



# County of Fairfax, Virginia

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

January 15, 2014

Lori Greenlief  
McGuireWoods LLP  
1750 Tysons Boulevard, Suite 1800  
Tysons Corner, VA 22102

RE: Rezoning Application RZ 2012-BR-020

Dear Ms. Greenlief:

Enclosed you will find a copy of an Ordinance adopted by the Board of Supervisors at a regular meeting held on January 14, 2014, granting Rezoning Application RZ 2012-BR-020 in the name of Eastwood Properties, Inc. 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 2.5 du/ac and approval of the conceptual development plan. The subject property is located on the E. side of Ox Road, approximately 100 feet N. of its intersection with Adare Drive on approximately 5.15 acres of land, [Tax Map 77-1 ((1)) 36, 37 and 38], subject to the proffers dated January 10, 2014.

Please note that on November 21, 2013, the Planning Commission approved Final Development Plan Application FDP 2012-BR-020.

**The Board also:**

- Waived the service drive requirement along Route 123 in favor of the frontage improvements shown on the CDP/FDP.
- Modified the trail requirement along Route 123 in favor of the eight-foot wide asphalt trail shown on the CDP/FDP.
- Waived the on-road bike trail requirement along Route 123 in favor of the asphalt trail shown on the CDP/FDP.
- Waived the parallel crushed stone pedestrian path along Route 123 in favor of the asphalt path shown on the CDP/FDP.

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**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  
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- Modified the sight distance requirement for corner lots to allow the entry feature and sound wall to be located as shown on the CDP/FDP.

Sincerely,



Catherine A. Chianese  
Clerk to the Board of Supervisors

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  
Jill Cooper, Executive Director, 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 14th day of January, 2014, the following ordinance was adopted:

**AN ORDINANCE AMENDING THE ZONING ORDINANCE  
PROPOSAL NUMBER RZ 2012-BR-020**

**WHEREAS**, Eastwood Properties, Inc., 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 14th day of January, 2014.



Catherine A. Chianese  
Clerk to the Board of Supervisors



## **Proffers**

**Eastwood Properties, Inc.**

**RZ 2012-BR-020**

**January 25, 2013**

**Revised May 2, 2013**

**Revised July 25, 2013**

**Revised September 24, 2013**

**Revised September 27, 2013**

**Revised October 2, 2013**

**Revised October 11, 2013**

**Revised October 30, 2013**

**Revised November 13, 2013**

**Revised January 10, 2014**

Pursuant to Section 15.2-2303(A), Code of Virginia, 1950 as amended, the undersigned Applicant, in this rezoning proffer that the development of the parcel under consideration and shown on the Fairfax County Tax Map as Tax Map Reference 77-1((1))36-38 (hereinafter referred to as the "Property") will be in accordance with the following conditions (the "Proffered Conditions"), if and only if, said rezoning request for the PDH-3 Zoning District is granted. In the event said rezoning request is denied, these Proffered Conditions shall be null and void. The Owner and the Applicant, for themselves, their successors and assigns hereby agree that these Proffered Conditions shall be binding on the future development of the Property unless modified, waived or rescinded in the future by the Board of Supervisors of Fairfax County, Virginia, in accordance with applicable County and State statutory procedures. The Proffered Conditions are:

### **I. GENERAL**

1. Substantial Conformance. Subject to the provisions of Article 16 of the Fairfax County Zoning Ordinance (hereinafter referred to as the "Zoning Ordinance"), development of the Property shall be in substantial conformance with the Conceptual Development Plan/Final Development Plan (CDP/FDP), prepared by Charles P. Johnson & Associates, Inc., consisting of 15 sheets, dated November 5, 2012, revised through November 7, 2013.
2. Maximum Lot Yield. The development shall consist of a maximum of 13 single family detached units.
3. Minor Modification. Except as may be further qualified by these proffered conditions, minor modifications to the building envelopes including house location and sizes may be permitted in accordance with Article 16 of the Zoning Ordinance.

4. Establishment of HOA. Prior to record plat approval, the Applicant shall either provide the Department of Public Works and Environmental Services with documentation that the subject property has been incorporated into one of the adjacent associations or the Applicant has established a Homeowners Association (HOA) in accordance with Sect. 2-700 of the Zoning Ordinance. The purpose of the HOA shall be, among other things, establishing the necessary residential covenants governing the use and operation of common open space and other facilities of the approved development 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. At the time of bond release, or turnover of the community to the HOA, whichever first occurs, there shall be an amount of \$28,800, earmarked for future maintenance of the open space and common facilities, such as the rain garden(s) and private roads, in the HOA bank account.
5. Dedication to HOA. At the time of record plat recordation, the open space and common features/amenities not otherwise conveyed or dedicated to the County shall be dedicated to the HOA and maintained by the same.
6. Disclosure. Prior to entering into a contract of sale, prospective purchasers shall be notified in writing by the Applicants of the maintenance responsibility for the private roadways, walkways, stormwater management facilities, tot lot, common area landscaping and any other open space amenities and shall acknowledge receipt of this information in writing. The initial deeds of conveyance and HOA governing documents shall expressly contain these disclosures.
7. Signs. No temporary signs (including "popsicle" style paper or cardboard signs), which are prohibited by Article 12 of the Zoning Ordinance and Chapter 7 of Title 33.1, and Chapter 8 of Title 46.2 of the Code of Virginia, shall be placed on or offsite by the Applicant or at the Applicant's direction. The Applicant shall direct its agents and employees involved with the Property to adhere to this proffer.
8. Length of Driveways. The driveway on each residential lot shall have a minimum of 20 feet of pavement available for parking without infringing into the right-of-way or sidewalk area and shall be a minimum of 18 feet in width.
9. Lot Typical, Decks and Similar Appurtenances. Decks, 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, as permitted by Section 2-412 and Article 10 of the Zoning Ordinance. Porches (including screened in porches) or sunrooms may be permitted in the rear yard in the area identified as "OPTIONAL DECK" on the lot typical included on the CDP/FDP. The specifications of this proffer shall be disclosed to future homeowners in the Homeowners Association documents.
10. Construction Activity.

- A. Outdoor construction activities, any associated construction deliveries, any construction related loading or unloading of vehicles, and any construction related trash collection on the Property shall only occur between the hours of 7:00 a.m. and 9:00 p.m., Monday through Saturday, and between the hours of 9:00 a.m. and 9:00 p.m. on Federal Holidays, exclusive of Thanksgiving, Christmas, New Year's Day, Memorial Day, the 4<sup>th</sup> of July and Labor Day, on which no construction activities shall occur.
  - B. All construction related vehicular access and deliveries shall be from Route 123/Ox Road or the Rt 123/Ox Road service drive, and shall not be permitted to approach the site on Adare Drive from the east.
  - C. Construction workers shall either park on-site during the construction of the improvements on the Property or shall park in a remote location and be shuttled to the Property. Construction workers shall not be permitted to park on Adare Drive or Oak Park Court.
  - D. The construction activity hours, parking restrictions, the name of a contact person for the construction activities, a 24 hour contact number shall be posted on the Property during all construction activities. Any information posted on the Property during construction shall be posted in both English and Spanish.
  - E. All construction site lighting shall use full cut-off or directionally shielded fixtures that are aimed and controlled so the directed light shall be substantially confined to the object intended to be illuminated. Directional control shields shall be used where necessary to limit stray light.
  - F. All construction activities, including silt and dust control, and the use and disposal of any and all possible pollutants such as paint, gas, cement, etc. shall be performed in accordance with the County Code.
11. Architectural Design. The architectural design of the units shall be generally consistent with the quality of construction and materials shown on Sheet 15 of the CDP/FDP.
12. Reciprocal Easements. At the time of subdivision plan approval, the Applicant shall create reciprocal easements along common residential property lines to provide future homeowners with reasonable rights of access to adjacent lots if needed to perform routine home maintenance functions.

## II. TRANSPORTATION

13. Right-of-Way Dedication along Ox Road, Route 123. At the time of subdivision plan approval, or upon demand by the Virginia Department of Transportation (VDOT) or Fairfax County, whichever occurs first, the Applicant shall dedicate, at no cost to Fairfax County and in fee simple, without encumbrances except as described below in this proffer, to the Board, the right-of-way along the site frontage of Ox Road and any

associated ancillary easements, as generally shown on the CDP/FDP. The Applicant may reserve an easement for ingress and egress for the private access within the dedicated right-of-way. Density credit is reserved consistent with the provisions of the Fairfax County Zoning Ordinance for all eligible dedications described herein or as may be required by Fairfax County or VDOT.

14. Road/Trail Maintenance. The Applicant acknowledges that the Applicant/Homeowners Association shall be responsible for the maintenance of the portion of the private driveway that the Applicant is constructing that is within the future dedicated right-of-way, as described in Proffer 13 above. Concurrent with the submission of the subdivision plan, the Applicant shall request the Board of Supervisors to petition VDOT to remove the existing service drive from the corner of Adare Drive northward to the subject property, (the area shown as shaded on Sheet 4 of the CDP), from the VDOT maintenance system so that the HOA can assume maintenance responsibility for that portion of the existing service drive.
15. Public Access Easement. At the time of record plat recordation, the Applicant shall cause to be recorded among the land records a public access easement running to the benefit of Fairfax County, in a form acceptable to the County Attorney, over the private road and sidewalks as generally shown on the CDP/FDP. The Applicant shall record an access and maintenance agreement vesting homeowner association responsibility and liability for the portion of the private access located in dedicated right-of-way.
16. Stop Sign. A “Stop Here on Red” sign or other similar wording approved by VDOT shall be installed on Adare Drive to deter motorists on Adare Drive from blocking exit or entry onto the service drive.
17. Use of Garages, Driveways and Common Area Parking Space
  - A. Individual garages shall only be used for a purpose that will not interfere with the intended purpose of parking vehicles. There shall be 4 designated parking spaces per unit, two in the garage and two in the driveway. This restriction shall be included in the homeowner’s association documents prepared for the Application Property.
  - B. No parking of recreational vehicles (RVs), boats or trailers shall be permitted on the private streets or shared driveways. This restriction shall be included in the homeowner’s association documents prepared for the Application Property.
  - C. Owners shall be advised of the above use restrictions which shall be included in the initial lease/sales documents.
18. Sight Triangle. The private streets on the property will meet VDOT standards for sight functional distance. Elements of the CDP/FDP may be relocated to meet this standard.

19. Signal Timing. Prior to subdivision plan approval, the Applicant will send a written request to VDOT requesting that they implement the recommended signal timing changes outlined in the April 30, 2013 "Transportation Impact Analysis for Eastwood Properties" prepared by Wells + Associates. Upon submittal of the written request, the Applicant's obligation regarding this proffer shall be considered fulfilled.

### III. ENVIRONMENTAL

20. Noise. In order to ensure an interior noise level of no greater than DNL 45 dBA, the Applicant shall employ the following acoustical treatment measures for lots within the highway noise impact zone of DNL 65-70 dBA.:
  - Exterior walls shall have a laboratory sound transmission class (STC) rating of at least 39.
  - Doors and glazing shall have a laboratory STC rating of at least 28 unless glazing constitutes more than 20 percent of any façade exposed to noise levels of DNL 65 dBA or above. If glazing constitutes more than 20 percent of an exposed façade, then the glazing shall have an STC rating of at least 39.
  - All surfaces shall be sealed and caulked in accordance with methods approved by the American Society of Testing and Materials (ASTM) to minimize sound transmission.
  - Exterior noise levels for outdoor areas within lots shall be at or below DNL 65.

A noise barrier, architecturally solid from the ground up with no gaps or openings, 6 feet in height, as shown on the CDP/FDP, shall be constructed. Any noise attenuation measures shall be subject to the review and approval of the Environmental Branch of the Department of Planning and Zoning.

21. Lighting. If lighting is installed on the property, such lighting shall conform to the requirements of Part 9 of Article 14 of the Zoning Ordinance and shall be subject to the approval of the Director, DPWES in accordance with the provisions of the Public Facilities Manual. Fixtures shall be shielded and directed downward.
22. Energy Conservation. All new dwelling units shall be designed and constructed as ENERGY STAR qualified homes. The major features of ENERGY STAR homes include features such as: effective insulation, high-performance windows, tight construction and ducts, efficient heating and cooling equipment, efficient products, and Third Party Verification (Home Energy Rater).
23. Landscaping. Landscaping shall be generally consistent with the quality, quantity and the locations shown illustratively on the CDP/FDP and shall be a non-invasive species. At the time of planting, the minimum caliper for deciduous trees shall be two (2) to two and a half (2 ½) inches and the minimum height for evergreen trees shall be seven (7) feet. Actual types, locations and species of vegetation shall be determined pursuant to more detailed landscape plans submitted at the time of submission of the subdivision

plans for review and approval by the UFMD. Such landscape plans shall provide tree coverage and species diversity consistent with the PFM criteria, as determined by the Urban Forester. The Applicant reserves the right to make minor modifications to such landscaping to reasonably accommodate utilities and other design considerations, subject to approval by UFMD, provided such relocated landscaping shall retain a generally equivalent number and type/quality of plantings as shown on the approved CDP/FDP.

24. Invasive Species Management. An invasive management plan shall be developed that provides for the management and treatment of invasive and undesirable plants, growing in all areas shown to be preserved, that are likely to endanger the long-term ecological functionality, health, and regenerative capacity of the early successional forest communities, for review and approval by the Urban Forest Management Division. The management plan shall incorporate the following information:

- Identify targeted undesirable and invasive plant species to be suppressed and managed.
- Identify targeted area of undesirable and invasive species, which shall be clearly identified on the landscape and/or tree preservation plan.
- Recommended government and industry method(s) of management, i.e. hand removal, mechanical equipment, chemical control, other.
- Identify how targeted species will be disposed.
- If chemical control is recommended, treatments shall be performed by or under direct supervision of a Virginia Certified Pesticide Applicator or Registered Technician and under the general supervision of Project Arborist).
- Provide information regarding timing of treatments, (hand removal, mechanical equipment or chemical treatments) when will treatments begin and end during a season and proposed frequency of treatments per season.
- Identify potential areas of reforestation and provide recommendation
- Monthly monitoring shall be reports provided to UFMD and SDID staff.
- Duration of management program; until Bond release or release of Conservation Deposit or prior to release if targeted plant(s) appear to be eliminated based on documentation provided by Project Arborist and an inspection by UFMD staff.

25. Limits of Clearing and Grading. The Applicant shall conform substantially to the limits of clearing and grading as shown on the CDP/FDP, subject to allowances specified in these proffered conditions and for the installation of utilities and/or trails as determined necessary by the Director of 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. Specifically, in the area of trees 17399, 17401, and 17585, the location of the concrete sidewalk, as shown on Sheet 6 may be shifted, in consultation with the Urban Forester, in order to try to save tree 17401 so the limits of clearing and grading may be altered in this area. A replanting plan shall be developed and implemented, subject to approval by the UFMD, DPWES, for any areas protected by the limits of clearing and grading that must be disturbed for such utilities. Any trees impacted within the limits of clearing and grading as specified above shall be

replaced on the site as determined by UFMD and the Chesapeake Bay Preservation Ordinance.

26. 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 individual trees located ten (10) feet within the tree save area living or dead with trunks 12 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 SE 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, determined by the certified arborist shall be included in the plan.

27. 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 or designated representative 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, increasing 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.

28. 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 is done per the root pruning guidelines contained in these proffers. Fencing shall be erected at the limits

of clearing and grading as shown on the demolition, and phase I & II erosion and sediment control sheets.

29. Tree Appraisal. The Applicant shall retain a certified arborist, to determine the replacement value of all trees 12 inches in diameter or greater located on the Application Property that are shown to be saved on the Tree Preservation Plan. These trees and their value shall be identified on the Tree Preservation Plan at the time of the first submission of the respective site plan(s). The replacement value shall take into consideration the age, size and condition of these trees and shall be determined by the so-called "Trunk Formula Method" contained in the latest edition of the Guide for Plan Appraisal published by the International Society of Arboriculture, subject to review and approval by UFMD.

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

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.

30. Demolition of Existing Structures. Within the areas protected by the limits of clearing and grading as shown on the CDP/FDP, all existing features and structures shall be removed in a manner that avoids impacting trees and/or groups of trees that are to be preserved, as reviewed and approved by UFMD, DPWES.
31. Root Pruning. The Applicant shall root prune, as needed to comply with the tree preservation requirements of these development conditions. Root pruning shall be clearly

identified, labeled, and detailed on the erosion and sediment control sheets of the site plan submission. Root pruning shall be accomplished in a manner that protects affected and adjacent vegetation to be preserved, and may include, but not be limited to the following:

- Root pruning shall be done with a trencher or vibratory plow to a minimum depth of 18 inches.
- Root pruning shall take place prior to any clearing and grading, or demolition of structures and in conjunction with the installation of all super silt fence being used as tree protection fence.
- Root pruning shall be conducted with the supervision of a certified arborist.
- An UFMD, DPWES, representative shall be informed when all root pruning and tree protection fence installation is complete.

32. Site Monitoring. During any clearing or tree/vegetation/structure removal on the Applicant Property, a representative of the Applicant shall be present to monitor the process and ensure that the activities are conducted as conditioned and as approved by the UFMD. The Applicant shall retain the services of a certified arborist or Registered Consulting Arborist to monitor all construction and demolition work and tree preservation efforts in order to ensure conformance with all tree preservation development conditions, and UFMD approvals. The monitoring schedule shall be described and detailed in the Landscaping and Tree Preservation Plan, and reviewed and approved by the UFMD, DPWES.
33. Stormwater Management Facilities and Best Management Practices. Unless waived or modified, stormwater management shall be provided as generally depicted on the CDP/FDP and as approved by DPWES to attain a phosphorus removal rate of 45%, which represents a standard above the current minimum required by the County. Improvements shown off-site on the CDP/FDP may be altered based on final engineering without an amendment to this rezoning subject to DPWES approval. The requirements for maintaining non-County maintained SWM improvements shall be in a standard maintenance agreement between the County and the Applicant who is the land owner, its successor and assigns. This agreement shall be recorded in the County land records and run with the land. Should any deficiencies in the existing SWM or BMP facilities/improvements be identified by the Stormwater Management Maintenance Division during regular inspections, or when investigating a drainage complaint, then maintenance shall be performed in reasonable fashion and time in accordance with the recorded maintenance agreement.
34. Trail Marker. A trail marker sign shall be installed at the entrance of the site delineating the location of the trail to the north.
35. Tot Lot. At least three of the following elements shall be included in the tot lot: slides, swings, balance beams, spring animals and/or spring pads, play structures, spinarounds, horizontal bars, climbers, as recommended by the Public Facilities Manual.
36. Conservation Easement. At the time of subdivision plat recordation, the Applicant shall cause to be recorded among the land records conservation easements running to the

benefit of Fairfax County for the areas generally shown on the CDP/FDP as "Proposed Conservation Easement".

37. Demolition Permit. Prior to the issuance of a demolition permit for the existing single family dwellings, the Applicant shall obtain the necessary permits from the Fairfax County Health Department to ensure the proper abandonment of any septic systems and the capping of any wells on the property.
38. Trees within County Easements. If, at the time of final engineering and the locating of County easements on the subject property, it is determined that there are existing trees within the easement area(s), those trees may be relocated on the property without affecting tree canopy or preservation calculations.
39. Off-Site Drainage Work. In addition to the required stormwater management described in Proffer 33, the Applicant shall offer to pursue certain off-site work in an effort to address certain existing drainage conditions on Middleridge Lots 261 and 262 that are unrelated to the subject development. The drainage work may include the addition of an inlet within the existing off-site storm sewer easement on Lot 261 and associated grading, some of which would be completed on Lot 262. It is understood that these efforts are not required as part of the stormwater management plan for the subject development.

Within 30 days of the approval of this application, the Applicant shall send, by certified mail, a letter to the owners of Lots 261 and 262, offering to complete the drainage work specifically described in this proffer. If the Applicant does not receive a response by certified mail postmarked within 30 days of the Applicant's letter, from the owners of both lots indicating that they want the work described within this proffer completed, the Applicant shall have no further obligation in connection with this proffer.

This storm drainage work is to be accomplished within an area consisting of an existing storm sewer easement on Lot 261 and additional grading outside of the easement on Lot 262. The Applicant's obligations under this proffer shall be subject to securing a written agreement from the owner of Lot 262 at no cost beyond the construction and permitting obligations contained in the contemplated Agreement. The Applicant's obligations under this proffer shall also be subject to securing concurrence from the owner of Lot 261 to perform the work proposed within the easement on Lot 261. Any proposed grading or construction shall also require approval by Fairfax County.

Within 30 days of receiving confirmation by certified mail that the owners want the drainage related work performed, the Applicant shall submit an agreement to the owner of Lot 262 that will allow the Applicant to perform the grading and/or storm drainage improvements. Concurrently, the Applicant shall furnish the owner of Lot 261 with the proposed grading and/or storm drainage improvements to be conducted within the existing storm drainage easement. Should the Applicant and the owners of Lot 261 be unable to reach a mutual agreement as to the work to be completed within the existing storm sewer easement and the Applicant fail to execute an agreement with the owner of Lot 262 within 30 days of the Applicant's presentation of the same, the Applicant shall have no further

obligation under this proffer. For the purpose of this proffer, submission to the County of the Applicant's written records and correspondence shall be deemed to be sufficient to demonstrate the inability to reach an agreement.

At a minimum, the Off Site Grading Agreement shall provide for the following: 1. the proposed grading work shall reflect commercially acceptable and reasonable standards and requirements for construction related activity of the contemplated scope; 2. the conveyance of a grading and construction easement in a form acceptable to Fairfax County; 3. Permission from the land owner to file appropriate site and grading plans; 4. Permission to enter the owners property to perform the necessary construction activities; 5. Approval by the County of all contemplated improvements; 6. Indemnification of the Applicant for any responsibility liability as to the effectiveness of any grading or infrastructure performed under this potential Agreement; 7. No responsibility by the Applicant for the maintenance of any site work performed, or infrastructure installed. These minimum requirements shall not be an exclusive list of the necessary terms of the Off-site Grading Agreement.

The Applicant's obligations under any Agreement entered into pursuant to this proffer shall not be preconditions to the review and approval of the subdivision plan for the 13 lots approved pursuant to this rezoning.

#### IV. CONTRIBUTIONS

40. Housing Trust Fund. At the time of the first building permit issuance, the Applicant shall contribute a sum equal to one-half of one percent (0.5%) of the projected sales price for each dwelling unit on the Property to the Fairfax County Housing Trust Fund, as determined by the Department of Housing and Community Development in consultation with the Applicant to assist the County in its goal to provide affordable dwellings. The projected sales price shall be based upon the aggregate sales price of all of the units, as if those units were sold at the time of the issuance of the first building permit and is estimated through comparable sales of similar type units.
41. Recreation Contribution. At the time of subdivision approval, the Applicant shall contribute the sum of \$30,362 for use at off-site recreational facilities intended to serve the future residents, as determined by FCPA. The Applicant shall coordinate with the District Supervisor as to specific beneficiary of the contribution. Pursuant to Section 6-409 of the Zoning Ordinance, the Applicant shall provide recreational facilities to serve the Property as shown on the CDP/FDP. At the time of subdivision review, the Applicant shall demonstrate that the value of all proposed recreational amenities are equivalent to a minimum of \$1,700 per 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 \$1,700 per unit to the FCPA for off-site recreational facilities intended to serve the future residents within Braddock District.

42. Public Schools. A contribution of \$52,440 (5 students X \$10,488) shall be made to the Board of Supervisors for transfer to Fairfax County Public Schools (FCPS) and designated for capital improvements in the Robinson High School Pyramid. The contribution shall be made at the time of, or prior to, site plan approval. Following approval of this Application and prior to the Applicant's payment of the amount set forth in this Proffer, if Fairfax County should increase the ratio of students per unit or the amount of the contribution per student, the Applicant shall increase the amount of the contribution for that phase of development to reflect the then-current contribution. In addition, 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.
  
43. 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.

**Successors and Assigns**

These proffers shall bind and inure to the benefit of the Applicant and his/her successors and assigns.

**Counterparts**

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

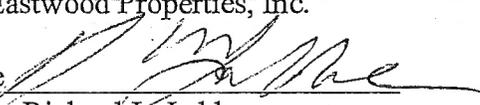
TITLE OWNERS AND APPLICANTS SIGNATURES TO FOLLOW ON THE NEXT PAGE:

**EASTWOOD PROPERTIES, INC.**  
**A Virginia Corporation**

Agent/Attorney-in-Fact for Daniel B. Thompson,  
Title Owner of TM No. 77-1((1))36 and Contract  
Purchaser of TM Nos. 77-1((1))36, 37, 38

By: Eastwood Properties, Inc.

Name

  
Richard L. Labbe

Title: President

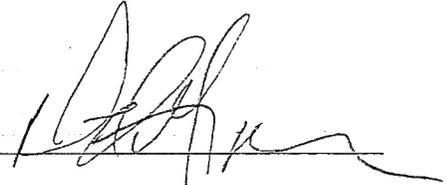
R&D 2001, LLC  
Co-owner of  
TM 77-1((1))37, 38

By: 

Name: David M. Gregory

Title: Managing Member

Church Road Limited  
Co-owner of  
TM 77-1((1))37, 38

By: 

Name: David M. Gregory

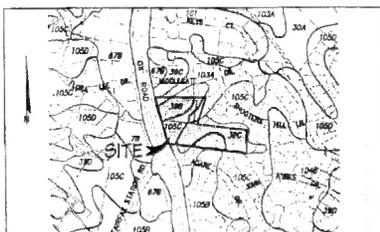
Title: President



# CONCEPTUAL / FINAL DEVELOPMENT PLAN OX ROAD ESTATES

BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

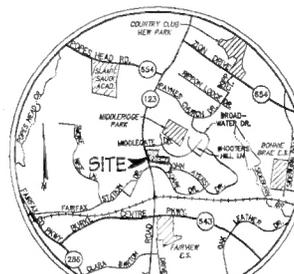
RZ 2012-BR-020



SOIL #	SERIES NAME	SUPPORT	DRAINAGE	STABILITY	EROSION POTENTIAL	PROBLEM CLASSES	WETLAND STATUS
388	GLENDEL Silt Loam	GOOD	GOOD	GOOD	HIGH	1	NO
390	GLENDEL Silt Loam	GOOD	GOOD	GOOD	HIGH	1	NO
183A	WHEATON - COOROUS	POOR	POOR	GOOD	LOW	IVA	YES
183C	WHEATON - GLENDEL	GOOD	GOOD	GOOD	HIGH	00B	YES

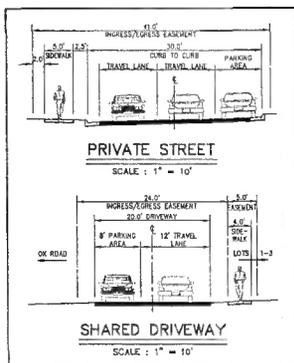
## SOILS MAP DATA

SCALE: 1" = 500'



## VICINITY MAP

SCALE: 1" = 2000'



### PRIVATE STREET

SCALE: 1" = 10'

### SHARED DRIVEWAY

SCALE: 1" = 10'

## NOTES

- THE PROPERTY DELINEATED ON THIS PLAN IS LOCATED ON FAIRFAX COUNTY TAX ASSESSMENT MAP NUMBER 77-1(1)26-38. THE SITE IS CURRENTLY ZONED R-1. THE PROPOSED ZONE IS PDH-3.
- THE PROPERTY HEREON IS CURRENTLY IN THE OWNERSHIP OF:
  - PARCELS 35 - DANIEL B. THOMPSON IN WILL BOOK 876 AT PAGE 708 AND WILL BOOK 4760 AT PAGE 758
  - PARCELS 37 & 38 - R AND S 2001, L.L.C. & CHURCH ROAD, LIMITED IN BEED BOOK 18128 AT PAGE 247 AND WILL BOOK 484 AT PAGE 81
- THERE ARE NO 100-YEAR FLOODPLANS (OH-SITE), NO FLOODPLAIN OR DRAINAGE STUDIES ARE REQUIRED FOR THIS PROJECT.
- THERE ARE NO RESOURCE PROTECTION AREAS (RPAs) OR ENVIRONMENTAL QUALITY CORRIDORS (EQCs) ON THIS SITE. A WATER QUALITY IMPACT ASSESSMENT WILL NOT BE REQUIRED.
- TO THE BEST OF OUR KNOWLEDGE, THE SITE HAS NO SCENIC ASSETS OR NATURAL FEATURES DESERVING OF PROTECTION AND PRESERVATION.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO KNOWN GRAVES, OBJECTS, OR STRUCTURES MARKING A PLACE OF BURIAL.
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO EXISTING UTILITY EASEMENTS HAVING A WIDTH OF 25 FEET OR GREATER, NOR ANY MAJOR UNDERGROUND UTILITY EASEMENTS LOCATED WITHIN THE SITE.
- ANY EXISTING WELLS ON-SITE ARE TO BE CAPPED AND ABANDONED IN ACCORDANCE WITH HEALTH DEPARTMENT REGULATIONS.
- SEE SHEET 3 FOR A DESCRIPTION OF THE EXISTING VEGETATION.
- EXISTING STRUCTURES ARE TO BE DEMOLISHED. THE EXISTING SHEDDINGS WERE CONSTRUCTED IN 1948 (PARCEL 36) AND 1950 (PARCEL 37).
- TO THE BEST OF OUR KNOWLEDGE, THERE ARE NO HAZARDOUS OR TOXIC SUBSTANCES AS SET FORTH IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 119.4, 302A, AND 305; ALL HAZARDOUS WASTE AS SET FORTH IN COMMONWEALTH OF VIRGINIA/DEPARTMENT OF WASTE MANAGEMENT VR 622-10-1 - VIRGINIA HAZARDOUS WASTE MANAGEMENT REGULATIONS; AND/OR PETROLEUM PRODUCTS AS DEFINED IN TITLE 40, CODE OF FEDERAL REGULATIONS PART 280, TO BE GENERATED, UTILIZED, STORED, TREATED, AND/OR DISPOSED OF ON-SITE AND THE SIZE AND CONTENTS OF ANY EXISTING OR PROPOSED STORAGE TANKS IN CONTAINERS.
- THERE ARE NO ZENING OVERLAY DISTRICTS IMPACTING THIS SITE.
- THERE ARE NO AFFORDABLE HOUSING UNITS (AHUs) REQUIRED FOR THIS PROJECT.
- NO DENSITY REDUCTIONS ARE REQUIRED BY ZONING ORDINANCE SECTION 2-306.
- IN ACCORDANCE WITH THE ADOPTED COMPREHENSIVE PLAN, THE PROPOSED DEVELOPMENT WILL PROVIDE RESIDENTIAL DEVELOPMENT AT 2.5 DWELLING UNITS PER ACRE AND WILL CONFORM TO ALL APPLICABLE ORDINANCES, REGULATIONS, AND ADOPTED STANDARDS EXCEPT FOR THE FOLLOWING WAIVERS/ADAPTATIONS HEREBY REQUESTED:
  - A WAIVER OF THE PARALLEL STONE DUST TRAIL REQUIREMENT
  - A WAIVER OF THE ON-ROAD BIKE ROUTE REQUIREMENT ALONG OX ROAD (ROUTE 123)
  - A WAIVER OF THE SERVICE DRIVE REQUIREMENT ALONG THE ENTIRE FRONTAGE OF OX ROAD (ROUTE 123)
- PROPOSED PUBLIC IMPROVEMENTS:
  - WATER SERVICE TO BE PROVIDED BY AN EXISTING 18" MAIN LOCATED IN OX ROAD
  - SANITARY SERVICE TO BE PROVIDED BY AN EXISTING 8" MAIN LOCATED IN SAK PARK COURT
- A DEVELOPMENT SCHEDULE HAS NOT BEEN DETERMINED AT THIS TIME.
- SEE SHEET 15 FOR ARCHITECTURAL ELEVATIONS.
- A TOT LOT OF AT LEAST 1,000 SF IS BEING PROPOSED AS A RECREATIONAL FACILITY FOR THIS DEVELOPMENT.
- A LANDSCAPED SEATING AREA OF APPROXIMATELY 2,000 SF IS BEING PROPOSED AS A SPECIAL AMENITY FOR THIS DEVELOPMENT.
- A MINOR PAVED TRAIL WITH A PARALLEL STONE UNPAVED TRAIL IS REQUIRED FOR THIS PROJECT FOR THE FAIRFAX COUNTY TRAILS PLAN. AN ON-ROAD BIKE ROUTE IS ALSO REQUIRED ALONG OX ROAD. (SEE NOTE 18)
- PARCEL "A" WILL BE CONVEYED TO A HOMEOWNERS ASSOCIATION FOR OWNERSHIP AND MAINTENANCE.
- THE APPLICANT RESERVES THE RIGHT TO LOCATE ONE OR MORE TEMPORARY SALES OFFICES ON THE PROPERTY IN ACCORDANCE WITH ARTICLE 5-608 OF THE ZONING ORDINANCE.
- MINOR MODIFICATIONS TO THE BUILDING FOOTPRINTS, LOT AREAS, DIMENSIONS, UTILITY LAYOUT, AND LIMITS OF CLEARING AND GRADING MAY OCCUR WITH THE FINAL ENGINEERING DESIGN, IN SUBSTANTIAL CONFORMANCE WITH THE COP/FOP, PROVIDED SUCH ARE IN ACCORDANCE WITH THE MINOR MODIFICATIONS PROVIDED IN SECTION 10-403 OF THE ZONING ORDINANCE.

REVISIONS		
NO.	SHEET NUMBER AND REVISION DESCRIPTION	DATE
1.	(1) CHANGED PROP. ZONING DISTRICT TO PDH-3. REV. TABS. WAIVER REQUESTS AND TOP, LOT AND STREET DETAILS. (2) ADDED DIMENSIONS & SERVICE DRIVE ROUTE NUMBER. (3) ADDED TREE INFORMATION. (4) REVISED LAYOUT. REMOVED ONE LOT. (5) REVISED LANDSCAPING. TREE COVER CALCULATIONS & TARGET SEPARATION LETTER. (6&7) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET)	1-24-13
2.	(1) CHANGED PROP. ZONING DISTRICT TO PDH-3. REV. TABS. WAIVER REQUESTS, TOP, LOT AND STREET DETAILS. (2) PROCESSED EXISTING TREE DATA. (3) UPDATED TREE INFORMATION. (4) REVISED LAYOUT. (5) REVISED LANDSCAPING. TREE COVER CALCULATIONS & TARGET SEPARATION LETTER. (6&7) UPDATED TREE INVENTORY FOR NEW CLEARING LIMITS. (6&7) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET)	5-2-13
3.	(1) REMOVED WAIVER REQUEST FOR TREE TARGET AREA. REVISED SITE TABS. TOP, LOT, DIM. SIM INF. (2) REVISED LAYOUT & CLEARING LIMITS. (3) REVISED LANDSCAPING. TREE COVER CALCULATIONS. (4) REVISED TREE TARGET AREA LETTER. (5) UPDATED TREE INVENTORY FOR NEW CLEARING LIMITS. (6-14) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET) (15) NEW SHEET.	7-26-13
4.	(1) REMOVED WAIVER REQUEST FOR SANITARY SEWER. (2) REVISED SYMBOLS FOR OFF-SITE TRAILS. (3-14) REVISED CALCULATIONS. (15) REVISED ELEVATION.	8-25-13
5.	(1) REV. STONE STORAGE FOOTPRINT & CLEARING LIMITS. EMPLY CHANGED TREE SETBACK FROM PROSCKA TO 10 FEET. (2) REVISED CALCULATIONS.	9-6-13
6.	(1) REVISED SHARED DRIVEWAY BEHALF. (2) REVISED STONE STORAGE FOOTPRINT & CLEARING LIMITS. (3) ADDED LIGHTING, SECH & WALL DETAILS.	9-24-13
7.	(1) REVISED STORWATER INFO CHART. (2) REVISED STONE STORAGE FOOTPRINT & CLEARING LIMITS. (3) REVISED LANDSCAPING DUE TO UTILITY CHANGES. (3-14) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET) (1) REVISED STORWATER INFO CHART. (2) REVISED STONE STORAGE FOOTPRINT & CLEARING LIMITS. (3) REVISED LANDSCAPING. (3-14) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET) (1) REVISED STORWATER INFO CHART. (2) REVISED STONE STORAGE FOOTPRINT & CLEARING LIMITS. (3) REVISED LANDSCAPING. (3-14) REVISED DETAIL ANALYSIS AND SIM & SWP CALC. (SEE NEW SHEET)	11-7-13

NO CHANGES OTHER THAN THOSE SPECIFIED ABOVE HAVE BEEN MADE TO THIS PLAN FROM WHAT WAS PREVIOUSLY SUBMITTED OR APPROVED.

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

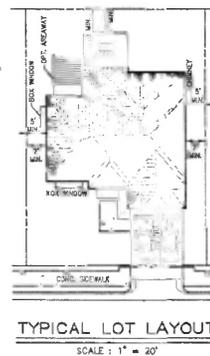
- Plot in at a minimum scale of 1"=50' (unless it is depicted on one sheet with a minimum scale of 1"=100').
- A graphic depicting the stormwater management facility(ies) and limits of clearing and grading, comprehensive stormwater management facility(ies), storm drainage pipe systems and outlet protection, pond, infiltration, storage ponds, site outfalls, energy dissipation devices, and stream stabilization measures as shown on Sheet 3.
- Provide:
  - On-site area
  - Off-site area
  - Drainage
  - rainfall
  - Storage
  - if pond, dem
  - Type & No.
  - serviced (acres)
  - serviced (acres)
  - area (sf)
  - Volume (cf)
  - height (ft)
- Drainage channels, outfalls, and pipe systems are shown on Sheet 3. Pond inlet and outlet pipe systems are shown on Sheet 3.
- Maintenance access (road) to stormwater management facility(ies) are shown on Sheet 3. Type of maintenance access road surface material on this plot is asphalt/concrete/gravel.
- Landscaping and tree preservation shown in and near the stormwater management facility is shown on Sheet 3 & 4.
- A 'stormwater management narrative' which contains a description of how detention and best management practices requirements will be met is provided on Sheet 3.
- A description of the existing conditions of each numbered site outfall extended downstream from the site to a point which is at least 100 times the site area or which has a drainage area of at least one square mile (640 acres) is provided on Sheets 3 & 10.
- A description of how the outfall requirements, including known changes to contributing drainage areas (i.e. drainage diversions), of the Public Facilities Manual will be satisfied is provided on Sheet 3.
- Existing topography with maximum contour intervals of two (2) feet and a note as to whether it is an air survey or field run is provided on Sheet 3 & 4.
- A submission schedule is requested for N/A.
- Stormwater management is not required because N/A.

## SITE TABULATIONS

SITE AREA:		
AREA OF PROPOSED LOTS	88,208.6	(2,825 Ac)
PARCEL "A"	128,888.6	(2,992 Ac)
Right-of-Way Dedication (OX ROAD FRONTAGE)	6,344.6	(0.145 Ac)
TOTAL	224,438.6	(5,152 Ac)

### ZONE: PDH-3

	REQUIRED	PROVIDED
NUMBER OF LOTS	---	13 single-family detached
MAXIMUM DENSITY	3 DU/AC	2.5 DU/AC
MINIMUM LOT AREA	N/R	6,400 sq ft
AVERAGE LOT AREA	N/R	6,780 sq ft
MAXIMUM BUILDING HEIGHT	N/R	35'
MINIMUM YARDS	N/R	SEE TYP. LOT DETAIL
OPEN SPACE	20% (1.93 Ac)	40% (2.96 Ac)
PARKING	3 spaces/unit (39 total spaces)	4 spaces/unit (29 garage spaces + 28 driveway spaces = 57 on-lot spaces) +18 additional visitor spaces along proposed private street = 77 parking spaces for entire subdivision



### TYPICAL LOT LAYOUT

SCALE: 1" = 20'

### NOTES:

- EXCEPTIONS TO REQUIRED YARDS ARE TO BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412.
- SEDS MAY BE PERMITTED IN ACCORDANCE WITH ARTICLE 2-412.
- BIOSOLIDS ALLOWED AT 12.25 TONS/TON INTO THE REQUIRED MINIMUM YARDS, BUT SET BACK AT LEAST FIVE (5) FEET FROM PROPERTY LINES.
- EACH UNIT IS TO HAVE (TWO) (2) x (10.0) PARKING SPACES IN THE DRIVEWAY.



### DEVELOPER

EASTWOOD PROPERTIES  
2050 CHAIN BRIDGE ROAD  
SUITE 102  
FAIRFAX, VIRGINIA 22033  
(703)585-6111

### TABLE OF CONTENTS

- COVER SHEET
- EXISTING CONDITIONS PLAN
- EXISTING VEGETATION MAP
- CONCEPTUAL / FINAL DEVELOPMENT PLAN
- CONCEPTUAL LANDSCAPE PLAN
- TRAIL PRESERVATION PLAN
- DMP MAP
- SWP MAPS
- UTIL. ANALYSIS
- RAIN GARDEN & VEGETATED SWALE DETAILS
- 12 & 13 STORMWATER MANAGEMENT SUMMARY & COMPUTATIONS
- 14 HOUSING FOR VEGETATED SWALES
- 15 ARCHITECTURAL ELEVATION & SITE DETAILS

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil and Environmental Engineers • Planners • Landscape Architects • Surveyors  
3415 Fairfax Dr., Ste. 100 Fairfax, VA 22030 703-588-7348 Fax: 703-275-8395  
www.cpj.com www.cpe.com www.cpl.com www.cps.com www.cpv.com

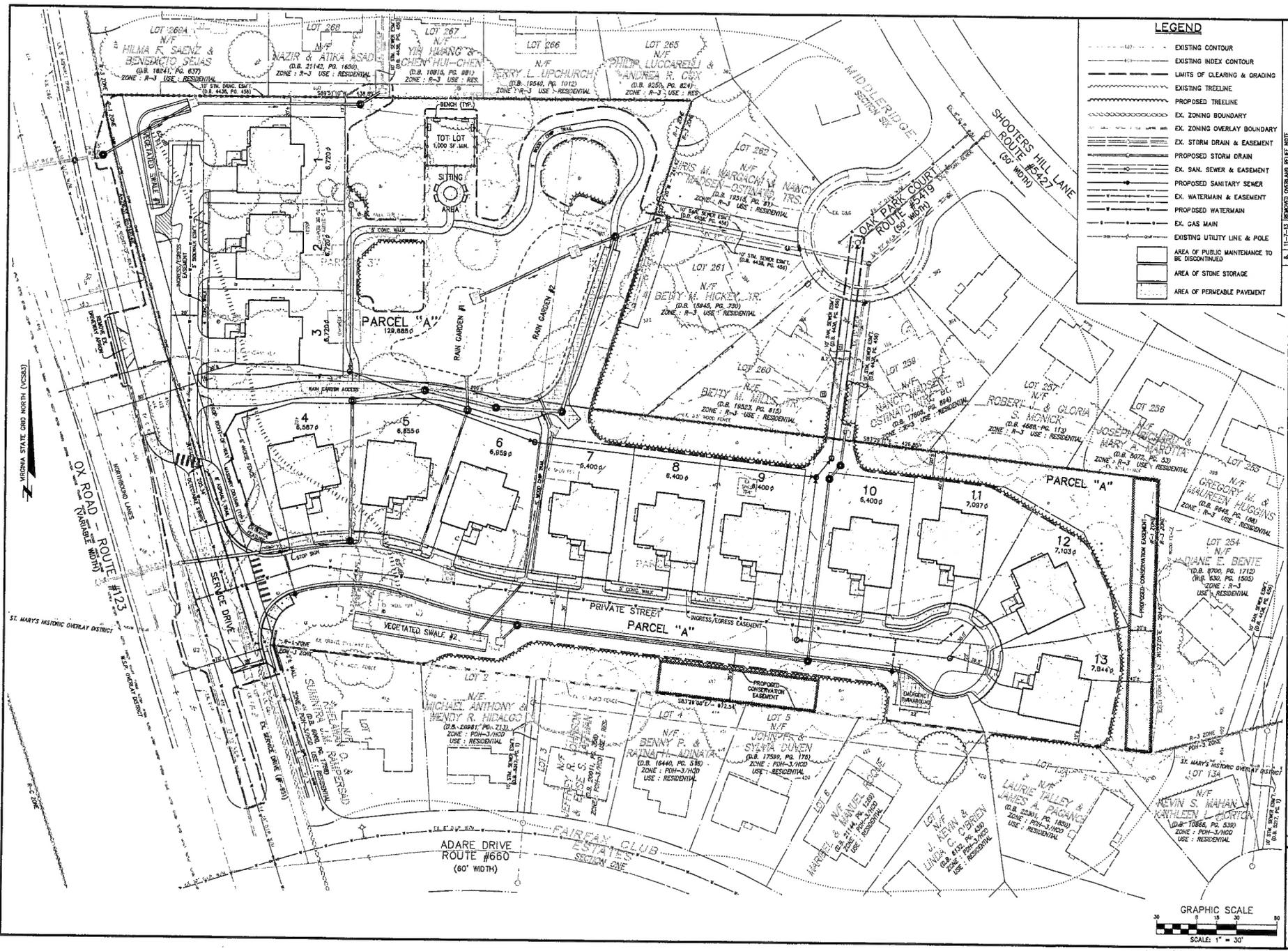
DATE: NOVEMBER 5, 2012  
REVISED: JANUARY 24, 2013  
MAY 2, 2013  
JULY 26, 2013  
AUGUST 23, 2013  
SEPTEMBER 6, 2013  
SEPTEMBER 24, 2013  
OCTOBER 29, 2013  
NOVEMBER 7, 2013

SHEET 1 OF 15

## OX ROAD ESTATES







**LEGEND**

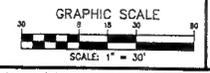
- EXISTING CONTOUR
- EXISTING INDEX CONTOUR
- LIMITS OF CLEARING & GRADING
- EXISTING TREELINE
- PROPOSED TREELINE
- EX. ZONING BOUNDARY
- EX. ZONING OVERLAY BOUNDARY
- EX. STORM DRAIN & EASEMENT
- PROPOSED STORM DRAIN
- EX. SAN. SEWER & EASEMENT
- PROPOSED SANITARY SEWER
- EX. WATERMAN & EASEMENT
- PROPOSED WATERMAN
- EX. GAS MAIN
- EXISTING UTILITY LINE & POLE
- AREA OF PUBLIC MAINTENANCE TO BE DISCONTINUED
- AREA OF STONE STORAGE
- AREA OF PERMEABLE PAVEMENT

**CPJ**  
 Charles P. Johnson & Associates, Inc.  
 2500 N. GLENN ROAD, SUITE 200  
 FARMERSBURG, VA 22432  
 PHONE: 540-332-2222  
 FAX: 540-332-2222  
 E-MAIL: cpj@cpjva.com  
 WWW: www.cpjva.com

**OX ROAD ESTATES**  
 BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 RZ 2012-BP-070



NO.	DATE	REVISIONS
1	11/7/2013	CONCEPTUAL / FINAL DEVELOPMENT PLAN
2		
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DESIGN GROUP: CPJ  
 PROJECT NAME: OX ROAD ESTATES  
 DATE: NOV. 2012  
 SHEET NO.: 4 OF 15  
 SCALE: 1" = 30'  
 TYPE: CDP / FDP

**NOTE:**

TREE PRESERVATION CANOPY AREAS MEETING STANDARDS OF §12-2000 WERE CALCULATED USING THE FOLLOWING THREE GUIDELINES:

- CANOPY CREDIT IS TAKEN ONLY FOR TREES WITH MAIN TRUNKS LOCATED ON THE SITE BEING DEVELOPED WITHIN THE TREE PRESERVATION AREAS.
- TREES THAT WERE INJECTED BY THE DEVELOPMENT SITE'S OUTER PROPERTY LINE THAT ARE ASSIGNED TO SURVIVE FOR THE MINIMUM 10 YEARS AFTER PLAN APPROVAL. CREDIT WAS TAKEN ONLY FOR THE PART OF THE TREE'S CANOPY THAT DIRECTLY OVERHANGS THE DEVELOPMENT SITE.
- WHERE SHARED PROPERTY LINES BISECT DENSE FOREST STANDS AND IT IS NOT PRACTICAL OR FEASIBLE TO DETERMINE WHICH PROPERTY A CANOPY ORIGINATES FROM, THE EXTENT OF ON-SITE CANOPY AREAS MAY BE DEFINED BY THE SHARED PROPERTY LINE.

PLEASE REFER TO THE TREE PRESERVATION PLAN ON SHEET 6 TO SEE INDIVIDUAL TREES 12" AND GREATER IN DIAMETER THAT CONTRIBUTE TO THE TREE PRESERVATION CANOPY AREA PER THE ABOVE GUIDELINES.

**LEGEND**

- CAT. III & IV SHADE TREE (2" CAL.) (E.G. RED MAPLE, OAK, PINE, BIRCH, BEECH)  
+ NO CATEGORY IV TREES TO BE PLANTED IN THE RAIN GARDENS
- CAT. I - IV EVERGREEN TREE (8' HGT.) (E.G. HOLLE, E. REDGUM, LORDBARK PINE)
- CAT. II ORNAMENTAL TREE (2" CAL.) (E.G. SPICEBUSH, HYDRANGEA, DOGWOOD)
- MEDIUM DECIDUOUS SHRUB (E.G. VIBURNUM, HYDRANGEA, DOGWOOD)
- MEDIUM EVERGREEN SHRUB (E.G. HOLLE, AMPPEL)
- PERENNIALS / SEASONAL PLANTINGS

\* THE LANDSCAPING SHOWN IS CONCEPTUAL IN NATURE. FINAL LOCATIONS AND SPECIES ARE TO BE DETERMINED WITH FINAL SITE PLAN. NATIVE AND/OR DESIRABLE SPECIES WILL BE USED WHERE POSSIBLE. TREE LOCATIONS AND SIZES MAY VARY WITH FINAL OVERHEAD & UNDERGROUND UTILITY LOCATIONS.

**THIS SHEET IS FOR LANDSCAPE PURPOSES ONLY**

**TABLE 12.10 10-YEAR TREE CANOPY CREDIT ON WORK SHEET**

A. Tree Preservation Target Calculations and Statuses (Table 12.2)	
1	Tree Preservation Target (TP) = 100% of 10-year tree canopy credit = 100%
2	Percentage of gross site area to be preserved (TP) = 100% / 100% = 100%
3	Percentage of 10-year canopy credit to be preserved (TP) = 100% / 100% = 100%
4	Percentage of 10-year canopy credit to be preserved (TP) = 100% / 100% = 100%
5	Percentage of 10-year canopy credit to be preserved (TP) = 100% / 100% = 100%

B. Tree Canopy Requirements	
1	100% of 10-year canopy credit = 100%
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C. Tree Preservation	
1	Tree Preservation Target (TP) = 100%
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24	Tree Preservation Target (TP) = 100%
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48	Tree Preservation Target (TP) = 100%
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50	Tree Preservation Target (TP) = 100%

D. Tree Canopy	
1	Area of 10-year canopy credit = 100%
2	Area of 10-year canopy credit = 100%
3	Area of 10-year canopy credit = 100%
4	Area of 10-year canopy credit = 100%
5	Area of 10-year canopy credit = 100%
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50	Area of 10-year canopy credit = 100%

E. Rain Garden Landscaping Requirements	
1	Tree Preservation Target (TP) = 100%
2	Tree Preservation Target (TP) = 100%
3	Tree Preservation Target (TP) = 100%
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47	Tree Preservation Target (TP) = 100%
48	Tree Preservation Target (TP) = 100%
49	Tree Preservation Target (TP) = 100%
50	Tree Preservation Target (TP) = 100%

\* Plant all trees and shrubs in the rain garden in the same way as they would be planted in the landscape. Do not plant trees in the rain garden in a way that would prevent them from growing properly.



RAIN GARDEN LANDSCAPING REQUIREMENTS			
FOR PARCELS 1-13			
FOOTPRINT AREA OF RAIN GARDEN #1	2,720 SF	FOOTPRINT AREA OF RAIN GARDEN #2	6,400 SF
TOTAL NUMBER OF TREES (10 TREES / 1,000 SF)	27	27	64
OVERSTORY TREES	14	14	37
UNDERSTORY TREES (20% SIZE OF TOTAL TREES)	8-13	13	19-32
SHRUBS (2-3 PER TREE)	54-81	60	128-192



**CONCEPTUAL LANDSCAPE PLAN**

**OX ROAD ESTATES**

BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

RZ 2012-BR-020

CPJ Charles P. Johnson & Associates, Inc.  
10000 Woodloch Forest Dr., Suite 100, Fairfax, VA 22030  
703-461-9555 Fax: 703-272-8800  
www.cpjva.com • Email: cpj@cpjva.com • Copyright 2012 • Prepared by: C. Johnson

DATE: 11/7/2013  
SCALE: 1" = 30'  
SHEET 5 OF 15  
PRJ NO: 12-517  
TYPE: CDP / FDP



**TREE PRESERVATION NARRATIVE:**

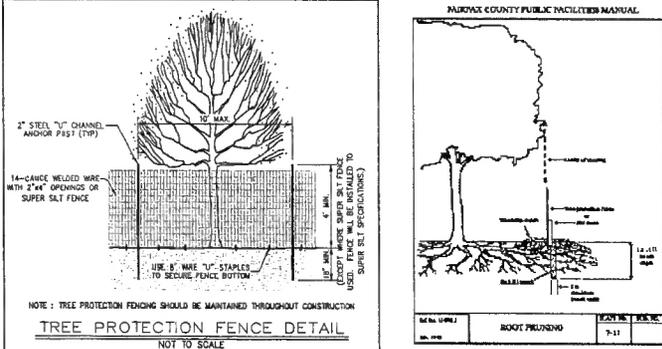
Trees as referred to in this document are considered those trees that are protected by limits of clearing and grading as shown for preservation on approved plans.

- Flagging/ Site Layout:** Prior to requesting a pre-construction meeting, the contractor is responsible for flagging the limits of clearing and grading. These limits shall not exceed that shown on the approved plans.
- Pre-Construction Meeting:** After clearing limits have been established a meeting shall be requested by the contractor to walk with owner or owner's designated representative, arborist/contractor hired by owner, tree superintendent, clearing contractor and UFMAD. UFMAD's representative to make major information as necessary to describe trees listed in tree preservation activity schedule. Additional preservation activities will be coordinated with the Urban Forestry Division at that time.
- Tree Protection Approval:** Selective tree removals, root pruning, and tree protection fence installation should be completed prior to any demolition or back clearing operations. An UFMAD, DPWES, representative shall be contacted a minimum of three (3) days prior to any tree clearing, grading or demolition activities to be begun, to inspect the site to insure that the tree protection has been installed.
- Protection of Existing Understory Vegetation and Soil Conditions in Tree Preservation Areas:** All tree preservation-related work occurring in or adjacent to tree preservation areas shall be accomplished in a manner that minimizes damage to vegetation to be preserved in the lower canopy environment, and to the existing top soil and leaf litter layers that provide nutrient and protection to soil vegetation. Any removal of any vegetation or soil disturbance in tree preservation area including the removal of plant species that may be perceived as invasive, such as poison ivy, greenbrier, multi-floral rose, etc. shall be subject to the review and approval of UFMAD, DPWES.
- Use of Equipment:** Except as qualified herein, the use of motorized equipment in tree preservation areas will be limited to hand-operated equipment such as chainsaws, wheel barrows, rakes and shovels. Any work that requires the use of motorized equipment such as tree trimming graders, skid loaders, tractors, trucks, stump-pullers, etc., or any accessory or attachment connected to this type of equipment shall not occur unless pre-approved by UFMAD.
- Root Pruning:** Tree preservation Areas shall be root pruned along the limits of clearing adjacent to significant trees 20" dbh and greater or as noted by the project architect in the Tree Inventory and Activity Schedule. Root pruning shall be a minimum of 18" deep and shall be accomplished using a small walk behind trencher or air spade. The root pruning trench shall be back filled immediately. Soil fence/rip up limit fence installation utilizing walk behind trencher shall be substituted for root pruning as long as a minimum depth of 18" is achieved.
- Mulching:** Mulch shall be placed in areas as indicated on approved plans and/or extending in a small 18" x 24" trench wide along the limits of disturbance adjacent to indicated trees at mountains. Trees/areas indicated will be mulched with wood chips generated from site tree clearing or tree removal and pruning operations when possible. Mulched hardwood mulch when suitable may be utilized if approved by project arborist. Mulch shall be spread in a uniform depth of three (3") inches by hand.
- Tree Protection Fencing:** Tree Preservation Areas shall be protected by per the attached Tree Protection Detail. Super-Silt fencing may be used if tree protection fencing is approved by UFMAD. Fencing shall be erected at the limits of clearing and grading as shown on the demolition, and erosion and sediment control sheets. The installation of all tree protection fence types should 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. Tree protection fencing shall be made clearly visible to all construction personnel. Bilingual signs stating "TREE PRESERVATION AREA - KEEP OUT" shall be affixed to the tree preservation fence at least every 30 feet, and three (3) working days prior to the commencement of any clearing, grading, or demolition activities, but subsequent to the installation of the tree protection devices including fencing. UFMAD and the district supervisor staff shall be notified and given the opportunity to inspect the site to insure 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 UFMAD.
- Tree Protection Maintenance:** Fencing shall be maintained in an upright position for the duration of the project. Tree protection fencing that is damaged as a result of land clearing operations shall be repaired prior to the end of the workday that the damage occurred.
- Pruning:** All pruning shall conform to current ANSI A300-2001 pruning standards. Trees designated for pruning shall be crown cleaned of deadwood 2" and greater unless otherwise specified by the project arborist. The interior of trees shall not be stripped of live tissue, suckers, or epicormic branches. Damaged, crossing, and rubbing branches may be removed at the arborist's discretion. Debris from pruning operations may be chipped and deposited into the Tree Preservation Areas and cleared by hand to a uniform depth or be removed from the site.
- Site Monitoring:** During any clearing or tree-vegetation structure removal or transplantation of vegetation on the subject site, a representative of the applicant shall be present to monitor the process and ensure that the activities are conducted as approved by UFMAD. The applicant should retain the services of a certified arborist to monitor all construction work and tree preservation efforts in order to ensure conformance with all tree preservation conditions, and UFMAD approvals. Monitoring aspects to ensure compliance with tree preservation plans and other jurisdictional requirements shall be conducted daily during initial site clearing operations, weekly through the erosion and sediment control phase, weekly for four weeks thereafter and monthly for 12 months. The district supervisor shall be notified of the name and contact information of the Applicant's representative responsible for site monitoring at the tree preservation walk-through meeting.

**TREE INVENTORY AND ACTIVITIES SPREADSHEET**

Tree #	Survey Tree #	COMMON NAME	SCIENTIFIC/BOTANICAL	DBH/INCH	CUNIFORM	STATUS	ACTIVITY	Tree #	Survey Tree #	COMMON NAME	SCIENTIFIC/BOTANICAL	DBH/INCH	CUNIFORM	STATUS	ACTIVITY
6	7286	Red Maple	Acer rubrum	8	81	Office - Main-fence, existing/adeq, poor form, epicormic sprouting	Remove	6	7350	Tulip Poplar	Liriodendron tulipifera	14	78	Poor trunk form - jagged at the bark, epicormic sprouting, canopy crowding, limb dieback	Remove
8	7327	River Birch	Betula nigra	24	83	Office - Back-fence, roots, poor branch, epicormic sprouting	Remove	8	7351	Tulip Poplar	Liriodendron tulipifera	14	81	Slight lean to trunk, poor form at canopy, epicormic sprouting, limb dieback, one-sided growth, uneven canopy	Remove
10	7388	Tulip Poplar	Liriodendron tulipifera	16	83	Office - Epicormic sprouting, poor branching, moderate limb dieback	Remove	10	7388	Tulip Poplar	Liriodendron tulipifera	16	83	Office - Epicormic sprouting, poor branching, moderate limb dieback	Remove
11	7389	Red Maple	Acer rubrum	14	81	Office - Dual leader, limb dieback, poor branching, no growing in shade, moderate bark	Remove	11	7389	Red Maple	Acer rubrum	14	81	Office - Dual leader, limb dieback, poor branching, no growing in shade, moderate bark	Remove
12	7373	Silver Maple	Acer saccharinum	30	81	Office - Triple leader, epicormic sprouting, branching, roots, moderate bark, limb dieback. Tree to be removed with section preservation form completed owner.	Remove	12	7373	Silver Maple	Acer saccharinum	30	81	Office - Triple leader, epicormic sprouting, branching, roots, moderate bark, limb dieback. Tree to be removed with section preservation form completed owner.	Remove
13	7374	River Birch	Betula nigra	13	90	Office - Limb dieback, epicormic sprouting	Remove	13	7374	River Birch	Betula nigra	13	90	Office - Limb dieback, epicormic sprouting	Remove
18	7375	Tulip Poplar	Liriodendron tulipifera	22	90	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	18	7375	Tulip Poplar	Liriodendron tulipifera	22	90	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
24	7336a	Southern Red Oak	Quercus falcata	21	84	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	24	7336a	Southern Red Oak	Quercus falcata	21	84	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
25	7337	American Sycamore	Hicoria occidentalis	22	92	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	25	7337	American Sycamore	Hicoria occidentalis	22	92	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
26	7338	Red Maple	Acer rubrum	18	81	Office - Dual leader, curved trunk, poor form, limb dieback, epicormic sprouting	Remove	26	7338	Red Maple	Acer rubrum	18	81	Office - Dual leader, curved trunk, poor form, limb dieback, epicormic sprouting	Remove
27	7340	Red Maple	Acer rubrum	14	61	Office - Dual trunk, multi-leaders, epicormic sprouting, uneven limb dieback, poor form, limb dieback, epicormic sprouting	Remove	27	7340	Red Maple	Acer rubrum	14	61	Office - Dual trunk, multi-leaders, epicormic sprouting, uneven limb dieback, poor form, limb dieback, epicormic sprouting	Remove
28	7333	Red Maple	Acer rubrum	16	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	28	7333	Red Maple	Acer rubrum	16	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
30	7339	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	30	7339	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
31	7340	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	31	7340	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
32	7340	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	32	7340	Red Maple	Acer rubrum	12	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
33	7311	Red Maple	Acer rubrum	18	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	33	7311	Red Maple	Acer rubrum	18	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
34	7312	Red Maple	Acer rubrum	14	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	34	7312	Red Maple	Acer rubrum	14	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
35	7383	Red Maple	Acer rubrum	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	35	7383	Red Maple	Acer rubrum	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
36	7314	Black Cherry	Prunus serotina	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	36	7314	Black Cherry	Prunus serotina	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
37	7315	Red Maple	Acer rubrum	12	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	37	7315	Red Maple	Acer rubrum	12	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
38	7384	Black Cherry	Prunus serotina	14	71	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	38	7384	Black Cherry	Prunus serotina	14	71	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
39	7361	Red Maple	Acer rubrum	14	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	39	7361	Red Maple	Acer rubrum	14	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
40	7319	Red Maple	Acer rubrum	20	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	40	7319	Red Maple	Acer rubrum	20	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
42	7320	Black Cherry	Prunus serotina	14	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	42	7320	Black Cherry	Prunus serotina	14	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
43	7324	Tulip Poplar	Liriodendron tulipifera	20	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	43	7324	Tulip Poplar	Liriodendron tulipifera	20	76	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
44	7326	Tulip Poplar	Liriodendron tulipifera	13	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	44	7326	Tulip Poplar	Liriodendron tulipifera	13	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
45	7327	Tulip Poplar	Liriodendron tulipifera	12	90	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	45	7327	Tulip Poplar	Liriodendron tulipifera	12	90	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
46	7335	Tulip Poplar	Liriodendron tulipifera	20	84	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	46	7335	Tulip Poplar	Liriodendron tulipifera	20	84	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
48	7340	Tulip Poplar	Liriodendron tulipifera	20	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	48	7340	Tulip Poplar	Liriodendron tulipifera	20	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
49	7341	Tulip Poplar	Liriodendron tulipifera	19	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	49	7341	Tulip Poplar	Liriodendron tulipifera	19	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
50	7342	Virginia Pine	Pinus virginiana	19	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	50	7342	Virginia Pine	Pinus virginiana	19	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
53	7346	White Pine	Pinus strobus	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	53	7346	White Pine	Pinus strobus	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
54	7345	Tulip Poplar	Liriodendron tulipifera	18	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	54	7345	Tulip Poplar	Liriodendron tulipifera	18	81	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
56	7348	Virginia Pine	Pinus virginiana	18	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	56	7348	Virginia Pine	Pinus virginiana	18	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
57	7347	Red Maple	Acer rubrum	14	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	57	7347	Red Maple	Acer rubrum	14	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
58	7351	Red Maple	Acer rubrum	12	71	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	58	7351	Red Maple	Acer rubrum	12	71	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
59	7349	Red Maple	Acer rubrum	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	59	7349	Red Maple	Acer rubrum	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
60	7332	Alphitonia chinensis	Catalpa bignonioides	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	60	7332	Alphitonia chinensis	Catalpa bignonioides	12	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
61	7354	Tulip Poplar	Liriodendron tulipifera	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	61	7354	Tulip Poplar	Liriodendron tulipifera	16	78	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
75	7355	Red Maple	Acer rubrum	12	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	75	7355	Red Maple	Acer rubrum	12	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove
76	7357	Tulip Poplar	Liriodendron tulipifera	12	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove	76	7357	Tulip Poplar	Liriodendron tulipifera	12	75	Office - Limb dieback, epicormic sprouting, poor branching, no growing in shade, moderate bark	Remove

NOTE: TREES TO BE PRESERVED WITH IVY OR VINES GROWING ON THEM SHALL HAVE ALL VINES CUT AT THE BASE OF THE VINE. VINES SHALL BE LEFT TO DIE ON THE TREE. NO VINES OR IVY SHALL BE PULLED FROM THE TRUNK OR LIMBS OF THE TREE AS THIS CAN CAUSE INJURY TO THE TRUNK OR LIMBS.



NOTE: AS STATED BY SECTION 12-0507.18 IN THE PUBLIC FACILITIES MANUAL, DEAD TREES AND TREES THAT REPRESENT A POTENTIAL HAZARD TO HUMAN HEALTH AND PROPERTY WHICH ARE 12 INCHES IN DIAMETER OR GREATER THAT RESIDE IN ONE OF THE TWO FOLLOWING AREAS WILL BE IDENTIFIED IN THE TREE INVENTORY.

AREA 1. 100 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE UNDISTURBED AREA.

AREA 2. 10 FEET FROM THE PROPOSED LIMITS OF CLEARING AND GRADING WITHIN THE DISTURBED AREA.

**THIS SHEET IS FOR TREE PRESERVATION PURPOSES ONLY**

DATE: 11/17/2013  
DRAWN BY: J. JOHNSON  
CHECKED BY: J. JOHNSON  
DATE: 11/17/2013

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DRAWN BY: J. JOHNSON  
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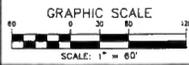
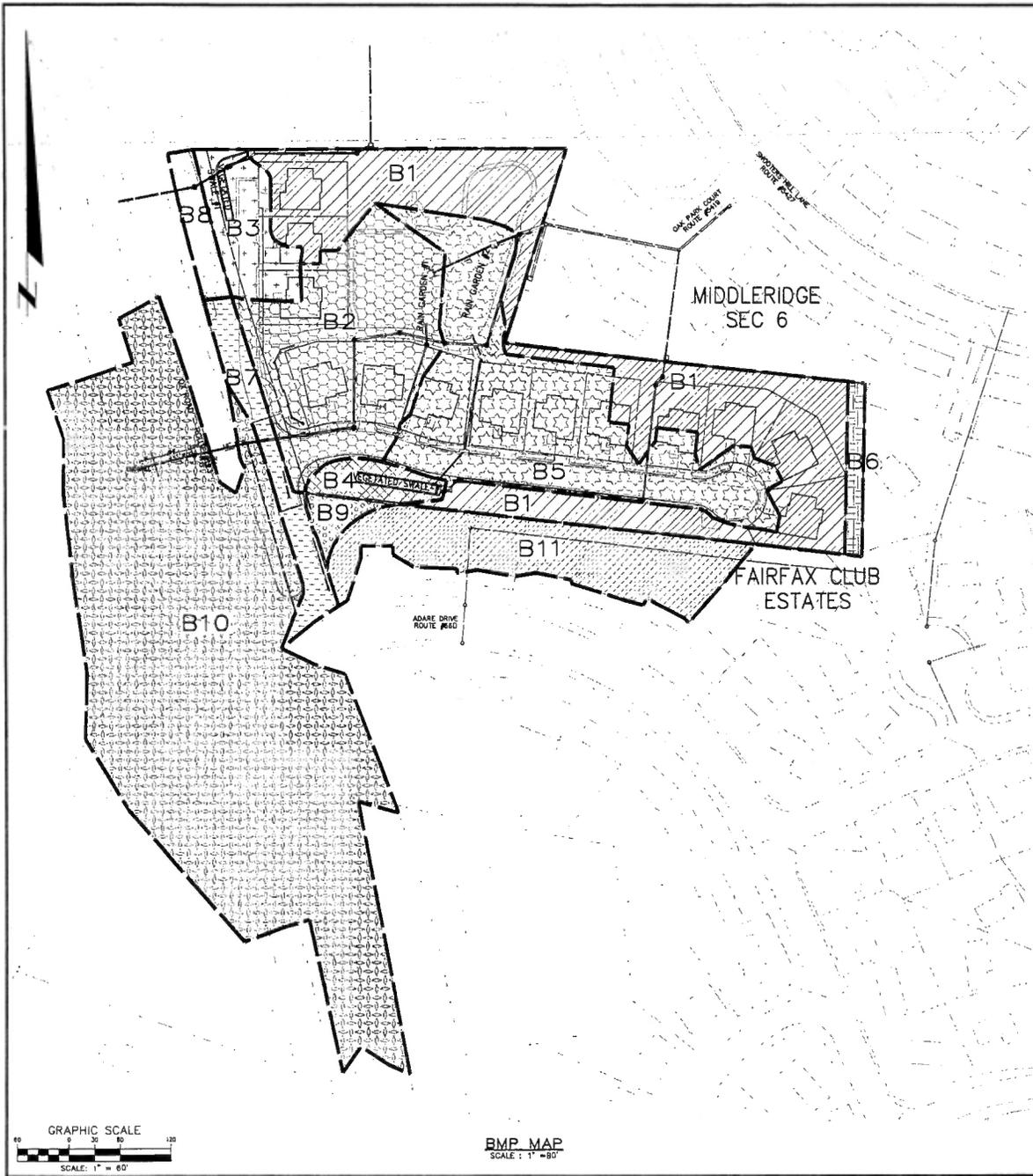
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BMP MAP  
SCALE: 1" = 80'

**PRELIMINARY BMP COMPUTATIONS**

Part 1. List of BMPs, Locations and C Factor for the BMP Computations

BMPs Designation Description	C Factor	Area
	C <sub>1</sub>	C <sub>2</sub>
B1 - Onsite Uncontrolled	0.27	1.11
B2 - Onsite to Rain Garden #1	0.26	1.12
B3 - Onsite to Vegetated Swale #1	0.21	0.22
B4 - Onsite to Vegetated Swale #2	0.21	0.22
B5 - Onsite to Rain Garden #2	0.27	1.11
B6 - Onsite Conservation Easement	0.00	1.00
B7 - Offsite to RD#1	0.27	1.11
B8 - Offsite to V.E.#1	0.20	1.11
B9 - Offsite to V.E.#2	0.20	0.98
B10 - Offsite to EX STR. B10	0.27	4.27
B11 - Offsite to EX STR. B20	0.27	3.97

Part 2. Compute the Total Phosphorus Potential to the Site

Location	BMP Type	Removal Eff. (%)	Area (Ac)	C Factor	Phosphorus (lb)
B1 - Uncontrolled	U	X	1.11	0.27	0.00
B2 - Rain Garden #1	R1	X	1.12	0.26	11.76
B3 - V Swale #1	VS1	X	0.22	0.21	0.00
B4 - V Swale #2	VS2	X	0.22	0.21	0.00
B5 - Rain Garden #2	R2	X	1.11	0.27	27.17
B6 - Conservation	C	X	1.00	0.00	0.00
B7 - Offsite to RD#1	OF1	X	1.11	0.27	1.11
B8 - Offsite to V.E.#1	OF2	X	1.11	0.20	0.00
B9 - Offsite to V.E.#2	OF3	X	0.98	0.20	0.00
B10 - Offsite to EX STR. B10	OF4	X	4.27	0.27	1.11
B11 - Offsite to EX STR. B20	OF5	X	3.97	0.27	0.00
<b>Total</b>					<b>48.17</b>

NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.

**BMP LEGEND**

- B1 - ONSITE UNCONTROLLED
- B2 - ONSITE TO RAIN GARDEN #1
- B3 - ONSITE TO VEGETATED SWALE #1
- B4 - ONSITE TO VEGETATED SWALE #2
- B5 - ONSITE TO RAIN GARDEN #2
- B6 - ONSITE CONSERVATION EASEMENT
- B7 - OFFSITE TO RAIN GARDEN #1
- B8 - OFFSITE TO VEGETATED SWALE #1
- B9 - OFFSITE TO VEGETATED SWALE #2
- B10 - OFFSITE TO EX. STR. B10
- B11 - OFFSITE TO EX. STR. B20

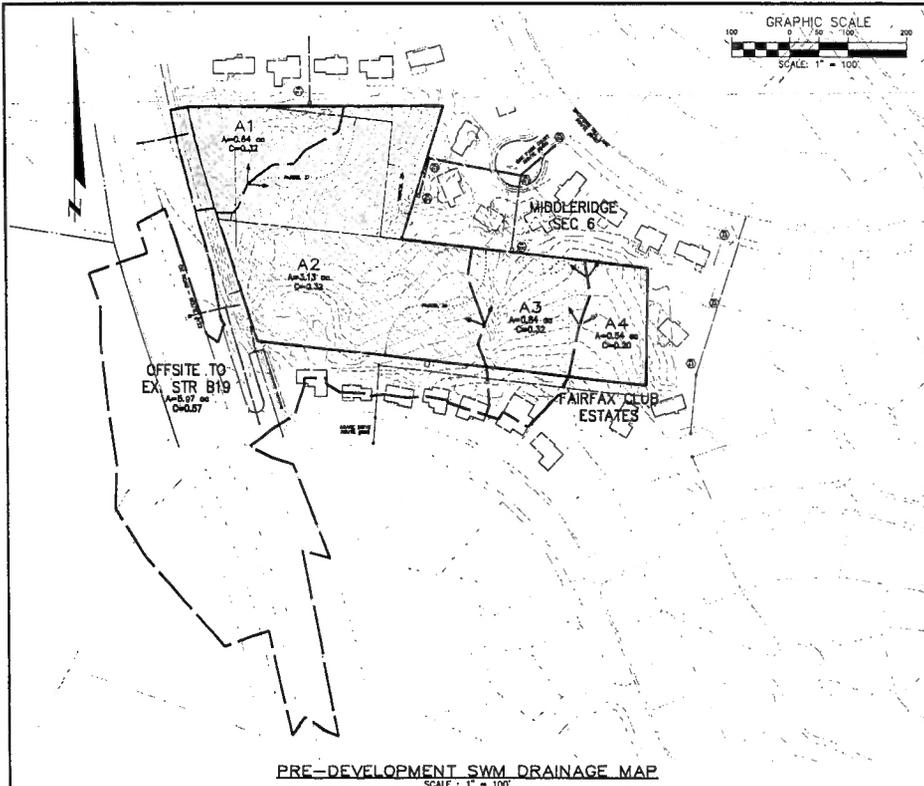
**CPJ** Charles P. Johnson & Associates, Inc.  
 Professional Engineers, P.E.  
 3000 Piedmont Dr., Box 200, Fairfax, VA 22031  
 (703) 261-3377  
 www.cpj-engineers.com

**BMP MAP**  
**OX ROAD ESTATES**  
 BRADDOCK DISTRICT  
 FAIRFAX COUNTY, VIRGINIA  
 R7 2012-RR-020

STATE OF VIRGINIA  
 PROFESSIONAL ENGINEER  
 PAUL S. JOHNSON  
 Lic. No. 61860

DESIGN DATE: 12/12/12  
 DATE PLOTTED: 11/7/2013  
 SHEET NO.: 8 OF 15  
 TYPE: CDP / FDP

Last Saved 11/7/2013 Last Plotted 11/7/2013 10:40 AM Sheet No. 12517.Dwg (00-230)



**PRE-DEVELOPMENT SWM DRAINAGE MAP**  
SCALE: 1" = 100'

**OUTFALL SWM AND BMP NARRATIVE**

THE SITE CONSISTS OF 5.15 ACRES, ON WHICH 13 SINGLE-FAMILY DETACHED DWELLINGS ARE PROPOSED. THE SITE IS HALF-OPEN AND HALF-WOODED. THE SLOPER AVERAGE ABOUT 8%. THERE ARE TWO EXISTING HOUSES WITH ASSOCIATED DRIVENAYS AND UTILITIES ON THE SITE. THE EXISTING BUILDINGS AND INFRASTRUCTURE ARE TO BE REMOVED.

THE SITE RECEIVES UNDETAINED RUNOFF FROM OX ROAD (ROUTE #1123) AND THE UPSTREAM SINGLE FAMILY DETACHED SUBDIVISION (FAIRFAX CLUB ESTATES SECT. 1) TO THE SOUTH. THE RUNOFF FROM THE SITE DRAINS TOWARD FOUR EXISTING INLETS ASSOCIATED WITH 2 CLOSED STORM SEWER SYSTEMS LOCATED ON THE SINGLE-FAMILY SUBDIVISION TO THE NORTH (A1, A2, & A3) AND EAST (A4) (SEE MIDDLE RIDGE SECT. 6, FAIRFAX COUNTY PLAN #60-1318-S). THESE SYSTEMS ULTIMATELY DISCHARGE INTO AN EXISTING 100-YR FLOODPLAIN FOR SOBURN BRANCH TO THE NORTHEAST BY THE SITE (SEE OVERALL DRAINAGE MAP SHEET 10).

**POST-DEVELOPMENT CONDITIONS**

AFTER DEVELOPMENT, TWO RAIN GARDENS WITH UNDERGROUND STORAGE AND TWO VEGETATED SWALES WILL BE PROVIDED BY THE SITE. A CLOSED STORM SEWER SYSTEM WILL BE INSTALLED TO COLLECT A PORTION OF THE STORMWATER FROM ONSITE (A5) AND OFFSITE (A6) AREAS, THEN DISCHARGE AND FLOW INTO THE PROPOSED UNDERGROUND GRAVEL STORAGE SYSTEM ALONG OVERLAND FLOW. A SMALL PORTION OF THE SITE (A1, A2, A3 & A4) WILL CONTINUE TO FLOW UNDETAINED INTO EXISTING OFF-SITE STRUCTURES. THE UNDERGROUND STORAGE (UGS) WILL OUTFALL INTO THE EXISTING CLOSED STORM SEWER SYSTEM PROVIDED WITH MIDDLE RIDGE SECTION 6. RUNOFF WILL BE REDUCED AFTER DEVELOPMENT. ALL EXISTING STORM SEWERS THAT THE SITE FLOWS INTO HAVE BEEN FOUND TO HAVE ADEQUATE CAPACITY TO HANDLE THE 10-YR STORM EVENT (SEE COMPUTATIONS SHEET 10).

THE OVERALL DRAINAGE AREA MAP SHOWN ON SHEET 18 DEPICTS THE DRAINAGE AREA WHERE THE SITE OUTFALLS INTO THE EXISTING FLOODPLAIN FOR SOBURN BRANCH. THE TOTAL SITE AREA (5.15 ACRES) DRAINING INTO THE EXISTING FLOODPLAIN AT POINT 'A' IS LESS THAN 1% OF THE OVERALL DRAINAGE AREA (APPROXIMATELY 749 ACRES). THE EXISTING STREAM CHANNEL IS WELL-DEFINED WITH BED AND BANK. THEREFORE, PER PFM 6-0203.2B, THE EXTENT OF THE DOWNSTREAM DRAINAGE IS COMPLETED AT POINT 'A'.

DUE TO DOWNSTREAM EROSION, 1-YEAR 24 HOUR DETENTION HAS BEEN PROVIDED AND A PROPORTIONAL IMPROVEMENT FOR THE 2, 10, AND 100 YEAR FLOWS FROM THE SITE WILL BE PROVIDED (SEE COMPUTATIONS SHEET 12). IT IS THEREFORE THE ENGINEER'S OPINION THAT THIS MEETS THE ADEQUATE OUTFALL REQUIREMENT FOR THIS PROJECT. PER PFM 6-0202.3

BMPs WILL BE PROVIDED VIA TWO PROPOSED RAIN GARDENS AND TWO VEGETATED SWALES SYSTEMS. BMP CALCULATIONS HAVE BEEN PROVIDED FOR THE SITE. THE TOTAL PHOSPHORUS REMOVAL IS APPROXIMATELY 47.5% WHICH IS MORE THAN THE REQUIRED 40% PHOSPHORUS REMOVAL (SEE BMP FACILITY CALCULATION ON SHEET 9).

**OVERLAND RELIEF NARRATIVE**

THE FOLLOWING INFORMATION IS PROVIDED TO DEMONSTRATE COMPLIANCE WITH THE PFM REQUIREMENTS REGARDING THE SHEET FLOW FROM THE SUBJECT PROPERTY TO THE ADJACENT PARCELS. A SPECIFIC RESPONSE TO THE APPLICABLE SECTIONS OF THE PFM IS PROVIDED ALONG WITH CALCULATIONS AND GRAPHICS ILLUSTRATING THE COMPLIANCE.

TO SUMMARIZE, THE SUBJECT PROPERTY REDUCES THE RATE AND VOLUME OF SHEET FLOW AND SATISFIES THE PFM CRITERIA. THE AREA OF EXISTING SHEET FLOW FROM THIS SITE WILL BE REDUCED FROM 5.15 ACRES TO 2.25 ACRES. SIGNIFICANTLY LARGE AREAS OF DRAINAGE WHICH NOW LEAVE THE ROUTE 123 RIGHT-OF-WAY AND FLOW TO THE ADJACENT PROPERTY WILL BE COLLECTED BY A PROPOSED STORM SEWER SYSTEM AND WILL BE CONVEYED DIRECTLY TO THE EXISTING OFFSITE STORM SEWER SYSTEM.

RECOGNIZING THAT ADJACENT PROPERTY HAS BEEN EITHER DESIGNED OR CONSTRUCTED IN SUCH A MANNER THAT THERE IS POOR DRAINAGE ON THE LOT, THE SUBJECT PROPERTY HAS PROVIDED THE STORAGE REQUIREMENT FOR THE PROPORTIONAL IMPROVEMENT OF THE 100-YEAR RUNOFF. THE PROPORTIONAL IMPROVEMENT RATE IS CALCULATED TO BE 35.81% AS SHOWN ON SHEET 12. THE EXISTING SITE IN THE 100-YEAR STORM WILL GENERATE 82,880 CUBIC FEET. SEE SHEET 13. THIS MEANS THE REQUIRED STORAGE VOLUME FOR THE PROPORTIONAL IMPROVEMENT WILL BE 29,065 CUBIC FEET. (82,880\*35.81%). THE PROVIDED STORAGE IS 31,031 CUBIC FEET (8,734+24,317). SEE SHEET 13. MEETS THE PFM REQUIREMENT TO NOT AGGRAVATE AN EXISTING PROBLEM OR CAUSE A NEW PROBLEM.

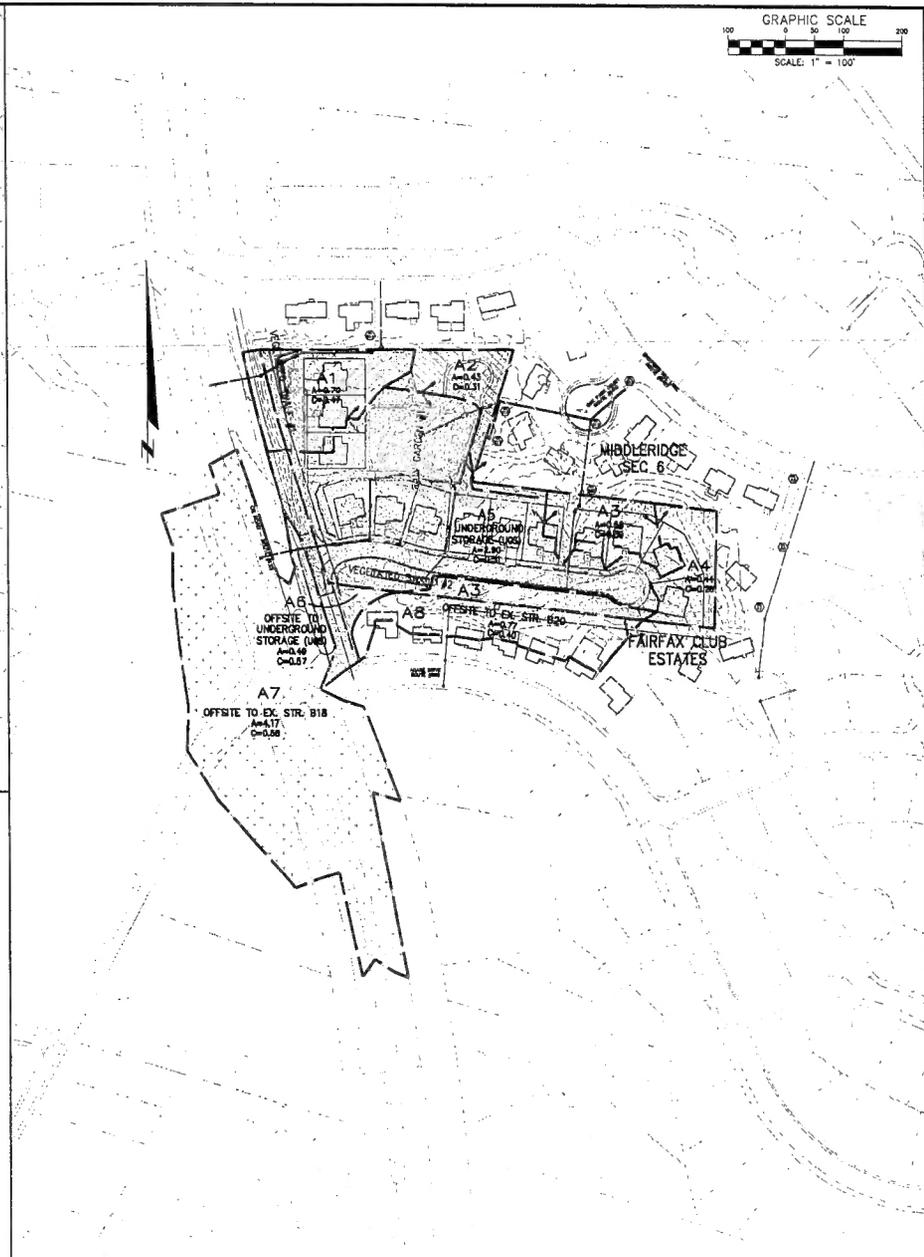
ALL LOTS ONSITE HAVE ADEQUATE OVERLAND RELIEF. THE OFFSITE OVERLAND RELIEF WILL BE HELPED WITH THE PROVISION OF A PROPORTIONAL IMPROVEMENT BEING MADE. THEREFORE, NO ADVERSE IMPACTS HAVE BEEN CREATED WITH THIS PLAN.

**SWM LEGEND**

- A1 - ONSITE TO MIDDLE RIDGE SEC 6 STR B14
  - A2 - ONSITE TO MIDDLE RIDGE SEC 6 STR B18
  - A3 - ONSITE TO MIDDLE RIDGE SEC 6 STR B20
  - A4 - ONSITE TO MIDDLE RIDGE SEC 6 STR A5
  - A5 - ONSITE TO UGS
  - A6 - OFFSITE TO UGS
  - A7 - OFFSITE TO MIDDLE RIDGE SEC 6 STR B19
  - A8 - OFFSITE TO MIDDLE RIDGE SEC 6 STR B20
- SEE SHEET 12 FOR STORMWATER MANAGEMENT SUMMARY

PRE CONSTRUCTION	POST CONSTRUCTION
A1: 0.84 AC	0.70 AC
A2: 3.13 AC	0.43 AC
A3: 0.84 AC	0.88 AC
A4: 0.54 AC	0.44 AC
A5: 0.00 AC	2.50 AC
TOTAL: 5.15 AC	5.15 AC

NOTE: THESE AREAS AND COMPUTATIONS ARE PRELIMINARY AND MAY BE ADJUSTED WITH THE FINAL ENGINEERING PLANS.



**POST-DEVELOPMENT SWM DRAINAGE MAP**  
SCALE: 1" = 100'

**OX ROAD ESTATES**

BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

P7 2012-PP-020

**CPJ** Charles P. Johnson & Associates, Inc.  
Civil Environmental Engineer • Planners • Landscape Architects • Interiors  
3699 Potomac Dr. Ste. 200 Fairfax, VA 22031 703-367-1515 FAX: 703-367-8568  
www.cpj.com • info@cpj.com • charles@cpj.com • cjohnson@cpj.com • cpj@cpj.com • tjohnson@cpj.com

**REVISIONS**

NO.	DATE	DESCRIPTION	BY	CHK
1	11-27-13	REVISED DRAINAGE AREAS (A2)	CPJ	CPJ
2	11-27-13	REVISED DRAINAGE AREAS (A3)	CPJ	CPJ
3	11-27-13	REVISED DRAINAGE AREAS (A4)	CPJ	CPJ
4	11-27-13	REVISED DRAINAGE AREAS (A5)	CPJ	CPJ
5	11-27-13	REVISED DRAINAGE AREAS (A6)	CPJ	CPJ
6	11-27-13	REVISED DRAINAGE AREAS (A7)	CPJ	CPJ
7	11-27-13	REVISED DRAINAGE AREAS (A8)	CPJ	CPJ
8	11-27-13	REVISED DRAINAGE AREAS (A9)	CPJ	CPJ
9	11-27-13	REVISED DRAINAGE AREAS (A10)	CPJ	CPJ

SECTION SHEET  
DATE: 11/7/2013  
SCALE: 1" = 100'

PROJECT NO.: 12-517  
TYPE: CD / FDP





**STORMWATER MANAGEMENT SUMMARY**

THE SUBJECT SITE WILL CONTROL STORMWATER WITH AN UNDERGROUND GRAVEL STORAGE SYSTEM (UGS) BEHIND TWO PROPOSED RAIN GARDENS. THIS UGS WILL COLLECT RUNOFF FROM 118 ACRES OF WHICH 2.82 ACRES ARE FROM THE ONSITE, 0.41 ACRES FROM OFFSITE AREAS. DETENTION WILL BE PROVIDED FOR THE SUBJECT SITE AREA. TWO RAIN GARDENS ADJACENT TO THE UGS AND TWO VERTICAL SHALE WALLS PROVIDE BMP'S FOR THE SUBJECT SITE AREA DRAINING INTO IT.

SCS METHOD HAS BEEN USED FOR THE DESIGN OF THIS POND.

**AREAS**  
 TOTAL APPLICABLE AREA = 318 ACRES  
 ONSITE AREA TO UGS = 2.82 ACRES  
 OFFSITE AREA TO UGS = 0.41 ACRES  
 TOTAL UNDEVELOPED AREA = 5.33 ACRES

AS PART OF THE ZONING AGREEMENT, THIS DEVELOPMENT WILL PROVIDE PROPORTIONAL IMPROVEMENT AND NO ADVERSE IMPACT TO THE DOWNSIDE DRAINAGE SYSTEM. THE UGS WILL OBTAIN THE 1-YEAR STORM FOR THE SUBJECT SITE AREA FOR A MINIMUM OF 24 HOURS (SEE SHEET FOR PROPORTIONAL IMPROVEMENT COMPUTATIONS).

ADDITIONALLY, THE UGS WILL DETAIN THE 2-YEAR, 10-YEAR, AND 100-YEAR PEAK RATES BELOW THE PROPORTIONAL IMPROVEMENT PEAK FLOWS FROM THE SITE IN A "GOOD FORESTED" CONDITION.

TWO COINED SPILLWAYS ARE PROVIDED FOR THE TWO RAIN GARDENS. THE RAINGARDENS WILL GENERATE A WATER SURFACE ELEVATION FOR THE 100-YEAR STORM EXACT BEFORE THE ENVIRONMENT.

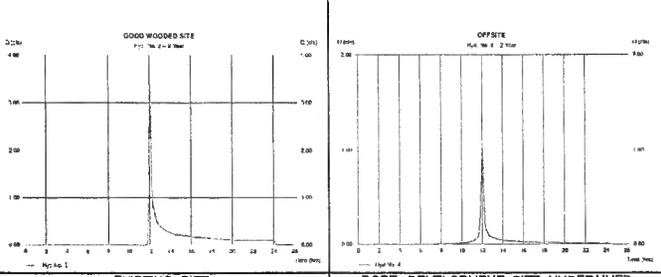
THESE TWO PROPOSED RAIN GARDENS WITH UNDERGROUND GRAVEL STORAGE SYSTEM WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER ASSOCIATION.

**DETENTION METHOD**

Retention Category	Retention	Retention	Retention
1	10.00	10.00	10.00
2	10.00	10.00	10.00
3	10.00	10.00	10.00
4	10.00	10.00	10.00
5	10.00	10.00	10.00
6	10.00	10.00	10.00
7	10.00	10.00	10.00
8	10.00	10.00	10.00
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12	10.00	10.00	10.00
13	10.00	10.00	10.00
14	10.00	10.00	10.00
15	10.00	10.00	10.00
16	10.00	10.00	10.00
17	10.00	10.00	10.00
18	10.00	10.00	10.00
19	10.00	10.00	10.00
20	10.00	10.00	10.00
21	10.00	10.00	10.00
22	10.00	10.00	10.00
23	10.00	10.00	10.00
24	10.00	10.00	10.00
25	10.00	10.00	10.00
26	10.00	10.00	10.00
27	10.00	10.00	10.00
28	10.00	10.00	10.00
29	10.00	10.00	10.00
30	10.00	10.00	10.00
31	10.00	10.00	10.00
32	10.00	10.00	10.00
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43	10.00	10.00	10.00
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81	10.00	10.00	10.00
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84	10.00	10.00	10.00
85	10.00	10.00	10.00
86	10.00	10.00	10.00
87	10.00	10.00	10.00
88	10.00	10.00	10.00
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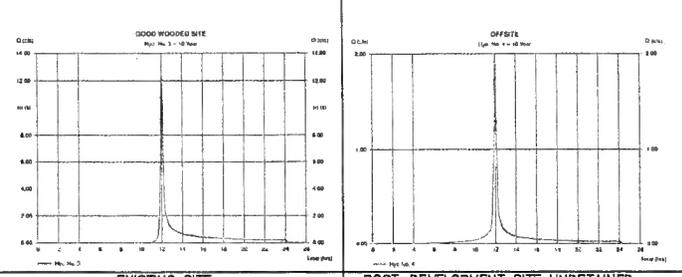
**2-YEAR INFLOW**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	2.774 cfs	12.07 hrs	SCS Runoff	1.020 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	10.270 cfs		Peak volume	2.842 cfs	
Curve number	44		Curve number	45	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



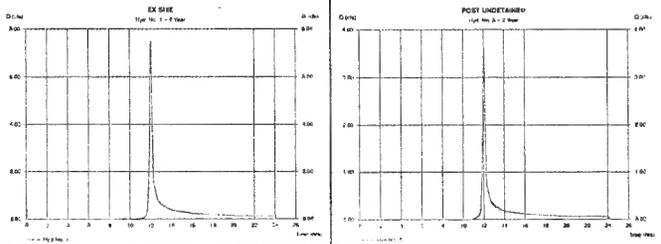
**10-YEAR INFLOW**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	12.37 cfs	12.07 hrs	SCS Runoff	4.957 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	45.000 cfs		Peak volume	12.854 cfs	
Curve number	44		Curve number	47	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



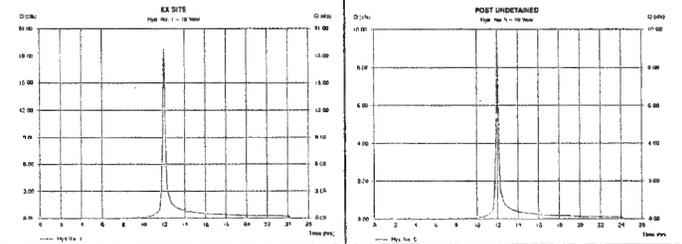
**EXISTING SITE POST-DEVELOPMENT SITE UNDETAINED**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	7.483 cfs	12.07 hrs	SCS Runoff	3.677 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	26.020 cfs		Peak volume	8.563 cfs	
Curve number	74		Curve number	75	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



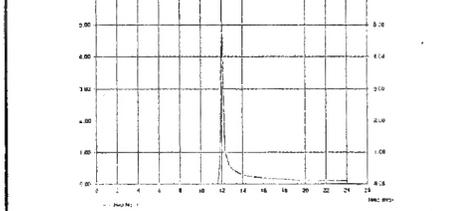
**EXISTING SITE POST-DEVELOPMENT SITE UNDETAINED**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	18.74 cfs	12.07 hrs	SCS Runoff	8.819 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	68.875 cfs		Peak volume	22.884 cfs	
Curve number	44		Curve number	75	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



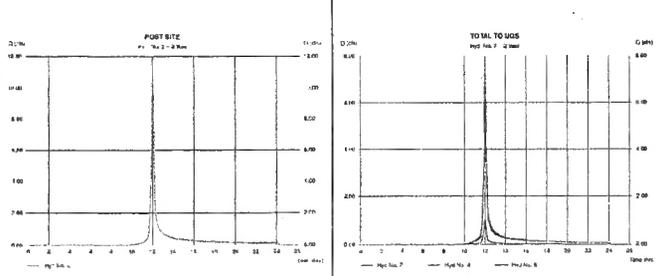
**PRE-DEVELOPMENT SITE 1-YEAR INFLOW**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	5.876 cfs	12.07 hrs	SCS Runoff	2.344 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	13.896 cfs		Peak volume	4.843 cfs	
Curve number	74		Curve number	80	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



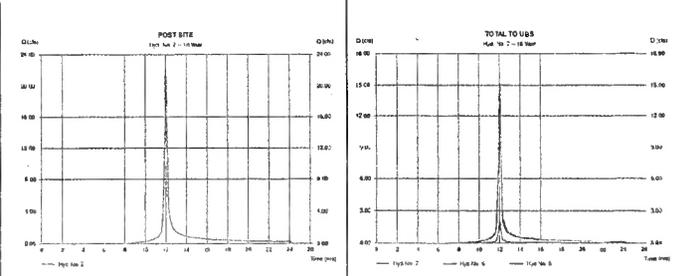
**POST-DEVELOPMENT TOTAL TO UGS**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	2.968 cfs	12.07 hrs	SCS Runoff	1.020 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	10.800 cfs		Peak volume	2.842 cfs	
Curve number	44		Curve number	45	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



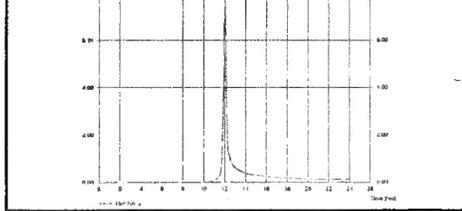
**POST-DEVELOPMENT TOTAL TO UGS**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	29.16 cfs	12.07 hrs	SCS Runoff	11.11 cfs	2.00 hrs
Time to peak	12.07 hrs		Time to peak	2.00 hrs	
Peak volume	104.000 cfs		Peak volume	39.618 cfs	
Curve number	44		Curve number	80	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



**POST-DEVELOPMENT SITE 1-YEAR INFLOW**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	2.344 cfs	2.00 hrs	SCS Runoff	0.957 cfs	2.00 hrs
Time to peak	2.00 hrs		Time to peak	2.00 hrs	
Peak volume	4.843 cfs		Peak volume	1.366 cfs	
Curve number	80		Curve number	80	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



**POST-DEVELOPMENT TOTAL TO UGS**

Hydrograph type	Peak discharge	Time to peak	Hydrograph type	Peak discharge	Time to peak
SCS Runoff	1.020 cfs	2.00 hrs	SCS Runoff	0.377 cfs	2.00 hrs
Time to peak	2.00 hrs		Time to peak	2.00 hrs	
Peak volume	2.842 cfs		Peak volume	0.856 cfs	
Curve number	45		Curve number	45	
Hydraulic length	0.00		Hydraulic length	0.00	
Time of travel (T <sub>c</sub> )	10.00 min		Time of travel (T <sub>c</sub> )	10.00 min	
Distribution	Type #		Distribution	Type #	
Shape factor	484		Shape factor	484	



**POST-DEVELOPMENT TOTAL TO U**



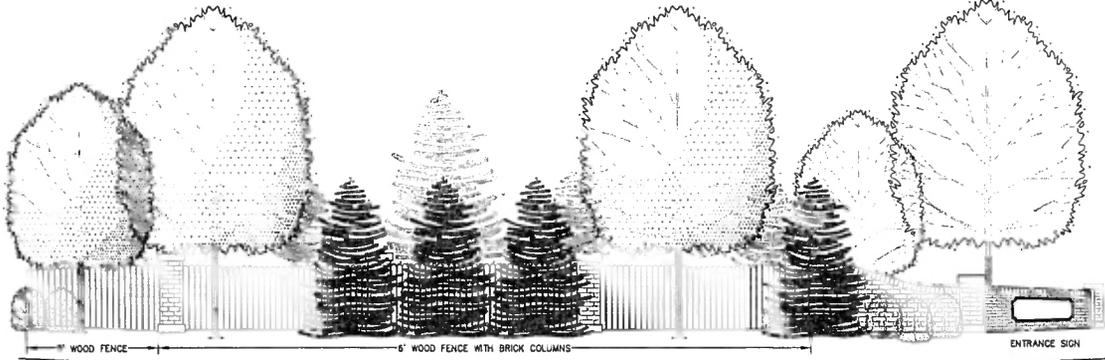




TYPICAL BENCH  
OR EQUIVALENT



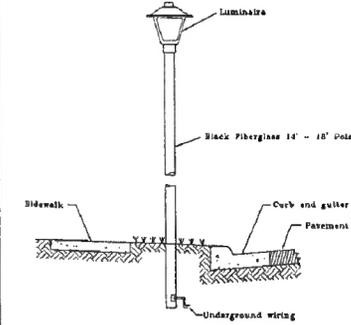
FRONT ELEVATION  
SCALE: 1" = 5'



NOISE FENCE W/ENTRANCE FEATURE  
SCALE: 1" = 5'

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL

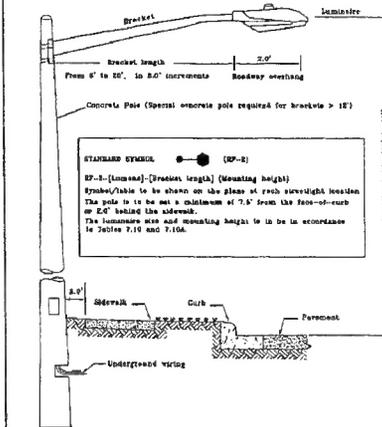
STANDARD SYMBOL ● (RF-3)  
RF-3-[Lumen]-[Bracket Length] (Mounting Height)  
Symbol/label to be shown on the plans at each streetlight location.  
The pole is to be set in the utility strip  
in accordance with VDOT clear zone requirements.  
The luminaire size and mounting height are to be in accordance  
to Table 7.11.



Ref. Sec. 7-104.01-1 7-104.01-2 7-104.01-3 7-104.01-4	COLONIAL STYLE FIXTURE FOR SUBDIVISION ROADWAYS WITH CURB AND GUTTER	PLATE NO. 32-7	STD. NO. RF-3
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TYPICAL YARD LIGHT  
OR EQUIVALENT

FAIRFAX COUNTY PUBLIC FACILITIES MANUAL



Ref. Sec. 7-104.01-1 7-104.01-2 7-104.01-3 7-104.01-4	STANDARD ROADWAY FIXTURE COBRA HEAD STYLE FOR CURB AND GUTTER ROADS	PLATE NO. 31-7	STD. NO. RF-2
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TYPICAL ENTRANCE LIGHT  
OR EQUIVALENT

**THIS SHEET IS FOR ILLUSTRATIVE PURPOSES ONLY**

ARCHITECTURAL ELEVATION & SITE DETAILS

**OX ROAD ESTATES**

BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA



CPJ Charles P. Johnson & Associates, Inc.  
Civil and Professional Engineers • Planners • Landscape Architects • Architects  
2599 Piedmont Blvd., Suite 200, Fairfax, VA 22033 703-262-7215 Fax: 703-272-4888  
www.cpj.com • Silver Spring, MD • Gaithersburg, MD • Clarks Summit, PA • Frederick, MD • Fairfax, VA







# RZ 2012-BR-020

## Zoning Application Closeout Summary Report

Printed: 1/24/2014

### General Information

**APPLICANT:** EASTWOOD PROPERTIES, INC.  
**DECISION DATE:** 01/14/2014  
**CRD:** NO  
**HEARING BODY:** BOS  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** BRENT KRASNER  
**SUPERVISOR DISTRICT:** BRADDOCK (PREV AN

**DECISION SUMMARY:**

ON JANUARY 14, 2014, THE BOARD UNANIMOUSLY APPROVED RZ2012-BR-020 ON A MOTION BY SUPERVISOR COOK SUBJECT TO PROFFERS DATED JANUARY 10, 2014.

**APPLICATION DESCRIPTION:**

RESIDENTIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
R- 1	5.15 ACRES	PDH- 3	5.15 ACRES	PDH- 3	5.15 ACRES

### Tax Map Numbers

0771 ((01)) ( )0038      0771 ((01)) ( )0037      0771 ((01)) ( )0036

### Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES.LAND.AREA
SFD	13	5.15 ACRES					
<b>TOTALS</b>	<b>13</b>	<b>5.15 ACRES</b>					

### Approved Waivers/Modifications

- SEE FILE FOR ALL WAIVERS AND MODIFICATIONS
- MODIFY TRAIL REQUIREMENT
- WAIVE ON-ROAD BIKE LANE
- WAIVE SERVICE DRIVE REQUIREMENT

Approved Proffers

PROFFER STATEMENT DATE: 01-10-2014

<u>PROFFER</u>	<u>DUE</u>	<u>TRIG #</u>	<u>TRIG EVENT</u>	<u>CONTRIB AMT</u>	<u>EXPIR. DTE</u>
PROFFERED PLANS	01-01-0001	0	N/A	\$0	01-01-0001
HOA CONTRIBUTION FOR MAINTENANCE	01-01-0001	0	AT BONDING	\$0	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	AT BONDING	\$0	01-01-0001
CONSTRUCTION - HOURS / NOISE	01-01-0001	0	N/A	\$0	01-01-0001
EASEMENTS - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
RIGHT OF WAY - DEDICATION	01-01-0001	0	N/A	\$0	01-01-0001
NOISE ATTENUATION (STUDY / WALL)	01-01-0001	0	N/A	\$0	01-01-0001
ENERGY EFFICIENCY	01-01-0001	0	N/A	\$0	01-01-0001
CONSERVATION EASEMENT	01-01-0001	0	N/A	\$0	01-01-0001
CONTRIBUTION - SCHOOLS	01-01-0001	0	N/A	\$0	01-01-0001
DENSITY / DWELLING UNITS PER ACRE (DU/AC)	01-01-0001	0	N/A	\$0	01-01-0001
DRIVEWAYS AND DRIVEWAY ENTRANCES	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC SIGNAL / TIMING	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
LANDSCAPE MAINTENANCE	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE - TRANSPORTATION	01-01-0001	0	N/A	\$0	01-01-0001
MINOR MODIFICATION	01-01-0001	0	N/A	\$0	01-01-0001
SIGNAGE	01-01-0001	0	N/A	\$0	01-01-0001
LIGHTING / GLARE	01-01-0001	0	N/A	\$0	01-01-0001
BEST MANAGEMENT PRACTICES (BMP)	01-01-0001	0	N/A	\$0	01-01-0001
HOUSING TRUST FUND	01-01-0001	0	N/A	\$0	01-01-0001
HOA ESTABLISH	01-01-0001	0	SUBDIV PLAN	\$0	01-01-0001
ARCHITECTURE / BUILDING MATERIALS / COLORS	01-01-0001	0	N/A	\$0	01-01-0001
GARAGES - CONVERSION RESTRICTIONS	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - LAND USE	01-01-0001	0	N/A	\$0	01-01-0001
SIGHT DISTANCE	01-01-0001	0	N/A	\$0	01-01-0001
TREE PRESERVATION / SURVEY	01-01-0001	0	N/A	\$0	01-01-0001
DRAINAGE IMPROVEMENT OFF-SITE	01-01-0001	0	N/A	\$0	01-01-0001
HOA COVENANT / OPEN SPACE	01-01-0001	0	N/A	\$0	01-01-0001
TRAFFIC CALMING MEASURES	01-01-0001	0	N/A	\$0	01-01-0001
LANDSCAPE PLAN REQUIRED	01-01-0001	0	N/A	\$0	01-01-0001
OFF-SITE CONTRIBUTION - RECREATION	01-01-0001	0	N/A	\$0	01-01-0001
HOA NOTIFICATION / DISCLOSURE	01-01-0001	0	N/A	\$0	01-01-0001
PRIVATE STREET - MAINTENANCE/NOTICE	01-01-0001	0	N/A	\$0	01-01-0001
OTHER - GENERAL	01-01-0001	0	N/A	\$0	01-01-0001

# FDP 2012-BR-020

## Zoning Application Closeout Summary Report

Printed: 1/24/2014

### General Information

**APPLICANT:** EASTWOOD PROPERTIES, INC.  
**DECISION DATE:** 11/21/2013  
**CRD:** NO  
**HEARING BODY:** PC  
**ACTION:** APPROVE  
**STAFF COORDINATOR:** BRENT KRASNER  
**SUPERVISOR DISTRICT:** BRADDOCK (PREV AN

**DECISION SUMMARY:**

ON NOVEMBER 21, 2013, THE PLANNING COMMISSION UNANIMOUSLY APPROVED FDP 2012-BR-020 ON A MOTION BY COMMISSIONER HURLEY SUBJECT TO THE BOARD'S APPROVAL OF THE REZONING RZ 2012-BR-020.

NO DEVELOPMENT CONDITIONS ARE ASSOCIATED WITH THIS APPLICATION.

**APPLICATION DESCRIPTION:**

RESIDENTIAL

### Zoning Information

Existing Zoning		Proposed Zoning		Approved Zoning	
DISTRICT	AREA	DISTRICT	AREA	DISTRICT	AREA
				PDH- 3	5.15 ACRES

### Tax Map Numbers

0771 ((01)) ( )003B      0771 ((01)) ( )0037      0771 ((01)) ( )0036

### Approved Land Uses

Zoning District: PDH- 3

LAND USE	DU'S	RES LAND AREA	ADU'S	WDU'S	GFA	FAR	NRES LAND AREA
SFD	13	5.15 ACRES					
<b>TOTALS</b>	<b>13</b>	<b>5.15 ACRES</b>					

### Approved Waivers/Modifications

- WAIVE TRAIL REQUIREMENT
- MODIFY TRAIL REQUIREMENT
- WAIVE ON-ROAD BIKE LANE
- WAIVE SERVICE DRIVE REQUIREMENT

1/24/2014



PROPOSED ZONE: PDH-3

September 6, 2012

RECEIVED  
Department of Planning & Zoning

For Re-Zoning Purposes Only

OCT 09 2012

DESCRIPTION OF  
Tax parcels 77-1 ((01)) 36, 37 AND 38  
FAIRFAX STATION  
BRADDOCK DISTRICT  
FAIRFAX COUNTY, VIRGINIA

Zoning Evaluation Division

Description of the property acquired by the following: 1.) the property acquired by Claude A. Thompson and Dorothy E. Thompson by deed recorded in Deed Book 2016 at Page 109 (less and except that portion conveyed to public street purposed recorded in Deed Book 4760 at Page 758); and 2.) the property acquired by R & D 2001, LLC (67.5% undivided interest) and Church Road Limited (32.5% undivided interest) by deed recorded in Deed Book 16128 at Page 247, all among the Land Records of Fairfax County, Virginia and being more particularly described as follows:

Beginning at a point marking the northwesterly corner of the aforesaid property of R & D 2001, LLC and Church Road Limited (D.B. 16128, Pg. 247), said point also marking the southwesterly corner of Lot 269A – Middleridge Section Six (D.B. 4816, Pg. 114) and lying on the easterly right of way line of Ox Road – Route #123 (width varies); thence leaving said easterly right of way line of Ox Road and running with a portion of said Middleridge Section Six, the following four (4) courses and distances:

- 1.) North 89°51'10" East, 438.90 feet to a point; thence
- 2.) South 17°47'20" West, 241.42 feet to a point; thence
- 3.) South 83°29'11" East, 426.86 feet to a point; thence
- 4.) South 01°22'05" West, 204.57 feet to a point lying in the northerly line of Fairfax Club Estates – Section One; thence running with a portion of said northerly line
- 5.) North 83°29'08" West, 672.55 feet to a point lying on the aforesaid easterly right of way line of Ox Road – Route #123; thence running with a portion of said easterly right of way line the following two (2) courses and distances:
  - 6.) North 17°16'15" West, 205.35 feet to a point; thence
  - 7.) 216.51 feet along the arc of the tangent curve to the right having a radius of 2,481.48 feet and a chord bearing and distance of North 14°46'17" West, 216.45 feet to the point of beginning containing 224,438 square feet or 5.15239 acres of land.