



# County of Fairfax, Virginia

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

September 11, 2013

Scott E. Adams  
McGuire Woods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2013-BR-003

Dear Mr. Adams:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 10, 2013, granting Rezoning Application RZ 2013-BR-003 in the name of the Evergreene Companies, LLC. The Board's action rezones certain property in the Braddock District from the R-1 District to the PDH-3 District to permit residential development with an overall density of 2.35 du/ac and approval of the conceptual development plan. The subject property is located at 9717, 9719, 9721 and 9723 Braddock Road on approximately 4.26 acres of land, [Tax Map 69-1 ((1)) 39B, 39C, 40A and 40B], subject to the proffers dated August 28, 2013.

Please note that on July 18, 2013, the Planning Commission approved Final Development Plan Application FDP 2013-BR-003.

Sincerely,

Catherine A. Chianese  
Clerk to the Board of Supervisors

---

**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](mailto:clerktothebos@fairfaxcounty.gov)  
<http://www.fairfaxcounty.gov/bosclerk>

Cc: Chairman Sharon Bulova  
Supervisor John Cook, Braddock 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 10th day of September, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2013-BR-003**

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

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

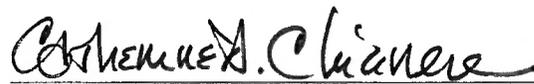
**WHEREAS**, this Board has today held a duly called public hearing and after due consideration of the reports, recommendation, testimony and facts pertinent to the proposed amendment, the Board is of the opinion that the Ordinance should be amended,

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

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

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

GIVEN under my hand this 10th day of September, 2013.



Catherine A. Chianese  
Clerk to the Board of Supervisors



**PROFFERS  
EVERGREENE COMPANIES, LLC  
RZ/FDP 2013-BR-003**

August 28, 2013

Pursuant to Section 15.2-2303(a) of the Code of Virginia, 1950, as amended, the property owners and Applicant in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Maps as Tax Map Reference – 069-1-((01))-0039B, 0039C, 0040A, and 0040B (hereinafter referred to as the “Property”) will be in accordance with the following conditions if, and only if, said rezoning request for the PDH-3 District is granted by the Board of Supervisors of Fairfax County, Virginia (the “Board”). In the event said application request is denied or the Board’s approval is overturned by a court of competent jurisdiction, these proffers shall be null and void. The owners and the Applicant (“Applicant”), for themselves, their successors and assigns, agree that these proffers shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board, in accordance with applicable County and State statutory procedures. The proffered conditions are:

**General**

1. Conceptual/ Final Development Plan. The Property shall be developed in substantial conformance with the Conceptual Development Plan (“CDP”) and Final Development Plan (“FDP”) entitled “Penn Property”, prepared by Land Design Consultants dated October, 2012 and revised through June 24, 2013, consisting of ten (10) sheets.
  
2. Elements of CDP. Notwithstanding the fact that the CDP and FDP are presented on the same plan, it shall be understood that the CDP shall be only those elements of the plans that depict the number and the general location of points of access, peripheral setbacks, limits of clearing and grading, building heights, the total number, type, uses and the general location of buildings and roads (the “CDP Elements”). The Applicant reserves the right to request a Final Development Plan Amendment (FDPA) for elements other than CDP Elements from the Planning Commission for all or a portion of the FDP in

accordance with Section 16-402 of the Zoning Ordinance if such an amendment is in accordance with these Proffers as determined by the Zoning Administrator.

3. Minor Modifications. Minor modifications from what is shown on the CDP/FDP and these Proffers, which may become occasioned as a part of final architectural and engineering design, may be permitted as determined by the Zoning Administrator in accordance with the provisions set forth in Section 16-403 of the Zoning Ordinance.
4. Lot Yield and Uses. The development shall consist of a maximum of ten (10) single-family detached units.
5. Architecture. The architectural design of the dwellings shall be in substantial conformance with the bulk, mass, proportion and type and quality of materials and elevations shown on the illustrative examples included in the CDP/FDP. The primary building material exclusive of trim shall be limited to brick, stone, cementitious siding (HardiePlank®), shingles or other similar masonry materials. Minor modifications may be made with the final architectural designs provided such modifications are in substantial conformance with the CDP/FDP.
6. Establishment of HOA. Prior to record plat approval, the Applicant shall establish a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance for the purpose of, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development, maintenance of SWM/BMP facilities, and to provide a mechanism for ensuring the ability to complete the maintenance obligations and other provisions noted in these proffer conditions, including an estimated budget for such common maintenance items.

The HOA declaration shall list tax map parcels 69-1-((01))-29, 31A, and 31B as potential additional property that may become part of the HOA. However, this provision shall not

obligate the HOA or future homeowners to include all or part of those properties in the HOA.

7. Dedication to HOA. At the time of record plat recordation, open space, common areas, private roadways, and amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and be maintained by the same.
8. Disclosure. Prior to entering into a contract of sale, initial and subsequent purchasers shall be notified in writing by the Applicants of maintenance responsibility for the stormwater management facilities, common area landscaping, tree preservation areas, and any other open space amenities and of the possible extension of Banting Drive to serve as an interparcel access and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
9. Garage Conversion. Any conversion of garages or use of garages that precludes the parking of vehicles within the garage is prohibited. A covenant setting forth this restriction shall be recorded among the land records of Fairfax County in a form approved by the County Attorney prior to the sale of any lots and shall run to the benefit of the HOA and the Board of Supervisors. This restriction shall also be disclosed in the HOA documents. Prospective purchasers shall be advised of this use restriction, in writing, prior to entering into a contract of sale.
10. Driveways. All driveways shall be a minimum of twenty feet (20') in length as measured outward from the face of the garage door to the face of curb.
11. Decks and Similar Appurtenances. Bay windows, patios, chimneys, areaways, stairs and stoops, mechanical equipment and other similar appurtenances may encroach into minimum yards as depicted on the "lot typical" as shown on the CDP/FDP and as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Decks, porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area

identified as “Deck, Addition or Accessory Feature Area” on the lot typical included on Sheet 1 of the CDP/FDP. Deck modifications including but not limited to lattice work, pergolas, trelliss, and overhang planter boxes may also be constructed within this area. The restrictions and limitations of this proffer shall be disclosed to purchasers prior to contract ratification and further disclosed in the homeowners association documents.

### Transportation

12. Extension of Banting Drive. The Applicant shall dedicate and convey in fee simple to the Board right-of-way for public street purposes in the general location shown on Sheet 2 of the CDP/FDP as “BANTING DRIVE EXTENDED 50’ R/W”. Subject to VDOT approval, the Applicant shall construct a public road in the dedicated right-of-way. Construction of the Banting Drive extension shall be substantially completed prior to issuance of the first Residential Use Permit (RUP) for the Property. For purposes of this proffer, the term “substantially completed” is defined as constructed and available for use by the public but not necessarily accepted for maintenance by the Virginia Department of Transportation (VDOT).
  
13. Future Interparcel Access. In the event the property to the north (Tax Maps 69-1 ((1))-31B, hereinafter the “Adjacent Property”) is subdivided, rezoned, or otherwise developed, the Applicant (or successor HOA) shall permit an extension of Banting Drive in the location shown on Sheet 2 of the CDP/FDP as “ROW DEDICATION FOR FUTURE BANTING DRIVE EXTENSION” (the “Future Road Extension Area”). However, extension of Banting Drive shall be contingent upon removal of the Adjacent Property’s vehicular access to Braddock Road. If development of the Adjacent Property includes a public street, then upon demand by the Board the Applicant (or successor HOA) shall dedicate and convey in fee simple, and for no additional consideration, to the Board right-of-way for public street purposes in the general location of the Future Road Extension Area. However, the owner of the Adjacent Property, and not the Applicant, shall be responsible for vacating or relocating the existing 30’ outlet road easement shown on Sheet 3 of the CDP/FDP. The Applicant (or successor HOA) shall consent to the vacation and relocation of the existing 30’ outlet road easement. If a private street is

proposed on the Adjacent Property, then the Applicant (or successor HOA) shall grant all easements necessary for inter-parcel access to the Adjacent Property. Whether a public or private street extension is proposed, the Applicant (or successor HOA) shall not be responsible for construction of the street extension, shall have no maintenance obligations for the same, and shall not be responsible for any costs associated with the maintenance of the extension. Prior to site plan approval, the Applicant shall escrow funds equivalent to that required for construction of the Banting Drive extension and removal of the hammerhead based on Fairfax County's Unit Price Schedule then in effect.

### Construction

14. Construction Access and Hours. The staging and parking of construction vehicles shall occur on the Property, including personal vehicles utilized by construction workers. No parking shall occur on adjacent roadways. The hours of construction shall be posted in English and in Spanish and shall be limited to the hours between 7:00 a.m. and 9:00 p.m. Monday through Friday and 8:00 a.m. to 9:00 p.m. on Saturdays. No construction shall occur on Sundays or Federal Holidays.

### Environment

15. Stormwater Management Facilities and Best Management Practices.
  - A. The Applicant shall implement stormwater management techniques to control the quantity and quality of stormwater runoff from the Property in accordance with the Fairfax County Public Facilities Manual as reviewed and approved by DPWES. The stormwater management techniques may include but are not limited to the following: rain gardens, filtera systems, infiltration ditches, bay filters, storm tech chamber and drainage swales. Stormwater management facilities/Best Management Practices ("BMPs") shall be provided as generally depicted on the CDP/FDP. The Applicant reserves the right to pursue additional or alternative stormwater management measures provided the same are in substantial conformance with the CDP/FDP.

- B. Should the U.S. Environmental Protection Agency, the Commonwealth of Virginia, Fairfax County, or their designee, issue new or additional stormwater management requirements or regulations affecting the Property, the Applicant shall have the right to accommodate necessary changes to its stormwater management designs without the requirement to amend the CDP/FDP or these proffers or gain approval of an administrative modifications to the CDP/FDP or proffers. Such changes to the stormwater management designs shall not materially impact the limits of clearing and grading, building locations, or road layouts.
16. BMP Maintenance. After establishing the HOA pursuant to these proffers, the Applicant shall provide the HOA with written materials describing proper maintenance of the approved BMPs in accordance with the PFM and County guidelines.
17. Energy Conservation. To promote energy conservation and green building techniques; the Applicant shall select one of the following programs, within its sole discretion at time of site plan submission.
- A. Certification in accordance with the Earthcraft House Program as demonstrated through documentation provided to DPWES and DPZ prior to the issuance of a RUP; or
  - B. Certification in accordance with the 2012 National Green Building Standard (NGBS) using the ENERGY STAR® Qualified Homes path for energy performance, as demonstrated through documentation submitted to DPWES and the Environment and Development Review Branch of DPZ from a home energy rater certified through Home Innovation Research Labs that demonstrates that the dwelling unit has attained the certification prior to the issuance of the RUP for each dwelling unit/building.

- C. Qualification in accordance with ENERGY STAR® for Homes as determined by the submission of documentation 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 prior to the issuance of the RUP for each dwelling; or
18. Landscaping. At the time of site plan review, the Applicant shall submit to DPWES a landscape plan showing landscaping consistent with the quality, quantity and general location shown on the Landscape Plan on the CDP/FDP. This plan shall be subject to review and approval of Urban Forestry Management, DPWES. At the time of planting, the minimum caliper for deciduous trees shall be two and one-half (2.5) inches to three (3) inches and the minimum height for evergreen trees shall be six (6) feet. Actual types and species of vegetation shall be determined pursuant to more detailed landscape plans approved by Urban Forest Management at the time of site plan approval. However, all plant material installed on the Property shall be non-invasive

#### Tree Preservation

19. 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, 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 located within the tree save area living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) and 25 feet outside of the proposed 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 disturbance 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.

20. Tree Appraisal. The Applicant shall retain a professional arborist with experience in plant appraisal, to determine the replacement value of all trees 8 inches in diameter or greater located on the Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

At the time of the respective site plan approvals, the Applicant shall post a bond, letter of credit, or cash 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 25% 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.

21. Tree Preservation Walk-Through. The applicant shall retain the services of a Certified Arborist or Registered Consulting Arborist, and shall have the limits of clearing and grading marked with a continuous line of flagging prior to the walk-through meeting. During the tree preservation walk-through meeting, the Applicant's certified arborist or landscape architect shall walk the limits of clearing and grading with an 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/or where alternative preservation efforts that remove certain trees from the limits of clearing and grading are more effective, 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.

22. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the CDP/FDP, as modified during the tree preservation walk-through, subject to allowances specified in these development conditions and for the installation of utilities and/or trails as determined necessary by the Director of DPWES, as described herein. If it is determined necessary to install utilities and/or trails in areas protected by the limits of clearing and grading as shown on the CDP/FDP, they shall be located in the least disruptive manner necessary as determined by the UFMD, DPWES. A replanting plan shall be developed and implemented, subject to approval by

the UFMD, DPWES, for any area protected by the limits of clearing and grading that must be disturbed for such utilities.

23. Tree Preservation Fencing. All trees shown to be preserved on the tree preservation plan shall be protected by tree protection fence. Tree protection fencing in the form of four (4) foot high, fourteen (14) gauge welded wire attached to six (6) foot steel posts driven eighteen (18) inches into the ground and placed no further than ten (10) feet apart or, super silt fence to the extent that required trenching for super silt fence does not sever or wound compression roots which can lead to structural failure and/or uprooting of trees shall be erected at the limits of clearing and grading as shown on the demolition, and Phase I & II erosion and sediment control sheets, as may be modified by the "Root Pruning" proffer below.

All tree protection fencing shall be installed after the tree preservation walk through meeting but prior to any clearing and grading activities, including the demolition of any existing structures. The installation of all tree protection fencing shall be performed under the supervision of a certified arborist, and accomplished in a manner that does not harm existing vegetation that is to be preserved. Three (3) days prior to the commencement of any clearing, grading or demolition activities, but subsequent to the installation of the tree protection devices, the UFMD, DPWES, shall be notified and given the opportunity to inspect the site to ensure that all tree protection devices have been correctly installed. If it is determined that the fencing has not been installed correctly, no grading or construction activities shall occur until the fencing is installed correctly, as determined by UFMD, DPWES.

24. Root Pruning. The Applicant shall root prune as needed to comply with the tree preservation requirements of these proffered conditions. All treatments shall be clearly identified, labeled, and detailed on the erosion and sediment control sheets of the subdivision plan submission. The details for these treatments shall be reviewed and approved by the UFMD, DPWES, accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- a. Root pruning shall be done with a trencher or vibratory plow to a depth of 18 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, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.
25. 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 proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffer, development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
26. Demolition of Existing Structures. The demolition of all existing features and structures within areas protected by the limits of clearing and grading areas shown on the CDP shall be done by hand without heavy equipment and conducted in a manner that does not impact individual trees and/or groups of trees that are to be preserved as reviewed and approved by the UFMD, DPWES.

### Recreation

27. Parks and Recreation. Pursuant to Section 6-110 of the Zoning Ordinance, the Applicant shall provide on-site recreational facilities to serve the Property. Recreational facilities such as recreational trails, walking paths (excluding any trails required by the Comprehensive Plan), playgrounds, pavilions, benches, the interpretive sign proposed in Proffer 29, and similar features may be used to fulfill this requirement. At the time of subdivision plan review, the Applicant shall demonstrate that the value of any proposed recreational amenities is equivalent to a minimum of \$1,700 per dwelling unit. In the

event it is demonstrated that the proposed facilities do not have sufficient value, the Applicant shall contribute funds in the amount needed to achieve the overall proffered amount of \$17,000.00 to the Fairfax County Park Authority ("FCPA") for off-site recreational facilities intended to serve the future residents, as determined by the Supervisor for the Braddock District in consultation with FCPA.

28. Off-Site Recreation. The Applicant shall contribute \$19,646.00 to the Fairfax County Board of Supervisors upon issuance of the first RUP. Up to \$19,646.00 of the contribution may be used for improvements to the existing Briarwood Homes Association tot lot on Fairfax County tax map number 069-1-((09))-A, which improvements may include repairs, upgrades, and additions to the existing equipment, provision of sitting areas and benches, landscaping, drainage and erosion control measures, and other amenities proposed by the Briarwood Homes Association in consultation with the Supervisor for the Braddock District and the Applicant. The use of funds prescribed in the preceding sentence shall be contingent upon execution of a binding agreement between the Briarwood Homes Association and the Applicant that permits Property residents to use the tot lot. Any portion of the contribution not utilized in the preceding manner shall be used for off-site recreational facilities in the Braddock District intended to serve the future residents, as determined by FCPA in consultation with the Supervisor for the Braddock District and the Briarwood Homes Association.
29. Interpretive Sign. Prior to issuance of the first RUP, the applicant shall install an interpretive sign adjacent to the proposed rain garden. The sign shall include a description of the rain garden.
30. Public Access Easements. At the time of subdivision recordation public access easements shall be conveyed to the County over all on-site sidewalks and trails shown on the CDP/FDP.

### Miscellaneous

31. Universal Design. At the time of initial purchase, the following Universal Design options shall be offered to each purchaser at no additional cost: clear knee space under sink in kitchen, lever door handles instead of knobs, light switches 44"-48" high, thermostats a maximum of 48" high, and/or electrical outlets a minimum of 18" high.
32. Photographic Documentation of the Existing Property. Prior to any land disturbing activities on the Property, the Applicant shall photographically document the interior and exterior of the existing structures, including but not limited to documentation of landscape features, a sketch plan of the site showing existing features and structures, interior floorplans, and a plan showing the number and angle of photographic views. At minimum such documentation shall include views of each façade, perspective views, exterior detail views (such as the main entrance, stairs, porches, and other character defining features), interior detail views (such as moldings, newel posts, stairways and other character defining features) and general streetscape views. Any photographs or other documentation shall be submitted to the Fairfax County Park Authority's Resource Management Division, Cultural Resource Management and Protection Branch.
33. School Contribution. Prior to the issuance of the first RUP, a contribution of \$41,951 for the ten (10) new dwelling units to be built on the Property shall be made to the public schools serving the Property. Said contribution shall be deposited with DPWES for transfer to the Fairfax County School Board. Notification shall be given to FCPS when construction is anticipated to commence to assist FCPS by allowing for the timely projection of future students as a part of the Capital Improvement Program.
34. Affordable Dwelling Units. Prior to the issuance of the first building permit, the Applicant shall contribute to the Fairfax County Housing Trust Fund the sum equal to one half of one percent (1/2 %) of the value of all the units approved on the property. The one half of one percent (1/2 %) contribution shall be based on the aggregate sales price of all of the units subject to the contribution, as if those units were sold at the time of the issuance of the first building permit. The projected sales price shall be determined by the Applicant through an evaluation of the sales prices of comparable units in the area,

in consultation with the Fairfax County Department of Housing and Community Development (HCD) and DPWES.

35. Escalation. All monetary contributions required by these proffers shall escalate on a yearly basis from the base year of 2013, and change effective each January 1 thereafter, based on the Consumer Price Index as published by the Bureau of Labor Statistics, the U.S. Department of Labor for the Washington-Baltimore, MD-VA-DC-WV Consolidated Metropolitan Statistical Area (the "CPI), as permitted by Virginia State Code Section 15.2-2303.3.
36. Successors and Assigns. Each reference to "Applicant" in this Proffer Statement shall include within its meaning, and shall be binding upon, Applicant's successor(s) in interest, assigns, and/or developer(s) of the Property or any portion of the Property.

These proffers may be executed in counterparts and the counterparts shall constitute one and the same proffer statement.

**Arthur Courtney Penn, Jr.**

(Owner of Tax Map Numbers 69-1-((01))-39B, 39C, 40A,  
and 40B)

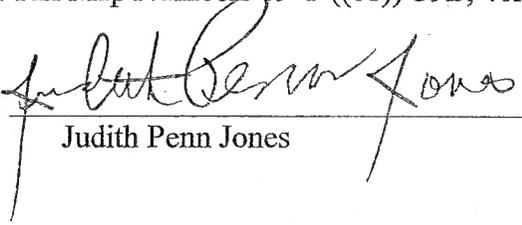
Signature:

  
Arthur Courtney Penn, Jr.

**Judith Penn Jones**

(Owner of Tax Map Numbers 69-1-((01))-39B, 40A, and 40B)

Signature:

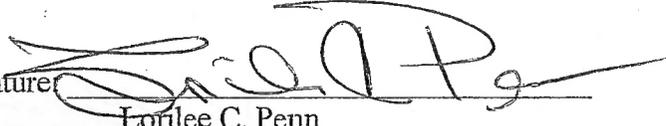


Judith Penn Jones

**Lorilee C. Penn**

(Owner of Tax Map Numbers 69-1-((01))-39C, 40A, and  
40B)

Signature

A handwritten signature in black ink, appearing to read 'Lorilee C. Penn', written over a horizontal line.

Lorilee C. Penn

**The Evergreene Companies, LLC**

(Applicant/Contract Purchaser of Tax Map Numbers 69-1-  
((01))-39B, 39C, 40A, and 40B)

By:   
Name: Robert Cappellini  
Title: President

46967124\_3.DOCX

**NOTES**

1. THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY CADASTRAL MAP No. 69-1 ((1)) 398, 39C, 40A AND 40B AND CURRENTLY ZONED R-1.
2. THE PROPERTY SHOWN HEREON IS CURRENTLY IN THE NAME OF THE FOLLOWING:  
PARCEL 398 - ARTHUR COURTNEY AND THE ESTATE OF FRANCES ELIZABETH PENN BY DEED RECORDED IN DEED BOOK 1047 AT PAGE 22 AND WILL BOOK 754 AT PAGE 144 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.  
PARCEL 39C - ARTHUR COURTNEY JR. AND LORILEE C. PENN BY DEED RECORDED IN DEED BOOK 4024 AT PAGE 232 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.  
PARCEL 40A - ARTHUR COURTNEY JR. AND LORILEE C. PENN 1 ADITH PENN JONES BY DEED RECORDED IN DEED BOOK 4697 AT PAGE 013 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.  
PARCEL 40B - ARTHUR COURTNEY JR. AND LORILEE C. PENN 1 ADITH PENN JONES BY DEED RECORDED IN DEED BOOK 4697 AT PAGE 013 AMONG THE LAND RECORDS OF FAIRFAX COUNTY.
3. THE APPLICANT IS THE EVERGREEN COMPANIES, INC.
4. THE BOUNDARY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON MARCH 27, 2012. TITLE REPORT FURNISHED BY TITLE ENTERPRISES, INC., FILE NO. H-12-5505-A, H-12-5505-B, H-12-5505-C AND H-12-5505-D ALL DATED FEBRUARY 2, 2012.
5. THE TOPOGRAPHY SHOWN HEREON IS BASED ON A FIELD SURVEY BY THIS FIRM PERFORMED ON MARCH 26 AND 27, 2012. THE VERTICAL DATUM IS REFERENCED TO NGVD 29. THE CONTOUR INTERVAL IS TWO (2) FEET.
6. THE PROPERTY SHOWN HEREON LIES WITHIN A ZONE 'X', AN AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DELINEATED ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL No. 5105/02040E, DATED SEPTEMBER 17, 2010.
7. ALL CONSTRUCTION SHALL CONFORM TO THE PROVISIONS OF ALL APPLICABLE ORDINANCES, REGULATIONS AND ADOPTED STANDARDS OF FAIRFAX COUNTY AND VDOT EXCEPT AS REQUESTED HEREIN. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR ANY FUTURE MODIFICATIONS OF PFI DESIGN CRITERIA AT THE TIME OF SUBDIVISION PREPARATION PROVIDED THE MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/DFP.
8. EROSION AND SEDIMENT CONTROLS SHALL BE INSTALLED PRIOR TO ANY CLEARING, GRADING, OR CONSTRUCTION AS PER REQUIREMENTS OF THE STATE OF VIRGINIA AND THE CODE OF FAIRFAX COUNTY.
9. LAND DESIGN CONSULTANTS, INC. IS NOT AWARE OF ANY UTILITY EASEMENTS WHICH EXIST ON THE SUBJECT PROPERTY WITH A WIDTH OF 26 FEET OR MORE.
10. ALL UTILITIES INSTALLED AS PART OF THIS PROJECT SHALL BE PLACED UNDERGROUND. THE UTILITY LOCATIONS SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE WITH FINAL ENGINEERING. LIMITS OF CLEARING AND GRADING SHALL BE IN GENERAL CONFORMANCE WITH THOSE SHOWN HEREON.
11. AIR QUALITY PERMITS SHALL BE OBTAINED, IF REQUIRED, AND PROVIDED PRIOR TO ANY CLEARING, GRADING OR CONSTRUCTION.
12. THE SITE WILL BE SERVED BY PUBLIC WATER AND SANITARY SEWER. SANITARY SEWER SERVICE SHALL BE PROVIDED BY INDIVIDUAL LATERAL CONNECTIONS.
13. A RESOURCE PROTECTION AREA (RPA) IS NOT LOCATED ON THE SUBJECT PROPERTY. A RESOURCE MANAGEMENT AREA (RMA) IS LOCATED ON THE SUBJECT PROPERTY.
14. THE COMPREHENSIVE PLAN RECOMMENDS DEVELOPMENT OF THE PROPERTY AS RESIDENTIAL AT A DENSITY OF 2-3 DWELLING UNITS PER ACRE. THE PROPOSED DENSITY OF 2.35 DW/AC MEETS THE INTENT OF THE COMPREHENSIVE PLAN. THE SITE DESIGN, DENSITY, ADJOINING USES AND PROPOSED PRESERVATION AND PLANTINGS WILL ENHANCE THIS PROPERTY AND WILL MEET THE APPLICABLE CRITERIA FOR STAFF REVIEW.
15. IN ACCORDANCE WITH THE FAIRFAX COUNTY TRAILS PLAN, A TRAIL IS NOT REQUIRED ON THE SUBJECT PROPERTY. A 5' SIDEWALK IS SHOWN AS DEPICTED HEREIN.
16. LDC IS NOT AWARE OF ANY BURIAL SITES LOCATED ON THE SUBJECT PROPERTY.
17. BANTING DRIVE IS NOT SHOWN ON THE COUNTY'S TRANSPORTATION PLAN OR VDOT 6 YEAR PLAN TO BE MODDED OR IMPROVED. BANTING DRIVE WILL BE EXTENDED INTO THE SUBJECT PROPERTY AS SHOWN ON SHEET 2.
18. AN ENVIRONMENTAL QUALITY CORRIDOR (EQC) AS DEFINED IN THE ADOPTED COMPREHENSIVE PLAN DOES NOT EXIST ON THE SUBJECT PROPERTY. THE COMPONENTS OF A HIGHER DENSITY REDUCTION DO NOT EXIST ON SITE.
19. LDC DOES NOT BELIEVE ANY HAZARDOUS OR TOXIC SUBSTANCES HAVE BEEN GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF OR HAVE BEEN OBSERVED ON THE SUBJECT PROPERTY.
20. DEVELOPMENT OF THIS PROJECT SHALL COMMENCE AT SUCH TIME AS APPROPRIATE COUNTY APPROVALS HAVE BEEN OBTAINED AND SUBJECT TO THE DISCRETION OF OWNER/DEVELOPER.
21. A GEOTECHNICAL REPORT SHALL BE SUBMITTED FOR REVIEW BY FAIRFAX COUNTY CONCURRENTLY WITH THE FINAL SUBDIVISION PLAN, IF REQUIRED.
22. THE SUBJECT PROPERTY WILL MEET SPM/STMP REQUIREMENTS THROUGH THE PROVISION OF AN ONSITE RAINGARDEN AND INFILTRATION TRENCH FACILITIES. THESE FACILITIES WILL BE MAINTAINED BY THE HOA. PLEASE SEE ADDITIONAL INFORMATION ON SHEETS 2 AND 6.
23. ALL DIMENSIONS ARE APPROXIMATE AND TYPICAL HOUSE FOOTPRINTS AND ELEVATIONS SHOWN ON THESE LOTS MAY BE MODIFIED PROVIDED THAT MODIFICATIONS ARE IN SUBSTANTIAL CONFORMANCE WITH THE C/DFP AND THE MINIMUM YARDS ARE PROVIDED.
24. THE APPLICATION HAS BEEN DESIGNED WITH THE PRIMARY FOCUS OF CREATING A DEVELOPMENT THAT IS SIMILAR TO ADJACENT DEVELOPMENTS AND WILL MINIMIZE ADVERSE EFFECTS TO ADJACENT PROPERTY OWNERS. THE APPLICANT WILL BE PRESERVING NATURAL FEATURES ON SITE AS SHOWN ON SHEET 2. ADDITIONAL PLANTINGS AROUND THE PROPOSED STREET WILL BE PROVIDED. THE APPLICANT WILL ENSURE THAT THE POST DEVELOPMENT RUNOFF IS LESS THAN THE PRE DEVELOPMENT RUNOFF.
25. ADDITIONAL TREE PLANTINGS AND PRESERVATION, AS SHOWN ON THE C/DFP, WILL PROVIDE ADEQUATE MEASURES OF SCREENING AND PROVIDE AN AMENITY TO THIS COMMUNITY. THE APPLICANT WILL ALSO PROVIDE ACTIVE RECREATION IN THE FORM OF SIDEWALKS ALONG THE STREET AND AROUND THE PERIMETER. A RAINGARDEN WILL ALSO BE PROVIDED AS A PASSIVE RECREATIONAL AMENITY.
26. MINOR ADJUSTMENTS TO THE LOT LINES AND UTILITY LOCATIONS SHALL BE PERMITTED IN ACCORDANCE WITH THE FINAL GRADING AND UTILITY LAYOUT AND SHALL BE IN SUBSTANTIAL CONFORMANCE WITH THAT PROVIDED HEREIN.
27. EXISTING STRUCTURES ON 39A, 39B AND 40A CONSTRUCTED IN 1964 AND 1966 AND SHALL BE REMOVED. THE APPROXIMATE HEIGHT OF THE EXISTING STRUCTURES ARE 20 FEET.
28. LOCATION OF EXISTING STRUCTURES ON OFFSITE PROPERTIES ARE APPROXIMATE AND FROM INFORMATION OF RECORD.
29. IN ACCORDANCE WITH PLATE 10-7, PS-1 STANDARD OF THE PUBLIC FACILITIES MANUAL, A SETBACK OF 25' IS REQUIRED FROM THE EDGE OF PAVEMENT. PROPOSED LOTS 4 & 1 ARE ADJACENT TO AN EXISTING 30' INGRESS/EGRESS EASEMENT (D.B. 990, PG 222). THE EXISTING PAVEMENT WITHIN THIS EASEMENT WILL BE REMOVED WITH THIS APPLICATION. HOWEVER THE EASEMENT IS NOT BEING VACATED WITH THIS APPLICATION. SINCE THE PAVEMENT WILL BE REMOVED, LDC DOES NOT BELIEVE THE 25' SETBACK IS REQUIRED AND THE HOUSES SHALL BE LOCATED AS SHOWN WITH THIS APPLICATION. LDC HAS PROVIDED DIMENSIONS FROM THE HOUSES TO THE EXISTING EASEMENT.
30. THE DEMOLITION OF ALL EXISTING FEATURES AND STRUCTURES WITHIN AREAS PROTECTED BY THE LIMITS OF CLEARING AND GRADING AREAS SHOWN ON THE C/DFP SHALL BE DONE BY HAND WITHOUT HEAVY EQUIPMENT AND CONDUCTED IN A MANNER THAT DOES NOT IMPACT INDIVIDUAL TREES AND/OR GROUPS OF TREES THAT ARE TO BE PRESERVED AS REVIEWED AND APPROVED BY THE UTRD, DPWS.

**SHEET INDEX**

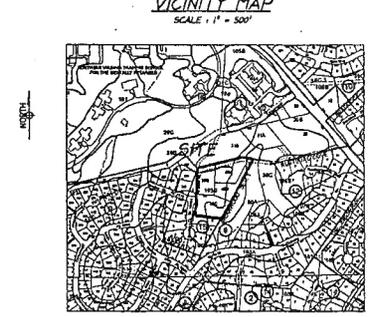
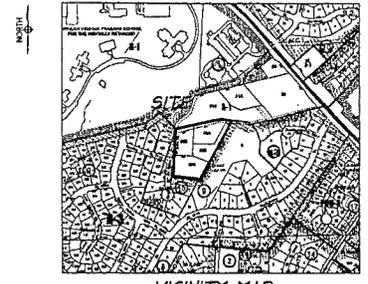
1. COVER SHEET
2. CONCEPTUAL/FINAL DEVELOPMENT PLAN
3. EXISTING CONDITIONS PLAN
4. EXISTING VEGETATION MAP
5. TREE PRESERVATION AND PROTECTION PLAN
6. TREE PRESERVATION NARRATIVE
7. ELEVATIONS
- 8-8B. STORMWATER MANAGEMENT INFORMATION

**TABULATIONS**

SITE AREA = 105,676 SF. OR 4.26 ACRES  
 EXISTING ZONING = R-1  
 PROPOSED ZONING = PDH-3  
 PROPOSED USE = SINGLE FAMILY DETACHED  
 MAXIMUM BUILDING HEIGHT REQUIRED/PROVIDED = 35 FEET  
 AVERAGE LOT SIZE REQUIRED = NONE  
 AVERAGE LOT SIZE PROVIDED = 116,700 SF.  
 MINIMUM LOT SIZE REQUIRED = NONE  
 MINIMUM LOT SIZE PROVIDED = 14,000 SF.  
 MINIMUM LOT WIDTH REQUIRED = NONE  
 MINIMUM YARDS PROVIDED:  
 FRONT YARD: 20'  
 SIDE YARD: 10'  
 REAR YARD: 25'  
 MAXIMUM BUILDING HEIGHT = 35'  
 OPEN SPACE REQUIRED: 208 OR 37,013 SF.  
 OPEN SPACE PROVIDED: 125.7% OR 141,700 SF.  
 PARKING:  
 REQUIRED (2 SPACES/UNIT) = 20 SPACES  
 PROVIDED (4 SPACES/UNIT) = 40 SPACES  
 (17H, 1' DRY/DRY WITH 2 SP. IN DRIVEWAY & 2 SP. IN GARAGE)  
 DENSITY:  
 COMPREHENSIVE PLAN RECOMMENDATION (2 UNITS) = 3.00 DW/AC  
 PROPOSED (10 UNITS) = 2.35 DW/AC

**GENERAL STATEMENT**

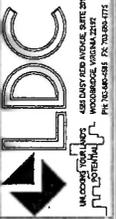
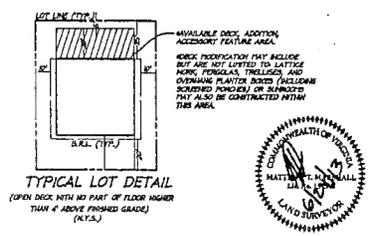
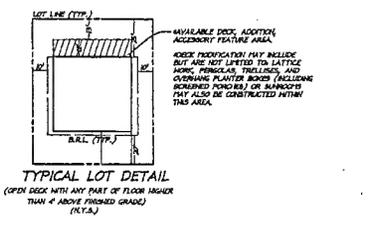
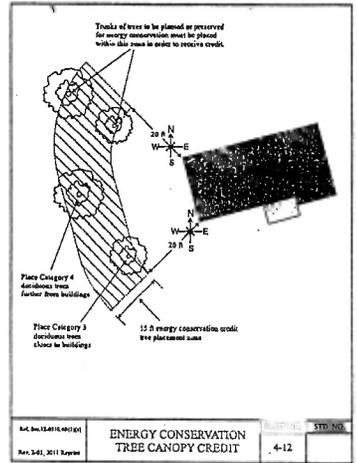
THE PROPERTY PROPOSED FOR THIS REZONING IS LOCATED ON FAIRFAX COUNTY TAX MAP 69-1 ((1)) 398, 39C, 40A AND 40B AND IS CURRENTLY ZONED R-1. THE TOTAL AREA OF THE PROPERTY SUBJECT TO THIS APPLICATION IS 4.26 ACRES. THE APPLICANT PROPOSES A REZONING OF THE PROPERTY TO THE PDH-3 DISTRICT FOR THE PURPOSES OF CONSTRUCTING 20 NEW HOUSES.



**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEM CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL
31	GLEBELG SALT LOAM	I	GOOD	GOOD	HIGH
30	COODRUG 4 HATBORO	III	GOOD	POOR	LOW
125	HAUGHTON-GLEBELG	IVB	GOOD	GOOD	HIGH

**FAIRFAX COUNTY PUBLIC FACILITIES MANUAL**



COVER SHEET

PENN PROPERTY  
 ENRADOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA

APPROVED DATE: \_\_\_\_\_  
 REVISION APPROVED BY: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_  
 CHECKED BY: \_\_\_\_\_  
 DATE: \_\_\_\_\_

THE APPLICANT WARRANTS THAT THE INFORMATION CONTAINED ON THIS COVER SHEET IS TRUE AND CORRECT TO THE BEST OF HIS KNOWLEDGE AND BELIEF.



SHEET 1 OF 8  
 DATE: OCT. 2012

FILE NUMBER: 104-4-1-3-08

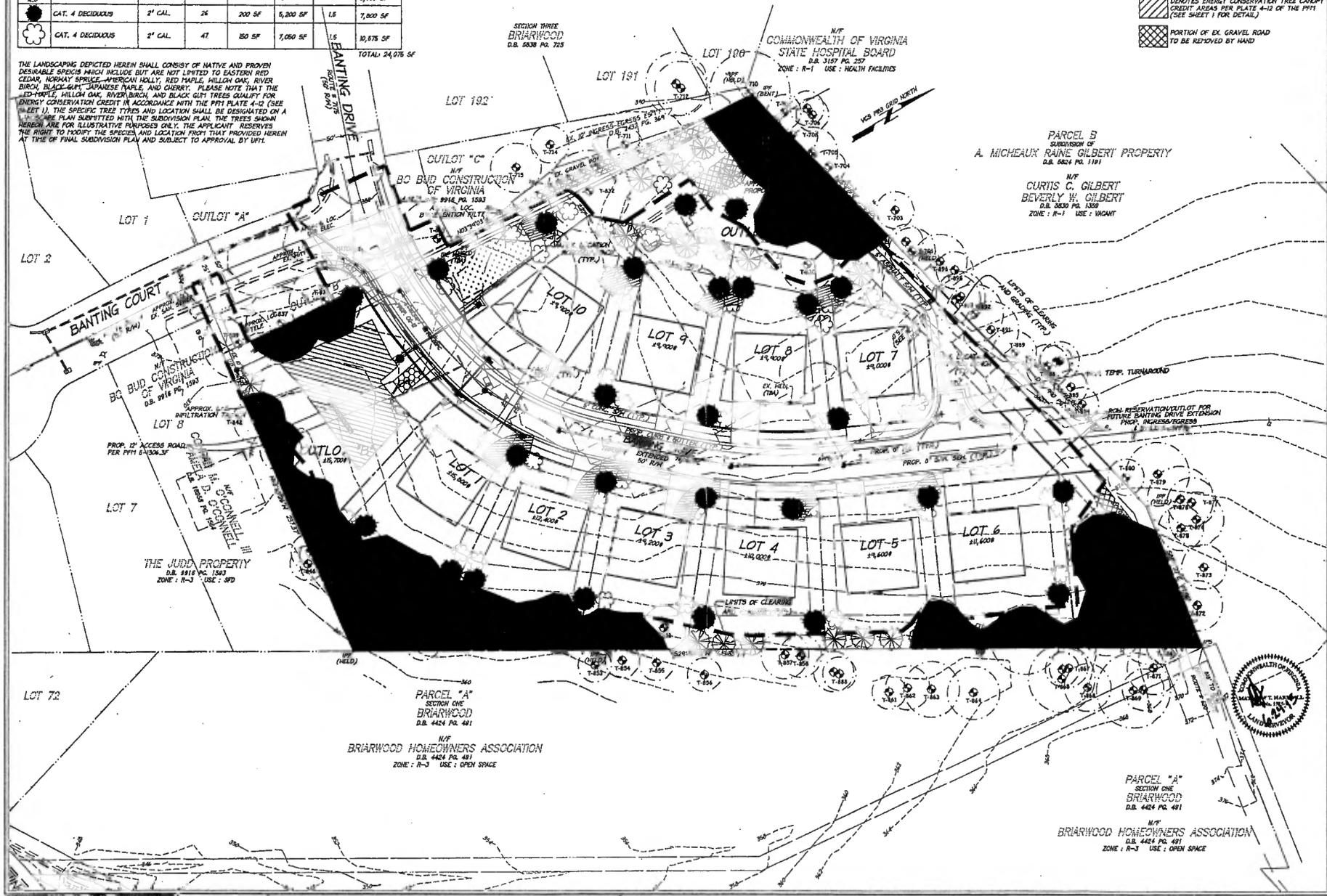
**PLANTING SCHEDULE**

SYMBOL	TYPE	SIZE	TOTAL QUANTITY	NORMAL COVERAGE PER TREE	SF	WILDLIFE MULTIPLIER	TOTAL SF
	CAT. 4 EVERGREEN	8' HT.	19	200 SF	3,800 SF	1.5	5,700 SF
	CAT. 4 DECIDUOUS	2' CAL.	26	200 SF	5,200 SF	1.5	7,800 SF
	CAT. 4 DECIDUOUS	2' CAL.	47	150 SF	7,050 SF	1.5	10,575 SF

THE LANDSCAPING DEPICTED HEREIN SHALL CONSIST OF NATIVE AND PROVEN DESIRABLE SPECIES WHICH INCLUDE BUT ARE NOT LIMITED TO EASTERN RED CEDAR, NORWAY SPRUCE, AMERICAN HOLLY, RED MAPLE, HILLTOP OAK, RIVER BIRCH, BLACK-GRIP, JAPANESE MAPLE, AND CHERRY. PLEASE NOTE THAT THE "E" TREES, HILLTOP OAK, RIVER BIRCH, AND BLACK GRIP TREES QUALIFY FOR ENERGY CONSERVATION CREDIT IN ACCORDANCE WITH THE PFI PLATE 4-12 (SEE SHEET 1). THE SPECIFIC TREE TYPES AND LOCATION SHALL BE DESIGNATED ON A LANDSCAPE PLAN SUBMITTED WITH THE SUBDIVISION PLAN. THE TREES SHOWN HEREON ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE APPLICANT RESERVES THE RIGHT TO MODIFY THE SPECIES AND LOCATION FROM THAT PROVIDED HEREIN AT THE TIME OF FINAL SUBDIVISION PLAN AND SUBJECT TO APPROVAL BY VPI.

**LEGEND**

- TREE PRESERVATION AREA
- DENOTES ENERGY CONSERVATION TREE CANOPY CREDIT AREAS PER PLATE 4-12 OF THE PFI (SEE SHEET 1 FOR DETAIL)
- PORTION OF EX. GRAVEL ROAD TO BE RETOVED BY HAND



**LDLC**  
 LAND DEVELOPMENT CONSULTANTS, LLC  
 1000 MARKET STREET, SUITE 201  
 PHILADELPHIA, PA 19106-3505  
 TEL: 215-592-1200  
 FAX: 215-592-1201

**CONCEPTUAL/FINAL DEVELOPMENT PLAN**

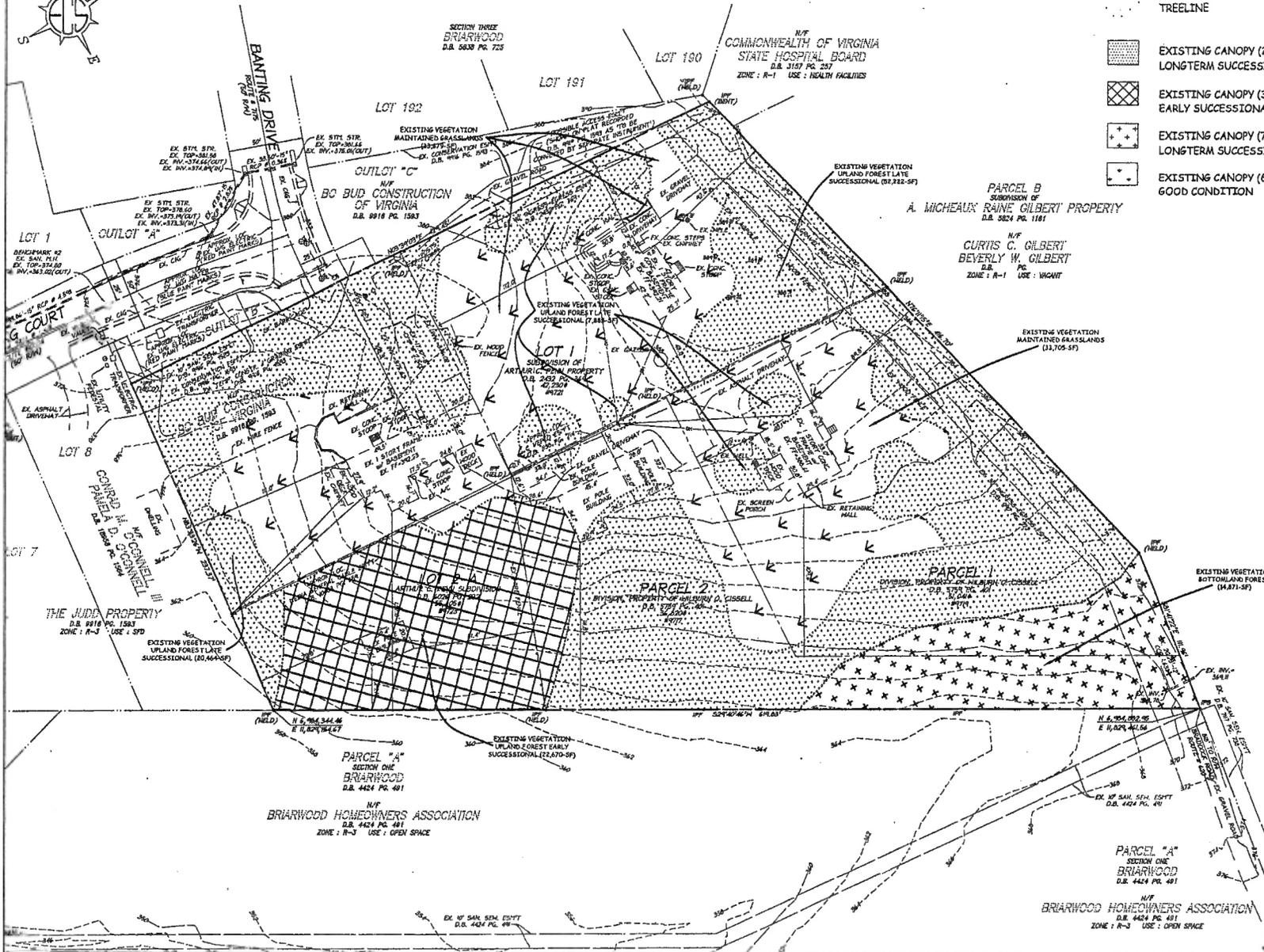
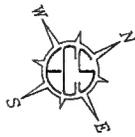
**PENN PROPERTY**  
 BRIDGECREST PROPERTY  
 FAIRFAX COUNTY, VIRGINIA

DATE: \_\_\_\_\_  
 DESCRIPTION: \_\_\_\_\_  
 PREPARED BY: \_\_\_\_\_

SCALE: 1" = 30'

SHEET 2 OF 8  
 DATE: OCT. 2012  
 FILE NO.: BRD 1334-1-3-08





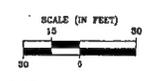
**LEGEND**

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (80,571-SF)  
LONG TERM SUCCESSIONAL FOREST FAIR CONDITION
- EXISTING CANOPY (3) UPLAND FOREST (22,670-SF)  
EARLY SUCCESSIONAL FOREST FAIR CONDITION
- EXISTING CANOPY (7) BOTTOMLAND FOREST (14,871-SF)  
LONG TERM SUCCESSIONAL FOREST GOOD CONDITION
- EXISTING CANOPY (6) MAINTAINED GRASSLAND (67,584-SF)  
GOOD CONDITION



PARCEL B  
SUBDIVISION OF  
A. MICHEAUX RAINE GILBERT PROPERTY  
D.B. 2824 PG. 1161

N/F  
CURTIS C. GILBERT  
BEVERLY W. GILBERT  
D.B. PG.  
ZONE: R-1 USE: VACANT



CELEBRATING  
100 YEARS  
OF EXCELLENCE  
IN SERVICE

FOR MORE INFORMATION  
CONTACT  
AMERICAN  
LANDSCAPE  
DESIGN CONSULTANTS  
P.O. BOX 1000  
FAIRFAX, VA 22031

**PENN PROPERTY  
FAIRFAX, VIRGINIA**  
FAIRFAX COUNTY

**EXISTING VEGETATION  
MAP**  
THE EVERGREEN COMPANIES

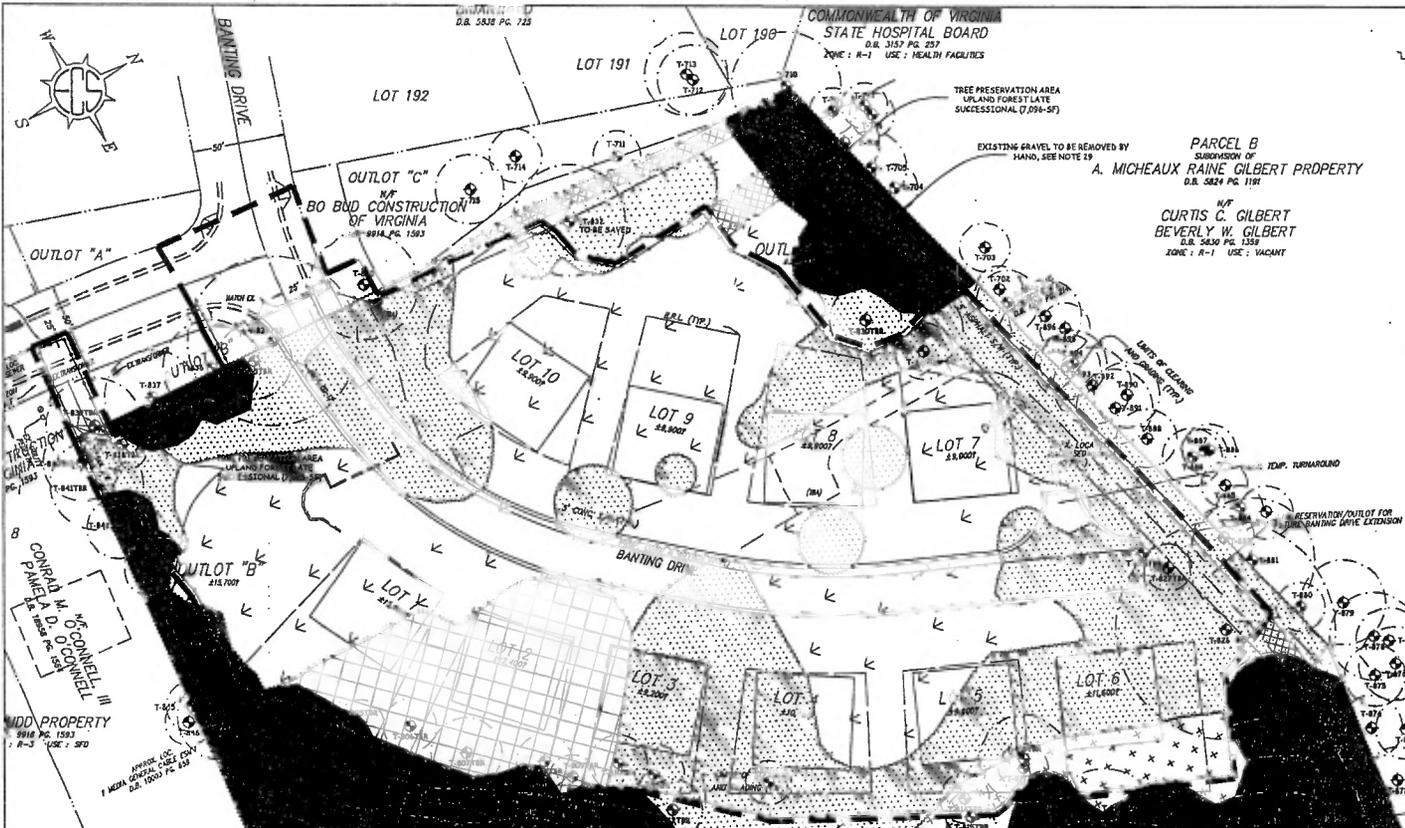
UNITS - AMS

ENGINEER  
AMS

SCALE  
1" = 30'

PROJECT NO.  
01-19847

SHEET  
1 OF 3



### LEGEND

- TREELINE
- EXISTING CANOPY (2) UPLAND FOREST (78,602-SF) LONGTERM SUCCESSIONAL FOREST FAIR CONDITION
- EXISTING CANOPY (3) UPLAND FOREST (22,670-SF) EARLY SUCCESSIONAL FOREST FAIR CONDITION
- EXISTING CANOPY (7) BOTTOMLAND FOREST (14,871-SF) LONGTERM SUCCESSIONAL FOREST GOOD CONDITION
- EXISTING CANOPY (8) MAINTAINED GRASSLAND (70,226-SF) GOOD CONDITION
- TREE PRESERVATION AREA (2) UPLAND FOREST (15,988-SF) LONGTERM SUCCESSIONAL FOREST FAIR CONDITION
- TREE PRESERVATION AREA (3) UPLAND FOREST (9,462-SF) EARLY SUCCESSIONAL FOREST FAIR CONDITION
- TREE PRESERVATION AREA (7) BOTTOMLAND FOREST (9,185-SF) LONGTERM SUCCESSIONAL FOREST GOOD CONDITION
- CRITICAL ROOT ZONE (CRZ)
- TREE LOCATION
- TREE PROTECTION FENCING & ROOT PRUNING

Table 12.10 - 10-Year Tree Canopy Calculation Worksheet

Step	Description	Total
<b>A. Tree Preservation Target &amp; Statement</b>		
A1	Tree Preservation Target calculation and statement	43,294 SF
<b>B. Tree Canopy Requirement</b>		
B1	On-site Area	165,050.0
B2	Subtract area of utility or parking and other uses	0.0
B3	Subtract area of easements (wetlands and other)	0.0
B4	Adjusted gross site area	165,050.0
B5	Minimum 20% tree canopy requirement	33,010.0
B6	Percentage of 10-year canopy requirement	25.4%
B7	Area of 10-year canopy requirement	46,424 SF
B8	Modification of 10-year Tree Canopy Requirement	0.0
B9	Final 10-year tree canopy requirement	46,424 SF
<b>C. Tree Preservation</b>		
C1	Tree Preservation Target Area	43,294 SF
C2	Total canopy area meeting standards	43,294 SF
C3	Area of canopy provided by utility or parking and other uses	0.0
C4	Total canopy area provided by utility or parking and other uses	0.0
C5	Area of canopy provided by utility or parking and other uses	0.0
C6	Area of canopy provided by utility or parking and other uses	0.0
C7	Area of canopy provided by utility or parking and other uses	0.0
C8	Area of canopy provided by utility or parking and other uses	0.0
C9	Area of canopy provided by utility or parking and other uses	0.0
C10	Total of C3, C4, C5, C6, C7, and C8	43,294 SF
<b>D. Tree Planting</b>		
D1	Area of canopy required to be met through tree planting	3,118.8 SF
D2	Area of canopy provided by tree planting	0.0
D3	Area of canopy provided by tree planting	0.0
D4	Area of canopy provided by tree planting	0.0
D5	Area of canopy provided by tree planting	0.0
D6	Area of canopy provided by tree planting	0.0
D7	Area of canopy provided by tree planting	0.0
D8	Area of canopy provided by tree planting	0.0
D9	Area of canopy provided by tree planting	0.0
D10	Area of canopy provided by tree planting	0.0
D11	Area of canopy provided by tree planting	0.0
D12	Area of canopy provided by tree planting	0.0
D13	Area of canopy provided by tree planting	0.0
D14	Area of canopy provided by tree planting	0.0
D15	Area of canopy provided by tree planting	0.0
D16	Area of canopy provided by tree planting	0.0
D17	Area of canopy provided by tree planting	0.0
D18	Area of canopy provided by tree planting	0.0
D19	Area of canopy provided by tree planting	0.0
D20	Area of canopy provided by tree planting	0.0
D21	Area of canopy provided by tree planting	0.0
D22	Area of canopy provided by tree planting	0.0
D23	Area of canopy provided by tree planting	0.0
D24	Area of canopy provided by tree planting	0.0
D25	Area of canopy provided by tree planting	0.0
D26	Area of canopy provided by tree planting	0.0
D27	Area of canopy provided by tree planting	0.0
D28	Area of canopy provided by tree planting	0.0
D29	Area of canopy provided by tree planting	0.0
D30	Area of canopy provided by tree planting	0.0
D31	Area of canopy provided by tree planting	0.0
D32	Area of canopy provided by tree planting	0.0
D33	Area of canopy provided by tree planting	0.0
D34	Area of canopy provided by tree planting	0.0
D35	Area of canopy provided by tree planting	0.0
D36	Area of canopy provided by tree planting	0.0
D37	Area of canopy provided by tree planting	0.0
D38	Area of canopy provided by tree planting	0.0
D39	Area of canopy provided by tree planting	0.0
D40	Area of canopy provided by tree planting	0.0
D41	Area of canopy provided by tree planting	0.0
D42	Area of canopy provided by tree planting	0.0
D43	Area of canopy provided by tree planting	0.0
D44	Area of canopy provided by tree planting	0.0
D45	Area of canopy provided by tree planting	0.0
D46	Area of canopy provided by tree planting	0.0
D47	Area of canopy provided by tree planting	0.0
D48	Area of canopy provided by tree planting	0.0
D49	Area of canopy provided by tree planting	0.0
D50	Area of canopy provided by tree planting	0.0
D51	Area of canopy provided by tree planting	0.0
D52	Area of canopy provided by tree planting	0.0
D53	Area of canopy provided by tree planting	0.0
D54	Area of canopy provided by tree planting	0.0
D55	Area of canopy provided by tree planting	0.0
D56	Area of canopy provided by tree planting	0.0
D57	Area of canopy provided by tree planting	0.0
D58	Area of canopy provided by tree planting	0.0
D59	Area of canopy provided by tree planting	0.0
D60	Area of canopy provided by tree planting	0.0
D61	Area of canopy provided by tree planting	0.0
D62	Area of canopy provided by tree planting	0.0
D63	Area of canopy provided by tree planting	0.0
D64	Area of canopy provided by tree planting	0.0
D65	Area of canopy provided by tree planting	0.0
D66	Area of canopy provided by tree planting	0.0
D67	Area of canopy provided by tree planting	0.0
D68	Area of canopy provided by tree planting	0.0
D69	Area of canopy provided by tree planting	0.0
D70	Area of canopy provided by tree planting	0.0
D71	Area of canopy provided by tree planting	0.0
D72	Area of canopy provided by tree planting	0.0
D73	Area of canopy provided by tree planting	0.0
D74	Area of canopy provided by tree planting	0.0
D75	Area of canopy provided by tree planting	0.0
D76	Area of canopy provided by tree planting	0.0
D77	Area of canopy provided by tree planting	0.0
D78	Area of canopy provided by tree planting	0.0
D79	Area of canopy provided by tree planting	0.0
D80	Area of canopy provided by tree planting	0.0
D81	Area of canopy provided by tree planting	0.0
D82	Area of canopy provided by tree planting	0.0
D83	Area of canopy provided by tree planting	0.0
D84	Area of canopy provided by tree planting	0.0
D85	Area of canopy provided by tree planting	0.0
D86	Area of canopy provided by tree planting	0.0
D87	Area of canopy provided by tree planting	0.0
D88	Area of canopy provided by tree planting	0.0
D89	Area of canopy provided by tree planting	0.0
D90	Area of canopy provided by tree planting	0.0
D91	Area of canopy provided by tree planting	0.0
D92	Area of canopy provided by tree planting	0.0
D93	Area of canopy provided by tree planting	0.0
D94	Area of canopy provided by tree planting	0.0
D95	Area of canopy provided by tree planting	0.0
D96	Area of canopy provided by tree planting	0.0
D97	Area of canopy provided by tree planting	0.0
D98	Area of canopy provided by tree planting	0.0
D99	Area of canopy provided by tree planting	0.0
D100	Area of canopy provided by tree planting	0.0

**PARCEL "A"**  
SECTION ONE  
**BRIARWOOD**  
D.B. 4424 PG. 491

**BRIARWOOD HOMEOWNERS ASSOCIATION**  
D.B. 4424 PG. 491  
ZONE: R-3 USE: OPEN SPACE

Table 12.3 - Tree Preservation Target Calculations & Statement

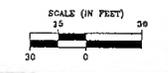
Letter	Description	Value
A	Pre-development area (A) of existing tree canopy (From Existing Vegetation Map)	118,112.9
B	Percentage of gross site area covered by existing tree canopy	63.6%
C	Percentage of 10-year tree canopy required for site per zoning	25.0%
D	Percentage of the 10-year tree canopy requirement that should be met through preservation	63.6%
E	Proposed percentage of canopy requirement that will be met through tree preservation	148.6%
F	Has the Tree Preservation Target minimum been met?	YES
G	If no for line F, provide check number where deviation request is located	N/A
H	If step G requires a narrative it shall be prepared and attached	N/A

**TREE PRESERVATION & CANOPY CALCULATIONS**

OSOS SITE AREA	4.26-AC	185,895 SF
ADJUSTED SITE AREA		185,895 SF
MULTIPLY PERCENT REQUIRED (ZONE) POH-3		25%
EQUALS TREE COVER TO BE PROVIDED		46,424 SF
EXISTING TREES TO BE PRESERVED		34,035 SF
PROPOSED CREDIT REQUIRED BY PLANTING		24,072 SF
HAS THE TREE PRESERVATION TARGET BEEN MET?		YES
ADJUSTED CANOPY COVER PER SECTION 11-0200		43,294 SF
TOTAL TREE COVER PROVIDED	38.3%	67,310 SF

LOT 1

LOT 5 H



CELEBRATING 50 YEARS OF EXCELLENCE

THE EVERGREEN COMPANIES

**ECS** LLC

MID-ATLANTIC

**PENN PROPERTY**  
FAIRFAX, VIRGINIA  
FAIRFAX COUNTY

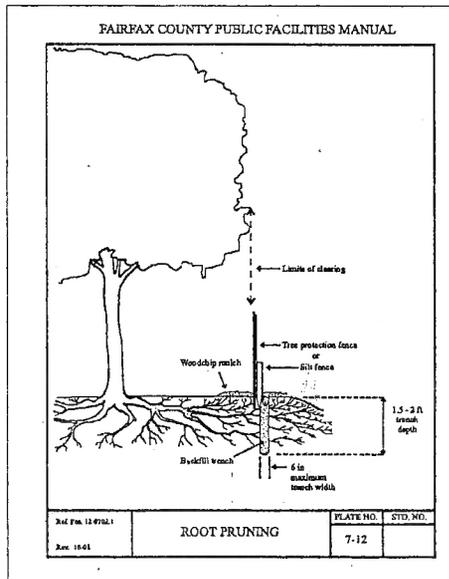
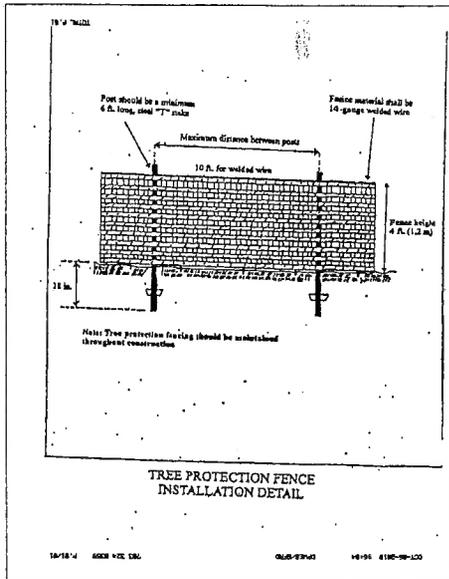
**TREE PRESERVATION & PROTECTION PLAN**  
THE EVERGREEN COMPANIES

ENGINEER: AIMS  
DRAFTING: IMR

SCALE: 1" = 30'

SHEET: 6 OF 8

DATE: 10/10/21



**TREE CONDITION ANALYSIS**  
 ECS Mid-Atlantic, LLC (ECS) conducted a site reconnaissance to evaluate the wooded habitat on the project site in October 2012. The undeveloped portions of the site are comprised primarily of Upland Hardwoods (i.e. Tulip Poplar, Oak species, Cherry species, American Beech, Maple species, Sycamore, and Apple) and Softwoods (i.e. Pines species, Red Cedar, and Blue Spruce). The species of trees assessed near the limits of clearing are listed in the Tree Table on the Existing Vegetation Map. In addition to those species, Layland Cypress, Boxwood, American Holly, Sassafras and Redbud were also observed onsite.

Based on our site reconnaissance, invasive and/or noxious species (i.e. Multiflora Rose and Japanese Stiltgrass) are present in the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. The trees onsite are in Good/Fair condition, except where otherwise noted on the EVM (i.e. Poor or Dead). On-site trees within 150-feet of the proposed limits of clearing meet the standards for structural integrity and health identified in § 12-0403.2A and 12-0403.2B and are identified on the Existing Vegetation Map. At the time of inspection there were poor and dead trees located within 150-feet of the proposed limits of clearing, which are identified on the Existing Vegetation Map.

In accordance with § 12-0507.B2(1), trees designated for preservation shall be protected during construction.

**TREE PRESERVATION NARRATIVE**  
 § 12-0509.3B: Dead or potentially hazardous trees shall be removed upon their discovery if they are located within 100-feet of the proposed limits of clearing. Dead or potentially hazardous trees will be removed by hand (i.e. chainsaw) wherever practical and will be conducted in a manner that incurs the least amount of damage to surrounding trees and vegetation proposed for preservation. Felled trees shall be left in place and brush should be removed by hand. No heavy equipment shall be used within tree preservation areas.

§ 12-0509.3C: Based on the current condition of the existing wooded areas, no adverse human health risks are anticipated provided that trees which pose a hazard to human health and safety are properly removed from areas where they could pose such a risk.

§ 12-0509.3D: Invasive and/or noxious species (i.e. Multiflora Rose and Japanese Stiltgrass) are present in the project site. Invasive species located within the areas to be preserved should be removed by hand wherever practicable to minimize site disturbance. See the Tree Preservation Narratives sheet for species-specific control measures. Most of the forested areas within the tree preservation area do not contain invasive plant species at levels that endanger the long-term ecological functionality, health, and regenerative capacity of any native plant communities present onsite.

§ 12-0509.3E: The Applicant is not requesting official Specimen Tree designation for any of the large trees located onsite and is not using a multiplier for tree canopy calculations.

§ 12-0509.3F: Non-impacted specimen trees located on and off-site shall be protected throughout all phases of construction by utilizing tree protection fencing as required by §12-0506.20(1).

§ 12-0509.3G: Root pruning shall be conducted along the proposed limits of clearing and grading adjacent to the wooded habitat to be preserved and along property boundaries where the CRZ of off-site trees will be impacted. Locations of root pruning and tree protection fencing are shown on the Tree Preservation & Protection Plan.

**ROOT PRUNING SHALL BE CONDUCTED TO A DEPTH OF APPROXIMATELY 18-INCHES USING A VIBRATORY FLOW OR TRENCHER. TREE PROTECTION FENCING SHALL BE INSTALLED WHERE INDICATED ON THE PLANS USING A 14-GAUGE WELDED WIRE FENCE. TREES INDICATED TO HAVE BRKEN OR DEAD LIMBS 2-INCHES AND GREATER SHALL BE PRUNED USING THE MOST RECENT ANSI300 STANDARD.**

§ 12-0509.3H: No trees will be transplanted as part of the proposed construction activities.

§ 12-0509.3I: Tree protection fencing and signage shall be placed subsequent to the staking of the limits of clearing in the field prior to construction in accordance with current Fairfax County ordinances.

§ 12-0509.3J: No work shall occur within the areas to be protected. Onsite trees within the limits of clearing and grading will be removed. No trees outside this area shall be removed unless indicated on the plan. Trees in preservation areas indicated on the plan to be removed shall be removed by hand. Dead or hazardous trees within this area may be limbed or topped, rather than removing the entire tree and left as snags.

§ 12-0509.3K: There are no known preffer conditions which would require a tree inventory, tree condition, tree valuation or tree bonding information.

Heavy equipment, vehicular traffic, stockpiling of materials or deposition of sediment shall not be permitted within tree preservation areas. Any power equipment use shall be limited to small hand-operated equipment such as chainsaws.

Any Work within tree preservation areas requiring the use of larger motorized equipment shall not occur unless approved in writing by the Director.

Trees being removed shall not be cleared, pushed or pulled into tree preservation areas. Equipment operators shall not clean any part of their equipment by slamming it against the trunks of trees to be retained.

**INVASIVE SPECIES CONTROL NARRATIVE:**

1. ANY APPLICATION OF ENVIRONMENTALLY BENEFITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN.

2. MULTIFLORA ROSE: MULTIFLORA ROSE HEAVILY INFESTED AREAS MAY BE CLEARED WITH A SHOVEL OR GRUBBER HOE PROVIDING THE ENTIRE ROOT IS REMOVED. THIS TREATMENT MUST BE REPEATED 3-4 TIMES A YEAR FOR 2-4 YEARS UNTIL THE ENERGY RESOURCES OF THE PLANT HAVE BEEN DEPLETED. COMMAN SEASON HERBICIDE APPLICATIONS SHOULD BE MADE IN LATE WINTER OR EARLY SPRING PRIOR TO LEAF OUT. DEPENDING ON THE TYPE OF HERBICIDE CHOSEN, APPLY TO THE SOIL SURFACE OR TO THE CROWN AND LOWER PORTIONS OF CANES. BASAL BARK APPLICATIONS SHOULD BE MADE TO THE CROWN AND LOWER 12-18 INCHES OF STEMS. THIS METHOD IS EFFECTIVE THROUGHOUT THE YEAR AS LONG AS THE GROUND IS NOT FROZEN. APPLY A MIXTURE OF 25% TRICLOPYR AND 75% HDX CULTURAL OIL TO THE BASAL PARTS OF THE SHRUB TO A HEIGHT OF 12-15 INCHES FROM THE GROUND. THOROUGH WETTING IS NECESSARY FOR GOOD CONTROL. SPRAY UNTIL RUNOFF IS NOTICEABLE. CUT STUMP METHOD SHOULD BE CONSIDERED WHEN TREATING INDIVIDUAL SHRUBS OR WHERE THE PRESENCE OF DESIRABLE SPECIES PRECLUDE FOLIAR APPLICATION. THIS TREATMENT REMAINS EFFECTIVE AT LOW TEMPERATURES AS LONG AS THE GROUND IS NOT FROZEN.

GLYPHOSATE/TRICLOPYR: HORIZONTALLY CUT STEMS AT OR NEAR GROUND LEVEL. IMMEDIATELY APPLY A 20% SOLUTION OF GLYPHOSATE OR TRICLOPYR AND WATER TO THE CUT STUMP MAKING SURE TO COVER THE ENTIRE SURFACE.

3. JAPANESE STILTGRASS: STILTGRASS SHOULD BE REMOVED BY HAND OR MOWN DOWN WITH A WEED WHACKER IN MID-TO-LATE SUMMER BEFORE THE PLANTS SET SEED. FOR EXTENSIVE INFESTATIONS, AN APPLICATION OF ENVIRONMENTALLY BENEFITIVE APPROVED HERBICIDES SHALL BE APPLIED BY A VIRGINIA CERTIFIED APPLICATOR OR REGISTERED TECHNICIAN, ALSO IN LATE SUMMER.

4. INVASIVE SPECIES CONTROL SHALL BE CONDUCTED UNTIL THE PLANTS NOTED ABOVE ARE NO LONGER IN ABUNDANCE OR UNTIL BONO RELEASE, WHICHEVER IS LATER.

Tree ID	Common Name	DBH (inches)	Height (feet)	Health	Notes
101	Red Maple	12.0	18.0	80%	On-site tree
102	Red Maple	12.0	18.0	80%	On-site tree
103	Red Maple	12.0	18.0	80%	On-site tree
104	Red Maple	12.0	18.0	80%	On-site tree
105	Red Maple	12.0	18.0	80%	On-site tree
106	Red Maple	12.0	18.0	80%	On-site tree
107	Red Maple	12.0	18.0	80%	On-site tree
108	Red Maple	12.0	18.0	80%	On-site tree
109	Red Maple	12.0	18.0	80%	On-site tree
110	Red Maple	12.0	18.0	80%	On-site tree
111	Red Maple	12.0	18.0	80%	On-site tree
112	Red Maple	12.0	18.0	80%	On-site tree
113	Red Maple	12.0	18.0	80%	On-site tree
114	Red Maple	12.0	18.0	80%	On-site tree
115	Red Maple	12.0	18.0	80%	On-site tree
116	Red Maple	12.0	18.0	80%	On-site tree
117	Red Maple	12.0	18.0	80%	On-site tree
118	Red Maple	12.0	18.0	80%	On-site tree
119	Red Maple	12.0	18.0	80%	On-site tree
120	Red Maple	12.0	18.0	80%	On-site tree
121	Red Maple	12.0	18.0	80%	On-site tree
122	Red Maple	12.0	18.0	80%	On-site tree
123	Red Maple	12.0	18.0	80%	On-site tree
124	Red Maple	12.0	18.0	80%	On-site tree
125	Red Maple	12.0	18.0	80%	On-site tree
126	Red Maple	12.0	18.0	80%	On-site tree
127	Red Maple	12.0	18.0	80%	On-site tree
128	Red Maple	12.0	18.0	80%	On-site tree
129	Red Maple	12.0	18.0	80%	On-site tree
130	Red Maple	12.0	18.0	80%	On-site tree
131	Red Maple	12.0	18.0	80%	On-site tree
132	Red Maple	12.0	18.0	80%	On-site tree
133	Red Maple	12.0	18.0	80%	On-site tree
134	Red Maple	12.0	18.0	80%	On-site tree
135	Red Maple	12.0	18.0	80%	On-site tree
136	Red Maple	12.0	18.0	80%	On-site tree
137	Red Maple	12.0	18.0	80%	On-site tree
138	Red Maple	12.0	18.0	80%	On-site tree
139	Red Maple	12.0	18.0	80%	On-site tree
140	Red Maple	12.0	18.0	80%	On-site tree
141	Red Maple	12.0	18.0	80%	On-site tree
142	Red Maple	12.0	18.0	80%	On-site tree
143	Red Maple	12.0	18.0	80%	On-site tree
144	Red Maple	12.0	18.0	80%	On-site tree
145	Red Maple	12.0	18.0	80%	On-site tree
146	Red Maple	12.0	18.0	80%	On-site tree
147	Red Maple	12.0	18.0	80%	On-site tree
148	Red Maple	12.0	18.0	80%	On-site tree
149	Red Maple	12.0	18.0	80%	On-site tree
150	Red Maple	12.0	18.0	80%	On-site tree
151	Red Maple	12.0	18.0	80%	On-site tree
152	Red Maple	12.0	18.0	80%	On-site tree
153	Red Maple	12.0	18.0	80%	On-site tree
154	Red Maple	12.0	18.0	80%	On-site tree
155	Red Maple	12.0	18.0	80%	On-site tree
156	Red Maple	12.0	18.0	80%	On-site tree
157	Red Maple	12.0	18.0	80%	On-site tree
158	Red Maple	12.0	18.0	80%	On-site tree
159	Red Maple	12.0	18.0	80%	On-site tree
160	Red Maple	12.0	18.0	80%	On-site tree
161	Red Maple	12.0	18.0	80%	On-site tree
162	Red Maple	12.0	18.0	80%	On-site tree
163	Red Maple	12.0	18.0	80%	On-site tree
164	Red Maple	12.0	18.0	80%	On-site tree
165	Red Maple	12.0	18.0	80%	On-site tree
166	Red Maple	12.0	18.0	80%	On-site tree
167	Red Maple	12.0	18.0	80%	On-site tree
168	Red Maple	12.0	18.0	80%	On-site tree
169	Red Maple	12.0	18.0	80%	On-site tree
170	Red Maple	12.0	18.0	80%	On-site tree
171	Red Maple	12.0	18.0	80%	On-site tree
172	Red Maple	12.0	18.0	80%	On-site tree
173	Red Maple	12.0	18.0	80%	On-site tree
174	Red Maple	12.0	18.0	80%	On-site tree
175	Red Maple	12.0	18.0	80%	On-site tree
176	Red Maple	12.0	18.0	80%	On-site tree
177	Red Maple	12.0	18.0	80%	On-site tree
178	Red Maple	12.0	18.0	80%	On-site tree
179	Red Maple	12.0	18.0	80%	On-site tree
180	Red Maple	12.0	18.0	80%	On-site tree
181	Red Maple	12.0	18.0	80%	On-site tree
182	Red Maple	12.0	18.0	80%	On-site tree
183	Red Maple	12.0	18.0	80%	On-site tree
184	Red Maple	12.0	18.0	80%	On-site tree
185	Red Maple	12.0	18.0	80%	On-site tree
186	Red Maple	12.0	18.0	80%	On-site tree
187	Red Maple	12.0	18.0	80%	On-site tree
188	Red Maple	12.0	18.0	80%	On-site tree
189	Red Maple	12.0	18.0	80%	On-site tree
190	Red Maple	12.0	18.0	80%	On-site tree
191	Red Maple	12.0	18.0	80%	On-site tree
192	Red Maple	12.0	18.0	80%	On-site tree
193	Red Maple	12.0	18.0	80%	On-site tree
194	Red Maple	12.0	18.0	80%	On-site tree
195	Red Maple	12.0	18.0	80%	On-site tree
196	Red Maple	12.0	18.0	80%	On-site tree
197	Red Maple	12.0	18.0	80%	On-site tree
198	Red Maple	12.0	18.0	80%	On-site tree
199	Red Maple	12.0	18.0	80%	On-site tree
200	Red Maple	12.0	18.0	80%	On-site tree

NOTE: SHARED TREES SHALL NOT BE REMOVED WITHOUT WRITTEN PERMISSION FROM AFFECTED ADJACENT PROPERTY OWNERS.

CELEBRATING 20 YEARS OF EXCELLENCE  
 ECS Mid-Atlantic, LLC  
 10000 WOODBRIDGE BLVD  
 SUITE 100  
 FAIRFAX, VA 22030  
 (703) 441-1100  
 SETTING THE STANDARD FOR SERVICE

**ECS** LLC  
 MID-ATLANTIC

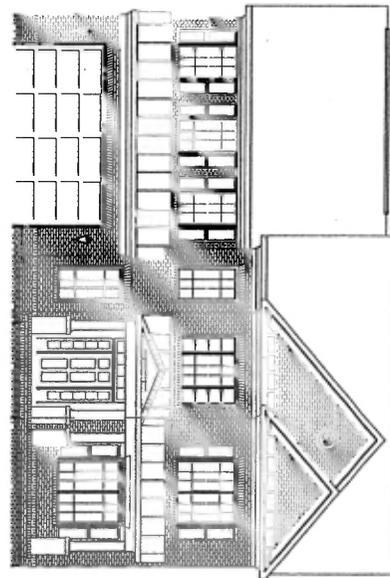
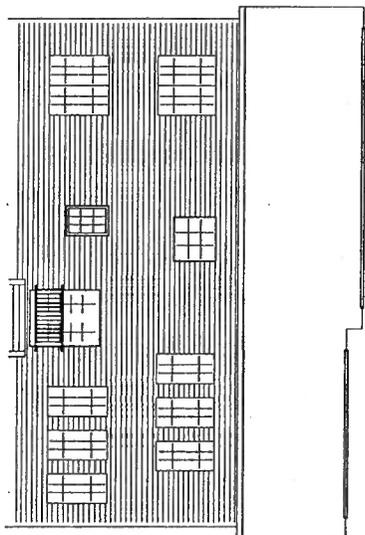
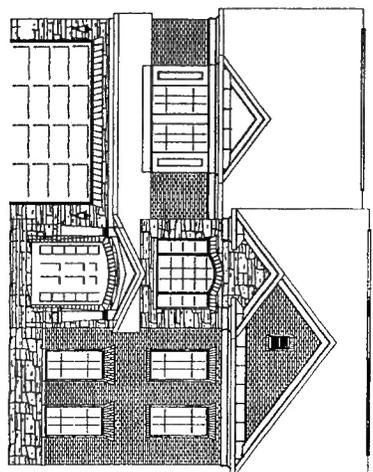
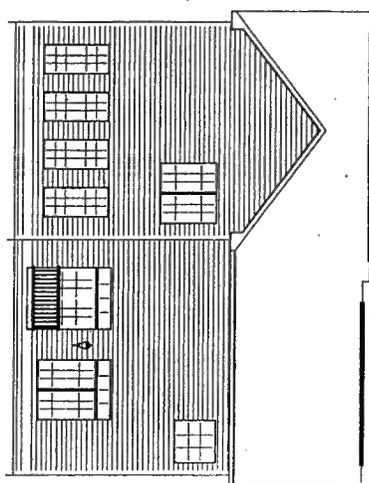
**TREE PRESERVATION NARRATIVES**  
**PENN PROPERTY FAIRFAX, VIRGINIA**  
**THE EVERGREEN COMPANIES**  
 FAIRFAX COUNTY

ECS REVISIONS  
 000101 (0-0)  
 000102 (0-0)  
 000103 (0-0)  
 000104 (0-0)

ENGINEER: AMS  
 DRAFTING: IMR

SCALE: NTS  
 PROJECT NO.: 01-1947  
 SHEET: 6 OF 6  
 DATE: 11/11/11

FOR ILLUSTRATIVE PURPOSES ONLY



SHEET 7 OF 8  
OCT. 2004  
P.L. 100  
P.L. 100  
P.L. 100



DATE	DESIGN NO.	DESCRIPTION	APPROVED BY	DATE

ENGINEER REVISION APPROVED BY:

PENN  
PROPERTY

BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

ELEVATIONS



**OUTFALL NARRATIVE**

THE SUBJECT PROPERTY IS LOCATED WITHIN THE POKICK CREEK WATERSHED. THE SUBJECT PROPERTY MAINTAINS ONE STORY DRAINAGE OUTFALL. THERE ARE NO EXISTING FLOODPLAIN OR FEMA AREAS ON THE SUBJECT PROPERTY. AS A RESULT OF THE DEVELOPMENT OF THE SUBJECT PROPERTY AN INCREASE IN RUNOFF WILL BE EXPERIENCED. A RAIN GARDEN AND INFILTRATION TRENCH ARE PROPOSED TO MEET DETENTION REQUIREMENTS FOR THE SUBJECT PROPERTY. THE LAYOUT OF THE SITE HAS BEEN DESIGNED TO MINIMIZE THE IMPACTS TO DOWNSTREAM PROPERTIES. THE INTENT SHALL BE TO MAINTAIN THE EXISTING DRAINAGE PATTERNS AND TO NOT HAVE A NEGATIVE IMPACT ON ADJACENT PROPERTIES. NO DOWNSTREAM WATER IMPROVEMENTS ARE WITHIN THE INFLUENCE AREA OF THE PROPOSED PROJECT AND NO BATHYMETRIC NOTIFICATIONS OR SURVEYS ARE REQUIRED.

OUTFALL #1 DISCHARGE LEAVES THE SUBJECT PROPERTY VIA SHEET FLOH TOWARDS PARCEL 'A' OF BRIARWOOD SECTION 1 SUBDIVISION AND AS CONCENTRATED FLOW THROUGH THE PROPOSED STORM SEWER SYSTEM THAT CONNECTS TO THE EXISTING STORM SEWER SYSTEM WITHIN BANTING COURT.

THE SHEET FLOH DISCHARGE TOWARD PARCEL 'A' IS THEN COLLECTED WITHIN AN EXISTING DRAINAGE SHALE AND CONVEYED 100' DOWNSTREAM TO AN EXISTING STORM SEWER SYSTEM AT DEQUINCEY DRIVE. THE EXISTING STORM SEWER SYSTEM DISCHARGES THROUGH THE BRIARWOOD SECTION 1 SUBDIVISION AND THEN DISCHARGES 1,300' DOWNSTREAM INTO AN EXISTING OPEN CHANNEL NEAR TTY 069-3 (11) PARCEL 2A. THE TOTAL DRAINAGE AREA TO THIS EXISTING OPEN CHANNEL IS 121 ACRES. THE EXISTING OPEN CHANNEL THEN DISCHARGE 1000' DOWNSTREAM INTO THE RABBIT BRANCH FLOODPLAIN. THE TOTAL DRAINAGE AREA TO THE RABBIT BRANCH FLOODPLAIN AT THIS POINT IS 1,466 ACRES.

THE CONCENTRATED FLOW THROUGH THE PROPOSED STORM SEWER SYSTEM THAT CONNECTS TO THE EXISTING STORM SEWER SYSTEM WITHIN BANTING COURT WILL ONLY RECEIVE MINIMAL DISCHARGE FOR STORMS LESS THAN OR EQUAL TO THE 10 YEAR STORM AS THE RAIN GARDEN AND INFILTRATION TRENCH HAVE BEEN DESIGNED TO DETAIN THE 10 YEAR 2 HOUR STORM. THE DISCHARGE TO THE EXISTING STORM SEWER SYSTEM IS CONVEYED 1300' DOWNSTREAM TO ASPEN HOLLOW MAT AND THEN 2000' TO DEQUINCEY DRIVE WHERE THE EXISTING STORM SEWER SYSTEM JOINS WITH THE EXISTING STORM SEWER DESCRIBED ABOVE FOR THE SHEET FLOH DISCHARGE (SEE STORM SEWER MAP, THIS SHEET).

STORMWATER MANAGEMENT AND BEST MANAGEMENT PRACTICES FOR THE SITE ARE PROVIDED BY THE PROPOSED RAIN GARDEN AND INFILTRATION TRENCH (SEE "STORMWATER MANAGEMENT INFORMATION" ON THIS SHEET FOR RAIN GARDEN AND INFILTRATION TRENCH INFORMATION). CROSS-SECTIONS WILL BE PROVIDED FOR THE CONVEYANCE CHANNEL TO RABBIT BRANCH TO DEMONSTRATE THAT AN ADEQUATE OUTFALL EXISTS FOR THE SUBJECT PROPERTY PER PPI SECTION 4-003B.

THIS OUTFALL CONVEYS 1.0 ACRES OF DRAINAGE FROM THE SUBJECT PROPERTY IN THE PRE AND POST DEVELOPED CONDITION. AS A RESULT OF THE PROPOSED RAIN GARDEN AND INFILTRATION TRENCH, DETENTION OF THE 10 AND 100 YEAR STORM EVENT WILL BE PROVIDED. THE DETENTION METHOD FOR ADEQUATE OUTFALL WILL BE USED AS OUTLINED IN PPI SECTION 4-003B. THE POINT OF CONFLUENCE OF THE HILL PROVIDED IN THE PROPOSED RAIN GARDEN AND INFILTRATION TRENCH AND THE DISCHARGE FROM THE SITE SHALL BE REDUCED BY THE REQUIRED PROPORTIONAL IMPROVEMENT AMOUNT OUTLINED IN PPI SECTION 4-003C. DEFINED CHANNEL OUTFALL REQUIREMENTS FOR THIS OUTFALL WILL BE DEMONSTRATED BY CROSS-SECTIONS FROM THE OUTFALL OF THE SITE TO THE RABBIT BRANCH FLOODPLAIN AND THE EXISTENCE OF AN EXISTING STORM SEWER SYSTEM. THE EXTENT OF REVIEW FOR THIS OUTFALL IS 150' DOWNSTREAM OF THE POINT OF CONFLUENCE AS OUTLINED IN PPI SECTION 4-003D.1. THE POINT OF CONFLUENCE IS AT THE POINT WHERE THE EXISTING STORM SEWER SYSTEM FROM BANTING COURT JOINS WITH THE EXISTING STORM SEWER SYSTEM WITHIN DEQUINCEY DRIVE. A DEFINED CHANNEL EXISTS FROM THE DISCHARGE POINT FROM THE SUBJECT PROPERTY TO A POINT 150' DOWNSTREAM OF THE POINT OF CONFLUENCE. SINCE STORAGE OF THE 10 YEAR STORM VOLUME IS PROVIDED, AND THE PROPORTIONAL IMPROVEMENT OF THE DISCHARGE FROM THE SITE IS PROVIDED, A DEFINED CHANNEL EXISTS THROUGH THE EXTENT OF REVIEW FOR THE SITE. THE OUTFALL IS ADEQUATE PER THE DETENTION METHOD AS OUTLINED IN PPI SECTION 4-003B.1.C. THE EXISTING OPEN CHANNEL FROM THE EXISTING STORM SEWER SYSTEM JOINS WITH RABBIT BRANCH. THE TOTAL DRAINAGE AREA IS 1,466 ACRES WHICH IS GREATER THAN 10 TIMES THE DEVELOPMENT SITE AREA OF 1.0 ACRES. MAKING THIS THE LIMIT OF THE OUTFALL. THE EXISTING FLOODPLAIN CHANNEL WAS INVESTIGATED AND FOUND TO HAVE A DEFINED BED AND BANKS CHANNEL. THIS OUTFALL IS ADEQUATE IN ACCORDANCE WITH SECTIONS 4-003D.1 & 4-003D.1.C OF THE PUBLIC FACILITIES MANUAL.

IT IS OUR PROFESSIONAL OPINION THAT THE OUTFALL IS ADEQUATE IN ACCORDANCE WITH THE PPI.



**STORMWATER MANAGEMENT CHECKLIST**

**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 administrator requirement with justification shall be attached. Note: Viewers will be solely responsible. Failure to adequately address the required information may result in a delay in processing the application.

This information is required under the following Zoning Ordinance paragraphs:  
 Special Permits (9-011 2.1 & 3.2)      Special Exceptions (9-011 2.1 & 3.2)  
 Cluster Subdivisions (1-416 1.0 & 1.1)      Commercial Reutilization Districts (9-422 2A (12) & (14))  
 Development Plans PRC Districts (16-302 9 & 4)      PRC Plan (16-300 1E & 1G)  
 PDP or Districts (except PRC) (14-001 1E & 1G)      Annexments (16-300 1E & 1G)

- 1. This is at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- 2. A graphic depicting the stormwater management facilities and limits of siting and grading accommodations (ie stormwater management facilities), storm drainage pipe systems and related production, post address, access roads, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 2.
- 3. Provide:  

Facility Name/Type & No.	On-site area served (acres)	Off-site area served (acres)	Drainage area (acres)	Pipe/culvert area (ft)	Storage Volume (cf)	Invert elev. (ft)
INFILTRATION TRENCH	0.00 AC	0.00 AC	0.00 AC	11,472 SF	13,720 CF	
RAIN GARDEN	0.00 AC	0.00 AC	0.00 AC	15,750 SF	10,860 CF	
- 4. Create drainage channels, outfalls and pipe systems are shown on Sheet 2, 3 & 4. Pipe inlet and outfall pipe systems are shown on Sheet 2, 3 & 4.
- 5. Maintenance access (walk) to stormwater management facilities are shown on Sheet 2. Type of maintenance access (road surface) on the plot is 0.00 AC. (seal, gravel, pavers, etc.)
- 6. Landscaping and tree preservation shown and near the stormwater management facility is shown on Sheet 2.
- 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.
- 8. A description of the siting conditions of each numbered site outfall extended downstream from the site to a culvert which is at least 100 feet from the site or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 2.
- 9. A description of how the siting requirements, including contributing drainage areas of the Pipe Facilities Manual will be satisfied is provided on Sheet 2.
- 10. Existing topography with maximum contour intervals of one (1) foot and a note as to whether it is on a survey or field run is provided on Sheets 1, 2 & 3.
- 11. A submission waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.



**STORMWATER MANAGEMENT INFORMATION**

TITLE OF FACILITY = INFILTRATION TRENCH + RAIN GARDEN  
 FACILITY MAINTENANCE = PRIVATE HOMEOWNERS ASSOCIATION  
 RAIN GARDEN #1  
 APPROXIMATE REQUIRED 10-YEAR VOLUME = 3,453 CF.  
 APPROXIMATE PROPOSED VOLUME = 3,720 CF.  
 APPROXIMATE SURFACE AREA = 1,472 S.F.  
 APPROXIMATE FINISHED GRADE = 37.5  
 APPROXIMATE GRADE RAIN GARDEN BOTTOM = 37.65  
 INFILTRATION TRENCH #2  
 APPROXIMATE REQUIRED 10-YEAR VOLUME = 0.00 CF.  
 APPROXIMATE PROPOSED VOLUME = 0.00 CF.  
 APPROXIMATE SURFACE AREA = 5.00 S.F.  
 APPROXIMATE FINISHED GRADE = 34.15  
 APPROXIMATE GRADE RAIN GARDEN BOTTOM = 34.10

**PRE-DEVELOPMENT SUBJECT PROPERTY**  
 $Q_p = (0.35)(16.46)(4.0) = 23.07$  CFS  
 $Q_p = (0.35)(17)(4.0) = 23.80$  CFS

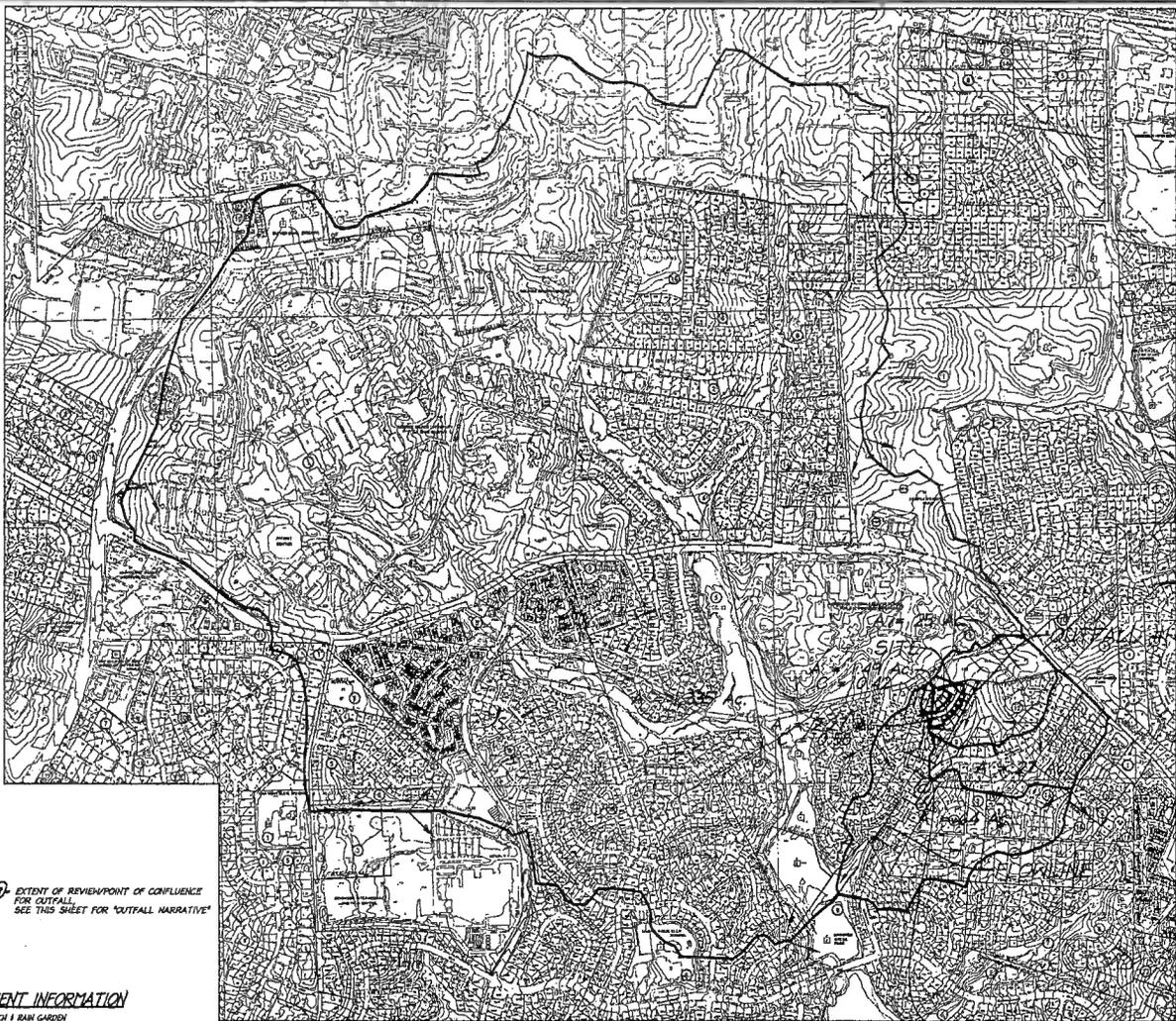
**POST-DEVELOPMENT SUBJECT PROPERTY**  
 $Q_p = 3.81$  CFS AFTER ATTENUATION  
 $Q_p = 1.6$  CFS AFTER ATTENUATION

**DRAINAGE DIVIDE DIVERSION STATEMENT:**

THE PROJECT IS LOCATED WITHIN THE POKICK CREEK WATERSHED. MINOR CHANGES IN THE NATURAL DRAINAGE DIVIDES ARE PROPOSED AS A PART OF THIS PROJECT. THE CHANGES ARE INTENDED TO ASSIST IN COLLECTING STORMWATER DISCHARGE IN ORDER TO MEET DETENTION, BMP & ADEQUATE OUTFALL REQUIREMENTS AS OUTLINED IN THE PPI. DETENTION RELEASE RATE CONTRIBUTIONS SHALL BE PROVIDED ON THE SUBDIVISION PLAN THAT DEMONSTRATE THAT THE POST DEVELOPED FLOW FROM THE PROPERTY IS LESS THAN THE PREDEVELOPED AND NO ADVERSE IMPACTS WILL BE EXPERIENCED BY ANY DOWNSTREAM PROPERTIES. NO CHANGES ARE PROPOSED TO ANY MAJOR DRAINAGE SAID DIVIDES. THESE MINOR DIVERSIONS WITHIN AN INDIVIDUAL MAJOR WATERSHED AREA ARE ALLOWED PER PPI SECTION 4-002.2A (SEE THE OUTFALL ANALYSIS ON THIS SHEET).

**STORMWATER MANAGEMENT NARRATIVE**

THE STORMWATER MANAGEMENT REQUIREMENTS FOR THE SUBJECT PROPERTY SHALL BE SATISFIED VIA THE CONSTRUCTION OF A RAIN GARDEN (BIO-RETENTION FILTER) AND AN INFILTRATION TRENCH. THESE FACILITIES SHALL BE DESIGNED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PPI).  
 THE RAIN GARDEN AND INFILTRATION TRENCH HAVE BEEN DESIGNED FOR THE 10 YEAR 2 HOUR STORM IN ORDER TO PROVIDE DETENTION FOR THE 1, 2 & 10 YEAR STORM EVENTS AND TO MEET BMP REQUIREMENTS. THE SITE CURRENTLY HAS SEVERAL EXISTING BUILDINGS, PAVED SURFACES, AND SOME TREES. CURRENTLY, APPROXIMATELY 10.04 CFS OF RUNOFF IS LEAVING THE SUBJECT PROPERTY UNCONTROLLED AND UNTREATED. WITH THE PROPOSED ATTENUATION, THE POST DEVELOPMENT RUNOFF WILL BE REDUCED SUBSTANTIALLY. THEREFORE, THERE WILL BE A REDUCTION IN RUNOFF LEAVING THE PROPERTY AS A RESULT OF THE PROPOSAL. THE RAIN GARDEN AND INFILTRATION TRENCH HAVE BEEN SIZED TO PROVIDE WATER QUALITY AND QUANTITY CONTROL FOR THE SUBJECT PROPERTY AND TO PROVIDE STORAGE FOR THE 1-YEAR STORM VOLUME AS OUTLINED IN "THE DETENTION METHOD" FOR ADEQUATE OUTFALL, PPI SECTION 4-003B.4C.  
 SOIL TESTING HAS BEEN COMPLETED IN THE VICINITY OF THE PROPOSED RAIN GARDEN AND INFILTRATION TRENCH TO DEMONSTRATE THAT THE GROUNDWATER LEVELS AND INFILTRATION RATES ARE WITHIN THE ACCEPTABLE LIMITS FOR THE PROPOSED RAIN GARDEN AND INFILTRATION TRENCH DESIGN. THIS TESTING COMPLIED WITH THE REQUIREMENTS OF THE PPI. THIS TESTING INFORMATION SHALL BE INCORPORATED INTO THE FINAL CONSTRUCTION PLANS. ALL MAINTENANCE SHALL BE CONDUCTED IN ACCORDANCE WITH CHAPTER 3, STANDARDS 3.1 & 3.2 OF THE VIRGINIA STORMWATER MANAGEMENT HANDBOOK.  
 THESE FACILITIES SHALL BE MAINTAINED BY THE HOMEOWNERS ASSOCIATION AND THE MAINTENANCE SHALL BE PERFORMED IN ACCORDANCE WITH THE APPLICABLE REQUIREMENTS.



**DRAINAGE AREA MAP**  
SCALE: 1" = 400'

**LDC**  
 LAND DEVELOPMENT CONSULTANTS  
 10000 WOODBRIDGE LANE, SUITE 100  
 FARMASVILLE, VA 22434  
 PHONE: 540-426-4400 FAX: 540-426-4401

**STORMWATER MANAGEMENT INFORMATION**

**FENN PROPERTY**  
 BRADDOCK DISTRICT  
 PARKWAY, VIRGINIA

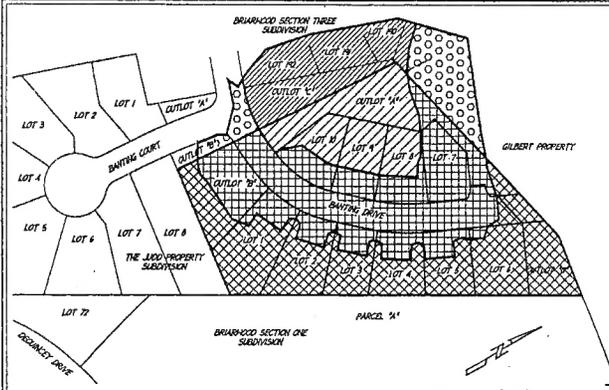
REVISION APPROVED BY: \_\_\_\_\_

SCALE: AS NOTED

SHEET 8 OF 8

DATE: OCT. 2012

FILE: B34-14 2.08



**1-YEAR STORM VOLUME COMPUTATION FOR RG #1**  
 PER CHAPTER 5 - VIRGINIA SH-1 HANDBOOK VOLUME II  
 1. 1-YEAR RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.7 IN  
 2. SOILS DRAINING TO RG #1 ARE HYDROLOGIC SOIL GROUPS 'B' & 'D'  
 (GLENELG, HUNTER-GLENELG COMPLEX)  
 (SEE THIS SHEET FOR SOILS MAP)  
 3. RCM FOR PDI-3 LOTS AND SOIL GROUPS 'B' & 'D' = 81  
 (0.91 AC GRASS SOIL GROUP 'D' RCM=40, 0.11 AC IMPERVIOUS SOIL GROUP 'D' RCM=80)  
 0.91 AC GRASS SOIL GROUP 'D' RCM=40, 0.11 AC IMPERVIOUS SOIL GROUP 'D' RCM=80  
 4. TOTAL CONTROLLED DRAINAGE AREA TO IT #2 = 0.78 ACRES  
 5. S = (1000/RCM) - 10 = (1000/81) - 10 = 2.34  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((2.7 - 2(2.34))/2)(2.7 + .85) = 1.04 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 0.78 AC \* (1.04 IN) (FT/12 IN) = 0.071 AC-FT = 3,090 CF  
 VOLUME IS LESS THAN VOLUME (3,453 CF) REQUIRED FOR RAIN GARDEN (SEE COMPUTATIONS, SHEET 08); THEREFORE, STORAGE WILL BE PROVIDED FOR THE 1-YEAR STORM.

**1-YEAR STORM VOLUME COMPUTATION FOR IT #2**  
 PER CHAPTER 5 - VIRGINIA SH-1 HANDBOOK VOLUME II  
 1. 1-YEAR RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 2.7 IN  
 2. SOILS DRAINING TO IT #2 ARE HYDROLOGIC SOIL GROUPS 'B' & 'D'  
 (GLENELG, HUNTER-GLENELG COMPLEX)  
 (SEE THIS SHEET FOR SOILS MAP)  
 3. RCM FOR PDI-3 LOTS AND SOIL GROUPS 'B' & 'D' = 86  
 (0.30 AC GRASS SOIL GROUP 'D' RCM=40, 0.15 AC IMPERVIOUS SOIL GROUP 'D' RCM=80, 0.51 AC GRASS SOIL GROUP 'D' RCM=40, 0.75 AC IMPERVIOUS SOIL GROUP 'D' RCM=80)  
 4. TOTAL CONTROLLED DRAINAGE AREA TO IT #2 = 1.74 ACRES  
 5. S = (1000/RCM) - 10 = (1000/86) - 10 = 1.65  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((2.7 - 2(1.65))/2)(2.7 + .85) = 1.40 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 1.74 AC \* (1.40 IN) (FT/12 IN) = 2.001 AC-FT = 948 CF  
 VOLUME IS LESS THAN VOLUME (2,201 CF) REQUIRED FOR INFILTRATION TRENCH (SEE COMPUTATIONS, SHEET 08); THEREFORE, STORAGE WILL BE PROVIDED FOR THE 1-YEAR STORM.

**2 1/2 YEAR ST' M VOL COMP. OUTFALL #1 (EX. FORESTED CONDITION)**  
 PER CHAPTER 5 - VIRGINIA SH-1 HANDBOOK VOLUME II  
 1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 3.2 IN (2 YR), 5.2 IN (10 YR)  
 2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUPS 'B' & 'D'  
 (GLENELG, HUNTER-GLENELG COMPLEX)  
 (SEE THIS SHEET FOR SOILS MAP)  
 3. HIGHTED RCM FOR GOOD FORESTED CONDITION FOR SOIL GROUPS 'B' & 'D' = 60  
 (1.63 AC 1/3-ACRE LOTS SOIL GROUP 'B' RCM=72, 2.43 AC 1/3-ACRE LOTS SOIL GROUP 'D' RCM=40)  
 4. TOTAL DRAINAGE AREA OF SITE TO OUTFALL #1 IN EXISTING CONDITION = 4.26 ACRES  
 5. S = (1000/RCM) - 10 = (1000/60) - 10 = 6.80  
 2 YEAR:  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((3.2 - 2(6.80))/2)(3.2 + .85) = 0.71 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 4.26 AC \* (0.71 IN) (FT/12 IN) = 0.253 AC-FT  
 10 YEAR:  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((5.2 - 2(6.80))/2)(5.2 + .85) = 1.94 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 4.26 AC \* (1.94 IN) (FT/12 IN) = 0.705 AC-FT

**2 1/2 YEAR STORM VOLUME COMP. OUTFALL #1 (DEVELOPED)**  
 PER CHAPTER 5 - VIRGINIA SH-1 HANDBOOK VOLUME II  
 1. RAINFALL DEPTH (P) FOR FAIRFAX COUNTY = 3.2 IN (2 YR), 5.2 IN (10 YR)  
 2. SOILS DRAINING TO OUTFALL ARE HYDROLOGIC SOIL GROUPS 'B' & 'D'  
 (GLENELG, HUNTER-GLENELG COMPLEX)  
 (SEE THIS SHEET FOR SOILS MAP)  
 3. HIGHTED RCM FOR SITE FOR SOIL GROUPS 'B' & 'D' = 80  
 (2.43 AC 1/3-ACRE LOTS SOIL GROUP 'B' RCM=72, 2.43 AC 1/3-ACRE LOTS SOIL GROUP 'D' RCM=40)  
 4. TOTAL DRAINAGE AREA OF SITE TO OUTFALL #1 = 4.26 ACRES  
 5. S = (1000/RCM) - 10 = (1000/80) - 10 = 2.50  
 2 YEAR:  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((3.2 - 2(2.50))/2)(3.2 + .85) = 1.40 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 4.26 AC \* (1.40 IN) (FT/12 IN) = 0.497 AC-FT  
 10 YEAR:  
 6. RUNOFF Q = ((P-2.5)/2)(P + .85) = ((5.2 - 2(2.50))/2)(5.2 + .85) = 3.07 IN  
 7. V<sub>60</sub> = AREA/RUNOFF Q = 4.26 AC \* (3.07 IN) (FT/12 IN) = 1.089 AC-FT

REDUCTION REQUIRED FOR PROPORTIONAL IMPROVEMENT PER PFM SECTION 6-0203.4C(1)(5):  
 RI = (1 - (V<sub>60</sub>/V<sub>60</sub>)) \* 100  
 2 YEAR:  
 RI = (1 - (0.253/0.497)) \* 100 = 49%  
 10 YEAR:  
 RI = (1 - (1.089/1.089)) \* 100 = 0%  
 SEE DETENTION RELEASE RATES - OUTFALL #1 COMPUTATIONS ON THIS SHEET FOR REDUCTION.

**APP FACILITY DESIGN CALCULATIONS**

**1. HIGHLIGHTED SUBAREAS**

**2. HIGHLIGHTED % FACTOR FOR THE SITE**

(A) AREA OF THE SITE (A) 4.26 ACRES

(B) SUBAREA DESIGNATION AND DESCRIPTION

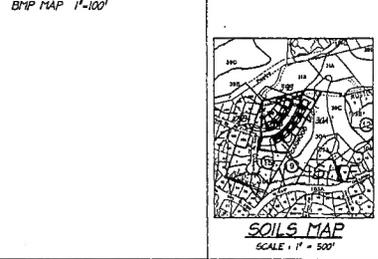
SUBAREA DESIGNATION	TYPE	AREA (A)	% FACTOR (B)	PRODUCT (A) * (B)
A <sub>1</sub> - DEVELOPED W/ CONTROLS (R.G. #1 TO OUTFALL #1)		0.43	0.78	0.34
A <sub>2</sub> - DEVELOPED W/ CONTROLS (I.T. #2 TO OUTFALL #1)		0.43	1.74	0.75
A <sub>3</sub> - DEVELOPED MEAT CONTROLS (OUTFALL #1)		0.40	1.81	0.72
A <sub>4</sub> - OFF-SITE UNCONTROLLED TO R.G. #1 (OUTLOT #2)		0.40	0.71	0.28
A <sub>5</sub> - OFF-SITE UNCONTROLLED TO I.T. #2 (GILBERT PROPERTY)		0.40	0.40	0.16
(C) HIGHTED AVERAGE % FACTOR (A) / (A) = (C) 0.51				(D) TOTAL = 2.17

**3. DRAINAGE SECTION FOR THE SITE**

SUBAREA DESIGNATION	TYPE	AREA (A)	% FACTOR (B)	PRODUCT (A) * (B)
(1) RAIN GARDEN		0.78	0.40	0.31
(2) INFIL TRENCH		1.74	0.43	0.75
(3) UNCONTROLLED		-	-	-
(4) UNCONTROLLED		-	-	-
(5) UNCONTROLLED		-	-	-
(6) TOTAL				1.06

**4. OVERLAP WITH PREVIOUS DESIGN**

REQUIRED PRESERVES RETENTION FOR WATERBODIES = 40%  
 PRESERVES REDUCED FROM LINE 4(C) ABOVE = 46.3%  
 PRESERVES RETENTION REQUIREMENT HAS BEEN MET



**SOIL INFORMATION**

SOIL #	SOIL NAME	PROBLEMY CLASS	FOUNDATION SUPPORT	DRAINAGE	EROSION POTENTIAL	HYDROLOGIC SOIL GROUP
301	GLENELG SILT LOAM	I	GOOD	GOOD	HIGH	B
302	COOGRUS HATBORO	III	POOR	POOR	LOW	D
303	HUNTER-GLENELG	IVB	GOOD	GOOD	HIGH	D

**FOR INFORMATIONAL PURPOSES ONLY!**

THE INFORMATION PROVIDED ON THIS SHEET IS FOR INFORMATIONAL PURPOSES ONLY. THE FINAL DESIGN OF THE STORMWATER MANAGEMENT PRACTICES FACILITY WILL OCCUR AT THE TIME OF FINAL SUBDIVISION PLAN. THE INFORMATION SHOWN HEREIN IS APPROPRIATE. THE APPLICANT RESERVES THE RIGHT TO MAKE ADJUSTMENTS TO THIS INFORMATION AND THE DESIGN WITHOUT THE NEED FOR A PROFFER CONDITION AMENDMENT OR PROFFER INTERPRETATION, PROVIDED IT IS IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL.

**DETENTION RELEASE RATES - OUTFALL #1**

**PREDEVELOPMENT SITE CONDITIONS - OUTFALL #1**  
 ONSITE CRATE AREA DRAINING TO OUTFALL #1 INFILTRATION TRENCH #1 (2.51 AC ON-SITE) PROVIDES DETENTION FOR THE 1 1/2 YEAR STORM EVENTS FOR THE CONTROLLED AREA. TOTAL POST DEVELOPMENT DRAINAGE AREA MAP(S) THIS SHEET = 4.26 AC, C=0.85, T=5 MIN  
 2 YEAR STORM (P=3.2) (REDUCTION REQUIRED, SEE COMP. THIS SHEET)  
 C=0.85, T=5 MIN, RCM=60, A=4.26 AC  
 Q=0.71 IN (0.059 FT) (0.059 \* 4.26 AC) = 0.253 AC-FT  
 10 YEAR STORM (P=5.2) (REDUCTION REQUIRED, SEE COMP. THIS SHEET)  
 C=0.85, T=5 MIN, RCM=80, A=4.26 AC  
 Q=1.94 IN (0.162 FT) (0.162 \* 4.26 AC) = 0.705 AC-FT

**POST DEVELOPMENT SITE CONDITIONS - OUTFALL #1**  
 ONSITE CRATE AREA DRAINING TO OUTFALL #1 INFILTRATION TRENCH #1 (2.51 AC ON-SITE) PROVIDES DETENTION FOR THE 1 1/2 YEAR STORM EVENTS FOR THE CONTROLLED AREA. TOTAL POST DEVELOPMENT DRAINAGE AREA MAP(S) THIS SHEET = 4.26 AC, C=0.85, T=5 MIN  
 2 YEAR STORM (P=3.2) (REDUCTION REQUIRED, SEE COMP. THIS SHEET)  
 C=0.85, T=5 MIN, RCM=80, A=4.26 AC  
 Q=1.40 IN (0.117 FT) (0.117 \* 4.26 AC) = 0.497 AC-FT  
 10 YEAR STORM (P=5.2) (REDUCTION REQUIRED, SEE COMP. THIS SHEET)  
 C=0.85, T=5 MIN, RCM=80, A=4.26 AC  
 Q=3.07 IN (0.256 FT) (0.256 \* 4.26 AC) = 1.089 AC-FT

**5. THE HIGHTED % FACTOR FOR THE CONTROLLED AREA TO RAIN GARDEN #1**

(A) SUBAREA DESIGNATION

SUBAREA DESIGNATION	TYPE	AREA (A)	% FACTOR (B)	PRODUCT (A) * (B)
A <sub>1</sub> - DEVELOPED W/ CONTROLS (R.G. #1 TO OUTFALL #1)		0.43	0.78	0.34
(C) HIGHTED AVERAGE % FACTOR (A) / (A) = (C) 0.63				

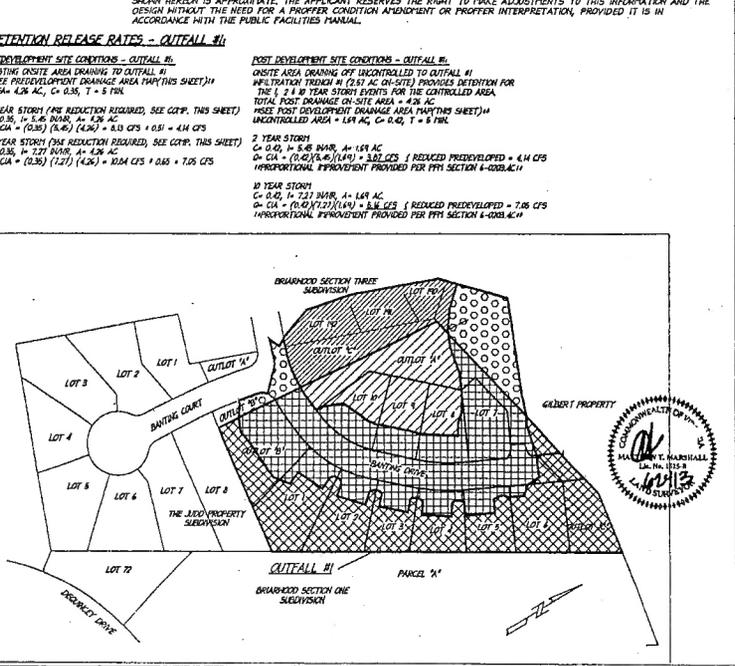
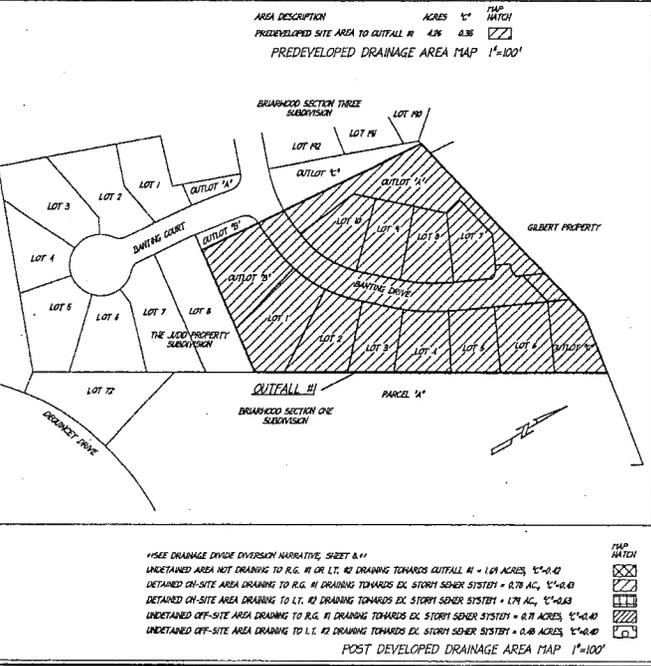
**6. THE HIGHTED % FACTOR FOR THE CONTROLLED AREA TO INFILTRATION TRENCH #2**

(A) SUBAREA DESIGNATION

SUBAREA DESIGNATION	TYPE	AREA (A)	% FACTOR (B)	PRODUCT (A) * (B)
A <sub>2</sub> - DEVELOPED W/ CONTROLS (I.T. #2 TO OUTFALL #1)		0.43	1.74	0.75
(C) HIGHTED AVERAGE % FACTOR (A) / (A) = (C) 0.63				

**7. STORAGE REQUIRED FOR EACH PROPOSED FACILITY**

SEE RAIN GARDEN AND INFILTRATION TRENCH COMPUTATIONS, SHEET 08



**LDUC**  
 LAND DEVELOPMENT UTILITIES COMPANY  
 10000 WOODBURN DRIVE, SUITE 100  
 FARMERSVILLE, VIRGINIA 22615  
 PHONE: 540-338-0000  
 FAX: 540-338-0001

**STORMWATER MANAGEMENT INFORMATION**

**PENN PROPERTY**  
 BRADDOCK DISTRICT, VIRGINIA  
 FAIRFAX COUNTY, VIRGINIA

NO.	DATE	DESCRIPTION	APPROVED BY

I HEREBY CERTIFY THAT OTHER THAN THE REVISIONS SHOWN HEREIN, NO OTHER CHANGES HAVE BEEN MADE.

**SCALE: AS NOTED**

**SHEET 8A OF 8**

**DATE: OCT. 2012**

**DRAFT: [ ] CHECK: [ ]**

**FILE NUMBER: 1154-1-1-308**





**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)

APPLICATION No: RZ/FDP 2013 - BR  
 (Assigned by staff) 003

RECEIVED  
 Department of Planning & Zoning  
 DEC 04 2012  
 Zoning Evaluation Division

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

**PETITION**

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

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

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

**LEGAL DESCRIPTION:**

Lots 1 and 2A		Arthur C. Penn Property	2432 and 6026	369 and 232
Parcels 1 and 2		Property of Wilburn O. Cisse	5759	401
Lot(s)	Block(s)	Subdivision	Deed Book	Page No.

**TAX MAP DESCRIPTION:**

69-1	01		39B, 39C, 40A, and 40B	4.26
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

**POSTAL ADDRESS OF PROPERTY:**

9717, 9719, 9721, and 9723 Braddock Road

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

<b>PRESENT USE:</b> Single-Family Detached Residential	<b>PROPOSED USE:</b> Single-Family Detached Residential
<b>MAGISTERIAL DISTRICT:</b> Braddock District	<b>OVERLAY DISTRICT (S):</b> n/a

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

Gregory A. Riegler

Type or Print Name

1750 Tysons Boulevard, Suite 1800, McLean, VA

Address

Signature of Applicant or Agent

(Work) 703-712-5360 (Mobile)

Telephone Number

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

RZ/FDP 2012 - 0273/0274 11/24/11  
 WB

**DO NOT WRITE BELOW THIS SPACE**

Date application accepted: 11/24/13 Virginia Riegler

Fee Paid \$ 34,005.00





RECEIVED  
Department of Planning & Zoning

DEC 04 2012

Zoning Evaluation Division

October 16, 2012

Description of  
**LOT 1, SUBDIVISION OF ARTHUR C. PENN PROPERTY**

Deed Book 2432 Page 369

**LOT 2A, ARTHUR C. PENN SUBDIVISION,**

Deed Book 6026 Page 232

**PARCELS 1 AND 2, DIVISION, PROPERTY OF WILBURN O. CISSELL**

Deed Book 5759 Page 401

Braddock District

Fairfax County, Virginia

Beginning at a point, an iron pipe set at the northeasterly corner of the Parcel herein described, said corner being on the southerly property line of Parcel "B", Subdivision of A. Mincheaux Raine Gilbert Property, deed book 5824, page 1191, and also being the northwesterly property corner of Parcel "A", Section One, Briarwood, deed book 4424, page 491;

Thence departing Parcel "B" and running with northwesterly property line of Parcel "A", South 29°40'46" West, 619.83 feet to a point, an iron pipe found, said point being the northeasterly property corner of Lot 8, The Judd Property, deed book 9916, page 1593;

Thence departing Parcel "A" and running with the northerly property line of Lot 8, North 83°33'26" West, 237.37 feet to a point, and iron pipe found, said point being the southeasterly property corner of Outlot "B", of the aforementioned The Judd Property;

Thence departing Lot 8 and running with easterly property line of Outlot "B", and continuing with the easterly terminus of Banting Drive, Route # 7175, variable width right of way, and Outlot "C" of the aforementioned The Judd Property, North 03°39'03" East, 429.45 feet to a point, an iron pipe found in the southerly property line of the property of Commonwealth of Virginia State Hospital Board, deed book 3157, page 257;

Thence departing Outlot "C", and running with the southerly property line of the property of Commonwealth of Virginia State Hospital Board, and continuing with the aforementioned Parcel "B", North 76°11'15" East, 416.70 feet to a point, an iron pipe found;

Thence South 81°41'22" East, 111.96 feet to the point of beginning and containing 185,696 square feet or 4.26299 acres, more or less.

Subject, however, to all easements, rights-of-way and restrictions of record.