit for the existing single-family dwellings, the Applicant shall obtain the necessary permits from the Fairfax County Health Department to ensure the proper abandonment of any septic tanks that exist on the Application Property.
20. Severability. If determined appropriate in accordance with the parameters stated in Par. 10D of Sect. 16-402 of the Ordinance, any of these lots or 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 lots within the Property.
21. Successors and Assigns. These proffers will bind and inure to the benefit of the Applicant and his/her successors and assigns.
22. 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.

[SIGNATURES BEGIN ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

APPLICANT/AGENT FOR TITLE OWNERS

CHESTNUT STREET, LLC

By:   
\_\_\_\_\_  
John E. Taylor, Jr.  
Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 40-3 ((7)) 1

By: Benjamin D. Lee  
Benjamin D. Lee

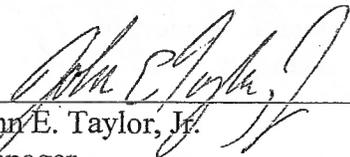
By: Ronald T. Ching  
Ronald T. Ching

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((1)) 100  
AND 40-3 ((7)) 4

TAYLOR HOLDINGS III, LLC

By: 

John E. Taylor, Jr.

Its: Manager

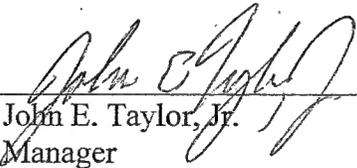
[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((7)) 3

JTBC, LLC

By:



---

John E. Taylor, Jr.

Its: Manager

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((5)) 23, 24 AND  
40-3 ((8)) A

ROBERT CHARLES COLE FAMILY TRUST

By:   
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNERS OF TAX MAP 40-3 ((1)) 101

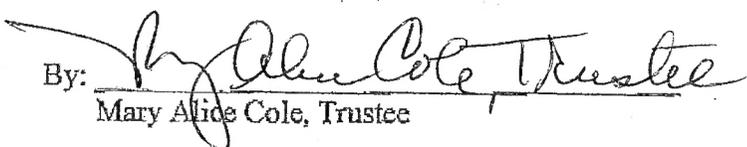
COLE FAMILY TRUST

By:

  
Mary Alice Cole, Trustee

ROBERT CHARLES COLE FAMILY TRUST

By:

  
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

TITLE OWNERS OF TAX MAP 40-3 ((7)) 2

By: William D. Kelly  
William D. Kelly

By: Donna M. Kelly  
Donna M. Kelly

ROBERT CHARLES COLE FAMILY TRUST

By: Mary Alice Cole, Trustee  
Mary Alice Cole, Trustee

[SIGNATURES CONTINUED ON NEXT PAGE]

Chestnut Street LLC  
RZ 2011-PR-025  
Signature Sheet

TITLE OWNER OF TAX MAP 40-3 ((1)) 99, 102

ROBERT CHARLES COLE MARITAL TRUST

By:   
Mary Alice Cole, Trustee

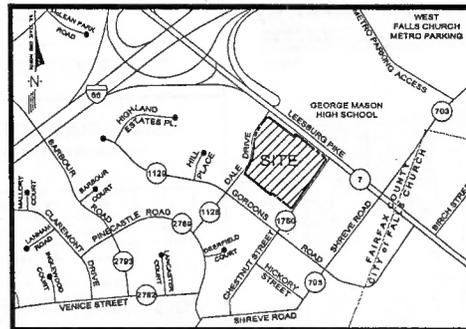
[SIGNATURES END]

# CHESTNUT STREET

## CONCEPTUAL DEVELOPMENT PLAN FINAL DEVELOPMENT PLAN (CDP/FDP)

Providence District  
Fairfax County, Virginia

JUNE 3, 2011  
JULY 19, 2011  
OCTOBER 20, 2011  
OCTOBER 25, 2011  
DECEMBER 15, 2011  
MARCH 6, 2012  
APRIL 26, 2012  
DECEMBER 7, 2012  
JANUARY 31, 2013  
MAY 31, 2013  
JUNE 21, 2013



VICINITY MAP  
SCALE 1"=500'

### SHEET INDEX

- 1 COVER SHEET
- 2 NOTES & DETAILS
- 3 NOTES & DETAILS
- 4 NOTES & DETAILS
- 5 CDP/FDP LAYOUT
- 6 LANDSCAPE PLAN
- 7 EXISTING VEGETATION MAP
- 8 EXISTING TREE INVENTORY
- 9 PRELIMINARY STORMWATER MANAGEMENT PLAN
- 10 OVERALL DRAINAGE DIVIDES
- 11 ILLUSTRATIVE PLAN
- 12 ILLUSTRATIVE ARCHITECTURE
- 13 SIGHT DISTANCE PROFILE

#### APPLICANT:

CHESTNUT STREET, LLC  
8760 JEFFERSON DAVIS HIGHWAY  
ALEXANDRIA, VIRGINIA 22306  
(703) 628-4700 FAX: (703) 628-3197

#### DEVELOPMENT CONSULTANT:



SETTLELAND, LLC  
42288 RYAN ROAD, SUITE 112-814  
ASHBURN, VA 20148  
(703) 723-2205 FAX: (703) 391-7770

#### CIVIL ENGINEER:



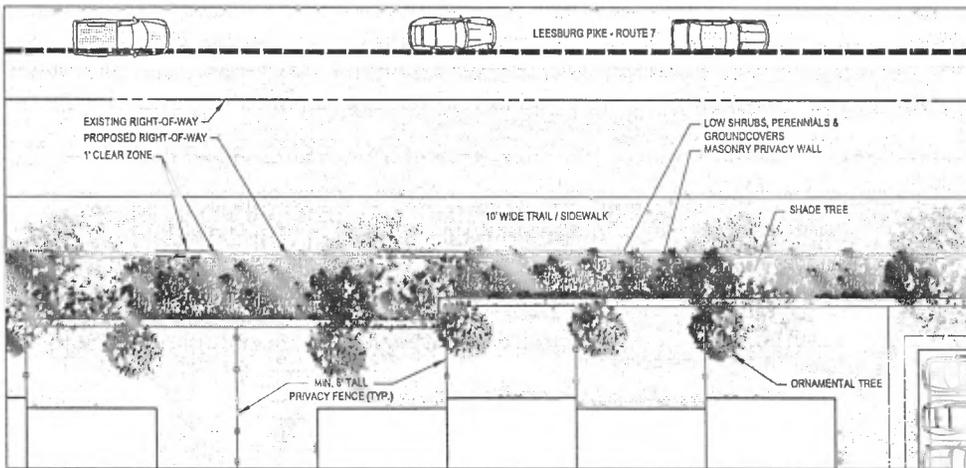
Urban, LLC  
703 Lakeview Terrace  
Arlington, Virginia, 22203  
703.604.1888  
www.urban-llc.com

#### ATTORNEY:

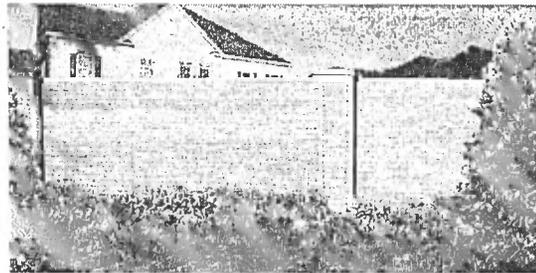
WALSH COLUCCI LUBELEY EMRICH & WALSH PC  
2200 CLARENDON BLVD.  
THIRTIETH FLOOR  
ARLINGTON, VIRGINIA 22261-3558  
(703) 628-4700 FAX: (703) 628-3187



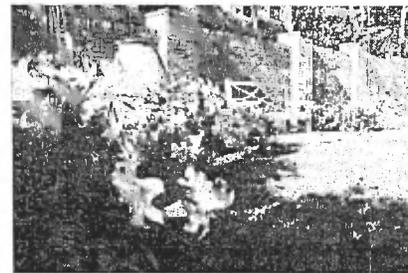




1 ILLUSTRATIVE REAR YARD PLAN - ROUTE 7  
N.T.S.



2 CONCEPTUAL PRIVACY WALL - ROUTE 7  
N.T.S.



**NOTES:**

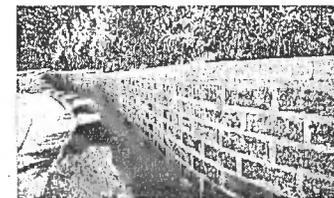
1. THE REAR YARD PRIVACY BARRIER ALONG LEESBURG PIKE TO BE A 6 TO 7 FEET TALL WALL OF MASONRY SUCH AS BRICK, DECORATIVE MASONRY BLOCK, OR BRICK-PATTERNED PRECAST CONCRETE PANELS IN A BRICK COLOR.
2. DECORATIVE METAL FENCE (4-5 TALL) TO BE PROVIDED ALONG CHESTNUT STREET.
3. RETAINING WALLS MAY BE TIERED.



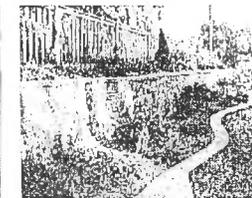
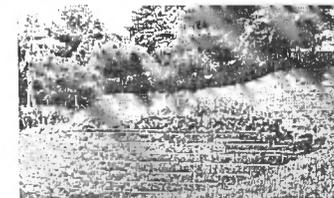
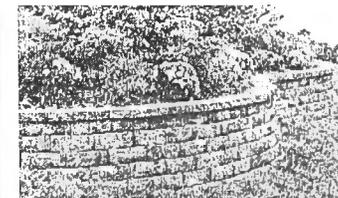
3 CONCEPTUAL STREET LAMPS  
N.T.S.



4 CONCEPTUAL BENCHES  
N.T.S.



5 CONCEPTUAL RETAINING WALLS  
N.T.S.



7711 Old River Turnpike  
Annandale, Virginia 22003  
TEL: 703.642.6000 FAX: 703.642.6011  
www.urban-va.com



Client  
Chestnut Street, LLC

3150 Jefferson Davis Highway  
Arlington, VA 22202  
180.524.4100  
703.526.3111

Revision	Issue	Date
1.	Description	
2.		
3.		
4.		

Issue  
Date Description

Project Name  
CHESTNUT STREET

CDP/FDP

Providence District  
Fairfax County, Virginia

Checked by  
AHR / OTM

Project No. ZP-2031

Date JUNE 21, 2013

Drawing Title  
NOTES AND DETAILS

Scale: AS SHOWN

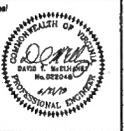
Drawing Number

3  
Sheet 3 of 13



urban

1711 Lee River Parkway  
Arlington, Virginia 22202  
TEL: 703.942.8800 FAX: 703.942.8211  
www.urbaninc.com



Client  
Chestnut Street, LLC  
3762 Jefferson Davis Highway  
Arlington, VA 22206  
703.626.0700  
703.626.3187

Revision / Issue	No.	Description	Date
	1.		
	2.		
	3.		
	4.		

Issue	Date	Description

Project Name  
CHESTNUT STREET

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHM / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

Drawing Title  
NOTES AND  
DETAILS

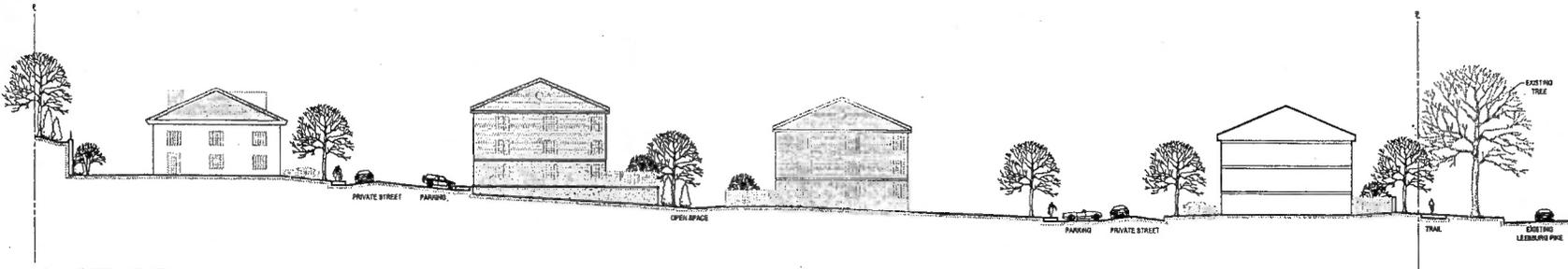
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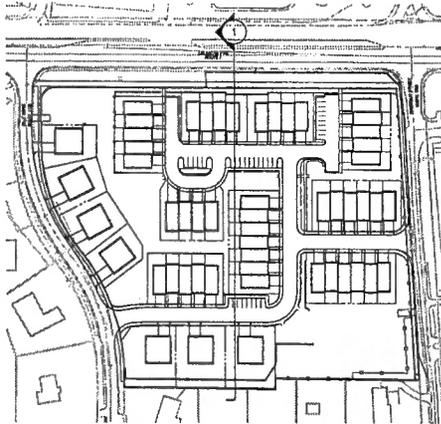
Sheet 4 of 13

ZP-2031

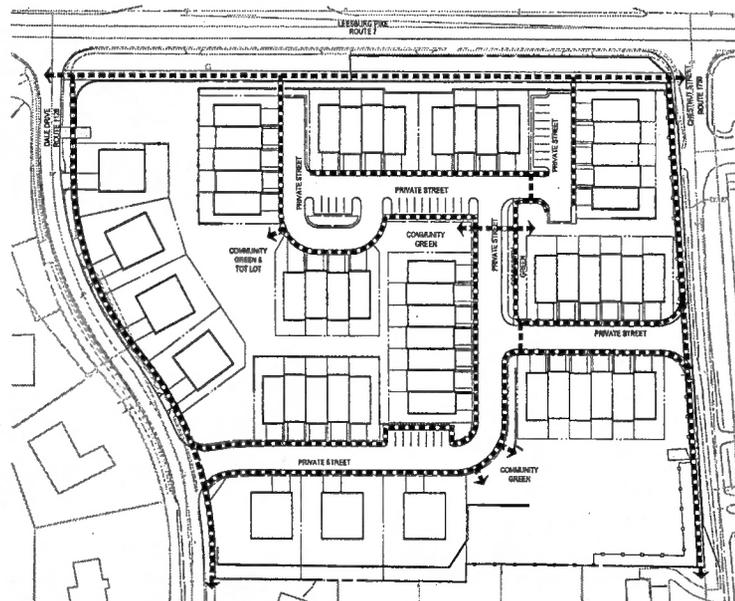


1 SITE SECTION  
Scale: 1"=20'

KEY PLAN  
Scale: 1"=100'



NOTES:  
1. SITE SECTIONS ARE FOR ILLUSTRATIVE PURPOSES TO SHOW THE RELATIONSHIP OF ELEMENTS SUCH AS STREETS, WALKWAYS, UNITS AND FENCES/WALLS ON THE SITE AND AT EDGES.



2 PEDESTRIAN CIRCULATION  
Scale: 1"=80'

**urban.**

11 October 7, 2012

Mr. Richard Knapp, Director  
Urban Forestry Management Division  
Fairfax County Department of Public Works and Environmental Services  
12055 Government Center Parkway  
Falls Church, Virginia 22035

RE: Chestnut Street CDP/FDP (HGF-11P 1614-FR-025)

Dear Mr. Knapp,

Per Fairfax County PWSM 12-04104-4, we are writing to you in regards to the Tree Preservation Target for this site. The attached proposed plan is designed for seven (7) single family detached dwellings, forty-six (46) single-family attached units, and a possible on-site park / community green. There have been several design discussions with Supervisor Linda Smith and the adjacent municipalities to provide and public meetings. The proposed design shown in this application is the final layout agreed upon by all parties. Meeting the Tree Preservation Target would provide the achievement of two or less trees on-site allowed by the Zoning Ordinance (PWSM 12-04104-3A(1)) and the Department.

With the cost of several retaining walls, this lot can allow for the preservation of several large trees (please check the water boundary at 0.840), totaling 89% of the 10 tree canopy coverage requirement. Therefore, we hereby formally request a Tree Preservation Target reduction to 0.2% preservation for this plan. The remaining 10-year canopy coverage needs must still be met through on-site or nearby tree planting.

If any further information is needed that will assist in the decision-making process, please do not hesitate to contact me. Thank you for your time and consideration in this matter.

Sincerely,  
David K. Matthews  
David K. Matthews, PLS, ISA, Certified Arborist

Urban, LLC 1711 Lee River Parkway, Arlington, Virginia 22202 PH: 703.942.8800 FX: 703.942.8211 www.urbaninc.com  
Arlington, VA Chesley, VA 22094/222, VA Washington, NC

Urban, LLC - 1711 Lee River Parkway, Arlington, Virginia 22202 - 703.942.8800



CURVE	RADIUS	ARC	DELTA	TANGENT	CHORD	BEARING
C1	358.49	257.36	40.2048	131.87	247.19	N18°59'28"E
C2	300.00	208.43	39.1825	108.82	204.52	N18°43'18"E
C3	25.00	18.27	90.0000	25.00	35.30	N83°39'01"E

CURVE TABLE

LEGEND:

- APPROXIMATE TREE SAVE AREA
- APPROXIMATE LIMITS OF CLEARING
- POSSIBLE PERVABLE PAVER LOCATION SUBJECT TO FINAL SOILS REPORT AND FINAL ENGINEERING

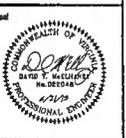
NOTES:

1. PROPOSED UTILITY LINE, LOT LINE AND SIDEWALK LOCATIONS ARE CONCEPTUAL AND SUBJECT TO ADJUSTMENT WITH FINAL ENGINEERING.
2. THE SIZE AND SHAPE OF HOUSE FOOTPRINTS ARE ILLUSTRATIVE AND SUBJECT TO ADJUSTMENT AT TIME OF FINAL ENGINEERING. LOCATION OF LEAD WALKS IS PRELIMINARY AND MAY BE ADJUSTED AT TIME OF FINAL ENGINEERING.
3. ALL EXISTING ONSITE BUILDINGS, STRUCTURES AND DRIVEWAY ENTRANCES TO BE REMOVED.
4. ALONG THE EAST SIDE OF DALE DRIVE THE DISTANCE FROM THE FACE OF CURB TO THE R.O.W. WILL VARY, BUT WILL BE A MINIMUM OF 10 FEET.
5. ANY ENTRY SIGNAGE WILL CONFORM TO FAIRFAX COUNTY Z.O. ARTICLE 12. SIGNS.
6. AMENITIES SUCH AS PATHWAYS, BENCHES AND BICYCLE RACKS MAY BE LOCATED WITHIN OPEN SPACES IDENTIFIED AS COMMUNITY GREEN.
7. FOR LOTS 1, 2, 3 & 4, FRONT LOT LINES COINCIDE WITH THE PARCEL LINE (ALSO THE R.O.W. LINE). FOR LOTS 5, 6 & 7, REAR LOT LINES COINCIDE WITH THE PARCEL LINE.
8. RETAINING WALLS MAY BE TIERED. FINAL DESIGN, LOCATION AND GRADING OF HOUSES ON LOTS 6 - 7 MAY ALSO REDUCE HEIGHT OF WALLS.
9. MAINTENANCE ACCESS TO SWM FACILITIES TO BE GRASSCROTE OR SIMILAR MATERIAL.
10. STREET LIGHTS TO BE PROVIDED TO PUBLIC FACILITIES MANUAL STANDARDS UNLESS MODIFIED OR WAIVED.
11. CONCRETE SIDEWALK / TRAIL ALONG ROUTE 7 TO BE LOCATED A MINIMUM OF 2 FEET FROM PROPOSED R.O.W.



**urban**

17124th River Turnpike  
Arlington, Virginia 22204  
TEL: 703.648.8800 FAX: 703.648.1611  
www.urban-engineering.com



Client  
Chestnut Street, LLC  
2160 Jefferson Drive Highway  
Alexandria, VA 22304  
703.438.4700  
703.438.5187

Revision / Issue	No.	Description	Date
	1.		
	2.		
	3.		
	4.		

Issue	Date	Description

Project Name  
**CHESTNUT STREET**

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn By: JL Checked By: AMH / OTM

Project No.: ZP-2031

Date: JUNE 21, 2013

Drawing Title  
**CDP/FDP LAYOUT**

Scale: 1"=40'

Drawing Number

**5**  
Sheet 5 of 13

ZP-2031





- NOTES:
1. This Existing Vegetation Map is based upon a field survey by John Light, ISA certified arborist (#MA-S174A) of Urban, Ltd. on February 9, 2011, as well as an examination of background materials, such as existing topography, the Fairfax County Soil Map, and aerial photography.
  2. Topography and boundary information provided by Urban, Ltd.

**EXISTING VEGETATION SUMMARY**

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
Landscaped Tree Canopy	Eastern Red Cedar ( <i>Juniperus virginiana</i> ), Canadian Hemlock ( <i>Tsuga canadensis</i> ), Tulip Poplar ( <i>Liriodendron tulipifera</i> )	nil	fair-good	2.67 ac.	The trees within this cover type were planted and are maintained by the individual homeowners that make up the site. The Tulip Poplars (8"-30" dbh) and larger specimens up to 82" dbh), Canadian Hemlocks (8"-30" dbh) and larger specimens up to 35" dbh), and Eastern Red Cedars (8"-18" dbh) and larger specimens up to 34" dbh) make up the majority of the species. However there are various others, Red Maple ( <i>Acer rubrum</i> ), Flowering Dogwood ( <i>Comus florida</i> ), American Holly ( <i>Ilex opaca</i> ), White Pine ( <i>Pinus strobus</i> ), and Sugar Maple ( <i>Acer saccharum</i> ) to name a few. Since the majority of this cover type exists within residential lawns, the understory consists of maintained shrubs, annuals, perennials, ornamental grasses, and maintained lawn.
Developed Land	nil	nil	nil	4.89 ac.	This cover type exists as impervious surfaces, such as sidewalks, driveways, patios, lawns, and miscellaneous structures, as well as various surfaces that exist as grass areas and maintained lawns. The condition of the lawns vary greatly; most of the lawn areas are in poor condition with significant soil compaction due to pedestrian traffic and vehicle parking.
				<b>Total:</b>	<b>7.56 ac.</b>

\*dbh = diameter at breast height (trunk measured 4.5 ft. above the ground).



7777 Lee River Turnpike  
Arlington, Virginia 22203  
TEL 703.688.8888 FAX 703.688.8222  
www.urban.com



Client:  
Chestnut Street, LLC  
3100 Johnson Drive Highway  
Arlington, VA 22204  
703.688.8710  
703.688.8191

Revision / Issue No.	Description	Date
1.		
2.		
3.		
4.		

Issue Date	Description

Project Name  
**CHESTNUT STREET**

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn by: JL Checked by: AMH / JDTM

Project No. ZP-2031

Date: JUNE 21, 2013

Drawing Title  
**EXISTING VEGETATION MAP**

Scale: 1"=40'

Drawing Number  
**7**

Sheet 7 of 13

Filepath: \\fs1\proj\2013\201306\20130621\20130621.dwg [1:40] User: jdtm Date: 06/21/13 11:20:00 AM

ZP-2031



**PRELIMINARY SWM NARRATIVE:**

THERE ARE TWO SWM FACILITIES PROVIDED WITH THIS PROJECT. BOTH FACILITIES #1 AND #2 ARE UNDERGROUND DETENTION ONLY FACILITIES AND ARE USED FOR FLOW QUANTITY MANAGEMENT ONLY.

BASED ON ALLOWABLE DISCHARGE AT OUTFALL "A" (SEE LOCATION ON SHEET #1) THE FACILITY #1 HAS A CAPACITY FOR 375,000 GPD OF FLOW AT THE 15 MIN STORAGE LEVEL. FACILITY #2 HAS AN APPROXIMATE FOOTPRINT OF 4,000 SF AND AN APPROXIMATE VOLUME OF 1,000,000 GPD. FACILITY #2 HAS BEEN DESIGNED TO BE THE MOST COST-EFFECTIVE DISCHARGER AT OUTFALL "A" WHILE BEING LESS THAN OR EQUAL TO THE ALLOWABLE DISCHARGE AT OUTFALL "A".

BASED ON ALLOWABLE DISCHARGE AT OUTFALL "B" (SEE LOCATION ON SHEET #1) AND BASED ON THE DETENTION FACILITIES AND ARE SHOWN IN THE TABLE BELOW. FACILITY #2 HAS AN APPROXIMATE FOOTPRINT OF 4,000 SF AND AN APPROXIMATE VOLUME OF 1,000,000 GPD. FACILITY #1 HAS BEEN DESIGNED SUCH THAT THE PORT OF DISCHARGE DISCHARGES AT OUTFALL "A" ARE LESS THAN OR EQUAL TO THE DISCHARGE ALLOWED BY CALCULATING THE REDUCTION FACTOR DISCHARGE WITH THE FACILITY #1. IN ORDER TO BE CONSERVATIVE THE FACILITY #1 HAS BEEN DESIGNED TO BE THE DISCHARGER AT OUTFALL "B" AND TO BE 10% GREATER THAN OR EQUAL TO THE ALLOWABLE DISCHARGE AT OUTFALL "B".

BASED ON THE ABOVE INFORMATION AND OUR PRELIMINARY ENGINEERING ANALYSIS, IT IS OUR OPINION THAT THE SWM IS ADEQUATE.

**DETENTION METHOD REDUCTION FACTORS (OUTFALL B)**

Storm Event	Pre-Development Volume (cfs)	Pre-Development Peak Flow (cfs)	Post-Development Volume (cfs)	Post-Development Peak Flow (cfs)	RI %	Allowable Peak Flow (cfs)
2-YR	25,000	1,100	14,400	6,000	44.8%	2,200
10-YR	62,877	1,207	31,655	8,422	1,592	14,533
100-YR	87,328	2,055	36,341	10,464	2,400	20,261

**BMP PHOSPHOROUS REMOVAL COMPUTATIONS**

Plan Name: Chestnut Street Date: 05/20/13

Plan Number: Engineer:

**Watershed Data**

Part 1 List All of the Subareas and "C" Factors Used in the BMP Computations.

Subarea Designation and Description	"C" (1)	Area (2)
1 Onsite Towns to SP1 StormFilter	0.78	1.83
2 Onsite Towns to SP2 StormFilter	0.78	1.83
3 Onsite Towns to SP3 StormFilter	0.78	0.42
4 Onsite Townhomes Unpaved	0.78	0.78
5 Onsite Single Family to SP1 StormFilter	0.85	1.22
6 Onsite Single Family to SP2 StormFilter	0.85	0.35
7 Onsite Single Family Unpaved	0.85	0.85
8 Onsite OpenSpace to SP2 StormFilter	0.40	0.66
9 Onsite OpenSpace Unpaved	0.40	0.06
10 Onsite Road to SP2 StormFilter	0.90	6.14
11 Onsite Single Family to SP1 StormFilter	0.48	0.84
12 Onsite Single Family to SP2 StormFilter	0.48	0.84
13 Onsite Road to SP1 StormFilter	0.90	0.84
14 Onsite Road to SP2 StormFilter	0.90	0.18

NOTE: "C" Factors developed using % Imperviousness for existing and proposed conditions. "C" Factors for future uses were developed using PPM Table 8.5.

**Phosphorus Removal**

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

(A) Area of Site	(a)	7.84 acres	
(B) Subarea Designation and description	"C" (1)	Area (2)	Product (4)
1 Onsite Towns to SP1 StormFilter	0.78	1.83	1.41
2 Onsite Towns to SP2 StormFilter	0.78	1.83	1.41
3 Onsite Towns to SP3 StormFilter	0.78	0.42	0.33
4 Onsite Townhomes Unpaved	0.78	0.78	0.61
5 Onsite Single Family to SP1 StormFilter	0.85	1.22	1.04
6 Onsite Single Family to SP2 StormFilter	0.85	0.35	0.30
7 Onsite Single Family Unpaved	0.85	0.85	0.72
8 Onsite OpenSpace to SP2 StormFilter	0.40	0.66	0.26
9 Onsite OpenSpace Unpaved	0.40	0.06	0.02
10 Onsite Road to SP2 StormFilter	0.90	6.14	5.53
11 Onsite Single Family to SP1 StormFilter	0.48	0.84	0.40
12 Onsite Single Family to SP2 StormFilter	0.48	0.84	0.40
13 Onsite Road to SP1 StormFilter	0.90	0.84	0.76
14 Onsite Road to SP2 StormFilter	0.90	0.18	0.16
Total			5.89

(C) Weighted average "C" factor (b) / (a) = (c)

Part 3 Compute the Total Phosphorus Removal for the Site.

Subarea Designation (1)	BMP Type (2)	Removals Eff. (%) (3)	Area (4)	"C" Factor Ratio (5)	Product (6)
1 Onsite StormFilter	80.0	5.11	1.83	1.09	5.5
2 Onsite StormFilter	80.0	5.32	1.83	1.09	17.3
3 Onsite StormFilter	80.0	5.13	0.42	1.09	6.4
4 Onsite Unpaved		5.18	0.78	1.09	5.6
5 Onsite StormFilter	66.5	5.17	1.22	0.85	8.5
6 Onsite StormFilter	80.0	5.05	0.35	0.85	3.2
7 Onsite Unpaved		5.00	0.85	0.85	7.2
8 Onsite StormFilter	60.0	5.19	0.66	0.85	3.8
9 Onsite Unpaved		5.01	0.06	0.85	0.4
10 Onsite StormFilter	60.0	5.27	6.14	1.21	1.2
11 Onsite StormFilter	60.0	5.51	0.84	0.85	0.7
12 Onsite StormFilter	60.0	5.00	0.84	0.85	0.0
13 Onsite StormFilter	60.0	5.21	0.84	0.85	0.6
14 Onsite StormFilter	60.0	5.00	0.18	1.31	0.2
Total Phosphorus Removal			(a)	Total	48.2%

Part 4 Determine Compliance with Phosphorus Removal Requirement.

(A) Select Requirement	(a)	40%
Water Supply Overlay District (Dissolved)	80 %	
Cheapeake Bay Resource Preservation Area (New Development)	40 %	
Cheapeake Bay Resource Preservation Area (Redevelopment)	%	
	1-0.9 x [(1+pn / 7+ppow)] x 108	
(B) If Line 3 (a) is greater than or equal to Line 4 (a), then the Phosphorus removal requirement is satisfied.	Line 3 (a)	Line 4 (a)
	48.2% >	40%

**PRELIMINARY BMP NARRATIVE:**

BASED ON PRELIMINARY CALCULATIONS THE NEW THREE UNDERGROUND BMP STRUCTURES (STORMFILTERS OR APPROVED EQUAL) PROPOSED WITH THIS PROJECT TO MEET THE WATER QUALITY REQUIREMENTS FOR THE SITE.

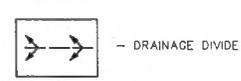
THE PRELIMINARY BMP COMPUTATIONS ON THIS SHEET SHOW THAT THE PROPOSED STORMFILTERS COULD PROVIDE AT LEAST 48% PHOSPHORUS REMOVAL.

THE BMP STRUCTURES WILL HAVE AN UPSTREAM BYPASS FOR HIGHER FREQUENCY STORMS WHICH WILL "FLOW DIRECTLY" INTO THE RECEIVING WATER.

BASED ON THE ABOVE INFORMATION AND OUR PRELIMINARY ENGINEERING ANALYSIS, IT IS OUR OPINION THAT ADEQUATE BMP IS PROVIDED.



**LEGEND**



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Client  
Chestnut Street, LLC  
3750 Jefferson Davis Highway  
Kensington, VA 22080  
703.441.8100  
703.441.3157

Revision / Issue No.	Description	Date
1.		
2.		
3.		
4.		

Issue No.	Description

Project Name  
**CHESTNUT STREET**  
CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn By: JL Checked By: AHM / DTM

Project No.: ZP-2031

Date: JUNE 21, 2013

Drawing Title  
**STORM WATER MANAGEMENT PLAN**

Scale: 1"=50'

Drawing Number  
**9**

Sheet 9 of 13

ZP-2031

**PRELIMINARY OUTFALL NARRATIVE**

THERE ARE TWO POINTS OF CONCENTRATED DISCHARGE FROM THE SITE. OUTFALL "A" IS LOCATED AT THE NORTH-WESTERN CORNER OF THE SITE AT THE INTERSECTION OF LEBANON PIKE AND DALL DRIVE. OUTFALL "B" IS LOCATED AT THE SOUTH-EASTERN CORNER OF THE PROPERTY.

OUTFALL "A" IS LOCATED DOWNSTREAM OF AN EXISTING STORM DRAINAGE FACILITY BY PROPOSED WITH THESE PLANS. APPROXIMATELY 0.3 ACRES ARE DISCHARGED AT OUTFALL A INTO AN EXISTING STORM SYSTEM. THE FLOW CONTAINS IN THE EXISTING STORM SYSTEM ACROSS DALL DRIVE VIA AN ELLIPTICAL PIPE TO A CONCRETE POINT OF CONFLUENCE APPROXIMATELY 17' FROM THE EAST SIDE OF DALL DRIVE. THE EXTENT OF ADEQUATE OUTFALL ANALYSIS IS 166 FT DOWNSTREAM OF THE CONFLUENCE POINT IN AN EXISTING STORM DRAINAGE PIPE. THE FLOW THEN CONTAINS APPROXIMATELY 200' BY A CLOSED CONDUIT SYSTEM AND THEN ENDS IN A WELL DEFINED CHANNEL NORTH OF ROUTE 267. THE FLOW CONTAINS IN THE WELL DEFINED CHANNEL FOR APPROXIMATELY 200' AND THEN CROSSES TO THE EAST SIDE OF THE DALLS TOLL ROAD VIA A CULVERT. THE FLOW CONTAINS APPROXIMATELY 120' IN A MAN MADE CHANNEL ALONG THE EASTERN SIDE OF ROUTE 267 BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD.

OUTFALL "B" IS LOCATED DOWNSTREAM OF AN EXISTING STORM DRAINAGE FACILITY BY PROPOSED WITH THESE PLANS. APPROXIMATELY 0.3 ACRES ARE DISCHARGED AT OUTFALL B INTO AN EXISTING ELLIPTICAL CULVERT. THE FLOW CONTAINS FOR APPROXIMATELY 150' IN THE EXISTING STORM SYSTEM TO A CONCRETE POINT OF CONFLUENCE WITH AN EXISTING STORM SYSTEM AND THEN ENDS IN AT LEAST ONE SPILLWAY OF 0.3 ACRES DISCHARGED FROM THE SITE. THE EXTENT OF ADEQUATE OUTFALL ANALYSIS IS 100 FT DOWNSTREAM OF THE CONFLUENCE POINT IN THE EXISTING STORM DRAINAGE PIPE. THE FLOW CONTAINS SOUTH ALONG ROUTE 267 BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD. THE FLOW THEN CONTAINS IN A WELL DEFINED CHANNEL FOR APPROXIMATELY 170' BEFORE DISCHARGING INTO EXISTING HIGHWAYS AT ADDRESS 815 WOOD ROAD.

A MORE COMPREHENSIVE CHANNEL ANALYSIS WILL BE PROVIDED WITH THE FINAL SITE PLAN.

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

The following information is required to be shown or provided in all zoning applications, or a waiver request of the submission requirements with justification shall be obtained. Note: Waivers will be acted upon upon every effort to adequately address the required submission information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (S-011) 2.3 & 2.4 Special Exceptions (S-011) 3.1 & 3.2  
 Cluster Subdivision (S-015) 10 & 11 Development Plans (S-015) 16 & 17  
 F2 (UNDERGROUND) (S-015) 16 & 17 F2 (UNDERGROUND) (S-015) 16 & 17  
 Commercial Re-zoning: District (D-02) 2A (17) & (14) (S-015) 16 & 17  
 Residential: (S-015) 16 & 17  
 Amendments: (S-015) 16 & 17

- 1. Plot is at a minimum grade of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and limits of clearing and grading accommodate the stormwater management facility(ies), storm drainage pipe system and correct pipe sizes, pond setbacks, access roads, silt outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 7
- 3. Provide:
 

Facility Name	On-site area served (acres)	Orifice area (sq ft)	Drainage area (acres)	Flowrate (cfs)	Storage Volume (cu ft)	Spillway (ft)
F1 (UNDERGROUND) (S-015) 16 & 17	3.00	1.07	0.17	3,000	14,000	N/A
F2 (UNDERGROUND) (S-015) 16 & 17	3.04	0.14	0.08	9,500	14,000	N/A

- 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 7.  
Pond (s) and silt pipe systems are shown on Sheet 7
- 5. Maintenance access (road) to stormwater management facility(ies) is shown on Sheet 7.  
Type of maintenance access road surface noted on the plan is ASPHALT (select, gravel, etc.)
- 6. Landscaping and tree preservation shown in and near the stormwater management facility is shown on sheet 5
- 7. A stormwater management narrative which contains a description of how detention and best management practices requirements will be met is provided on Sheet 2, 5, 6
- 8. A description of the existing conditions of each numbered site outlined downstream from the site to a point which is at least 100 times the site size or which has a coverage area of at least one square mile (847 acres) is provided on Sheet 8
- 9. A description of how the outfall requirements, including contributing drainage areas of the Public Facility Manual will be satisfied is provided on Sheet 8
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an aerial or field run is provided on Sheets 2, 5, 6, 7, 8, 9, 10
- 11. A submission waiver is requested for \_\_\_\_\_
- 12. Stormwater management is not required because \_\_\_\_\_

**urban**

7171 Linn Row Lane  
 Henric, VA 23060  
 TEL: 757.641.8300 FAX: 757.641.8311  
 www.urbaninc.com



Client  
**Chestnut Street, LLC**  
 2710 Jefferson Davis Highway  
 Alexandria, VA 22305  
 703.528.1100  
 703.528.3197

Revision / Issue	No.	Description	Date
1.			
2.			
3.			
4.			

Issue Date: Revision

Project Name  
**CHESTNUT STREET**

COP/FDP  
 Providence District  
 Fairfax County, Virginia

Drawn By: JL Checked By: ALM / DTM

Project No.: ZP-2031

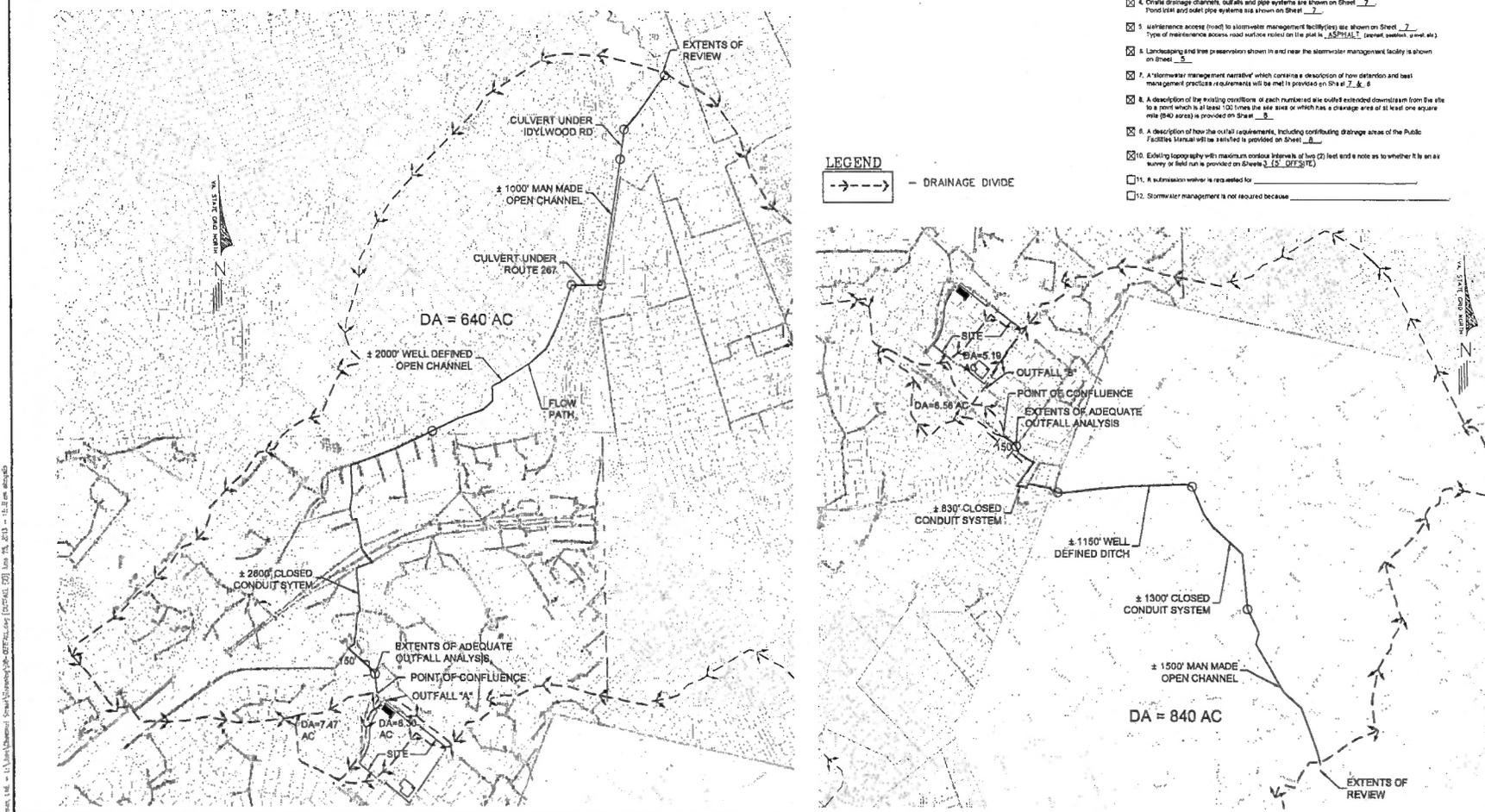
Date: JUNE 21, 2013

Drawing Title  
**OVERALL DRAINAGE DIVIDES**

Scale: 1"=400'

Drawing Number  
**10**

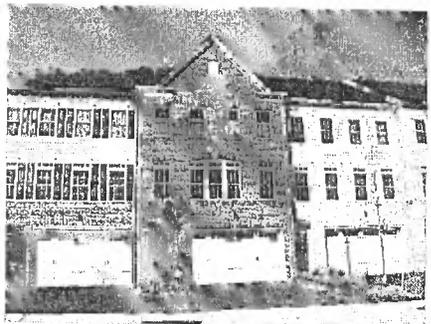
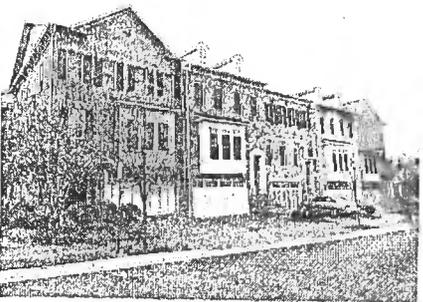
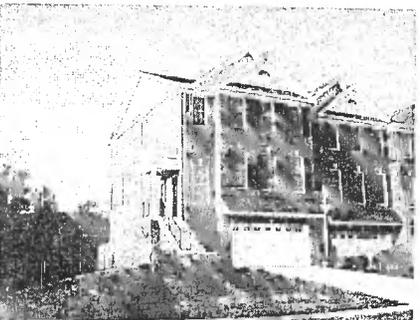
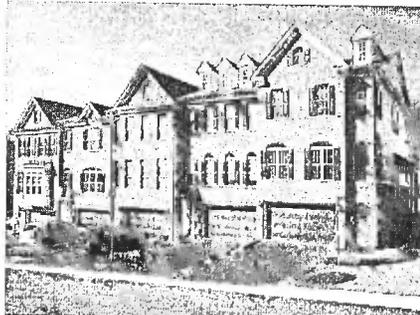
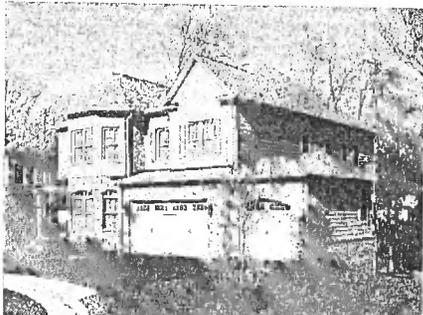
Sheet 10 of 13



Project: 10 - 11 (Urban) - Chestnut Street - 2013-06-21 - 11:15 AM - 11:15 AM - 11:15 AM  
 Date: 2013-06-21 11:15 AM  
 User: JL  
 Title: OVERALL DRAINAGE DIVIDES

ZP-2031





**urban**

7715 Little River Turnpike  
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Chestnut Street, LLC  
2100 Jefferson Drive Highway  
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410.326.3197

Revision / Issue  
No. Description Date  
1.  
2.  
3.  
4.

Issue  
Date Description

Project Name  
CHESTNUT  
STREET

CDP/FDP

Province District  
Fairfax County, Virginia

Drawn by J.L. Checked by A.H.H. / D.T.M.

Project No. ZP-2031

Date JUNE 21, 2013

Drawing Title  
ILLUSTRATIVE  
ARCHITECTURE

Scale: N.T.S.

Drawing Number

**12**

Sheet 12 of 13

**ILLUSTRATIVE ARCHITECTURE**  
THESE PHOTOGRAPHS SHOW VARIOUS ARCHITECTURAL ELEVATIONS THAT ARE APPROPRIATE FOR THE PROPOSED DEVELOPMENT. THESE ELEVATIONS ARE FOR ILLUSTRATIVE PURPOSES AND REPRESENT THE GENERAL APPEARANCE, QUALITY OF DESIGN AND MATERIALS PROPOSED. REFINEMENT AND REVISION MAY OCCUR WITH FINAL DESIGN DEVELOPMENT AND ENGINEERING. DRIVEWAY AND SIDEWALK MATERIAL MAY BE BRICK, CONCRETE, ASPHALT, OR STAMPEO ASPHALT.

Drawn by: J.L. Checked by: A.H.H. / D.T.M. Date: June 21, 2013. Scale: N.T.S.

ZP-2031



7172 Old River Turnpike  
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TEL: 703.842.0200 FAX: 703.842.0201  
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Chestnut Street, LLC  
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703.838.3197

Revision / Issue	No.	Description	Date
1.			
2.			
3.			
4.			

Issue	Date	Description

Project Name  
CHESTNUT STREET

CDP/FDP

Providence District  
Fairfax County, Virginia

Drawn by: JL  
Checked by: MHH / DTM

Project No. ZP-2001

Date: JUNE 21, 2013

Drawing Title  
SIGHT DISTANCE PROFILE

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

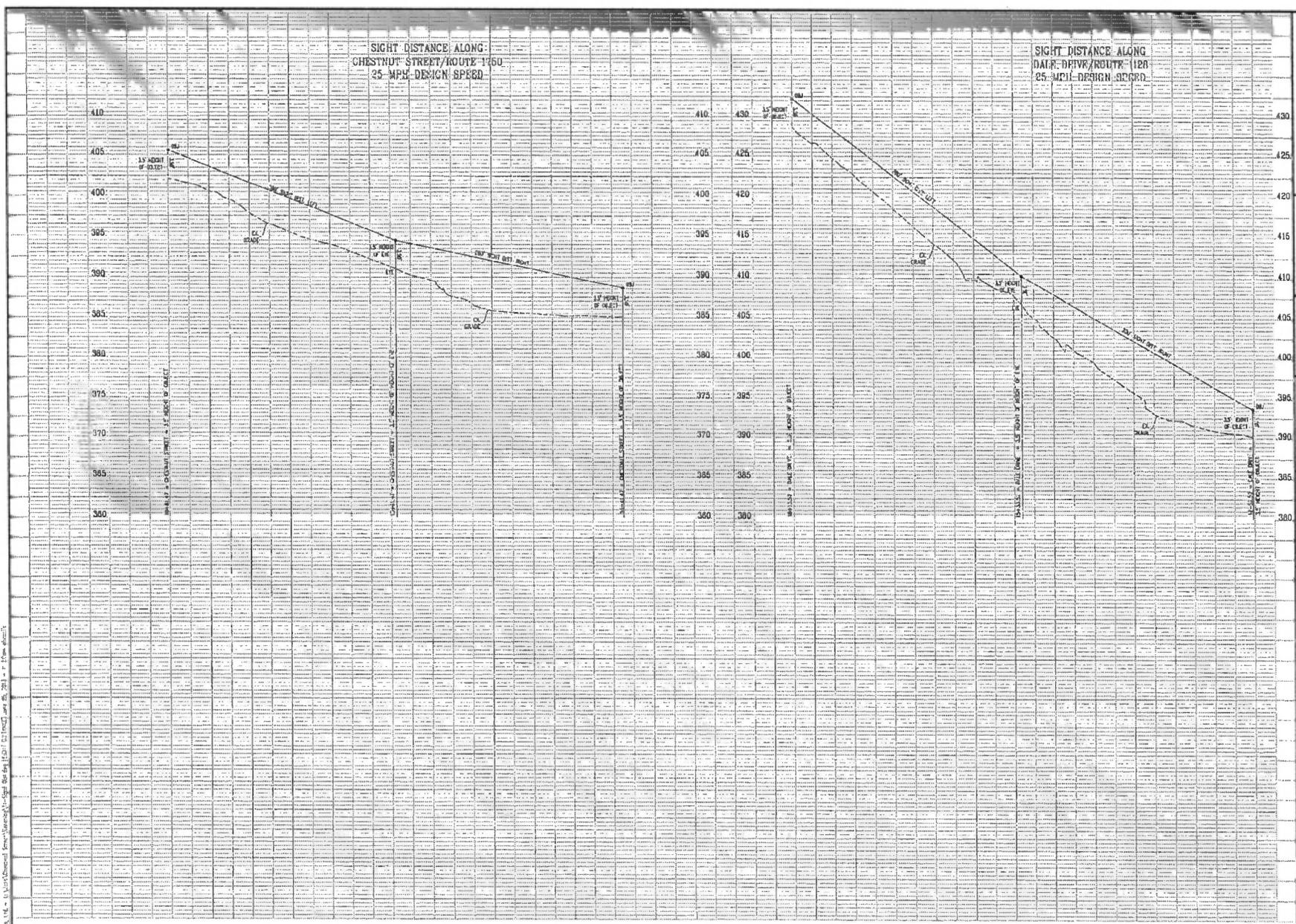
Drawing Number  
**13**

Sheet 13 of 13

ZP-031

SIGHT DISTANCE ALONG  
CHESTNUT STREET/ROUTE 1760  
25-MPH DESIGN SPEED

SIGHT DISTANCE ALONG  
DAIR DRIVE/ROUTE 1120  
25-MPH DESIGN SPEED



DRAWN BY: JL, CHECKED BY: MHH / DTM, DATE: JUNE 21, 2013, PROJECT NO. ZP-2001, SHEET 13 OF 13





**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](http://www.fairfaxcounty.gov/dpz/zoning/applications)

*Amended*

**APPLICATION No:** RZ/FDP 2011-PR-025

*Increase land area*  
 (Assigned by staff)

**RECEIVED**  
 Department of Planning & Zoning

DEC 10 2012

Zoning Evaluation Division

AMENDMENT TO PENDING  
**APPLICATION FOR A REZONING**  
 (PLEASE TYPE or PRINT IN BLACK INK)

**PETITION**

**TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA**

I (We), Chestnut Street, LLC, the applicant (s) petition you to adopt an ordinance amending the Zoning Map of Fairfax County, Virginia, by reclassifying from the R-1, C-8, HC District to the PDH-8, HC District the property described below and outlined in red on the Zoning Section Sheet(s) accompanying and made part of this application.

<b>APPLICATION TYPE(S):</b>	PCA ( )	CDP (x)	FDP (x)	CDPA ( )	FDPA ( )
-----------------------------	---------	---------	---------	----------	----------

**LEGAL DESCRIPTION:** SEE ATTACHED EXHIBIT

		Mid Pike	07993	1684
Pt. 23, pt. pcl B, adj pcl.		Falls Hill	19635	0880
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:** SEE ATTACHED EXHIBIT

40-3	1		99, 100, 101, 102	342,358 sq ft
40-3	5		23, 24	or
40-3	7		1, 2, 3, 4	7.86 ac
40-3	8	Double Circle No.	Single Circle No.	A Parcel(s)/Lot(s) No. Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

7125, 7129, 7135, 7201, 7203, 7205 Leesburg Pike; 2323, 2327, 2331, 2333 Dale Drive; and pt. outlet A-Johnston Addition to Falls Hill

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

S.E. quadrant of intersections of Leesburg Pike and Dale Drive

**PRESENT USE:** Single family residential and plant nursery **PROPOSED USE:** Single family attached and detached residential.

**MAGISTERIAL DISTRICT:** Providence **OVERLAY DISTRICT (S):** HC

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

M. Catharine Puskar, Agent/Attorney

Type or Print Name

2200 Clarendon Blvd, Ste 1300, Arlington VA 22201

Address

*MCPuskar*

Signature of Applicant or Agent

(Work) 703-528-4700

(Mobile)

Telephone Number

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

RZ/FDP 2012-0278/0279

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted:

2/6/13

*Virginia Ruffner*

Fee Paid \$

5890.00



# RZ 2011-PR-025

## Zoning Application Closeout Summary Report

Printed: 8/8/2013

### General Information

**APPLICANT:** CHESTNUT STREET, LLC  
**DECISION DATE:** 07/30/2013  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** BRENT KRASNER  
**SUPERVISOR DISTRICT:** PROVIDENCE

**DECISION SUMMARY:**

ON JULY 30, 2013, THE BOARD UNANIMOUSLY APPROVED RZ 2011-PR-025 ON A MOTION BY SUPERVISOR SMYTH SUBJECT TO PROFFERS DATED JULY 19, 2013.

**APPLICATION DESCRIPTION:**

RESIDENTIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	7.01 ACRES	PDH- 8	7.01 ACRES	PDH- 8	7.01 ACRES
C- 8	0.85 ACRES	PDH- 8	0.85 ACRES	PDH- 8	0.85 ACRES

### Tax Map Numbers

0403 ((01))\ 0100      0403 ((01))\ 0099      0403 ((01))\ 0101      0403 ((01))\ 0023      0403 ((01))\ 0102

### Approved Land Uses

Zoning District: PDH- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	7						
SFA	46	7.86 ACRES					
<b>TOTALS</b>	<b>53</b>						

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## Approved Waivers/Modifications

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WAIVE TREE PRESERVATION TARGET AREA PERCENTAGE  
 WAIVE PFM STANDARD FOR UNDERGROUND SWM FACILITY  
 MODIFY BARRIER REQUIREMENT  
 WAIVE TRANSITIONAL SCREENING REQUIREMENT  
 WAIVE BARRIER REQUIREMENT  
 WAIVE SERVICE DRIVE REQUIREMENT  
 WAIVE 600 FT. PRIVATE STREET LENGTH REQUIREMENT

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## Approved Proffers

PROFFER STATEMENT DATE: 07-19-2013

PROFFER	DUE	TRIG #	TRIG EVENT	CONTRIB AMT	EXPIR. DTE
FRONTAGE IMPROVEMENTS	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	RUP	\$0	01-01-0001
ARCHEOLOGY	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
RECREATION FACILITIES	01-01-0001	0	RUP	\$90,100	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TRAFFIC CALMING MEASURES	01-01-0001	0	SITE PLAN	\$50,000	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - STANDARDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
SIDEWALK / TRAIL	01-01-0001	0	W/RD CONSTRCTN	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	SITE PLAN	\$9,378	01-01-0001
SEPTIC / ALTERNATE METHODS WASTE DISPOSAL	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	RUP	\$0	01-01-0001
PARKING	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
EASEMENT / MAINTENANCE - SWM	01-01-0001	0	SITE PLAN	\$0	01-01-0001

# FDP 2011-PR-025

## Zoning Application Closeout Summary Report

Printed: 8/8/2013

### General Information

**APPLICANT:** CHESTNUT STREET, LLC  
**DECISION DATE:** 07/18/2013  
**CRD:** NO  
**HEARING BODY:** PC  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** BRENT KRASNER  
**SUPERVISOR DISTRICT:** PROVIDENCE

**DECISION SUMMARY:**

ON JULY 18, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2011-PR-025 ON A MOTION BY COMMISSIONER LAWRENCE SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING RZ 2011-PR-025.

**APPLICATION DESCRIPTION:**

RESIDENTIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 8	7.86 ACRES

### Tax Map Numbers

0403 ((01))\ (0100	0403 ((01))\ (0024	0403 ((01))\ (0099	0403 ((01))\ (0101	0403 ((01))\ (0023
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### Approved Land Uses

Zoning District: PDH- 8

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
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