



County of Fairfax, Virginia

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

September 25, 2013

Jonathan D. Puvak
Walsh, Colucci, Lubeley, Emrich &
Walsh, P.C.
2200 Clarendon Boulevard, 13th Floor
Arlington, VA 22201

RE: Rezoning Application RZ 2013-PR-004

Dear Mr. Puvak:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on September 24, 2013, granting Rezoning Application RZ 2013-PR-004 in the name of Hitt Contracting, Inc. The Board's action rezones certain property in the Providence District from the R-1, R-3, and HC Districts to the C-3 and HC Districts to permit commercial development with an overall Floor Area Ratio (FAR) of 0.3 and to reduce the lot width requirement from 100 feet to approximately 90 feet. The subject property is located on the E. side of Hartland Road approximately 612 feet N. of its intersection with Lee Highway on approximately 28,832 square feet of land, [Tax Map 49-2 ((1)) 65, 73 and 74], subject to the proffers dated September 18, 2013.

The Board also:

- Modified the 100-foot minimum lot width size for the C-3 District to allow a reduction in lot width of approximately 90 feet.
- Modified the transitional screening requirements and waived the barrier requirements in favor of the streetscape shown on the GDP.
- Directed the Director of the Department of Public Works and Environmental Services to permit approval of a deviation from the tree preservation target percentage in favor of the proposed landscaping shown on the GDP and as proffered.

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
<http://www.fairfaxcounty.gov/bosclerk>

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

At a regular meeting of the Board of Supervisors of Fairfax County, Virginia, held in the Board Auditorium in the Government Center at Fairfax, Virginia, on the 24th day of September, 2013, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE
PROPOSAL NUMBER RZ 2013-PR-004**

WHEREAS, Hitt Contracting, Inc. filed in the proper form an application requesting the zoning of a certain parcel of land herein after described, from the R-1, R-3 and HC Districts to C-3 and HC Districts, and

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

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

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

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

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

GIVEN under my hand this 24th day of September, 2013.



Catherine A. Chianese
Clerk to the Board of Supervisors



PROFFERS

HITT CONTRACTING, INC.

RZ 2013-PR-004

September 18, 2013

Pursuant to Section 15.2-2303(A) of the Code of Virginia (1950, as amended) and Section 18-204 of the Zoning Ordinance of Fairfax County (1978, as amended), the property owner/applicant, for itself and its successors and/or assigns (hereinafter collectively referred to as the "Applicant"), hereby proffers that the development of the parcels under consideration and shown on the 2013 Fairfax County tax maps as Tax Map 49-2 ((1)) 65, 73, and 74 (collectively, the "Property") shall be in accordance with the following conditions if, and only if, application RZ 2013-PR-004 is granted.

1. Development Plan. The Property shall be developed in substantial conformance with the Generalized Development Plan entitled "HITT/Hartland Road Generalized Development Plan" dated January 14, 2013 and revised through August 19, 2013, prepared by Dewberry & Davis LLC (the "GDP"), consisting of Sheets 1 through 10.
2. Minor Modifications. Minor modifications to the GDP and these Proffers may be permitted when necessitated by sound engineering or that may become necessary as part of final site design or engineering, pursuant to Section 18-204 of the Fairfax County Zoning Ordinance (the "Zoning Ordinance") as determined by the Zoning Administrator.
3. Uses. The development and use of the Property shall be limited to a health club for the use by the Applicant's employees or office and accessory uses.
4. Landscaping. A landscape plan shall be submitted in conjunction with the site plan for that land area encompassed by the GDP and will be generally consistent with the preliminary landscape plan shown on Sheet 3 of the GDP. The landscape plan shall include approximately twenty (20) deciduous trees and approximately eleven (11) evergreens as shown on the GDP. The landscape plan shall incorporate native species to the greatest extent feasible, as determined by Urban Forest Management Division (UFMD).
5. Parking. The Applicant has provided parking based on an occupant load of ninety-three occupants, subject to approval of an exception by the building official. A parking tabulation will be submitted in conjunction with the site plan. If the building is used for office use, the Applicant reserves the right to make minor modifications to the parking layout, including but not limited to the designation of a loading area. In no event, will the Applicant decrease the amount of open space shown on the GDP.
6. Bicycle Parking. The Applicant shall install bicycle racks in the locations generally shown on Sheet 2 of the GDP. The bike racks shall be inverted U-style racks or other design approved by Fairfax County Department of Transportation.

7. Limits of Clearing and Grading. The Applicant shall conform strictly to the limits of clearing and grading as shown on the GDP, subject to allowances for the installation of utilities. If it is determined necessary to install utilities in areas protected by the limits of clearing and grading as shown on the GDP, they shall be located in the least disruptive manner necessary. A replanting plan shall be developed and implemented, subject to approval by the UFMD, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Prior to site plan approval, the Applicant will obtain the necessary permissions from the adjacent property owners before the removal of any trees located off the Property.

8. 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 to be preserved, as well as all on and off-site trees, living or dead with trunks 8 inches in diameter and greater (measured at 4 ½ -feet from the base of the trunk or as otherwise allowed in the latest edition of the Guide for Plant Appraisal published by the International Society of Arboriculture) located within 25 feet to either side of the limits of clearing and grading. The tree preservation plan shall provide for the preservation of those areas shown for tree preservation, those areas outside of the limits of clearing and grading shown on the GDP 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.

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

At the time of the respective site plan approvals, the Applicant shall post a cash bond or a letter of credit payable to the County of Fairfax to ensure preservation and/or replacement of the trees for which a tree value has been determined in accordance with the paragraph above (the "Bonded Trees") that die or are dying due to unauthorized construction activities. The letter of credit or cash deposit shall be equal to 50% of the replacement value of the Bonded Trees. At any time prior to final bond release for the improvements on the Application Property constructed adjacent to the respective tree save areas, should any Bonded Trees die, be removed, or are determined to be dying by UFMD due to

unauthorized construction activities, the Applicant shall replace such trees at its expense. The replacement trees shall be of equivalent size, species and/or canopy cover as approved by UFMD. In addition to this replacement obligation, the Applicant shall also make a payment equal to the value of any Bonded Tree that is dead or dying or improperly removed due to unauthorized construction activity. This payment shall be determined based on the Trunk Formula Method and paid to a fund established by the County for furtherance of tree preservation objectives. Upon release of the bond for the improvements on the 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.

10. 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 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.
11. 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" development condition below.

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

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

13. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as proffered and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation proffers, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.

14. Leadership in Energy and Environmental Design ("LEED") Certification.
 - A. The Applicant shall include, as part of the site plan and building plan submission, a list of specific credits within the most current version of the U.S. Green Building Council's Leadership in Energy and Environmental Design—New Construction (LEED®-NC) rating system, or other LEED rating system determined to be applicable to the proposed building by the U.S. Green Building Council (USGBC), that the Applicant anticipates attaining. A LEED-accredited professional who is also a professional engineer or architect licensed to practice in the Commonwealth of Virginia will provide certification statements at both the time of site plan/subdivision plan review and the time of building plan review confirming that the items on the list will meet at least the minimum number of credits necessary to attain LEED certification of the project.
 - B. In addition, prior to site plan/subdivision plan approval, the Applicant shall designate the Chief of the Environment and Development Review Branch of the Department of Planning and Zoning as a team member in the USGBC's LEED Online system. This team member will have privileges to review the project status and monitor the progress of all documents submitted by the project team,

but will not be assigned responsibility for any LEED credits and will not be provided with the authority to modify any documentation or paperwork.

- C. Prior to building plan approval, the Applicant shall post a "green building escrow," in the form of cash, bond or a letter of credit from a financial institution acceptable to DPWES as defined in the Public Facilities Manual ("PFM"), in the amount of \$2.00/square foot of GFA. This green building escrow will be in addition to and separate from other bond requirements and will be released upon demonstration of attainment of the most current version of LEED-NC certification at the time of the project's registration, or other LEED rating system determined, by the USGBC, to be applicable to each building. The provision to the Environment and Development Review Branch of DPZ of documentation from the USGBC that the building has attained LEED-NC certification will be sufficient to satisfy this commitment. At the time LEED-NC certification is demonstrated to the Environment and Development Review Branch of DPZ, the escrowed funds shall be released to the Applicant.
- D. As an alternative to the actions outlined in the Paragraphs A and C above, the Applicant may choose at its sole discretion to pursue a certification higher than LEED certification, in which case the LEED-AP will provide certification statements at the time of building plan review confirming that the items on the list of specific credits will meet at least the minimum number of credits necessary to attain the higher certification.

Prior to the issuance of a building permit for the building to be constructed, the Applicants shall submit documentation, to the Environment and Development Review Branch of DPZ, regarding the USGBC's preliminary review of design-oriented credits in the LEED program. This documentation will demonstrate that the building is anticipated to attain a sufficient number of design-related credits that, along with the anticipated construction-related credits, will be sufficient to attain greater than LEED-NC certification. Under this alternative, the Applicant is not required to provide a "green building escrow" unless the Applicant fails to provide the above referenced documentation that the building is anticipated to attain greater than LEED-NC certification.

Prior to final bond release of each building, the Applicant shall submit documentation to the Environment and Development Review Branch of DPZ, confirming the status of LEED certification.

- 15. Architecture. The building floor plans and elevations prepared by Davis Carter Scott shown on Sheets 8 and 9 of the GDP are provided to illustrate the architectural theme and design intent of the building. The final architectural design of the building shall be in substantial conformance with the general type, quality and materials depicted in the illustrative elevations. The windows on the front elevation of the building (facing west) will be actual glass windows. The maximum building height shall be no greater than 35 feet.

16. Recreation Contribution. At the time of the issuance of the Non-RUP for the Property, the Applicant shall provide a Fair Share monetary contribution of \$2,354 (\$0.27 per square foot) to the Board of Supervisors for recreational opportunities as determined in consultation with the Providence District Supervisor.
17. Right-of-Way Dedication. The Applicant shall dedicate and convey to the Board of Supervisors, in fee simple, the land area shown on Sheet 2 of the GDP (consisting of approximately 2,090 square feet) for public street and sidewalk purposes. The dedicated land shall be conveyed subject to all existing easements and other encumbrances. Dedication of the right-of-way area shall be made concurrent with site plan approval.
18. Potential Interparcel Access. In the event that the Property is used for office uses and subject to the approval of the adjacent property owner at such time, the Applicant shall record a public access easement to permit future connection of the drive aisle to the south to serve the adjacent property commonly referred to as the Hartlee Center Condominium and identified as Tax Maps 49-2 ((28) 1 to 10, inclusive. At such time, the Applicant shall reserve for future dedication the eighteen (18) foot wide area designated on the GDP as a "Potential Future Interparcel Access" easement. The future connection and expansion are to be provided by others, however, the Applicant shall be responsible for removing any landscaping or retaining walls on the Property necessary to accommodate the construction by others, and replacing the landscaping elsewhere on the Property.
19. Streetscape. Streetscape improvements and plantings shall be provided as indicated on Sheet 2 of the GDP. The Applicant shall incorporate street furnishings, sidewalk and crosswalk finished as specified in the Merrifield Streetscape Design Manual for the Ring Road. Notwithstanding the foregoing, the Applicant reserves the right, in consultation with the Zoning Administrator, to shift the location of the landscape along the proposed streetscapes to accommodate final architectural design, utilities and layout considerations, and sight distance requirements so long as such modifications are in general conformance with the GDP.
20. Crosswalk at Hartland Road and Providence Forest Drive. The Applicant will construct a crosswalk at the intersection of Hartland Road and Providence Forest Drive, as shown on Sheet 2 of the GDP. The Applicant's obligation is subject to final review and approval by VDOT and the Applicant's ability to obtain any required permission or easements from the adjacent property owner.
21. Lighting. Outdoor lighting shall comply with the Outdoor Lighting Standards of Section 14-900 of the Zoning Ordinance. Building mounted security lighting shall utilize full cut-off fixtures with shielding such that the lamp surface is not directly visible.
22. Signage. Signage for the Property shall be provided in accordance with the requirements of Article 12 of the Zoning Ordinance.
23. Stormwater Management. Subject to review and approval by DPWES, stormwater management and Best Management Practice ("BMP") measures for the Property will be provided in on-site facilities as depicted on Sheets 4 to 7 of the GDP.

24. Advance Density Credit. Advanced density credit is reserved consistent with the provisions of the Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.
25. Successors and Assigns. These Proffers will bind and inure to the benefit of the Applicant and their 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 and/or developer(s) of the site or any portion of the site.
26. Counterparts. These Proffers may be executed in one or more counterparts, each of which when so executed and delivered shall be deemed an original, and all of which taken together shall constitute but one and the same instrument.

[SIGNATURE ON THE NEXT PAGE]

APPLICANT / TITLE OWNER OF TAX MAP
49-2 ((1)) 65, 73, and 74

HITT CONTRACTING, INC.

By: 
Brett R. Hitt
Its: Co-President

[SIGNATURE ENDS]

HITT / HARTLAND ROAD

Providence District Fairfax County, Virginia

Generalized Development Plan RZ 2013-PR-004



Applicant:
HITT Contracting, Inc.
2900 Fairview Park Drive
Falls Church, VA 22042

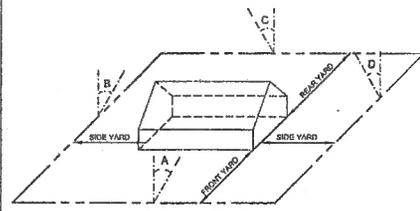
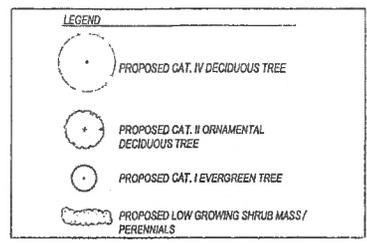
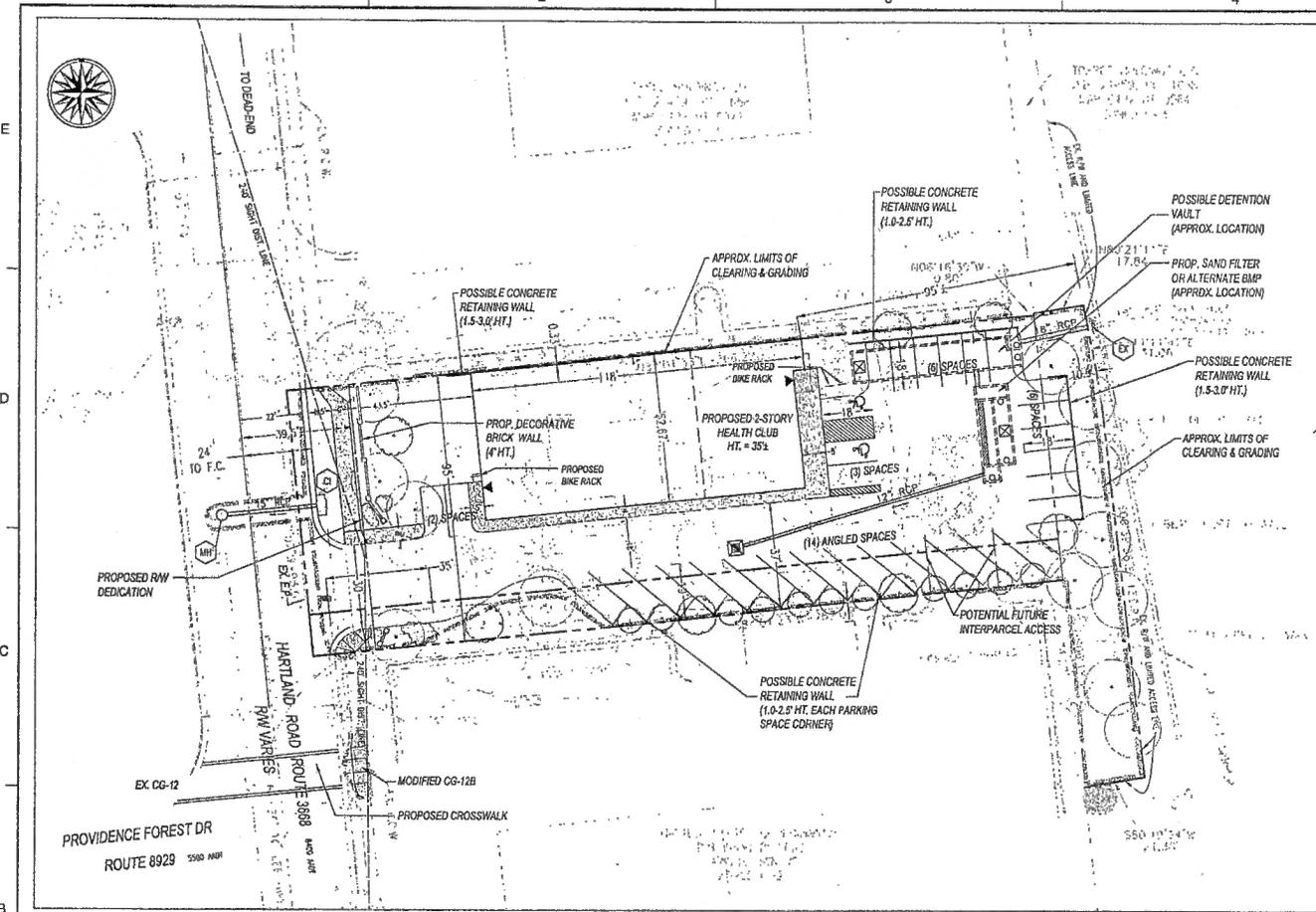
Sheet Index

1. COVER SHEET
2. GENERALIZED DEVELOPMENT PLAN
3. LANDSCAPE PLAN, NOTES, AND LANDSCAPE CALCULATIONS
4. EXISTING VEGETATION MAP
5. BMP NARRATIVE & CALCULATIONS
6. STORMWATER NARRATIVE & CALCULATIONS
7. SITE OUTFALL 1 - DRAINAGE DIVIDES & CALCULATIONS
8. SITE OUTFALL 2 - DRAINAGE DIVIDES & CALCULATIONS
9. A101 - GROUND FLOOR PLAN & MEZZANINE PLAN
10. A102 - EXTERIOR ELEVATIONS & BUILDING SECTIONS

HITT/HARTLAND ROAD
Generalized Development Plan
RZ 2013-PR-004



Revised August 19, 2013
Revised July 29, 2013
Revised July 1, 2013
Revised April 18, 2013
January 14, 2013

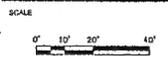


FRONT YARD: $\triangle A$ 25° WITH A BUILDING HEIGHT OF 35', THE FRONT YARD = 10' BUT NOT LESS THAN 40'

SIDE YARD: $\triangle B$ NO REQUIREMENT

REAR YARD: $\triangle C$ 20° WITH A BUILDING HEIGHT OF 35', THE REAR YARD = 15' BUT NOT LESS THAN 35'

ANGLE OF BULK PLANE
 MINIMUM REQUIRED YARD FOR BUILDING WITH 35' HEIGHT



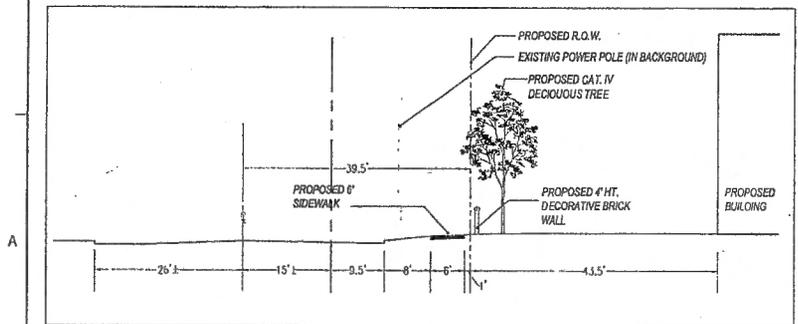
No.	DATE	BY	Description
4	8/19/13	JMC	
3	7/20/13	JMC	
2	07/01/13	JMC	
1	04/18/13	JMC	

TABULATION:

TABULATION:

EXISTING ZONING	R-1 AND R-3
PROPOSED ZONING	C-3
LAND AREA (0.66 ACRES)	28,832± SF
PROPOSED GROSS FLOOR AREA (GFA)	8,719± SF
PROPOSED FLOOR AREA RATIO (FAR)	0.3
MAXIMUM HEIGHT OF BUILDING	35 FT
PARKING SPACES REQUIRED (BASED ON OCCUPANCY LOAD)	31
PARKING SPACES PROVIDED	31
OPEN SPACE REQUIRED (15%)	4,010± SF*
OPEN SPACE PROPOSED (25%)	6,680± SF*

*OPEN SPACE CALCULATED ON NET SITE AREA OF 26,733± SF (28,832± SF - 2,099± SF R/W DEDICATION)



HARTLAND ROAD - CROSS SECTION LOOKING NORTH
 Scale: 1" = 10'

REVISIONS

DRAWN BY	JMC
APPROVED BY	JWE
CHECKED BY	
DATE	January 14, 2013

TITLE
HARTLAND ROAD
 Generalized Development Plan

PROJECT NO.

No.	DATE	BY	Description
4	8/18/13	JWC	
3	7/28/13	JWC	
2	07/01/13	JWC	
1	04/18/13	JWC	

REVISIONS
 DRAWN BY JWC
 APPROVED BY JWC
 CHECKED BY JWC
 DATE January 14, 2013

TITLE
HARTLAND ROAD
 Generalized Development Plan
 Landscape Plan, Notes &
 Landscape Calc

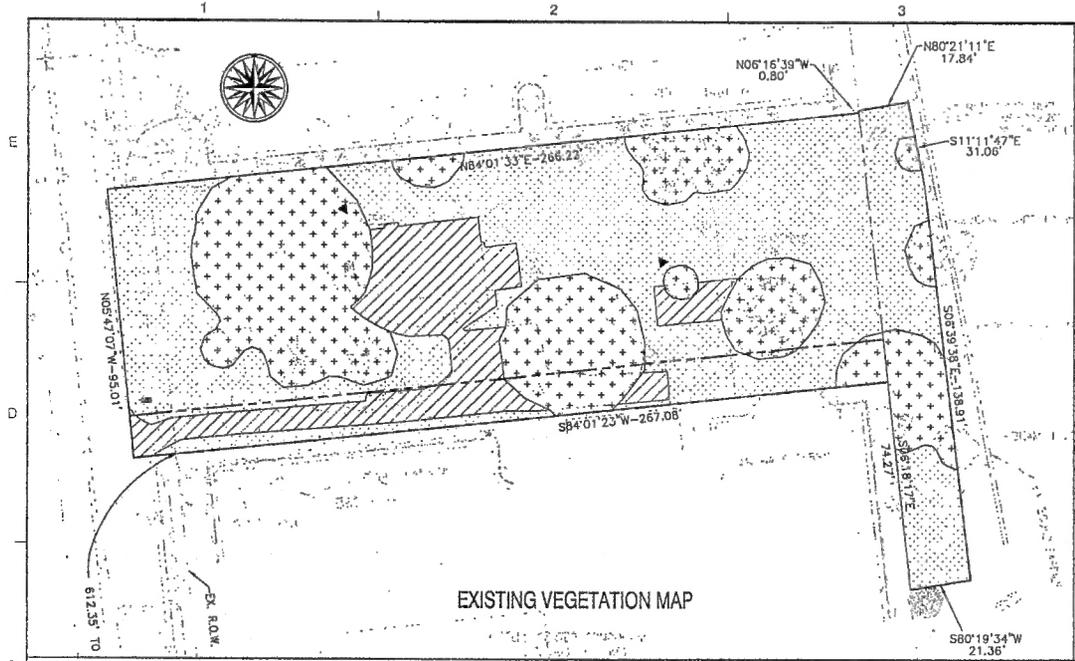
PROJECT NO.

NOTES:

- THE PROPERTY THAT IS THE SUBJECT OF THIS GENERALIZED DEVELOPMENT PLAN (GDP) IS IDENTIFIED ON THE FAIRFAX COUNTY ZONING MAP AS R-4.5 (B), J1, AND J2.
- THIS GDP ACCOMPANIES AN APPLICATION TO REZONE THE SUBJECT LOTS FROM THE R-4.5 (B) TO THE CO DISTRICT. THE THREE LOTS CONTAIN 24,433 SQUARE FEET OF LAND AREA. THERE IS AN EXISTING SINGLE-FAMILY RESIDENCE ON LOT 2. THE AGE OF THE RESIDENCE IS UNKNOWN. IT DOES NOT HAVE ANY ARCHITECTURAL OR HISTORICAL VALUE. IT WILL BE RAZED TO ENABLE THE CONSTRUCTION OF A HEALTH CLUB WITH THE PROPOSED DEVELOPMENT PROGRAM.
- THE BOUNDARY EVIDENCE ON THE GRAPHIC IS BY DEWBERRY CONSULTANTS LLC. IT IS FROM A BOUNDARY SURVEY.
- THE TOPOGRAPHY SHOWN ON THE GRAPHIC IS AT A CONTOUR INTERVAL OF ONE (1) FOOT. THE TOPOGRAPHY IS FROM A FIELD SURVEY BY DEWBERRY CONSULTANTS LLC.
- STORMWATER MANAGEMENT (SWM) AND BEST MANAGEMENT PRACTICES (BMP) WILL BE SHOWN AND PROVIDED IN ACCORDANCE WITH THE PUBLIC FACILITIES MANUAL (PFM) AT SITE PLAN. THE APPLICANT WILL SUBMIT FOR A WAIVER OF SWM-2 AND IN PLACE PROTECTION FOR THE PROPOSED DEVELOPMENT PROGRAM AS ALL DRAINAGE THAT LEAVES THE DEVELOPER PROPERTY WILL DRAIN TO EXISTING CEMENT STORM SEWER SYSTEM WHICH IS ALLIANCE PROPERTY IN VARIOUS DEEP CAPACITY. BMP REQUIREMENTS FOR THE PROPOSED DEVELOPMENT PROGRAM WILL BE ACCOMMODATED BY A SAND FILTER FACILITY OR AN ALTERNATE COMBINATION OF INNOVATIVE BARRIERS THAT MEET THE REQUIREMENTS OF THE PFM.
- BARREN SPACES FOR THE PROPOSED HEALTH CLUB WILL BE PROVIDED IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN ARTICLE 11 OF THE ZONING ORDINANCE.
- THERE ARE NO ADDITIONAL CUMULATIVE OR PUBLIC FACILITIES PROPOSED WITHIN THE SUBJECT DEVELOPMENT PROGRAM.
- THERE ARE NO EXISTING SCENIC ASSETS OR NATURAL FEATURES WORTHY OF PROTECTION OR PRESERVATION LOCATED ON THE SUBJECT PROPERTY. GIVEN THE LOCATION AND NATURE OF THE PROPOSED DEVELOPMENT PROGRAM, THERE WILL BE NO ADVERSE EFFECTS ON ADJACENT OR NEIGHBORING PROPERTIES.
- SANITARY SEWER AND PUBLIC WATER ARE CURRENTLY AVAILABLE ON SITE.
- AS REPRESENTED ON THE GRAPHIC, EXCEPT AS MAY BE QUALIFIED IN THE PROFFERS, THE ENTIRE SITE WILL BE THE SUBJECT OF CLEANING, GRADING AND DEVELOPMENT.
- THERE IS NO FLOODPLAIN DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, UNITED STATES GEOLOGICAL SURVEY OR PRIVATE ENTITY ON THE SUBJECT PROPERTY. IN ADDITION, THERE IS NO ENVIRONMENTAL QUALITY CORRIDOR (EQC) OR RESOURCE PROTECTION AREA (RPA) ON THE PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY BASEMENTS HAVING A WIDTH OF TWENTY (20) FEET OR MORE OR NO MARIJUANA UNDERGROUND UTILITY ASSESSMENT LOCATED ON THE SUBJECT PROPERTY.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO GRAVES LOCATED ON THE SUBJECT PROPERTY.
- THE APPLICANT IS THE OWNER OF THE SUBJECT PROPERTY AND PROPOSES A REZONING TO THE CO DISTRICT AND THE APPROVAL OF A GENERALIZED DEVELOPMENT PLAN (GDP) TO CONSTRUCT A HEALTH CLUB FOR THE PRIVATE USE OF THE DEVELOPER.
- THE SUBJECT PROPERTY IS LOCATED IN SUB-DIVISION D OF THE MERRILL'S SUBDIVISION CENTER IN AREA 1407 THE FAIRFAX COUNTY COMPREHENSIVE PLAN. THE LAND USE RECOMMENDATION FOR THIS SUB-DIVISION IS OFFICE USE UP TO A 30' FLOOR. THE PROPOSED CLUB HAS BEEN DEVELOPED IN CONFORMANCE WITH THE COMPREHENSIVE PLAN.
- THE PROPOSED HEALTH CLUB WILL NOT UTILIZE, STORE, TREAT OR DISPOSE OF HAZARDOUS AND TOXIC SUBSTANCES AS SET FORTH IN TITLE 9, CODE OF FEDERAL REGULATIONS PART 114.1, 114.2 AND 315 HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA DEPARTMENT OF WASTE MANAGEMENT VR 422, 18-18 VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS FROM ANOTHER PROHIBITED PRODUCTS AS SET FORTH IN TITLE 9, CODE OF FEDERAL REGULATIONS PART 298.
- TRANSITIONAL SCREENING TYPE 2 AND AN ASSOCIATED BARBER ARE ACQUIRED ALONG THE WESTERN PROPERTY LINE ADJACENT TO HARTLAND ROAD. A MODIFICATION OF THE TRANSITIONAL SCREENING AND BARBER REQUIREMENTS IS REQUESTED SO THAT THE ABOVE-RECORDED STRUCTURES CAN BE PROVIDED ALONG HARTLAND ROAD.
- IT IS CURRENTLY ANTICIPATED THAT THE PROPOSED HEALTH CLUB DEVELOPMENT PROGRAM WILL BE CONSTRUCTED IN ONE PHASE SUBJECT TO MARKET CONDITIONS.
- IN ACCORDANCE WITH THE PROVISIONS SET FORTH IN SECC. 9-10 OF THE ZONING ORDINANCE, A WAIVER OF THE MINIMUM LOT WIDTH IS HEREBY REQUESTED.
- TO THE BEST OF OUR KNOWLEDGE, EXCEPT AS QUALIFIED ABOVE, THE PROPOSED DEVELOPMENT OF THE SUBJECT PROPERTY COMPLIES TO ALL CURRENT APPLICABLE LAND DEVELOPMENT ORDINANCES, REGULATIONS AND APPLIED STANDARDS.

Preliminary Tree Canopy Calculations:

10-year Tree Canopy Calculation Worksheet		REQUIRE
A. Tree Preservation Target and Statement		
B1	Identify gross site area =	20,032 SF
B2	Subtract area dedicated to other uses (roads, parking, etc.) =	2,099 SF
B3	Adjusted gross site area =	17,933 SF
B4	Identify area to be preserved =	17,933 SF
B5	Percentage of 10-year tree canopy required =	10%
B6	Area of 10-year tree canopy required (B4 x B5) =	2,622 SF
B7	Modification of 10-year Tree Canopy Requirements (requisite) =	NO
B8	If "No" to yes, then list plan sheet where modification request is located	
C. Tree Preservation		
C1	Tree Preservation Target Area =	674 SF
C2	Total canopy area meeting standards of 12-0-00 =	8.00
C3	Total canopy area provided by existing trees =	8.00
C4	Total of canopy area provided by "Historic," "Monoculture," "Specimens," or "Street" trees =	-
C5	Total of canopy area provided by "Historic," "Monoculture," "Specimens," or "Street" trees =	-
C6	Canopy of trees with Resonance (Hazardous Areas and 100-year floodplains) =	-
C7	Canopy of trees with Resonance (Hazardous Areas and 100-year floodplains) =	-
C8	Canopy of trees with Resonance (Hazardous Areas and 100-year floodplains) =	-
C9	Canopy of trees with Resonance (Hazardous Areas and 100-year floodplains) =	-
C10	Total of C2, C3, C4, C5, C6, C7, C8, and C9 =	8.00
D. Tree Planting		
D1	Area of canopy planned without multiplication =	1,042.5 SF
D2	Area of canopy planned for air quality benefits =	1,042.5 SF
D3	Area of canopy planned for energy conservation =	0
D4	Area of canopy planned for energy conservation =	0
D5	Area of canopy planned for water quality benefits =	0
D6	Area of canopy planned for water quality benefits =	0
D7	Area of canopy planned for wildlife benefits =	1,750 SF
D8	Area of canopy planned for wildlife benefits =	1,750 SF
D9	Area of canopy provided by native trees =	0
D10	Area of canopy provided by native trees =	0
D11	Area of canopy provided through tree seedlings =	0
D12	Area of canopy provided through tree seedlings =	0
D13	Area of canopy provided through tree seedlings =	0
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D218	Area of canopy provided through native plants or woody seedlings =	0
D219	Area of canopy provided	



EXISTING VEGETATION MAP COVER TYPE SUMMARY

Cover Type	Primary Species	Successional Stage	Condition	Acreage	Comments
DEVELOPED LAND	NA	NA	NA	0.09 AC	EX. HOUSE, DRIVEWAY, WALLS
LANDSCAPED TREE CANOPY	Red maple, Japanese maple, Norway spruce, American Holly, Black walnut	CLMAX	FAR TO POOR	0.22 AC	MATURE LANDSCAPE TREES IN GOOD HEALTH. SHOULD NOT BE A PRIORITY FOR PRESERVATION.
MAINTAINED GRASSLANDS	NA	NA	NA	0.35 AC	
TOTAL				0.66 AC	

TABLE 12.3 TREE PRESERVATION TARGET CALCULATION

	REQUIREMENTS	RESULTS
A	PRE-DEVELOPMENT AREA OF EXISTING TREE CANOPY (FROM EXISTING VEGETATION MAP) =	0.22 AC
B	PERCENTAGE OF GROSS SITE AREA COVERED BY EXISTING TREE CANOPY =	33%
C	PERCENTAGE OF 10-YEAR TREE CANOPY REQUIRED FOR SITE =	10% = 0.068 AC
D	PERCENTAGE OF THE 10-YEAR CANOPY REQUIREMENT THAT SHOULD BE MET THROUGH TREE PRESERVATION =	33% = 0.74 SF
E	PROPOSED PERCENTAGE OF CANOPY REQUIREMENT THAT WILL BE MET THROUGH TREE PRESERVATION =	97%
F	HAS THE TREE PRESERVATION TARGET ANNUUM BEEN MET?	NO

*A DEVIATION TO THE TREE PRESERVATION TARGET REQUIREMENT IS REQUESTED. TREE CANOPY REQUIREMENTS WILL BE MET THROUGH PLANTING OF TREES

Tree Preservation Deviation Request:

Dewberry
 80 Paterson
 June 20, 2013

Mr. Jim W. Paterson, Director
 Public Works Department of Public Works and Environmental Services
 Commercial Center Parkway
 Suite 550
 Foston, OH 44825

RE: Request for a Tree Preservation Target Deviation
 Tax Map 48-3 (15) 13-18

80 Paterson

May 8th letter serves as a request for a deviation from the Tree Preservation Target as outlined in the provisions set forth in Sec. 12.02B.2A(1) of the Public Facilities Manual (PFM). The development program at issue is located on the property referenced as 48-3(15) 13-18 and is subject of a pending zoning application - HZPD# 2013 PH-026.

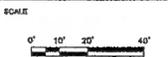
The property is currently zoned to the R1 and R3 Districts, and the pending HZPD# application has been filed to rezone the property to the C-2 District as well as the establishment of a private health club. A copy of the proposed development program is attached for your reference.

Based on the provisions set forth in Sec. 12.02B.2A(1) of the PFM and more particularly the calculation set forth in Table 12.3, copy attached, 374 square feet is the requisite Tree Preservation Target.

A deviation from the Tree Preservation Target requirement is requested, as is demonstrated by the attached copy of the proposed development program, the existing and existing vegetation conditions, and the details of the required quality standards for the development program which exceeds the commitment of the Tree Preservation Target. It is our belief that the proposed development program is a reasonable development program for the subject property which is to be subject to the C-2 District. In reference to the request, it is noted that the 10-year Tree Canopy Requirements will be met through the planting of trees on site.

We trust that the statement is sufficient to request our request for a deviation from the Tree Preservation Target for the development program proposed on the subject property. Should you have any questions or the need for additional information, please contact me at 761.849.8248 or jim@dwg.com

Sincerely,
 Scott Clubb
 PE
 Project Manager
 Attachment



No.	DATE	BY	Description
4	8/19/13	JMC	
3	7/29/13	JMC	
2	07/20/13	JMC	
1	04/18/13	JMC	

REVISIONS

DRAWN BY: JMC

APPROVED BY: JMC

CHECKED BY:

DATE: January 14, 2013

TITLE:

HARTLAND ROAD
 Generalized Development Plan
 EXISTING
 VEGETATION MAP

PROJECT NO.

Dewberry & Davis LLC
 1001 ATLANTIC AVENUE
 SUITE 200
 FARMERSVILLE, VA 22430
 PHONE: 703.886.0500
 FAX: 703.886.0505
 WWW.DDBVA.COM

HITT / HARTLAND ROAD
 Generalized Development Plan
 PROFESSIONAL DISTRICT
 FARMERSVILLE, VIRGINIA

SCALE
 1" = 20'
 1" = 40'
 1" = 80'
 1" = 160'
 1" = 320'
 1" = 640'

Professional Engineer
 State of Virginia
 License No. 10112
 8-15-1015

SCALE
 1" = 10'
 1" = 20'
 1" = 40'

REVISIONS
 DRAWN BY: SDC
 APPROVED BY: _____
 CHECKED BY: _____
 DATE: January 14, 2013
 TITLE: HARTLAND ROAD Generalized Development Plan
 SWM Narrative and Calcs
 PROJECT NO. _____

STORMWATER MANAGEMENT NARRATIVE

ADEQUATE OUTFALL
 THERE ARE TWO (2) OUTFALLS WHERE CONCENTRATED RUNOFF LEAVES THE PROPOSED SITE. THESE OCCUR AT OUTFALLS 1 AND 2 AS SHOWN HEREON. BOTH OUTFALLS TIE TO EXISTING CLOSED STORM SEWER SYSTEMS THAT REMAIN CAPABLE FOR THEIR RESPECTIVE EXTENTS OF REVIEW. BOTH SYSTEMS HAVE ADEQUATE CAPACITY AND ARE CAPABLE OF RECEIVING THE PROPOSED 10-YEAR RUNOFF FROM THE SITE.

AT OUTFALL 1 RUNOFF WILL LEAVE THE SITE VIA AN EXISTING 36" RCP STORM SEWER BELOW HARTLAND ROAD. THE DOWNSTREAM EXTENT OF REVIEW FOR THIS OUTFALL WILL BE AT THE EXISTING 36" RCP STORM SEWER PER PFM SECTION 8-0203.2B. HERE, THE DRAINAGE AREA OF THE STORM IS 16.5 ACRES WHICH IS AT LEAST 100 TIMES THE CONTRIBUTING DRAINAGE AREA OF THE SITE. SHEET 7 SHOWS THE DRAINAGE AREA AND STORM SEWER CAPACITY CALCULATIONS FOR THE EXISTING 36" RCP STORM SEWER.

AT OUTFALL 2 RUNOFF WILL LEAVE THE SITE AT AN EXISTING GRATE INLET. THIS INLET (STRUCTURE NUMBER 4-27A) WAS DECONSTRUCTED WITH THE I-495 HOT LANES PROJECT. THE 10-YR PEAK RUNOFF FROM THE SITE TO 4-27A IS ABOUT 1 CFS. THIS INLET OUTFALLS INTO A CLOSED STORM SEWER SYSTEM THAT WAS BUILT WITH THE HOT LANES PROJECT BASED ON A 25-YEAR DESIGN STORM (SEE SHEET 8). AT THE LOCATION SHOWN ON SHEET 8 PER PFM SECTION 8-0203.2A, FOR THIS DEVELOPMENT PLAN, THE DOWNSTREAM EXTENT OF REVIEW FOR THE UNUSUAL SITUATION: REDUCED FLOW RETURNING SPECIAL EXCEPTION SPECIAL PERMIT AND DEVELOPMENT PLAN APPLICATIONS (SEE SHEET 7) IS AT A POINT 100 TIMES THE CONTRIBUTING DRAINAGE AREA OF THE SITE, WHICH OCCURS AT HOLMES ROAD. SHEET 8 SHOWS THE STORM SEWER DESIGN CALCULATIONS FOR THE I-495 HOT LANES PROJECT.

IT IS THE OPINION OF THE ENGINEER THAT OUTFALLS 1 AND 2 ARE ADEQUATE DRAINAGE SYSTEMS AND ARE CAPABLE OF CONVEYING THE DEVELOPED 10-YR DESIGN DISCHARGE FROM THE PROPOSED SITE.

NON-CONCENTRATED (SHEET) FLOW LEAVES THE DEVELOPED SITE AT TWO (2) LOCATIONS DEFINED HEREON AS SHEET FLOW 1, 2 AND 3, AS SHOWN IN THE TABLES BELOW. THERE IS NO INCREASE IN SHEET FLOW FROM THE PROPOSED SITE IN ACCORDANCE WITH PFM SECTION 8-0203.11. IT IS THE OPINION OF THE ENGINEER THAT SHEET FLOW 1, 2 AND 3 OUTFALLS ARE ADEQUATE.

SHEET FLOW 1 (10-YEAR)

CONDITION	Tc (min)	C	I (IN/HR)	A (AC)	Q (CFS)
EXISTING	10	0.43	5.92	0.289	0.76
PROPOSED	5	0.42	7.27	0.058	0.16

SHEET FLOW 2 (10-YEAR)

CONDITION	Tc (min)	C	I (IN/HR)	A (AC)	Q (CFS)
EXISTING	5	0.30	7.27	0.019	0.04
PROPOSED	5	0.30	7.27	0.019	0.04

SHEET FLOW 3 (10-YEAR)

CONDITION	Tc (min)	C	I (IN/HR)	A (AC)	Q (CFS)
EXISTING	5	0.30	7.27	0.005	0.011
PROPOSED	5	0.30	7.27	0.002	0.004

DETENTION

TO COMPLY WITH 3- AND 10-YEAR DETENTION REQUIREMENTS AN UNDERGROUND DETENTION VAULT (DV) IS PROPOSED BY THE APPROPRIATE LOCATION SHOWN. THE DETENTION VAULT WILL BE PRIVATELY OWNED AND MAINTAINED. BELOW IS A SUMMARY OF THE PRELIMINARY DESIGN CALCULATIONS FOR THE DETENTION VAULT.

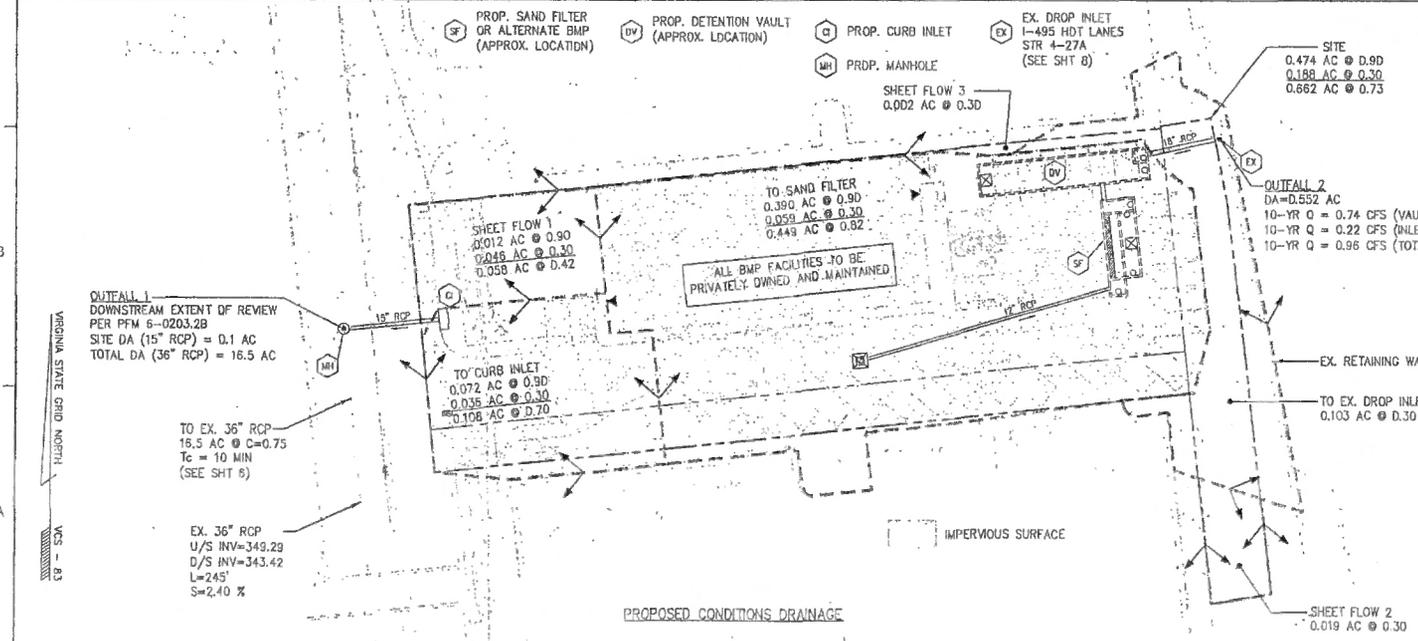
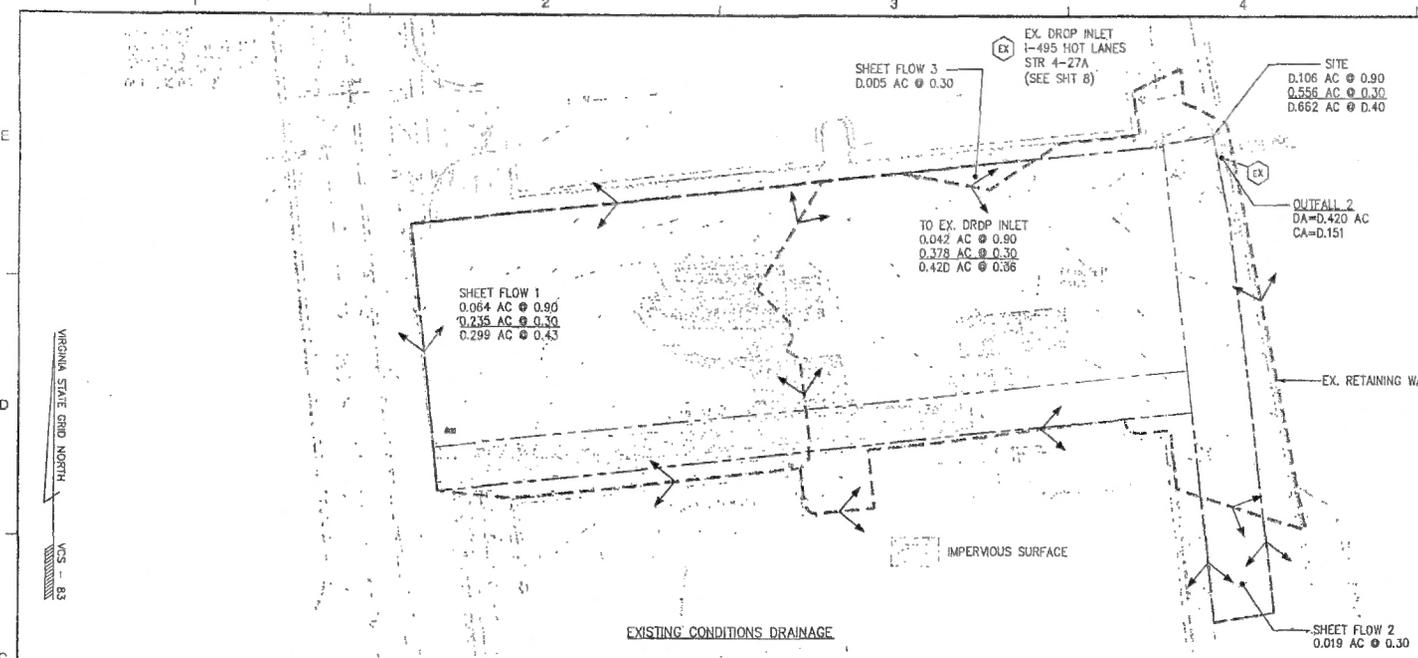
EXISTING AND PROPOSED RUNOFF FROM THE SITE

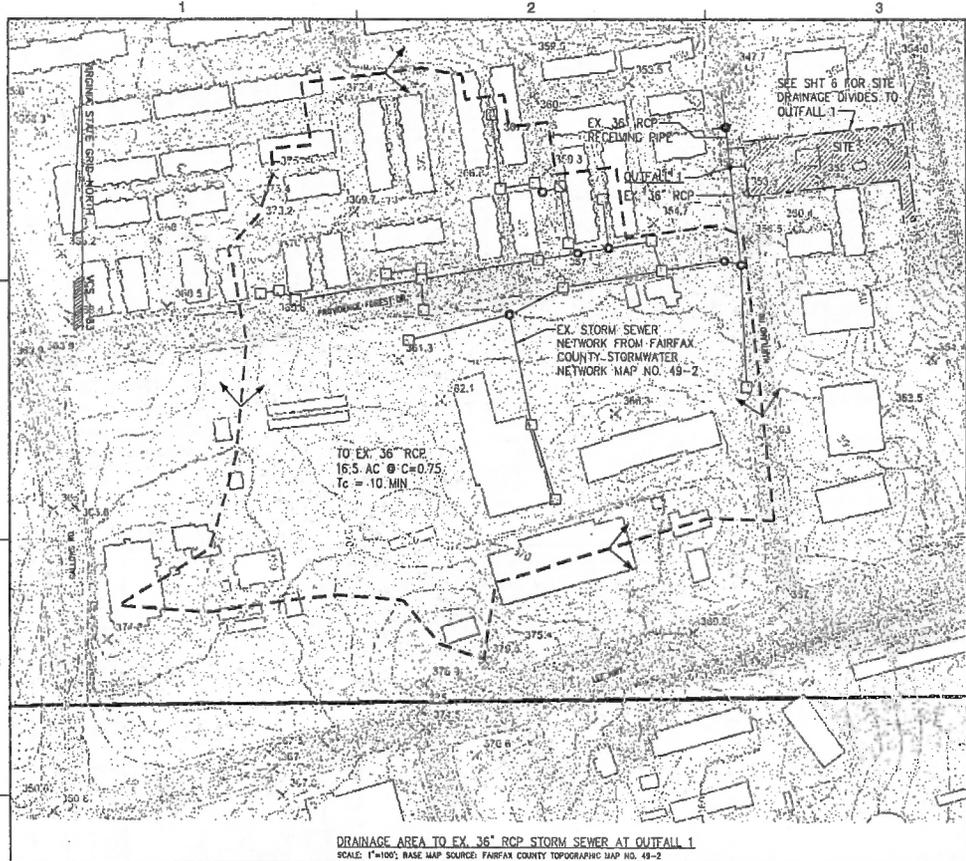
	EX 2-YR	PROP 2-YR	EX 10-YR	PROP 10-YR
Tc	10 min	5 min	10 min	5 min
I	4.80 in/hr	5.45 in/hr	5.92 in/hr	7.27 in/hr
A _{site}	0.862 ac	0.622 ac	0.392 ac	0.052 ac
C	0.40	0.73	0.40	0.73
Q	1.22 cfs	2.83 cfs	1.57 cfs	3.51 cfs

DETENTION REQUIRED:
 402 (2-YEAR) DETENTION = 2.83 cfs - 1.22 cfs = 1.61 cfs
 4010 (10-YEAR) DETENTION = 3.51 cfs - 1.57 cfs = 1.94 cfs

MINIMUM STORAGE REQUIRED FOR DETENTION VAULT:

	PROP 2-YR	PROP 10-YR
Tc	5 min	5 min
I	5.45 in/hr	7.27 in/hr
A _{site}	0.449 ac	0.419 ac
C	0.72	0.72
Q _{inflow}	2.01 cfs	2.58 cfs
Q _{outflow}	1.41 cfs	1.34 cfs
Storage Req'd	660 cf	0.74 cfs
Storage Req'd	1000 cf	1690 cf





DRAINAGE AREA TO EX 36" RCP STORM SEWER AT OUTFALL 1
SCALE: 1"=100'; BASE MAP SOURCE: FAIRFAX COUNTY TOPOGRAPHIC MAP NO. 49-2

TOTAL 10-YR Q TO EX 36" RECEIVING PIPE:

Q = CIA
 $C = [(16.5 \times 0.75) + (0.108 \times 0.70)] / (16.5 + 0.108) = 0.75$
 A = 16.5 + 0.108 = 16.608 AC
 Q 10-YR = 0.75 x 5.92 IN/HR x 16.608 AC = 74 CFS

CAPACITY OF EX 36" RECEIVING PIPE:

ROUGHNESS COEFFICIENT = 0.013
 PIPE SLOPE = 2.40 %
 NORMAL DEPTH = 3 FT
 PIPE DIAMETER = 3 FT
 CAPACITY = 103 CFS > 74 CFS, THEREFORE, ADEQUATE CAPACITY IS PROVIDED

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

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

The information is required under the following Zoning Ordinance paragraphs:
 Special Permits (16-011 21 & 22) Special Exemptions (8 011 21 & 22)
 Cluster Subdivisions (8 019 10 & 11) Commercial Reutilization Districts (8-022 2A (12) & (14))
 Development Plans (PDC) Districts (16-043 3 & 4), PDC Plan (16-200 1E & 1G)
 FDP P Districts (except PDC) (16-502 1F & 1G) Amendments (16-202 10F & 10G)

- 1. Plot is at a minimum scale of 1"=50' (unless it is depicted on an sheet with a minimum scale of 1"=100')
- 2. A graphic depicting the stormwater management facility(ies) and final site clearing and grading to accommodate the stormwater management facility(ies), storm drainage pipe system and outlet protection, paved spillways, access roads, site outlets, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- 3. Provide:

Facility Name*	Drainage area	Drainage area**	Drainage	Footprint	Storage	If pond, dam height (ft)
LAND FILLERS	0.431 AC	0.018 AC	0.449 AC	348 SF	557 CF	N/A
DET. VAILT	0.431 AC	0.018 AC	0.449 AC	884 SF	1680 CF	N/A
TOTAL	0.431 AC	0.018 AC	0.449 AC	1232 SF	2237 CF	N/A

** 20% WETLAND BUFFER AREA AC (WETLAND) + 100% PRESERVED OPEN SPACES AC (PRESERVED OPEN SPACES)
- 4. On-site drainage channels, outfalls and pipe systems are shown on Sheet 5,6. (i.e. PARKING LOT)
 Point inlets and outfall pipe systems are shown on Sheet 5,6. (i.e. PARKING LOT)
- 5. Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 5,6.
- 6. Landscaping and best management shown in and near the stormwater management facility is shown on Sheet 3.
- 7. A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 5,6.
- 8. A description of the existing conditions of each numbered site outlet, extended downstream from the site to a point which is at least 100 feet from the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheet 5,6.
- 9. A description of how the outlet requirements, including contributing drainage areas of the Public Facilities Manual will be satisfied is provided on Sheet 5.
- 10. Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is on a survey or field run is provided on Sheet 3,4.
- 11. A subdivision waiver is requested for N/A.
- 12. Stormwater management is not required because N/A.

Dewberry & Davis LLC
 1102 PENNSYLVANIA PLAZA
 FAIRFAX, VA 22031
 PHONE: 703.440.1100
 FAX: 703.440.1700
 WWW.D&D.COM

HITT / HARTLAND ROAD
 Generalized Development Plan
 PREPARED BY DISTRICT
 FAIRFAX COUNTY, VIRGINIA

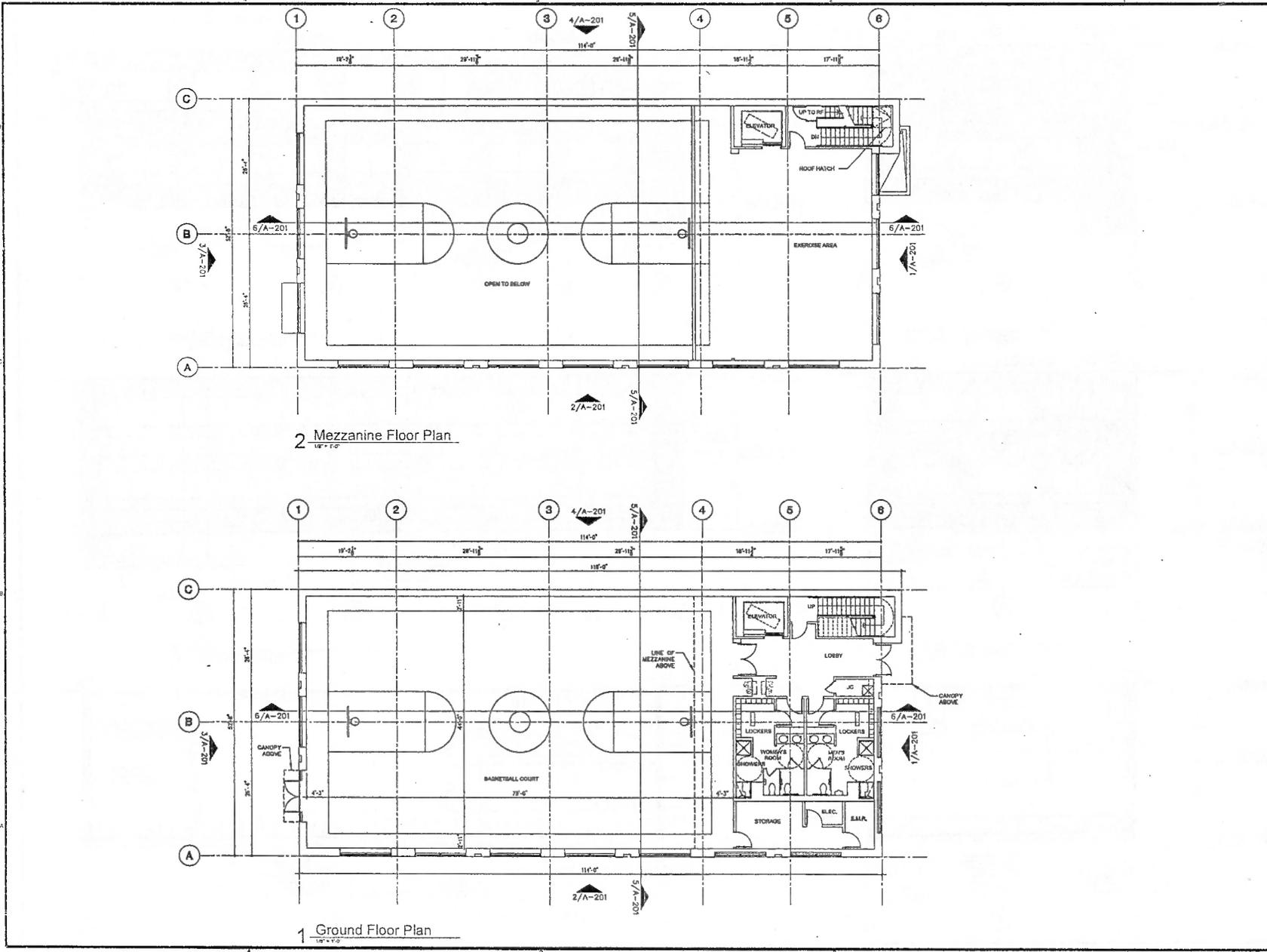


SCALE
 AS SHOWN

REVISIONS
 DRAWN BY SCC
 APPROVED BY
 CHECKED BY
 DATE January 14, 2013

TITLE
 HARTLAND ROAD
 Generalized Development Plan
 Site Outfall 1, Drainage Divides
 & Calculations

PROJECT NO.



2 Mezzanine Floor Plan
UP + F.O.

1 Ground Floor Plan
UP + F.O.

dcs
DESIGN

DAVIS
CARTER
SCOTT LLP

Architect
Carter, J. Thomas
Lead Designer
100 International Blvd
Suite 210
Harrison, Virginia 22043
P 703.664.4275
F 703.661.8866
www.dcsdesign.com

REVISIONS

NO.	DESCRIPTION	DATE
01	ISSUED FOR PERMITS	06.19.13

PROJECT TITLE
HARTLAND RD GYM
2757 Hartland Road
Falls Church, VA
22043
PROJECT NO 312176.01

DRAWING TITLE
**Ground Fl Plan
Mezzanine Plan**

Printed On: 06/19/13 7:06 am

SCALE	AS NOTED
DATE	06.19.13
DRAWN BY	SS
CHECKED BY	DNC
DATE	06/19/13

DRAWING NUMBER
A-101

SHEET 9 OF 10

THIS DOCUMENT IS THE PROPERTY OF DAVIS, CARTER, SCOTT, LLP. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THIS DOCUMENT WITHOUT THE WRITTEN PERMISSION OF DAVIS, CARTER, SCOTT, LLP IS STRICTLY PROHIBITED.

**COMMERCIAL
REVITALIZATION AREA**



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

APPLICATION No: RZ 2013-PR-004
 (Assigned by staff)

RECEIVED
 Department of Planning & Zoning

NOV 29 2012

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

Zoning Evaluation Division

PETITION

TO: THE BOARD OF SUPERVISORS OF FAIRFAX COUNTY, VIRGINIA

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

APPLICATION TYPE(S):	PCA ()	CDP ()	FDP ()	CDPA ()	FDPA ()
----------------------	---------	---------	---------	----------	----------

LEGAL DESCRIPTION:

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

TAX MAP DESCRIPTION:

49-2			73, 74, 65	approx. 28,832 SF
Map No.	Double Circle No.	Single Circle No.	Parcel(s)/Lot(s) No.	Total Acreage

POSTAL ADDRESS OF PROPERTY:

2757 Hartland Road Falls Church, Virginia 22043

ADVERTISING DISCRPTION: (Example - North side of Lee Highway approx. 1000 feet west of its intersection with Newgate Blvd.)
East side of Hartland Road (Route 3668) approx. 612 feet north of its intersection with Lee Highway (Route 29).

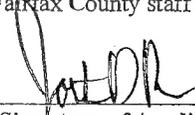
PRESENT USE: Residential	PROPOSED USE: Commercial
MAGISTERIAL DISTRICT: Providence	OVERLAY DISTRICT (S): H-C

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.

Jonathan D. Puvak, Attorney/Agent

 Type or Print Name
 2200 Clarendon Blvd., #1300, Arlington, VA 22201

 Address



 Signature of Applicant or Agent
 (Work) 703-528-4700 (Mobile)

 Telephone Number

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

DO NOT WRITE BELOW THIS SPACE

Date application accepted: 2/7/13 Virginia Ruffner Fee Paid \$ 28,190.⁰⁰



RZ 2013-PR-004

Zoning Application Closeout Summary Report

Printed: 11/4/2013

General Information

APPLICANT: HITT CONTRACTING, INC.
DECISION DATE: 09/24/2013
CRD: NO
HEARING BODY: BOS
ACTION: APPROVE
STAFF COORDINATOR: WILLIAM O'DONNELL
SUPERVISOR DISTRICT: PROVIDENCE

DECISION SUMMARY:

ON SEPTEMBER 24, 2013, THE BOARD OF SUPERVISORS UNANIMOUSLY APPROVED RZ 2013-PR-004 ON A MOTION MADE BY SUPERVISOR SMYTH, SUBJECT TO PROFFERS DATED SEPTEMBER 18, 2013.

APPLICATION DESCRIPTION:

COMMERCIAL

Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	7,505.00 SQ F	C- 3	7,505.00 SQ F	C- 3	7,505.00 SQ FEET
R- 3	21,327.00 SQ	C- 3	21,327.00 SQ	C- 3	21,327.00 SQ FEET

Tax Map Numbers

0492 ((01)) ()0074 0492 ((01)) ()0065 0492 ((01)) ()0073

Approved Land Uses

Zoning District: C- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
HEALTH-CLB					8,719	0.30	28,832.00 SQ FEET

TOTALS

Approved Waivers/Modifications

- WAIVE MINIMUM LOT AREA/WIDTH
- DEVIATION FROM TREE PRESERVATION TARGET PERCENTAGE
- MODIFY BARRIER REQUIREMENT
- MODIFY TRANSITIONAL SCREENING REQUIREMENT

11/4/2013

Approved ProffersPROFFER STATEMENT DATE: 09-18-2013

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
PEDESTRIAN IMPROVEMENTS (CROSSWALKS /BRIDGES /SIGNALS)	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
LIMITS OF CLEARING AND GRADING	01-01-0001	0	SITE PLAN	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	SITE PLAN	\$0	01-01-0001
ARCHITECTURE / GREEN BUILDING / LEEDS	01-01-0001	0	SITE PLAN	\$0	01-01-0001
PARKING	01-01-0001	0	N/A	\$0	01-01-0001
BICYCLE RELATED FACILITIES	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	NON-RUP	\$2,354	01-01-0001
STREETSCAPE	01-01-0001	0	N/A	\$0	01-01-0001
UNDERGROUND - SWM	01-01-0001	0	N/A	\$0	01-01-0001
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	SITE PLAN	\$0	01-01-0001
INTERPARCEL ACCESS	01-01-0001	0	NON-RUP	\$0	01-01-0001
USE RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001

11/4/2013

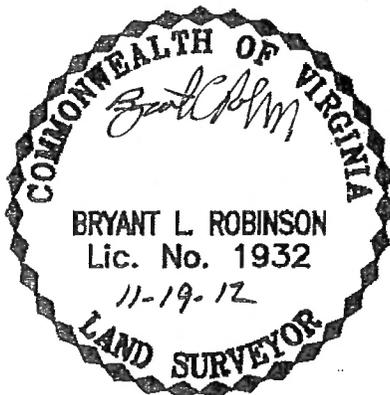
November 16, 2012

**DESCRIPTION OF
THE PROPERTY OF
HITT CONTRACTING, INC.**

**PROVIDENCE DISTRICT
FAIRFAX COUNTY, VIRGINIA**

Beginning at a point on the westerly right-of-way line of the Capital Beltway (Route 495), said point marking the southeasterly corner of Torres Holdings LLC; thence with the westerly right-of-way line of the Capital Beltway (Route 495) the following courses: S11°11'47"E, 31.06 feet, S06°39'38"E, 138.91 and S80°19'34"W, 21.36 feet to a point in the easterly line of Hartlee Center Condominium; thence leaving the westerly right-of-way line of the Capital Beltway (Route 495) and with the easterly and northerly lines of Hartlee Center Condominium and the easterly line of Hartland Road (Route 3668) the following courses: N06°18'17"W, 74.27 feet and S84°01'23"W, 267.08 feet to a point on the easterly right-of-way line of Hartland Road (Route 3668); thence with the easterly right-of-way line of Hartland Road (Route 3668) and the southerly lines of the aforementioned Torres Holdings LLC the following courses: N05°47'07"W, 95.01 feet; N84°01'33"E, 266.22 feet; N06°16'39"W, 0.80 feet and N80°21'11"E, 17.84 feet to the point of beginning, containing 0.66 acres of land.

All being more particularly described on a plat attached hereto and made a part hereof.



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Department of Planning & Zoning

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Zoning Evaluation Division

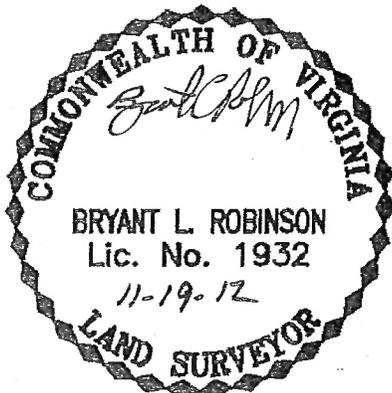
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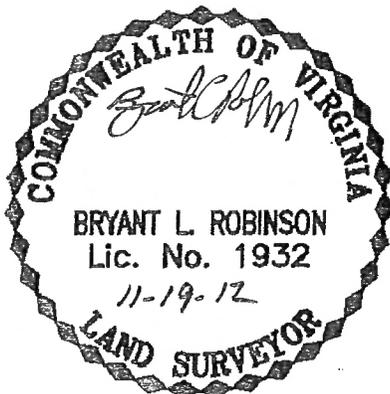
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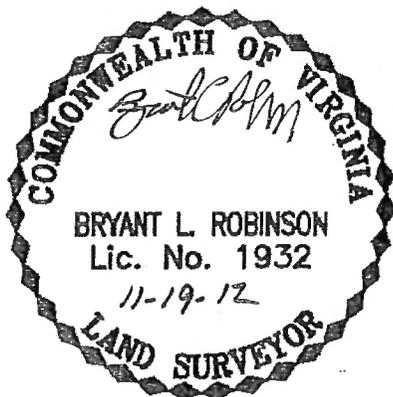
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